

The image features a complex, marbled paper background. The pattern consists of dark, swirling, and vein-like structures that create a sense of depth and movement. The colors range from deep black and dark brown to lighter, almost white, areas where the pattern is more concentrated or where there are natural imperfections in the paper. The overall effect is organic and textured.

yoo villas



LEARN TO LOOK
NOT JUST WITH
YOUR EYES BUT
WITH YOUR HEART

KELLY HOPPEN MBE



"A LIFE OF REFINEMENT IS ONE THAT IS FILLED WITH
UNIQUE EXPERIENCES. IT IS A LIFE THAT IS CULTIVATED,
IN MANNERS AND TASTE.

TAKE A JOURNEY THROUGH INDIA'S FINEST CURATED
HOMES FOR QUINTESSENTIAL LIVING."

ATUL CHORDIA, CHAIRMAN - PANCHSHIL REALTY





The Panchshil Club and Villas. Architectural rendition.



LUXURY REAL ESTATE

Raised to reinvent unique experiences, YOO Villas are distinctively curated to foster quintessential living. It offers exquisite residences at a picturesque riverside location in Wagholi, and is styled by internationally renowned designer Kelly Hoppen for YOO.

Built to coexist in harmony with nature, it offers a vantage point to capture the murmur of nature, through all its seasons.

Well-appointed homes at YOO Villas Pune, are conceived with modern comfort in a space that permeates through every detail, avant-garde flawless luxury.

“NOT MANY TIMES DOES A PROJECT COME LONG THAT HAS A PICTURE PERFECT SITE AND A VISIONARY DEVELOPER. YOO VILLAS IS ONE SUCH PROJECT IN WHICH THE YIN AND THE YANG ARE IN PERFECT HARMONY.”

SHEKAR GANTI, ARCHITECT AND MASTER PLANNER

PUNE

Home to one of India's largest expat populations, Pune is culturally rich and a mixed bowl of cosmopolitan lifestyle, local flavor and heritage. Maharashtra's second largest city, Pune abounds with history, tradition, and yet it buzzes with a newfound energy. Its weather, richly influenced by the Western Ghats is conducive to creativity and originality. Its glorious history inspires thoughts and kindles the enterprising spirit. There is enough and more to do in Pune – be it recreation, rejuvenation or just to reach out to the past or the future.

Located in the Sahayadri Hills, Pune is traditionally renowned for its education standard and prosperity. Today, it is also a commercial force to reckon with: IT, engineering, and automotive companies have made Pune their home and add to its economic affluence.

At Panchshil, our vision has centred around bringing the very best of the world to Pune. Kelly's iconic style and her 'east meets west' design philosophy matches perfectly with our unwavering commitment to offer the finest of lifestyles in YOO Villas.

“OUR VISION HAS CENTRED AROUND BRINGING
THE VERY BEST OF THE WORLD TO PUNE.”
SAGAR CHORDIA, DIRECTOR - PANCHSHIL REALTY



Images are for representational purposes only





YOO is a pioneering vision for living and the result of a partnership between property entrepreneur John Hitchcox and the ubiquitous designer, Philippe Starck. Since 1999, YOO has worked with international developers, designing landmark residential and hotel projects throughout Asia, Australia, Europe, Africa, North and South America and the Middle East. Offering the creative visions of celebrated designers Philippe Starck, Marcel Wanders, Jade Jagger, Kelly Hoppen, Steve Leung, Suzanne Khan and the internationally acclaimed yoo Studio, YOO offers a unique blend of design, branding and marketing expertise to assist developer partners compete successfully in the property marketplace.

The core of the YOO brand is the ability to add value, visibility and velocity to any development. YOO's ability to deliver landmark projects that compete at the highest level is achieved by harnessing the global awareness of the YOO brand, combined with their stellar design credentials and robust marketing and branding frameworks.



“WE OFFER PEOPLE FREEDOM, FLEXIBILITY AND SIMPLICITY.”

PHILIPPE STARCK, CREATIVE DIRECTOR

yoo AROUND THE WORLD





ST PETERSBURG

MOSCOW

HAMBURG
BERLIN

VIENNA

OBZOR
ISTANBUL

TEL AVIV
LIMASSOL

DUBAI

NEW DELHI

PUNE

MUMBAI

BANGALORE

PHUKET

KOH SAMUI

KUALA LUMPUR
SINGAPORE

JAKARTA

BALI

SHENZHEN
HONG KONG

MANILA
BORACAY

NISEKO

SYDNEY

MELBOURNE

KELLY HOPPEN FOR **yoo**

Kelly Hoppen MBE is best known as one of Britain's most celebrated interior designers, whose style has permeated our consciousness and achieved an iconic and much imitated status.

Her ever-evolving style is underpinned by clean lines and neutral tones, blended with charming warmth and sumptuous opulence - she has put her stamp on the homes, yachts and jets of private clients, as well as hotels, bars, restaurants, offices and aircraft lounges.

Hoppen's collaboration with YOO offers residents of YOO Villas a fusion of simplicity with a balance of sumptuous textures and luxurious finishes.

YOO Villas offers three interior style options created by Kelly Hoppen for YOO. Urban reflects the atmosphere of city dwelling with darker tones and a stronger symmetry, Vintage plays with contrasting textures and colours, and Sea Breeze evokes the qualities of country and waterside living expressed through natural materials and lighter shades, using tones of taupe and white on white.





ARCHITECT'S NOTE

The first time I walked the YOO Villas site, I was left spellbound by the lush greenery and the scenic beauty, enhanced by the brimming Mula-Mutha river. The site is inspirational and gives out aplenty design clues!

Having practiced in California for over 25 years, I promised myself to give something different to the Pune community. A few notable features I envisioned for this community are wide roads, uninterrupted sidewalks shaded with tree canopies and a trafficless activity promenade. The goal was to inspire everyone to take ownership of the entire development, not just their own property. Eliminating tall boundary walls in front of the villas opens up the community and promotes social interaction. A central water spine reinforces the sense of community at YOO Villas and is laced with jogging tracks, walkways, sit outs, water features and lush landscapes. People of all ages can enjoy and engage in activities along this spine.

The entire township has been designed with one thing in mind - "A place called HOME".

Architect & Master Planner

Shekar Ganti



MASTERPLAN

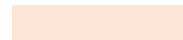
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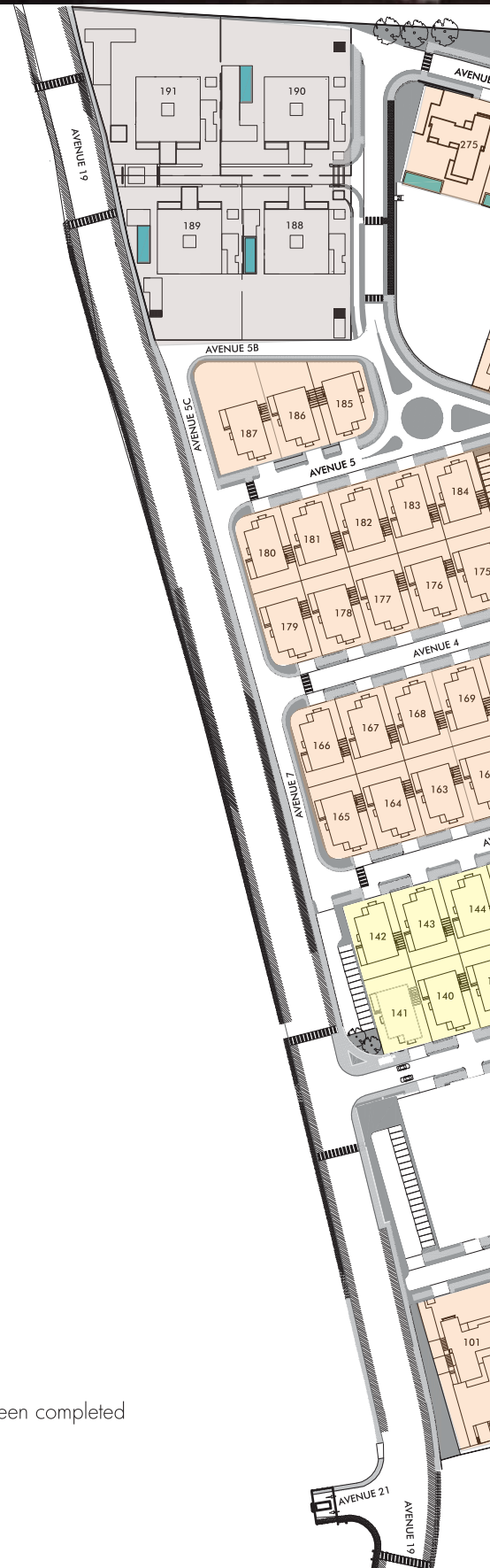
Completed



Proposed



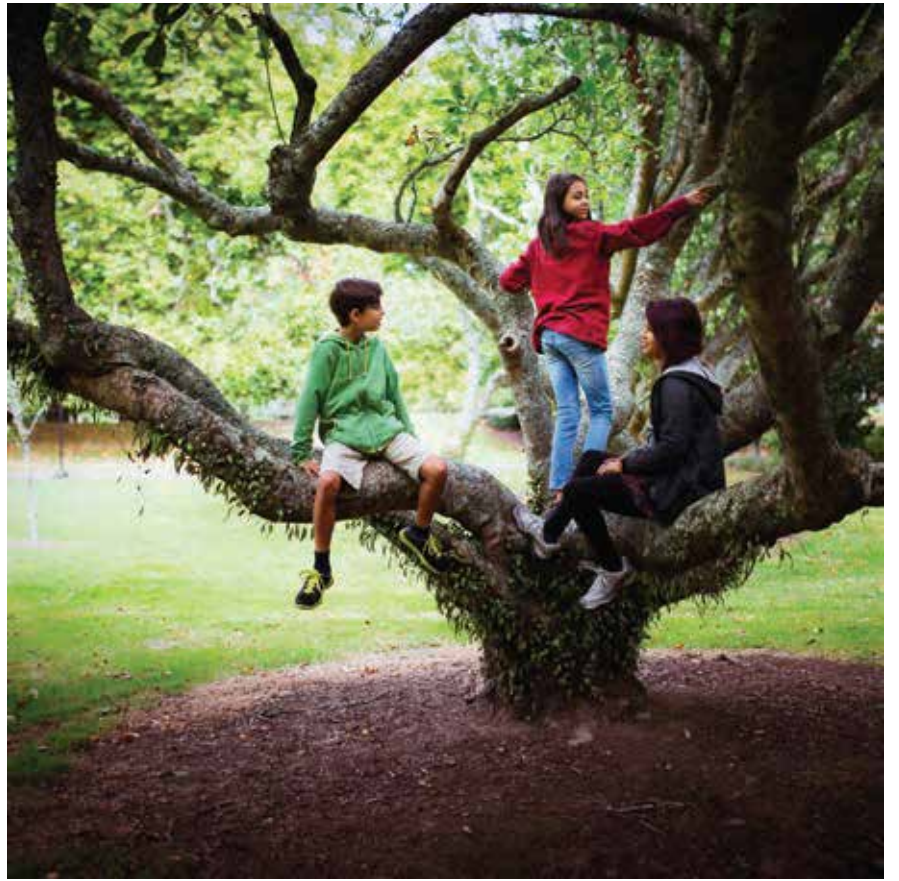
Villa Type V3 (Nos. 109 to 117 & 122 to 151) & Type V2 (Nos. 285 to 290) have been completed before 1st May, 2017. Balance villas are proposed.





EXTERNAL COMPOUND WALL





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GLOBAL LIVING

A spectacular landscaped garden sits at the heart of YOO Villas with a central park, stream, water features, outdoor sports facilities, play areas for children and relaxing quiet spaces to explore.

The principle behind YOO Villas is to enhance residents' lives, bringing people together through exquisite design and exceptional amenities.

A place to thrive.

“WE DESIGN MAGNIFICENT SPACES THAT ENRICH
PEOPLE’S LIVES IN EVERY POSSIBLE WAY”

JOHN HITCHCOX, FOUNDER YOO





The Panchshil Club. Architectural rendition.

THE CENTRAL PARK

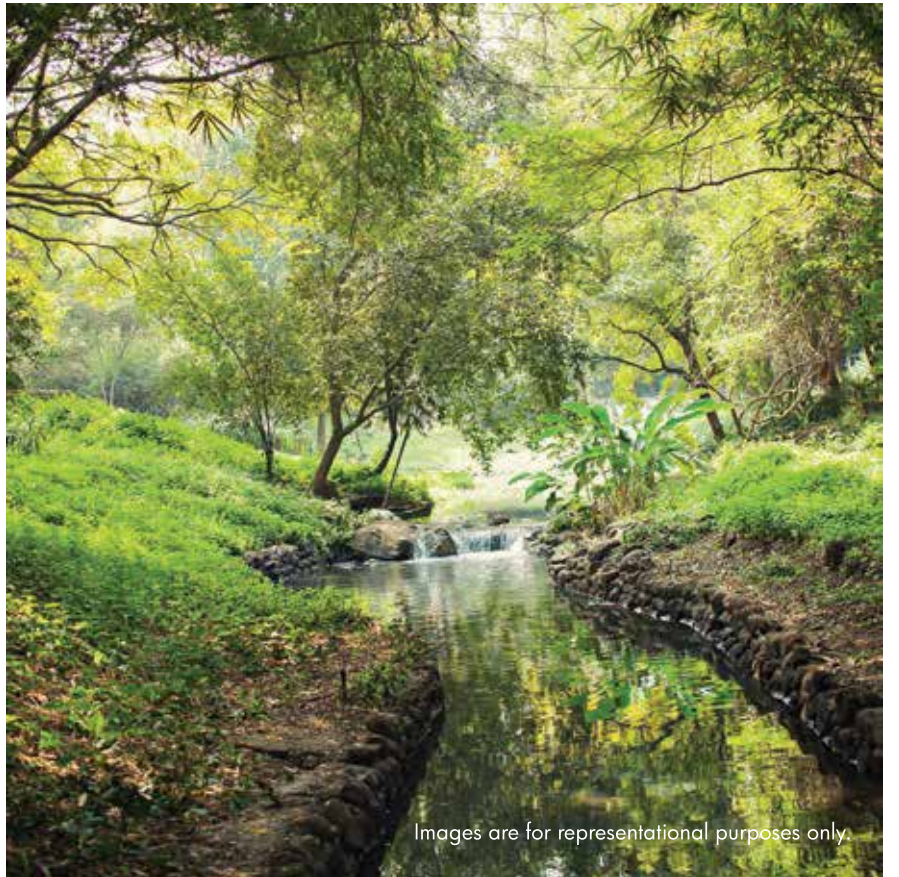
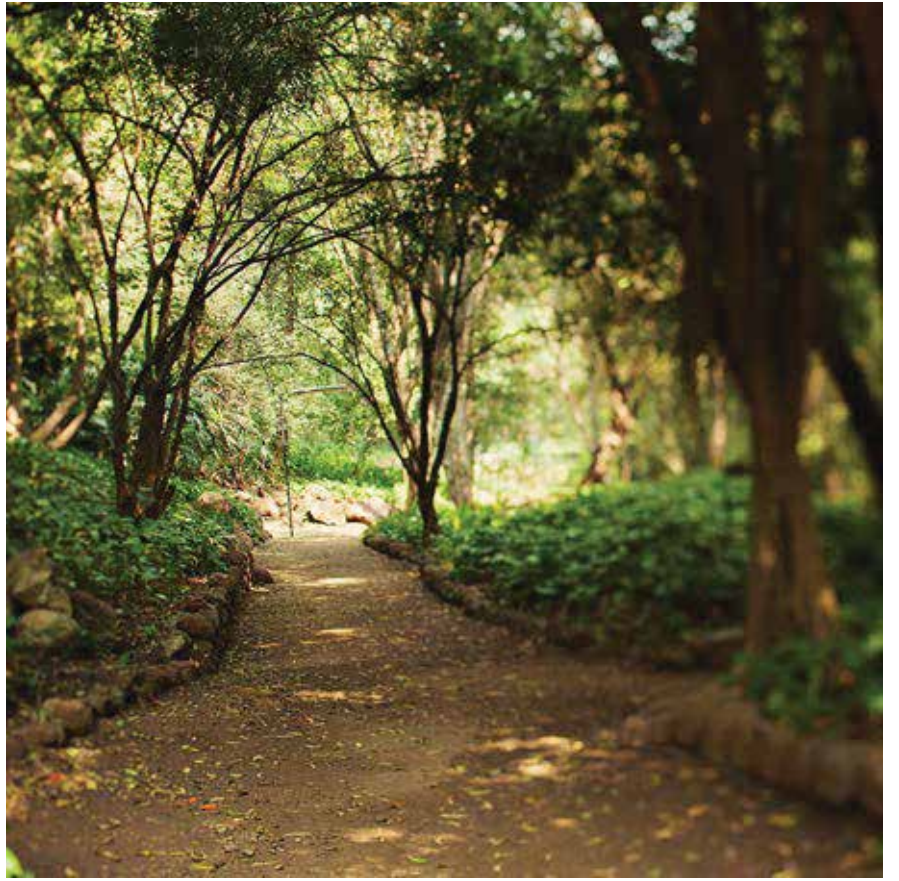
At the heart of the YOO Villas development, sits a lush parkland, Central Park. With a central water body carefully cultivated, it is to become the core of activities for all ages.

The playful approach to the children's areas allows them to explore and imagine new worlds.

Whether you're looking for space to relax with friends, spend quality time with family or keeping active with jogging, walking or a game of tennis, the landscaped gardens around YOO Villas have been created to change with the seasons, resulting in an ever-evolving stunning backdrop.

“WE HAVE HARNESSSED NATURE; USING THE SITE’S NATIVE MATERIALS AND LOVINGLY TRANSFORMING THE TERRAIN SO IT WEAVES AND FLOWS”

RADHA, LANDSCAPE DESIGNER

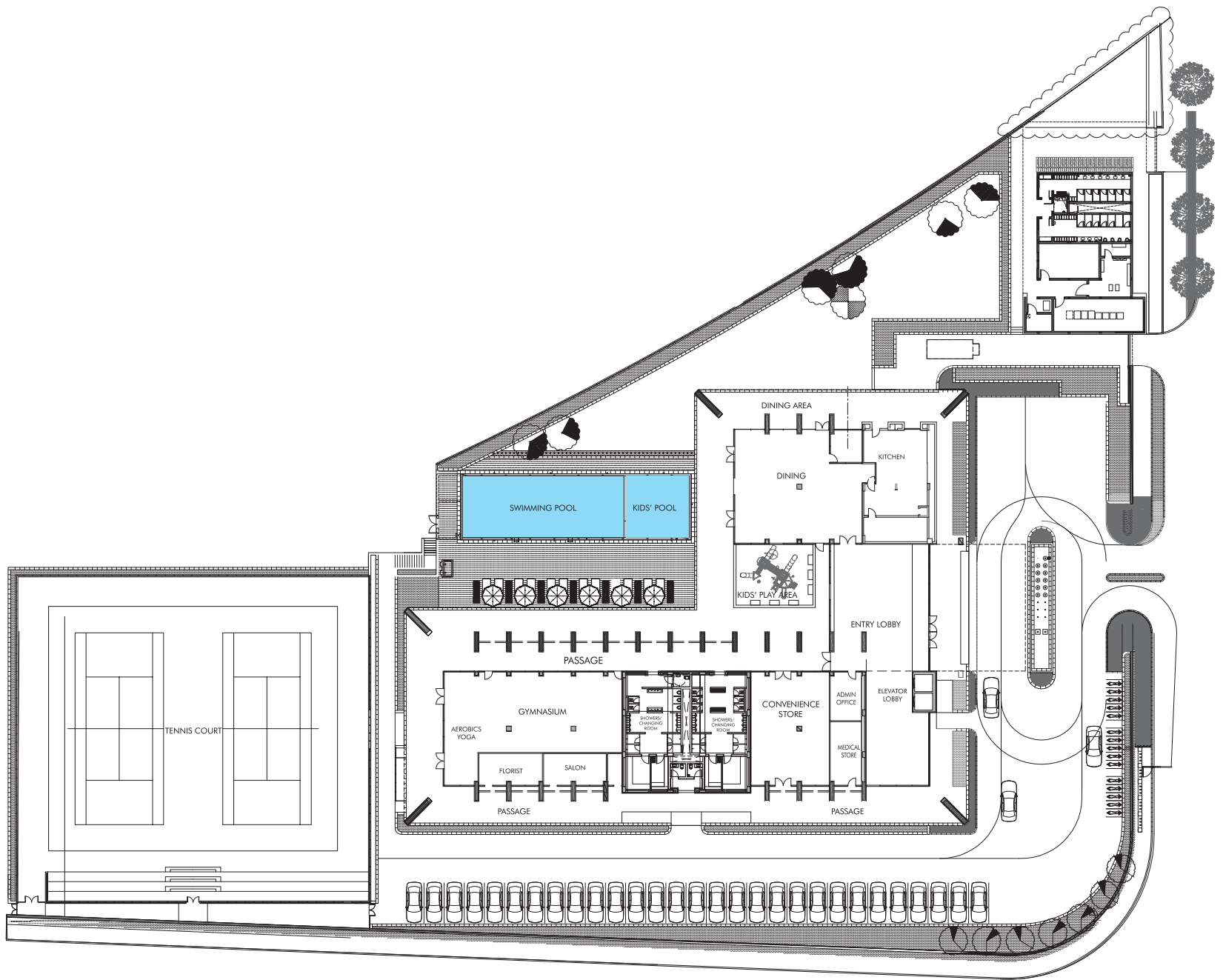


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The Panchshil Club. Architectural rendition.



THE PANCHSHIL CLUB MASTER PLAN

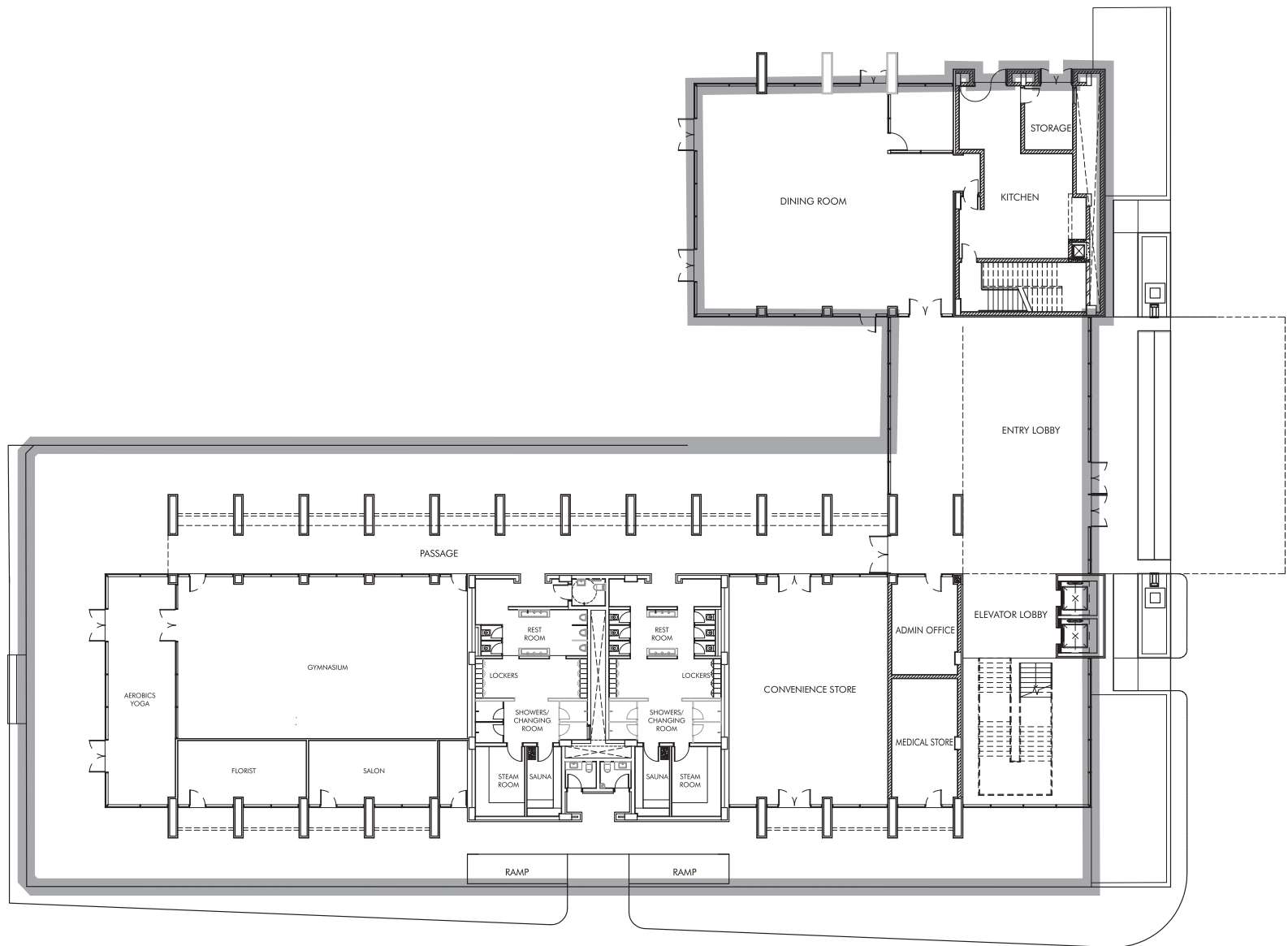
LIFESTYLE CHOICES

Residents have access to the private, Kelly Hoppen designed The Panchshil Club that is located in the centre of YOO Villas.

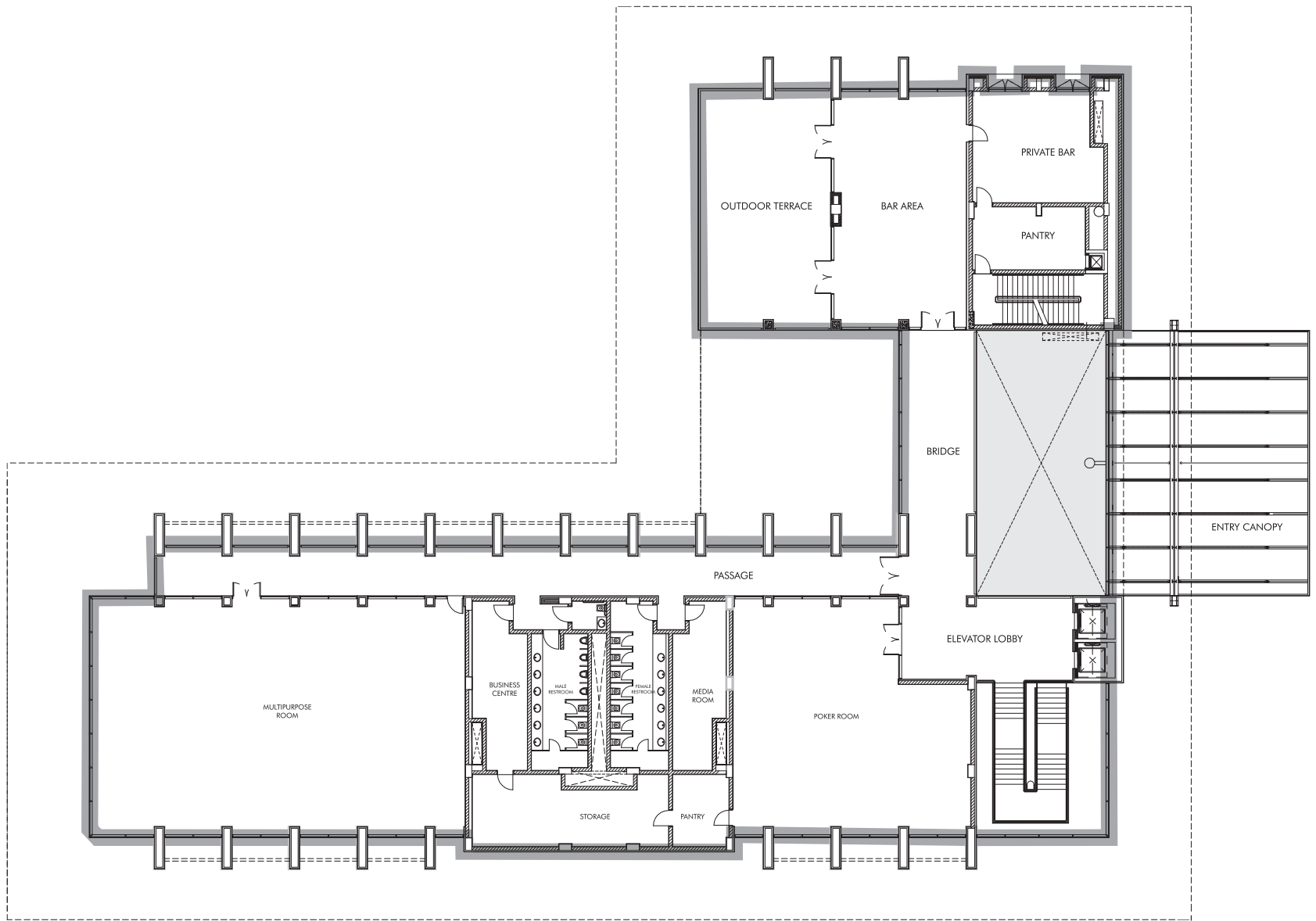
The Panchshil Club is a reflection of urban sophistication, carefully melded with choicest of luxury lifestyle experience.

The Panchshil Club is equipped with:

SWIMMING POOL
KIDS' POOL
KIDS' PLAY AREA
LOUNGE
RESTAURANT
MULTI-PURPOSE ROOM
FITNESS CENTRE
TENNIS COURT
AEROBICS/YOGA ROOM
FLORIST
CONCIERGE SERVICE
CONVENIENCE STORE
SAUNA/STEAM ROOM
ATM
SAON
POKER ROOM
BUSINESS CENTER
MEDICAL STORE
MEDIA ROOM

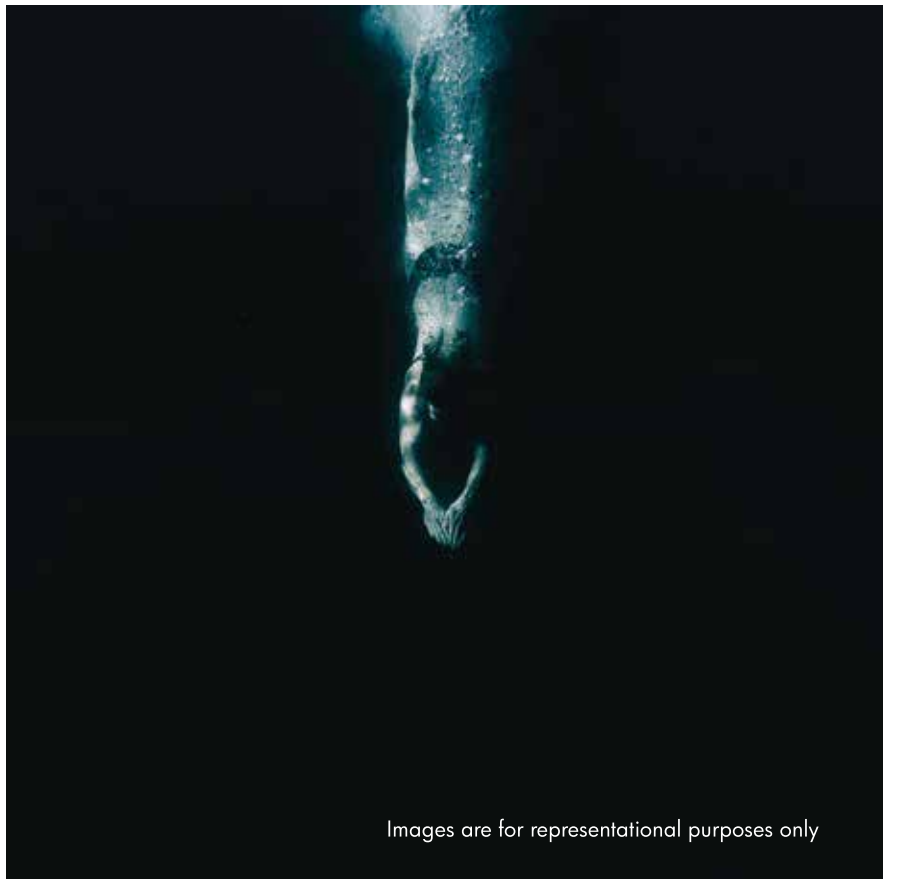


THE PANCHSHIL CLUB GROUND FLOOR PLAN

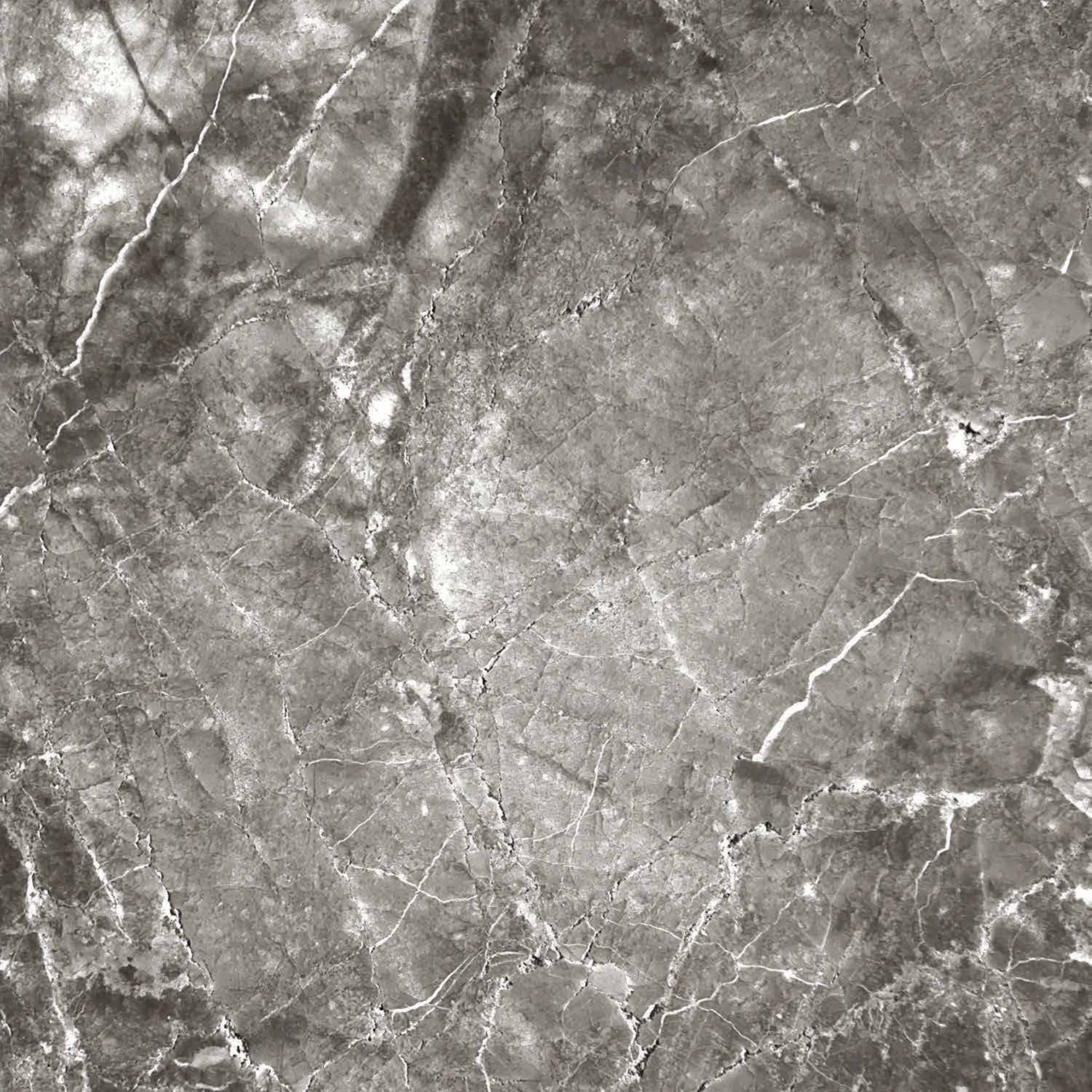


THE PANCHSHIL CLUB FIRST FLOOR PLAN





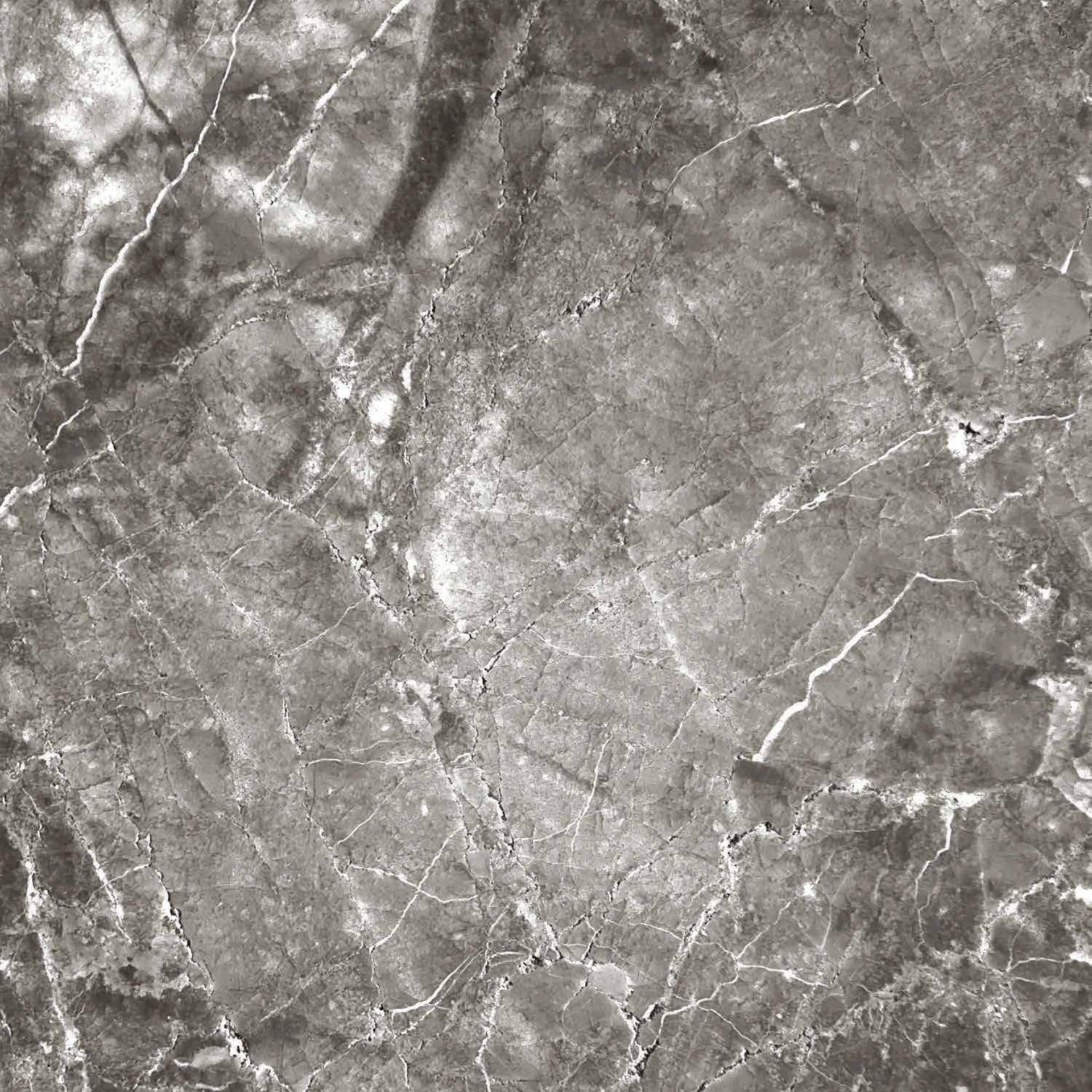
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The background of the entire image is a detailed, high-contrast marbled pattern. It features a complex network of veins in various shades of grey, black, and white, creating a rich, organic texture. The veins are irregular and interconnected, typical of natural stone or high-quality marble.

yoo villas

VILLA 2



KELLY HOPPEN'S
DESIGN IS LUXURY:
IT'S NOT MINIMALISTIC
BUT LIVEABLE

THE TIMES





KELLY HOPPEN FOR **yoo**

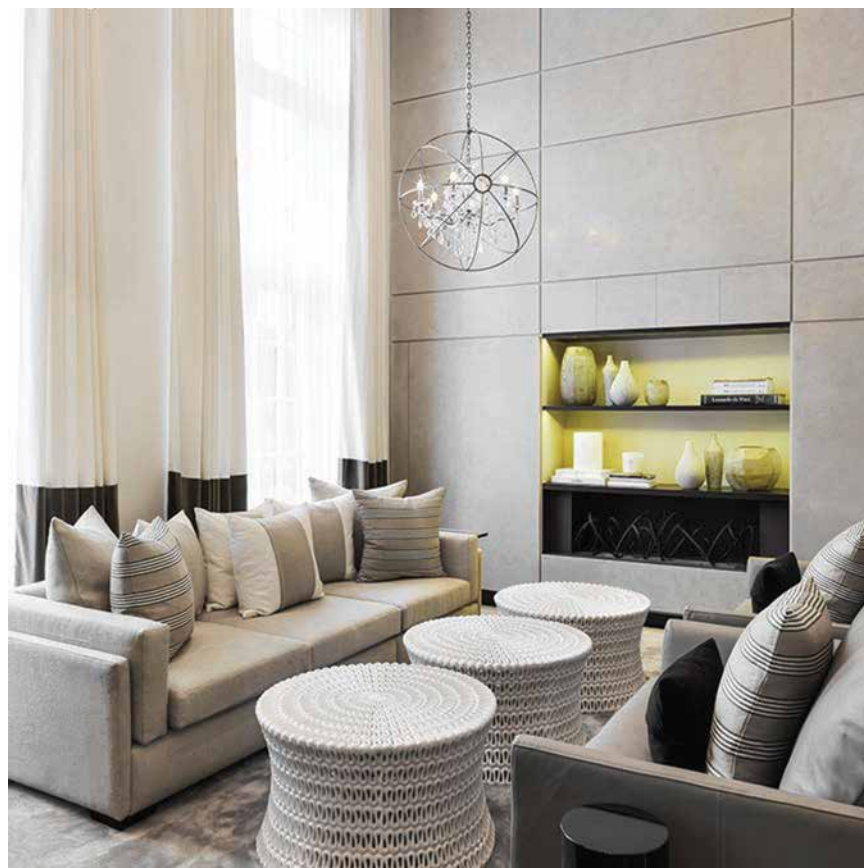
Kelly Hoppen for YOO has created three interior style options.
They are classic and timeless whilst being luxurious and elegant.

Which style will you choose?

URBAN

The Urban Palette is created using taupe stone, dark timber flooring as well as delectable plaster finishes and textiles, which makes for an interior rooted in minimalism and evincing class. The fine-tuned and idiosyncratic approach, accorded with feature lighting weaves timeless elegance in the marrow of the interior.

The linear muted tones and use of repeated motifs is Kelly Hoppen's trademark for YOO's bespoke work that reflects panache.







SEA BREEZE

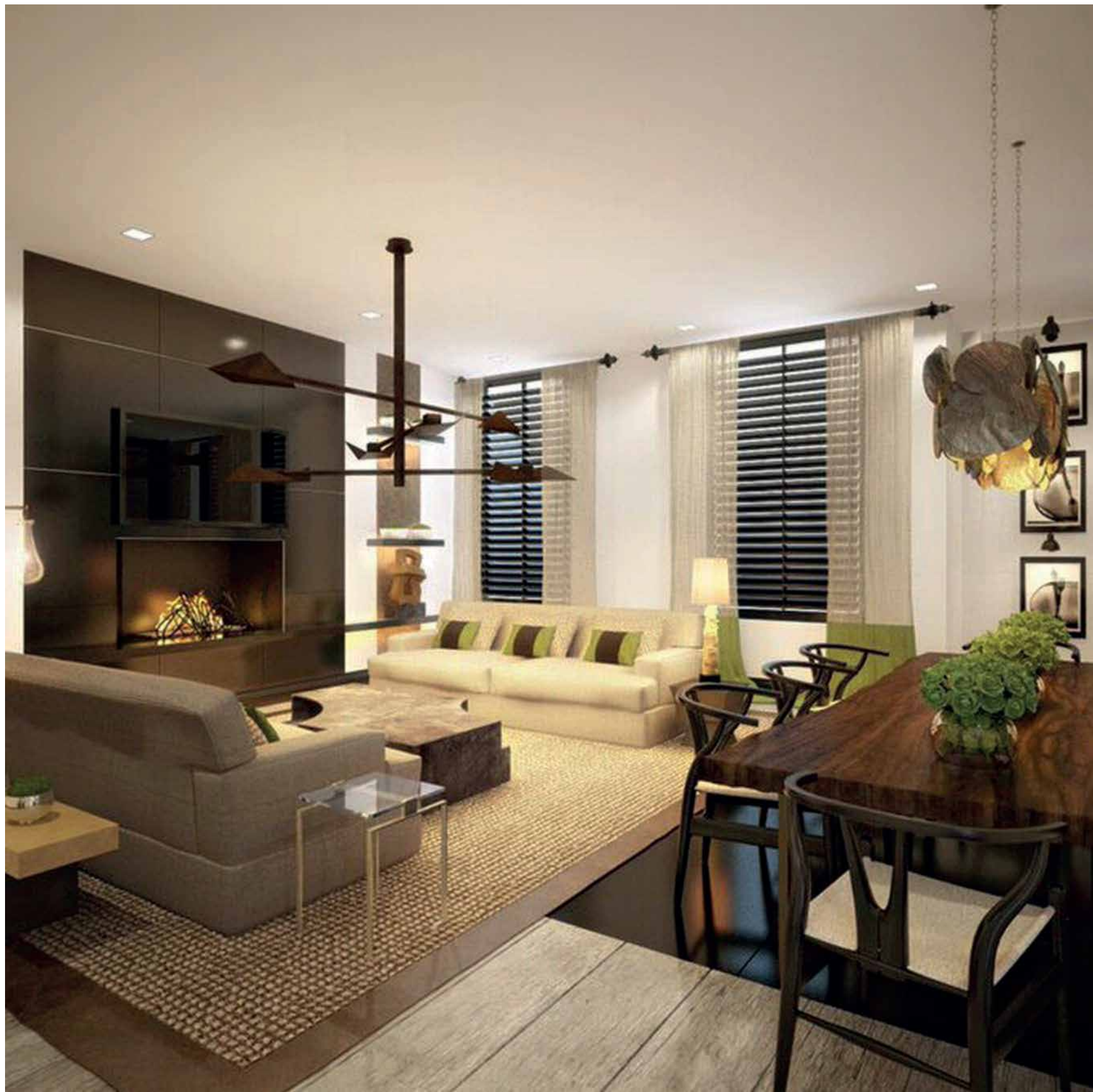
The Sea Breeze style lends the interior a fresh stroke of liveliness, instantly making the residents feel at ease. The palette makes for a light and snug interior by combining bleached woods, crisp linen textures with white lacquered oak and taupe coloured glass. Textured mirror and ironmongery using clear cut glass and polished nickel adds to the finesse and elegance with freshness at its core. The Sea Breeze Palette is synonymous with simplicity and induces unfaded freshness throughout the day.



VINTAGE

Vintage Palette is the modern-day blend of luxury and timelessness. It uses reclaimed timber alongside black granite stone creating floor runners. Rich marble and silk exudes the true essence of a life curated with sheer luxury. Patterned and textured stone against taupe coloured glass and bronze finishes, reflects quintessence accorded with élan. The cozy and picturesque character suggests of an interior doused in history – something you can call your very own.





LIVING IS FEELING AND
HOW YOU WANT TO FEEL
CAN BE REFLECTED IN EVERY
ASPECT OF YOUR HOME.

KELLY HOPPEN MBE







Villa 2 Front View. Shot on location.





Villa 2 Rear View. Shot on location.



Villa 2 Living Room in Vintage Style. Shot on location.



Villa 2 Living Room in Vintage Style. Shot on location.





Villa 2 Master Bedroom in Vintage Style. Shot on location.





Villa 2 Master Bedroom in Vintage Style. Shot on location.





yoo villas

VILLA 3



KELLY HOPPEN'S
DESIGN IS LUXURY:
IT'S NOT MINIMALISTIC
BUT LIVEABLE

THE TIMES





KELLY HOPPEN FOR **yoo**

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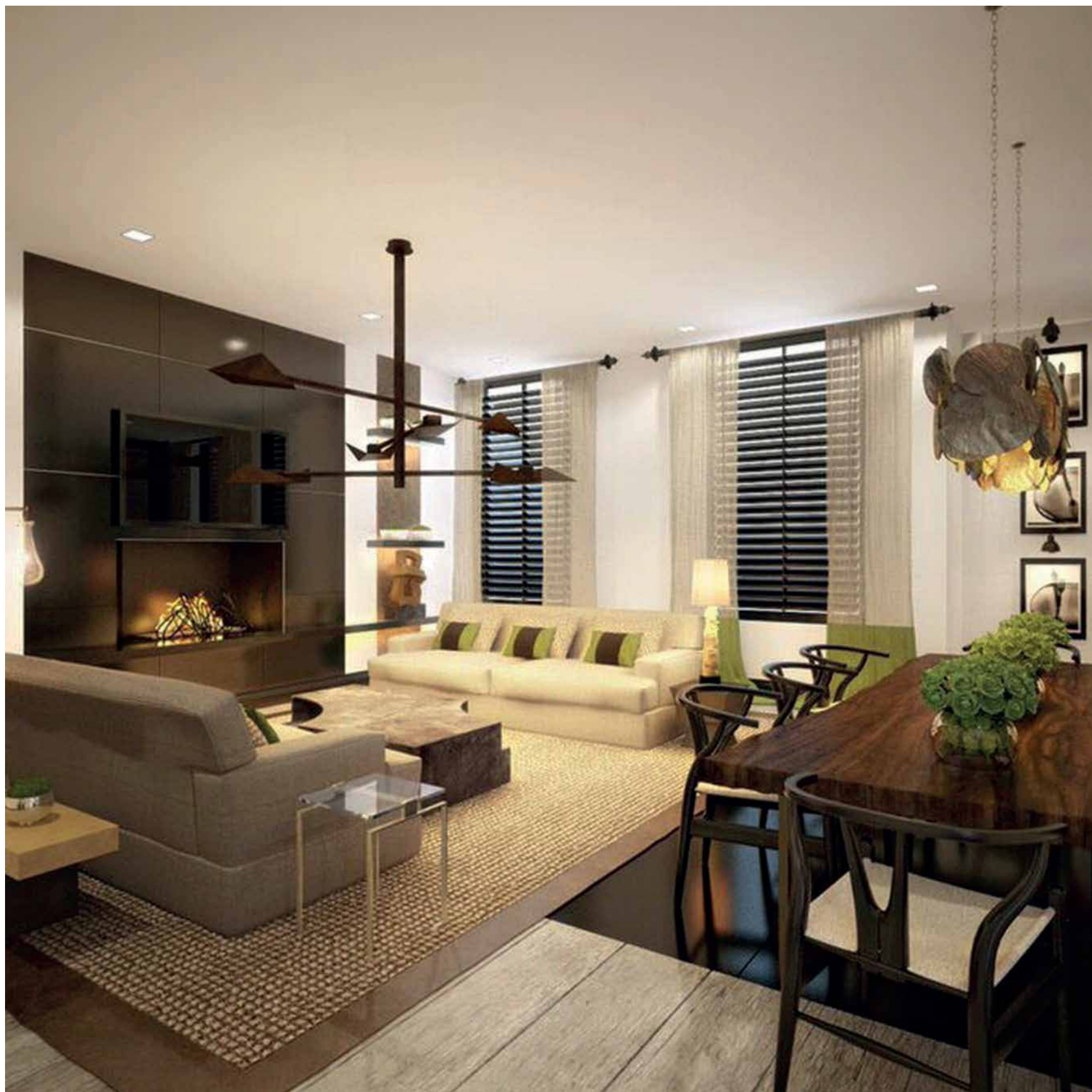
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KELLY HOPPEN MBE





Villa 3 Front View. Architectural rendition.



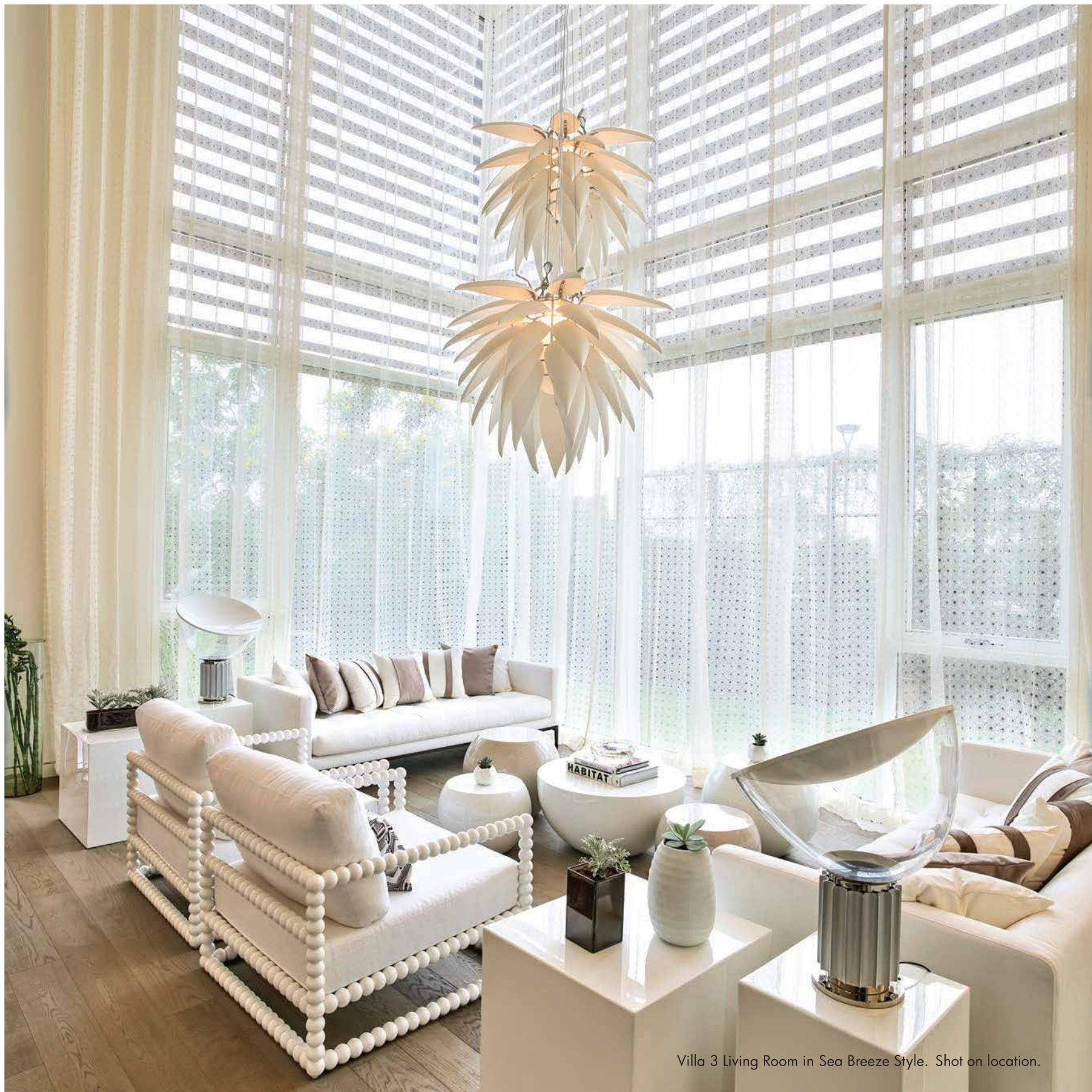




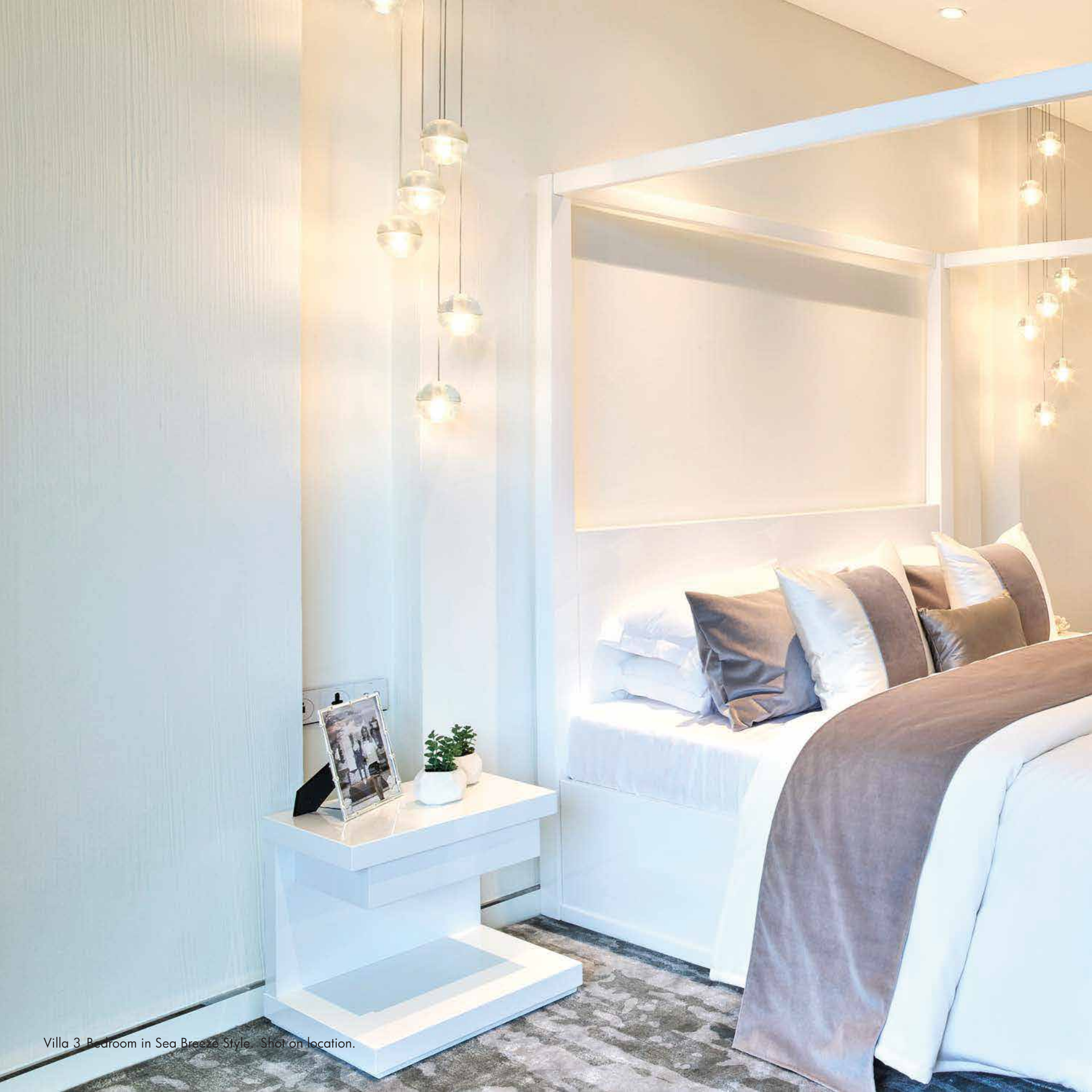
Villa 3 Family Living/Dining. Shot on location.



Villa 3 Living Room in Sea Breeze Style. Shot on location.



Villa 3 Living Room in Sea Breeze Style. Shot on location.



Villa 3 Bedroom in Sea Breeze Style - Shot on location.







Villa 3 Dining Room in Sea Breeze Style. Shot on location.

LOCATION MAP



Pune Airport

New Airport Rd.

Symbiosis International University

● **VIMAN NAGAR**

🛍️ Phoenix Marketcity

Ah

🏨 Hyatt Regency

Trump Towers Pune

● **KALYANI NAGAR**

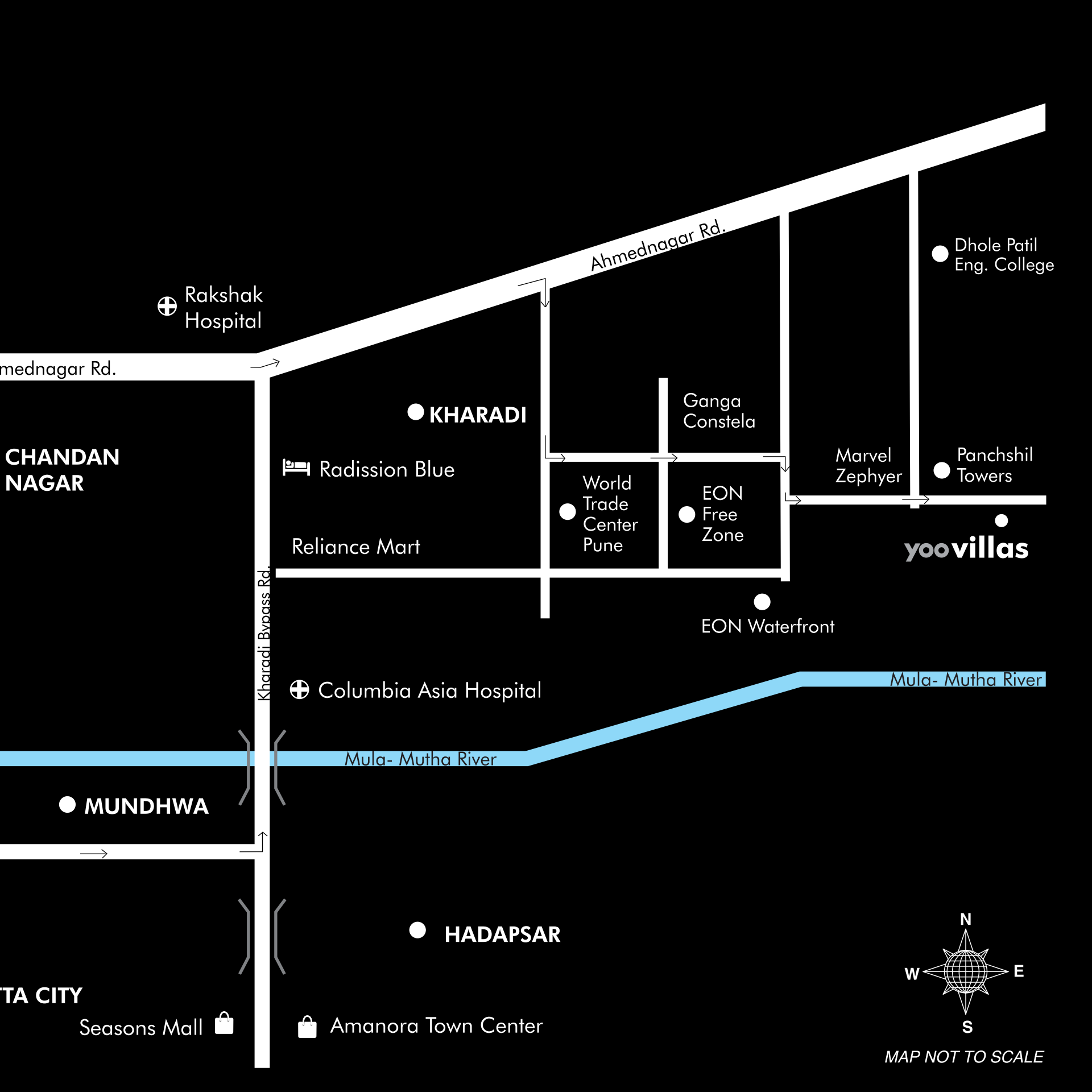
Mula- Mutha River

🏨 Westin

North Main Road

● **KOREGAON PARK**

● **MAGARPAT**



⊕ Rakshak Hospital

mednagar Rd.

Ahmednagar Rd.

● Dhole Patil Eng. College

CHANDAN NAGAR

● **KHARADI**

🏨 Radisson Blue

Ganga Constela

Marvel Zephyer

● Panchshil Towers

Reliance Mart

● World Trade Center Pune

● EON Free Zone

yoo villas

● EON Waterfront

Kharadi Bypass Rd.

⊕ Columbia Asia Hospital

Mula- Mutha River

Mula- Mutha River

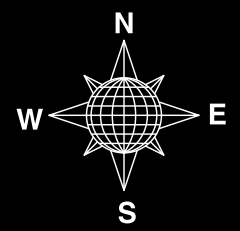
● **MUNDHWA**

● **HADAPSAR**

TA CITY

Seasons Mall 🛍️

🛍️ Amanora Town Center



MAP NOT TO SCALE



Panchshil Realty is one of India's finest luxury real-estate developers that believe in creating timeless luxury. Having successfully delivered 21 million sq. ft. of prime real estate along with 20 million sq. ft. under development across multi-asset classes, Panchshil's portfolio spans across high-end residential developments, IT parks, built-to-suit office spaces, special economic zones (SEZs), hotels, convention centers, and luxury retail malls.

Panchshil's key developments comprise of Trump Towers Pune, yoopune by Philippe Starck, International Convention Centre, World Trade Center Pune, and an award-winning built-to-suit office campus for Cummins India amongst others. With global partners like YOO, The Trump Organization, JW Marriott, The Ritz-Carlton, Hilton, Oakwood and World Trade Centers Association, Panchshil has played a significant role in putting Pune on the world map and has added to its growing global identity.

Recipient of multiple awards in property development, Panchshil's 360° approach covers everything from planning, construction, architectural and design services to infrastructure development, automation and facility management services.

Project key team members

Principal Architect – Shekar Ganti
Designer – Kelly Hoppen

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Mumbai - 400 021

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www.panchshil.com | www.yoovillas.com

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