



ONE PARK PLACE  
WARJE



**LOHIA JAIN**  
PROMOTERS & BUILDERS

IN ASSOCIATION WITH



**INDRIYAM REALTY**  
A BORA VENTURE

# THE ART OF LIVING WELL



In a world of  
high density  
developments.

A PLACE MADE  
FOR HUMAN  
CONNECTIONS.

In a world that is  
turning virtual.





In a hyper  
connected  
world

**A SANCTUARY  
DESIGNED TO MAKE  
YOU DISCONNECT.**

Beyond the rush,  
**LIES A WORLD OF  
QUIET BEAUTY.**





# THE PROJECT

## Where Old-World Charm Meets Modern Comfort.

Tucked away in the lush embrace of the NDA Hills in Warje, Pune, One Park Place is more than a place to live—it is a place to belong.

A gated community that evokes the charm of an old-world European village, it is designed for those who seek an extraordinary way of life. Here, time slows down as cobblestone pathways lead you through sun-dappled courtyards, past tranquil waterbodies, and into a world where the beauty of nature meets the artistry of architecture. Mornings are greeted with the scent of baked bread, afternoons unfold beneath the canopy of tree-lined boulevards, and evenings invite leisurely strolls through neighborhoods that feel like a scene from a postcard. Step into a picture-perfect gated development reminiscent of a quaint European town. Every detail, from steeply pitched roofs to sunlit balconies, is designed to capture the elegance of a bygone era.

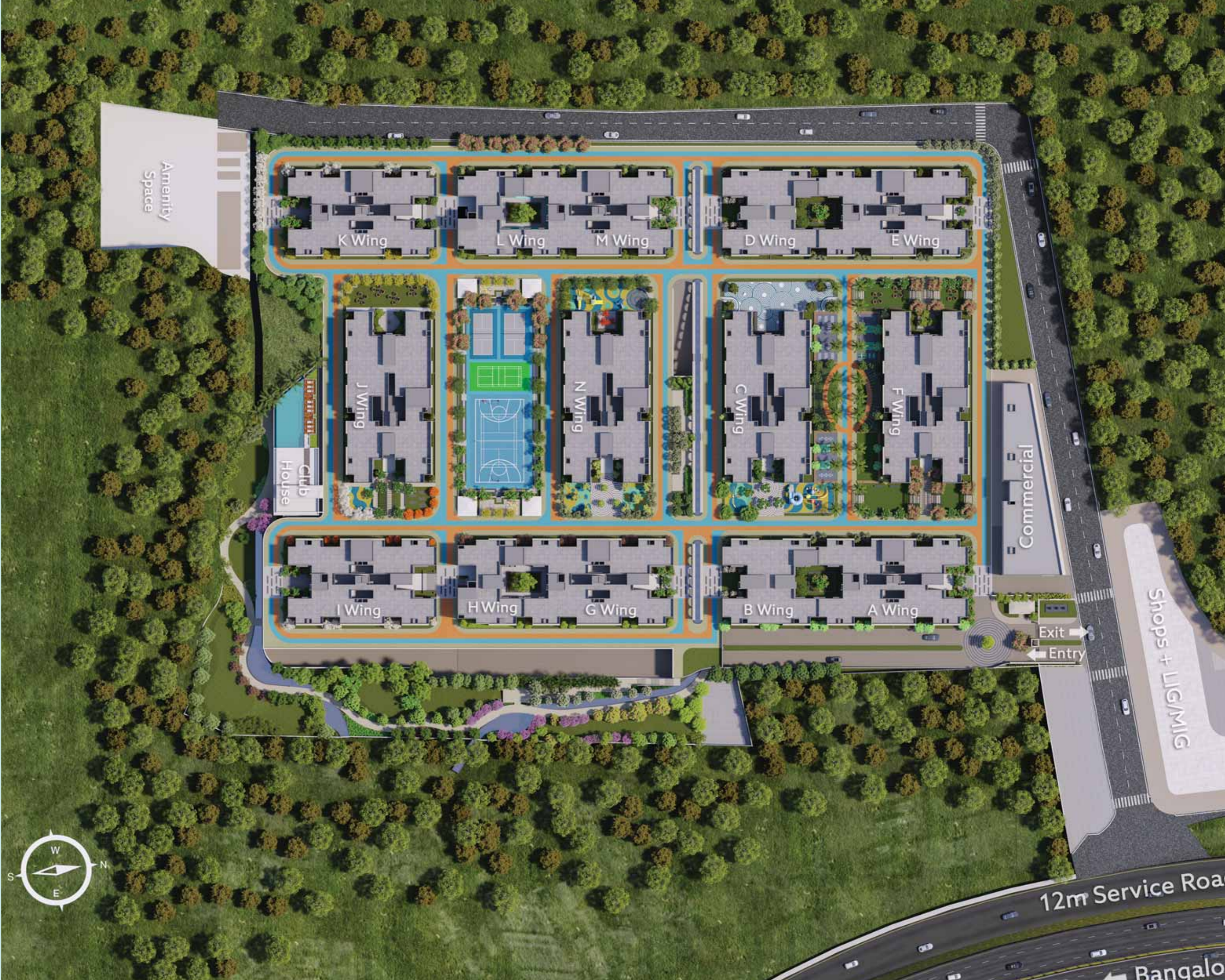
COBBLESTONE  
PATHWAYS

SUN-DAPPLED  
COURTYARDS

TRANQUIL  
WATERBODIES

CANOPY OF  
TREE-LINED  
BOULEVARDS

# THE MASTERPLAN



# THE ARCHITECTURE

## A Village-Inspired Sanctuary.

At the heart of the township lies a grand central courtyard, reminiscent of Europe's timeless village squares. This is a place of quiet connection, where sculpted gardens, and shaded seating areas create a sanctuary of stillness. Throughout the development, vehicle-free cobblestone pathways encourage walking and cycling, offering residents a truly pedestrian-first experience. The lively community hub features boutique shops, and a grand sports arena where culture and camaraderie come to life.

Landscaped gardens flourish with mature trees and flowering plants, while water features weave through the community like quiet streams, reflecting the changing sky.

- GRAND CENTRAL COURTYARD
- LANDSCAPED GARDENS
- SHADED SEATING
- PEDESTRIAN-FIRST
- BOUTIQUE SHOPS
- GRAND SPORTS ARENA

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# THE RESIDENCES

## A First Home that Feels like a Second Home.

One Park Place offers more than just a home—it's a sanctuary designed to enrich your daily life with comfort, beauty, and tranquility. Spacious 2, 3, and 4 BHK residences invite you to wake up to sun-drenched rooms and unwind on expansive balconies with elegant wrought iron railings, where every moment feels like an escape in every room.

For those who cherish nature, groundfloor garden apartments provide private patios and lush green spaces, blending the serenity of the outdoors with the privacy of your own retreat. Every element has been thoughtfully designed to elevate your living experience.

SPACIOUS 2, 3,  
AND 4 BHK

SUNDRENCHED  
ROOMS

EXPANSIVE  
BALCONIES

ENERGY-EFFICIENT

GEM CERTIFICATION

RAINWATER  
HARVESTING SYSTEMS

SOLAR PV

# THE RESIDENCES



Thoughtfully designed layouts maximize space and natural light, creating interiors that feel both elegant and functional. Sustainable features, advanced insulation, and efficient design ensure year-round comfort, while the distinctive architecture adds timeless character to every home.

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THE RESIDENCES







# THE AMENITIES

## A Life of Leisure; Where Every Moment is Beautifully Spent

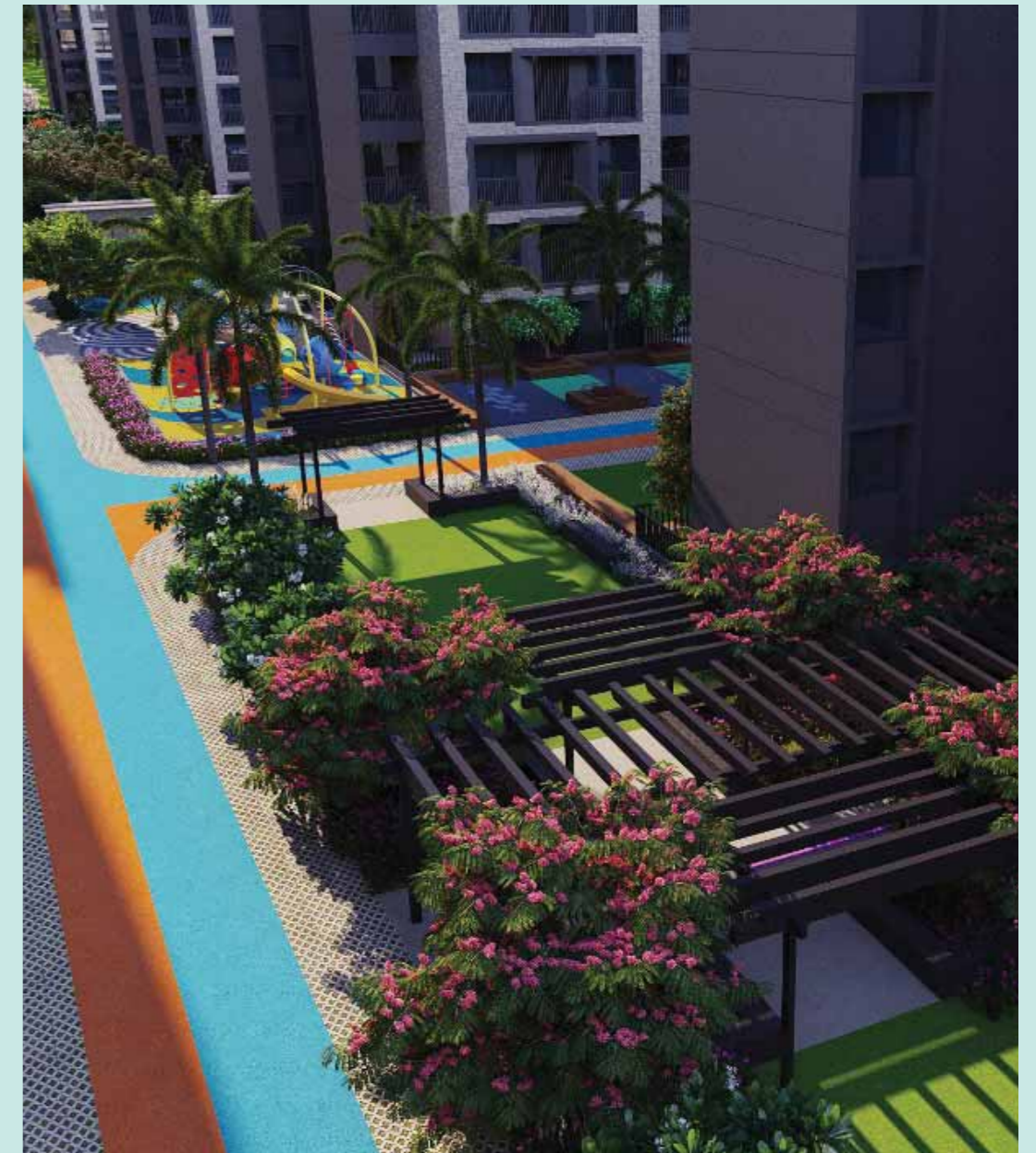
One Park Place invites you to embrace a lifestyle of relaxation, wellness, and active living. Enjoy scenic European-inspired gardens with shaded seating areas for peaceful moments. Stay fit with dedicated zones for fitness, cycling, and walking, while cultural performances at the grand banquet/ ballroom hall bring the community together.

For tranquility, explore nature trails or unwind in meditation zones. Kids can enjoy safe, playful spaces, while adults indulge in the clubhouse, oxygen park & natural stream.

With multipurpose sports facility, One Park Place offers the perfect blend of recreation and relaxation.

TOP RIGHT  
SCULPTED FORMAL GARDENS AND  
COBBLESTONE SEATING AREAS.

FACING PAGE  
SERENE WATERBODIES AS THE  
HEART OF THE COMMUNITY.



# THE AMENITIES



FACING PAGE  
YOGA AND MEDITATION ZONES  
NESTLED WITHIN LUSH LAWNS



# THE AMENITIES



## PICTURESQUE GARDENS & WATER FEATURES

SCULPTED FORMAL GARDENS

SERENE WATERBODIES



## WELLNESS & COMMUNITY SPACES

CLUBHOUSE

YOGA AND MEDITATION ZONES

SWIMMING POOL

OXYGEN PARK

BANQUET/ BALLROOM HALLS

SENIOR CITIZEN SIT- OUT AREA



## AVENUES FOR LEISURE & PLAY

WALKING & CYCLING TRACK- 1.5KM

CHILDREN'S PLAY AREAS

INDOOR GAME ROOM



## MULTIPURPOSE SPORTS COURT

PICKLEBALL, BADMINTON & BASKETBALL COURTS

MINI- GOLF

FACING PAGE  
WALKING & CYCLING TRAILS LINED  
WITH SHADED SEATING AREAS.

BOTTOM RIGHT  
BASKETBALL COURTS FOR  
SPIRITED COMPETITION.



# THE LOCATION

## A World Away, Yet Perfectly Connected

Cradled by the lush embrace of NDA Hills, this township offers an escape from the city's chaos while keeping you close to everything that matters. Whether it's the pulse of Pune's business hubs, IT Parks, lively nightlife or the proximity to nature, here you'll find the best of all worlds.

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LOHIA JAIN- IT PARK



ODELA-BAVDHAN



THE RESERVE- MUNDWA



# THE BUILDERS

## About the Developers

Firm believers in delivering quality, Lohia Jain Group has always strived for excellence. Their motto is to conjure innovative ideas that combine unique value propositions, customer centric approach and robust engineering with timely execution that is in sync with the highest living standards. Today the company is engaged in numerous residential and commercial projects of repute and is planning to expand its horizon in various locations.

# THE CONSULTANTS

## **ARCHITECT DESIGNER ARCH**

Arch. Abhay Joshi

## **LIAISONING ARCH**

Vision Studio

## **RCC CONSULTANT**

Sunil Mutalik & Associates

## **LEGAL CONSULTANT**

Adv. Rajiv Patel & Associates

## **BRANDING CONSULTANT**

Awchat & Olsen Design

## **LANDSCAPE CONSULTANT**

Sama Landscape

## **MEP CONSULTANT**

AES Consultants Pvt. Ltd.

Disclaimer: Elevation and Layout shown is for representation purposes only and may be subject to change.



ONE PARK PLACE  
WARJE

**Project Site Address**

One Park Place PH-1: Sr. N. 99/1, 99/2, 105/1/1 (Part), Warje, Pune- 411058.

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PROMOTERS & BUILDERS



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A BORA VENTURE

IN JOINT VENTURE WITH

**ABHI BUSINESS  
SERVICES LLP**

**LJB REALTY LLP**

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