

CODENAME

MINI BOOST

STUDIO APARTMENTS

HINJAWADI



TAKE THE HIGHER ROAD
TO BETTER REWARDS



HINJAWADI

A PREMIUM BOOST AS A STUDIO APARTMENT HUB

Hinjawadi is one of Pune's strongest growth engines of employment, connectivity and growth. Large employment hubs, strategic connectivity, established economic and social infrastructure come together; all fundamentals that drive sustained real estate demand. The upcoming infrastructural advantages like Pune Metro Line 3 with 23 stations, the planned Ring road, easy access to the Mumbai-Pune Expressway and connectivity to the wider western Pune corridor gives Hinjawadi a healthy advantage over all areas.

With a massive ecosystem of more than 4,50,000 IT professionals from Western Pune's IT companies; other GCC professionals, students and supporting businesses continuously entering the catchment, demand here is not a one-time phenomenon. It keeps renewing. And for investors, that makes Hinjawadi a location where the numbers and the opportunity keep boosting in your favour.

ZERO COMMUTE

Walking Distance
to Phase 1
Tech Campuses

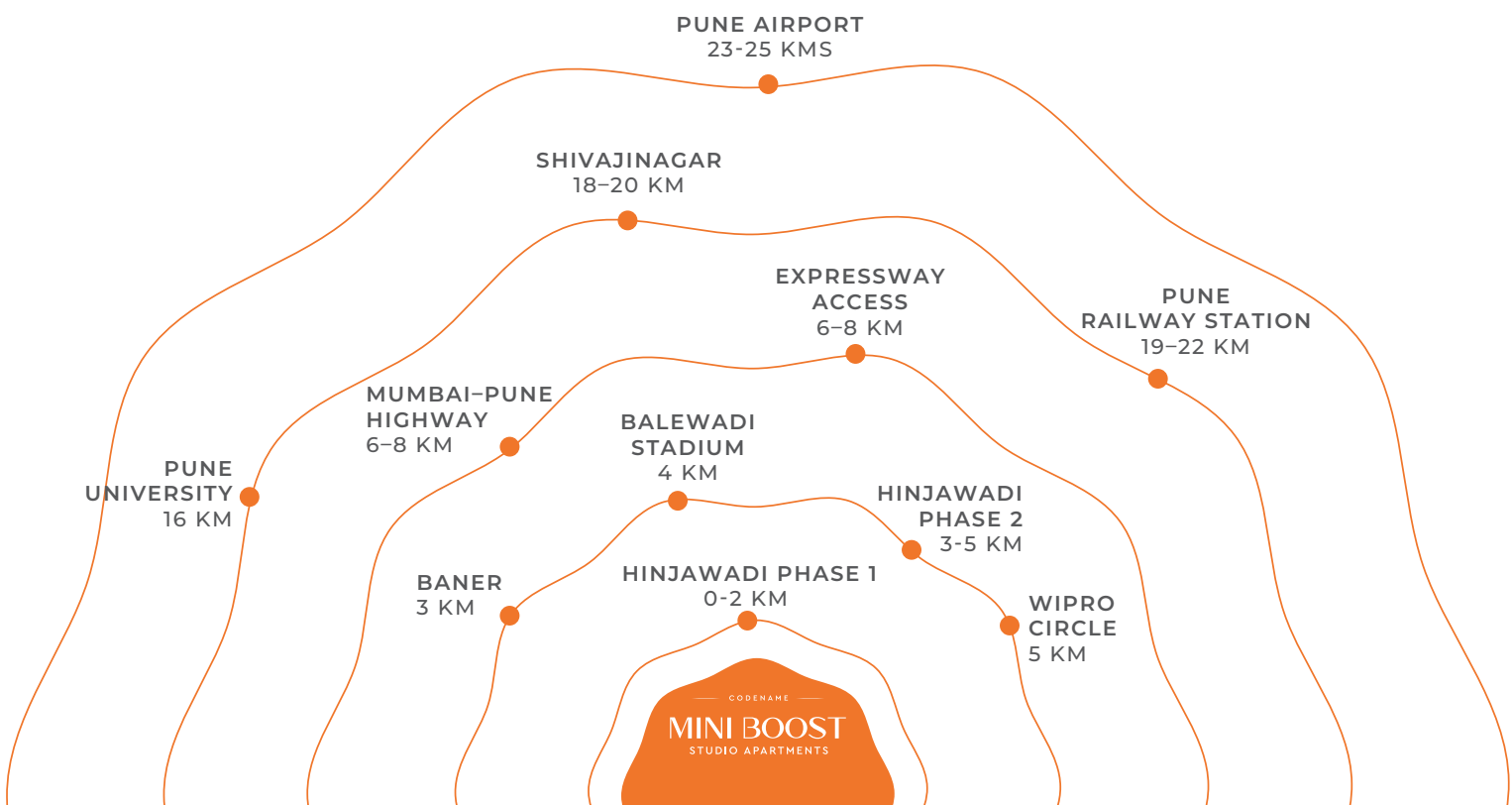
CORE LAND VALUE

Located in Phase 1
Land-constrained zone
for maximum capital upside

4.5 LAKH WORKFORCE

Surrounded by 800+
IT enterprises driving
perpetual rental demand

KEY DISTANCES



PARK YOUR INVESTMENT IN CENTER OF HINJAWADI PHASE 1

17-Storey Modern Landmark
195 Sq. Ft. Carpet Smart Configuration

Fully furnished with premium furniture, appliances
and soft furnishings.

ROOF-TOP AMENITIES

Sky Swimming Pool

Hi-Tech Gym

Lounge & Games

Smart Laundry



Artistic Impression

Backed by

THE YOUTHVILLE

SERVICED ACCOMMODATIONS

with 10-year lock-in

10 YEARS OF ASSURED RETURNS. A LIFETIME OF INVESTMENT POTENTIAL.

10-YEAR LEASE

Ironclad 10-year lock-in. Direct monthly rental disbursement on auto-pilot.

THE 10 YEARS RENTAL ASSURANCE BY CO-LIVING SERVICE PROVIDER

Studio	Price	Year	Rental
195 sq.ft. Carpet	Range ₹33.96L (All incl.)	1	₹1,75,500/-
		2	₹1,75,500/-
		3	₹1,75,500/-
		Increment 15%	₹26,325/-
		4	₹2,01,825/-
		5	₹2,01,825/-
		6	₹2,01,825/-
		Increment 15%	₹30,274/-
		7	₹2,32,099/-
		8	₹2,32,099/-
		9	₹2,32,099/-
		Increment 15%	₹34,815/-
		10	₹2,66,914/-
Total Rent		₹20,95,186/-	

5% CAGR over 10 Years: ₹33.96L = ₹55.30L

Total Value of Your Studio over 10 Years: ₹55.30L + ₹20.95L = ₹76.25L

Appreciation you are earning OVER 10 Years: ₹21.34L + ₹20.95L = ₹42.29L

ABOUT THE GROUP

Menlo Realty is a dynamic real estate enterprise, dedicated to crafting and managing residential, commercial, studio apartments and NA plotting projects.

 27 Years of Legacy	 27 Completed Projects	 3 Million sq.ft. Construction Completed	 2.5 Million sq.ft. Ongoing Development	 2 Million sq.ft. Upcoming Development
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