

ESCAPADE



**Premium Second Home Plots
by Right Choice Group**

A romantic couple is shown in a close embrace on a stone patio. The woman, with long dark hair, is smiling and has her arms around the man's neck. The man, with a beard, is also smiling and looking down at her. They are both barefoot. The background shows a house with a large window and some outdoor furniture. The entire image is covered with a semi-transparent blue filter. The text "VISION & LIFESTYLE" is centered in white, bold, sans-serif font.

VISION & LIFESTYLE

ESCAPADE

A New Way of Living



Didn't you always dream of a home where your kids can play and your parents can relax peacefully..

Imagine waking up to fresh air, the sound of birds, and panoramic views of rolling hills. Whether you dream of a stylish weekend villa or a cosy countryside home, this is your blank canvas to create.

Our vision is simple, to give you a place that blends natural beauty with modern convenience, where you can relax, rejuvenate, and reconnect with what truly matters.

Isn't this the life you've always wanted for yourself and your loved ones?



CONNECTIVITY



THE CALM OF SHIRWAL, THE CONVENIENCE OF PUNE

Atit, Shirwal — enjoy seclusion without being disconnected



45 km from Pune



75 km from Mahableshwar



6 km from Shirwal MIDC



10 km from Satara Highway (NH4)

If Lonavala is your weekend trip, Shirwal is even closer, with smooth roads and new infrastructure making your retreat quick and stress-free.



PROJECT OVERVIEW

ESCAPADE

EVERYTHING YOU NEED TO KNOW



Total Area: 25 Acres



Total Plots: 225

NA

Type:
NA: Non Agricultural Zone



Approvals:
NA & DTCP Approved



FSI:
1.56: Build spacious homes
your way



RERA Registered:
MAHA RERA No.: P52700011445



Minimum Saleable Area:
2000 sq.ft.+



Every plot is
construction-ready with
essential infrastructure in place.

An aerial photograph of a tropical landscape, featuring a mix of greenery, palm trees, and some buildings. The image is overlaid with a semi-transparent blue filter. The text "NATURE & SERENITY" is centered in a large, white, bold, sans-serif font.

NATURE & SERENITY

YOUR DREAM, YOUR CHANCE

At Escapade, you don't just buy land, you claim your own corner of peace. Away from traffic, away from noise, here you find space that truly belongs to you.

With 225 ready-to-build NA plots, it's where your dream villa begins.

✓ **Morning Light, Open Skies**

Wake up to sunlight, fresh air and wide-open views every single day.

✓ **Your Private Hideaway**

Plots made for peace, privacy and comfort, a retreat that is yours alone.

✓ **A Greener Way To Live**

Space to create your garden, harvest rainwater and live in harmony with nature.

✓ **Neighbors, Not Noise**

A community that is serene and welcoming, built for people who value quiet.

✓ **An Investment That Feels Right**

Safe, growing and future-ready, Shirwal's potential is only just beginning

✓ **Close to What Matters**

Highways, Pune city and upcoming infra all within reach, yet your world stays calm



AMENITIES & INFRASTRUCTURE

EVERYTHING YOU NEED

COMFORT. SECURITY. EASE.



Security & Access:

- 1 Gated Community
- 2 Designer Entrance Gate
- 3 24-Hour Security
- 4 Compound Wall for the Entire Project

Infrastructure

- 1 Internal Tar Roads (30 + 50 ft wide)
- 2 Common Water & Electricity Provisions
- 3 Street Lighting
- 4 Individual Plot Demarcation

Lifestyle & Recreation:

- 1 Landscaped Gardens & Tree Plantation
- 2 Clubhouse for social gatherings
- 3 Walkways for leisure strolls
- 4 Jogging & Cycling Track

**WHY
ESCAPADE?**

TO ESCAPE THE CHAOS, THE STRESS, THE ORDINARY.

With FSI 1.56, you have the flexibility to design your dream:



Weekend Villa



Countryside Farmhouse



Modern Vacation Home

Our team connects you with trusted designers and contractors who can turn your vision into reality.



THE FUTURE INVESTMENT



THE SMART CHOICE, THE RIGHT CHOICE!

- ✓ Proximity to Shirwal MIDC ensures future value growth.
- ✓ Surrounded by upcoming residential & commercial projects.
- ✓ Excellent potential for capital appreciation.
- ✓ Clear Title & Immediate Sale Deed for Peace of Mind.
- ✓ Book your space now and embrace endless serenity.



ABOUT RIGHT CHOICE GROUP



FULFILLING DREAMS SINCE 2010

For over a decade, **Right Choice Group** has been creating more than just plots of land, we've been creating opportunities for families to build their dreams. With a focus on trust, transparency, and timely development, we've earned the confidence of hundreds of happy customers across Pune.

We are known for:

1

**TRANSPARENT
DEALS & CLEAR
DOCUMENTATION**

2

**TIMELY
DEVELOPMENT AND
PROJECT DELIVERY**

3

**STRONG CUSTOMER
SUPPORT, EVERY
STEP OF THE WAY**

4

**ETHICAL BUSINESS
PRACTICES**

5

**SECURE LIFESTYLE-
ORIENTED PROJECTS**

6

**OVER A DECADE OF
PROVEN EXPERTISE**

The layout plan shows a grid of plots with dimensions and area calculations. The plots are arranged in a grid pattern, with dimensions ranging from 10.00m to 15.00m. The area calculations are provided for each plot, ranging from 100.00 sqm to 250.00 sqm. The plan includes several open spaces, including a large central open space and smaller open spaces along the roads. The plan also shows the location of the proposed site on a village plan and a map of the region.

REMANING PART OF G.NO. 955 (P)

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1077.65 sqm

OPEN SPACE-2
1077.65 sqm

OPEN SPACE-3
1237.81 sqm

RECREATIONAL OPEN SPACE-1
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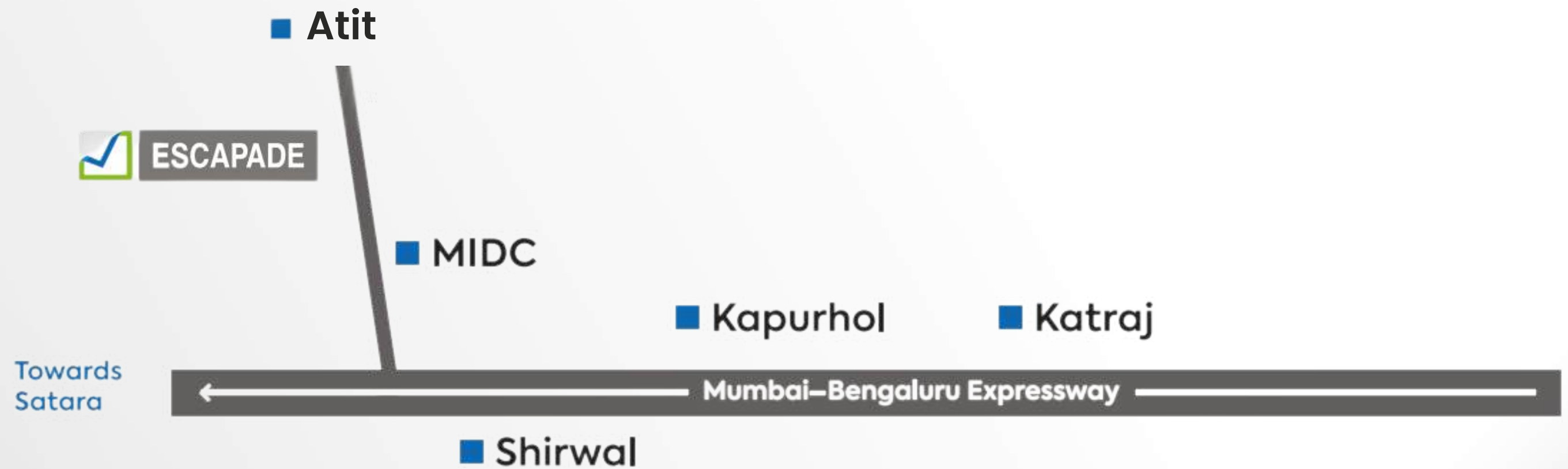
RECREATIONAL OPEN SPACE-129
100.00 sqm

RECREATIONAL OPEN SPACE-130
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RECREATIONAL OPEN SPACE-131
100.00 sqm

RECREATIONAL OPEN SPACE

LOCATION MAP



YOUR LAND. YOUR LEGACY.

Escapade



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P52700011445

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