

AMARJA HILLS

PAWNA DAM, LONAVALA.

BE A PART OF THE LARGEST
farmhouse
PROJECT IN
Lonavala

PMRDA SANCTION LAYOUT

SOUVENIRS
FROM NATURE

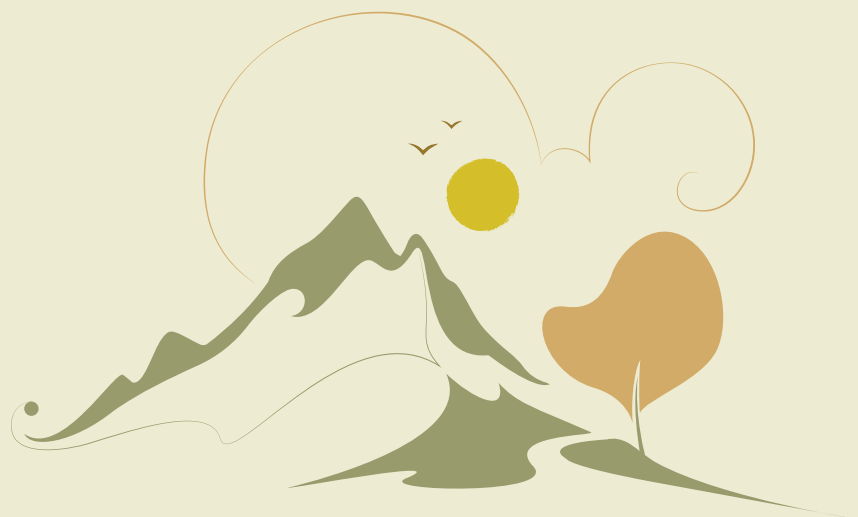
ACTUAL PICTURE



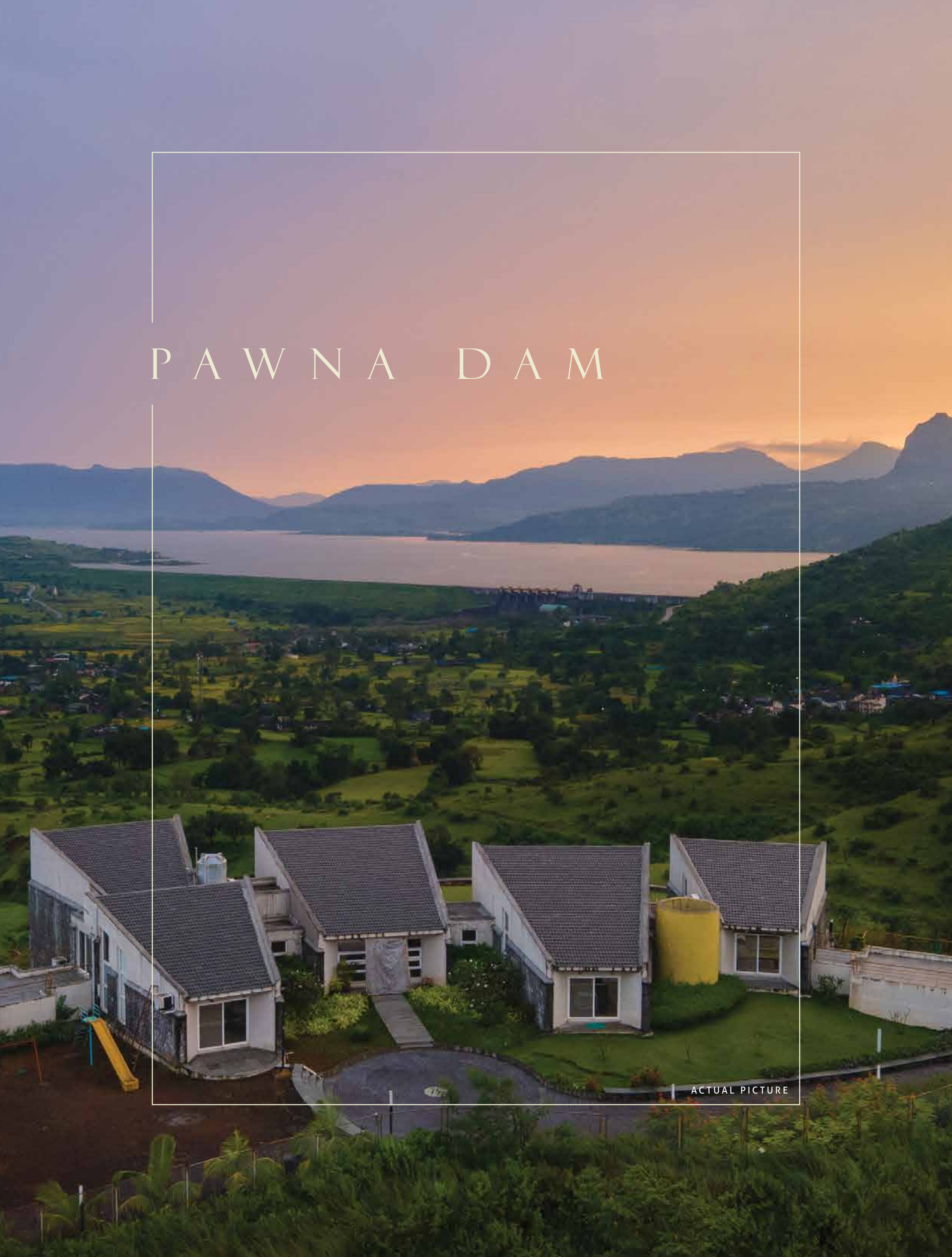
Ever given a thought on how much Mother Nature has bequeathed upon us? The delightful stories shared by blooming flowers with the sky or the quiet yet cheerful dew drops sliding on the face of the tender leaves. The gleaming sunlight getting cozy and being

S E R E N I T Y

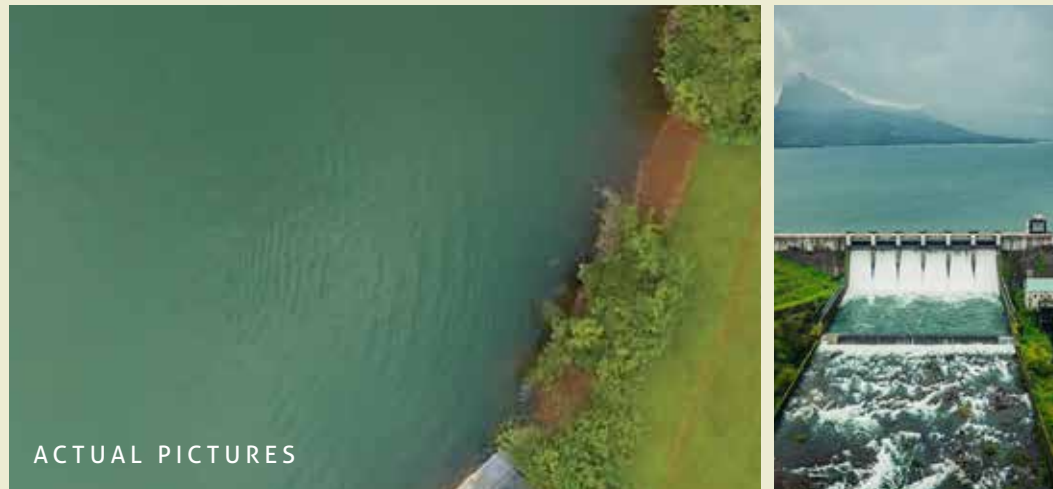
welcomed by the benevolent forests. Even though we continue to destroy and deplete it, nature always bestows its kindness upon us. Take a moment to praise and thank Mother Nature for her generosity and preserve her momentous souvenirs.



PAWNA DAM



ACTUAL PICTURE

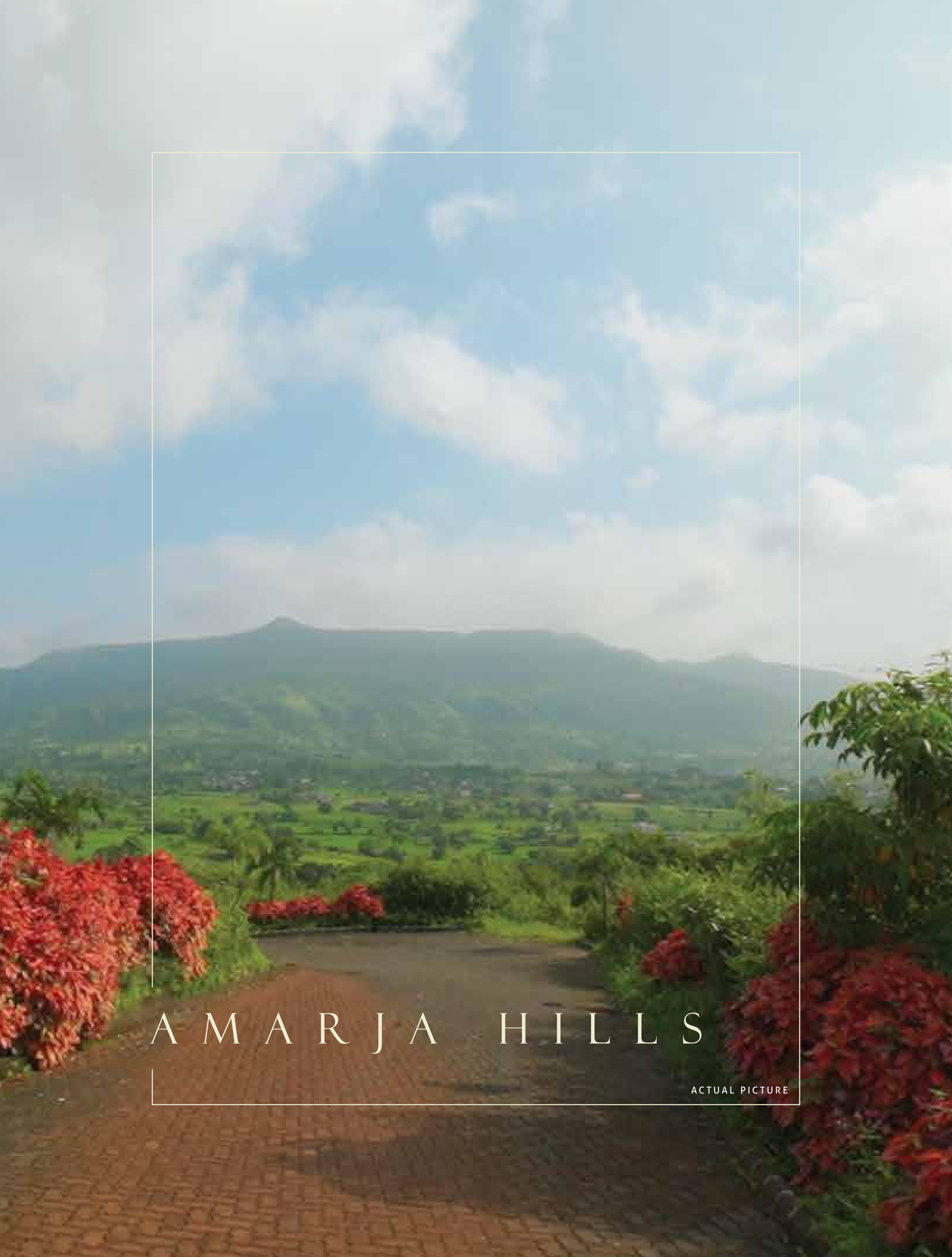


Feel exhilarated as you lay your eyes upon the mighty Pawna Dam when you wake up. This view along with the beautiful Sahyadri mountain ranges are a blessing for those who would reside at

M A J E S T I C

Amarja Hills. It is indeed a beautiful sight for the eyes. Historical places such as Karla Caves, Lohagad Fort and the Tikona Fort are also nearby.





A M A R J A H I L L S

ACTUAL PICTURE



Live a picture-perfect life at Amarja Hills, a project by Nanak Properties which is located amidst the green carpeted mountains of Lonavala. With plots of sizes varying from 1/2, 1, 2 and 3 acres, beautiful Wooden Chalets, Wooden Log Houses and

H A R M O N I O U S

Concrete Bungalows, they are designed according to your preference. A vast stretch of scenic garden with an enchanting view of Pawna Dam and the beautiful Sahyadri mountain ranges is a bonus.





GREEN PARADISE

ACTUAL PICTURE



ACTUAL PICTURE

The Amarja Hills project is spread over 350 acres of land, 60 acres of which consists of Log Houses, Chalets and Villas that have been made available to the buyers. Amarja Hills gives you a fine opportunity to build your dream home amidst the breathtaking mountains and by the spectacular Pawna Dam. Buy your own plot

ENCHANTING

at Amarja Hills, and we can build you a customized home as per your wishes and requirements. Wake up to see the charming mornings and spend the whole day with the fascinating nature. These available plots are also a good investment for your future.



An aerial photograph of a resort complex situated on a lush green hillside. The resort features several large, multi-story buildings with red-tiled roofs and white walls, surrounded by dense tropical vegetation. In the foreground, a well-maintained golf course is visible. The background shows a vast, calm lake or bay, with distant mountains rising on the horizon under a clear sky. The entire scene is framed by a thin white border.

THE NEIGHBOURHOOD

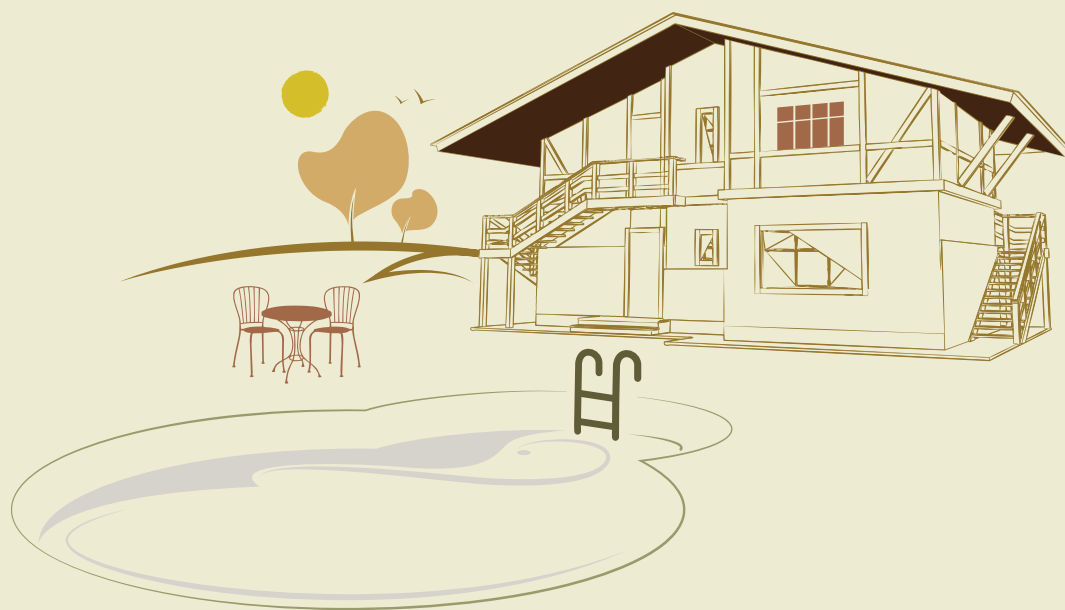
ACTUAL PICTURE

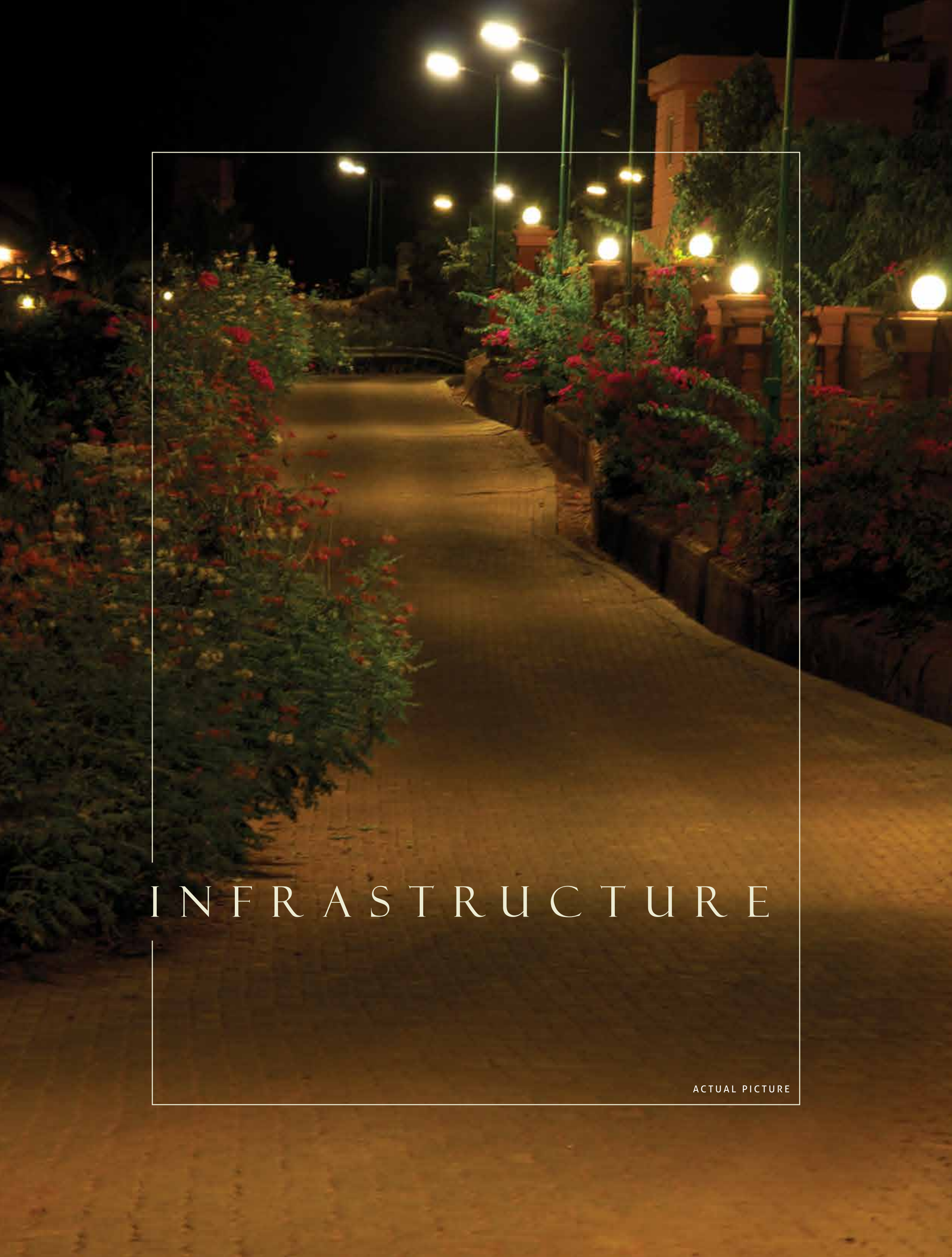


Amarja offers you spectacular homes by the ravishing mountains and the breathtaking beauty of nature. In cities when you open your windows, you see nothing but buildings and skyscrapers blocking the picturesque mornings. Here at Amarja, there are no tall buildings or skyscrapers to refrain you from the beautiful mornings, and you

H E A V E N L Y

get an unrestricted view of nature from your home. The area is well developed with proper paver block roads and other amenities. For other necessities, there is Pawna Nagar just 1/2 a km away, where you have the market, garage, and hospitals for emergencies.





INFRASTRUCTURE

ACTUAL PICTURE



FLOURISHING

Apart from its spectacular view and location, Amarja Hills has sturdy infrastructure and facilities. The roads are well-built and beautifully constructed with paver blocks. For the clear path at night, we have installed bright lights all the way. It also adds to the beauty of the surrounding nature. With 24/7 electricity and water supply, easily accessible roads, and fence boundary throughout the complex, your convenience is better ensured at Amarja Hills.



24/7 WATER



PAVER BLOCK ROADS



24/7 ELECTRICITY



FENCE BOUNDARY

WOODEN LOG HOUSES



ACTUAL PICTURE



E L E G A N T

Beautiful and elegant Wooden Log houses constructed using Russian Pinewood, reflects the lifestyle you have.



4 BHK Wooden Log House built on 60,000 sq.ft. of land.

PORTUGUESE STYLE

ACTUAL PICTURE



E X O T I C

Portuguese-themed spacious abode crafted keeping in mind your taste for exotic luxuries.



6 BHK Portuguese villa measuring 5000 sq. ft.
with a private garden and a swimming pool.

WOODEN CHALETs

ACTUAL PICTURE



M A G N I F I C E N T

Simplicity in the form of a house, constructed from pure pine wood,
ensures the durability of your home.

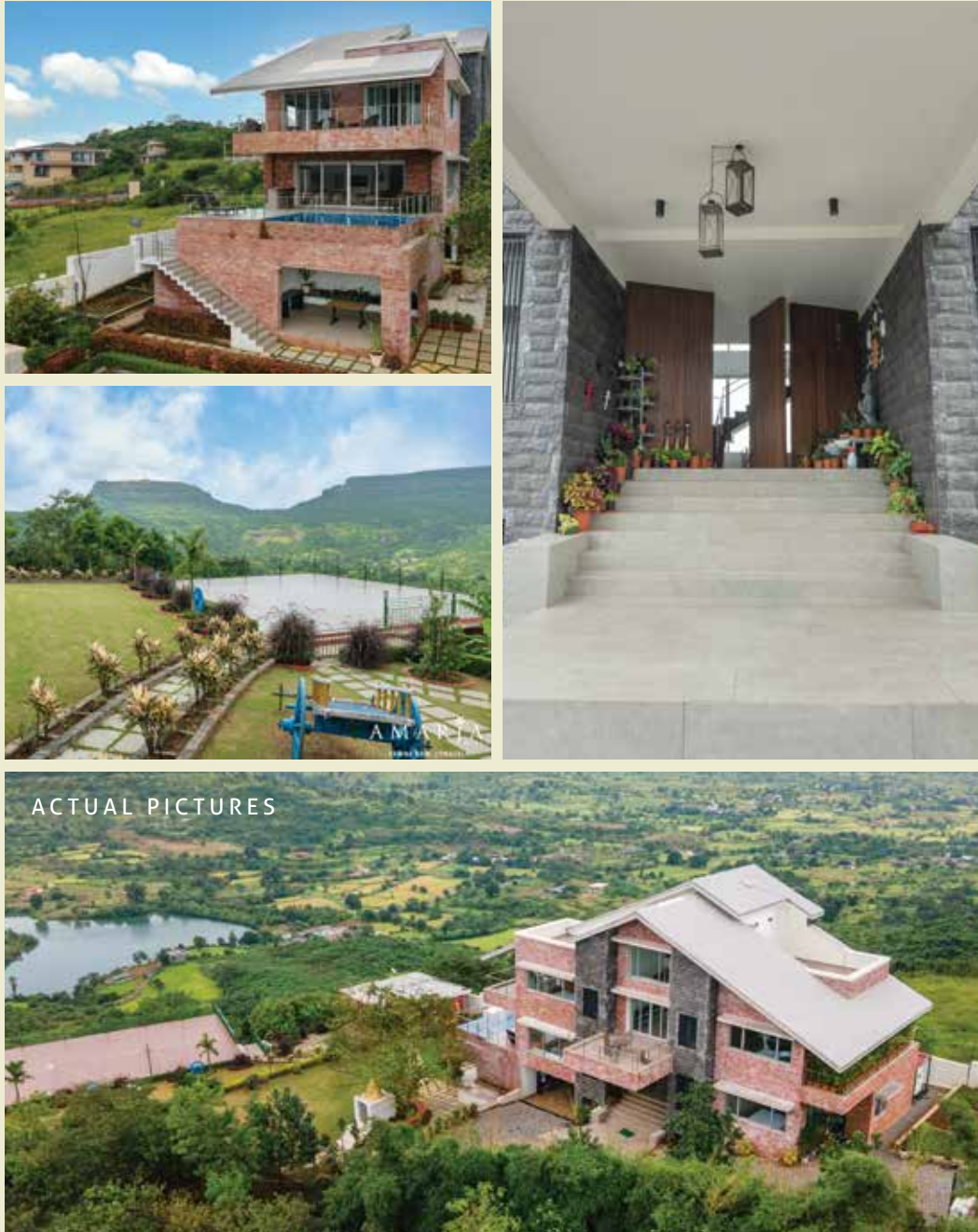


3 BHK Wooden Chalet built on 22,000 sq.ft. of land.

CLASSIC VILLAS



ACTUAL PICTURE



T I M E L E S S

Your legacy will stand the test of time in this masterpiece of a villa
made to last generations.



5 BHK Concrete villa measuring 5000 sq. ft. with
a private garden and a swimming pool.

WOODEN MANSIONS



ACTUAL PICTURE



ACTUAL PICTURES

ALLURING

A wooden house feels more homely, keeps warm in winter, cool in summer and cheerful all round the year.

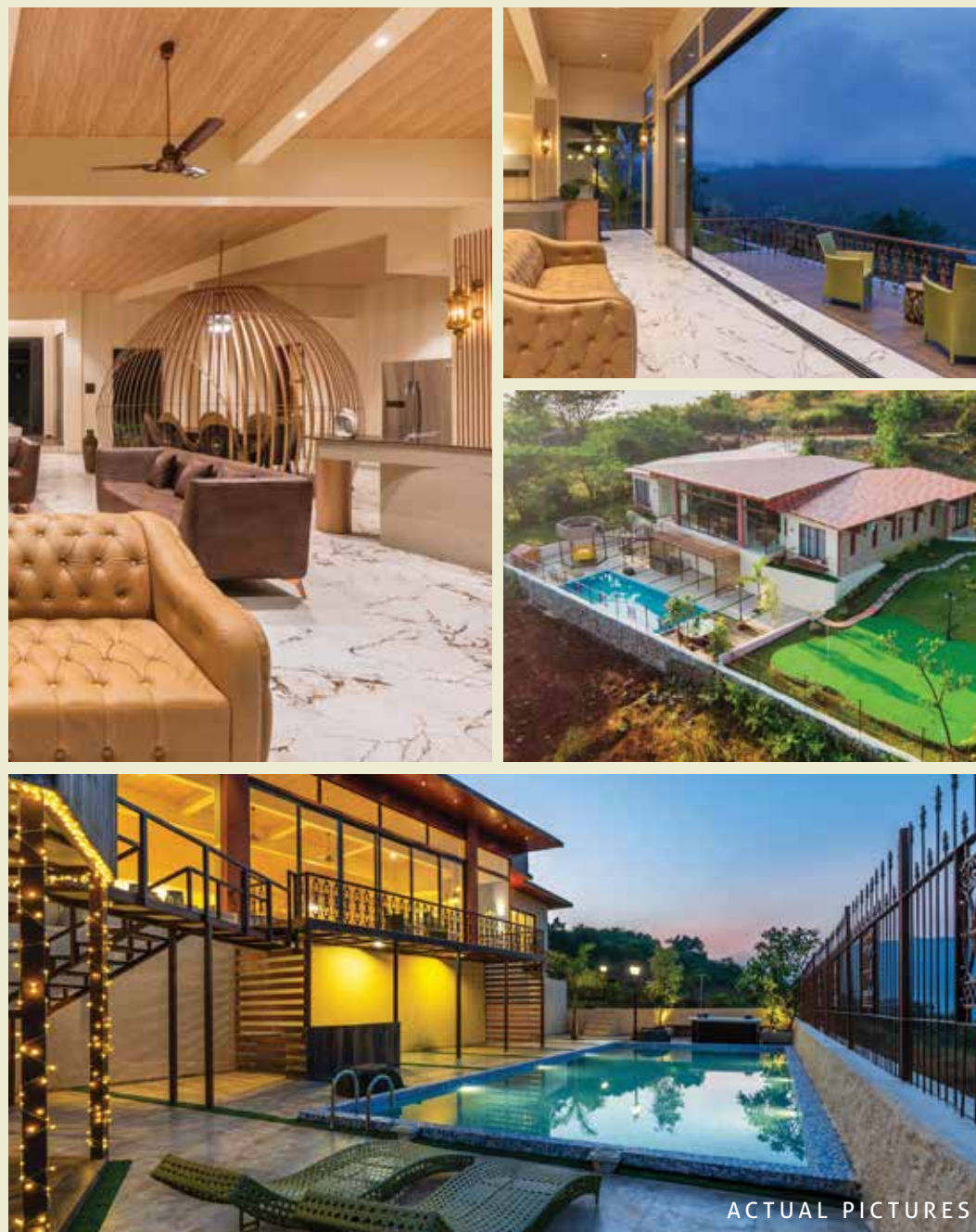


4 BHK wooden mansion measuring 3500 sq. ft. with a private garden.

CONTEMPORARY VILLAS



ACTUAL PICTURE



E X Q U I S I T E

Live in a magnificent villa which defines modern living with all the up-to-date amenities perfect for you and your family.



4 BHK Contemporary villa measuring 4000 sq. ft.
with a private garden and a swimming pool.



RENTAL VILLAS

ACTUAL PICTURE



L U X U R Y

To understand the true beauty of living amidst nature, Amarja offers a 2 day stay at its magnificent Villas. This unique opportunity is made available to both buyers and non-buyers for them to experience the luxurious life that Amarja offers. Plan your stay at one of our Villas and experience the blessing of nature in abundance.



AMARJA WOODS

ACTUAL PICTURE



ACTUAL PICTURES



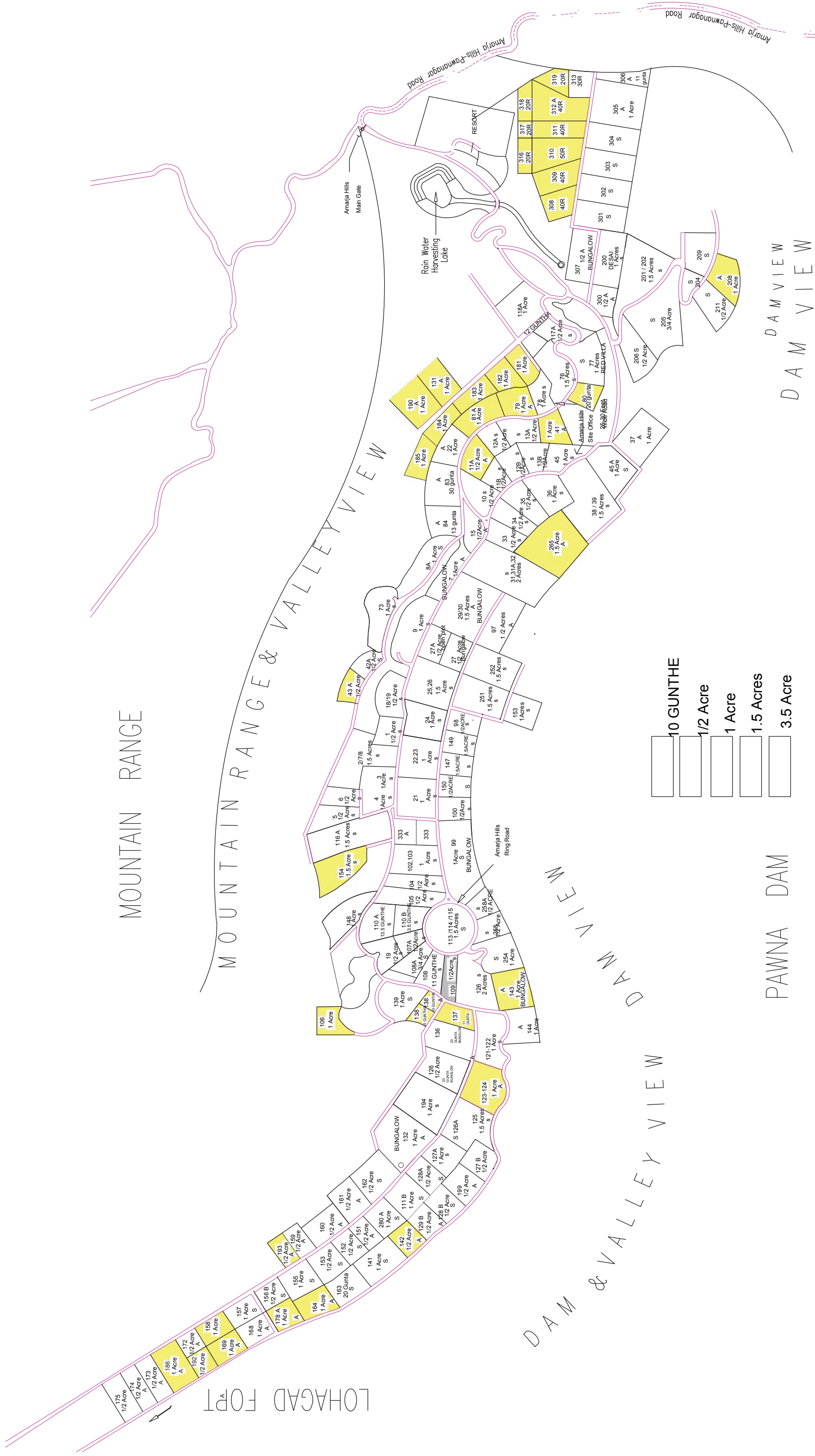
CUSTOMIZED WOODEN VILLAS

What good is a house that has no room for imagination? At Amarja Hills, you can customize one just the way you've pictured it all your life. Rest assured, we vow to turn every tiny detail into a happy reality. With a wooden house here, you will live a life as it was always meant to be – in perfect harmony with nature.

PROJECT LAYOUT



ACTUAL PICTURE



AMARJA LAYOUT

LAYOUT PLAN

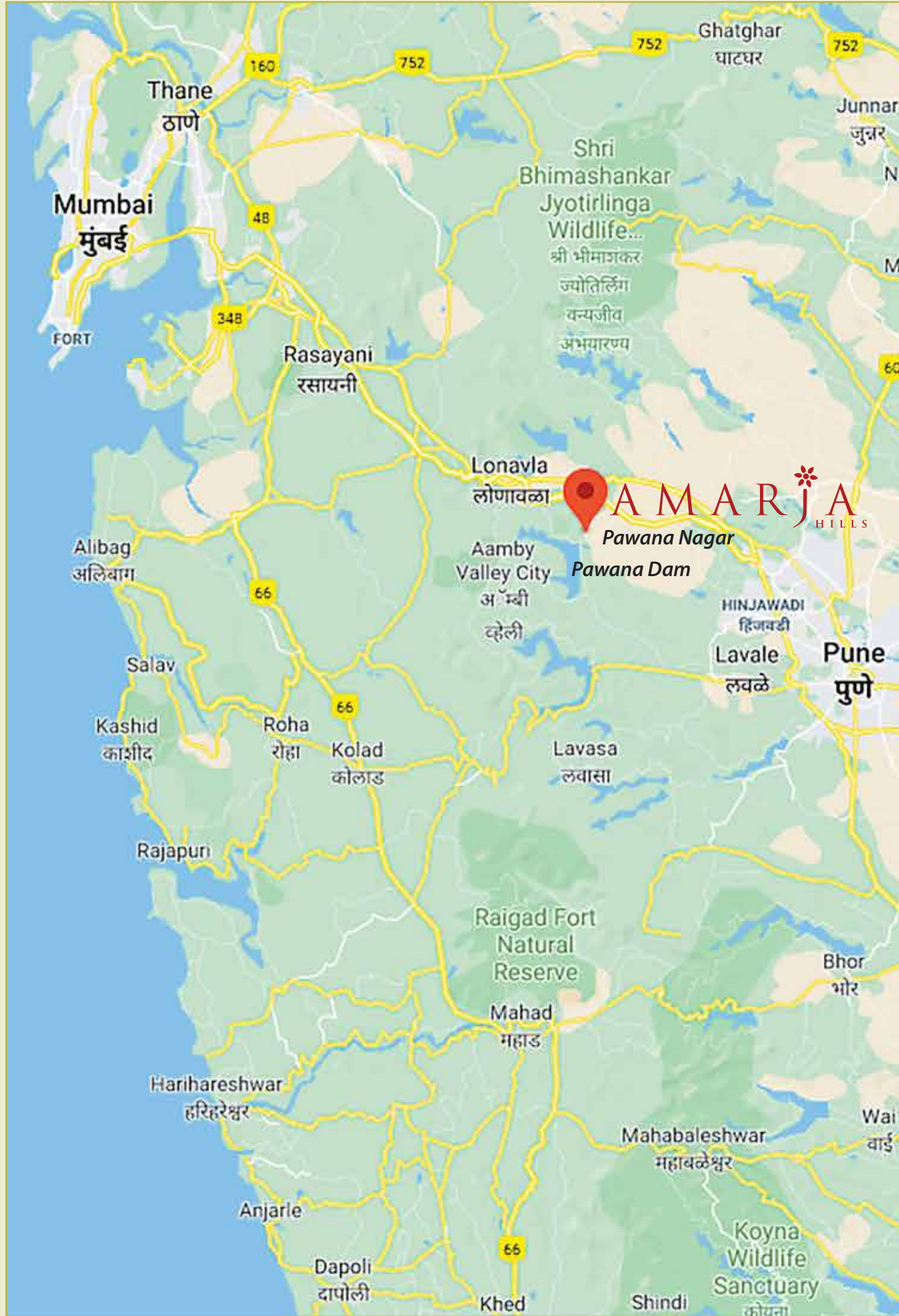
Amarja Hills/Pawna Nagar Mahagaon/

 Near Pawna Dam Lonavala Tal - Maval, Dist - Pune 00076

An aerial photograph of a hillside resort during sunset. The sky is filled with vibrant orange and pink clouds, with the sun low on the horizon. The hillside is covered in lush green vegetation. Several buildings with red and white roofs are scattered across the slope. A dirt road winds through the landscape. In the background, a body of water is visible under the colorful sky.

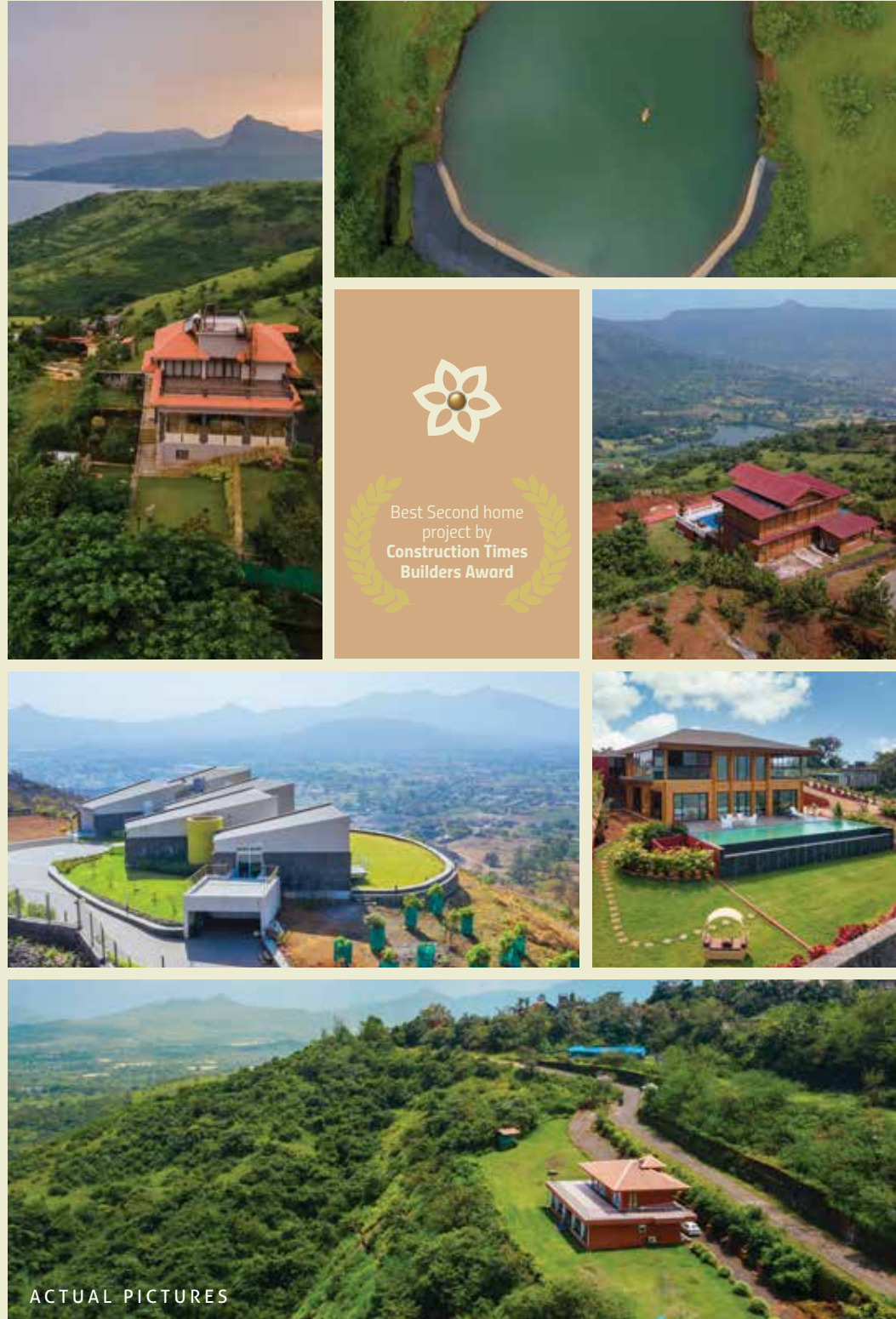
LOCATION MAP

ACTUAL PICTURE

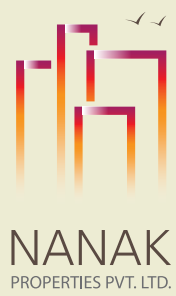




ACTUAL PICTURES



T H A N K Y O U



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CORPORATE OFFICE: 101/A-Wing, SNEHA APT., OPP. ICICI BANK,
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AMARJA
HILLS

PAWNA DAM, LONAVALA.