

# HOMES THAT EMPOWER YOU

Homes With  
Ready Amenities & Scenic Views  
Wide Range For Selection

1 & 2 BHK Homes

Starting From: ₹ 26 Lakhs\* (All Inclusive)



MOUNT  
CASTLE

1 & 2 BHK Mount View Homes  
At Wagholi



Strategic Marketing Partner

# HOMES THAT EMPOWER YOU

Gift yourself the best that you could. Experience the glory of life through our wondrous creation designed with "You And Your Home" in mind. In your quest of getting closer to the finest living, we are pleased to do our bit by offering Mount Castle - the affordable, comfortable and suitable residential project located at Wagholi, one of the most happening locations in Pune. Replete with all the features that the modern urban lifestyle could possibly demand, Mount Castle is poised to add grace to your life with its immaculate design, optimum space utilization and attention to every minute detail.



Actual Site Image

These are homes that set a perfect equilibrium between price and comfort. A home where I don't have to overburden my life with EMIs. Dwellings at Mount Castle are affordable yet they come with highest quality standards & modern amenities.

Homes in Mount Castle come from the house of Sancheti that are known for their high quality standards in Pune's Real Estate market. And what made me zero down on the project is the variety of layout options to choose from, Home loan approval from institutions like SBI, HDFC & Bajaj Finance, project within the limits of a sanctioned PMRDA layout, location in the vicinity of best schools & medical facilities & a possibility of decent return on investment for an upcoming location like Wagholi. What more could you ask for...



# EXPERIENCE THE THREEFOLD EMPOWERMENT

**Affordable ▪ Comfortable ▪ Suitable**

The More you have it, the more you like it! Guaranteeing the utmost space solace, Mount Castle offers you sheer delight of living. Right from the entry, to any corner of your home, spacious design is the backbone of the entire project. Be it the design of homes, amenities or the common areas; your space and comfort is on our mind and we are proud to have done justice to it!



Actual Site Image

## What Else Could You Ask For...

- Ready Amenities
- Variety of Size Options
- Affordable Prices
- Scenic Views





Actual Site Image

## A M E N I T I E S

- Stage
- Amphitheatre
- Pergola With Sitting
- Party Lawn
- Walking Track
- Flower Bed
- Club House With A.C. Gymnasium & Multipurpose Hall
- Swimming Pool
- Baby Pool
- Deck
- Water Body
- Entrance Gate
- Senior Citizen Sit Out
- Kids' Play Area



Actual Site Image

**Building A (Ready Phase 1)**  
2 BHK Homes  
Total Flats 119

**Building A1 (Phase 2)**  
2 BHK Homes  
No. of Units: 88

**Building B1 (Phase 2)**  
2 BHK Homes  
No. of Units: 44

**Building C1 (Phase 2)**  
1 BHK Homes  
No. of Units: 140

**READY  
AMENITIES**

**Actual Site Image**



## Key Distances To Nearest :

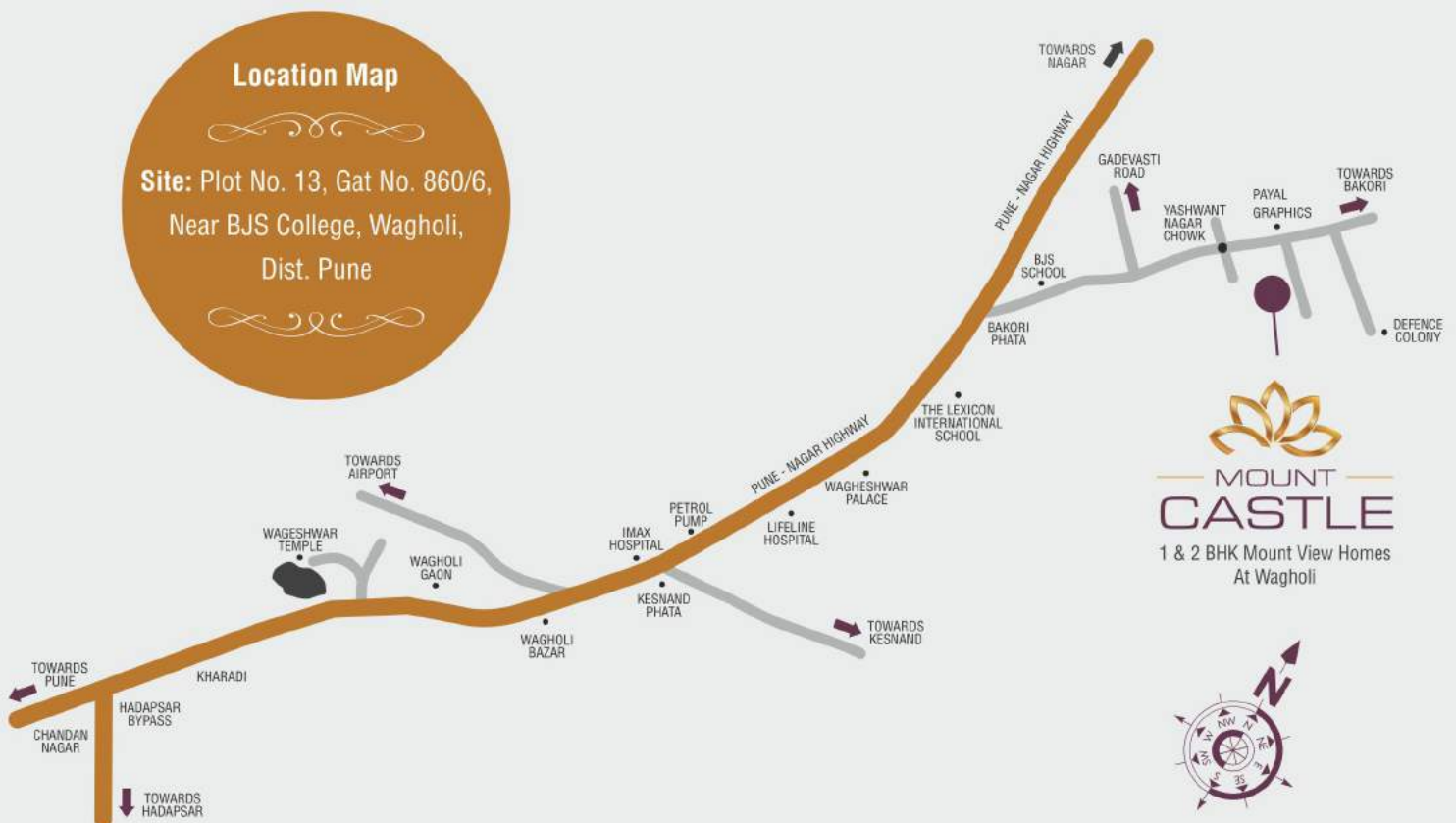
School	5 min.	Multiplex	30 min.
Petrol Pump	10 min.	Pune Railway Station	30 min.
Restaurant	5 min.	Airport	30 min.
Pune-Nagar Highway	5 min.	Magarpatta City	30 min.
College	5 min.	Malls	20 min.
Hospital	10 min.	Eon IT Park	25 min.

## Stay Connected. Stay Happy!

Located on the eastern periphery of Pune and defined by the industrial development, Wagholi has now transformed into the most sought-after location in the eastern part of Pune. Its strategic connectivity to the main areas of Pune and the industrial corridor like Sanaswadi, Ranjangaon and Shikrapur makes it a perfect choice for the residential buyers in East Pune.

## Location Highlights

- Nagar Road: Stretching from Bund Garden to Wagholi, the six-laned 15 km-long Nagar Road provides easy access to various prominent IT-driven areas such as Viman Nagar, Kalyani Nagar and Kharadi.
- Nagar Road further connects to Kharadi Bypass Road and Pune-Solapur Highway.
- Rail: The closest railway station to Wagholi is Pune, which is at a distance of 14 km.
- Air: It has direct connectivity to Pune Airport, located 11 km away, via the Lohegaon-Wagholi road.



# DESTINATION WAGHOLI

In the recent years, Wagholi has emerged as one of the most sought-after residential localities in Pune. Situated in the eastern part of Pune on the Pune-Nagar Highway, Wagholi enjoys close proximity to the IT hubs of Kharadi and Viman Nagar and to a wide range of social and civic amenities.

Here are compelling reasons to invest in Wagholi:

- Prime location with excellent connectivity
- Proximity to commercial hubs
- Highly developed social infrastructure
- Budget-friendly investment options
- Steady value appreciation of property



**Site Office:** Mount Castle, Plot Bearing / CTS / Survey /  
Final Plot No.: Plot No 13 Gat No 860/6863/A B at  
WAGHOLI, Haveli, Bakori Rd, Pune, 412207, Maharashtra.  
**Call: 1800-266-6654**



FOR LOCATION MAP



Actual Site Image

**Disclaimer:** The Contents of this brochure are purely conceptual & have no legal binding on builder or project marketing associates. This Brochure content does not constitute an offer and / or contract of any type between the Developer/Promoter/Owner and the recipient, all intending purchaser(s) in this project shall be governed by the terms and conditions envisaged under MahaRERA. The company/firm is not responsible for the consequences of any action taken by the viewer relying on such material/information provided in the Brochure.

 The project has been registered via MahaRERA registration number P52100003062 (Plot No. 13) as Mount Castle / P52100020079 (Plot No. 14 & 15) as Mount Castle Phase 2 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. | The Strategic Marketing Partner has been registered via MahaRERA registration number A52100019220 as Kolte Patil Lifespaces Pvt Ltd. (Subsidiary of Kolte Patil Developers Ltd.) and is available on the website <https://maharera.mahaonline.gov.in> under registered agents.