



ANAHATA
*Where Life Finds its Balance,
Designed for a Conscious Tomorrow.*



ANAHATA : THE HEART CHAKRA

Embodies balance, connection, and quiet strength.
Situating at the center of the body, it guides the way we relate to ourselves,
to others, and to the places we hold close and call home.



WELCOME TO BALANCED LIVING

Inspired by the Sanskrit word for the heart chakra, Anahata is a celebration of inner harmony and our deep connection with nature and self.

Crafted by Raintree Developers, Anahata is more than just a home - it is a mindful experience shaped by intentional design, soulful aesthetics, and conscious living. With just 12 exclusive residences, the project draws inspiration from the 12 symbolic petals of the heart chakra - each representing love, joy, and compassion. These are not just ideals but lived experiences in a home where balance isn't just found - it's built into every space.



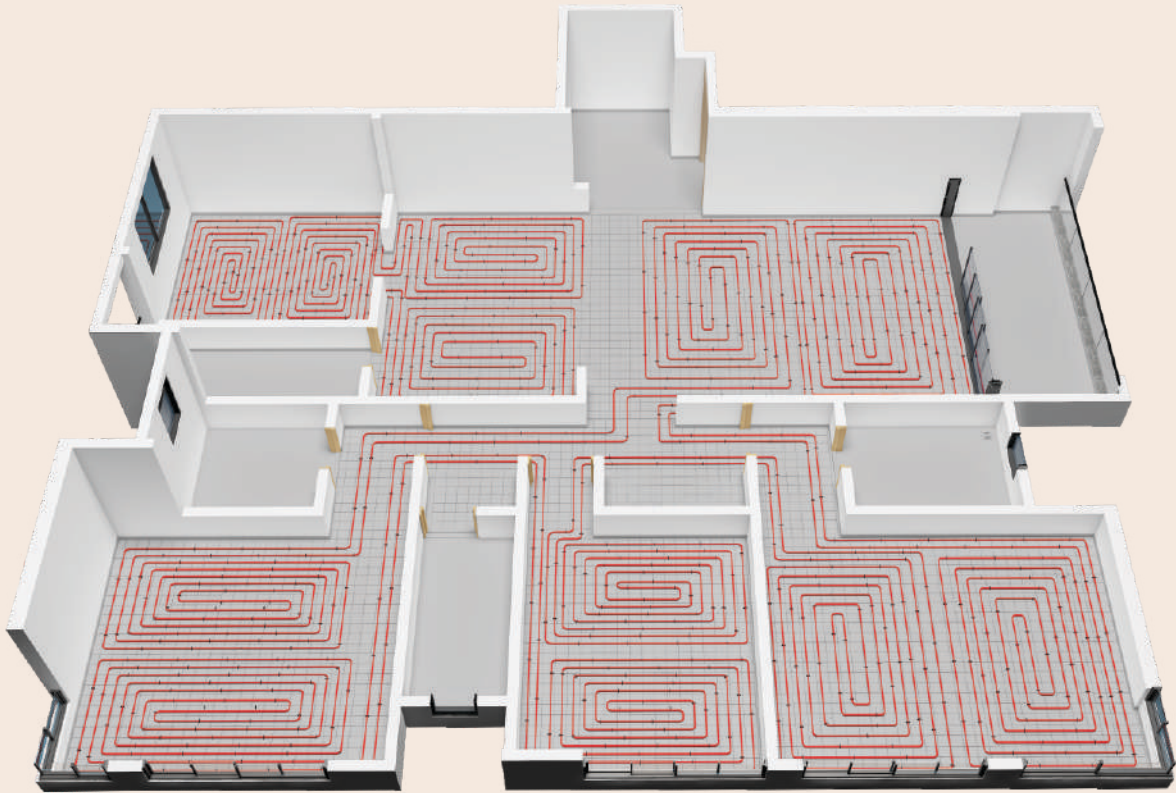
Anahata

GEO – COOLED LIVING
PUNE'S FIRST : EARTH-COOLED LIVING

At Anahata, comfort is inspired by nature not machines. About ten meters beneath the surface, the earth maintains a steady, cool temperature year-round. We've harnessed this natural phenomenon through a closed-loop geothermal system that gently circulates cool water into each home.



STAY COOL, NATURALLY.
NO MACHINES. NO NOISE.
JUST THE QUIET POWER OF THE EARTH.



First Time
IN PUNE

NATURALLY
COOLED
HOMES



This innovative system reduces energy consumption, lowers cooling costs, and offers a refreshing indoor climate that's calm, consistent, and kind to the planet. It's cooling feels naturally quiet, effortlessly sustainable, and available for the first time in Pune.



GEOTHERMAL
COOLING



NO WATER
WASTAGE



ENERGY
EFFICIENT



LOW
MAINTENANCE



ECO-CONSCIOUS
LIVING

INSPIRED BY THE HEART
WHERE BALANCE FINDS A HOME

Anahata takes its name from the heart chakra the twelve-petaled lotus that symbolizes harmony, love, and conscious living. Rooted in this ancient wisdom, Anahata is not just architecture; it's an emotion. A project where every space is designed to bring you back to your center.

Each of the twelve limited residences mirrors a petal of this symbolic lotus thoughtfully crafted to evoke serenity, balance, and purpose. From the layout to the light, from materials to the microclimate every detail flows from the heart.

3 & 4 BHK
BOUTIQUE
HOMES

MODEL COLONY



THE FACADE
TELLS THE STORY

LOTUS JALI

Tiles in earthy terracotta not only cool the structure naturally but reflect warmth, grounding, and sustainability.

Greenery seamlessly integrated into the facade softens the edges, purifies the air, and infuses life into the built form.



FRONT DAY VIEW | ARTISTIC VISUALIZATION

ELEVATED LIVING. GROUNDED IN THOUGHT. WHERE DESIGN, LIFESTYLE & SPACE COMES TOGETHER

Bathed in daylight, Anahata's architecture comes alive where contemporary lines, earthy terracotta, and lush greenery blend in serene harmony.

But the beauty goes beyond what you see. Unlike typical developments, Anahata offers zero parking on the ground level every vehicle finds its place below the surface. What you get instead is a breathing ground floor free of clutter, noise, and concrete designed for life, leisure, and natural connection.



MAIN ENTRANCE LOBBY | ARTISTIC VISUALIZATION

ANAHATA & NATURE – IN THE HEART OF IT ALL
WHERE URBAN CONVENIENCE MEETS NATURAL CALM

Tucked away in the green, quiet lanes of Model Colony, Anahata offers a rare blend of city access and natural serenity.

Just minutes from SB Road, University Circle, and Deccan, yet surrounded by mature trees and open skies, it places you at the heart of everything, without the chaos. With effortless connectivity to business hubs, top schools, hospitals, and leisure, Anahata allows you to live in rhythm with nature while staying connected to urban life. It's more than a location - it's a lifestyle rooted in balance.



MAIN ENTRANCE VIEW | ARTISTIC VISUALIZATION



BIRD EYE VIEW | ARTISTIC VISUALIZATION

SPACES THAT NURTURE
YOUR EVERY EMOTION

True luxury isn't about excess it's about harmony. At Anahata, every amenity space is designed to align with your inner rhythm whether you seek stillness, celebration, energy, or joy. These thoughtfully curated spaces aren't just functional; they're emotional. They invite you to slow down, reconnect, and live with intention.



FRONT VIEW | ARTISTIC VISUALIZATION

Spaces designed for
bonding and togetherness



COMMUNITY
SPACE

Wellness-focused features
to energize your day



BALANCE
SPACE

Corners for creativity, play,
and mindful fun

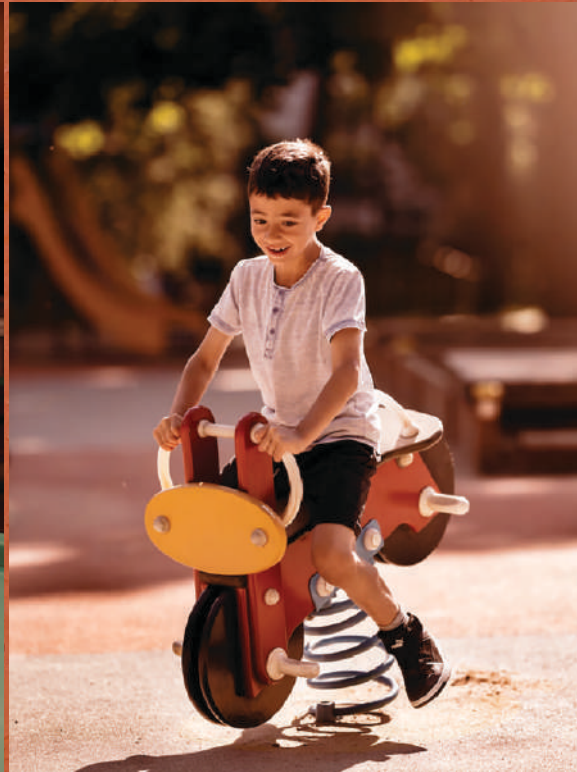


LEISURE
SPACE

For silence, stillness, and
soulful reflection



SERENE
SPACE





INDOOR GAMES | ARTISTIC VISUALIZATION



KID'S PLAY AREA | ARTISTIC VISUALIZATION



ENTRY PATH WAY | ARTISTIC VISUALIZATION

LEISURE SPACE

Celebrate play, movement, and moments that matter.

- Multipurpose Lawn
- Kids' Play Area
- Indoor Gaming Space

SERENE SPACE

Let nature slow you down and silence speak.

- Nature Walkway
- Seating Alcove

GROUND FLOOR AMENITIES

The Ground Floor at Anahata is thoughtfully designed to reflect the dual nature of life movement and stillness, play and pause. Two distinct yet harmonious spaces come together to create a lifestyle of emotional balance and mindful experiences.



LAWN & SITTING | ARTISTIC VISUALIZATION

TERRACE AMENITIES

Rising above the everyday, the terrace at Anahata is your space to breathe, balance, and belong. With two thoughtfully curated spaces one for wellness, one for celebration it's a sanctuary where stillness and joy meet under open skies.



TERRACE AMINITIES VIEW | ARTISTIC VISUALIZATION



YOGA & MEDITATION | ARTISTIC VISUALIZATION



GYM | ARTISTIC VISUALIZATION



ENTRY TERRACE PATHWAY | ARTISTIC VISUALIZATION

BALANCE SPACE

Where wellness breathes and balance begins.



Yoga & Meditation Deck



Pebble Bed & Reflexology Path



Gym Area

LEISURE SPACE

Celebrate life, laughter, and long conversations.



Leisure Lawn



Pavilion Seating



Lounge Area

CRAFTED FOR THE WAY YOU LIVE
BALANCED LAYOUTS. BEAUTIFUL LIVES.

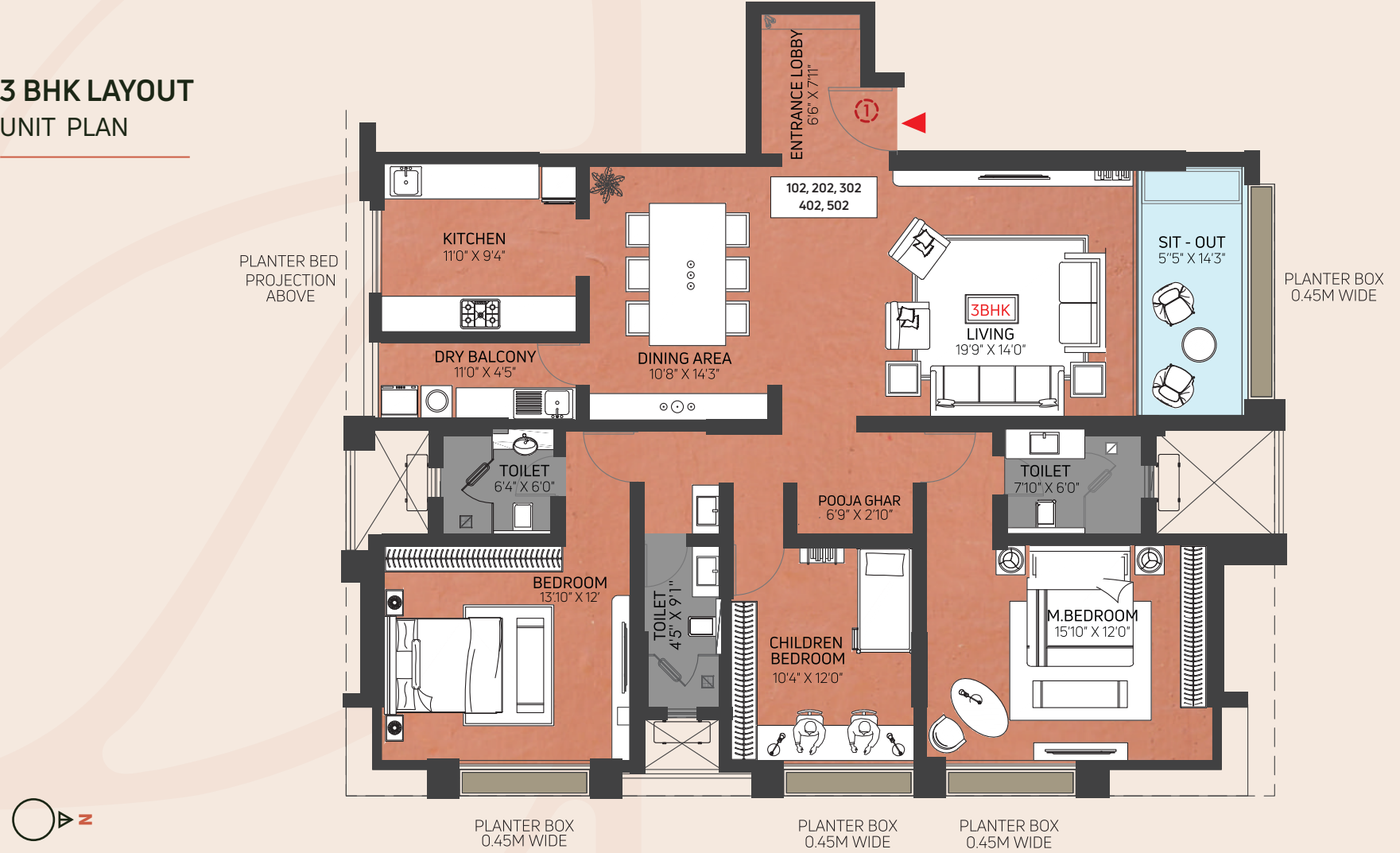
3 BHK CUT SECTION

THREE BEDROOMS, ONE CURATED LIFESTYLE



- A** LIVING ROOM
- B** KITCHEN
- C** DINING AREA
- D** DRY BALCONY
- E** ENTRANCE LOBBY
- F** M BEDROOM
- G** BEDROOM
- H** KID'S BEDROOM
- I** SIT-OUT
- J** M TOILET 1
- K** M TOILET 2
- L** TOILET 3
- M** POOJA GHAR

3 BHK LAYOUT
UNIT PLAN



AREA STATEMENT 1ST TO 5TH FLOOR						
TYPE	FLAT NOS		RERA CARPET			
			CARPET	SITOUT	DRY BALCONY	TOTAL
3 BHK	102, 202, 302, 402, 502.	SQ. MT	131.80	7.05	4.52	143.37
		SQ. FT	1419	76	49	1543

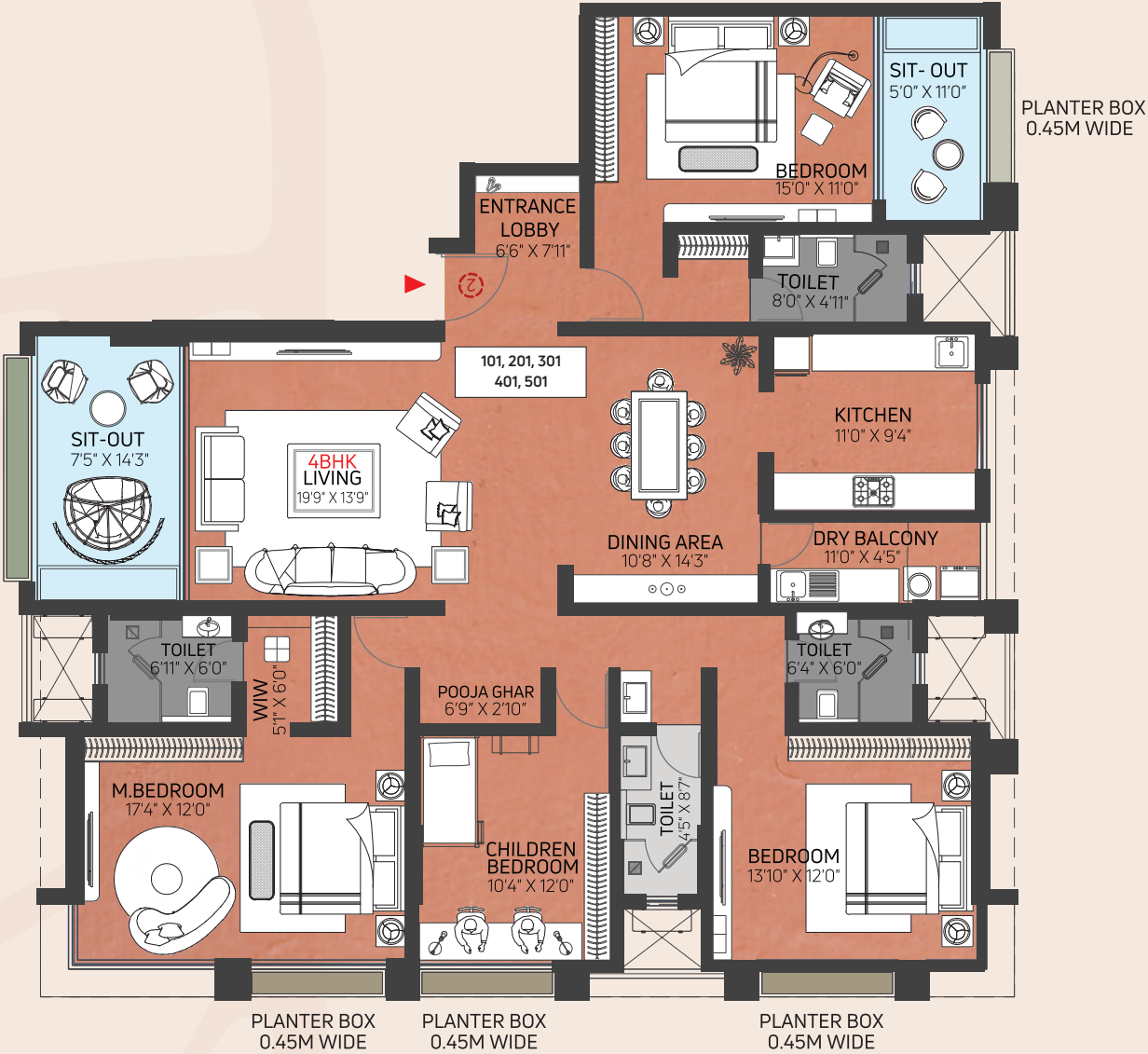
4 BHK CUT SECTION
FOUR BEDROOMS ONE HARMONIOUS WHOLE



4 BHK LAYOUT
UNIT PLAN



PLANTER BOX
0.45M WIDE



PLANTER BOX
0.45M WIDE

PLANTER BOX
0.45M WIDE

PLANTER BOX
0.45M WIDE

PLANTER BOX
0.45M WIDE

AREA STATEMENT 1ST TO 5TH FLOOR

TYPE	FLAT NOS		RERA CARPET			
			CARPET	SITOUT	DRY BALCONY	TOTAL
4 BHK	101, 201, 301, 401, 501.	SQ. MT	161.03	14.84	4.52	180.39
		SQ. FT	1733	160	49	1942

ELEGANCE IN EVERY ASPECT

WHERE EVERY DETAIL REFLECTS THOUGHTFUL CRAFTSMANSHIP

At Anahata, luxury is not just seen — it's experienced in every finish, fixture, and functional element. From floor to ceiling, every material is handpicked to ensure beauty, durability, and comfort in everyday living.

Walls

- ❑ AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls Plastic emulsion for all internal walls.

Ceiling

- ❑ RCC Slab with POP/Gypsum finishes for Ceiling with Plastic
- ❑ Emulsion Paint

Flooring

- ❑ 1800×1200 mm Glazed vitrified tiles in all rooms.
- ❑ Anti-skid flooring in all the other sit-outs and dry balcony.

Electrification & Power Backup

- ❑ 4 light points, 1 fan point, 2-5 Amp plug points in Each Room.
- ❑ Cable/Wiring
- ❑ Switches

Windows

- ❑ Aluminium / UPVC windows with Mosquito nets

Doors

- ❑ Plywood door frames with laminate finish door shutters for all internal doors
- ❑ Main door and Safety door to be Veneer, Brass fittings & Night Latch
- ❑ Granite Door frames for toilets.

Bedroom

- ❑ Television and Telephone Point in Bedroom
- ❑ 15 Amp Point for Air Conditioner in all bedrooms

Kitchen & Dry Balcony

- ❑ Granite/Double charged Vitrified Kitchen platform with Dado up to 2ft and SS Sink.
- ❑ Two 15 Amp Point for Refrigerator, Mixer/Microwave & induction in Kitchen.
- ❑ One 15 Amp Point for Washing Machine in Dry Balcony.

Toilets

- ❑ 600 x 1200mm Dado Tiles in all Toilets
- ❑ Single lever bath fittings in toilets
- ❑ Exhaust fan in toilets.



NIGHT VIEW | ARTISTIC VISUALIZATION

LOCATION
THAT BALANCES IT ALL
BOUTIQUE LIVING
AT MODEL COLONY, PUNE

Nestled in the green, quiet heart of Model Colony, Anahata offers you the rare luxury of calm right in the center of the city. Whether it's work, wellness, learning, or leisure everything you need is just around the corner.



JW Marriot
1.1 km
Butter Brews
450 m
Swig
550 m



Ratna Memorial
1.4 km
Hardikar
2.3 km
Sancheti
2.5 km



Symbiosis
1.6 km
Pune University
1.7 km
Fergusson
1.8 km
C.O.E.P
2.8 km



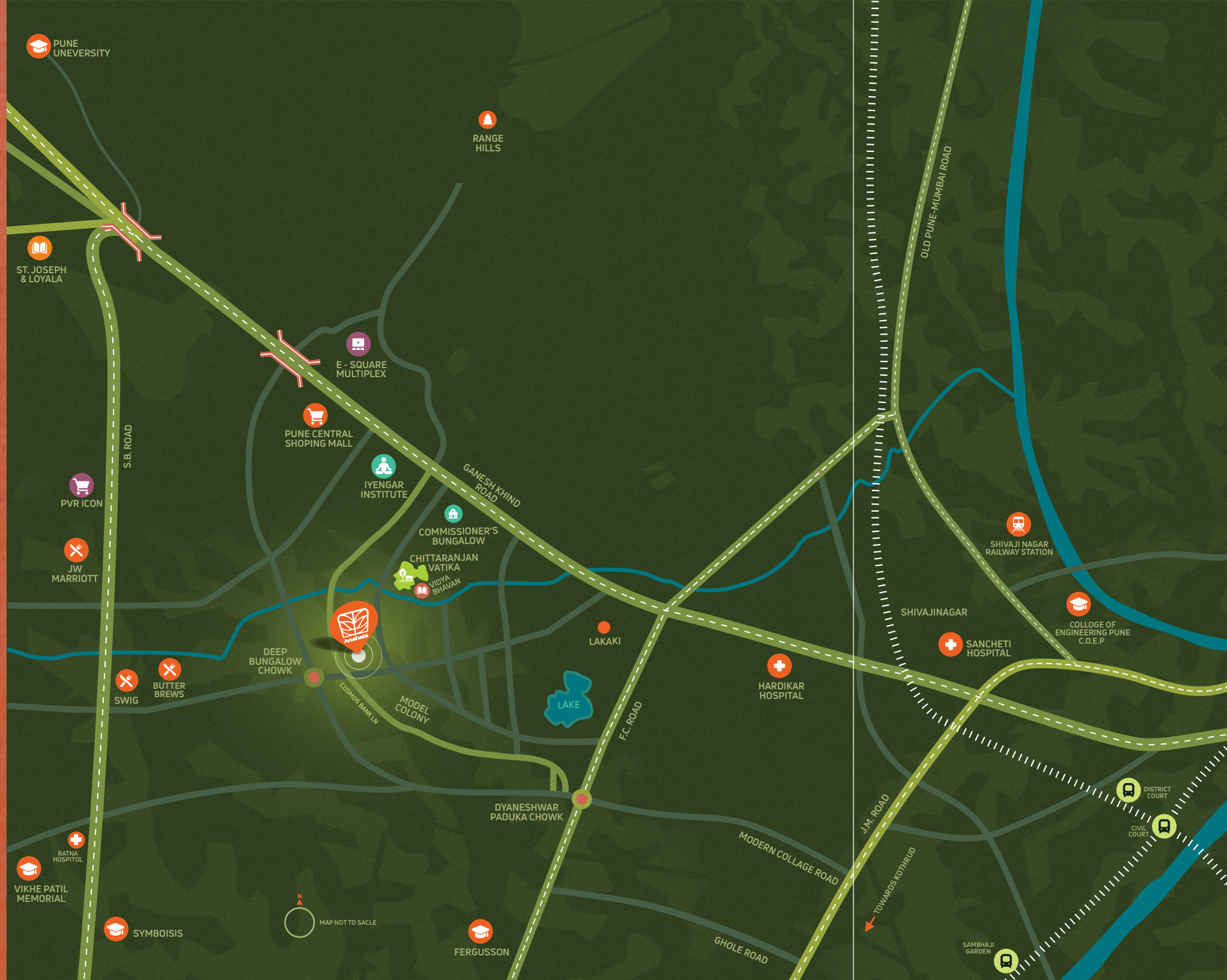
Vidya Bhavan
550 m
Vikhe Patil Memorial
2 km
St. Joseph and Loyola
2.8 km
Symbiosis
8.3 m



Chittaranjan Vatika
500 m
Firodia Park
1 km



PVR ICON
1.3 km



Raintree Developers is led by a passionate team of engineers and interior designers with over two decades of experience in project management, interiors, and MEP services for landmark developments across the city.

With a commitment to innovation, meticulous planning, and transparent dealings, they deliver quality-driven, timely, and sustainable spaces that exceed expectations. The name Raintree reflects their ethos Rain for change and prosperity, Tree for growth and sustainability. Together, it symbolizes their promise: homes built with heart, purpose, and lasting value.



CREDITS

Principle Architect	:	Raviraj Gosavi Architects	MEP Consultants	:	S.N. Joshi Consultants Pvt. Ltd.
Structural Consultants	:	Sunil Mutalik & Associates	Legal Advisor	:	Adv Ravindra Joshi
Façade Consultants	:	TRIDA Architects	Design Consultant	:	Curious Design Pvt. Ltd.
Landscape Design	:	Curious Design Pvt. Ltd.	Financed By	:	The Cosmos Co-op Bank Ltd.

M : +91-84007-00717 STEP IN, SAY HELLO

E : sales@rain-tree.in

W : www.rain-tree.in

Visit our Anahata Experience Center at Deep Bangla
Chowk, Model Colony, Pune - 4110 16.



**SITE
LOCATION**



**MAHA RERA NO
P52100080734**



WEBSITE

Note : This Brochure is purely conceptual and not a legal offering, nor will be a part of the agreement. Number of units and Floors may be revised. Developers reserve the right to amend layouts, plans, elevation, colour scheme, specifications, amenities, etc. Terms & Condition Apply.