

LIFESTYLE VILLAS

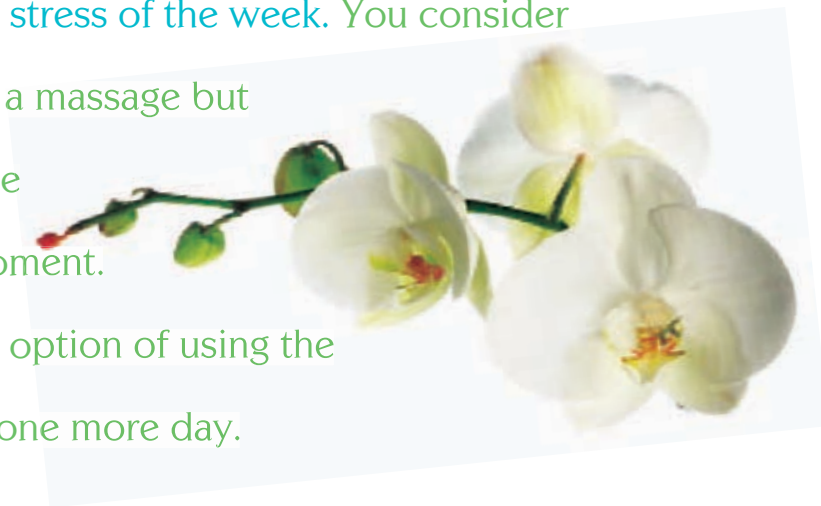
LONAVLA



THE HILLS ARE CALLING

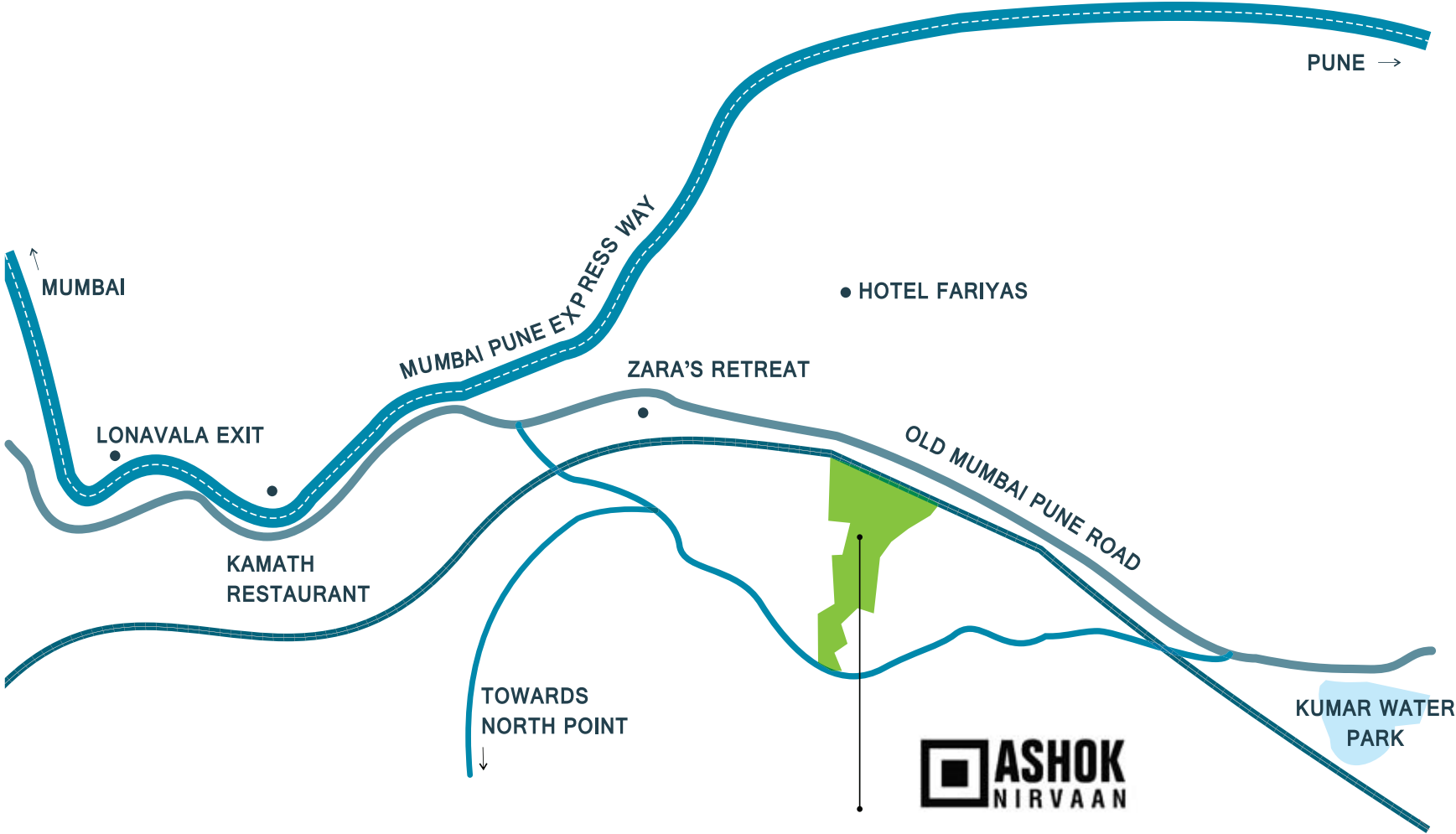
The V6 engine purrs inaudibly under the hood as it swallows the miles with refined ease. Before you can go through the entire Saturday newspaper the drive is done. [The gates swing open and your villa beckons.](#) Your children rush off to the swimming pool and your wife decides to check into the health club. You sink into the living room sofa and look at the green hills. [The hills look back and soak up the accumulated stress of the week.](#) You consider visiting the gym or the billiards room or a massage but choose postpone them for the rest of the weekend and continue to savour the moment.

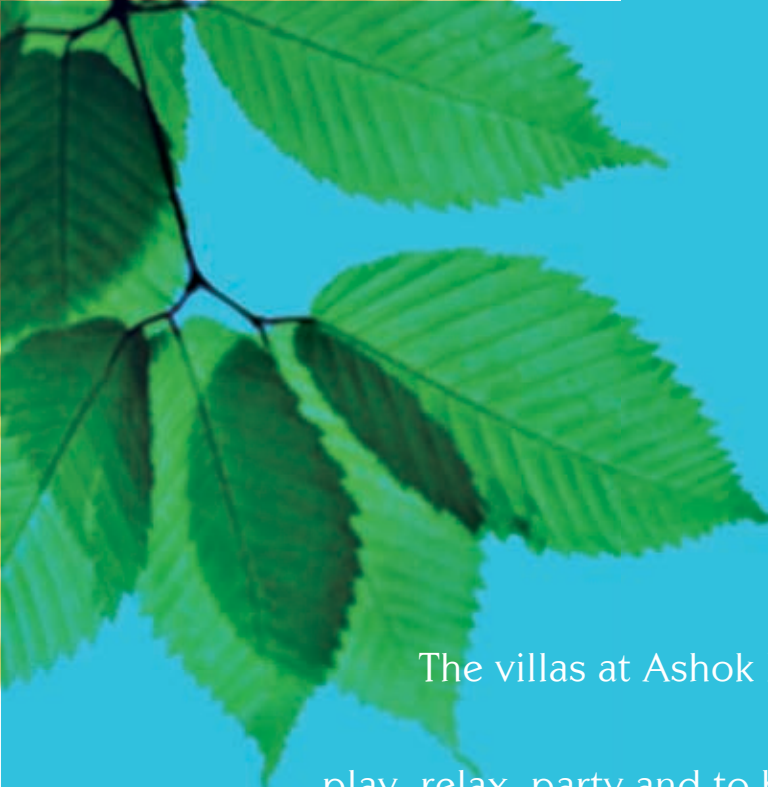
By Sunday evening, you weigh the option of using the business desk and staying back for just one more day.



THE HILLS ARE PRISTINE

Within the popular destination of Lonavala, Ashok Nirvaan is far enough from bustling tourist spots and yet is close enough for convenience. Ashok Nirvaan, a gated community of Lifestyle Villas, is the defining development in Lonavala’s fast upcoming luxury and lifestyle precinct.





The villas at Ashok Nirvaan are generous with the space to live, play, relax, party and to breathe. Every room layout is meticulously planned. Every living room looks out at the hills. Every window opens out to greenery. Every villa defines your lifestyle. The villas at Ashok Nirvaan are being designed by Gary Fell, principal architect of the Bali-based firm Gfab.

Gfab has earned an international reputation since its establishment in 1999 and is engaged in projects throughout Asia with particular emphasis on Thailand, Cambodia, Vietnam and Indonesia. Most of the firm's work comprises of hotels, luxury villa developments, condominiums and bespoke private houses.



VILLA DESIGN A

Number of Levels: 3 (Lower Ground + Ground + First Floor)

Number of Bedrooms: 4

Architecture Style: Modern Contemporary

Views from the Villa: Hills

Unique Features: Private swimming pool with deck, heated Jacuzzi.

Plot Area: 900 sq. mtrs.





VILLA TYPE - A

LOWER GROUND FLOOR PLAN



A	Multipurpose Room	21'9" X 11'4"	D	Home Theater	14'2" X 21'9"
B	Pump Room	16'3" X 9'11"	E	Walkway	16'10" X 5'0"
C	Storage	16'10" X 4'9"			

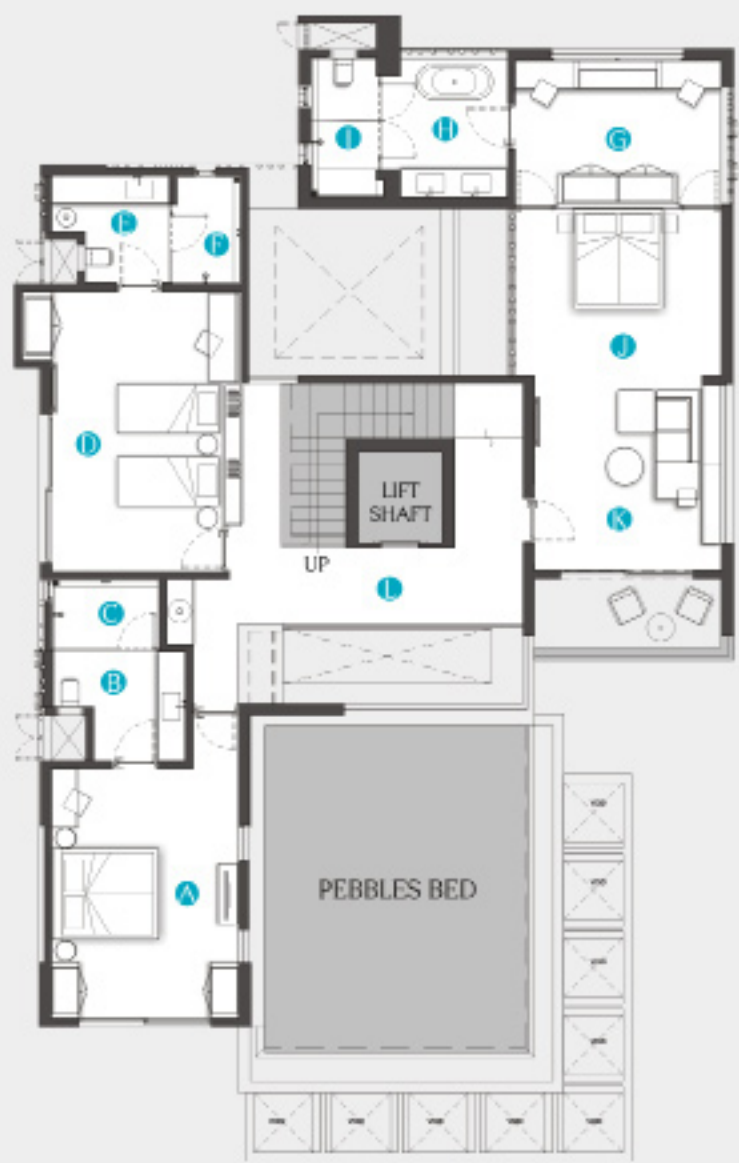
VILLA TYPE - A

GROUND FLOOR PLAN



A	Living Room	20'8" X 21'11"	J	Storage	6'1" X 5'0"
B	Bedroom 1	13'6" X 18'0"	K	Utility Room	8'10" X 5'6"
C	Ensuite	8'5" X 6'8"	L	Staff Common Area	7'10" X 2'6"
D	Shower	4'7" X 6'8"	M	Shower	3'3" X 4'4"
E	Powder Room	8'10" X 4'10"	N	Toilet	4'8" X 3'0"
F	Dining / Breakfast	29'6" X 10'2"	O	Care Taker	9'7" X 9'6"
G	Family Room	16'0" X 14'4"	P	Servant Room	6'0" X 6'8"
H	Pooja Room	5'0" X 6'11"	Q	Driver Room	6'0" X 6'8"
I	Kitchen	13'10" X 13'6"	R	Walkway	23'4" X 3'0"

VILLA TYPE - A
FIRST FLOOR PLAN



A	Bedroom 2	13'6" X 18'7"	G	Study Room	14'10" X 10'5"
B	Ensuite	9'6" X 7'10"	H	Ensuite	7'9" X 9'11"
C	Shower	7'8" X 5'3"	I	Shower	4'10" X 10'2"
D	Kids Bedroom	13'8" X 23'3"	J	Master Bedroom	14'10" X 12'5"
E	Ensuite	8'6" X 7'11"	K	Lounge	14'0" X 13'6"
F	Shower	4'8" X 7'10"	L	Walkway	20'4" X 5'7"



VILLA DESIGN B

Number of Levels: 3 (Lower Ground + Ground + First Floor)

Number of Bedrooms: 4

Architecture Style: Modern Contemporary

Views from the Villa: Hills

Unique Features: Private swimming pool with deck, heated Jacuzzi.

Plot Area: 750 sq. mtrs.





VILLA TYPE - B
LOWER GROUND FLOOR PLAN



A	Multipurpose Room	18'8" X 16'0"	G	Driver Room	10'0" X 6'0"
B	Pump Room	12'10" X 14'6"	H	Servant Room	5'6" X 10'5"
C	Home Theater	14'9" X 20'5"	I	Staff Common Area	8'5" X 10'5"
D	Storage	6'1" X 10'5"	J	Walkway	18'6" X 3'7"
E	Walkway	13'9" X 7'4"	K	Toilet	4'11" X 4'9"
F	Care Taker	13'6" X 8'4"	L	Shower	5'6" X 4'9"

VILLA TYPE - B
GROUND FLOOR PLAN



A	Living Room	24'8" X 18'3"	G	Storage	5'6" X 5'3"
B	Dining / Breakfast	30'8" X 12'6"	H	Utility Room	9'1" X 4'11"
C	Family Room	13'6" X 15'4"	I	Bedroom 1	13'6" X 16'3"
D	Powder Room	6'10" X 8'6"	J	Ensuite	7'8" X 8'8"
E	Kitchen	13'0" X 9'0"	K	Shower	4'10" X 6'8"
F	Pooja Room	5'6" X 5'1"			

VILLA TYPE - B
FIRST FLOOR PLAN



A	Kids Bedroom	19'1" X 12'10"	G	Ensuite	13'6" X 7'8"
B	Shower / Toilet	6'10" X 5'0"	H	Shower	10'11" X 4'9"
C	Ensuite	6'8" X 8'2"	I	Bedroom 2	13'6" X 16'7"
D	Study Area	25'2" X 8'6"	J	Ensuite	9'7" X 5'10"
E	Master Bedroom	17'2" X 13'4"	K	Shower	13'4" X 4'10"
F	Walk in Wardrobe	13'6" X 7'3"			





VILLA DESIGN C

Number of Levels: 3 (Lower Ground + Ground + First Floor)

Number of Bedrooms: 4

Architecture Style: Modern Contemporary

Views from the Villa: Hills

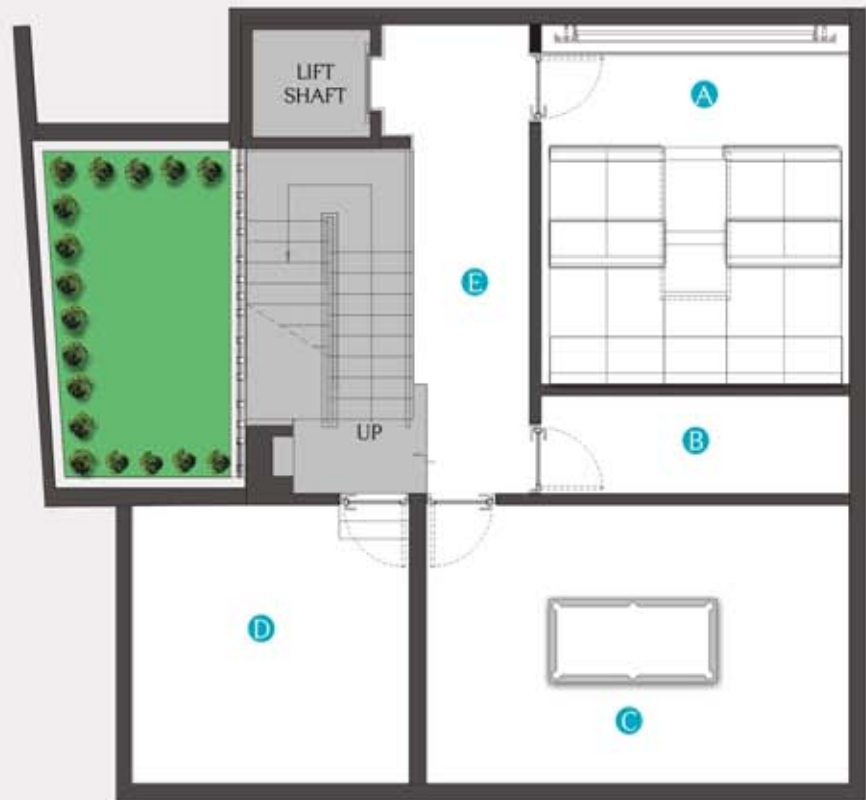
Unique Features: Private swimming pool with deck, heated Jacuzzi.

Plot Area: 600 sq. mtrs.





VILLA TYPE - C
LOWER GROUND FLOOR PLAN



A	Home Theater	14'7" X 17'0"	D	Pump Room	13'2" X 13'2"
B	Storage	14'7" X 4'8"	E	Walkway	5'6" X 22'2"
C	Multipurpose Room	20'0" X 13'2"			

VILLA TYPE - C
GROUND FLOOR PLAN



A	Living Room	18'5" X 22'6"	I	Storage	4'9" X 4'8"
B	Dining / Breakfast	21'11" X 12'4"	J	Utility Room	5'8" X 6'1"
C	Bedroom	13'9" X 16'5"	K	Care Taker Room	8'7" X 8'7"
D	Ensuite / Shower	14'4" X 7'10"	L	Toilet	3'8" X 3'11"
E	Powder Room	8'11' X 5'1"	M	Shower	3'8" X 4'2"
F	Pooja Room	4'11" X 4'8"	N	Servant Room	5'4' X 7'1"
G	Family Room	16'15" X 12'11"	O	Driver Room	5'0" X 10'7"
H	Kitchen	10'7" X 12'6"	P	Staff Common Area	25'11" X 4'9"

VILLA TYPE - C
FIRST FLOOR PLAN



A	Bedroom 1	16'1" X 12'3"	H	Walkway	18'1" X 5'0"
B	Ensuite	9'1" X 6'3"	I	Study Area	15'6" X 5'5"
C	Shower	5'4" X 5'4"	J	Master Bedroom	13'9" X 13'3"
D	Kids Bedroom	18'2" X 10'11"	K	Walk in Wardrobe	13'9" X 5'7"
E	Ensuite	6'8" X 6'4"	L	Ensuite	5'1" X 10'7"
F	Shower	13'0" X 4'10"	M	Shower	5'2" X 8'10"
G	Walkway	7'0" X 11'10"			





AT YOUR BECK AND CALL. SERVIENS CONCIERGE SERVICE.

As a special value-added benefit, Ashok Nirvaan offers you Serviens, India's premier residential concierge service. Virtual personal assistance, dedicated relationship manager and doorstep assistance - Serviens is on call for your daily needs and ensures that you pay attention to the most important business at hand - of relaxation.





VENITAS HOME DECOR SERVICES. MOVE IN WITH YOUR TOOTHBRUSH.

With Venitas, our home decor services, you can choose to move into a fully furnished Villa. Venitas creates ready-to-move-in Villas without the readymade feel by helping you customise your Villa through a wide choice of colour schemes, patterns, furniture, furnishings and accessories inspired by the latest in lifestyle and trends.



**PFMS STANDS FOR PENINSULA
FACILITY MANAGEMENT SERVICE
OR PEACE & FREEDOM FROM
MAINTENANCE SERVICES.**

Our commitment to your comfort and convenience continues even after you have purchased a Villa. PFMS combines a highly skilled workforce and latest in engineering and technology to maintain your Villa in the same pristine newness for years to come.





THE HILLS ARE FULL OF LIFE

Ashok Nirvaan is a restful haven of peace. Until you give in to the action on demand at its Club House. Every member of your family has myriad choices of action, entertainment, sports, games, recreation and relaxation. There is a business desk too, just in case.



Black Box / Play Station Area
Billiards Room
Table Tennis
Business Desk
Children's Play Area
Indoor Games Room
Card Room
Gymnasium & Health Club
Coffee Lounge
Cigar Lounge
Swimming Pool & Jacuzzi
Outdoor Deck & Bar Area

ASHOK PIRAMAL GROUP. INVESTING IN GROWTH GLOBALLY.

We will touch the lives of at least one in five people on the globe, thereby creating enormous value for all our stakeholders.

Over the last 100 years, the Ashok Piramal Group (APG) has grown rapidly with presence in diverse business sectors like textiles, real estate, engineering, family entertainment and sports. The secret behind this sustained success and profitable growth is simple. APG always focuses on creating value for its stakeholders and customers.

Today its portfolio includes high-growth and innovative businesses that are professionally managed by the best talent in the industry.

Besides corporate endeavors, the Group has aided the causes of education, health, water conservation, sustained livelihood and environment. Whether it is through its business or social initiatives, APG continues to follow its vision of touching lives around the world.

A DIVERSE GROUP

Morarjee Textiles

Domestic and global leader in premium shirting and high fashion printed fabric with the world's leading apparel brands as clients.

PMP Auto Components Private Limited

Auto components and cutting tools business with 7% market share in Europe in the wiping systems business.

Jammin

A leader in the family entertainment business.

Pune Football Club

A member of the prestigious I-League

PENINSULA LAND LIMITED

CREATING INTERNATIONAL LANDMARKS

Peninsula Land Limited, a part of the Ashok Piramal Group, is a company committed to creating international landmarks that redefine India’s skyline. We are amongst the first real estate companies to be listed on the stock exchange. This fact is the biggest indicator of our adherence to good corporate governance along with fair and transparent business practices. Today Peninsula Land is an integrated real estate company, with business verticals that include a realty fund, facility management, home decor and concierge services. Our projects include pioneering retail ventures, world-class commercial projects and residential complexes. We have developed more than 4 million sq. ft. of real estate with over 25 million sq. ft. under development in Mumbai, Bengaluru, Hyderabad, Nashik, Pune, Goa, Lonavala and Alibaug.

Some of the international landmarks that Peninsula Land has given Mumbai include the Peninsula Corporate Park, Peninsula Technopark, Crossroads, CR2, Ashok Towers and Ashok Gardens.

THE HILLS ARE A CALL AWAY

To own a Lifestyle Villa at Ashok Nirvaan,
please call: 1800 2666333 (Toll Free)
SMS “Nirvaan” to 56767
or write to ashoknirvaan@peninsula.co.in



ASHOK
PIRAMAL
GROUP

A PROJECT BY:



PENINSULA LAND
CREATING INTERNATIONAL LANDMARKS

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SITE PLAN
ASHOK NIRVAAN



