AMODA RESERVE

KUNENAMA · LONAVALA

LUXURY VILLAS & CLUB







Set in the pristine backdrop of the Sahyadris on one side and the valley on the other, Amoda Reserve is picture perfect in its setting. It is placed overlooking a spectacular cliff edge and is unmatched in its scenic natural beauty.

Amoda Reserve is situated in the premium residential catchment of Lonavala, which also houses the picturesque Rajmachi Hills, spectacular cascading seasonal waterfalls and equally delightful hotels, resorts, restaurants and places of interest.

Strategically located between the hustle bustle of Mumbai and the cultural hub Pune, making it accessible to both cities.

A 90-minute drive from Mumbai by the Santacruz-Chembur link road, the Eastern Freeway and the Vashi-Chembur road.

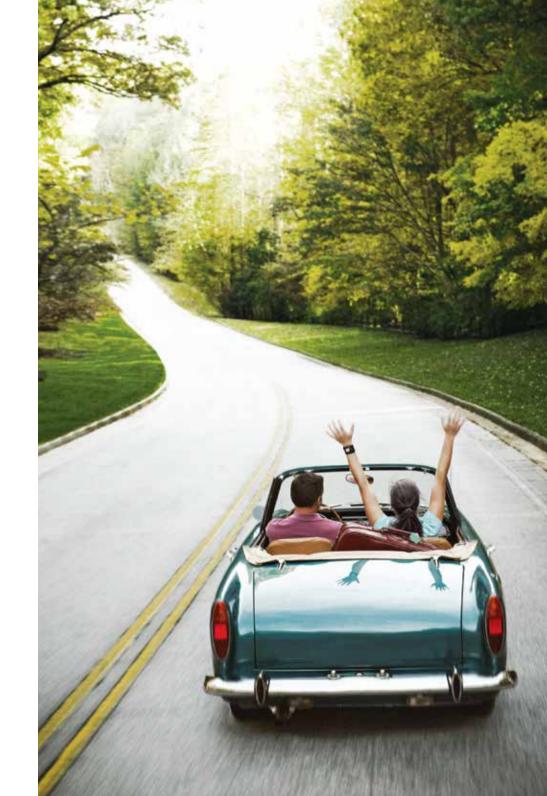
Forty minutes from the proposed International Airport in Navi Mumbai.

PLACES OF INTEREST:

Kune Falls, Rajmachi Wildlife Sanctuary, Rajmachi Fort, Rajmachi Point, Duke's Nose, Bushy Dam, Lion's Point, Pawana Lake, Lohgad & Visapur Fort, Karla & Bhaja Caves.

HOTELS:

Unique Luxury Hotel at Amoda Reserve, Dukes Retreat, Fariyas Resort.







Besides the natural beauty, Amoda Reserve also has an abundance of activities that you can indulge in with your family.

BIRD WATCHING & FEEDING:

A well-planned lake surrounds the club and has several decks built in, from where you can indulge in watching and feeding the migratory birds.

WATER PONDS & STREAMS:

There's nothing more calming and beautiful than running streams and swales. Which is why, we've designed an extensive network of seasonal ponds and streams all through the development along with a well-planned lake around the clubhouse, with a promenade.

YOGA & MEDITATION ZONE:

Our yoga zone and meditation rooms are designed to attract international artists.

TREKS & CAMPING:

With the abundance of hills and lakes surrounding Amoda Reserve, there's always more to discover. Take a trek into the Rajmachi hills and camp out around Lonavala's lush forests. It's an experience your kids will reminisce about for years.





OUTDOOR SPORTS ACTIVITIES:

Indulge in sports at the tennis courts, cricket practice nets, swimming pools, and other clubhouse amenities.

SWIMMING POOL:

Amoda Reserve has one of the largest family pool among all developments in Lonavala, and also includes a heated spa pool.

INTER-WEBBED PATHWAYS:

A network of roads has been designed for easy connectivity between the villa clusters, main ring and pedestrian walkways. So that you are never too far from any part of the development.

GRAND ENTRY GATE:

A separate road for services and a dispersed one for residents, with a grand entry gate and a 12 metre approach road gives you the best arrival experience among all developments in Lonavala.

TREE-LINED AVENUES:

Rediscover the romance with a walk down the 3.5 km tree-lined avenue of Amoda Reserve or indulge in outdoor sports activities.





THE VILLAS:

The 4 8 5 BHK villas are designed to provide the ultimate luxury of all: privacy. these independent flats do not share their walls with neighbours. They also have a basement that allows additional space.

Villas are geometrically designed to maximise the landscape advantage.

ARCHITECTURAL HIGHPOINTS:

- Enhances the focal views and incorporates the tranquillity and beauty of the natural setting that people aspire to most.
- Maximises views for every villa through strategic layout and graded terrain. At least two views from each and every villa.
- The windows and glass frame these outstanding views.
- All villas at Amoda Reserve have an amazing floor to ceiling height of 13.9 ft.
 This allows for better ventilation, great light and frames spectacular views.

INDOOR TO OUTDOOR:

The design allows the garden space to feel like part of the living space. Especially as the dining area spills out into a deck.

LESS THAN ONE THIRD PLINTH AREA:

At Amoda Reserve, the development is only 25 – 28 % of the plot area. This means that about 70% of the plot area is dedicated to nature and landscape. This allows you to have an unmatched indoor 8 outdoor experience.

TERRACE:

Independent villas at Amoda Reserve have a rooftop terrace. This is one of the most unique design features.





ORGANISED FOR CONVENIENCE:

Every villa has one bedroom on the ground floor. This is a thoughtful design plan for elderly occupants who may not want to climb stairs. Besides this, the kitchen, maid accommodation and utility area have been designed such that they can be segregated treated as a separate unit.

HASSLE-FREE SERVICE & MAINTENANCE:

All areas of this development are serviced throughout the year by a team of professionals. An array of services have been lined up at the project to ensure a hassle-free vacationing experience.

PARKING:

Each independent luxury villa has at least two parking bays. The Clubhouse has a separate parking area of 25 cars. In addition, visitor parking bays have been created across the project, making it one of the best parking designs in Lonavala.





LARGEST CLUBHOUSE:

The main club facilities in Amoda Reserve are spread across more than 7 acres of amenity space. This is the largest club facility in any luxury villa destination in Lonavala.

CLUB ARCHITECTURE:

The Clubhouse, envisioned as a series of serene pavilions which float on water, with the mountain range in the backdrop and surrounded by lush landscape, is inspired by the Sahyadris mountain range. The multi-pavilions are connected by colonnaded corridors around the Infinite water body. This, without doubt, offers a dramatic view all through the day and is a key feature of the whole architecture.

STYLISH DESIGN & CONCEPT:

The overall design of the club is one of modern elegance. The lounge is a sea of calming golds and blues. The restaurant is a modern vibrant space with bursting accents in tangerine against crisp white stone. Each space has a unique design that entices guests with different experiences. All spaces have functioning windows to maximise cross-ventilation and to help you enjoy the fresh air characteristic to Lonavala.

CLUB INTERIOR:

With exteriors so stunning the interiors have to match up. Which is why, international design consultancy JPA Design, which has designed numerous resorts for the Taj Group and other leading 5-Star Hotels, has been enlisted to make the interiors an exceptional clubhouse experience.

THE TWO WINGS:

The main north wing beckons you with a lounge and library bar, lavish dining area and a wellness centre as well. The South wing has a function room with a green lawn.





MULTIPURPOSE LOUNGE:

A multipurpose lounge for private events which can host up to 100 people has been included with an attached kitchen dedicated to the lounge.

MEDIA ROOM:

The media room comes with impressive lounge chair seating and large projection screen for viewing movies.

THE LIBRARY & LOUNGE BAR:

Intended as a look-out terrace providing a panoramic view to the whole development, visitors can enjoy the approach from the main boulevard, through Amoda Reserve's main gate by a meandering approach to clubhouse. The lounge and library bar with their terraces, are the perfect spot to watch sunsets. The internal space will have big windows allowing for an inside-outside experience. The Lounge also overlooks the family pool and landscape.

RESTAURANT:

The restaurant features contemporary design with spacious dining areas and private dining rooms for small gatherings. It also offers a full service buffet with international cuisine offerings.

SPA:

The spa features the best in hospitality with single and double treatment rooms, a breathtaking backdrop and ample natural lighting.





OUTDOOR LAWN:

The multipurpose lounge opens up to an expansive outdoor lawn dedicated to events held at the lounge. This is to bring about an exquisite indoor-outdoor experience for parties held at the Multipurpose Lounge.

SOUVENIR STORE:

Envisaged as a gallery that displays well-crafted souvenirs from Lonavala, where you can sample local art.

DRIVER ACCOMMODATION:

The clubhouse has a drivers' accommodation area that has beds, bathrooms and other facilities. This is the one of the few luxury villa development to have this thoughtfully designed feature, in Lonavala.

RELAXATION ZONES:

A meditative relaxation area with a water feature where you can enjoy tea after treatment. Also, nestled throughout the open plan of the Club, are areas for relaxing and resting while enjoying the beauty of the landscaped water features.

CONVENIENCE STORE:

Amoda Reserve has thoughtfully provided for Convenience Stores in the estate. This allows residents to get all their daily provisions and products in the comfort of the estate.

LOCKER FACILITIES & MORE:

Modern and comfortable locker facilities with personal lockers as well as a sauna, steam, and whirpool offering in both the men's and women's rooms.





WORLD-CLASS CLUB FACILITIES:

The clubhouse facilities adhere to world-class norms with signature pavilions, water bodies and a host of amenities and unmatched features.

- Heated spa swimming pool
- Family pool with lounge chairs
- Children's pool with beach-like entry
- Slide pool
- Children's water play zone
- Jacuzzi
- Children play area
- Squash court
- Badminton court
- A multi-purpose sports court to help play mini soccer, volleyball, basketball, etc.
- Luxury gymnasium with cardio, free weights, and weight machines.
- Indoor Games Room carrom, chess & board games
- Aerobics area
- Snooker
- Spa
- Yoga & meditation hall
- Reading lounge & library
- Tennis courts
- Restaurants & coffee lounge
- Outdoor deck & bar
- AV theatre
- Multipurpose hall
- Digital golf
- Cricket practice pitch
- Jogging track
- Community space
- Barbeque area
- Bouldering & climbing zoneTable tennis room





The landscape at Amoda Reserve has been designed to provide a harmonious and inspiring connection with nature. The continuity of landscape design is maintained throughout the development, connecting large areas of lush greens. Native planting, with over 100 plant species and pockets of themed garden spaces.

The diversity of vegetation also attracts some of Lonavala's rare varieties of butterflies and birds ntypically seen in these regions. This extensive green network of streams, ponds and lakes which come alive during the monsoons.

LARGEST ACREAGE OF LANDSCAPE:

Amoda Reserve has 37 acres of nature and themed gardens to indulge in. First of its kind and largest in any luxury villa development in Lonavala.

COMMUNITY:

A 60 acre development ensures that there is a never before seen scale to the project in the area, making it the largest community in Lonavala and also adding numerous advantages.

LANDSCAPE AT ITS VERY BEST:

The development offers over 100 varieties of local trees, shrubs and ground covers designed to attract birds and local fauna.





BIRD THEMED GARDEN:

The development offers varieties of local trees, shrubs and ground covers designed to attract birds and local fauna.

GREEN PARCELS:

Apart from the main open areas, there are pockets of green all through the site that enhances the resort experience.

FRUIT ORCHARD AND ORGANIC GARDEN:

A fruit orchard themed garden, a salad and herb garden with trees and shrubs. Special fruit picking, cooking and cuisines are available around the orchard. Also, the garden has outdoor cooking facilities for cooking an organic meal.

BUTTERFLY THEMED GARDEN:

A beautiful garden created with suitable plant species, outdoor sculptures and artworks to attract several species of butterflies. The only butterfly garden in the species-rich location of Lonavala.

LUSH ISLANDS ON ROADS:

Roads have islands of green trees and foliage at intervals. This feature helps in creating small eco-zones in the middle of the tree-lined avenues.





Being a 60-acre development, the infrastructure facilities are built bearing in mind the scale and the reach of the project, and are superior to those offered by smaller projects.

- Pre certified Platinum Rating IGBC Green Homes
- Sewage Treatment Plant
- Provision for telephone & satellite
 TV access
- Energy efficient lighting in public places
- Rain water harvesting

SERVICES:

All areas of this development are serviced throughout the year by a team of trained professionals.

Proposed services include:

- Spa services
- Landscape & gardens
- Maintenance of all public areas
- Restaurants, club house operations
- Housekeeping
- Security
- Mechanical, Electrical & Plumbing
- Events and banquets
- Pest control
- Doctor on call
- Laundry service
- Car wash
- Utility bill payment



