AshokVillas

BY PENINSULA LAND

ABOUT PENINSULA LAND

Peninsula Land Limited, part of the prestigious **Ashok Piramal Group,** is a pioneering real estate developer known for creating landmark developments that redefine urban skylines. With a diversified portfolio across residential, commercial, and retail assets, the company is committed to delivering sustained long-term value to all stakeholders.

Today, Peninsula Land operates as an integrated real estate enterprise guided by transparency, driven by innovation, and committed to sustainable development, setting new benchmarks for the future of urban living.

25+ YEARS

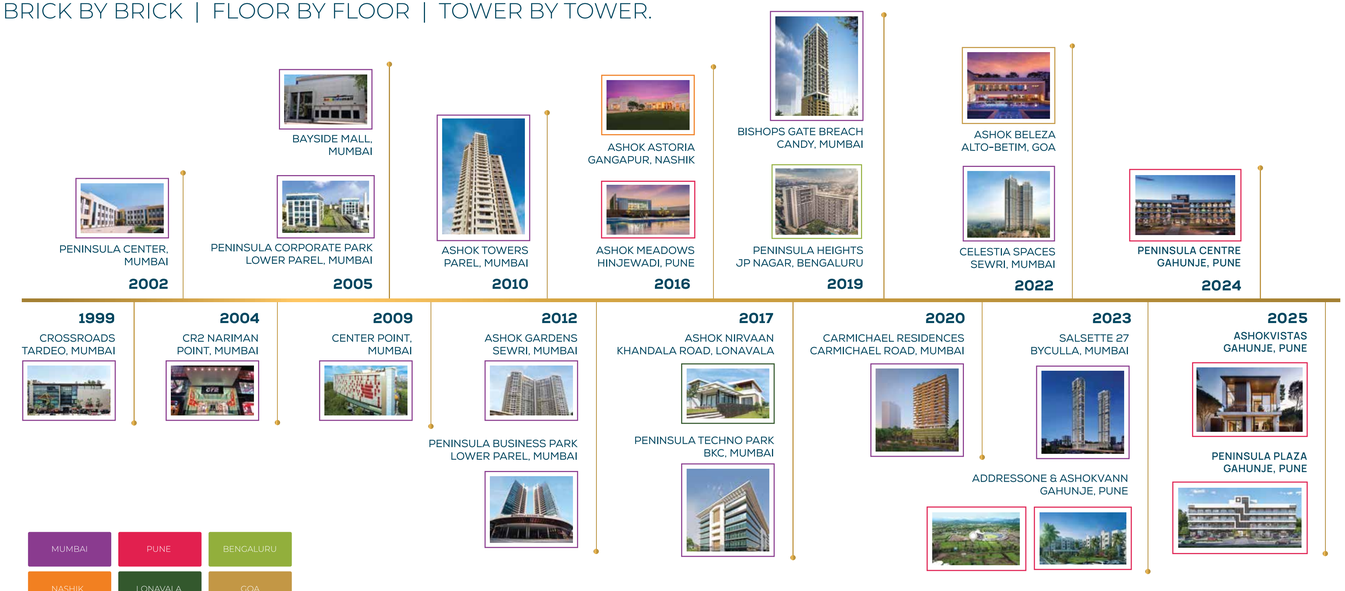
25+ Years
of proven expertise in real estate development

10.6 Million Sq. Ft.
of successfully completed developments

1 Million Sq. Ft.
actively under development

A LEGACY BUILT

BRICK BY BRICK | FLOOR BY FLOOR | TOWER BY TOWER.



Please Note: This advertisement does not constitute an offer and/or acceptance under any statute of any nature whatsoever. The terms and conditions of sale shall be only as incorporated in booking form/ cost sheet and Agreement for Sale. We are offering for sale, un-furnished apartments and the add-ons such as furniture and fixtures in the marketing materials will not form part of any contract/offer unless specifically incorporated in the Agreement for Sale. Terms and Conditions Apply.

WHAT SETS PENINSULA LAND APART?

Comprehensive solutions
to plan, sell, construct & deliver

Established leadership
in price realization

Design innovation
recognized by industry experts









At the heart of everything we do is a focus on elevating lifestyles through thoughtful design, quality craftsmanship, and refined environments. Every detail is envisioned to create meaningful experiences that deliver enduring value for years to come.

ELEVATING LIFESTYLES, REDEFINING LIVING

- Expansive open spaces that create a sense of openness and freedom
- Well-considered floor-to-ceiling proportions that elevate spatial experience
- Meticulously planned layouts designed for seamless living

HISTORY OF SEVERAL 1ST IN THE INDUSTRY

One of the first real estate companies to get listed on BSE

Set new benchmarks in Residential properties with Ashok Towers & Ashok Gardens and in Commercial Properties with Peninsula Corporate Park & Peninsula Business Park

Built Mumbai's first retail mall - crossroads

First textile mill re-development in the city under the mill redevelopment policy


ASHOK TOWER
PAREL, MUMBAI


ASHOK GARDEN
SEWRI, MUMBAI



PENINSULA BUSINESS PARK
LOWER PAREL, MUMBAI


CELESTIA SPACES
SEWRI, MUMBAI


PENINSULA HEIGHTS
JP NAGAR, BENGALURU


SALSETTE 27
SEWRI, MUMBAI


CROSS ROAD
TARDEO, MUMBAI


ASHOKVANN
GAHUNJE, PUNE


ASTORIA
GANGAPUR, NASHIK

THE ART OF

HORIZONTAL LIVING



Artist's impression

SOME ADDRESSES ARE

BUILT FOR EVERYONE

This one is reserved for Nineteen



Artist's impression

Artist's impression

DESIGNED TO

FEEL TIMELESS



Artist's Impression


Artist's Impression

Expansive glazing invites natural light deep into the interiors, while private outdoor spaces extend the home beyond its walls. Landscaped gardens, open decks, and carefully curated finishes create an atmosphere of effortless elegance.

Designed for evolving lifestyles and lasting memories, each residence balances comfort, functionality, and sophistication—offering a home that remains as relevant tomorrow as it is today.



Artist's Impression

A RESIDENCE DESIGNED

NOT JUST FOR LIVING, BUT FOR LASTING.

SOCIAL INFRASTRUCTURE

AshokVillas boasts seamless connectivity, being directly connected to the Mumbai-Pune Expressway. Surrounded by a thriving ecosystem of top schools, hospitals, commercial districts, and entertainment zones, it offers unparalleled convenience for a balanced and fulfilling lifestyle.

Key Business Zones

World Trade Centre, Tathawade	~ 15 mins
Proposed Panchshil Tech Park, Hinjawadi	~ 20 mins
Rajeev Gandhi Infotech Park, Hinjawadi	~ 20 mins
Balewadi High Street, Balewadi	~ 25 mins

Educational Institutes

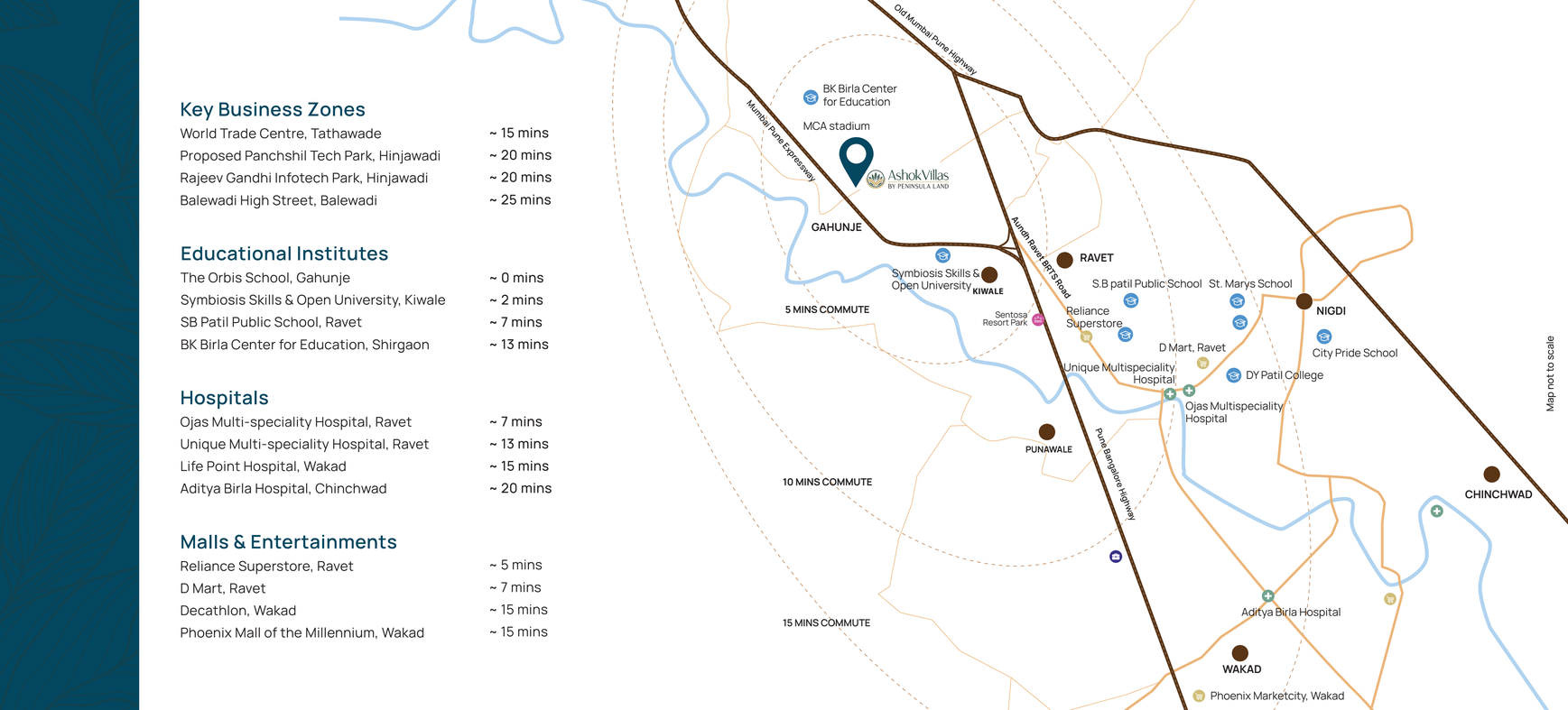
The Orbis School, Gahunje	~ 0 mins
Symbiosis Skills & Open University, Kiwale	~ 2 mins
SB Patil Public School, Ravet	~ 7 mins
BK Birla Center for Education, Shirgaon	~ 13 mins

Hospitals

Ojas Multi-speciality Hospital, Ravet	~ 7 mins
Unique Multi-speciality Hospital, Ravet	~ 13 mins
Life Point Hospital, Wakad	~ 15 mins
Aditya Birla Hospital, Chinchwad	~ 20 mins

Malls & Entertainments

Reliance Superstore, Ravet	~ 5 mins
D Mart, Ravet	~ 7 mins
Decathlon, Wakad	~ 15 mins
Phoenix Mall of the Millennium, Wakad	~ 15 mins





Premium
3 BHK Row Villas



Family Den Space
Across All Row Villas



Bigger Plot
Sizes



Ultra-Luxury
Specifications



Vastu-Compliant Homes
With Pooja Area



Terrace With
Yoga Deck



Spacious Front
& Back Courtyards



Space for 2 Car Parks
in Selected Row Villas



Access to Private
Membership Club

KEY FEATURES

AshokVillas offers a refined lifestyle with thoughtfully designed 3 BHK row villas, expansive plot sizes, and premium specifications. From vastu-compliant homes with dedicated pooja spaces to private courtyards, terrace yoga decks, and exclusive club access, every detail is crafted to deliver comfort, luxury, and a truly elevated living experience.

WHERE
LIVING OPENS OUT

At AshokVillas, outdoor space is an extension of your home. Thoughtfully planned open areas bring privacy, light, and fresh air into everyday living- whether it's quiet mornings, relaxed afternoons, or evenings under the stars.

Designed for seamless indoor–outdoor flow, each home opens outward, creating spaces that adapt effortlessly to your lifestyle.



Artist's Impression

The areas mentioned are approximnate, actual might very basis seleted villa.

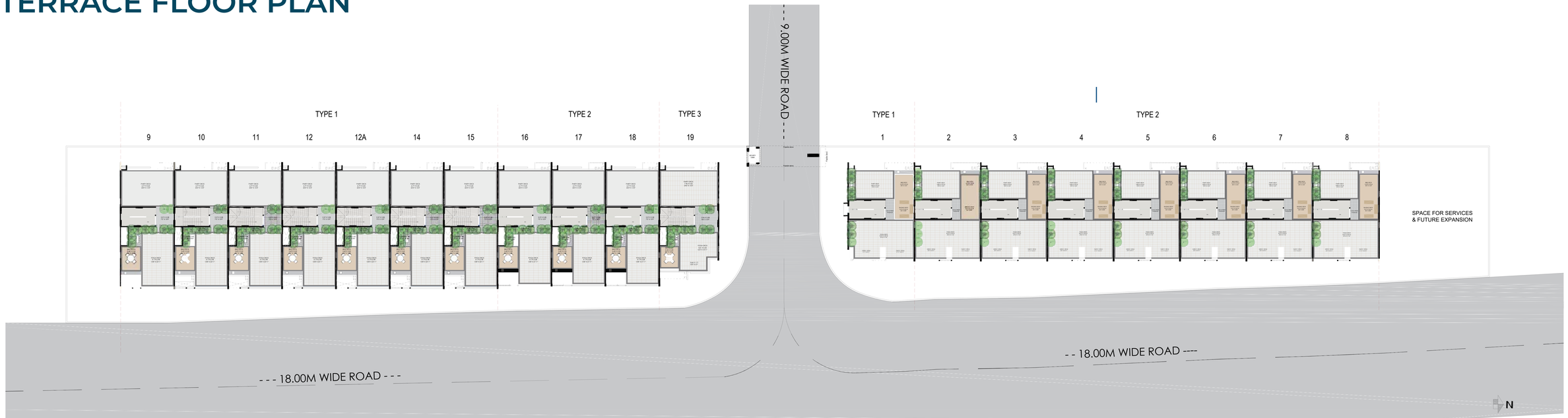
FIRST FLOOR PLAN



Artist's Impression

The areas mentioned are approximnate, actual might very basis seleted villa.

TERRACE FLOOR PLAN



Artist's Impression

The areas mentioned are approximnate, actual might very basis seleted villa.

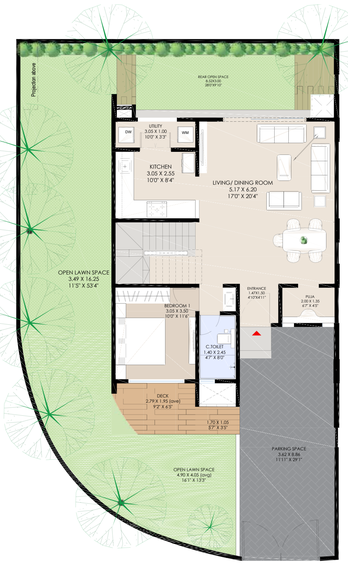
ASHOK VILLAS IMPERIAL - AREA STATEMENT

Plot No 127	TYPE 1		TYPE 2													
	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft
	UNIT 1		UNIT 2		UNIT 3		UNIT 4		UNIT 5		UNIT 6		UNIT 7		UNIT 8	
Ground Floor Carpet	74.52	802	74.52	802	74.52	802	74.52	802	74.52	802	74.52	802	74.52	802	74.52	802
Upper Floor Carpet	83.53	899	83.62	900	83.62	900	83.62	900	83.62	900	83.62	900	83.62	900	83.62	900
Total RERA Carpet [A]	158.05	1701	158.14	1702	158.14	1702	158.14	1702	158.14	1702	158.14	1702	158.14	1702	158.14	1702
Upper Floor Balcony Area [B]	9.46	102	10.29	111	10.29	111	10.29	111	10.29	111	10.29	111	10.29	111	10.29	111
Terrace Area [C]	80.38	865	81.31	875	81.31	875	81.31	875	81.31	875	81.31	875	81.31	875	81.31	875
Open Space Area On Ground floor [D]	141.48	1523	86.64	933	85.14	916	82.48	888	79.01	850	76.01	818	73.59	792	70.80	762
Total Usable Area [A+B+C+D]	**389**	**4191**	**336**	**3621**	**335**	**3605**	**332**	**3576**	**329**	**3539**	**326**	**3506**	**323**	**3480**	**321**	**3450**

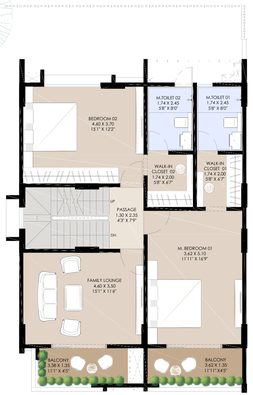
ASHOK VILLAS GRANDE - AREA STATEMENT

Plot No 128	TYPE 1														TYPE 2						TYPE 3	
	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft	In Sq.M	In Sq.ft
	UNIT 9		UNIT 10		UNIT 11		UNIT 12		UNIT 13		UNIT 14		UNIT 15		UNIT 16		UNIT 17		UNIT 18		UNIT 19	
Ground Floor Carpet	72.06	776	72.06	776	72.06	776	72.06	776	72.06	776	72.06	776	72.06	776	71.03	765	71.03	765	71.03	765	76.39	822
Upper Floor Carpet	84.32	908	84.32	908	84.32	908	84.32	908	84.32	908	84.32	908	84.32	908	82.29	886	82.29	886	82.29	886	81.7	879
Total RERA Carpet [A]	156.38	1683	156.38	1683	156.38	1683	156.38	1683	156.38	1683	156.38	1683	156.38	1683	153.32	1650	153.32	1650	153.32	1650	158.09	1702
Upper Floor Balcony Area [B]	9.92	107	9.92	107	9.92	107	9.92	107	9.92	107	9.92	107	9.92	107	9.92	107	9.92	107	9.92	107	9.82	106
Terrace Area [C]	82.47	888	82.47	888	82.47	888	82.47	888	82.47	888	82.47	888	82.47	888	80.44	866	80.44	866	80.44	866	79.79	859
Open Space Area On Ground floor [D]	75.48	812	74.49	802	72.79	784	70.83	762	69.12	744	67.55	727	66.31	714	66.01	711	65.27	703	64.47	694	131.13	1411
Total Usable Area [A+B+C+D]	**324**	**3490**	**323**	**3480**	**322**	**3461**	**320**	**3440**	**318**	**3422**	**316**	**3405**	**315**	**3392**	**310**	**3334**	**309**	**3326**	**308**	**3317**	**379**	**4078**

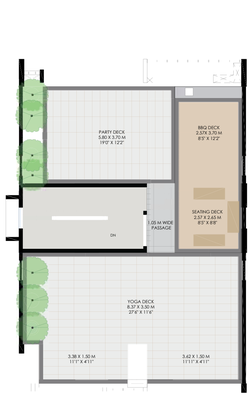
UNIT NO 01



GROUND FLOOR PLAN



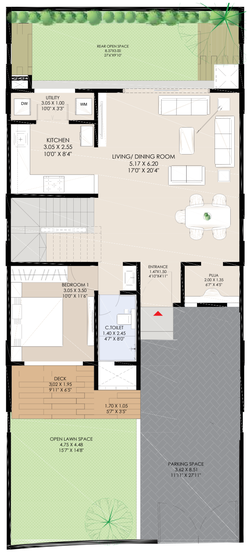
FIRST FLOOR PLAN



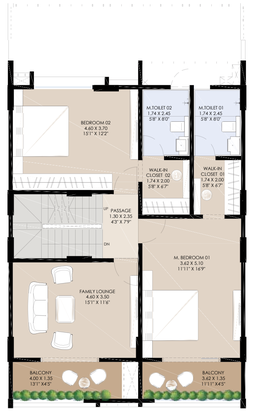
TERRACE FLOOR PLAN

UNIT NO 01		
	In Sq.M	In Sq.ft
Ground Floor Carpet	74.52	802
Upper Floor Carpet	83.53	899
Total RERA Carpet [A]	158.05	1701
Upper Floor Balcony Area [B]	9.46	102
Terrace Area [C]	80.38	865
Open Space Area On Ground floor [D]	141.48	1523
Total Usable Area [A+B+C+D]	**389**	**4191**

UNIT NO 02



GROUND FLOOR PLAN



FIRST FLOOR PLAN

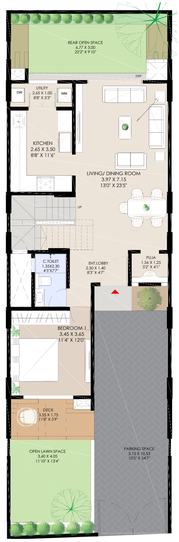


TERRACE FLOOR PLAN

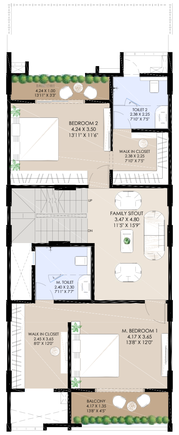
UNIT NO 02		
	In Sq.M	In Sq.ft
Ground Floor Carpet	74.52	802
Upper Floor Carpet	83.62	900
Total RERA Carpet [A]	158.14	1702
Upper Floor Balcony Area [B]	10.29	111
Terrace Area [C]	81.31	875
Open Space Area On Ground floor [D]	86.64	933
Total Usable Area [A+B+C+D]	**336**	**3621**

Artist's Impression

UNIT NO 10



GROUND FLOOR PLAN



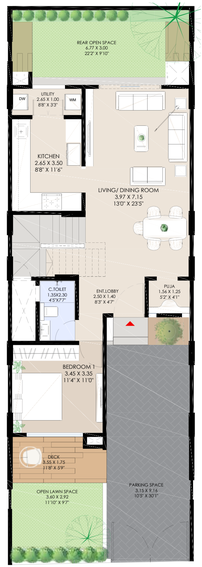
FIRST FLOOR PLAN



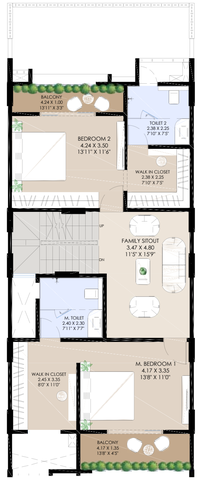
TERRACE FLOOR PLAN

UNIT NO 10		
	In Sq.M	In Sq.ft
Ground Floor Carpet	72.06	776
Upper Floor Carpet	84.32	908
Total RERA Carpet [A]	156.38	1683
Upper Floor Balcony Area [B]	9.92	107
Terrace Area [C]	82.47	888
Open Space Area On Ground floor [D]	74.49	802
Total Usable Area [A+B+C+D]	**323**	**3480**

UNIT NO 16



GROUND FLOOR PLAN



FIRST FLOOR PLAN



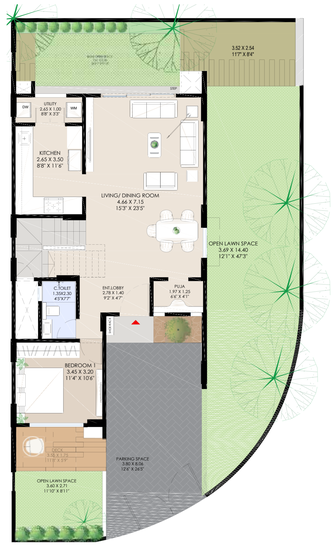
TERRACE FLOOR PLAN

UNIT NO 16		
	In Sq.M	In Sq.ft
Ground Floor Carpet	71.03	765
Upper Floor Carpet	82.29	886
Total RERA Carpet [A]	153.32	1650
Upper Floor Balcony Area [B]	9.92	107
Terrace Area [C]	80.44	866
Open Space Area On Ground floor [D]	66.01	711
Total Usable Area [A+B+C+D]	**310**	**3334**

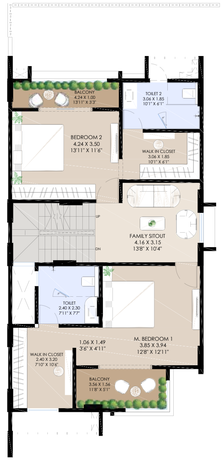
Artist's Impression

UNIT NO 19

Artist's Impression



GROUND FLOOR PLAN



FIRST FLOOR PLAN

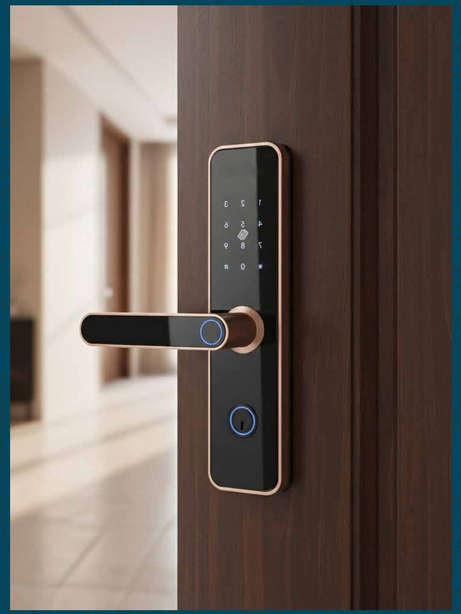


TERRACE FLOOR PLAN

UNIT NO 19		
	In Sq.M	In Sq.ft
Ground Floor Carpet	76.39	822
Upper Floor Carpet	81.7	879
Total RERA Carpet [A]	158.09	1702
Upper Floor Balcony Area [B]	9.82	106
Terrace Area [C]	79.79	859
Open Space Area On Ground floor [D]	131.13	1411
Total Usable Area [A+B+C+D]	**379**	**4078**

19 PRIVATE
RESIDENCES

SPECIFICATIONS











Images for reference purposes only

Flooring

- Marble Flooring in the house except Master Bedroom
- Wooden Laminated Flooring in the Master Bedroom
- Natural lawn in the Front Yard and Back Yard space

Windows and Doors

- Aluminum Powder Coated sliding windows with mosquito mesh
- Teakwood main door and laminated doors for other bedrooms

Air Conditioners & Fans

- Split AC's in the entire house except kitchen
- Remote operated fans and exhaust fans

CP Fittings & Sanitaryware

- Kohler/Grohe or equivalent CP fittings
- Toto/American Standard or equivalent Sanitaryware
- Elegant Glass Shower Partition in Bathrooms
- 25-Litre Geysers in Master Bedroom Bathrooms

Modular Kitchen

- Designer Modular Kitchen equipped with Hob, Chimney, Cabinets.
- RO Water Purifier

Home Automation

- Advanced Security Features including Video Door Phone
- Digital Door Lock for enhanced safety.

Railings

- SS Railings and toughened glass for balconies

Paint

- Luster emulsion paint on the walls

Lifestyle and Amenities

AshokVistas Clubhouse

Residents at AshokVillas will enjoy a thoughtfully designed clubhouse and lifestyle amenities within the premises, catering to their daily leisure and social needs.

Social & Community

- Star Gazing Deck
- Multipurpose Hall cum Games Room
- Party Lawn

Wellness & Recreation

- Children Play Area
- Serenity Lounge

Sports & Fitness

- Multipurpose Court
- Gymnasium
- Yoga Deck

Games Room

- Pool Table
- Carrom & Chess
- Table Tennis
- Foosball

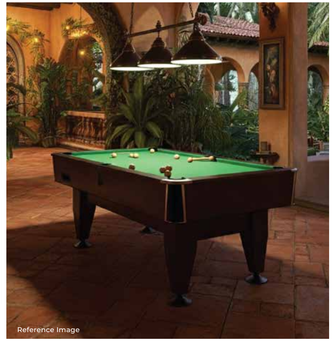












CLUB PENINSULA

A Private Membership Club

An exclusive clubhouse designed for refined living. Thoughtfully curated spaces for recreation, wellness, and socialising come together to offer a lifestyle of comfort and indulgence. With access through a private membership, residents enjoy premium facilities, complete privacy, and elevated everyday experiences - crafted to complement a life well lived.



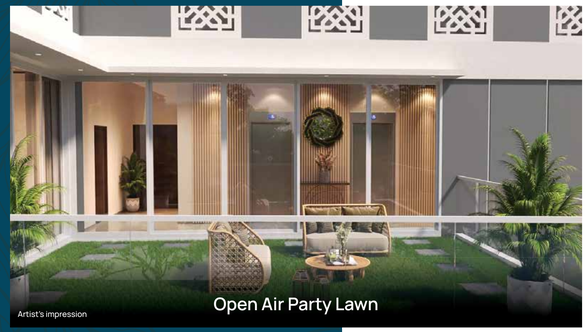
Artist's impression

Relaxation & Community Zone

- Multipurpose Hall
- Pool Deck Area
- Open Air Party Lawn
- Open Air Multi Court

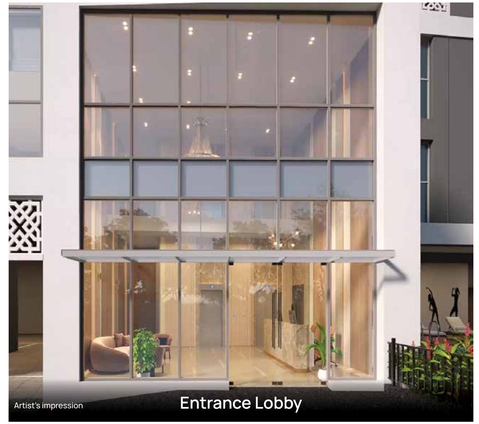
Recreation & Activity Area

- Swimming Pool
- Paddle Ball Court
- Kid's Play Zone
- Gymnasium
- Badminton Court

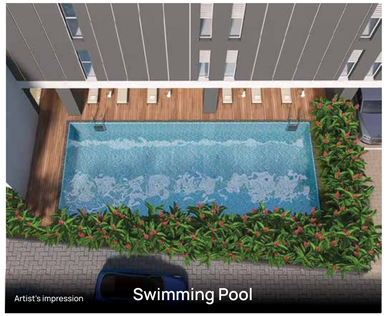










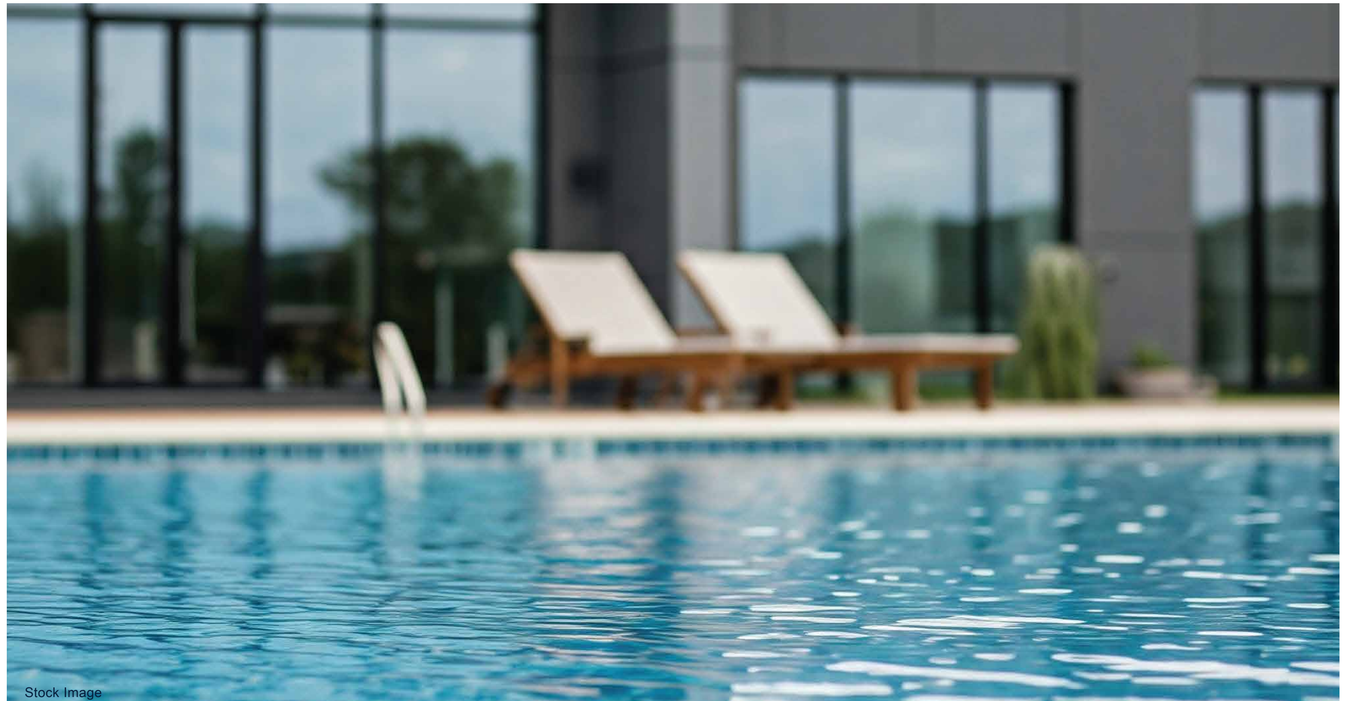




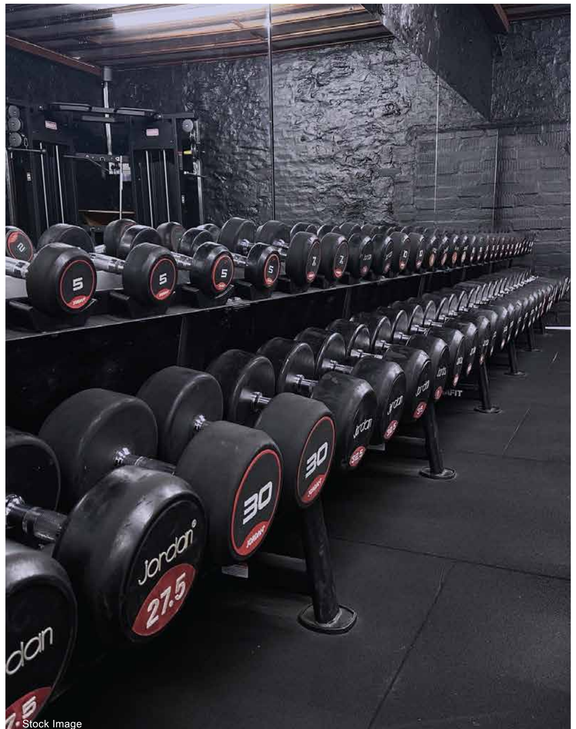
LIFESTYLE AND AMENITIES

Club Peninsula

Will have the privilege of accessing an upcoming Lavish Club Peninsula, designed to redefine luxury living. This exclusive club will offer a curated selection of world-class amenities, tailored to provide an unparalleled lifestyle experience. From state-of-the-art sports facilities and wellness zones to sophisticated recreational spaces and social lounges, the club will cater to every aspect of refined living. `



Stock Image









Access to this space will be granted through a membership program, ensuring privacy and service of the highest standards. Membership can be availed with a one-time membership fee, along with usage fee that allows residents to enjoy the club's premium offerings on a regular basis.



A LIFE **DESIGNED AROUND MOMENTS**





Built for those who have outgrown ordinary luxury.