

THE  
RIVOLO

PRIVATE VILLAS AT FOREST TRAILS

# LA VITA È BELLA!

L I F E   I S   B E A U T I F U L !

There's a sense of exquisite awe when you speak or hear anything Italian! The simplest of moments feel exotic. Flawlessness flows through every phrase and you can imagine the impeccable and impressive image of immeasurable amazement.

La vita è Bella is what you would exclaim after stepping into this Bellissimo 170 acres Forest Trails township. Living here is more than just spending your life embracing 30,000 trees or befriending more than 200 species of birds.

Life is beautiful at Forest Trails when you live harmoniously in a private gated community by being completely unplugged from the hustle and bustle of the city, yet connected to its pulse. Every moment here would be worth treasuring.

24x7 electricity & water supply | Ready infrastructure  
250+ private villas | 80m-wide well-planned roads  
Solid waste management | 80% open space  
30,000+ trees planted | 2,000+ nature-loving residents



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## MAMMA MIA!

MY GOODNESS!

Mother Nature is breathtaking. She is the gift that we all need to behold. At Forest Trails Township, you would be spellbound with the kind of surprises she holds for you. Her verdant veil of versatile vastness comforts the chic and charismatic alike.

Mamma Mia is the italic expression for the idyllic persona of this 170 acres of favolosa township. Be it for The Cliff that elevates your lifestyle in a glorious way, or the Equestrian Centre that takes you on a dream ride to a surreal paradise, you'd love to discover and rediscover wonders every single day here.

### TOWNSHIP AMENITIES\*

\*Some of the functional facilities at the township can be availed via paid membership



The Cliff  
Pune's exclusive lifestyle club



Equestrian  
Center



The Cliff  
Sports Club



Shri Shri Ravishankar  
Vidya Mandir School

THE  
RIVOLO

PRIVATE VILLAS  
AT FOREST TRAILS

Rivolo! The name itself has an Italian origin. It means a small brook. The definitions tend to change from one place to another, but the experience of living close to nature is a universal feeling. When you are living in an exclusive community at The Rivolo, you italicize your lifestyle and live every moment in a private reserve where your experiences become bespoke in nature.

At The Rivolo, the private villas are characterized by creativity at their core. With a short walk to the Equestrian Centre and the calmness of the brook, these villas are a blank canvas for you to paint your world picture. Paranjape Schemes would guide you to plan and design your villa, just the way you like it.

After all, the villa that you own should reflect your personality, shouldn't it?

FEATURES



PRIVATE  
GARDEN



PRIVATE GYM  
& TERRACE AREA



MASTER  
SUITES



HOME  
OFFICE



Artistic Impression



## LA VERDE ETÀ!

THE GREEN AGE!

The feeling of freshness when you walk on the freshly cut grass and sometimes even idly lie in the idyllic moment is quite irreplaceable. There's something about the colour 'green' that fills us with serenity. The private garden at The Rivolo makes you feel something like this but beyond measure.

At The Rivolo, the private garden is your personal space where you can realise all kinds of gardening pet projects that you ever dreamt of. Be it for having a little kitchen garden, a mini-organic farm or an assortment of exotic flowers, the colour 'green' is timelessly a part of your 'private' experience.

PRIVATE GARDEN

# CE LA PUOI FARE!

YOU CAN DO IT!

Inspiration comes to us in many ways. Sweating it out in a gym, at a clubhouse, along with others, doesn't quite feel luxurious, does it? But, a private gym at your private villa, takes luxury to the next level, just like you like to do with your health & fitness.

At The Rivolo, the fitness enthusiasts get a safe & secure haven to exercise their hobby, quite literally. You do not even have to step out of your home to the clubhouse to workout. You get to exercise in a full-fledged gym in your own private villa and that's a privilege only a few get to experience. Whether it's a cardio session, strength or endurance activities, yoga or meditation, you do not have to stretch a muscle to experience all this elsewhere.

Not just that – this private gym can also be your extended party area or a family room so that the hearts are always pumping enough dopamine, serotonin, oxytocin and endorphins.



## PRIVATE GYM & TERRACE AREA



## LA VITA È UN SOGNO.

LIFE IS A DREAM!

Who wouldn't want to take a stride in their fantasy land and slide down the Rabbit Hole to see what lies ahead? Yes! Everything that you dream of, can be experienced at a hyper-sensorial level when you rest yourselves in a place where life is nothing short of a dream.

At The Rivolo, all your dreams come to life in the Master Suite where you can spread your arms, wings and joy to savour the perks of living in The Wonderland of your dreams. The master suite comes with ample space to fit in a walk-in wardrobe, a king-sized bed that's inclusive of a lounging arrangement for watching TV and nighttime coffee. To top the experience, there's also provision for a small terrace to get engrossed in the uninterrupted view of nature and the trickling sound of the flowing brook. If that doesn't feel surreal to you, nothing possibly can.



MASTER SUITES

# IL FINE GIUSTIFICA I MEZZI!

THE END JUSTIFIES  
THE MEANS!

What's a home, but a culmination of memories, accomplishments and a spectrum of emotions!? A home, in the most simplest of ways, is just means to an end. While you have attained a premier position in life and you hold the authority to run the business from the comfort of your home, a home office space, in this matter, would merely make more room for what you deserve.

At The Rivolo, space is the vital element that can justify every mean. With a home office space dedicated for your corporate convos, there's plenty of room for happy little moments to make their way in and boost your creativity. The best part is - this space can also be used as a library or an art or music studio. If the end-result is - to be happy, productive & free, and having a home office justifies the means, our job here is done.



HOME OFFICE

## PRESTO!

A phrase announcing the successful completion of a magic trick, or suggesting that something has been done so easily that it seems to be magic.

Customizing your villa at The Rivolo is nothing less than magic. Perhaps, 'planning' and 'designing' are two of the most powerful magical spells that you can master and practice effortlessly with Paranjape Schemes by your side.

While the magnanimous space allows you to open up your mind for a multitude of possibilities, Paranjape Schemes assists you to create that space in your own imagination. Whether you need a larger living room and lesser bedrooms, or a bigger kitchen and a spacious balcony, you envision it, we'll build it. All you have to say is 'Abracadabra' (not necessarily) and Presto! Your custom villa will begin to take its shape.

CUSTOMIZATION SERVICES  
OFFERED BY PARANJAPE SCHEMES

PLANNING & DESIGNING



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THE  
**RIVOLO**  
PRIVATE VILLAS  
AT FOREST TRAILS

Owning an Independent villa at The Rivolo in the heart of Forest Trails Township comes with perks that take you to another dimension of distinctive experiences. Freedom from the hustle and bustle of the city, and the stress that tags along, you get to experience independence in all its glory here.

INDEPENDENTE VILLAS



THE  
RIVOLLO  
PRIVATE VILLAS  
AT FOREST TRAILS

Designed with utmost exquisiteness, these Grande Villas at The Rivolo can be all that you want them to be. With merely a common wall separating these villas, the grandeur though, is absolutely undivided. You get to live amidst an exclusive community of like-minded people who share your stature and that's just the beginning.

GRANDE VILLAS

# FOREST TRAILS MASTER LAYOUT

THE  
RIVOLO



- |  |                           |
|--|---------------------------|
| 01 ENTRANCE GATE 1                                     | 21 TEMPLE                 |
| 02 PEBBLES   | 22 HOSPITAL               |
| 03 ENTRANCE GATE 2                                     | 23 EVERGLADES H3 & H4     |
| 04 FUTURE DEVELOPMENT                                  | 24 ATHASHRI B1            |
| 05 SALES OFFICE  | 25 COMMUNITY GARDEN TRAIL |
| 06 AREA NOT UNDER TOWNSHIP POSSIBLE FUTURE DEVELOPMENT | 26 SUNSET POINT           |
| 07 SHOPPING PLAZA                                      | 27 ATHASHRI B2            |
| 08 CASCADE   | 28 ATHASHRI B5            |
| 09 CRESCENT  | 29 STALLION               |
| 10 THE CLIFF   | 30 HORSE RIDING TRACK     |
| 11 BUTTERFLY GARDEN                                    | 31 CRICKET GROUND         |
| 12 CLIFF TRAIL   | 32 BIKING TRAIL           |
| 13 FIRE STATION  | 33 CLIFF SPORTS CLUB      |
| 14 POLICE STATION                                      | 34 TENNIS COURTS          |
| 15 MEADOWS   | 35 SSRVM SCHOOL           |
| 16 CREST   | 36 STREAM TRAIL           |
| 17 THE PERCH   | 37 LILY POND              |
| 18 ORCHARD TRAIL                                       | 38 MEDITATION PLACE       |
| 19 HIGHLANDS   | 39 THEME SQUARE           |
| 20 HIGHLANDS T9-T11                                    | 40 THE ORCHARDS           |
|  | 41 THE RIVOLO             |





# SPECIFICATIONS



## FLOORING AND DADO WORK

- Vitrified tiles of 800x800mm (Marble finish or equivalent) for living/dining, kitchen, bedroom & balcony tiles of 600X600/300X1200mm
- Master bedroom vitrified tile of 800x800mm with wooden finish
- Ceramic for tiles of 600x600mm for toilets & utility
- Dado tiles of 300x600mm in toilet up to lintel level & false ceiling in toilet if slung pipes
- Dado tiles of 300x600mm above cooking platform up to lintel level in kitchen
- Pearl black granite / kalinga stone kitchen platform with stainless steel sink with drain board



## DOORS

- Main door: Electrical lock + VDP
- Main door will be veneer finish
- All internal doors including toilet doors will be flush door with laminate on both sides
- Powder coated / anodized aluminum sliding shutters with glass for balcony doors



## WINDOWS

- Powder coated / anodized aluminum sliding windows



## PAINTING AND FINISHES






- Gypsum punning and internal emulsion paint for all internal walls (except balcony/toilet/utility area)



## ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with C.P. plumbing fixtures
  - Plumbing – Astral/ Ashirwad/ Supreme/ Finolex / Prince or equivalent
  - C.P. Fixture – Grohe/ Kohler
- Sanitary Fittings – Kohler
- Glass partition for wet/ dry area in toilet
- Drivers Toilet – Jaquar/ Roca
- Electrical and plumbing provision for water heater and electrical provision for exhaust fan in toilet
- Electrical and plumbing provision for water purifier and electrical provision for exhaust fan in kitchen
- T.V. point in living room & all bedrooms
- Telephone point in living room and all bedrooms
- A.C. point in bedroom
- Smoke detector in kitchen
- Gas leak detector

## LOCATION MAP

-  Oxford Golf Resort Park
-  Ambrosia Resort And Spa
-  Indus International School
-  Ryan International School
-  Marigold Banquets & Conventions

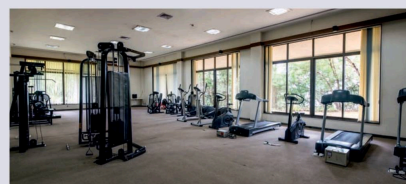
Map not to scale

THE  
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CUSTOM VILLAS AT  
FOREST TRAILS



ACTUAL PHOTOGRAPHS





# PARANJAPE SCHEMES

CREATING HISTORY & BENCHMARKS

Paranjape Schemes has been a brand that has lived up to its ethos in ways more than one. Regardless of the challenges the real estate industry posed, adjusting to substandard norms has never been their forte. Every house ever constructed by Paranjape Schemes has surpassed the parameters of perfection. For over three decades in the industry, Paranjape Schemes has delivered more than 200 impeccable projects in both residential and commercial sectors. Also, Paranjape Schemes are pioneers in developing a one-of-its-kind housing project - Athashri which is for the senior citizens in the country.



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M A H A R A S H T R A

| K A R N A T A K A

| G U J A R A T



MAHARERA Reg. No.: The Rivolo Residences at Forest Trails: P52100031560 | <https://maharera.mahaonline.gov.in>

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