



TREASURE TROVES
BY SIDDHASHILA

Wakad's
SIGNATURE LIFESTYLE



At **Siddhashila Treasure Troves**, our core concept and ideology are built around four key pillars of Livability: lowered density, quality and quantity of facilities, a holistic planning approach, and inclusivity. Inclusivity is at the heart of our project, fostering a diverse and welcoming atmosphere for all.

Siddhashila Treasure Troves is more than just a project; it's a testament to superior living standards, setting a new benchmark for livability in West Pune.

PILLARS OF LIVABILITY



Lowered
Density



Holistic Planning
Approach



Inclusivity



Quality Craftsmanship
& Ample Facilities



CURRENT SCENARIO IN WEST PUNE

The Density & Affordability Problem

We at Siddhashila understand the impact of current trends due to the implementation of UDCPR (Unified Development Control and Promotion Regulations) and the skyrocketing growth of West Pune.

Key Events in West Pune

Implementation of UDCPR in 2020

Rise in TDR Costs

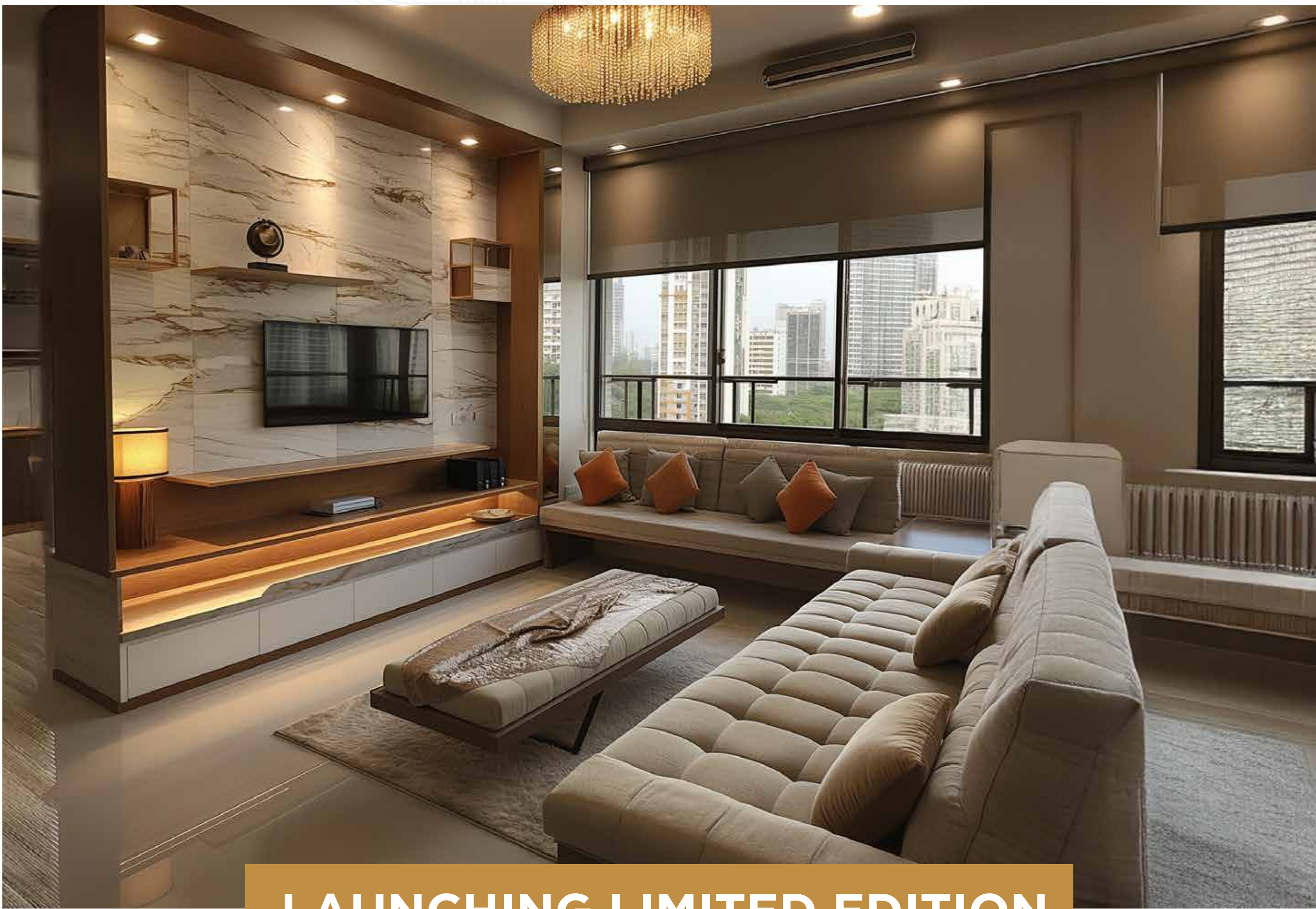
Rise in Construction & Material Costs in 2021

Rise in Reckoner Rates

This has led to...

1. Massive increase in prices
2. Increase in residential density
3. Decrease in amenity & open spaces
4. Lowered privacy
5. Reduction in supply of affordable residences





LAUNCHING LIMITED EDITION

1 RHK Suites with 2 baths from ₹ 59.9 L

(All Incl.)

Limited to just **40 Elite Residences**

Siddhashila stands for thoughtful approach & intelligent designs. We understand the current housing trends and how it has impacted the homebuying process.

PERFECTLY CURATED FOR

1

DINK
(Dual Income
No Kids Couples)

2

Retirees & Senior Citizens
looking for a complete
residential haven

3

Investors looking
for a safe &
reliable investment

4

Young IT &
Tech Professionals

Experience West Pune's

MOST PREMIUM 1 RHK RESIDENCES



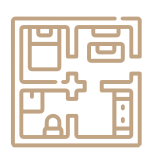
Ample Living & Dining Space



Spacious Balcony with 3 Track Aluminum sliding windows



Master Bathroom & Common Bath



Ultra-Premium Specs equivalent to 2 & 3 RHK Residences



Dedicated Entry Lobby ensuring privacy

1 RHK Residents will experience

West Pune's Most Livable Project



Step into Treasure Troves, West Pune's masterpiece of luxury. Nestled in central Wakad, our 1 RHK residences enchant with ultra-premium specs and 50+ world-class amenities. Delight in Pune's one of a kind amenity pods and an acre of interconnected rooftop splendor. Just 2 minutes from Phoenix Mall of the Millennium, this is the ultimate canvas of opulence and convenience.



**3.5 Acre Project with
2.5+ Acres of Amenity Space**



**Pune's First of its
kind Amenity Pods**



**50+ Exclusive
Indulgences**



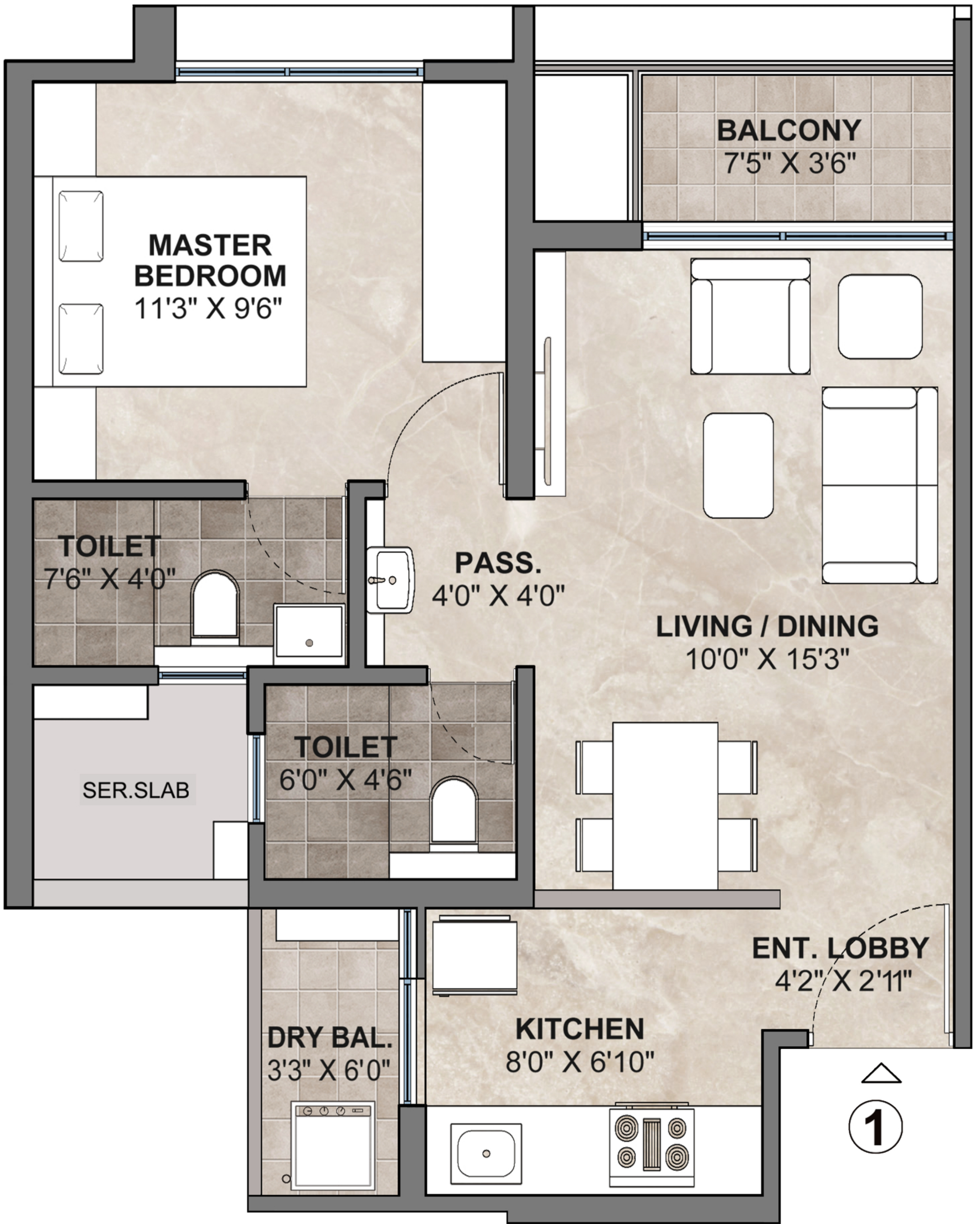
**Over an acre of Connected
Rooftop Amenities**



**Minutes away from Phoenix
Mall of the Millenium**



1 RHK - 481 sq.ft.



-----12 M WIDE INTERNAL ROAD-----

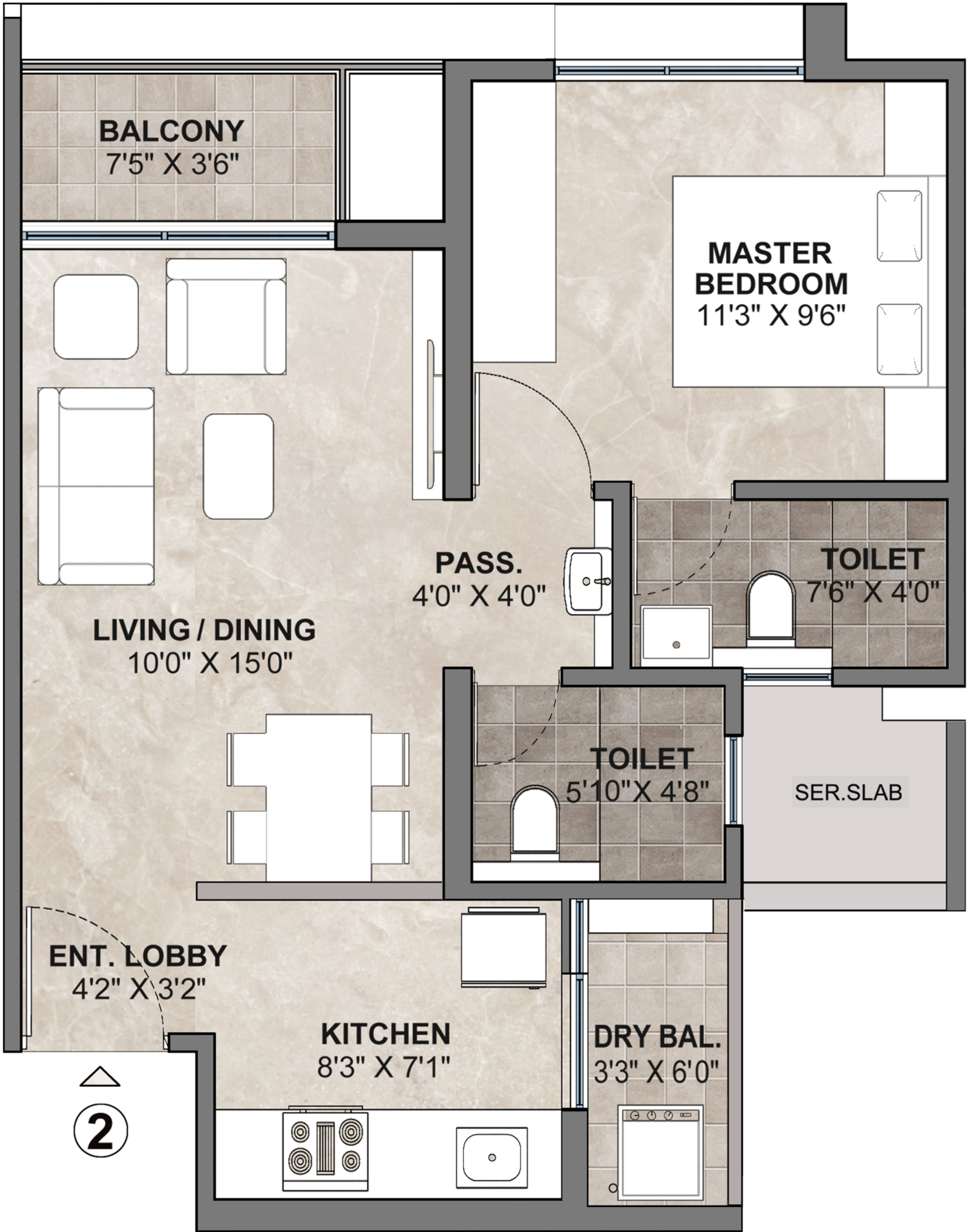


EMERALD

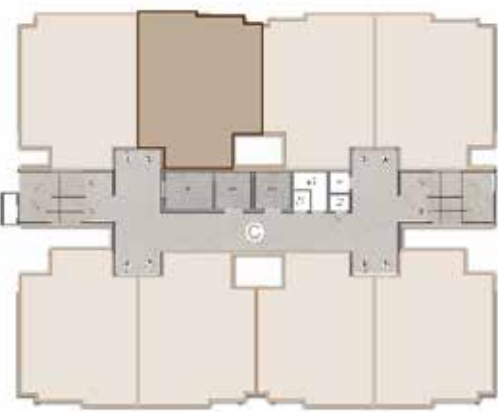
BUILDING	FLAT NOS.	FLAT TYPE	RERA CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	DRY BALCONY (SQ.FT)	USABLE RERA CARPET AREA (SQ.FT)
			A	B	C	D = (A+B+C)
EMERALD	01,04,05,08	1 RHK	435	26	20	481



1 RHK - 484 sq.ft.

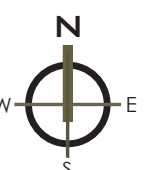


-----12 M WIDE INTERNAL ROAD-----



EMERALD

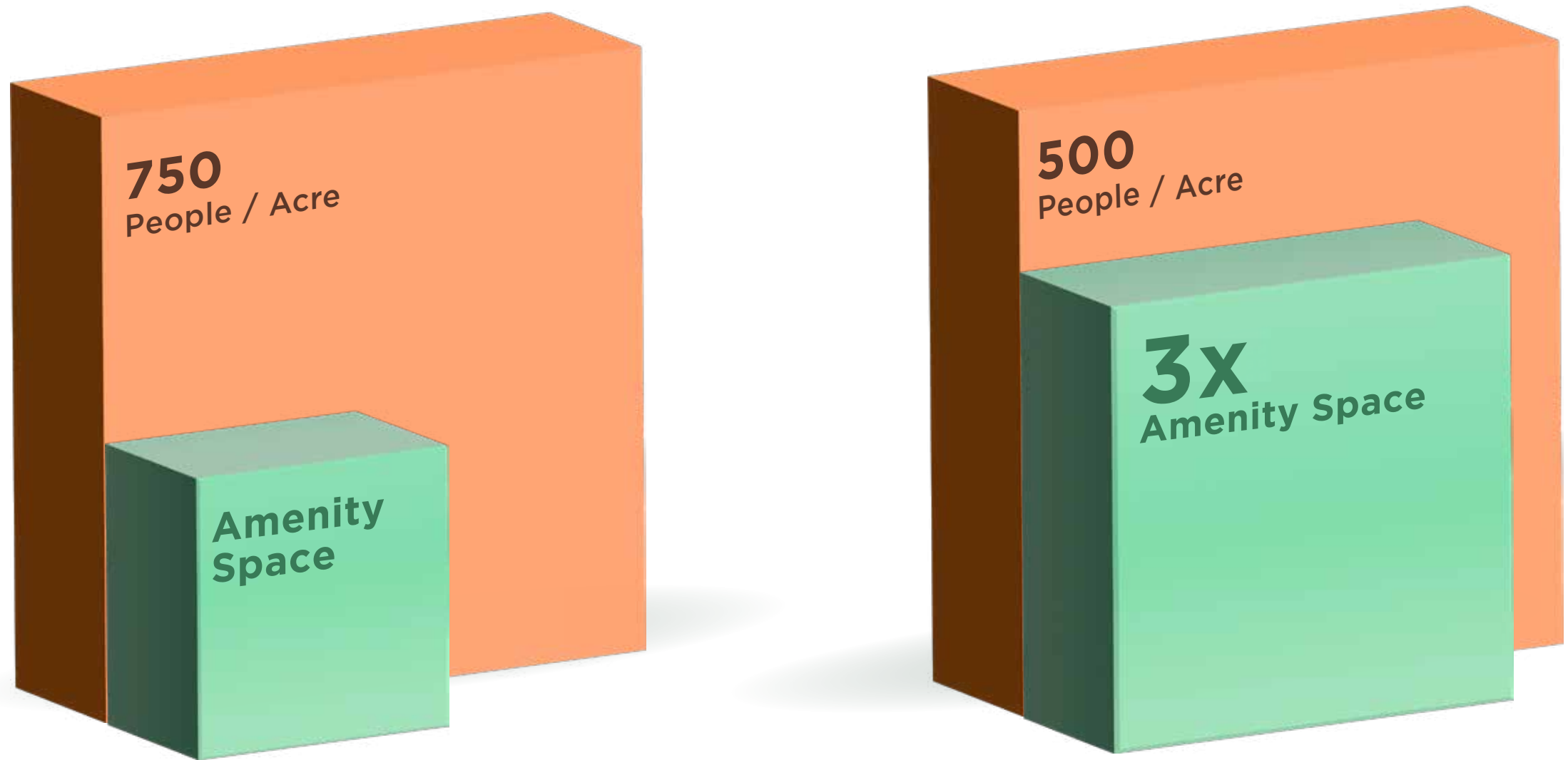
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			A	B	C	D = (A+B+C)
EMERALD	02,03,06,07	1 RHK	437	26	21	484



It's Time To *Live*MORE

In a world where boundaries confine, Treasure Troves beckons you to a realm where living transcends limits. Welcome to a haven of 'LiveMore,' where every corner unfolds a treasure trove of experiences that enrich your soul and elevate your existence. Here, life is not confined to walls; it's a symphony of moments waiting to be composed

Average Project in Wakad 2023

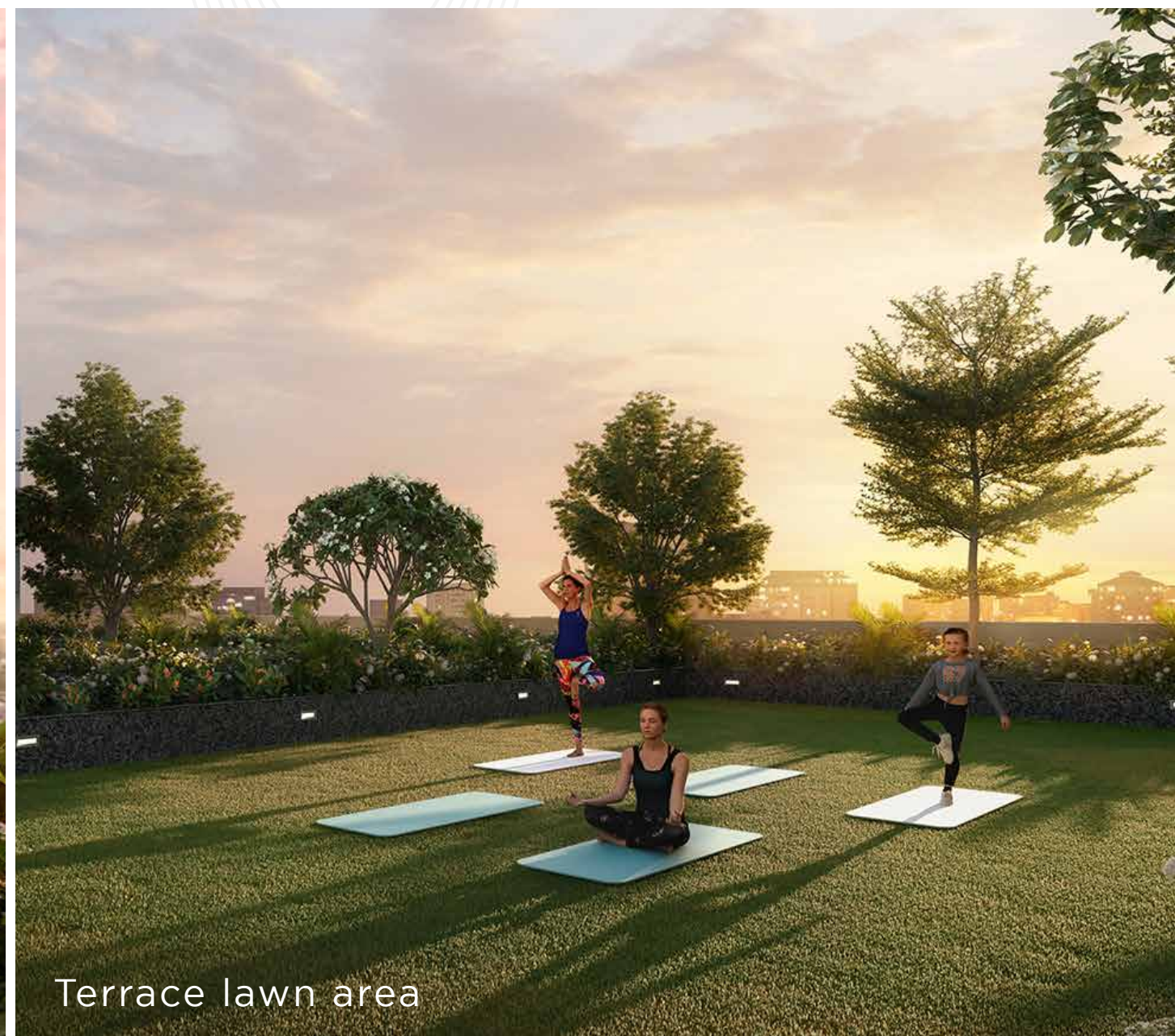


 Residential Density  Amenity Space

• Average Residential Density in Wakad	750 people / acre
• Residential Density in Treasure Troves	500 people / acre
• People/Acre of Amenity Space in Wakad	1600+
• People/Acre of Amenity Space in Treasure Troves	500+



Terrace Pathway



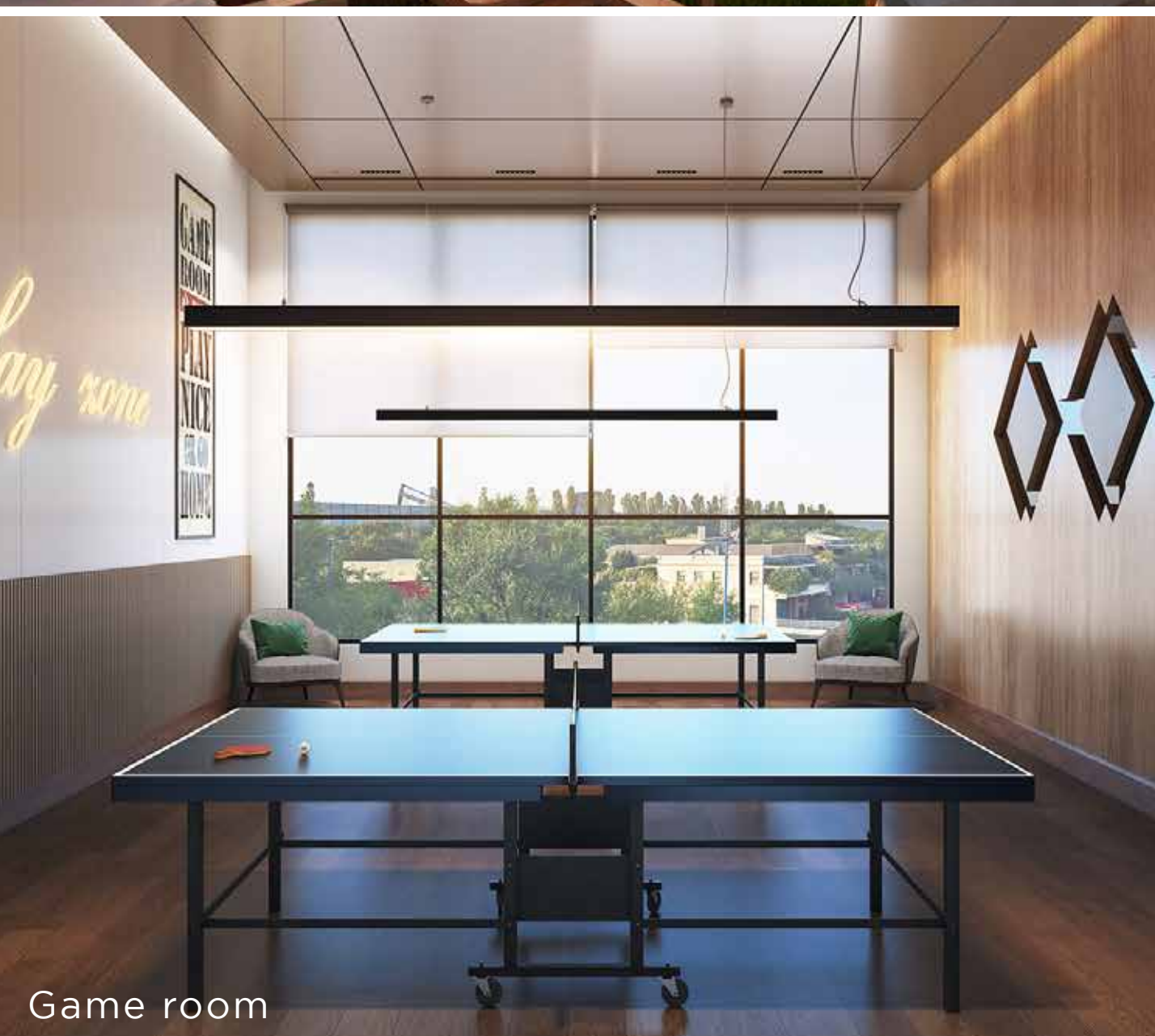
Terrace lawn area



Terrace Lawn Sitting Area



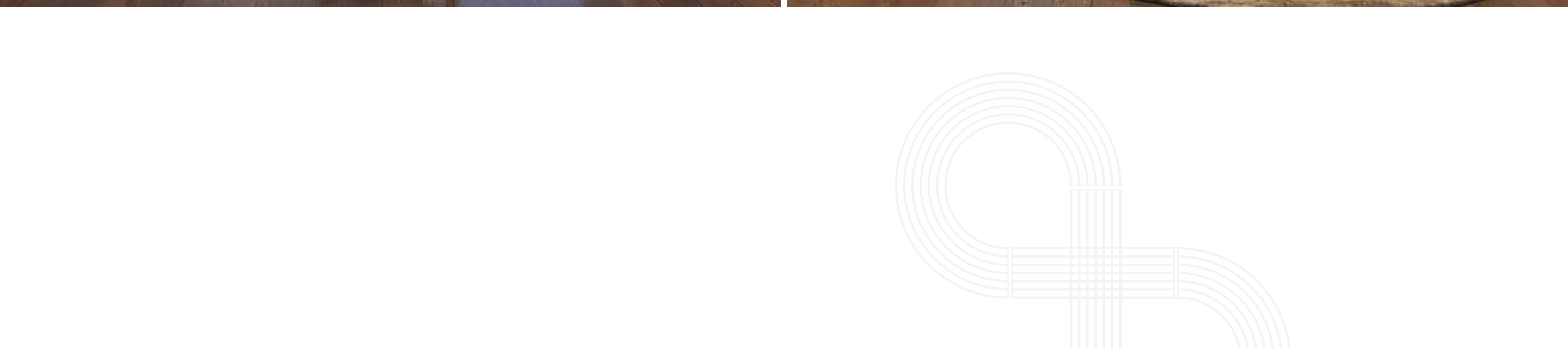
Play Area Day



Game room



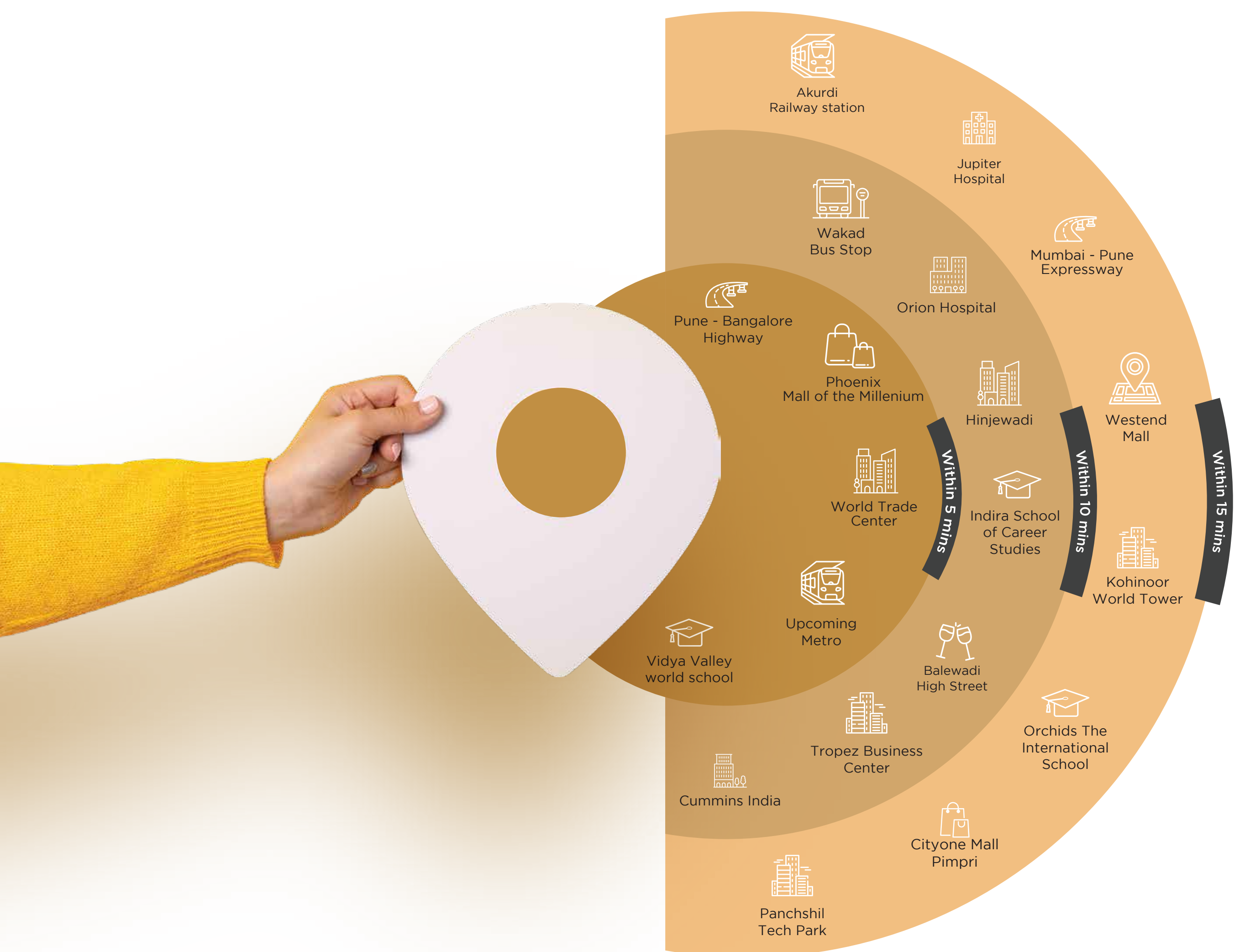
Creche





At Wakad's Most Signature Address

Be it IT hubs, be it educational institutes, be it entertainment zones, Wakad is poised to thrive and grow in every aspect. Minutes away from Mumbai-Pune Expressway and NH-4, you get to maintain a perfect work-life balance and enjoy more comfort & convenience.





TREASURE TROVES
BY SIDDHASHILA



**World Class
Social Infrastructure**



**Close to
Metro Station**



**Mins away from
Hinjewadi IT Park**



**Mins away from
Balewadi High Street**



**Close to Upcoming WTC
& Panchshil Tech Park**



**30+ Renowned Education
& Healthcare Facilities**





THANK YOU!



MAHARERA registration number: P52100052582