



**NIRVANA  
REALTY**

Largest Holiday Homes Developer

**NIRVANA**

**CITY OF MUSIC**

**KHOPOLI-PALI ROAD**

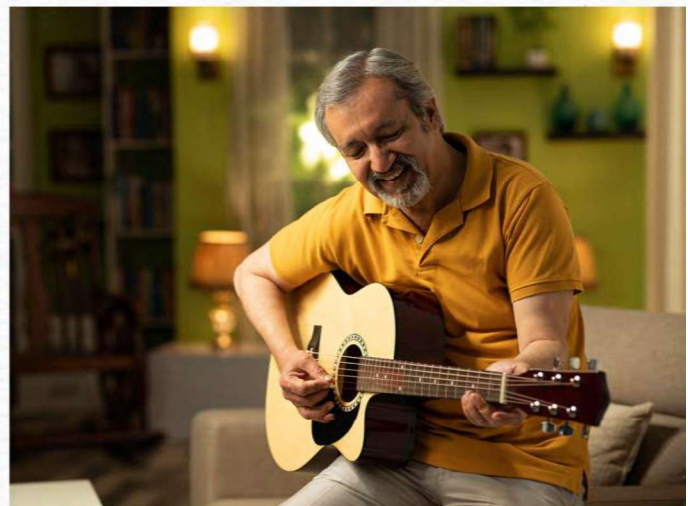
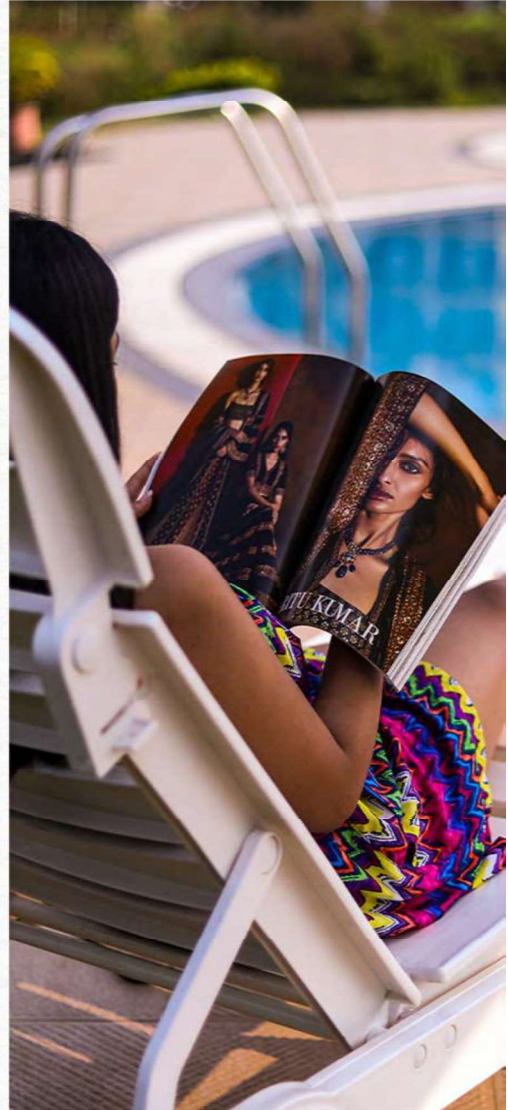
**Where life flows through a musical journey**





# City of Music

India's first Music - Inspired Township  
📍 Khopoli-Pali Road







In City of Music, the philosophy finds expression in every aspect of living. It is a concept that is reflected in the architectural structure, where music rhymes with nature & shapes a new way of holistic living that nurtures the mind, body & soul.





Nestled amidst the hills of Khopoli, is the most exquisite & coveted weekend homes township. Endorsed by musical legends such as Sitar Maestro Ustad Amjad Ali Khan, Indi-pop icon Shaan and bollywood singer Sunidhi Chauhan, City of Music houses a wide range of luxury villas & resort suites, offering a varied choice for every preference. Each one is unique, but all come with a breathtaking backdrop of a flourishing green environment.







# **Mr. Punit Agarwal ( CEO ) with bollywood singer Sunidhi Chauhan & Shaan**





# A Green Outlook

Nirvana City of Music has been carefully planned on the banks of River Amba as a sustainable city of the future.

The Natural flora & fauna have been preserved & over 5000 trees will be planted, reducing carbon emissions & adding oxygen to the atmosphere. Being established on the banks of River Amba & having its own rainwater harvesting pond, City of music will never face scarcity of water requirements.

In City of Music, we have planned each residential cluster in synergy with the natural environment. Artfully designed to integrate the local flora & fauna into daily living, our weekend homes are the perfect balance between the modern world & the natural biosphere.







# An Exquisite Lifestyle

Nirvana City of Music has been meticulously planned with unique amenities to fulfill every need & desire.





# For The Body



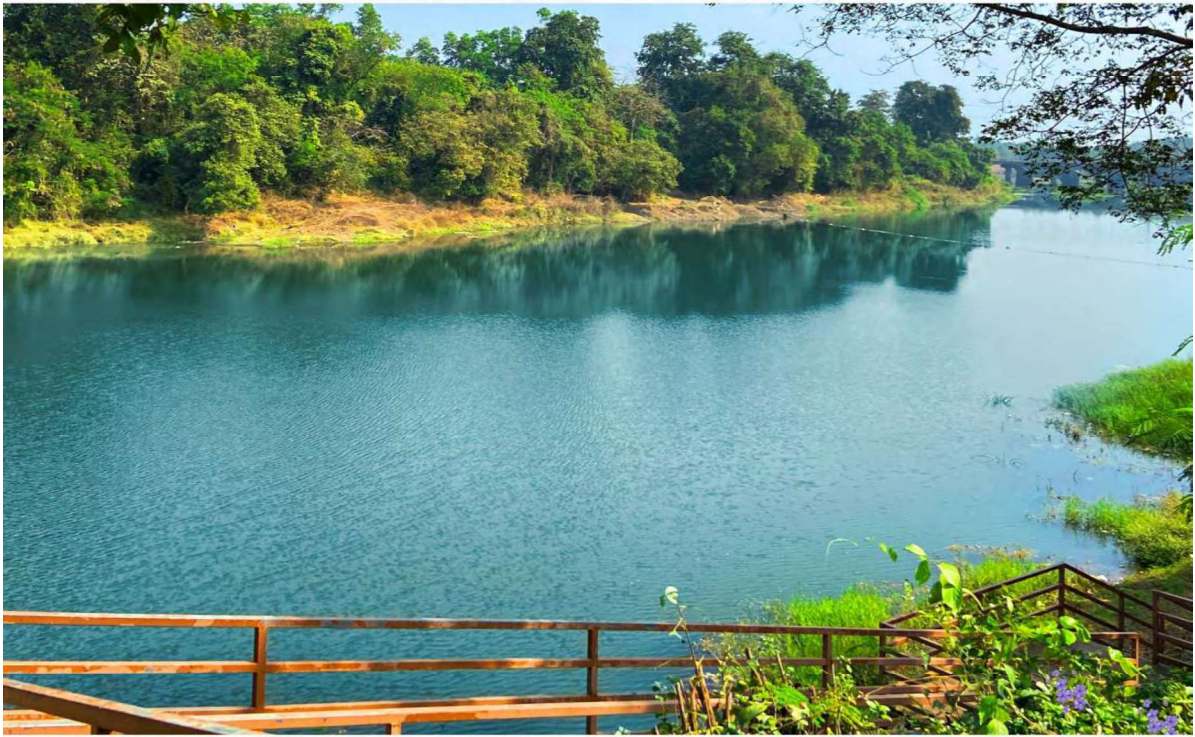
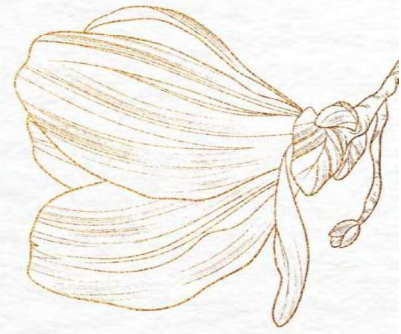
- State-of-the-art Gymnasium
- Indoor games with Pool Table, Table Tennis, Carrom & chess
- Asia's largest Guitar shaped swimming pool
- Box Cricket
- Jogging / Walking track





# For The Mind

- Abundance of nature
- Serene riverside gazebo
- Landscape Gardens
- Meditation Zones





# For The Kids

- Outdoor Children's Play Area
- Slides, Swings & Multi-play facilities
- Separate Kids Pool
- Pet-friendly Zone





# For Family & Friends

- Music cafe & lounge
- Preview Movie Theatre
- Barbecue & Picnic spots
- Senior Citizen's Corner





# For Security & Peace of Mind

- Secure gated community with RFID controlled vehicle access
- CCTV monitoring at every corner
- Provision for power backup for entire infrastructure





# The Networked Community



Discover a community of like minded people with similar values & lifestyles.

A community where residents can feel at home with their neighbours. A perfect haven for a selected few, where families can grow & flourish. Nirvana City of Music conducts various events & workshops, offering its residents a channel to bring out their passion & share similar values & lifestyle.





## 📍 Khopoli - Pali

Khopoli is located around 80 kilometres south of Mumbai & Pune, the two major cities in western India, & is easily accessible by the Mumbai-Pune highway. Because of its excellent position, Khopoli have emerged as promising incessant tourist destination over the years after Lonavala and Alibaug, & has been most sought after investment opportunity, thanks to its high capital appreciation & rapid growth as a well known holiday resort destination.

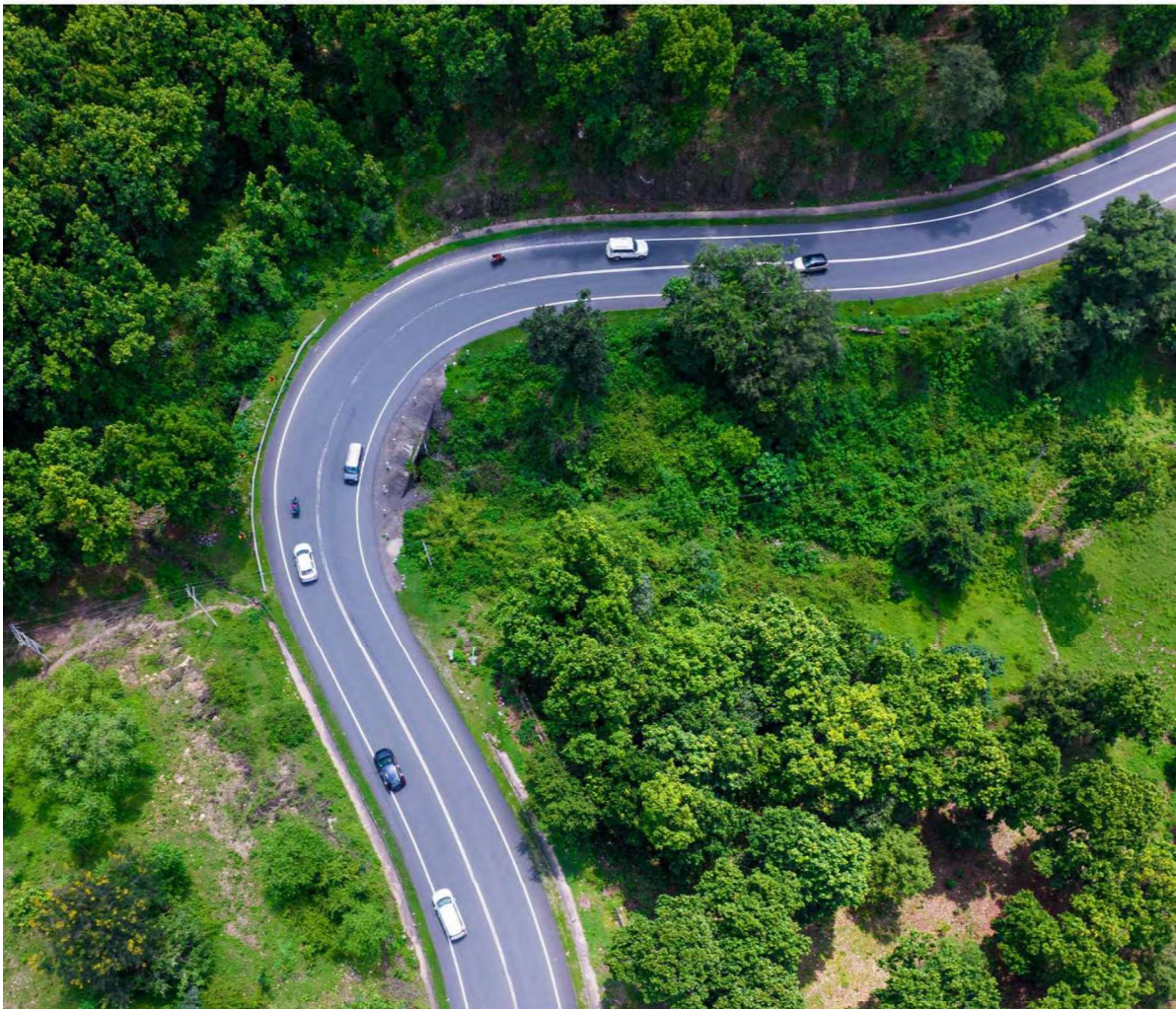




# The Right Connections

Being established at the strategic location with easy access to Imagica & active tourist destinations, City of Music is the forerunner with highest occupancy in the Khopoli-Pali region.

- 📍 Imagica (20 Km)
- 📍 Sarasgad Fort (7.2 km)
- 📍 Padsare Waterfall (20 km)
- 📍 Ashtavinayak Ballaleshwar Temple (7 Km)
- 📍 Hot water spring (8 km)
- 📍 Kolad River Rafting (40 km)
- 📍 Upcoming International Airport (40 km)





# Dive deep in luxury at residencies at City of Music

From Luxurious Pool Villas to MyBnB  
Resort Suites, we have it all.



## Introducing Hydrotherapy

Experts say aquatic therapy can help you in a number of way -

- The Water allows your muscles to relax & eases the pain in your joints, helping you to exercise.
- Hydrotherapy has been proven to cure depression & relieves stress.
- It is considered to be the safest treatment for arthritis & back pain.



# Experience Villa Living



Envelope yourself in an atmosphere of complete privacy

The villas are meticulously planned to create stately spaces for those who value elegant living.













A warm, dimly lit living room. On the left, a dark wood armchair with a light-colored cushion sits on a large, textured rug. To its right is a dark wood coffee table. In the background, a lamp with a white shade sits on a side table next to a window covered in patterned curtains. A framed picture hangs on the wall to the right.

# The MyBnB Resort Suites



# Unwind in Luxury

A select few Resort Suites with private jacuzzi are home to refreshing panoramas of the hills & riverside.

Experience the fresh air & green backdrop, effortlessly entwined within our artful man-made spaces.



## Zero EMI Payment Plan

MyBnB gives you the flexibility to pay off EMI's through monthly assured rentals and build an asset for yourself.



## Full Management Solution

No hassle of maintenance since MyBnB is fully managed by a 24X7 in-house management team.



## Higher Rental Income

MyBnB property provides assured monthly rentals and can easily outperform regular residential rental since located at strategic locations with year round tourism.



## Flexibility

One of the pitfalls of second homes is you get stuck with one location. With MyBnB, you get access to all the Nirvana Resorts and can enjoy the change of locations while you holiday.



# Nirvana Realty

Nirvana Realty is the Largest Holiday Home Developer in India with the vision to provide our customers with the very best of everything. We strive to be the trendsetters in the sector of aspirational weekend home townships, conceptualising and creating such holiday spaces and communities that reden the concept of a life that harmonises luxury with nature. In this trustworthy journey of 16 years, Nirvana has created 7 successful themed projects with 6000+ happy families.

