



P : +91 92198 91011 | W : tranquil16.com

Site Address : Tranquil Piedmont Estates, Foothills of Morgiri Fort,
Devghar, Lonavala, Maharashtra 410401



CRAFTED FOR YOUR
atelier

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A STILLNESS THAT'S RARE



Tranquil Piedmont is for the Admirer of
Silence, who collect moments of solitude
and appreciate the whispers of elegance
hidden in the hills.

An abode, where silence speaks Grandeur.



FOR THE RESOLUTE COLLECTOR



Tranquil Piedmont Estates is for the Aesthete -
collectors of the rare, refined and regale.
A home that truly reflects the grace of the
resident's mind.



REGALIA

16



For the selective collector.

Perched at around **770 meters (2,526 feet) above sea level** in the peaceful Devghar region of Lonavala, Tranquil Piedmont Estates, Lonavala is a curated project where classique charm meets the untamed beauty of the Western Ghats. With **only 16** to be made, each Tranquil Piedmont villa is a numbered original.

No reprints. No replicas. Ever.

INTRODUCING TRANQUIL PIEDMONT



VINTAGE IN SOUL. MODERN IN SPIRIT.



The finest art transcends time. At Tranquil Piedmont, modern lines are layered with vintage character. With textures you can feel, and stories you can sense, Tranquil Piedmont was designed to evoke, not just impress.

Experience the classique architecture, seamlessly woven into the surrounding landscape. Guided by a design philosophy that honours heritage and environment with every detail reflecting astute craftsmanship.

Step into interiors that reflect the beauty of nature, creating an atmosphere of balance and serenity.



ELEVATED.
ACCESSIBLE.



ELEVATED SANCTUARY

Nestled 770m above sea level, offering breathtaking views and refreshing air.



YEAR-ROUND RETREAT

Enjoy **cool winters** at 15°C and **mild summers** around 30°C, perfect for a comfortable getaway.



EASY ESCAPE

Smooth and effortless **2-hour drive from Mumbai**, avoiding hustle-bustle junctions.



TIMELESS SOULFUL DESIGN

18th century classique-style architecture blends seamlessly with nature, honouring tradition with eco-sensitive design.

PROJECT FEATURES



FROM WEEKENDS TO WEALTH



PRIME LOCATION:
Being just a 2 hour drive makes Lonavala perfect for quick getaways and high rental demand.



STRONG RENTAL RETURNS:
High demand for short-term stays translates into reliable high-ticket rental income.



LUSH GREEN SURROUNDINGS:
Abundant natural beauty enhances both lifestyle appeal and property value.



SCENIC VIEWS & PRIVACY:
The Sahyadri range and its valleys offers serene vistas and a sense of seclusion.



THRIVING WEEKEND HUB:
Consistently popular since decades with urban travelers ensuring steady footfall and occupancy.



GROWING INFRASTRUCTURE:
Improved roads, upcoming upgrades, amenities, and connectivity promise long-term investment potential.



YEAR-ROUND PLEASANT CLIMATE:
Cool winters and mild summers create an inviting escape in every season.



LIMITED EDITION EXCLUSIVE EXPERIENCE:
Ultra-luxury weekend villas accentuating luxury.

VILLA SPECIFICATIONS

ARCHITECTURAL PHILOSOPHY

- Neo-Classical & European heritage-inspired elevation
- Grand arched windows, hand-carved cornices & bespoke stone cladding
- Perfect symmetry with regal proportions and classic elegance
- Adhering to traditional and scientific ethos

BIOPHILIC & OUTDOOR DESIGN

- Living Roofs, Green Walls, Natural Ventilation
- Wood, Stone, Clay – Locally Sourced Materials
- Spacious Sit-outs with Native Landscaping
- Earthy Tones, Stone Floors, Natural Light
- Sustainable Water Use and Solar Integration
- A true Ode to Biophilic design

STRUCTURAL EXCELLENCE

- Earthquake-resistant RCC framed structure
- Grand ceiling height of 11 feet
- Multi-level anti-termite care, from soil to structure
- Hybrid roof composition
- GRC columns, classical mouldings & artisanal cornices

HERITAGE-INSPIRED BATH SUITES

- Custom-designed vintage motif tiles
- Glass shower cubicles and vanity counters
- Premium and Signature sanitaryware
- Solar water heaters

TECHNOLOGY, ELECTRICAL & AUTOMATION

- Concealed fire-retardant copper wiring
- Signature series fittings and switches
- AC, TV & WiFi points in all rooms
- EV charging point in every villa
- Smart Access control and digital locks
- Advanced green tech and energy conservation principles adopted

SUSTAINABILITY & HYGIENE

- Rainwater harvesting & advanced water filtration systems
- Individual underground + overhead tanks with auto-pumping
- Estate-wide Sewage Treatment Plant (STP) with eco-discharge
- Recycled water for landscape and ancillary facilities

DOORS & FENESTRATION

- Grand teakwood main door with antique brass-finish handle set
- Internal doors in teakwood frames with raised panel classical shutters
- Elegant windows with Georgian-style mullions
- French doors opening into serene sit-outs, terraces and gardens

FLOORING & INTERIOR FINISHES

- Select-grade Italian marble in formal areas
- Premium natural wooden flooring in all bedrooms
- Vintage ceramic tiles in kitchen, washrooms, balconies
- Rustic and innovative pavers in garden courtyards and decks
- Heritage-inspired handcrafted detailing across interiors

GOURMET KITCHEN

- Exquisite countertops with designer tiled backsplash
- Modernized Kitchen with provisions for amenities and white goods
- Dedicated utility zone with dishwasher and washing machine provision



ABOUT THE PROMOTERS

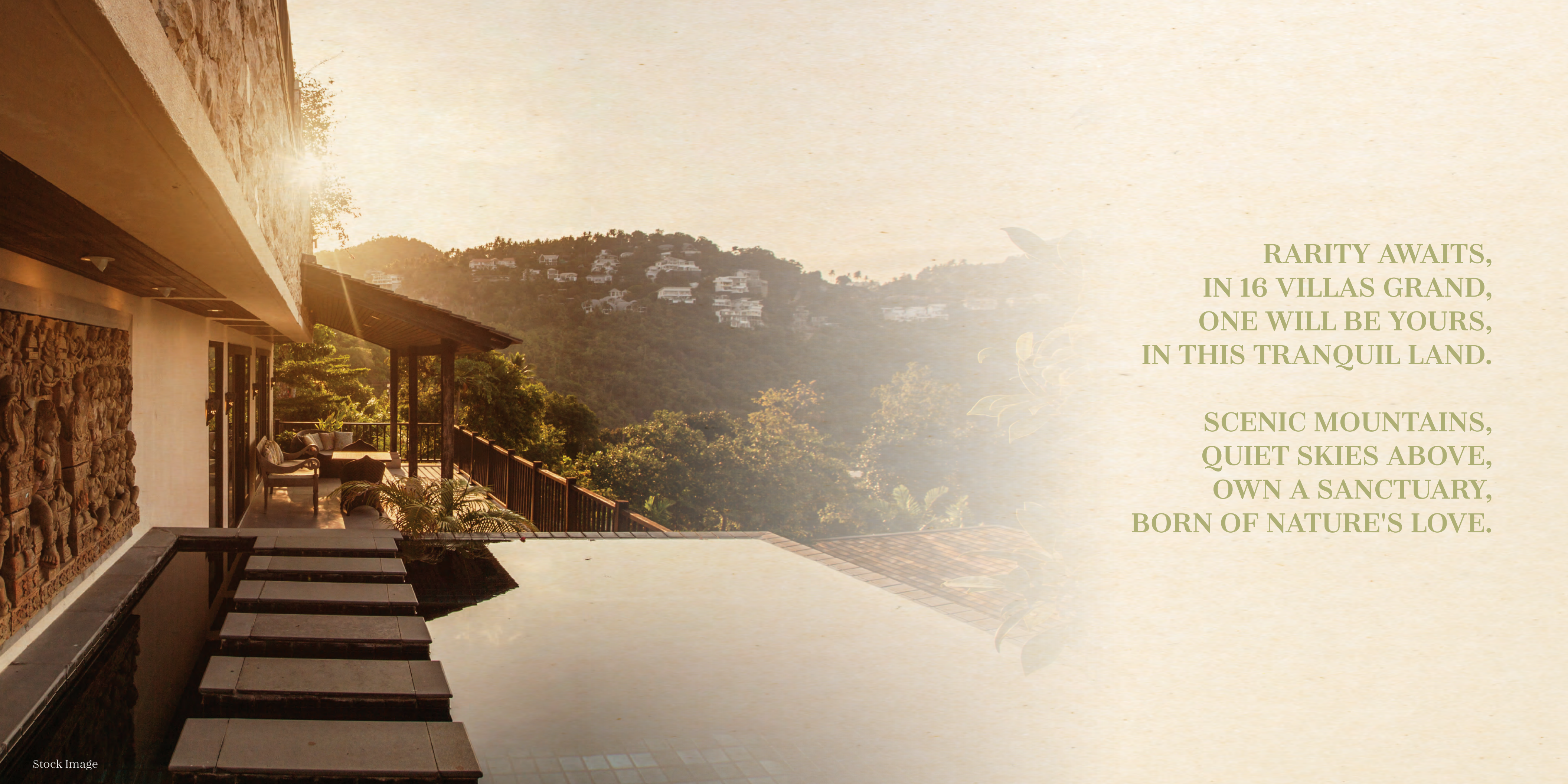
Mr.SHIVRAJ BHOSALE-PATIL, ARCHITECT & ENTREPRENEUR

Mr.Shivraj is the founder of TRANQUIL GROUP, a luxury resort and real estate brand that showcases regional charm, thoughtful design, and exceptional hospitality. With over two decades experience in realty and large-scale development, he has developed a portfolio of premium projects across Maharashtra, including Pune, Lonavala and Harihareshwar. Shivraj also leads PARIVARTAN, a grassroot NGO that supports rural education and empowerment.

Mrs.SAVANI SHIVRAJ BHOSALE-PATIL, STRATEGIC LEADER

Mrs.Savani is the anchor and driving force behind Tranquil Group's finance and administration. A Maths post-graduate, she has built the company's backbone from scratch, bringing stability and strength to the brand.

Together, Shivraj and Savani blend their expertise to create unique, premium experiences that are both personal and purposeful.



RARITY AWAITS,
IN 16 VILLAS GRAND,
ONE WILL BE YOURS,
IN THIS TRANQUIL LAND.

SCENIC MOUNTAINS,
QUIET SKIES ABOVE,
OWN A SANCTUARY,
BORN OF NATURE'S LOVE.