



NATURE . VILLAGE . LIFE . MEMORIES



CASUARINA

THE SIMPLE VILLAGE LIFE THAT IS FULL OF LIFE



Actual Site Image



ABOUT SYNERGY

A desire to reconnect city dwellers with their roots was not just a business decision for us at Synergy. It came straight from the heart. From 2008, we started identifying exotic yet easily accessible locations in Maharashtra, particularly in the outskirts of Pune. What gave us the edge were our three core principles – emphasis on clear titles, proper documentation and local co-operation. Customers started trusting our expertise in developing beautiful and healthy habitats.

Our planned infrastructure, facilities, superior design and quality ensured total comfort, security and peace, and we grew in confidence and scale. Now we hold significant land banks around Pune and are moving ahead with newer ideas like Synergy Holiday Village theme homes across various parts of Maharashtra.

Total number of land parcels acquired since 2008: 250 acres, and the figure is growing. For discerning and nature-loving customers, we have become a name synonymous for one-stop weekend home solutions. Come, join the family of hundred other residents of Synergy Holiday Village. Come, reconnect with your roots.





FROM CITY TO SIMPLICITY

THE MESMERISING SYNERGY BETWEEN RAJGAD FORT & BHATGHAR BACKWATERS, BEST CAPTURED AT CASUARINA.

ABOUT CASUARINA

Casuarina, a 100 acre Synergy Holiday Village property at village Kurunji, is a “Resort Park” with a unique development model . Experience this serene location by investing with us or simply by spending an idyllic weekend in our blissful cottages, tents, bungalows and signature villas at the foothills of Rajgad fort and adjacent to the backwaters of Bhatghar dam near Pune. Properties here offer panoramic views of calm waters and hills. You can spend hours gazing at the serene waters in the midst of Sahyadri mountains. With the latest amenities amid a rural setting, beautifully constructed homes and unmatched vistas, Casuarina combines the best of both worlds.

CAMPUS FEATURES:

- Fully Serviced Gated Campus
- Water Front
- Clubhouse & Restaurant
- Hospitality Services & Resort
- 24x7 Security
- Power Backup
- Water Supply



**BHATGHAR DAM
BACK WATERS**



**BHATGHAR DAM
BACK WATERS**

MASTER LAYOUT

- A** Main Entrance
- B** Club House & Dining
- C** Bungalow Cluster C
- D** Bungalow Cluster D
- E** Aqua Zone
- F** Camp Ground
- Proposed Resort Clusters
- Existing Bungalow Clusters
- Campus Boundary
- Signature Villas
- Swiss Tent / Bamboo Cottages/Container Home
- Bungalows
- Internal Roads
- Govt. Road

Actual Site Image

*The details herein are only indicative and are subject to change without notice. The images include artist's impressions.

Total Area: 100+ Acres Latitude: 18.20935573
 Altitude: 2109.6 ft(from mean sea level) Longitude: 73.71059263

INVESTMENT OPTIONS

INCOME GENERATING WEEKEND HOMES AVAILABLE IN 3 CONFIGURATIONS

- **SIGNATURE VILLAS**

Fully furnished, Luxurious, specially customised 2 bedroom and 3 bedroom villas

- **BUNGALOWS**

Fully furnished, cozy, luxurious 1 & 2 bedroom bungalows

- **BAMBOO COTTAGES, SWISS TENTS & CONTAINER HOMES**

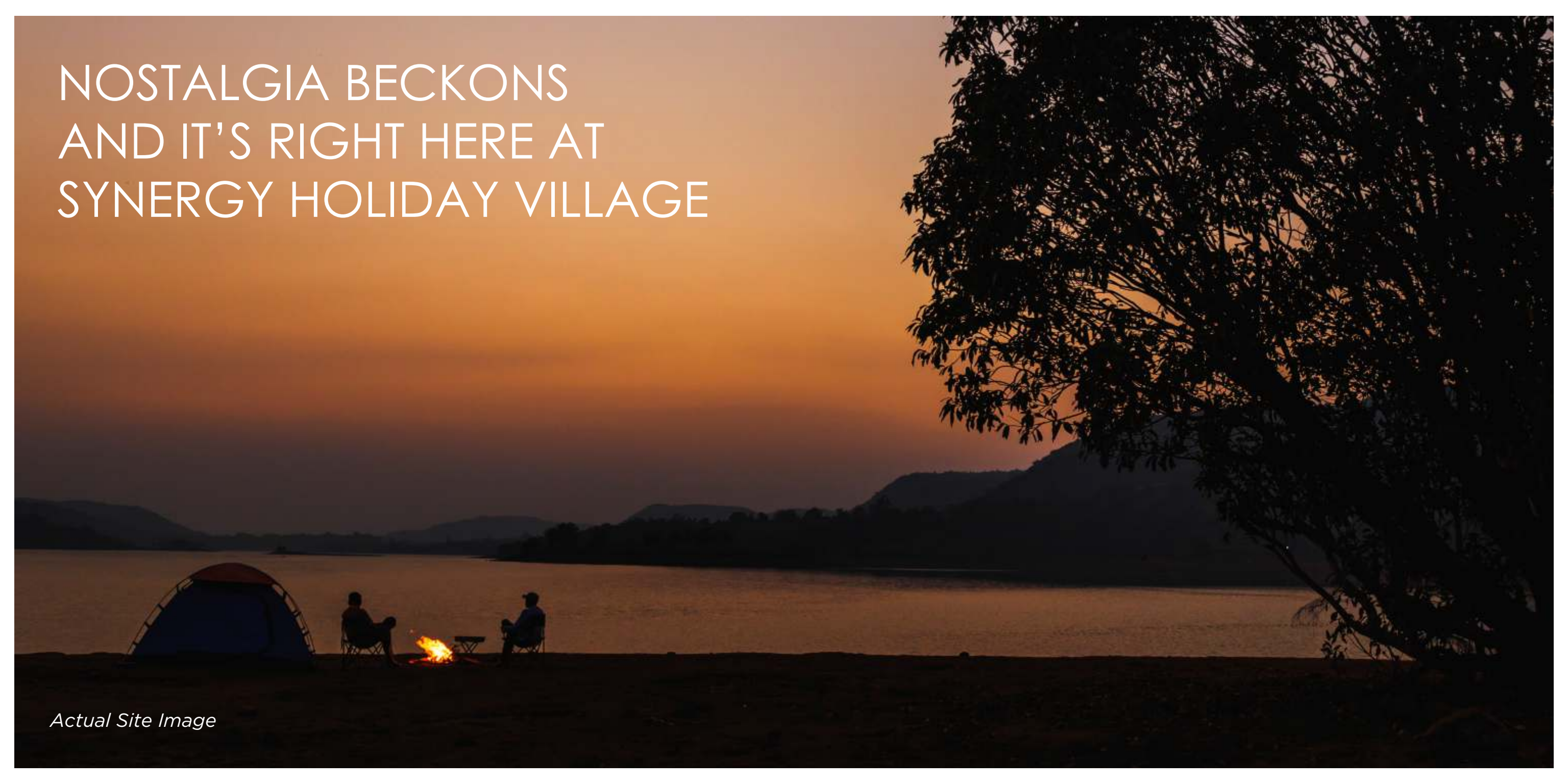
Fully furnished, cozy and luxurious alternative studio homes that can be built on agricultural land.

ADVANTAGES OF ASSURED RENTAL PACKAGES

The unique ownership scheme for this project makes for a very inviting investment opportunity. These Bungalows/Cottages/Villas will be operated as a Resort, allowing its owners continuous income and at zero maintenance cost!

- Earn income and enjoy the property too!.
- Zero outgoing maintenance cost!
- 30 room nights free stay!
- Discounts on all services!

NOSTALGIA BECKONS AND IT'S RIGHT HERE AT SYNERGY HOLIDAY VILLAGE



Actual Site Image



Images: Fragrance Bungalow, Synergy Holiday Village



Actual Site Image





SIGNATURE VILLA

For those who wish to fulfil their dream of owning a lavish villa .. Featuring customised, fully furnished 2 bedroom & 3 bedroom luxurious villas .. each villa will feature a unique design and customisable as per owner requirements

SALIENT FEATURES:

- Large Plot Area
- Spacious Layout
- Custom Design
- Innovative Design Concepts





Images: Girijot Bungalow, Synergy Holiday Village



Actual Site Image



SIGNATURE VILLA

Featuring select locations and spacious layouts, these villas are specially curated to those aspiring for their dream home to be completely unique.

SALIENT FEATURES:

- Zero Maintenance Cost
- Butler Service During Visits
- Complete Hospitality Solutions
- Monthly Returns



Actual Site Image



BUNGALOWS

Fully furnished, cozy, luxurious bungalows that come in 2 configurations, 1 bedroom & 2 bedrooms. Each bungalow will also feature a covered verandah, outdoor seating area and attractive landscape.

SALIENT FEATURES:

- Attractive Design
- Assured Returns
- Complete Hospitality Solutions



BAMBOO COTTAGES, SWISS TENTS & CONTAINER HOMES

For those interested in alternative homes Synergy offers 3 eco-friendly options.

- Highly durable Bamboo cottages constructed entirely of treated bamboo and furnished with bamboo furniture
- Value-for-money fully furnished Swiss tents with covered deck
- Modular, fully furnished & innovative Container Homes made of shipping containers

STAY AT CASUARINA

SIGNATURE VILLA

Get your near and dear ones and head to one of the Signature Villas at Casuarina. Ideal for an outing as a group or family gatherings with kids.



BUNGALOWS

Interested in spending the weekend with your family? Book and head to a Synergy Holiday Village bungalow and enjoy the serenity that surrounds the bungalows at Casuarina.



SWISS TENTS, BAMBOO COTTAGES & CONTAINER HOMES

Looking for something different amidst nature and undisturbed from activity? Enjoy Comfortable stay at luxury waterfront and forest view swiss tents. Enjoy the blend of the luxury of a resort and the warmth of nature. A perfect combo indeed.



CAMPING TENT

For those who wish to stay under the stars and gaze into the skies above, book an activity filled camping tent at Casuarina.



WE ALSO HOST CORPORATE EVENTS, SOCIAL GATHERINGS, PRE-WEDDING SHOTS AND SHORT DAY TRIPS...

AMENITIES

- CLUB HOUSE
- ACTIVITY ZONE
- KITCHEN/DINING
- CHILDREN'S PLAY AREA



ACTIVITIES

Here's your chance to experience our countryside, discover the serenity of Synergy Holiday Village and get off the beaten track! Enjoy a relaxing break in an authentic environment and try your hand at host of interesting adventure activities like:

NATURE

- Bird Watching
- Nature trail
- Waterfall
- Mini trek

SPORTS / INDIAN GAMES

- Table Tennis
- Volleyball
- Football
- Cricket
- Carrom
- Kabaddi
- Lagori
- Wittti Dandu
- Badminton
- Chess

ADVENTURE

- Rajgad Trek
- Rohida Trek
- Zip Line

ARTS & CRAFTS

- Pottery
- Bamboo Handicraft

ENTERTAINMENT

- Open air movie screening
- Karaoke
- Archery
- Rifle Shooting
- Foos Ball

VILLAGE LIFE

- Paddy Field
- Fishing
- Tractor ride
- Devrai
- Village Tour
- Nursery Visit

TOURIST PLACES NEAR BHOR

- TORNA FORT
- RAJGAD FORT
- ROHIDA FORT
- KALUBAI TEMPLE- JOGWADI
- BHATGHAR DAM
- BANESHWAR TEMPLE



DESTINATION EVENTS,
DESTINATION WEDDINGS,
PRE WEDDING SHOTS,
CEREMONIES & GATHERINGS.





CHASING FIREFLIES



SONG OF SAPPLINGS



STARGAZING



WAGGY TAILS



FUN, FROLIC & ADVENTURE.



BONFIRE



WOMEN'S DAY



CAMPING

QUICK FACTS

Distance From Katraj Tunnel : 49km

Travel Time From Pune : 1.5 hrs



MAP NOT TO SCALE

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The project has been registered via MahaRERA registratio number: P52100010452
and is available at <https://maharera.mahaonline.gov.in> under registered project.

Credits: Architect: Group Phi Architects | Legal: Adv S P Lalwani | Creative: Pune Marketo