

WADHWA  
WISE CITY

P A N V E L

STUDIO, 1 & 2 BHK HOMES

BE  
WISE.  
LIVE  
WISE.



MahaRERA Registration Nos. P52000016549, P52000016560, P52000016540, P52000016524 & P52000016274  
website: <http://maharera.mahaonline.gov.in>

# LOCATION WISE

Means living in Panvel, the hub of infrastructure growth and development.

In recent times there has been a strong focus on Panvel as the new centre of development with tremendous Government impetus, initiatives and investment.

Besides high infrastructure growth, the superior air quality and microclimate, dedicated open spaces, abundance of nature and excellent connectivity make Panvel truly the destination of the future.



\*Map is not in actual scale and is for reference only. Approximate distances and time calculated on Google Map.

## Advantage Panvel

- **Upcoming Navi Mumbai International Airport (NMIA):** A game changer that makes Panvel the destination of the future, the airport is being developed on a public-private partnership basis between Government agency CIDCO and GVK-Mumbai International Airport Limited (MIAL) and is expected to begin operations by 2019.
- **Upcoming Mumbai Trans Harbour Link:** Envisioned as the longest sea bridge in India and the second longest sea link in the world, providing connectivity to NMIA from Sewri in South Mumbai to Nhava Sheva.  
The Mumbai Trans Harbour Link (MTHL) is an under-construction 21.8 km freeway grade Road Bridge connecting the Indian city of Mumbai to Navi Mumbai.
- **Upcoming Virar-Alibaug Multimodal Corridor:** This 126-km-long corridor enables connectivity to NMIA and other important nodes of Navi Mumbai.
- **Panvel-Karjat Suburban Rail Line:** The existing Mohape railway station is just 1.5 kms away, with 2 suburban lines under construction.
- **Navi Mumbai Airport Influence Notified Area (NAINA):** Panvel is part of this demarcated area of a 25-km radius of the airport. NAINA is envisioned as a prominent financial centre and potentially 'The Biggest Smart City in India' with growth centres as hubs of development.
- **CST-Panvel Fast Track:** To ensure quick access to and from Mumbai
- **MIDC, PORT & SEZs:** Proximity to Industrial and Special Economic Zones
- **Strategic location on the Old Mumbai-Pune Highway:** Ensures fast connectivity to the next megacity, Pune
- **Upcoming Metro Rail Line in Navi Mumbai:** For enabling more convenient access



### TRANSPORT NODES WITHIN 10 MINS

Mumbai-Pune Expressway | Mohape Railway Station | Thombrewadi Bus Stop



### EDUCATIONAL INSTITUTIONS WITHIN 15-20 MINS

St. Wilfred's School | Delhi Public School | DAV Public School | St. Wilfred's College of Arts & Commerce | Chhatrapati Shivaji Maharaj Institute of Technology | Amity University



### HOSPITALS WITHIN 10 MINS

Dhirubhai Ambani Hospital, Lodhivali | MGM Hospital



### MALLS AND ADVENTURE PARKS WITHIN 20-30 MINS

Orion Mall | K Mall | Golf Course | Adlabs Imagica | Della Adventure Park



### IMPORTANT HUBS WITHIN 10-15 MINS

Upcoming Navi Mumbai International Airport | Palaspe Phata | Panvel Railway Station



Green Living



Active Living



Holistic Living



Spacious Living



Sustainable Living



Secure Living

# BEING WISE

Means living in a township that's wisely located, wisely planned and wisely designed to bring you complete happiness and wellness. Presenting Wadhwa Wise City in Panvel, an integrated township project spread across 138 acres, part of a 450-acre land parcel to be developed by The Wadhwa Group. Wadhwa Wise City is a vision of sustainable growth and holds the distinction of being the first-ever integrated township project in NAINA (Navi Mumbai Airport Influence Notified Area).

## Superior Air Quality

Particular	WADHWA WISE CITY	South Mumbai	MoEF Prescribed Standard
Particulate Matter-PM10 (ug/cum)	60	370	100
Carbon Monoxide (mg/cum)	Below detectable limits	2.9	Less than 04

Source: Testing by Aavanira Ltd. recognised by MoEF, New Delhi



Education



Healthcare



Clubhouse



Parks



Bus Station



Retail & Shopping

# LIFESTYLE WISE

Means enjoying excellent connectivity, great amenities, proximity to nature and everything that elevates life to an incredible lifestyle.

## Lifestyle Amenities



Rock Climbing



Jogging Track



Gymnasium



Multipurpose Hall



Café



Indoor Games Room



Squash Court



Yoga Lawn



Kids' Play Area



Amphitheatre



Open Gymnasium



Central Greens



Swimming Pool



Reflexology Pool



Senior Citizens' Area



Foot Reflexology Path



E-Library



Urban Planning



Traffic Planning



Energy Planning

# DESIGN WISE

Means enjoying the benefits of design and planning excellence for healthier, happier and wholesome living. At Wadhwa Wise City, our strong design principles are evident across the township and also in every individual tower and apartment, in multiple ways.

## Planning Highlights of the Township

- Wadhwa Wise City has been conceived on the foundations of 'Happiness and Wellness'.
- Principles of Urban Planning are well integrated to create a cohesive fabric of streets, green spaces, social amenities like schools, primary healthcare and a lot more.
- The natural setting of mountains and hill slopes are conserved and give a natural edge to the proposed settlement.
- Hierarchy of roads and well-defined pathways ensure safe and easy commuting within the township.
- Town level parks and playgrounds and neighbourhood level green open spaces emphasise the health of children and adult citizens.

## Design Features in Towers and Apartments

**VENTiLiT™** The Wadhwa Group's proprietary design philosophy maximises air, height and light in your home. Even common spaces are designed following the sun's path and the wind's direction, keeping you vibrant with natural energy, fresh air and sunlight always.

**Zero Space Wastage:** A well-planned apartment layout to ensure maximum useable area

**Safety Features:** Fire Safety Tower, Stretcher Lift, Intercom Facility and more



**Vasai-Virar**

**69.3** kms\*  
away from BKC

**Kalyan-Dombivli**

**42.1** kms\*  
away from BKC

**Panvel**

**34.8** kms\*  
away from BKC

# OPPORTUNITY WISE

Means tapping the opportunity to invest in the right location and the right project at the right time.

## **Panvel**

- The hub of fast-track growth, unlike any other location
- One of the fastest growing realty markets in the Mumbai Metropolitan Region
- Strong Government focus for high infrastructure development in Panvel and surrounding areas of the project
- As an initiative under the Affordable Housing Scheme
  - ✓ Pay only 2.5% Stamp Duty
  - ✓ Pay only 8% GST
  - ✓ PMAY Subsidy of ₹2.67 lakh#
- Just 34.8 kms\* from BKC
- High investment and multiple initiatives by the Government
- Excellent quality of life, with development and nature at one place

\*Approximate distances and time calculated on Google Map.  
#Subject to Government policies.



# TRUST WISE

Means trusting 5 decades of experience in shaping iconic structures and thousands of smiles.

A rich heritage of excellence. Iconic residential and commercial projects spread across 1.4 million sq. m. Proven performance track record. Strong focus on planning and design. Consistent accolades for enhancing thousands of lives. With such strong credentials, it's easy to see why The Wadhwa Group stands for complete trust and confidence in the eyes of 20,000+ delighted customers and 100+ MNC clients.

**5 Decades of Excellence | 100+ Landmarks | 20,000+ Customers | 100+ MNC Clients**



1800 209 6669 | [www.WadhwaWiseCity.com](http://www.WadhwaWiseCity.com)

Site Address: Wadhwa Wise City, Old Mumbai-Pune Highway, Bhingarwadi, Panvel - 410206.

Corporate Office: Plot No. C-59, 3rd Floor, Platina, G Block, BKC, Bandra East, Mumbai - 400 098, Maharashtra.

DISCLAIMER: The information provided in this brochure, including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to approval from the competent authorities. Pictures, visuals, perspective views of the building, model, furniture and maps are as per architectural drawings and the same shall be constructed subject to approvals of competent authorities and shall be in compliance of RERA Act and Rules and Regulations. Furniture, Fixtures and Furnishings shown in the show flat are only for representation and shall not be provided in the actual flat. Township will be developed in Phases as per the registrations with RERA and other details which will be updated on the RERA Website from time to time. The Project is mortgaged to PNB Housing Finance Ltd, Piramal Enterprises Ltd., Piramal Housing Finance Pvt. Ltd. Version 1 / May 2018

**SAY LESS, DO MORE!**  
Save paper. Save the planet.



## EXECUTIVE STUDIO



RERA CARPET AREA = 26.89 SQM. (289 SQFT.)

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## EXECUTIVE STUDIO



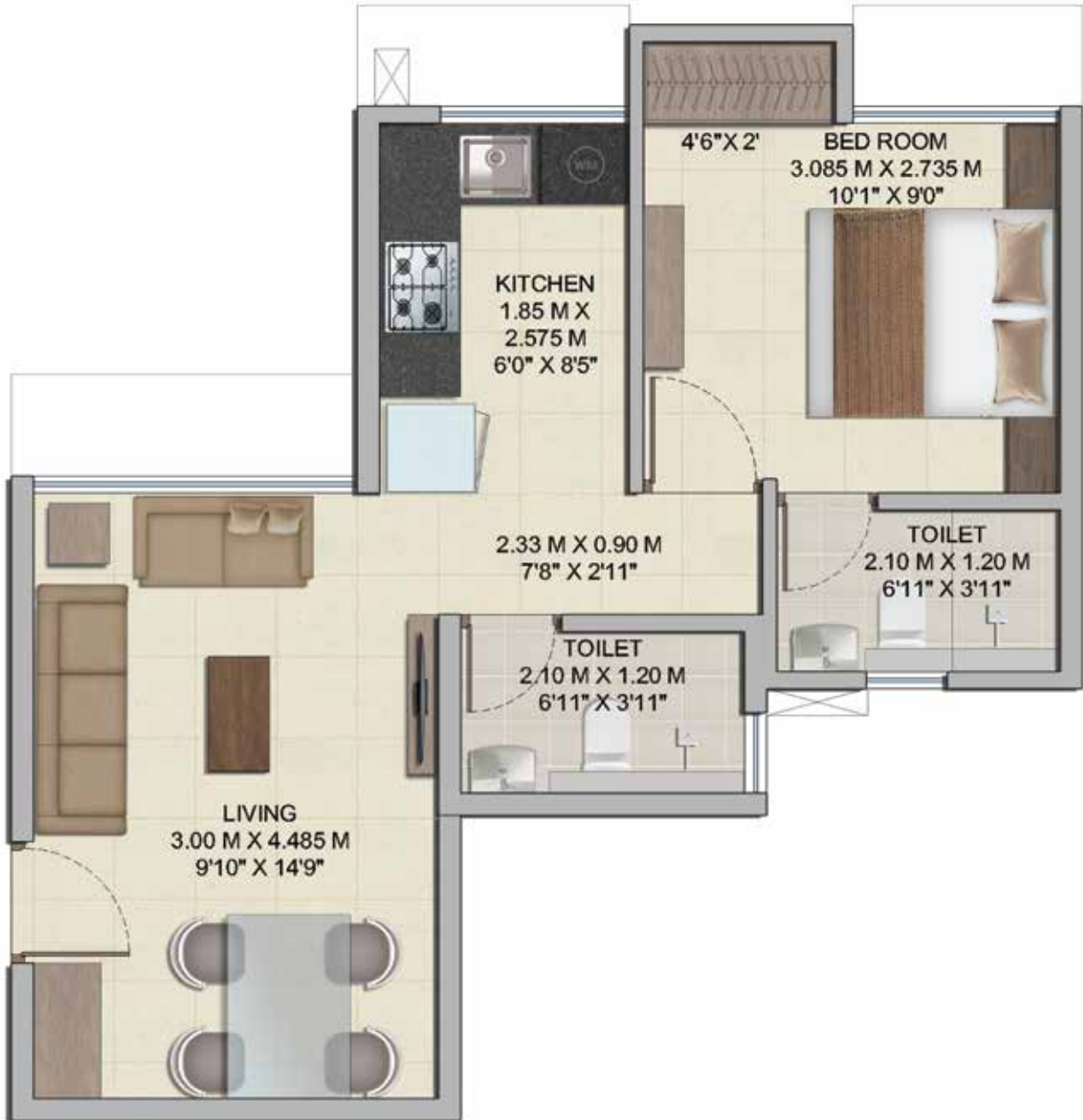
RERA CARPET AREA = 27.21 SQM. (293 SQFT.)

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## 1 BHK



RERA CARPET AREA = 36.32 SQM. (391 SQFT.)

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## 1 BHK



RERA CARPET AREA = 37.14 SQM. (400 SQFT.)

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## 2 BHK



RERA CARPET AREA = 45.85 SQM. (494 SQFT.)

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## 2 BHK SUPREME



RERA CARPET AREA = 58.32 SQM. (628 SQFT.)

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