



Santerra

Living In Nature's Inheritance



A Vision Taking Root at Urse

Set against the backdrop of the Mumbai-Pune Expressway, Urse is evolving into a premium lifestyle hub. Its proximity to Hinjawadi IT Park, Talegaon MIDC, and the upcoming Pune Ring Road, Missing Link makes it a strategic address for tomorrow's homeowners. With nature's embrace and urban connectivity, Urse offers the rare balance of peace, prestige, and progress.



At the Foothills

Tucked at the foothills
where the land begins to
rise, Santerra rests in a
valley that cradles stillness
and soft light. Here, nature
doesn't just surround you.
it welcomes you in.



Phase – I Highlights

7.5

Acres of Land

63

Exclusive Units

Elegant Entrance
with Green Boulevard

9 & 12 M

Wide Internal
Roads

1:1

FSI

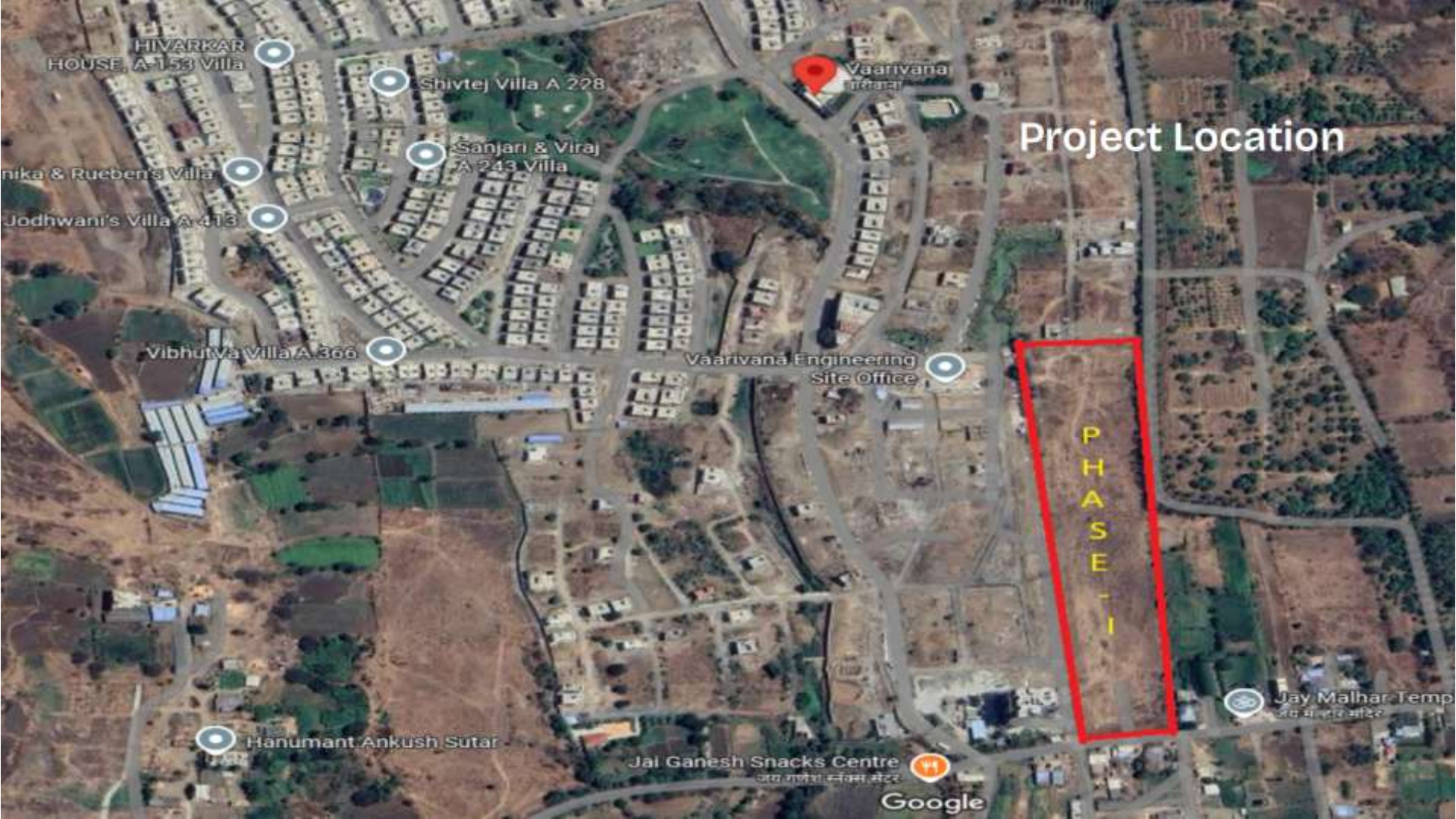
Built-to-suit
Luxury

MASTER PLAN



vaarivana
EVOLVED VILLA PROVINCE | URSE CENTRAL, PUNE





HIVARKAR
HOUSE, A-153 Villa

Shivtej Villa A 228

Vaarivana
वावरिवाना

Project Location

nika & Rueben's Villa

Sanjari & Viraj
A 243 Villa

Jodhwani's Villa A 413

Vibhuti Va Villa A 366

Vaarivana Engineering
Site Office

P
H
A
S
E
-
I

Hanumant Ankush Sutar

Jai Ganesh Snacks Centre
जय गणेश स्नैक्स सेंटर

Jay Malhar Temp
जय मल्हार मंदिर

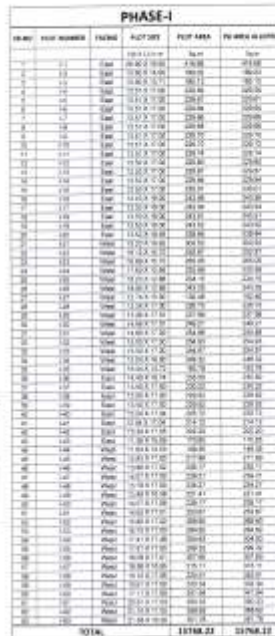
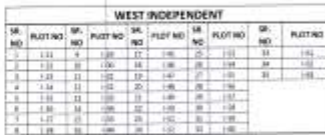
Google

63 Exclusive Villa Homesites

2000 to 4300 sq. ft. Ground Area

Low Density Gated Community

Amidst A Special Integrated Township



Curated Luxe Amenities for an Elevated Lifestyle

Thoughtfully designed to reflect the aspirations of discerning individuals, the project features exclusive clubhouses with a wide range of premium experiences and facilities:

Clubhouse Highlights

- Double height banquet hall for celebrations and gatherings
- Professionally planned industrial kitchen
- Guest rooms and staff accommodations for extended stays
- Fully equipped gymnasium with wellness zone
- Indoor games area with cards, pool table, and more

Outdoor and Lifestyle Amenities

- Private pool with tranquil deck and sun lounges
- Intimate outdoor seating areas for community connection
- Safe and engaging kids' play zone
- Landscaped open areas with thoughtfully curated greenery



Fresh Sunlight

Mornings at Santerra arrive wrapped in fresh sunlight. It filters through trees and windows, warming walls, meals, and moods alike.





Breathtaking Nature

This is nature in its softest form. Unspoiled, unfolding, unforgettable. A backdrop that becomes your rhythm.



The Heart of the Community

Communal Spaces

- Club house with community hall, fully equipped kitchen, gymnasium with yoga room
 - Open-air community pavilion
 - Lush community garden and central lawn
 - High-privacy swimming pool with sun deck
 - Conceptual image for representation purposes only
 - Imaginative Hyde Park-inspired kids play area
 - Landscaped boulevard with layered greens
- Seamless, uninterrupted walkways for mindful strolls



Thoughtful Provisions

- Iconic entrance gate with security cabin
- Gated community with 24x7 CCTV surveillance
- Defined 1-2 feet boundary for each plot (brick/stone/block design)
- 9 & 12 meter wide asphalt/concrete internal road with avenue plantation & LED street lights
- Rainwater harvesting & storm water drains
- Underground sewage line (modern sewage treatment plant)
- Underground electrical cables & power supply
- Water connection & sectoral underground storage tank
- Reserved space for utilities (water plant, transformers, etc)
- Solid waste management & eco-friendly disposal system
- EV charging point



Santerra Map



Map Legend

- | | | |
|--|--|--|
|  Express Highway |  Proposed Development |  Under Construction Project |
|  Old Highway |  Cross Junction |  Overpass |
|  Toll Plaza |  Property |  Direction Arrow |

Distance Guide

Urse and Mumbai

Destination Approx.	Distance
Lonavala (Hill station)	~60 km
Atal Setu (MTHL)	~110 km
Bandra-Worli Sea Link	~130 km
Mumbai International Airport	~120 km

Urse and Pune

Destination Approx.	Distance
Hinjewadi IT Park (Phase 1)	~18km
Balewadi (High Street)	~28 km
Katraj Ghat	~48 km
Shivajinagar	~35 km



Santerra

Take the Next Step



MahaRERA No. PP1260002500665
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