



THE BLUE OAK

BY REGAL ERA

MORE THAN A LAND A LEGACY







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WHAT IF YOU HAD A
PAUSE BUTTON TO INDULGE
YOUR NATURAL CURIOSITY.

WHERE THE CITY FOLLOWS YOUR INVESTMENTS FOOTSTEPS

The Blue Oak is a N.A plotting development that has taken into consideration the blueprint of emerging Pune. It is a residential community strategically placed on Pune's rapidly expanding borders, envisioned to take advantage of the upcoming MRDC ringroad, and PMRDC development zone.



Presenting a nature community with immense potential. The Blue Oak offers excellent return on investment be it in the form of month-on-month rental from service villas for staycations, or resale value. The outskirts of Pune are the most sought-after investment destinations as the city rapidly expands. Reserved for investors with foresight, the Blue Oak is an investment that you will thank yourself for in the future, when you buy land that others will chase tomorrow.



BACK TO NATURE IN 30 QUICK MINUTES

Blue Oak is located just 3 Kms from the MSRDC ring road, at a prime location of the PMRDA growth corridor. Our development is a natural sanctuary to explore, and well connected to the city by the Mumbai-Pune Expressway.

Today, its location on the outskirts offers a lot of potential as it is part of the PMRDA development zone. The sanctioned ring-road in its vicinity will be the lifeline of the city, and its surrounding areas will boast of economic and residential development in the coming years. The Blue Oak offers the land that people will be chasing for in the future, as the city grows

30 minutes from where deals are signed	30 minutes from tranquil blue waters	30 minutes from Pune's lifeline	14 Kms from a bustling business centre	3 kms from the investment corridor	3.7 Kms from history set in stone
Hinjawadi	Pawna Lake	Mumbai-Pune Highway	Urse	MSRDC Ring Road	Yelghol Buddhist Caves



CRAFTING THE LAND WITH A VISION

Our mission isn't merely to sell plots; it's to create thriving communities. By combining semi-luxury aesthetics, and ergonomically placed plots with affordability, we cater to the aspirations of young professionals, first-time investors, and families looking for a fresh start. For its newest creation catering to the premium needs of investors and land buyers, ABM Landmarks presents The Blue Oak, Celebrating the joy of living in nature's embrace.

STEP AWAY FROM THE CITY & LET IT COME TO YOU

A city breathes in order to grow and when it inhales it expands into the outskirts, soon becoming part of the city centre . This is why The Blue Oak is an investment that you will thank yourself for in the future. It offers you a chance to buy the land today that others will chase tomorrow. The Blue Oak is an investment that does not depreciate, approved by the PMRA Development Zone with MahaRERA approvals in place. And, while it is just a short drive from Pawna Lake and scenic hills engulfed in nature, it also offers an irresistible investment potential.

"MORE THAN A LAND - A LEGACY"

WHY THE BLUE OAK?

Blue Oak by Regal Era Landmark



YOUR HOME IN THE NATURAL WORLD

Deciding what suits you, means that you have the freedom to construct a villa in the size & architecture that suits your lifetime needs. At The Blue Oak, you have private land surrounded by soothing landscaping that offers an unobstructed vantage of the surrounding hills. We have taken extra care to ensure that every plot exudes a feeling of maximum privacy so that you can enjoy moments in nature away from the hustle and bustle of everyday life.

Each plot is strategically located away from the sound of traffic, and ensures that you can experience uninterrupted nature and the sound of birds. Our plots possess zero space wastage which means that every square foot can be utilized for building your villa palace, nurturing a private garden in its fertile soil.



ERGONOMIC PLOTS



CLEAR DEMARCATION
OF LAND



STATE-OF-THE-ART
INFRASTRUCTURE



ZERO LAND WASTAGE



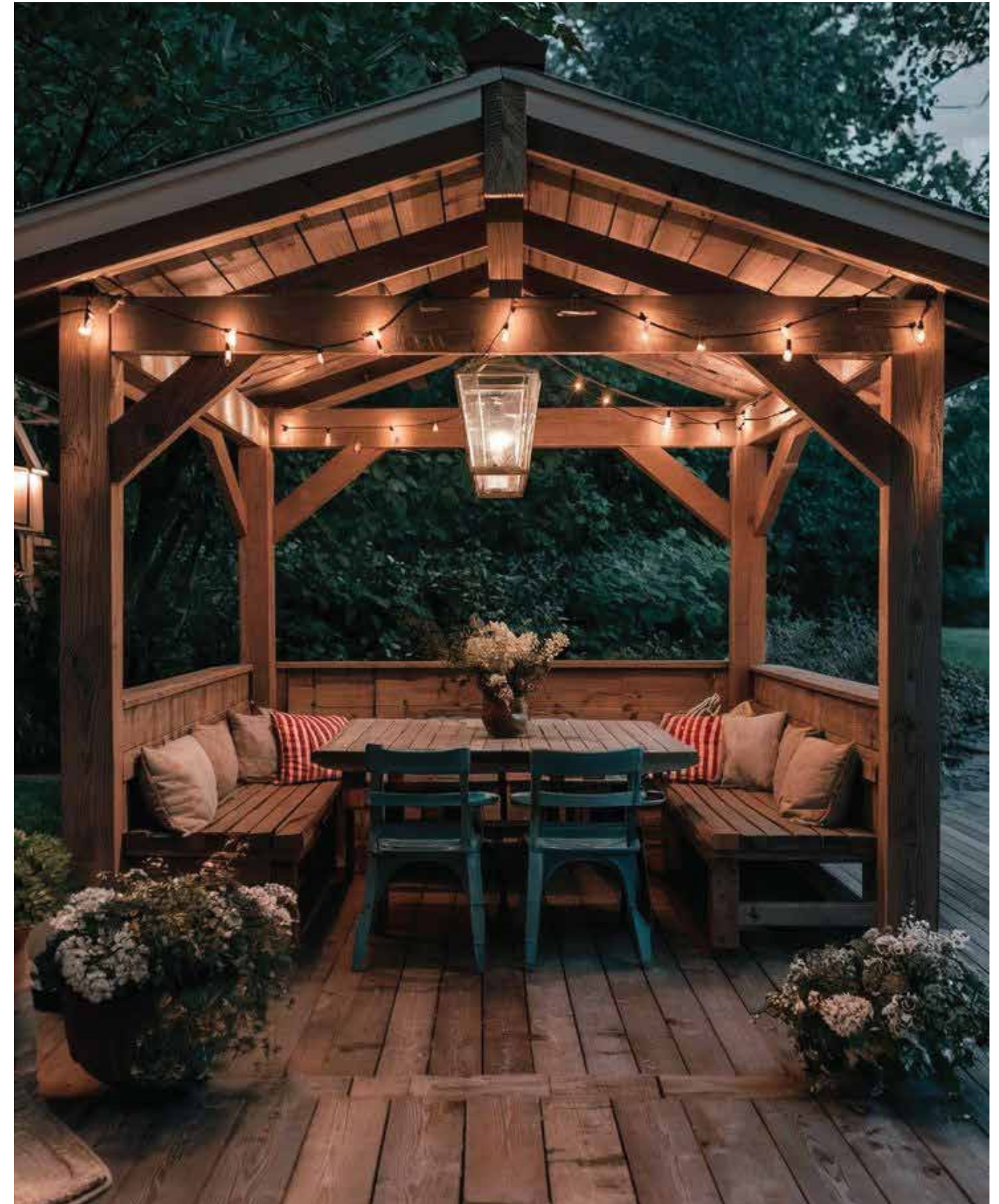
PRIVATE ENTRANCE FOR
PLOTS



FERTILE SOIL FOR
HOME GARDENS

6 ACRES WITH NATURE AT PLAY

The Blue Oak is built with foresight. From clearly demarcated plots to thoughtful amenities, every detail has been carefully planned to ensure long-term value and livability. Plots have been ergonomically placed to enhance the available views while minimizing land-wastage, packing every investment with efficient land usage and the best value for me. Every plot has clear demarcation, giving you complete control of your land.



FREEDOM TO DEVELOP WITHOUT LIMITATIONS

The Blue Oak offers leveled plots with 1.5 FSI that are well within your budget, where you can build a nature palace that lives up to your dream escapades. The ergonomic placement of plots ensure that you have utmost privacy, while the separate entrance gate for each plot of land extends to you a grand welcome every time.

Experience exclusive living with the privilege of creating your own green room for relaxed afternoons in the open, or to construct a private pool. The possibilities are endless when you own the land.



NATURE
VILLAS



GREEK & ROMAN
ARCHITECTURE



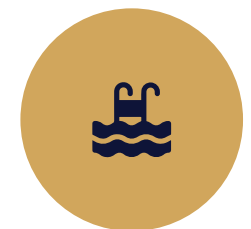
COURTYARD
VILLAS



MEDITERRANEAN
INSPIRED VILLAS



VILLAS WITH GREEN
ROOMS



TROPICAL VILLAS
WITH POOL



ONLY THE BEST FOR YOUR LEISURE

Indulge in a life of unparalleled comfort and pleasure at The Blue Oak. Experience a wealth of activities, from lively gatherings in our charming landscaped gardens with sit-outs, to relaxed Sunday barbecues, creating cherished memories for all ages. Our thoughtfully designed community fosters a sense of belonging, connecting you with like-minded families. Embrace a nature-friendly lifestyle enhanced by state-of-the-art amenities and services, where every element is meticulously crafted to elevate your living experience.

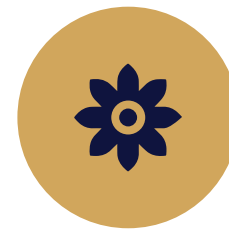
AMENITIES



CLUBHOUSE



GAZEBO



AROMA GARDEN



MULTI-PURPOSE AREA



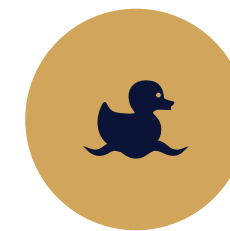
BANQUET HALL



KIDS PLAY AREA



SWIMMING POOL
WITH DECK



KIDS POOL



SENIOR SIT-OUT



OPEN AIR GYM



PLANTATION



INDOOR GAMES

AN INVESTMENT SOUGHT AFTER BY I.T. PROFESSIONALS

The Blue Oak is located close to Hinjawadi, with excellent connectivity to other suburbs that are seeing a rise in IT and tech parks. As more places to work in IT arise, there will be an influx of IT professionals to these suburbs. N.A plots can offer additional hospitality rental from staycation villas that cater to the needs of IT professionals. With its close proximity to Pawna lake, villas here offer a relaxing stay for IT professionals.



"THIS ONE IS A PROMISE"

Urban planning was never meant to hold all our dreams,
You were never meant to trade blue skies for glass ceilings,
Welcome to a place where the city's hum softens into a gentle tune,
Here is where the sun paints the hills,
Where weekends are truly rejuvenating,
& Mondays bring a fresh perspective,
This is not just an investment. It's an embrace of possibility,
It's more than a second home. It's a second breath.

SOME ADDRESSES ARE JUST PLOTS,

PRECIOUS LAND IN THE PMRDA DEVELOPMENT ZONE

Blue Oak is strategically positioned within the rapidly developing PMRDA zone, offering a rare opportunity to invest in a location poised for exponential growth. The development is located in a development corridor close to Hinjawadi, and upcoming IT suburbs like Takegoan-Dabade and Ravet. This spurs demand from IT professionals looking for residential land in the region.

Just short 3 kilometers from the upcoming MSRDC ring road, Blue Oak promises unparalleled access to the vibrant pulse of Pune city. This advantageous positioning makes Blue Oak an exceptionally wise investment, especially for forward thinking individuals looking to capitalize on the region's burgeoning potential.



3 Kms from MSRDC Ring Road



16 Kms from Hinjawadi



PMRDA Development Zone



Pawna Tourist Belt





INFRASTRUCTURE THAT BOOSTS INVESTMENT

The Blue Oak is a modern, eco-friendly gated community designed for sophisticated living. With wide roads, smart traffic flow, secure amenity zones, & 24/7 CCTV, it offers a safe, congestion-free environment. Our dedicated staff ensures top-tier maintenance and cleanliness.

- | | | | |
|--|------------------------|--|------------------------|
| | GRAND ENTRANCE GATE | | STREET LIGHT |
| | ELECTRICITY CONNECTION | | 24/7* SECURITY |
| | PLOT WALL COMPOUND | | CCTV FOR COMMON AREA |
| | PATHWAY | | INTERNAL CONCRETE ROAD |
| | WATER CONNECTION | | PROJECT COMPOUND WALL |



A COMMUNITY WITH A SHARED VISION



Our vision for this villa community extends beyond just bricks and mortar it's about cultivating a vibrant tapestry of like-minded individuals. We envision a place where shared values of community, connection, and a passion for enriching life experiences intertwine.

Imagine neighbors becoming friends, a collaborative atmosphere where ideas are exchanged, laughter echoes, and a true sense of belonging flourishes. This isn't just a development; it's a haven for those who seek a community, a shared vision, and a place to truly call home.

- Children's zone for kids to explore in a safe environment
- Seniors zone for evening better health and interaction
- Landscaped gardens for private relaxation with sitouts
- Exercise zones for complete fitness and recreations
- Community zones for social gatherings and celebrations



PAINTING THE OUTSKIRTS OF PUNE BLUE

Presenting curated countryside communities blending natural beauty with a discerning lifestyle. From bespoke villas to prime investment plots, each exclusive enclave offers a unique vision of tranquil living.

“By crafting the land with a vision—here the city follows in your investment footsteps.”

THE BLUE SERIES

Experience serenity and nature like a bolt from the blue at The Blue Life. The development offers a fine selection of N.A plots enveloped in state-of-the-infrastructure and rolling green landscaping in Malavli, Pune.

THE BLUE LIFE



THE Blue Bird

The Blue Bird is a stunning balance of lush nature, marvelous views and elegantly curated interiors to produce an exclusive villa community close to the idyllic waters of Khadakwasla Dam.

MORE THAN JUST A TRANSACTION

Our relationship doesn't end at purchase—it begins there. From site branding to dedicated customer support, every step of the journey is designed to delight.

We believe in creating assets that last a lifetime. With our commitment to innovation, trust, and care, The Blue Oak stands as a beacon for those who dream big.



Guided Site Visits



Clear Land Titles
& Sales Deeds



25 Years Expertise



Customer support



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sales@abmlandmarks.com

The Blue Oak, Done Village, Maval Taluka,
Pune Maharashtra - 410506



REGAL ERA

Regal Era is a leading developer of luxury N.A plotting communities catering to the needs of new-age residential buyers seeking a sophisticated address in sought-after locations.



JOIN THE LEGACY

"LAND IS THE ONLY THING IN THE WORLD THAT LASTS FOREVER."

The Blue Oak invites you to own not just a plot but a piece of tomorrow.
Let's build your legacy together.

STRATEGIC PARTNER ABM LANDMARK



PROJECT BY REGAL ERA



MORE THAN A LAND - A LEGACY

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