

SOUTH PARK
— AT —
AMODA
RESERVE
LUXURY VILLAS, LONAVALA.



REWIND.
REDISCOVER.
RESTORE.





When was the last time you took a journey within?

To perhaps find what you've been missing.

When did you last hear the wind speak, and the birds talk?

In a place so quiet, that you could actually listen.

When was the last time you felt truly free?

Where did you last find serenity?

When was the last time you had time?

For togetherness. For celebrations.

When did you last have a moment to yourself?

Welcome to a world where home and nature are one.

Where serenity is not just a feeling, but a place.

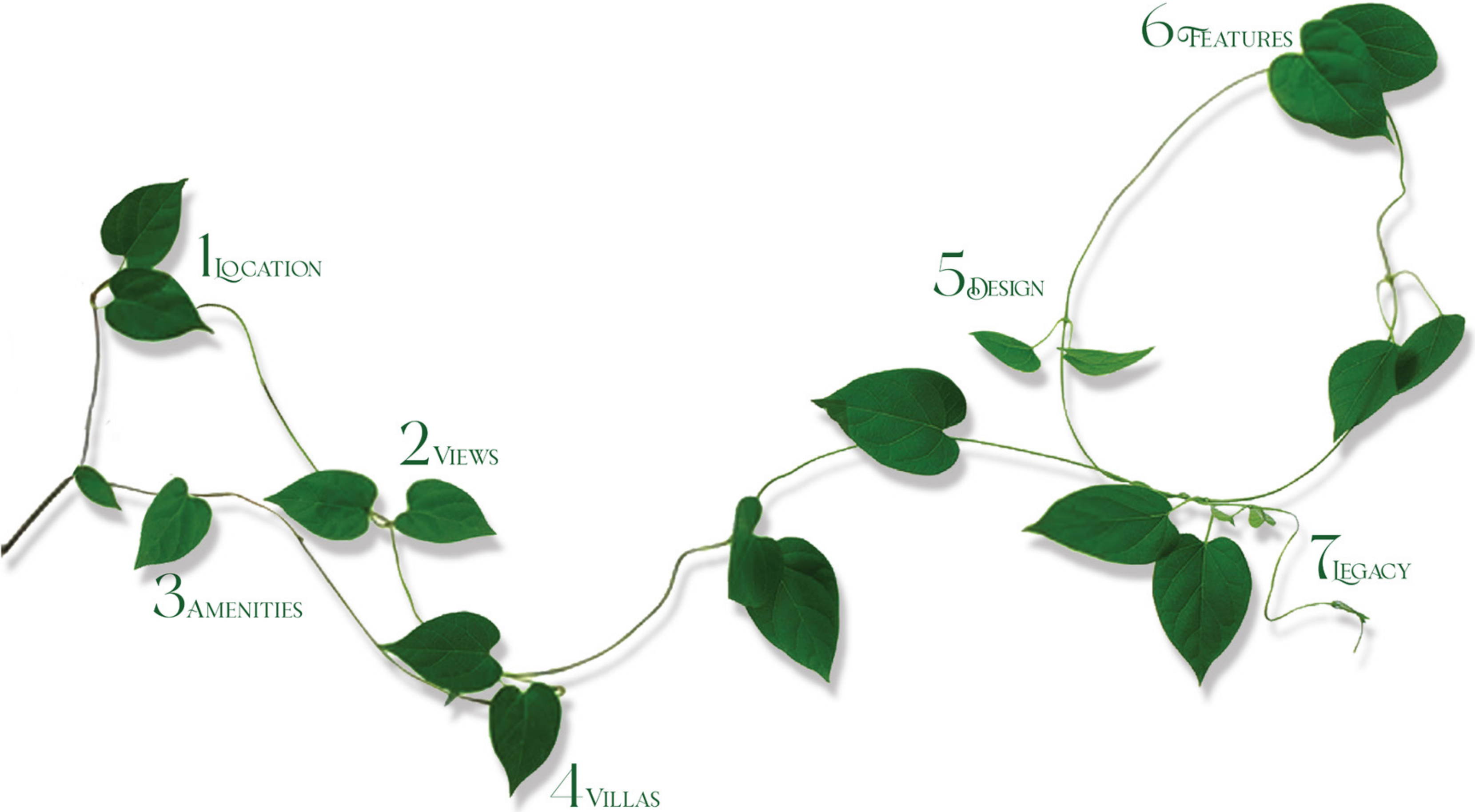
A place to rest. A place you can call home.

WELCOME TO SOUTH PARK AT AMODA RESERVE.



Luxury Villas, Lonavala.







RECONNECT

LOCATION



A WORLD
AWAY FROM IT ALL.
AND YET,
NOT AWAY AT ALL.

Amidst the gorgeous vistas of Lonavala, an enchanting landscape of waterfalls,

butterflies and birdsong, set amidst lush green hills welcomes you.

And within this landscape lies your home. A place that infuses the best of the natural beauty around

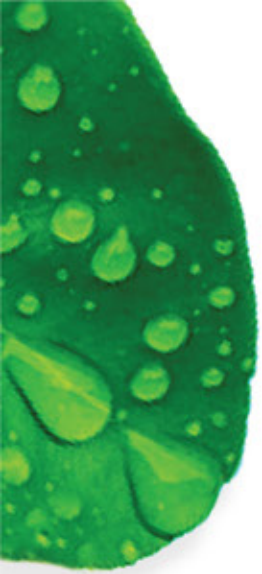
to curate a truly refreshing living experience for you. It's a place that might feel far away.

But be rest assured, the urban world remains within touching distance.



- 10 minutes from the Khandala exit on the Mumbai Pune Expressway.

- 90 minutes from Mumbai and 60 minutes from Pune.



EASY CONNECTIVITY

90 mins from Mumbai

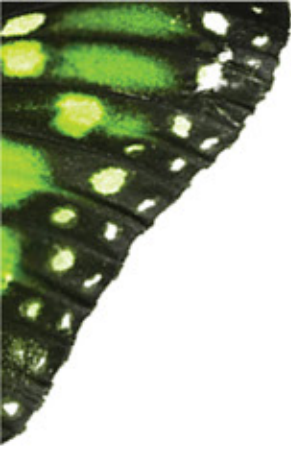
60 mins from Pune





REPLENISH

VIEWS



NATURE'S
RESPLENDENT BEAUTY.
THE ULTIMATE RESPITE
FOR YOUR EYES.

Experience nature in its most mesmerising form. In a place where your home offers
the finest views of the stunning vistas around you. Views that have been thoughtfully
crafted to elevate your experience even further.



BREATHTAKING VIEWS OF NATURE.
EXPERIENCED BEST FROM OUR
THOUGHTFUL VANTAGE POINTS.





REVEL

AMENITIES



ABUNDANCE. INSPIRED BY THE NATURE AROUND YOU.

The amenities in South Park at Amoda Reserve are plentiful,
and seamlessly integrate with their natural surroundings
to create an experience that feels more connected.
One which strikes a beautiful balance between modern comforts,
and the natural pleasures around you.



- Thoughtfully crafted amenities throughout the property.
- Seamless integration with nature for a more connected experience.



- | | |
|---|--|
| 01 PORTE COCHÈRE | 09 KIDS' POOL |
| 02 GRAND ARRIVAL LOUNGE | 10 TEMPERATURE CONTROLLED LAP POOL |
| 03 GAME ROOM & CONFERENCE HALL | 11 SLIDE POOL |
| 04 GYMNASIUM WITH STATE OF THE ART
EQUIPMENT & SPA | 12 POOL DECK |
| 05 LOUNGE AREA & DINING HALL | 13 KIDS PLAY ZONE |
| 06 BANQUET HALL WITH OUTDOOR LAWN | 14 REFLECTION POOL WITH COURTYARD LAWN |
| 07 ENTRANCE LAWN | 15 GRAND LAWN WITH PAVILION |
| 08 FAMILY POOL | |

IMMERSE IN A LIFE OF LEISURE.
AND EMERGE RENEWED.



GRAND CLUB

Artist's Impression

A person is shown from the waist down, sitting on a lush green lawn in a meditative pose. They are wearing light-colored shorts and a grey long-sleeved shirt. Their right hand is resting on their right knee, palm up, with fingers slightly curled. Their left hand is held up, palm facing forward, with fingers spread. The background is a soft-focus green landscape with trees and foliage. Sunlight filters through the leaves, creating a warm, golden glow. The overall mood is peaceful and serene.

DISCOVER A WORLD OF REASONS TO UNWIND.

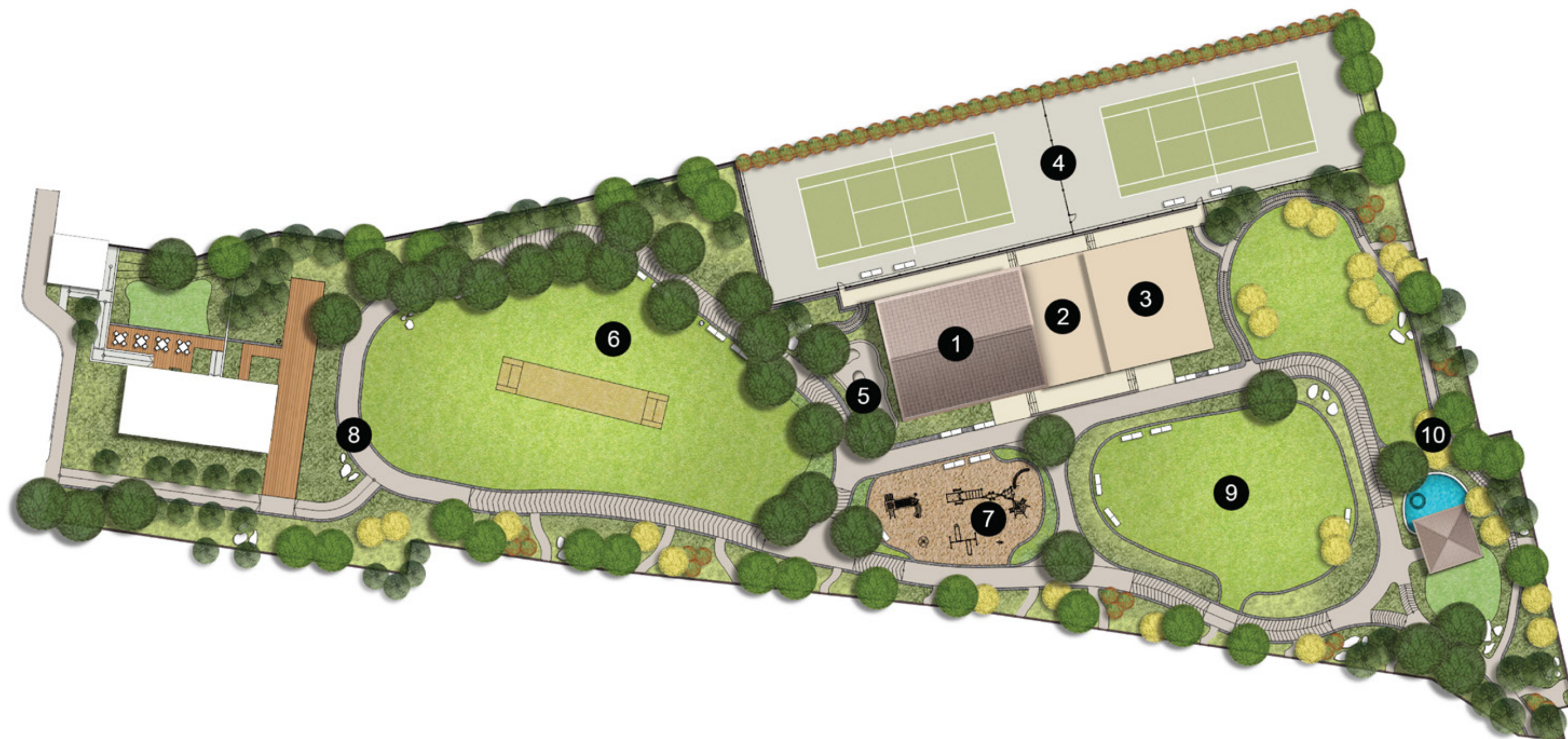
SWIMMING POOL | LOUNGE | YOGA STUDIO |
STEAM & SPA TREATMENTS | JACUZZI |
POOL TABLE | TABLE TENNIS

A vibrant, high-quality digital rendering of a tropical swimming pool. In the foreground, two dark wooden lounge chairs with white cushions sit on a wooden deck. The pool's edge is finished with light-colored stone tiles. A large, leafy tree with clusters of bright pink flowers stands prominently on the left side of the pool. The water is a clear, bright blue. In the background, more tropical trees and a glimpse of a white building are visible under a clear sky. The overall atmosphere is one of a peaceful, luxurious vacation spot.

NATURE'S
FINEST COMFORTS.
COMPLIMENTED BY
UNTOLD ABUNDANCE.



SWIMMING POOL



- 01 BADMINTON COURT
- 02 DIGITAL GOLF
- 03 SQUASH COURT
- 04 MULTIPURPOSE COURTS
- 05 BOULDERING PLAY AREA
- 06 CRICKET PRACTICE PITCH
- 07 CHILDRENS' PLAY AREA
- 08 CYCLING / JOGGING PATH
- 09 MULTIPURPOSE LAWN
- 10 POND - SIDE PROMENADE



BEING ACTIVE
AMIDST NATURE.
THERE'S NOTHING
QUITE LIKE IT.



DIGITAL GOLF | BADMINTON |
FOOTBALL | BASKETBALL | SQUASH |
CYCLING | CRICKET |
RUNNING TRACKS | GYM

MULTI-COURT

Actual Image

WHEN YOU COME HERE,
YOU CAN BRING YOUR
PASSIONS WITH YOU.



SPORTS ARENA

Actual Image

The background is a monochromatic teal image featuring a close-up of palm fronds. The fronds are long and slender, with numerous small, clear water droplets clinging to their surfaces, creating a fresh and organic feel. The lighting highlights the texture of the leaves and the glistening of the water.

R E S E T

VILLAS

FOR ONCE,
THE WILDERNESS
WILL ACTUALLY
FEEL LIKE HOME.

The 3, 4 and 5 bed villas in Amoda Reserve, South Park, have been built to match the impeccable beauty of their surroundings. The breathtaking details here focus on creating a seamless living experience. All the villas come with tall ceilings and framed floor-to-ceiling windows, which make you feel one with the vast expanse outside.



- Villas constructed along the natural gradient of the land for wide open, unrestricted views.
- Thoughtful vantage points developed around the property.



LIVING IN NATURE.
EXPERIENCE IT
UP CLOSE IN OUR
LIVING ROOMS.



LIVING ROOM

Actual Image

YOUR VILLA WITH
A PRIVATE POOL.
YES, LUXURY THRIVES
IN NATURE TOO.



PRIVATE POOL

Actual Image

A COZY FAMILY ROOM.
BECAUSE GETTING AWAY
OFTEN BRINGS US CLOSER.



FAMILY ROOM

Actual Image

A MODERN KITCHEN.
SO YOU CAN ALWAYS
COME HOME TO
FAMILIAR COMFORTS.



KITCHEN

EXPERIENCE NATURE,
AMIDST COMFORT LIKE
NEVER BEFORE.



MASTER BEDROOM

Actual Image

OUR MASTER
BATHROOM.
AN EXPERIENCE
AS REFRESHING AS
THE VISTAS OUTSIDE.

MASTER BATHROOM

Actual Image



REIMAGINE

DESIGN



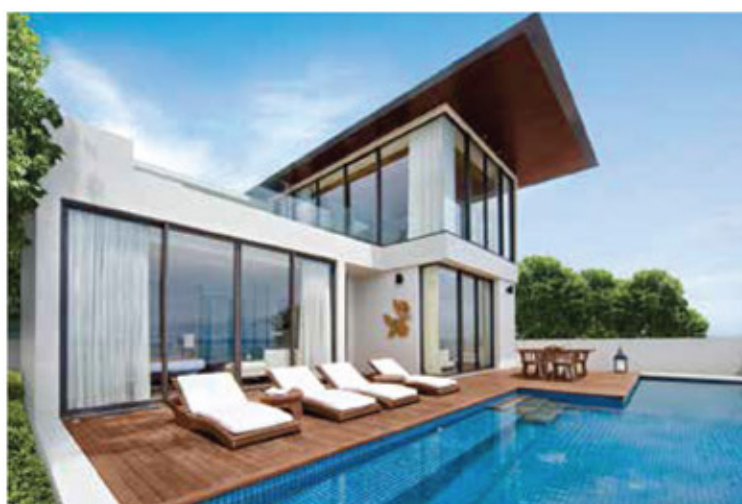
NATURE'S SPLENDID CREATIONS. AND A DESIGN PHILOSOPHY THAT CELEBRATES THEM.

The elaborate master plan of Amoda Reserve - South Park, and the impeccable architecture of the villas create a unique living experience. One that blends the luxury of natural elements, with a bold and contemporary style. Every stretch of this enchanting expanse celebrates the inspiration found in nature, while providing relaxing and meaningful ways to enjoy the outdoors.





W Retreat & Spa, Maldives.



Conrad Koh Samui Resorts & Spa, Thailand.



Dusit Thani, Maldives.



SIM BOON YANG

Founding Partner and Director,
MSIA, RIBA.



REINALDI TAMIN

Senior Associate,
Eco-id Design Consultancy Pte Ltd.

ECO-ID, SINGAPORE. DESIGN CONSULTANTS.

The elaborate master plan of Amoda Reserve - South Park and the impeccable architecture

of the villas have been designed by Eco-id, Singapore's premier architectural firm.

They are the creators of stellar masterpieces such as the W Retreat and Spa in

Maldives, the Conrad Koh Samui Resorts and Spa in Thailand, the Marriott Hotel Pool Villas in

Singapore, and the Beachfront Resort in Qatar among many others. Their vision for Amoda Reserve- South Park,

was to create a living experience that blends the luxury of natural elements

with a bold and contemporary style.





JOEL BUREGA
Director and Partner



TOBY KYLE
Director

BUREGA FARNELL, SINGAPORE. LANDSCAPE ARCHITECTS.

Every stretch of this enchanting expanse has been designed
by Singapore's leading landscape design firm, Burega Farnell,
creators of the beautiful landscapes of Four Seasons in Mumbai
and Kyoto, The Ananda in Himalayas and the Shangri-la in Singapore.

At Amoda Reserve-South Park, they've designed a landscape
that syncs beautifully with the nature around you and creates an
experience of oneness.



Shangri-La's Tanjung Aru Resort & Spa, Sabah, Malaysia.



The Ritz-Carlton, Nusa Dua, Bali, Indonesia.



The Fullerton Hotel, Singapore.

MASTER LAYOUT.



- 01 The Grand Entrance
- 02 Pet Park
- 03 Camping Garden
- 04 Pond
- 05 Fruit Garden
- 06 Herb Garden
- 07 Vegetable Garden

- 08 Pond Viewing Deck
- 09 Fitness Zone
- 10 Rock Garden
- 11 Children's Play Area
- 12 Trellis
- 13 Butterfly Park
- 14 Knoll Garden



NOT TO SCALE



WHERE THE UNTAMED WILDERNESS IS COMPLIMENTED BY THOUGHTFULLY CURATED GREENS.



Welcome to a world which celebrates nature like never before.

With curated greens and thoughtfully placed nature centric amenities
around the development, here you will find yourself enveloped in peace
and serenity at all times. No matter where you are. And now, this world
is ready to welcome you.



ROCK GARDEN



SALAD & HERB GARDEN



JOGGING TRACK

RETURN TO
YOUR NATURAL SELF.
OR DISCOVER SOMETHING
NEW EVERY DAY.



ORCHARD

Artist's Impression



REVISIT

FEATURES



THE WORLD OF UNTOUCHED NATURE. SERVICED WITH OUR EXPERT TOUCH.

South Park at Amoda Reserve employs over 50 trained service,
housekeeping, and main professionals on-site,
to keep your villa well maintained and ready for you at all times.



- Maintenance of all public areas.
- Housekeeping & gardening facilities
- State-of-the-art security systems
- Mechanical, electrical & plumbing services.
- Pest control.

PROJECT OVERVIEW

- 90 minutes from Mumbai.
- 60 minutes from Pune.
- 20 minutes from the Mumbai-Pune Expressway.
- Strategically located between the hustle and bustle of Mumbai and the cultural hub of Pune.
- Luxury 3, 4 & 5 BHK villas.

VILLA OVERVIEW

- Private open space outside the villa.
- Large three-side open living room extending to the private plunge pool with deck for 4 & 5 BHK villas.
- All bedrooms with extended balcony & decks*.
- Separate maid's room with separate access and a service yard*.
- Family room on first floor.
- Large accessible terrace to enjoy the open sky*.
- Walk-in wardrobe in master bedroom.
- *Only in 4 & 5 BHK villas.

INFRASTRUCTURE

- Pre-certified Platinum under IGBC Green Homes rating system.
- Meandering roads.
- Themed gardens.
- Solar water heating system.

SAFETY FEATURES

- Buildings designed for earthquake loads as per applicable I.S. Code.
- Video door phone and intrusion alarm system.
- Gas leak detector in the kitchen.
- Concealed copper wiring with modular switches.
- MCBs & ELCBs.

FINESSE

- Lighting scenario smart switches in living, dining and master bedroom, expandable to bedrooms.
- Laminate finished main entrance door and laminate finished internal flush door.
- External walls finished with premium paint & stone cladding.
- Gypsum finished internal walls with acrylic paint.
- Imported marble flooring in living room and bedrooms.
- Wood-looking vitrified tile flooring in deck area and tile flooring for terrace.
- Aluminium sliding windows.
- Provision for telephone & cable T.V. points in living room & bedrooms.
- Provision for data point for study.
- Provision for AC.

LEISURE FEATURES

THE CLUB**

- Grand club entrance.
- Porte Cochere.
- Temperature controlled lap pool and indoor jacuzzi.
- Family pool.
- Lounge area.
- Gymnasium with state-of-the-art equipment.
- Spa / treatment rooms.
- Yoga / Aerobics room.

SPORTS ARENA

- Retail building.
- Digital golf room.
- Indoor badminton court.
- Lawn tennis court.
- Multipurpose court cum tennis court.
- Squash court.
- Cycling / Jogging Path.
- Pond-side promenade.
- Children's play area.

KITCHEN FEATURES

- Vitrified flooring.
- Granite platform with stainless steel sink & drain board.
- Tiled dado above the platform.
- Provision for water purifier.

BATHROOM OVERVIEW

- Imported marble in master bathroom.
- Combination of marble and vitrified tile flooring in other bathrooms.
- Premium sanitary and CP fittings.
- Storage water heater in bathroom.
- Mechanical ventilation.
- False ceiling in toilets.

AMENITIES

- Continuous lush pedestrian paths linking the whole development, making it a large garden like experience.
- Extensive green network extends the visual area of each and every villa.
- A network of streams, ponds and lakes become alive during monsoon, but also act as a means of collecting water for the drier months to help maintain the lush landscape.
- Over 3000 trees to be planted in the proposed development.



LEGACY

THE KALPATARU GROUP. CREATING LANDMARKS SINCE 1969.

From Mumbai's first genuine skyscrapers to landmark luxury projects, over the last 5 decades, the Kalpataru Group has been at the forefront of positive changes in the Indian real estate landscape. Our projects have raised the standards in modern living and transformed India's urban residential landscape forever. Our greatest success however, is in the smiles and satisfaction of thousands of families who have chosen a Kalpataru Group project as their home.



THE FINEST LUXURY PROJECTS. HAVE ONE DEFINING FACTOR. OUR NAME.

1972

KSHITIJ
NEPEAN SEA ROAD



With its creation, this 33-storey luxury tower transformed modern living and set lifestyle standards for others to follow.

1973

NEELAMBAR
PEDDAR ROAD



Built in the early 70's with 21 storeys, this was one of Mumbai's tallest buildings and a pioneering project.

1999

KALPATARU
HEIGHTS
MUMBAI CENTRAL



At a height of 45 storeys, this was India's tallest residential tower and an icon of the Mumbai skyline.

2003

KALPATARU
HABITAT
PAREL



Kalpataru Habitat introduced Mumbai's 1st rooftop greens and tennis court to change the way the city looked at recreation and luxury living.

2006

KALPATARU
HORIZON
WORLI



This was the only address to have its first residential floor starting at the 14th level with each apartment offering a sea view.

2016

KALPATARU
SPARKLE
BANDRA



Located in Bandra (E), Kalpataru Sparkle is a sanctuary of luxury, comfort and serenity in the heart of Mumbai's most sought-after business district.

2018

KALPATARU
SOLITAIRE
JUHU



Kalpataru Solitaire is a shining landmark in the glittering skyline of Juhu, one of the most affluent and highly sought-after locations in Mumbai.

2022

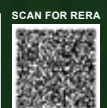
KALPATARU
AVANA
PAREL



Avana is the address for the crème de la crème of the city. A place where we have implemented our expertise in luxury, to craft a world of exclusivity and unparalleled comfort.



Amoda Reserve - South Park is registered with MahaRERA bearing reg. no. P52100003084. For more details please refer www.maharera.mahaonline.gov.in. This project is secured with JM Financial Credit Solutions Limited & JM Financial Products Limited



KALPATARU PROPERTIES (THANE) PVT LTD* **SITE ADDRESS:** Amoda Reserve, Opp. Della Adventure Park, Kunegaon, Lonavala - 410 401, Maharashtra.
HEAD OFFICE: 101, Kalpataru Synergy, opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055, Maharashtra. **Tel.:** 022 3064 3065 | **Email:** <mailto:sales@kalpataru.com> | sales@kalpataru.com | **Website:** <http://www.kalpataru.com>. *Kalpataru Properties (Thane) Pvt Ltd, being the merged entity after merger and amalgamation of Arimas Developers Pvt. Ltd therewith.

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