

T H E B E S T O F  
A L L W O R L D S

# MAGNOLIA



**The Wadhwa Group**  
Landmarks planned with passion



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

Site Address: Wadhwa Wise City, Old Mumbai-Pune Highway, Bhingarwadi, Panvel - 410 206.

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

MahaRERA Reg. Nos. P52000021143, P52000021142, P52000021144 | Website: <http://maharera.mahaonline.gov.in>

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 the approval from the competent authorities and shall be in compliance of RERA Act and Rules and Regulations. Township will be developed in Phases as per the registrations with RERA and other details which will be updated on RERA Website from time to time. Furniture, Fixtures and Furnishings shown are only for representation and shall not be provided in the actual bungalow. The taxes are as per prevalent rules & regulations and subject to change in case of change in rules & regulations. The Project is mortgaged to PNB Housing Finance Ltd. **Version 1.0 / June 19**



# PANVEL: IF IT'S HAPPENING, IT'S HERE!

Today, the action has shifted to Panvel. It is the new centre of development. In addition to infrastructural facilities, Panvel also has superior air quality, dedicated open spaces, proximity to nature and excellent connectivity. There is tremendous government impetus that's lending momentum to the whole process.



Image for Representation

#### **Upcoming Navi Mumbai International Airport (NMIA):**

A game changer that makes Panvel the mega 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) .

#### **Upcoming Mumbai Trans Harbour Link:**

Envisioned as the longest sea bridge in India and the second longest sealink in the world, it provides 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 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 from the western suburbs.

#### **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 across.

# LOCATION MAP



International Airport



Trans Harbour Link



Multimodal Corridor



SEZs



JNPT



Suburban Rail & Metro Lines



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

# YOU WILL NEVER BE TOO FAR FROM WHERE YOU HAVE TO GO.



## 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



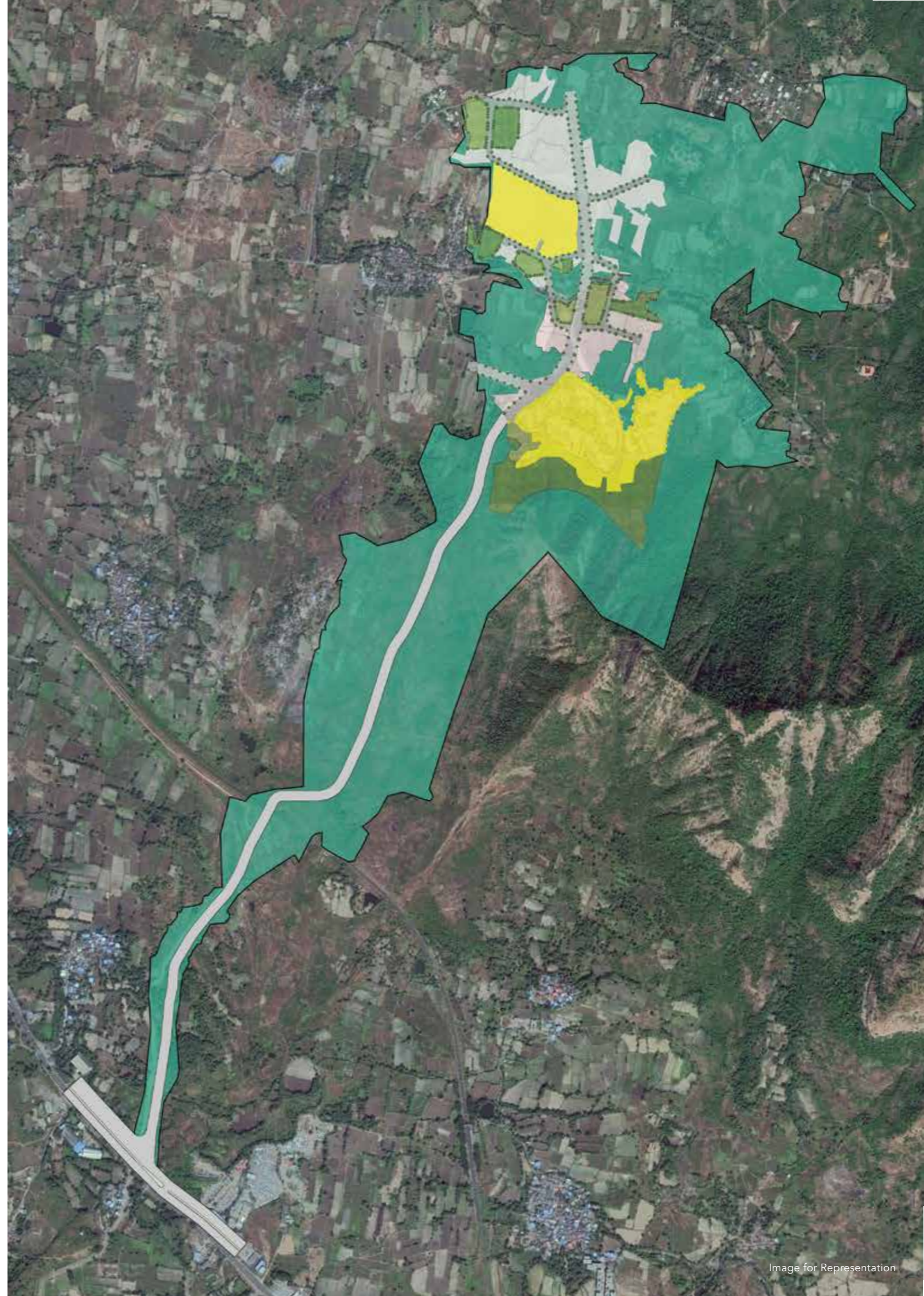
Image for Representation

IF IT'S PANVEL,  
IT'S HERE.

PRESENTING

WADHWA  
**WISE CITY**

AN INTEGRATED TOWNSHIP





## AN INTEGRATED TOWNSHIP THAT'S A CLASS APART.

When it comes to residences it's all about location. And Panvel ticks all the boxes. It's the place where it's all happening. In Panvel, Wadhwa Wise City is the integrated township that's setting new benchmarks. It's close to nature but not far from civilisation. Spread across 138 acres and a part of 450-acres land parcel to be developed by The Wadhwa Group, Wadhwa Wise City offers Community Living & Independent Living in its meticulously planned phases. Detailed planning and unmatched infrastructural facilities set it apart. No wonder, it's the choice of the wise.



Green Living



Active Living



Holistic Living



Sustainable Living



Spacious Living



Secure Living

**FATHER AGNEL SCHOOL  
FOR EDUCATION  
THAT WILL TAKE  
YOUR KIDS PLACES.**

Located in the township itself  
is Navi Mumbai's respected school,  
Father Agnel. So, your kids  
can be groomed for a bright career.



Image for Representation





Image for Representation

## ALL THE HEALTHCARE FACILITIES YOU MAY NEED.

Enjoy the finest in health care facilities  
in the township itself – a stone's throw  
from your place of residence.  
Just what the doctor ordered.

## COMBINE RETAIL THERAPY AND ENTERTAINMENT.

You don't have to step out of the township  
for shopping and entertainment.  
There's everything for you within.  
Never a dull moment!



Image for Representation



EVERYTHING  
YOU DREAMED OF IN  
YOUR PERFECT  
HOME.

Say hello to stylish, luxurious, well-designed bungalows and splendid townhouses spread across 16 acres.  
Located close to the banks of a rivulet, your dream home comes with the pristine view of Prabalmachi Hills.  
A private backyard, and ample light and fresh air.  
Be close to Mumbai, the city that never sleeps, and yet luxuriate in peace and quiet.

Welcome to the independent living.

PRESENTING

# MAGNOLIA

TOWNHOUSES & BUNGALOWS



Artist's Impression

## SUNSET BY THE RIVER.

Sit by the magnificent river promenade and bask in the crimson hues of the setting sun.



# GAZE AT MIGHTY MOUNTAINS.

Sip your morning cup of tea looking up at the mesmerizing Prabalmachi Hills.





## FLANKED BY THE GREENS.

Stroll down the Blossom Park.  
Enjoy the herb garden, flowering trees  
and more. A sight for sore eyes.

## BUNGALOWS THAT MAKE A STATEMENT ABOUT YOU.

If you enjoy your privacy, then our limited edition 3 bed townhouses or 4 bed bungalows are just for you. Spacious, high ceilinged, well ventilated and naturally lit, they are something to write home about.







## RISE TO GREAT HEIGHTS.

Flaunt your style statement with the 20+ft double height living room that adds to the grandeur of your residence.



Artist's Impression

## A RARE CHOICE OF THE CHOSEN FEW.

You'll be spoiled for choice. Indulge more with spacious, well-designed bedrooms that welcome air and light in abundance. Or enjoy a soothing green view that will lift your spirits.

# INDULGE YOUR TASTE BUDS.

A spacious kitchen will bring out the chef in you.



## OCCASIONAL BREAKS ON THE DECK.

For those mornings, evenings and in-between times,  
relax on your sun deck and take a much-needed break.



## BEAUTY IN THE BACKYARD.

The lush backyard, which also houses a kitchen garden, can bring alive the gardener in you. Now enhance the beauty of your living space with a dash of green.



## A TERRACE THAT'S SIMPLY TOPS.

Your townhouse/bungalow has an exclusive terrace that comes with a stunning view of the hills.





## ENJOY THE FRUITS OF YOUR LABOUR.

The lush fruit-bearing trees in your backyard not only add charm to the greenery around but also remind you of a paradise on earth.

## NO PARKING WOES.

We have taken a load off your mind by providing convenient and inclusive parking for your cars.



Artist's Impression





## AN EXCLUSIVE CLUBHOUSE WITH SWIMMING POOL.

Club Magnolia is everything you could ask for from a clubhouse. It's the best place to celebrate or unwind for the young, the old and the middle-aged.

## BE FIT AS A FIDDLE.

Let the sportsman in you come to the fore.  
Enjoy a vigorous game of basketball.  
Or serve an ace on the lawn tennis court.  
Then there's the open gymnasium  
to help you get into shape.


















Artist's Impression

# STATE-OF-THE-ART AMENITIES FOR EVERY MOOD

It's got everything going for you:  
convenient connectivity and closeness to nature.  
Make the most of your time indulging in the many  
lifestyle amenities at your disposal.



-  Parks\*
-  Rock Climbing\*
-  Jogging Track
-  Kids' Play Area
-  Reflexology Path
-  E-Library\*
-  Outdoor Gymnasium
-  Tennis Court
-  Chess Plaza
-  Herb Garden
-  Flower Garden
-  Half Basket Ball Court
-  Swimming Pool
-  Yoga Lawn
-  Indoor Games Room

\*Township level amenities.



Actual Image of 'The Capital'

## THE WADHWA GROUP

We are one of Mumbai's leading real estate companies and are currently developing residential, commercial and township projects spread across approximately 4.21 million sq.m. Timely completion of projects coupled with strong planning and design innovation give us that competitive edge. Today, our clientele comprises over 20,000 satisfied customers and over 100 MNC corporates.

We have received many awards for both our commercial and residential projects. Among them are accolades at the Asia Pacific Property Awards 2013-2014, CNBC-AWAAZ Real Estate Award by RR Kabel for W54 and the International Property Awards Asia Pacific.

The Capital and Platina at BKC are among our noted commercial projects and The Address-Ghatkopar West, Anmol Fortune-Goregaon West, W54-Matunga West, Solitaire-Powai and Aquaria Grande-Borivali West are some of our well-known residential projects.



Image for Representation

**VENTILIT™**

## OUR DESIGN PHILOSOPHY

Your needs and your dreams are what inspire us at The Wadhwa Group. We design to celebrate space, comfort and safety, with no compromise whatsoever.

Our philosophy of VENTILIT™ borrows from nature's choicest elements of air, height and light and is exclusive to our group. We believe that meticulous planning is more important than a striking elevation. That's precisely the reason why we lay emphasis on building homes that are in harmony with the sun's path and the wind's direction. Not just that, the greater floor to ceiling height makes the apartments more spacious & elegant. Our uncompromising investment in raw materials, coupled with a practical design philosophy, promises maximum safety and minimum maintenance. A world where thoughtful designs elevate life experiences and homes celebrate life itself.