

2 & 3 BHK RESORT HOMES



— SUKHWANI —

PALMERA RESERVES

MUKAI CHOWK, RAVET



SUKHWANI
ASSOCIATES

A Concrete Promise

Gurmukh Sukhwani Company



Reserved For The SELECT *few*

For over 45 years, Sukhwani Associates has built more than homes. We've created thriving communities where generations have grown, relationships have flourished, and over 50,000 families have placed their trust in us.

Today, that enduring legacy reaches its most defining chapter. Not just another address, but a destination inspired by the serenity of island living. A place where nature surrounds every moment, every experience is thoughtfully curated, and every day unfolds like a luxurious escape. Because creations of this calibre are never designed for everyone. They are reserved for the select few.

45+
Years Legacy

100+
Delivered Projects

65,000+
Happy Families

20 Million+
Sq. Ft. Developed

Generations of **Trust**

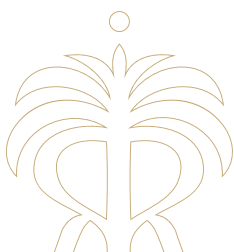
Creating benchmarks with every project. Defining our Elite Legacy.

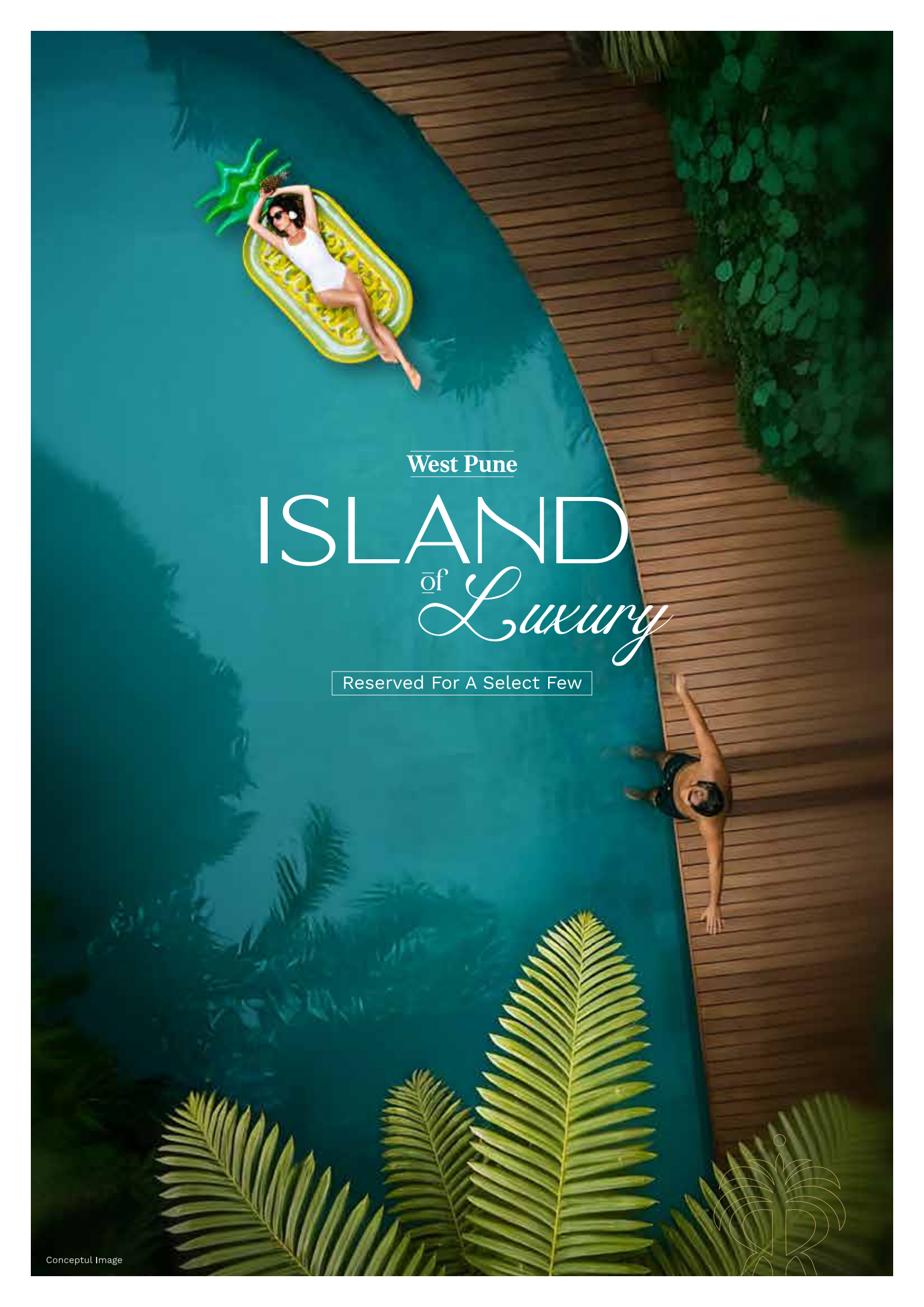
Where
CONNECTIVITY
Meets *escape*

Positioned next to Mukai Chowk and moments from the Mumbai-Pune Expressway, Palmera Reserves offers seamless access to Hinjewadi, Central Pune and every major destination across PCMC. Adding to its long-term appeal is the upcoming 1,100-acre IT Park in Talegaon, poised to become one of the region's largest employment and economic hubs.

Surrounded by leading schools, renowned hospitals, retail destinations and everyday conveniences, this address brings every essential within easy reach while preserving the serenity of a tropical-inspired retreat.

Perfectly Connected. Thoughtfully Secluded. A Destination Reserved
For The Select Few.



An aerial photograph of a swimming pool with a woman on a pineapple-shaped inflatable and a man on the wooden deck. The pool is surrounded by lush greenery and palm trees.

West Pune

ISLAND of *Luxury*

Reserved For A Select Few





Connected To
EVERYTHING
Yet A World *away*

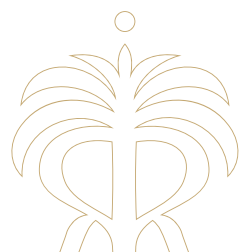
Palmera Reserves is the culmination of over four decades of trust, craftsmanship and thoughtful placemaking by Sukhwani Associates.

Spread across 5 acres, this tropical-inspired destination has been envisioned as PCMC's First Island of Luxury—where architecture, nature and lifestyle come together in perfect harmony.

From the moment you arrive, grand arrival experiences, expansive landscaped greens and immersive open spaces create an atmosphere that feels effortlessly serene. Every pathway, every experience and every residence has been thoughtfully planned to evoke the feeling of an exclusive island retreat, while remaining seamlessly connected to the city's most important destinations.

More than a place to live, Palmera Reserve is a world designed to help you slow down, reconnect and experience luxury in its most natural form.

Welcome to a destination reserved for the select few



Every Corner DESIGNED To Feel Like A *retreat*

Every pathway leads to nature. Every destination invites you to slow down. Every space enriches everyday living.

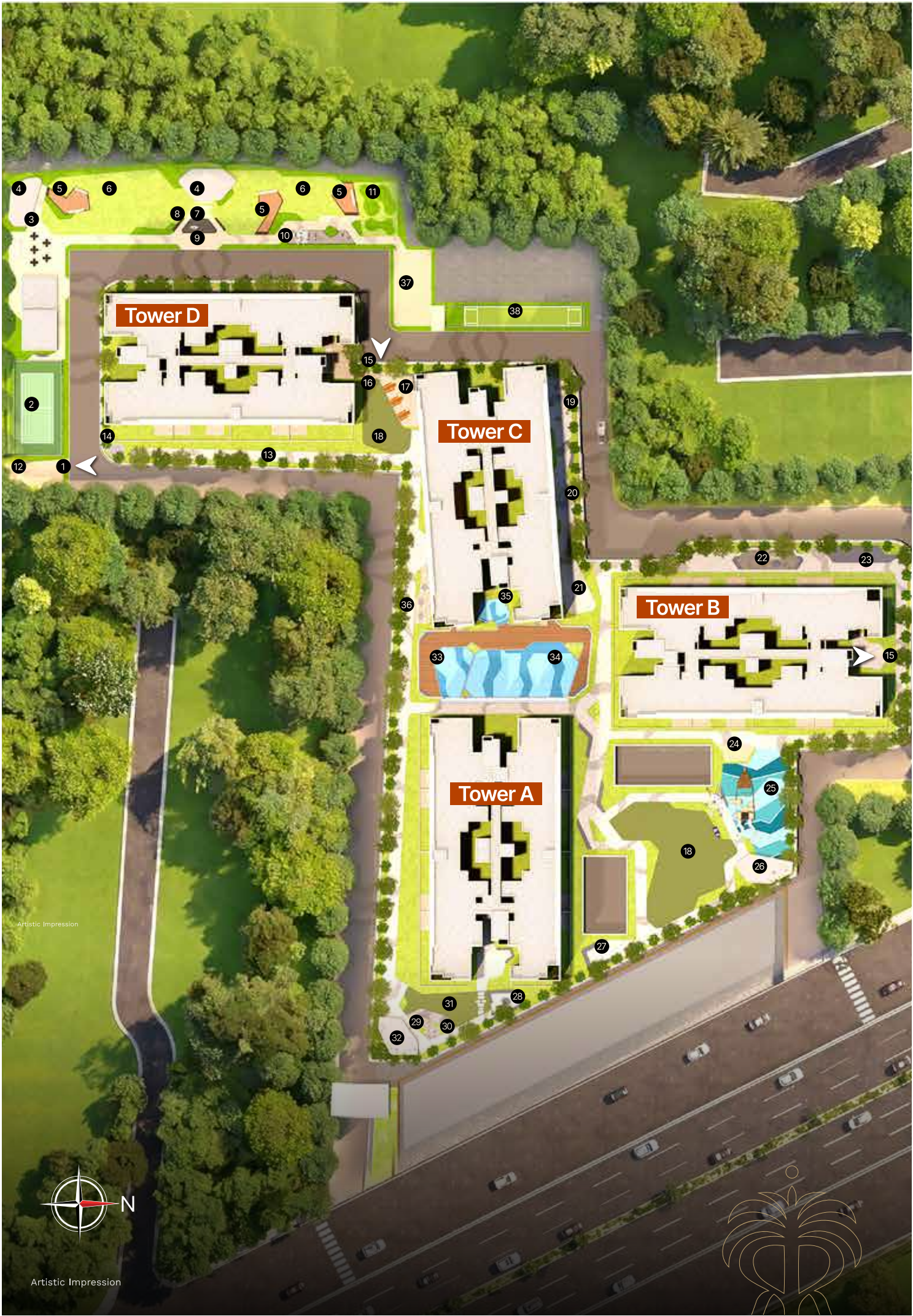
GROUND OPEN SPACE AMENITIES

- | | |
|--|-------------------------------------|
| 1 Entry To Open Space | 8 Sculpture |
| 2 Pickleball Court | 9 Gravel Bed |
| 3 Barbeque Counter/
Service Counter | 10 Swing Plaza |
| 4 Pavilion | 11 Skating ring with Tiered Seating |
| 5 Board Walk And Deck | 12 Pet Park |
| 6 Lawn | 37 Beach Volleyball |
| 7 Water Feature | 38 Cricket Practice Net |

PODIUM OPEN SPACE AMENITIES

- | | |
|---|-------------------------------------|
| 13 WALKING TRACK | 25 NAUTICAL THEME KIDS
PLAY AREA |
| 14 SCULPTURE | 26 PAVILION |
| 15 ENTRY FROM TOWER TO PODIUM
OPEN SPACE | 27 RAISED DECK |
| 16 OUTDOOR CO-WORKING SPACE | 28 SEATING |
| 17 OUTDOOR LOUNGE | 29 REFLEXOLOGY PATHWAY |
| 18 LAWN | 30 GRAVEL GARDEN |
| 19 FEATURE SEATING | 31 YOGA/ EXERCISE LAWN |
| 20 CALISTHENICS | 32 ELDER'S PAVILION |
| 21 YOGA/ EXERCISE DECK | 33 KIDS POOL |
| 22 SUNKEN COURT SEATING WITH
GRAVEL BED | 34 INFINITY EDGE SWIMMING
POOL |
| 23 TIERED SEATING | 35 JACUZZI |
| 24 SAND PIT | 36 OUTDOOR GAMES TABLES |







Volleyball Court



Indoor Gymnasium

Move With PURPOSE

Fitness, Wellness, Yoga, Sports and Active Living
designed to inspire healthier lifestyles.



Cricket Pitch

Artistic Impression



Unwind Like
YOU'RE ON
holiday

Resort-style pools, landscaped gardens and leisure experiences designed to help you slow down and reconnect with nature.



Swimming Pool



Pavillion

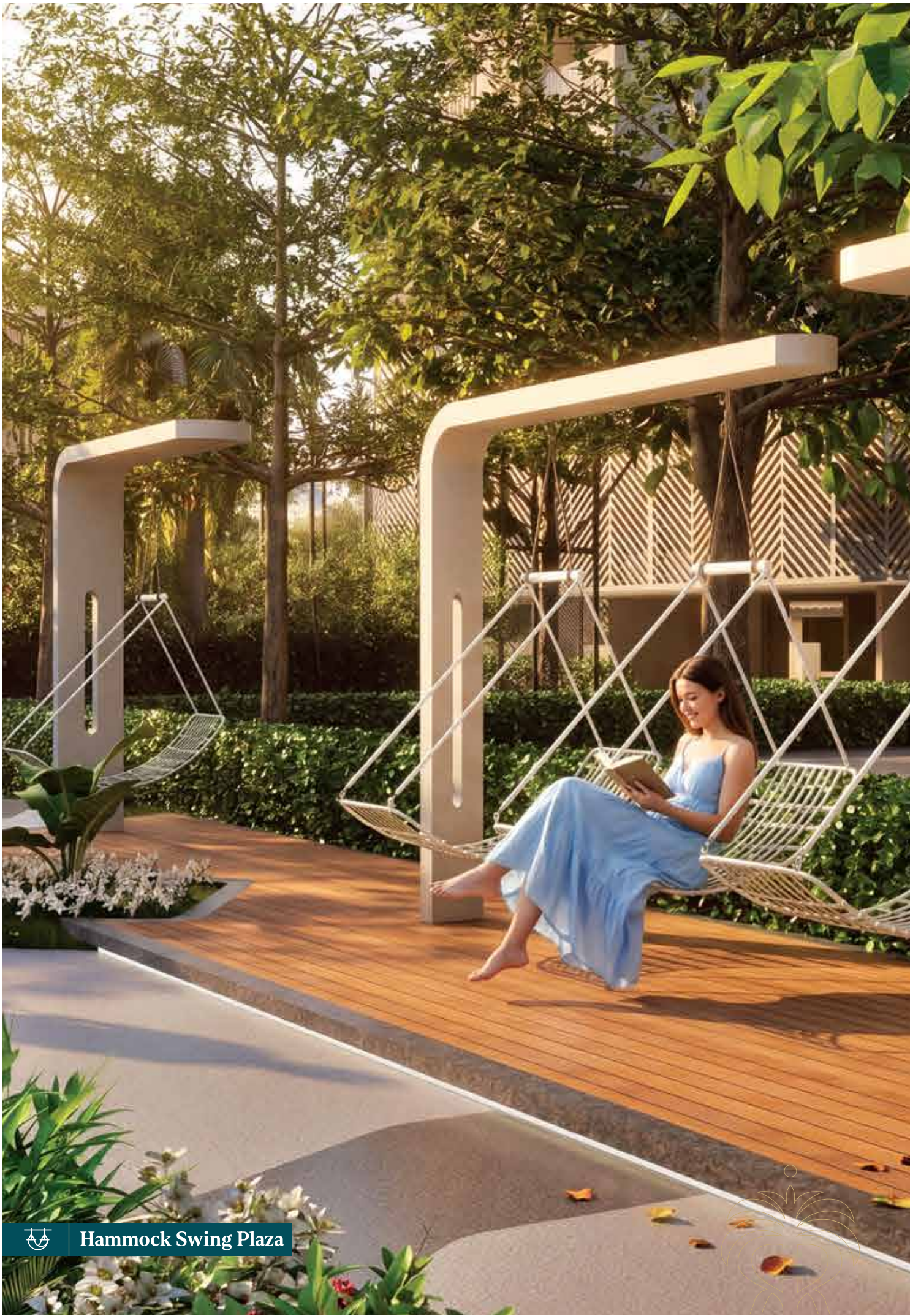
Artistic Impression







Artistic Impression

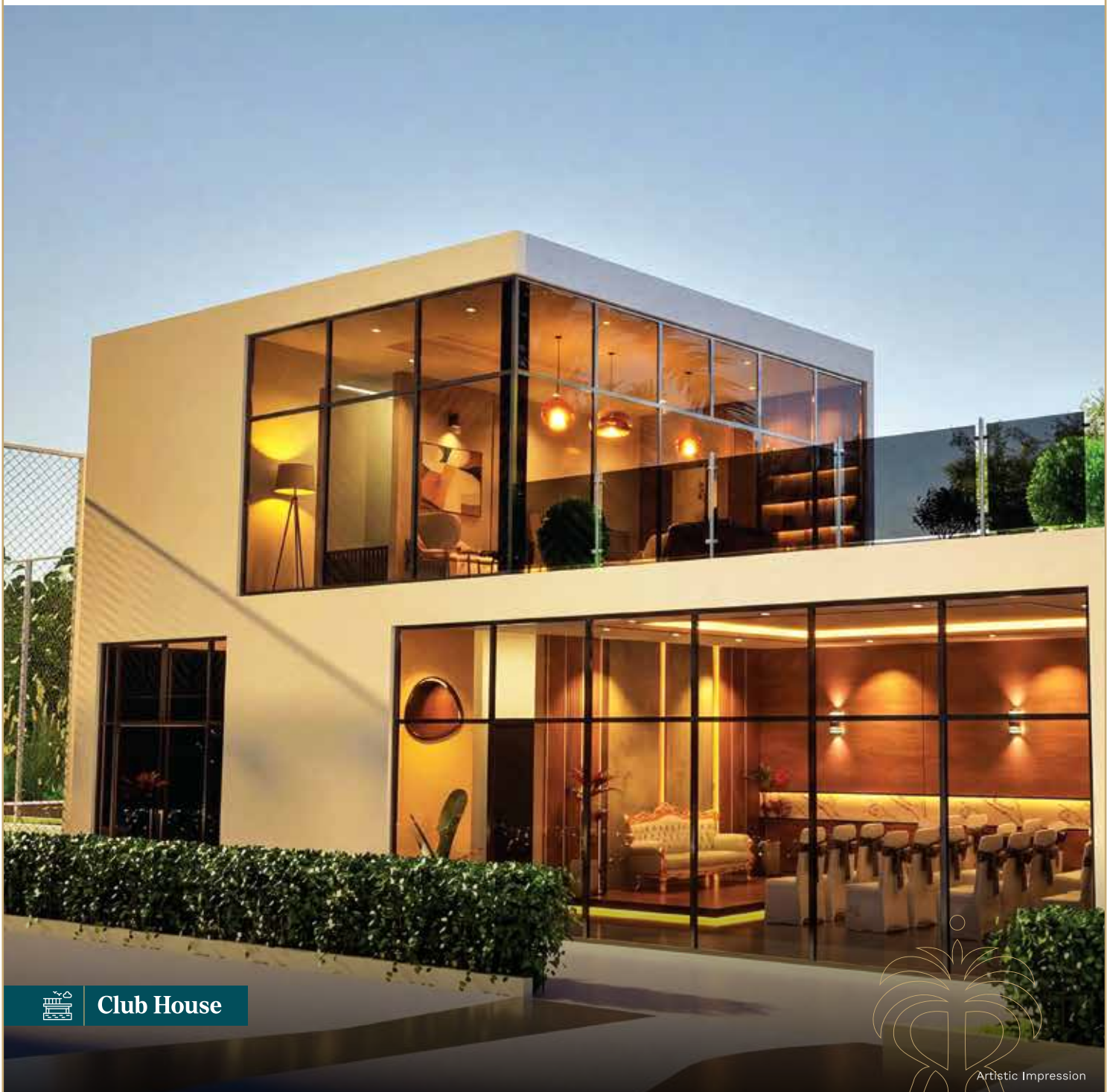


Hammock Swing Plaza



Celebrate Every
MOMENT
together

Clubhouse, children's experiences, family spaces and community gathering zones designed for every generation.



Club House



Artistic Impression



Sunken Seating



Sauna

Artistic Impression



Co-working space

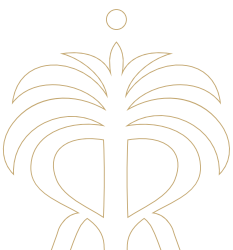
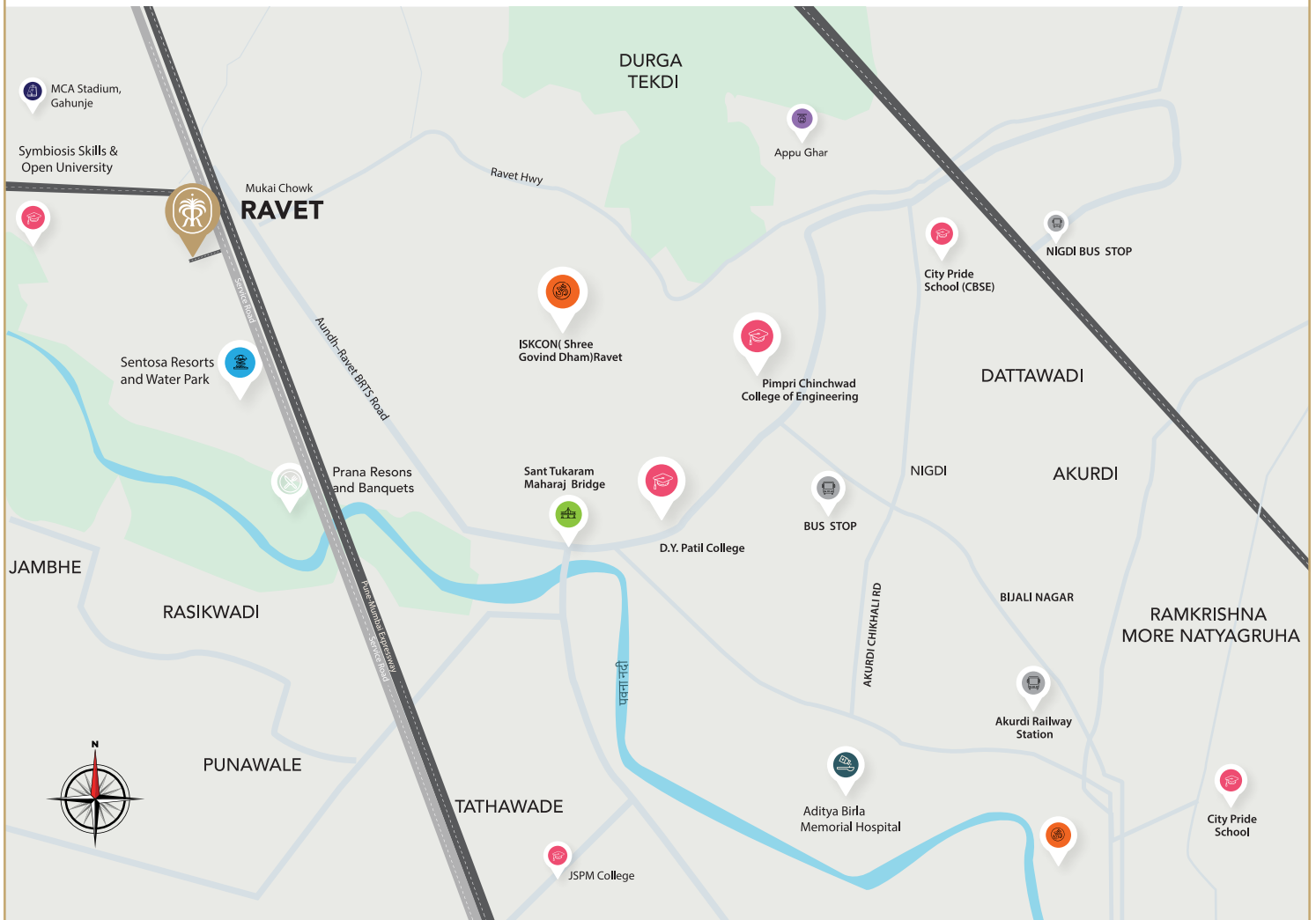


Sand Pit



At The Centre Of EVERYTHING *that matters*

At Mukai Chowk, Ravet, Palmera Reserves enjoys the rare advantage of being both connected and secluded. With the Pune–Mumbai Expressway just moments away, the entire Pune - PCMC corridor is effortlessly accessible. Leading educational institutions, vibrant retail destinations and entertainment hubs lie just minutes from your doorstep. Because the finest addresses offer more than convenience. They offer perspective.



Key Distance:

Entertainment & Leisure

Sentosa Resort & Water Park	1 Min
D Mart	2 Mins
Phoenix Mall of the Millennium	10 Mins
MCA Stadium, Gahunje	8 Mins

Hospitals & Healthcare

Ojas Multispeciality Hospital	5 Mins
Unique Multispeciality Hospital	6 Mins
Aditya Birla Memorial Hospital	12 Mins
Lifepoint Multispeciality Hospital	18 Mins

IT Hub

Hinjewadi Phase 1	15 Mins
Hinjewadi Phase 2	20 Mins
Baner-Balewadi IT Hub	15 Mins

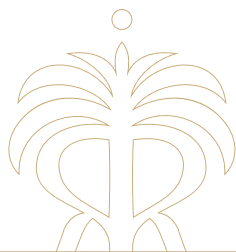
Education Hub

Symbiosis Skills & Open University	2 Min
City Pride School (CBSE)	2 Mins
D.Y. Patil College	3 Mins
JSPM College	8 Mins
Akshara International School	10 Mins

Connectivity

(Major Highway & Public Transport)

Pune-Mumbai Expressway	1 Mins
Aundh-Ravet BRTS Road	1 Mins
Ravet Chowk	2 Mins
Akurdi Railway Station	10 Mins



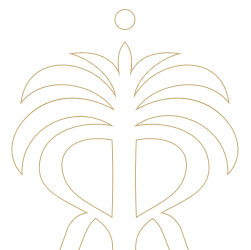


Spacious By
DESIGN Crafted
Without
compromise

Thoughtfully crafted 2 & 3 BHK residences where every square foot is designed to enhance the way you live.

At Palmera Reserves, each residence has been thoughtfully planned to maximise natural light, encourage cross ventilation and create a seamless flow between living, dining and private spaces. Spacious balconies extend your home into the outdoors, while intelligently planned layouts ensure every square foot serves a purpose.

Whether it's everyday family moments or special celebrations, these homes are designed to offer the perfect balance of openness, privacy and comfort.



SPECIFICATIONS



DOORS / WINDOWS

- Both side laminated flush door
- Sliding UPVC window and door with mosquito net
- Granite Sill for Windows.
- Digital lock for main door
- Video door phone
- Glass railings for all balconies



ELECTRIFICATION

- Legrand or equivalent Switchboards in flats
- A.C. point provision in all areas with outdoor service ledge
- Wiring - polycab or equivalent



KITCHEN

- Motto or equivalent full body slab for kitchen Platform with S.S. Sink
- 600x1200 Tiles for kitchen dado upto lintel level
- Provision for washing machine



INTERNAL FINISH

- 800 x 800mm GVT tile flooring in flat
- 600X600 Anti skid floor Tiles for balconies/terraces
- Gypsum finish for walls and ceiling
- Emulsion paint finish for walls
- Building Internal Ground Floor lobby Texture paint



BATHROOM

- 600 x 1200 GVT dado tiles
- 600X600 Anti Skid floor Tiles
- Kohler or equivalent bathroom CP fittings
- Kohler or equivalent premium sanitary fittings
- Hot and cold Water supply
- Solar Water System



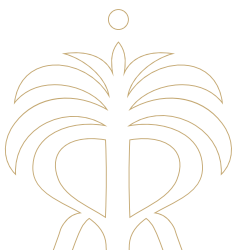
STRUCTURE: :

- Complete aluform structure



PLUMBING:

- Fittings of Kohler+gebrit or equivalent





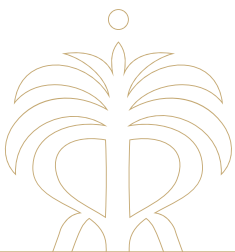
Designed
AROUND
The Way You *live*

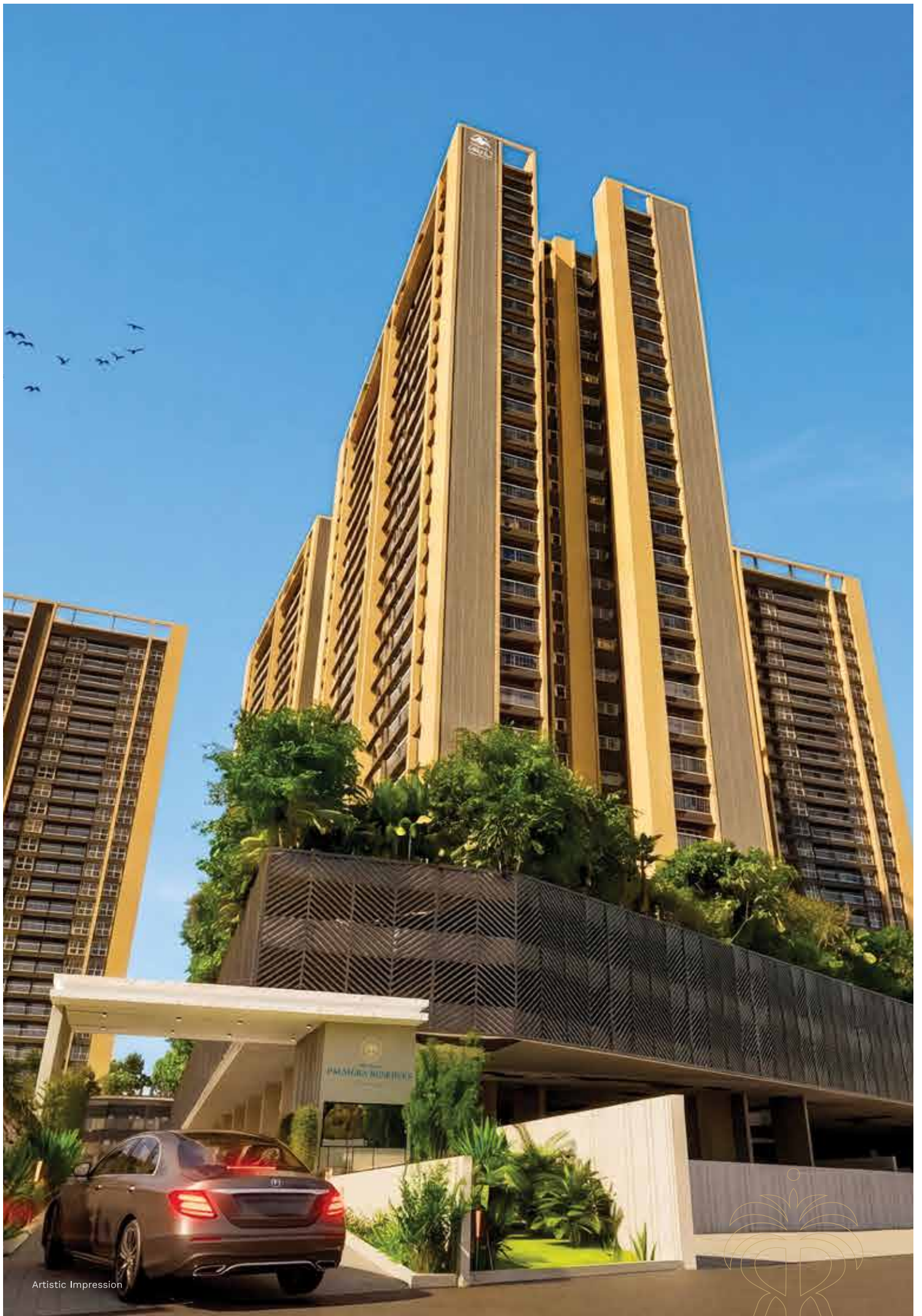
Every home at Palmera Reserve has been thoughtfully planned with one purpose-to make everyday living feel effortless.

From expansive living spaces and well-proportioned bedrooms to large balconies that extend your home outdoors, every square foot has been designed with intention. Intelligent layouts minimise wastage, maximise functionality and create a seamless flow between every space.

Because exceptional homes aren't defined by more square footage.

They're defined by better planning.





Artistic Impression



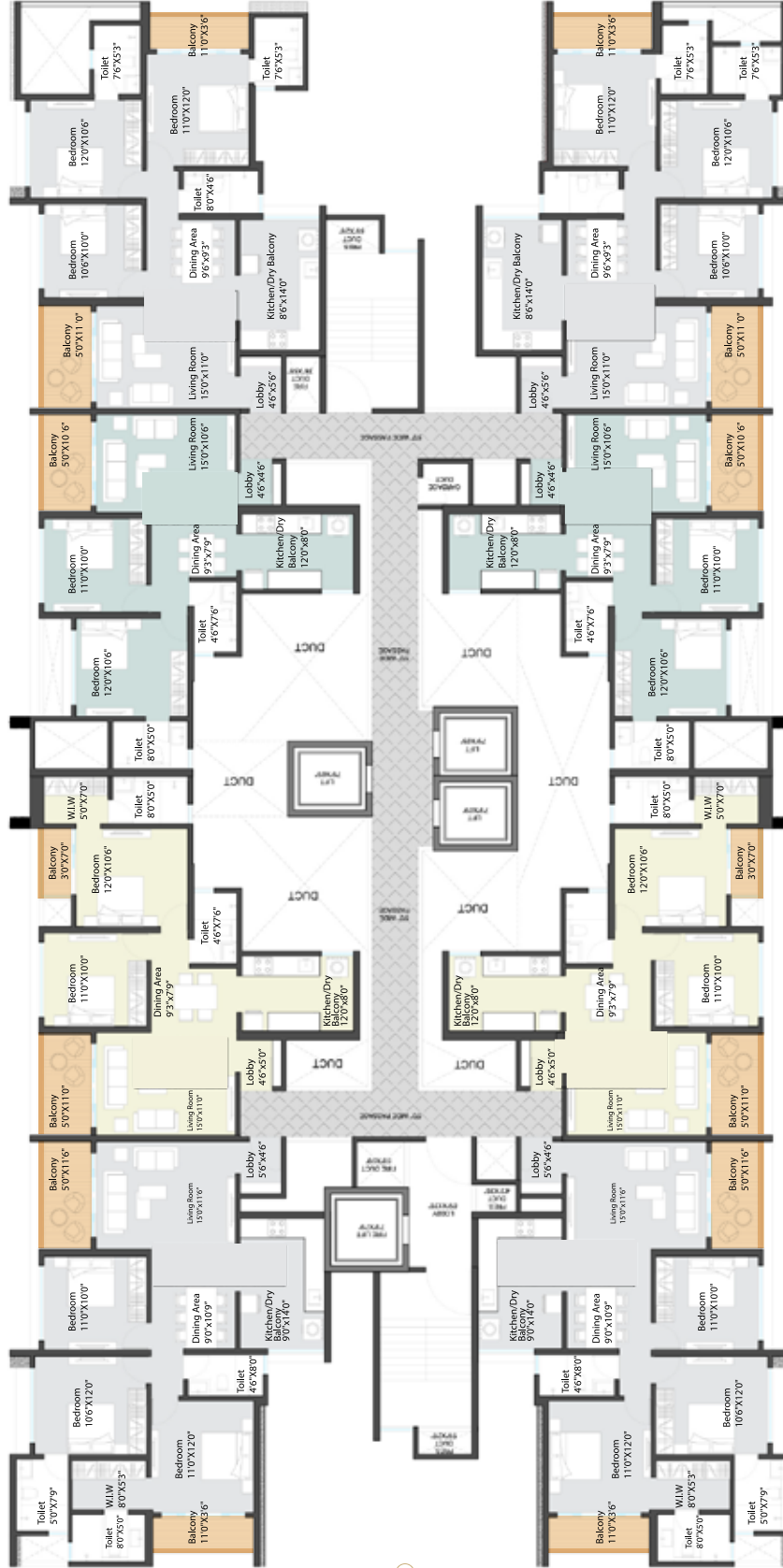
A & C Building Typical Floor Plan

3 BHK TYPE 02
CARPET - 1142 SQ.FT

2BHK TYPE 02
CARPET - 843 SQ.FT

2BHK TYPE 01
CARPET - 765 SQ.FT

3BHK TYPE 01
CARPET - 1060 SQ.FT

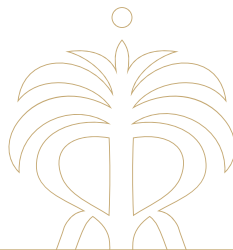


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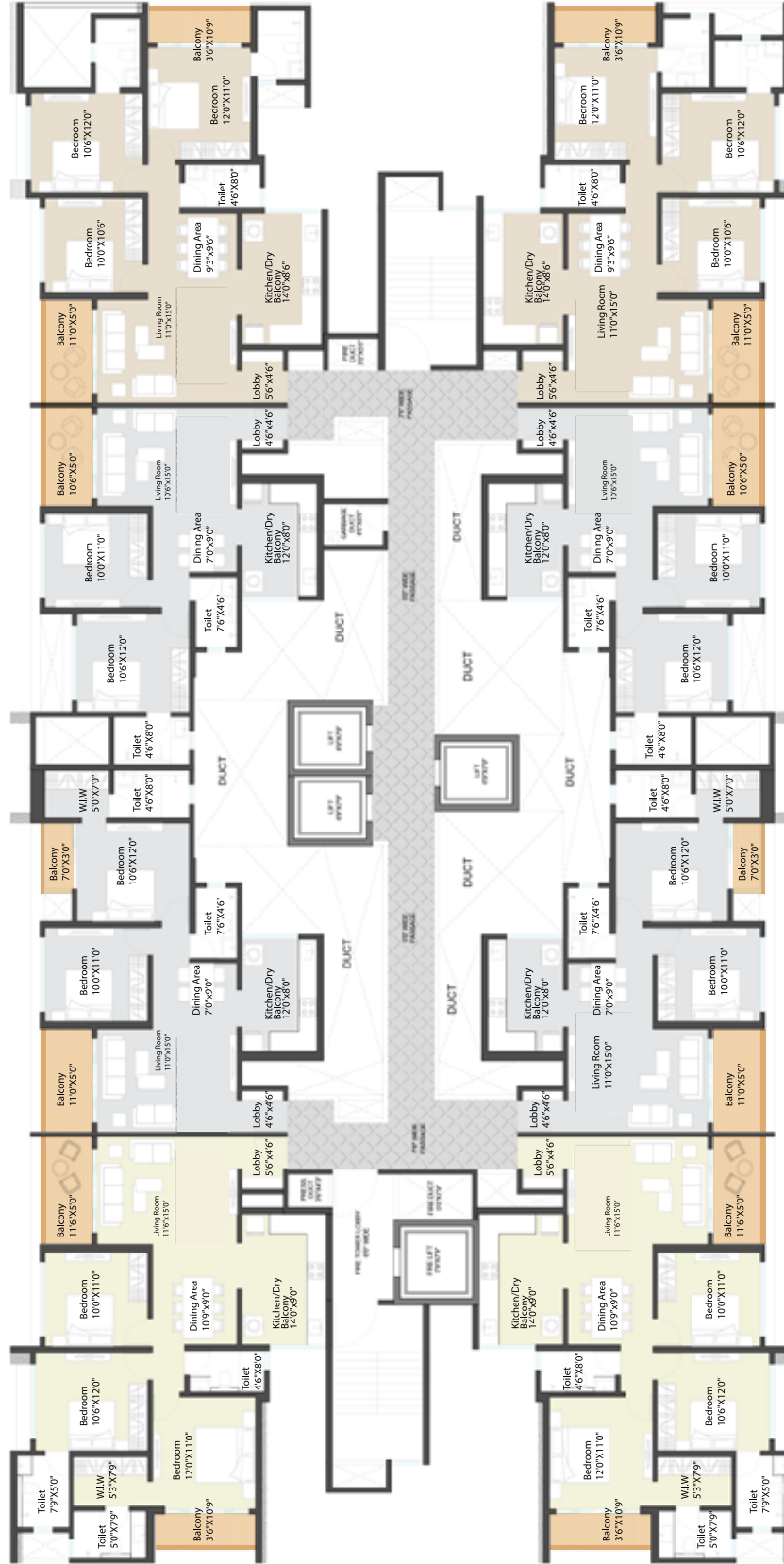
B & D Building Typical Floor Plan

3BHK TYPE 01
CARPET - 1060 SQ.FT

2BHK TYPE 01
CARPET - 763 SQ.FT

2BHK TYPE 02
CARPET - 839 SQ.FT

3 BHK TYPE 02
CARPET - 1138 SQ.FT

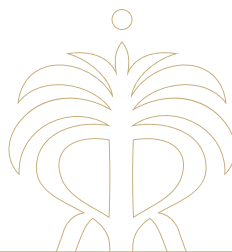


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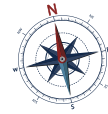
3 BHK TYPE 02
CARPET - 1138 SQ.FT



TYPE 01 – 3 BHK Unit Plan : 1060 SQ.FT



A	105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305,
C	1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505

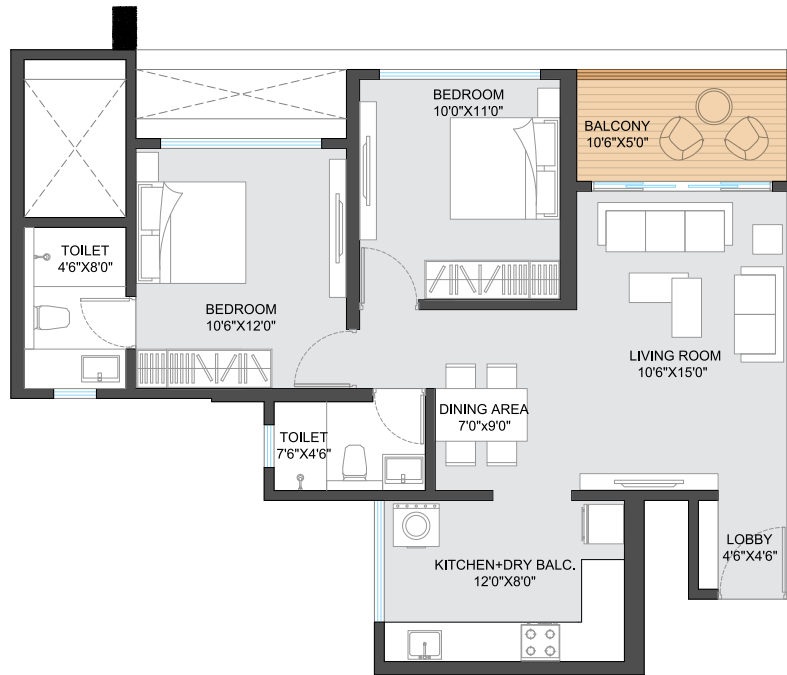


TYPE 02 – 2 BHK Unit Plan : 843 SQ.FT

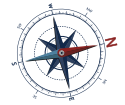


A	202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502
C	207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507

TYPE 01 – 2 BHK Unit Plan : 763 SQ.FT



B	103,203,303,403,503,603,703, 803,903,1003,1103,1203,1303,1403,1503,1603,1703, 1803,1903,2003,2103,2203,2303,2403,2503
D	106,206,306,406,606,706, 806,906,1106,1206,1306,1406,1606,1706, 1806,1906,2106,2206,2306,2406,2506



TYPE 02 – 3 BHK Unit Plan : 1138 SQ.FT



B	101,201,301,401,501,601,701, 801,901,1001,1101,1201,1301,1401,1501,1601, 1701,1801,1901,2001,2101,2201,2301,2401,2501
D	108,208,308,408,508,608,708, 808,908,1008, 1108,1208,1308,1408,1508,1608,1708, 1808,1908,2008,2108,2208,2308,2408,2508



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