

For the #modern zamindars

COMMERCIAL NA PLOTS AT URAWADE, PUNE.
JUST 18 MINUTES AWAY FROM HINJAWADI PH. 3



Build Your Legacy, Shape the Future

Step into the world of the Modern Zamindar—Shubham Nagari Phase 2 where land isn't just owned, it's cultivated into wealth. Strategically positioned in Urawade, this premium investment destination offers a seamless blend of commercial potential and modern infrastructure.

Whether you envision high-return ventures, rental income, or a thriving business hub, this is where your legacy begins.

Property Overview

Location: Urawade,
Pirangut, Pune

Road Frontage:
79ft DP Road Touch Plots

Ideal for:
Commercial (building/shops)
Hostels & Rental And
Residential

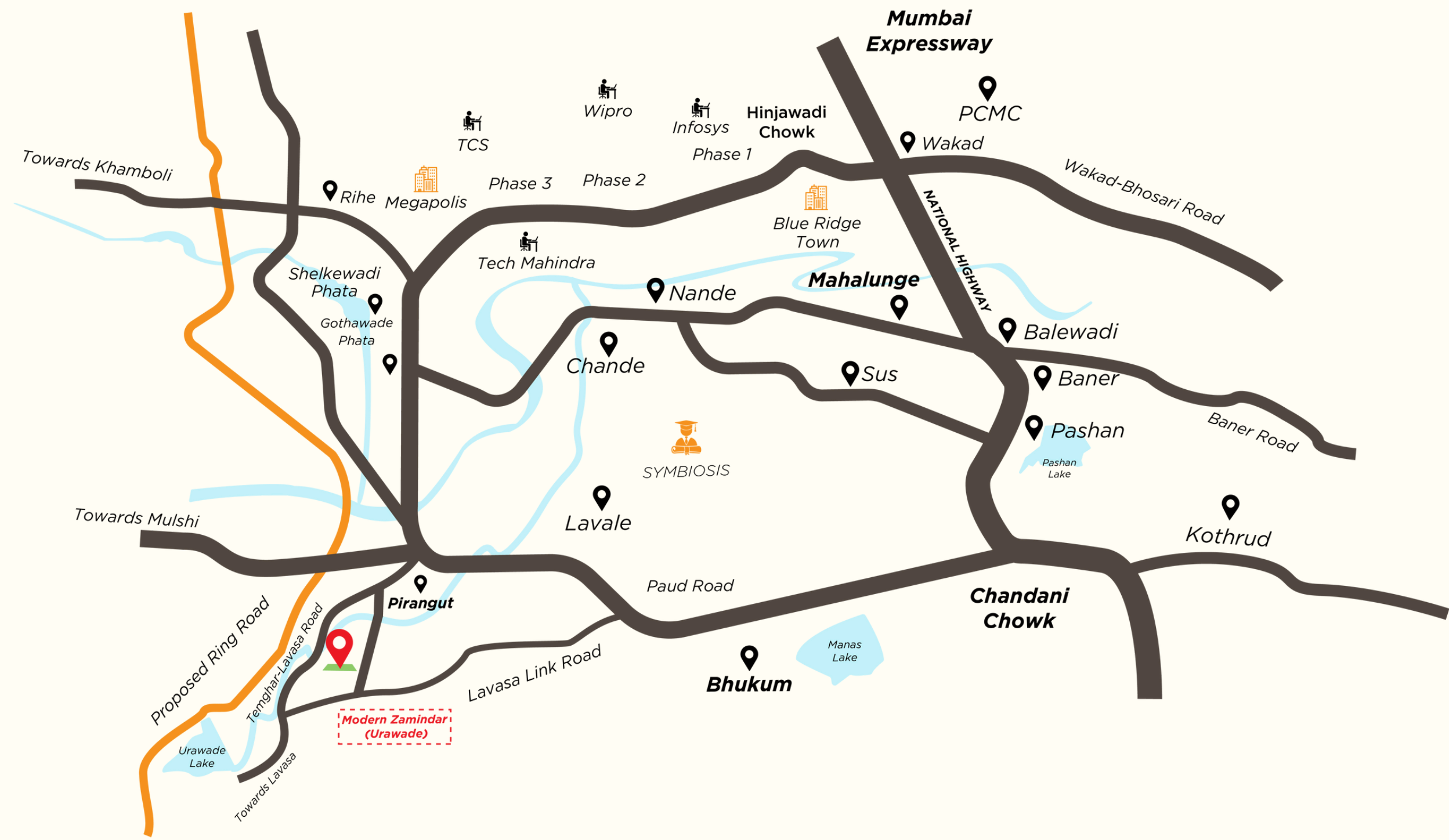
Key feature:
Outer Ring Road proximity,
HIGH ROI,
Metro proximity

[CLICK HERE FOR GOOGLE MAP](#)







Command Center for Growth

As a Modern Zamindar, location is your power. Nestled in Urawade, Pirangut, this land offers the perfect balance of commercial opportunity and serene surroundings. With seamless access to Outer Ring Road and the upcoming metro, urban conveniences are always within reach.





Key Locations

	2.9KM PIRANGUT CHOWK		11KM HINJEWADI PHASE III
	15KM CHANDNI CHOWK		18KM KOTHRUD
	25KM PUNE		132KM NAVI MUMBAI

The Legacy of a Modern Zamindar Begins Here

This isn't just land—it's a canvas for your ambitions. Offering commercial freehold NA plots, this strategically positioned investment is infrastructure-ready and primed for residential, commercial, or rental purposes. It's an address that evolves with your vision.

Location: Urawade, Pirangut, Pune.

Extent of Layout: 80,000 sq.ft.*

Plot sizes: 2581 to 6135 sq. ft.

Phase 2: Premium plots now available.

Phase 1: Sold Out.

Per sq. ft. rate: ₹2499 to ₹2749.

**Phase 2:
Premium Plots**

Ganpati Mandir



OPEN SPACE

AMENITY SPACE

Premium Plots

AMENITY SPACE

AMENITY SPACE

Premium Plots

AMENITY SPACE

OPEN SPACE

AREA UNDER ROAD WIDENING

3 0 M W I D E R O A D



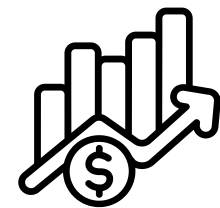
An Address that Defines Opportunity

79ft DP Road Touch:

Seamless connectivity to prime areas.

Outer Ring Road Proximity:

Accessibility to the city's major touchpoints.



Metro Proximity:

Urban convenience at your doorstep.

High ROI Potential:

A property that grows as you blink.



Your Gateway to Prosperity & Prestige

Urawade is an evolving power hub for the future—balancing growth, connectivity, and exclusivity. As Pune expands, this region is emerging as a prime investment hotspot, offering both prosperity and prestige.

WHY STAKE YOUR CLAIM HERE?

- ★ Surrounded by renowned **industrial giants** like Kirloskar, Coca-Cola, Brinton Carpets, Voss, and more, ensuring demand for commercial spaces and rentals.
- ★ Just 11km away from **Hinjewadi IT Hub**, positioning you in Pune's fastest-growing economic corridor.
- ★ **Well-connected** to Kothrud, Chandni Chowk, and Pune city, making your investment future-ready.
- ★ A rapidly growing region with booming infrastructure, 5-star rehab centers and **urban conveniences** like Zomato, Swiggy, and Blinkit at your service.

Here, your land doesn't just sit—it works for you.

Pirangut is The Next Chandani Chowk



PROPOSALS IN PIPELINE

Pune to get Rs 640 crore for metro route extension

Source: T01

The Future Belongs to the Modern Zamindar

A. Commercial Goldmine:

Establish retail spaces, office hubs, or multi-use developments at a strategic location. Leverage the 79ft DP Road frontage for unmatched visibility and footfall.

B. High-Yield Rental & Hostel Market:

Serve the rising influx of professionals and students from nearby industrial & educational zones. Create high-demand hostels or co-living spaces with world-class amenities.

C. Royal Residential Potential:

Develop luxury villas or modern homes. Tap into the growing demand for premium housing in this fast-evolving destination.



The Zamindar's Surroundings



Educational Excellence Nearby

Symbiosis International School, FLAME University, Orchid International School, and more.



Healthcare in Proximity

Siddhivinayak hospital, Shraddha hospital & ICU, Mulshi specialty hospital and many other hospitals within a 2 km radius.



Industrial Prosperity at Hand

Coca-Cola, Brinton Carpets, Electromech, Praj Matrix, and others within a 5 km radius.

Join the Investment Sharks in Urawade:

Investing in Urawade means securing a future in a region poised for growth, offering a blend of modernity and nature, and promising substantial returns.

1. Strategic Location

- Adjacent to Pune, one of India's most livable cities
- Harmonious blend of urban convenience & suburban tranquility

3. Commercial Magnet

- Close to prominent industries like Coca-Cola, Kirloskar, Brinton Carpets, Voss and more.
- Offers high visibility for retail and commercial ventures.

2. Proximity to IT Hubs

- Just 18mins to Hinjawadi, ensuring easy access for professionals.
- High rental demand from IT employees boosts investment returns.

4. Modern Amenities

- Access to delivery services like Swiggy, Zomato, and Blinkit for daily conveniences.
- Presence of hospitals, schools, and supermarkets nearby ensures comfort.

Continued...

5. Educational Institutions Nearby

- Proximity to prestigious schools and colleges like FLAME University and Symbiosis.
- Ideal for families prioritizing quality education for their children.

7. High ROI

- Land value steadily appreciating due to increasing demand.
- A secure investment for long-term wealth creation.

9. Balanced Lifestyle

- Offers modern amenities alongside natural serenity.
- Combines the best of urban living and countryside charm.

6. Robust Connectivity

- Excellent road network with proposed DP Road and Outer Ring Road nearby.
- Future Metro connectivity enhances access to major city hubs.

8. Growing Infrastructure

- Proximity to upcoming projects like Pune Metro enhances property value.
- Well-connected with roads and other planned developments.

10. Investment Shark's Playground

- Early investments in Urawade promise high returns as demand surges.
- Attracts savvy investors looking for lucrative opportunities in real estate.

From Our Family to Yours

Dear Readers,

It fills my heart with pride to share this remarkable property with you, a piece of land that has been an integral part of my journey since 2002. Over the years, this land has not only been a treasured possession but also a testament to my belief in the enduring value of real estate.

It has taught me patience, rewarded me with growth, and proven time and again that the old adage "Hold is Gold" holds true. This investment has consistently outperformed expectations, offering immense returns while providing a sense of security and accomplishment.

Nestled amidst serene natural beauty and surrounded by growing infrastructure, this property embodies the perfect blend of peace and potential. I have watched this area transform from a quiet retreat into a promising hub for residential, commercial, and lifestyle opportunities. It has been an incredible journey, witnessing this transformation while staying rooted in the values of growth and community.

Whether you're building a home, launching a venture, or securing your future, this land offers a foundation for endless possibilities. I invite you to walk the soil, breathe the fresh air, and experience firsthand what makes this property so special.

MODERN ZAMINDAR

SHUBHAM NAGARI PHASE 2

Your Future Starts Here

Visit us and take the first step toward a prosperous tomorrow.

 **+91 937 33 62 335**

Redefine Royalty. Embrace the
#modern zamindar Within.