

LAUNCHING



CODENAME

La-Sierra
— LONAVALA —

4BHK TWIN VILLAS

A COVETED HAVEN AMIDST ALPINE MEADOWS!



***La-Sierra
Is Coming To
Your Rescue!***

EXPLORE LA-SIERRA TO WITNESS HOW
THIS NATURE-INSPIRED SECOND
HOME CAN REJUVENATE YOUR SOUL.

Shot at the Location

Our Vision

"Hybrid living is the catch phrase of recent times".

Kiran Realty aims to provide an opportunity to the selected few to relieve themselves from the daily hustle of city life. For the families who can pull off hybrid living, it's a financial and physical feat. Kiran Realty's vision is to make people realize the importance of having a secondary or semi-primary home within easy commute of their work city.

WHY SECOND HOMES?

Royal families, aristocrats, landlords and intellectuals had a special fondness for second homes. History is full of stories of the powerful elites who used to own exotic homes to unwind from their busy life and rejuvenate amidst nature's beauties. These homes also served as a denotation of their mighty status symbol.

Today, it doesn't take a genius to realise the importance of owning a second home. Large open spaces, clean air, abundant vegetation and moderate year-round weather add leisure to each living moment that is second only to nature itself.

Aristocrat's Choice

Home buyers today are much more informed and demand better lifestyles and amenities like private backyards, exclusive clubhouses, lounges, spas, high-tech gyms, swimming pools, landscaped gardens, etc. There has been a distinct trend in home buyers increasingly favouring gated communities with more open spaces and a focus on health and well-being.

Smarter Investment

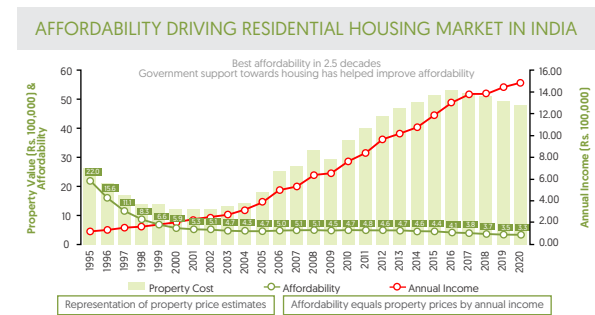
The transition of current home buyers seeking second homes to an approach focused on capital appreciation and rental yield has also been a rising trend. Second homes in offbeat locations have grown slowly but have seen great spurt in recent times. Among many other reasons, driving this phenomenon is a better scope for capital appreciation in the real estate property market.

Improved Affordability

Improved affordability is one of the key demand drivers of second homes. Although property costs have been rising, so is the affordability due to rising income and lower interest rates. The banking industry firmly believes that the present time is the best with respect to affordability over the last 25 years.



Source: Government ready reckoner and Bseindia.com



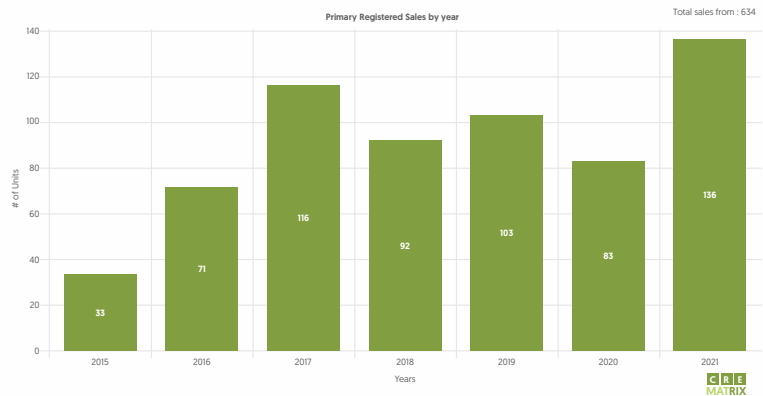
Source HDFC

Tax Benefits

One can avail tax benefits if a second home is bought with a home loan. While deductions under Section 80C on the principal amount of the loan may not be available, one can enjoy tax benefits on the interest component.

WHY LONAVALA?

An escapist location surrounded by verdant valleys and waterfalls, Lonavala is easily the most visited hill station in Maharashtra, special thanks to the easy accessibility and proximity that it shares with Mumbai and Pune. Lonavala offers the world-weary traveller plenty of options across the spectrum of interest and budget. It has witnessed 64% growth in residential sales FY 2021.



KEY HIGHLIGHTS

CONNECTIVITY

Approximately 2 hours from Mumbai and 1 hour from Pune, Lonavala is well connected by road especially owing to the Mumbai-Pune Expressway. The nearby Lonavala and Malavli railway stations afford the adventurous traveller quick access to popular trekking destinations with marked trails like Lohagad Fort and many others.

WEALTH CREATION

Lonavala has some of the lowest ownership costs among all the hill stations in Maharashtra. This coupled with a higher ROI and a high livability index has made Lonavala a prime destination for investments as well as retirement stays.

NATURE

Swachh Survekshan has declared Lonavala as one of the top 3 cleanest towns in India in 2021. Blessed with rich vegetation, temperate climate, and a culture that wants to preserve its legacy, it is no wonder that this quaint town also known as the "Jewel of Sahyadri" and "City of Caves" enjoys this top spot in the country's largest cleanliness survey.



WHY LA-SIERRA?

***Come
Home To
La-Sierra
Luxurious
Abodes
For The
Finest Few!***

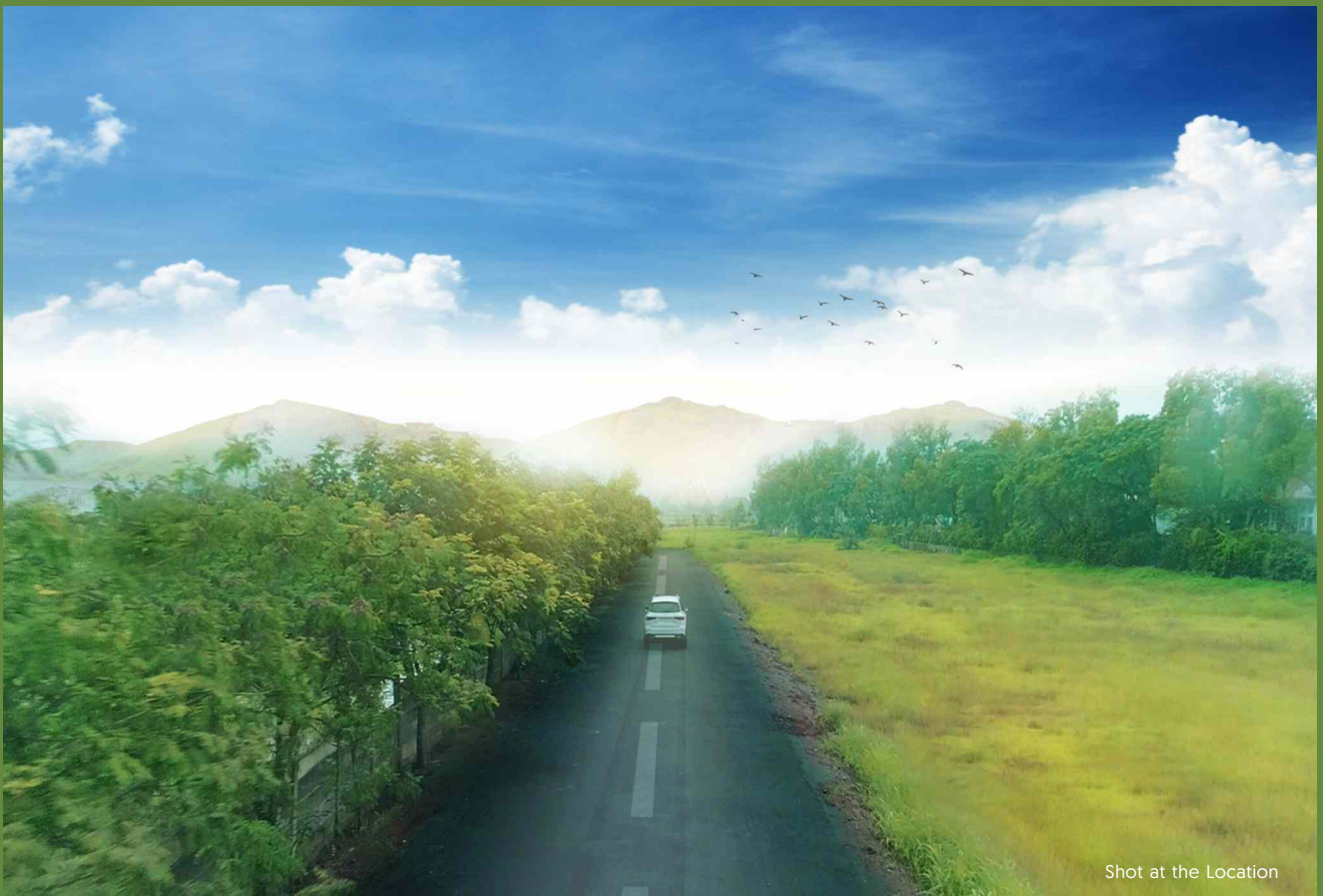
Designed with finesse, these spacious 4 BHK twin villas offer meticulously crafted modern contemporary homes. This unique artistic abode is tucked away in the pristine valleys of Lonavala while redefining luxury in its own unique way.

La-Sierra, derived from natural stones and exotic timbers, evokes an aura of grandeur while embracing all of the nature-inspired amenities. With a breathtaking mountain & valley view straight from the comfort of your balcony, this is the ideal setting for an unparalleled living with nature!

Explore La-Sierra to witness how this nature-inspired second home can rejuvenate your soul.

KEY HIGHLIGHTS

- Located right off the old Mumbai-Pune highway in Karla
- Spacious 4 BHK twin villas
- Gated Community for security and a shared social experience
- A total of 45 Villas
- 25+ luxurious lifestyle amenities
- Nature inspired landscaping
- Flat Terrain for Easy Accessibility
- Close to Lohagad Fort, an important starting point for trek enthusiasts



Shot at the Location

ENTHRALLING OUTDOORS

*Enjoy 25+ Luxurious
Lifestyle Amenities
And Harmonious
Nature-Inspired Landscaping*

LEISURE



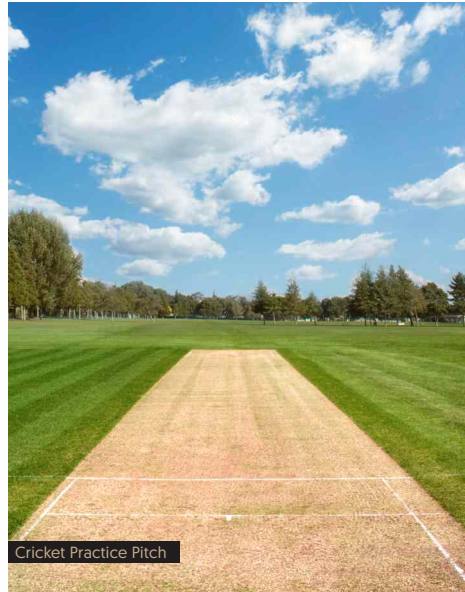
- Flower garden
- Party lawn
- Road side sitting areas
- Tree-lined sidewalks

RECREATIONAL



- Softscape mounds
- Swimming pool with Sun Deck and lounge chairs

OUTDOOR SPORT



HEALTH



INDOOR GAMES



- Table tennis



EATERIES



Cafeteria with Viewing Deck



Barbeque Pit



Coffee Tasting Area

OTHER



Multipurpose Hall



Library

INTERNAL SPECIFICATIONS

- MODULAR KITCHEN
- MODULAR SWITCHES
- LIGHT FITTINGS AND FAN
- ITALIAN STYLE VITRIFIED TILES
- FRENCH WINDOW GLAZING
- BALCONIES WITH TOUGHENED GLASS RAILING
- SUSTAINABLE DESIGN
- POWER BACK-UP PROVISION
- A/C PROVISIONS WITH COPPER DUCTING
- MOSQUITO AND INSECT SCREENS
- SEAMLESS INTERNET CONNECTION

Discover The Richness Of Life In The Picturesque Foothills Of Lonavala.

An escapist location surrounded by verdant valleys and waterfalls, Lonavala is easily the most visited hill station in Maharashtra, special thanks to the easy accessibility and proximity that it shares with Mumbai and Pune. Lonavala offers the world-weary traveller plenty of options across the spectrum of interest and budget.



CODENAME

La-Sierra

— LONAVALA —



NEARBY ATTRACTIONS

RECREATIONAL

Dinosaur's Park
Della Adventure Park
Wet & Joy Water Park

SCENIC

Kune Falls
Lonavala Lake
Bhaje Waterfall

RELIGIOUS

Karla Buddha Caves
Aadishakti Mata Ekvira Devi Temple
Shri Narayani Dham Temple

HEALTH RETREATS

Atmantan
Kaivalyadhama Yoga & Research
Center Shahani Wellness Retreat
Ayur Kutir

TREKKING

Lohgad Fort
Visapur Killa
Malavli Hills

EDUCATIONAL INSTITUTES

Sinhgad Institute Of Technology
Ryewood International School
The Cathedral Vidya School

EATERIES

Kinnara Da Dhaba
Sunny Da Dhaba
Baithak Dhaba

CONNECTIVITY

Chhatrapati Shivaji Maharaj
International Airport - 95 Km
Pune International Airport - 60 Km
Upcoming Navi Mumbai
International Airport - 60 Km



Kiran Realty, a name with a legacy that spans over 36 years, is responsible for some of the most prominent residential, commercial and industrial landmarks in Mumbai.

Having developed real estate in a range of methods such as a Sole Promoter/Developer, Commonly Owned Formats, and Partnerships with other developers, we aim to meet the demands of home-buyers from all walks of life, from affordable housing to luxury Second Homes, villas, and commercial developments.

PAST PROJECTS

Jay Apartment, Vile Parle

KK Square, Chakala

Balaji Udyog, Goregaon East

Shivam Chambers, Goregaon West

Ganpati Tower, Kandivali East

Satyam, Shivaliya & Shivalik, Kandivali East

Tirupati Udhyog, Kandivali East

Vaishnav Villa, Kandivali East



Site Address :
**Gate No. 160,
Village Shilatne,
taluka Maval,
District Pune,
Maharashtra 410506.**

Corporate Website :
www.kiranrealty.com

Email :
info@kiranrealty.com

www.la-sierra.in



CODENAME

La-Sierra
— LONAVALA —



The Project has been registered with Maha RERA under registration no. P52100031724 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer - The plans, specifications, images and other details herein are only indicative and the developers reserve their rights to change any or all of these in the interest of the development. Shot at the location are strictly for representational purposes. The printed material does not constitute an offer and or contract of any type between the developer and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no detail mentioned in this printed material shall in any way govern such transaction.

Office Address :
**Kiran Realty, 305, Vastu Prestige,
Above Tanishq Showroom, Link Road,
Andheri (West), Mumbai 400053.**

Contact No : **022 67089999/98**

STRATEGIC PARTNER

Bellwether

