

The land of promise

Luxurious Weekend Homes  
& Lifestyle Villas



## Harmony, Adventure and Tourism in and around

Bounded by hills and serene dam water of Igatpuri is better known as "The Heaven of Maharashtra". It offers a refreshing escape from the stress of city life.



## The land of promise

At a time when over crowding, traffic chaos, dust and noise pollution have become the hallmarks of city life, at Fireflies, Igatpuri comes like a breath of fresh air. Literally.

Located in the tranquil environs of Igatpuri, is easily accessible from Mumbai 130 km, 2 hours approx, Pune 240 km, 4 hours approx & just 43 kms from Nashik.

Fireflies is amply blessed with lush greenery, fresh air and wide open spaces. Fireflies Plots will have all facilities and conveniences for healthy, peaceful community living, without upsetting the delicate balance of our ecosystem.

So whether it's a weekend escape you have in mind or a peaceful retirement life, or maybe an attractive investment in an asset that is bound to appreciate with time, Fireflies makes good business sense, anyway you look at it.



Misty Hill Range



Beautiful Nature



Monsoon Magic



Windy Winter



## Igatpuri as a developing hill station

It is a very popular destination to visit in Maharashtra in the monsoon. Many hikers and trekkers frequently visit Igatpuri as it is surrounded by the highest peaks in Sahyadri i.e. the Western Ghats. The Kalsubai peak is (The highest peak) is 35km from Igatpuri.

Religious tourism plays a big role in generating demand for the area, with the several temples in and around the area as well as the world-famous Vipassana Meditation Institute.

The largest source of demand in the city by virtue of its location and natural beauty is the leisure segment, stemming from the several treks the region has to offer, as well as the waterfalls and the wildlife sanctuary nearby. During the week the resorts capture conferences and corporate offsites, however, the weekend occupancy is comparatively higher.

Lonavala is typically the go-to destination for a weekend away, however with the increasing supply, the city is overcrowded during the peak season. Igatpuri has the potential to attract spillover demand from saturated hill stations in Maharashtra. Igatpuri is gradually seeing an increase in occupancy as travelers are looking for new options to get away from Mumbai and Pune, however it is still very price sensitive compared to Nashik and rates have been stagnant for the past three years.



Trekking



Camping



River Adventure



Jungle Trail



			
<b>Kalsubai Wildlife Reserve</b> A biodiversity hotspot for the state	<b>Dhamma Giri</b> the world's largest meditation center	<b>The Kalsubai Peak</b> Highest peak in Maharashtra	<b>Tringalwadi Fort</b> Iconic fort popular with trekkers and families



## Igatpuri, Perfect spot for Tourism

Often called, "The Heaven of Maharashtra" Igatpuri is a hill station at an elevation of 600m above sea level, making it a very popular choice for weekend getaways for most of the year.

### Bhavli Dam

The deep blue water of Bhavli Dam, surrounded by grassland & a woody area gives a tranquil experience to the visitors, water body is built up at Bhavli village which is situated in the area of Sahaydri mountain range, as being surrounded by hilly region weather is always pleasant and cool.

The enticing beauty of this place attracts many travellers from distant locations.

- Nature enthusiasts can visit the Vaitarna Dam, Camel Valley, sandhan valley, many forts and Tringalwadi Lake.
- The waterfalls at Igatpuri are a remarkable sight that draws thousands of monthly visitors during the monsoons.
- The waterfall system consists of several waterfalls that fall over each other as they pour down the rocky topography of the Western Ghats.
- The Kalsubai Harischandragad Wildlife Sanctuary near Bhandardara Lake is home to wide ranging wildlife, birds, reptiles and butterflies. It is one of the very few places in India to spot a Leopard in its natural habitat.
- As the tallest mountain in the Sahyadhri range, the Kalsubai Trekking Trail goes up the the highest peak in Maharashtra at 1646 m (5400 ft); a favorite for trekkers across the state. Hiking, mountain biking & rock climbing are also common in the area.
- Rappelling over the waterfalls is another tourist favorite in Igatpuri, especially during the monsoons.

Apart from this, river rafting and boating are some other water sport activities available in and around the town of Igatpuri.



Vipashyana  
Kendra



Religious  
Tourism



15°C  
Temperature  
Min. 15°C Max. 35°C



1660 ft. from  
Sea Level



## Religious tourism around Igatpuri

Igatpuri is home to the world's largest meditation centre - Vipassana Institute, which holds residential courses throughout the year bringing in both domestic & international tourists.

- Numerous daily trains and buses call at Igatpuri from nearby cities like Nashik, Mumbai, and Pune for daily visits to the institute.
- The temple of Ghatandevi (Goddess of Mountains) is surrounded on three sides by the peaks Trimak, Harihar and Durvar Utmad.
- Trimbakeshwar Temple the ancient temple dedicated to Lord Shiva - is mostly visited on Monday every week.
- Saptashringi Devi Temple  
This is one of the Shaktipeeth of Devi is around 70 kms from Nashik at VaniThe temple is dedicated to Goddess Saptashringi. Now the Funicular Trolley will zoom up the 167 metre tall Saptashringi Hills in the picturesque north end of Western Ghats to the temple atop, saving pilgrims the toil to climb over 500 steps.
- Shirdi is a holy place famous for the mystic saint Sai Baba. Shirdi is 97 kms away from Nashik. Sai Baba is worshipped with great reverence among all sects and religions of India. Sai Baba saying SABKA MALIK EK meaning there is only one God and he is the Master of all.



## Samruddhi Mahamarg

Distance from  
 Aurangabad : 225 km.  
 Mumbai : 130 km.  
 Thane : 95 km.  
 Nasik : 43 km.  
 Pune : 240 km.

## Featured Development

### Samruddhi Mahamarg

The Maharashtra Samruddhi Mahamarg is an ongoing 700 km Nagpur – Mumbai Super Communication Expressway connecting Jawaharlal Nehru Port (JNPT) Mumbai and Multi-Modal International Hub Airport (MIHAN) in Nagpur.

- It aims to provide impetus to the overall development of rural areas by attracting large domestic and foreign investments.
- The expressway will pass through 10 districts including Igatpuri making the connectivity between all 10 districts superior!

### Nashik Airport (ISK) –

- Single passenger Terminal for domestic flights.
- It is a joint civil/military airport and is owned by Hindustan Aeronautics Limited.
- The Terminal building has a capacity for 300 passengers and has one of the longest runways in India.

### Shirdi International Airport (SAG) –

- Shirdi Airport is situated in Ahmednagar in Maharashtra, and it operates under the Maharashtra Airport Development Company Ltd (MADC)
- The airport was built with the intention to make air travel easier for the many pilgrims visiting Shirdi.
- The terminal building of Shirdi Airport is constructed on 2,750 square metres of land and it can hold up to 300 passengers per day





Sometimes it is not as important to win and excel as to simply play and have a good time.

Outdoor game area and ground  
Turf | Beach volleyball | Tennis  
Badminton | Basketball | Skating

Indoor game zone  
Card Tables | Snooker Tables  
Dart Game | Table Tennis  
Chess board | Carom Boards  
Jockey Table

### Fun with adventure

Miyawaki jungle-themed project.  
Where peace meets  
exhilarating rejuvenation.





Occasions made special  
Club House - Multipurpose AC Hall  
Freedom of space to celebrate.  
Party halls with facilities for  
organizing large functions,  
socio-cultural gatherings and parties

Delightful Playground  
Listen to the echoes of Nature,  
feel green, tees, swing & leisure fun...

Spa/sauna  
Feel free to let go.

Yoga / Meditation Room  
Shut your eyes.  
Open your mind.

Is fitness on your mind?  
Gymnasium  
To recharge your batteries  
Simply move in.

Be quick to secure your new lifestyle!



View from Plot No. 33, 34, 35



12 M. Cement Concrete Road Work



Sunset View from Site



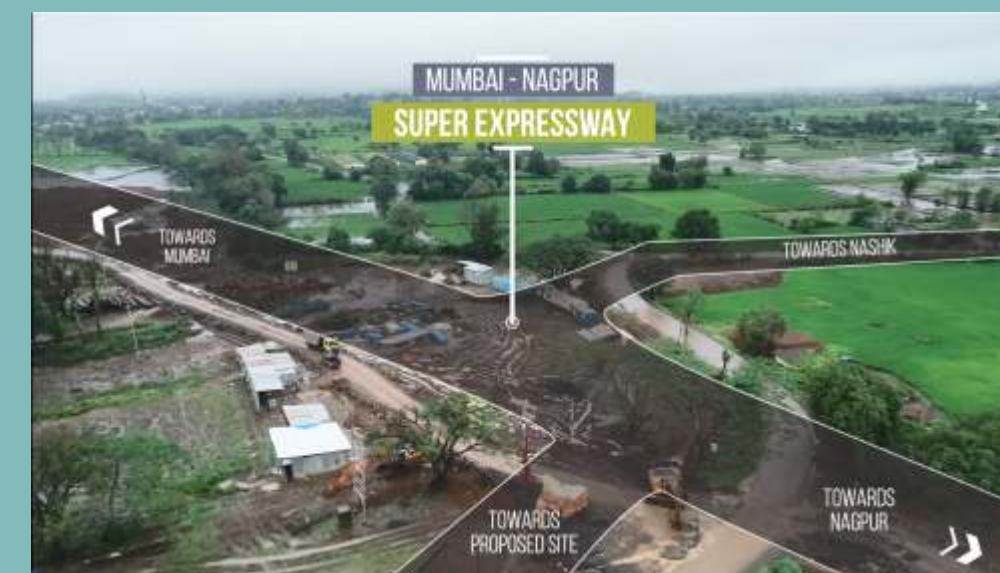
Expressway connectivity



Site View



Luxurious Weekend Homes & Lifestyle Villas for Holiday Home Concept at Bhavali Hills, Igatpuri. Igatpuri is a hill station situated at the height of 600 Mts. from sea level in the evergreen territory of Western Ghat. Igatpuri is a tiny town situated in between Mumbai – Nashik express highway.



### Features

- ≈ Single gateway community.
- ≈ Security guards & maintenance staff
- ≈ Common street light & electricity to each plot
- ≈ Water supply to each plot
- ≈ Cement Concrete Roads
- ≈ Well planned drainage system
- ≈ Abundant plantation
- ≈ Elegant main entrance
- ≈ CCTV system



Luxurious Weekend Homes  
& Lifestyle Villas

-  Gated Community
-  Club House
-  Jungle Trail
-  Spots Activity
-  24 Hours Security
-  Electricity & Street Lights
-  CCTV with Safety Features



Scan for Location



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