

# VARAK HILLS



Gated Community Farmhouse Plots And  
Farm Villas @ VARAK (MULSHI)

## Project Highlights

- Layout As Per Vastu Shastra
- Mobile Connectivity
- Gated Community Project
- Experience Project Team
- Well Planned Project In All Aspect
- Red Laterite Soil
- Excellent Road Connectivity
- Waterfalls
- Trekking
- Mulshi Dam Water Supply

## Project Infrastructure

- Grand Entrance Gate
- Entire Project Jamba Stone Fencing
- Internal Concrete Roads (9M Width)
- Amenities Space
- Electricity Provision
- Water Provision
- Solar Street Lights
- 24 Hours Security
- CCTV Povision For Entire Project
- Road Side Plantation



## Individual Plot Specs

- Individual Plot Board
- Jamba Stone Fencing For Enitre Plot
- MS Gate Provision
- CCTV Provision
- Electricity Provision
- Water Provision
- 11 Well Grown Trees

## Amenities Space

- 1 Acre Resort
- Landscape Garden
- Party Lawn
- Children Play Area
- Gazebo



## VARAK – MULSHI'S MOST BEAUTIFUL HILL STATION

Nestled amidst the scenic beauty of Maharashtra, Varak Hills is a serene retreat for nature lovers and adventure seekers alike. Surrounded by rolling green landscapes, dense forests, and sparkling waterfalls, it offers the perfect blend of tranquility and thrill. Varak Hills is an ideal weekend getaway for those looking to escape the hustle of city life and immerse themselves in peaceful surroundings.

Varak Hills is evergreen throughout the year, offering lush greenery, fresh air, and captivating views in every season. During the monsoons, its beauty reaches unparalleled heights as the hills glisten with vibrant green hues, streams flow with renewed vigor, and the atmosphere fills with the refreshing aroma of rain-washed nature.

Adventure enthusiasts will also find Varak Hills exciting, with opportunities for trekking, camping, and exploring hidden trails. For those who love history and architecture, nearby forts and heritage spots add a cultural flavor to the journey. Whether you seek leisure or adventure, Varak Hills promises an unforgettable experience, making it one of the most alluring destinations in the region.

### Near Resorts

- Encore Resort
- Foresta Resort
- Jalsrushti Island Resort
- Residency Lake Resort
- Green Gate Resort



# Master Layout

## VARAK HILLS Master Layout



- Available Plots
- Sold-Out Plots
- Resort Space
- Amenity Space

### AREA STATEMENT (PHASE 1)

| PLOT NO.                    | 1     | 2     | 3     | 4     | 5     | 6     | 7     | 8     | 9     | 10    | 11    | 12    | 13    | 14    | 15    | 16    | 17    | 18    | 19    | 20    | 21    | 22    | 23    | 24    | 25    | 26    | 27    | 28    | 29    |
|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| NET PLOT AREA (SQ.FT)       | 9600  | 9600  | 9600  | 9600  | 9600  | 9600  | 9600  | 9700  | 9800  | 9800  | 10000 | 10000 | 10000 | 24300 | 10000 | 9800  | 10000 | 10000 | 10000 | 10000 | 10000 | 9800  | 9800  | 9800  | 9800  | 9800  | 9800  | 10000 | 10000 |
| COMMON AREA LOADING (SQ.FT) | 1200  | 1200  | 1200  | 1200  | 1200  | 1200  | 1200  | 1100  | 1000  | 800   | 800   | 800   | 500   | 800   | 1000  | 800   | 800   | 800   | 800   | 800   | 800   | 1000  | 1000  | 1000  | 1000  | 1000  | 1000  | 800   | 800   |
| TOTAL PLOT AREA (SQ.FT)     | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 24800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 | 10800 |



## Nearby Attractions



**1. Mulshi Lake  
(0.5Km)**



**2. Palase Waterfall  
(3Km)**



**3. Lavasa City  
(12Km)**



**4. Tamhini Waterfalls  
(15Km)**



**5. Kundalika Valley  
(16Km)**

## Nearby Attractions



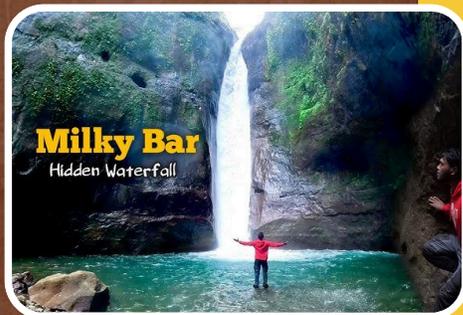
**6. Devkund Waterfall  
(21Km)**



**7. Rustic Tamhini  
(21Km)**



**8. Plus Valley  
(21Km)**



**9. MilkyBar Waterfall  
(21Km)**



**10. Hinjewadi IT Park  
(35Km)**

## Location Map



## Project By



### Site Address

“VARAK HILLS” Beside Encore Resort,  
Mulshi To Tamhini Main Road, Varak, Tal -  
Mulshi, Pune - 412108

### Corporate Office

Office No.101, "Mount View Residency",  
Sr.No.58/2, Sus-Hinjewadi Road, Nande,  
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