

ESSENTIA

PREMIUM NA PLOTS



*Where Everyday Living
Feels Elevated*

A THOUGHTFULLY DESIGNED COMMUNITY
ROOTED IN NATURE, CRAFTED FOR LIFE.



Premium NA Plots
with FSI



25+ Acre Gated
Community



Trusted Loan Facility
Upto 80% Available



Fully Equipped
Public Amenities



Ideally Located.
Well Connected.



A DREAM DESTINATION...

Curated Land, Crafted Living...

Premium NA
Plots With
FSI

25+ Acre
Gated
Community

Bank Loan
Facility Upto
80% Available

Plot Sizes Ranging From 1600 Sq.Ft to 5000+ Sq.ft



WELCOME TO ESSENTIA...

An Address Beyond Ordinary...

Essentia is not just a plotting project, it is a carefully curated land offering designed for those who appreciate space, tranquility, and long-term value.

Set amidst the untouched beauty of Mugawade, Essentia presents premium non-agricultural plots that invite you to build your private retreat, a refined farmhouse, or simply secure a future-ready asset.

Why Mugawade?

Mugawade is a picturesque village located in the Mulshi Tehsil of Pune District, Maharashtra, India. It lies just 7 km from the subdistrict headquarters at Paud (Tehsildar Office). Spread across 460.11 hectares, Mugawade is blessed with natural beauty, flanked by hills on one side and the serene Mula River on the other.

The area is rapidly developing, with several non-agricultural (N.A.) plotting projects underway in and around the village, including Chinchchi Baug, Ohana County, and Swarnbhumi Golden Palms. Homebuyers & investors are increasingly choosing Mugawade for its open, green surroundings, peaceful atmosphere, and suitability for both first and second homes.

Despite its natural setting, Mugawade is well-connected. The Hinjewadi IT Park, a major employment hub, is just a 15–20 minute drive away. The village also lies close to the upcoming Outer Ring Road, adding to its accessibility and future growth potential. For weekend getaways, residents can easily reach popular destinations such as Mulshi Dam and Kasarsai Dam, both about an hour's drive from the village.

N.A. plotting projects in the area began around one and a half years ago, with initial prices starting at Rs 2,500 per sq. ft. Currently, prices have appreciated to around Rs 3,500 per sq. ft., reflecting the increasing demand and value of this emerging location. This is where aspirations meet authenticity.



LOCATION

Gracefully Connected, Naturally Secluded...

Located in the serene landscape of Mugawade, Essentia offers the perfect balance between accessibility and escape.

Legend

- Orchids International School, Mulkhed - 10 Mins
- Bharati Vidyapeeth Engineering College, Lavale - 20 Mins
- FLAME University - 25 Mins
- Symbiosis International (Deemed University) - 30 Mins

- Symbiosis University Hospital, Lavale - 30 Mins
- Jupiter Multispeciality Hospital - 45 Mins

- Grand Highstreet Mall - 30 Mins
- Xion Mall - 35 Mins
- Phoenix Mall of the Millenium - 40 Mins

- Pimpoli Dam - 25 Mins
- Mulshi Dam - 1 Hour

- Hinjewadi Phase 3 IT Park - 20 Mins

- Satya Sai Baba Mandir, Hadashi- 20 Mins

- Lonavala - 1 Hour

- Mumbai - 2.5 Hours

- Proposed Outer 110 mtr. Ring Road- 5 Mins

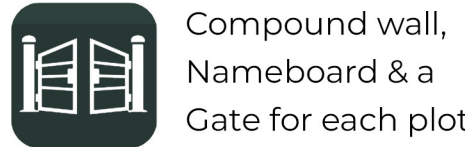
- Mumbai-Pune Express Highway - 30 Mins



A location that keeps you connected, yet far from the noise...

Thoughtfully Designed, Distinctly Premium...

- NA Sanctioned Plots
- Well-Structured Layouts
- Wide, planned Internal Roads
- Ideal for Second Homes
- Expansive Green Surroundings
- Infrastructure for Water & Electricity



Compound wall, Nameboard & a Gate for each plot



Dedicated Amenities



Safety Crossings & Security



2 Way Roads, Footpaths, Street Lights



Provision For All The Site Services

Every detail is designed to elevate your ownership experience...

Inhouse Design Team For your Future Home...



Designed For Safety, Durability, & Long-Term Value...

PROJECT HIGHLIGHTS

ROOTED IN DESIGN

MASTERPLAN



Access Road

ENTRANCE PAVILLION

- Grand Entrance Gate
- Security Gate
- Round about
- Separate Pedestrian and Vehicular Entry
- Seating Spaces
- Landscaped Islands

COMMUNITY CAFE

- Recreational Spaces
- Indoor Games
- Library

THE SILENCE GARDEN

- Meditative Areas
- Water Elements
- Nature
- Zen Garden

RELIGIOUS SPACE

- Temple Complex
- Seating Spaces

MULTIPURPOSE COURT

- Turf
- Jogging Track
- Football/ Basketball

CLUB HOUSE

- Kid's Play Area
- Gymnasium
- Swimming Pool
- Green Spine Walk

ACTIVE WELLNESS

- Outdoor Gym
- Outdoor Games
- Cricket Pitch

SENSORY GARDEN

- Aroma Park
- Flower Garden

SECONDARY ENTRANCE PLAZA

- Entrance Gate
- Parking
- Entrance Pavillion

Access Road

NEIGHBORHOOD COURTS

- Pickelball Court

UPCOMING PHASE 2

URBAN DESIGN STRATEGIES



01 GREEN SPINE CONNECTIVITY

A continuous landscaped corridor enhancing walkability and spatial cohesion.



02 CLUSTERED COMMUNITY PLANNING

Thoughtfully grouped plots create vibrant micro-neighborhoods.



03 HIERARCHICAL ROAD NETWORK

Efficient circulation with safe and intuitive movement across the site.



04 INTEGRATED AMENITY CORE

A central hub designed for recreation, wellness and social interaction.



05 NATURE-DRIVEN LIVING

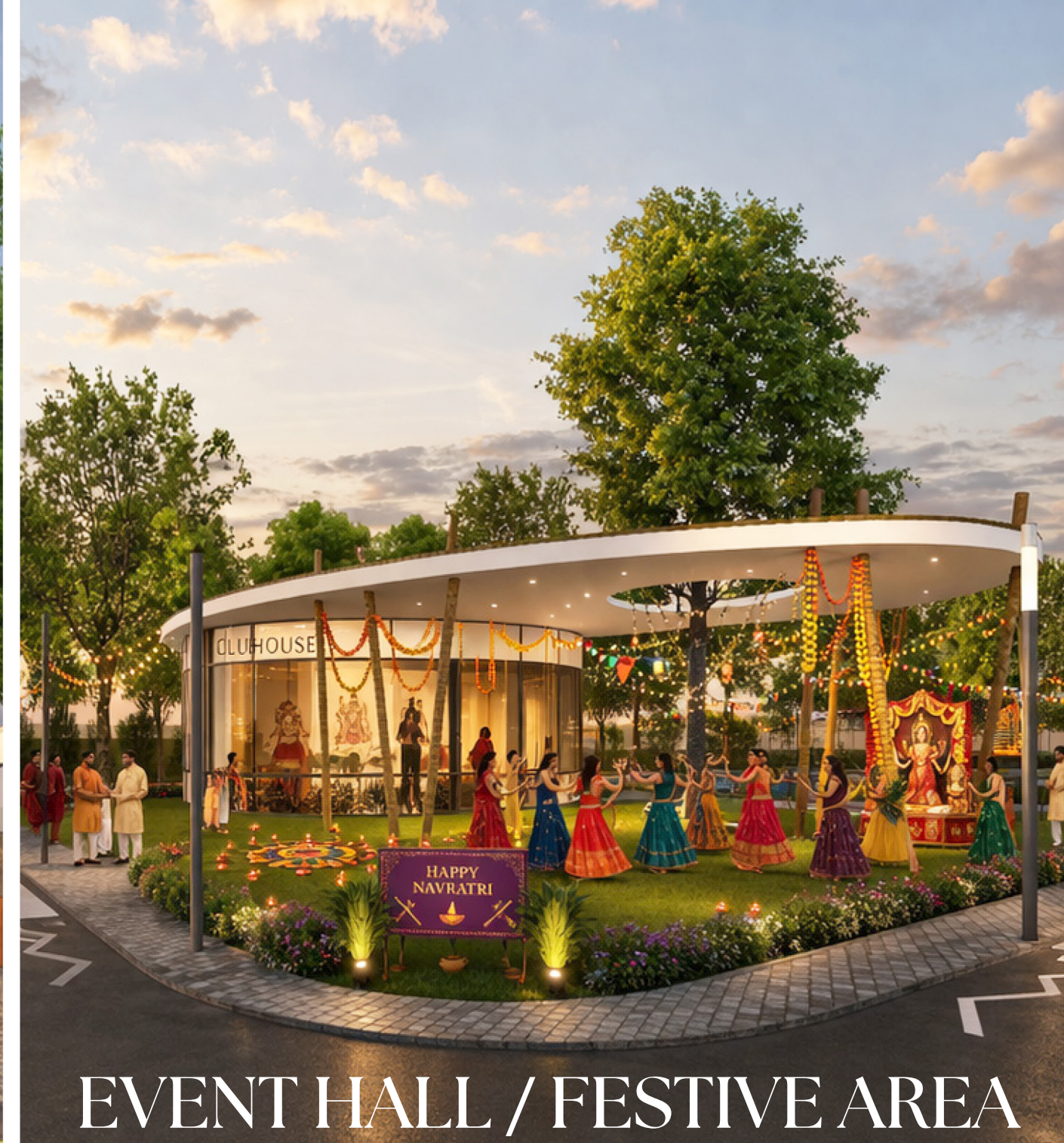
Rich green landscapes fostering a calm, healthy and sustainable lifestyle.

AMENITIES & FEATURES

- Grand Entrance Gate
- Outer Compound Wall
- 30 Feet RCC Road
- Designed Footpaths
- 24/7 Safety and Security
- Club House
- Swimming Pool
- Gymnasium
- Children's Play Area
- Jogging Track
- Meditative Health and Wellbeing Areas
- Sports Court
- Garden
- Multipurpose Hall / Festive Area
- Community Event Lawn
- Community Temple
- Indoor Games Area
- Street Lights
- Electricity Provision
- Drainage Provision
- Elegant Boundary Wall and Gate for Each Plot
- Name Board for each Plot



Designed to offer a seamless blend of comfort, connectivity, and community living, Essentia presents a thoughtfully curated range of amenities that elevate everyday life. Wide, well-planned internal roads complemented by pedestrian-friendly footpaths, street lighting, and organized crossings ensure both safety and ease of movement. The project is enriched with landscaped greens, jogging tracks, and serene garden spaces that promote wellness and relaxation, while dedicated zones such as a club house, children's play area, sports court, and community lawns encourage active and social lifestyles. A grand entrance gate, compound wall, and provision for essential infrastructure including add to the sense of security and convenience. Every element is thoughtfully integrated to deliver a balanced living experience.



Renders are for Marketing Purposes Only

DEVELOPER PROFILE

Crafting Premium Living Spaces With Lasting Value

About Us:

Established in 2014, Goldmark brings over a decade of expertise in premium plotting projects across Pune. With an experienced team, we offer multiple land investment options to suit every need. We ensure time-bound possession, smooth legal processes, and complete transparency throughout.

Our Vision:

To be Pune's most trusted brand for premium and secure plot investments. We strive to deliver long-term value through prime locations and ethical practices.

Our Mission:

To offer legally clear, R-zone developed plots backed by timely possession and strong customer support. Our mission is to make land investment safe, simple, and rewarding for every client.

Our Website: <http://www.essentiaestate.in/>

OUR PROJECTS

- 1) Anand Park
- 2) Yashodhan Park
- 3) Shiv Park
- 4) Shiv Park Phase II
- 5) Sitai Park
- 6) Hirai Sitai Park
- 7) Lavale Greens
- 8) Urban Utopia Phase I
- 9) Urban Utopia Phase II
- 10) Urban Utopia Phase III
- 11) Goldmark Sanskriti
- 12) Goldmark Seren
- 13) Goldmark Emrald
- 14) Goldmark Shrishti
- 15) Urban Edge



Our Most Awaited Project : ESSENTIA

Strategic Locations
Projects in rapidly developing zones of Pune

Assured Transparency
100% clear title and legal documentation

Value-Driven Investment
Ideal for future growth and lifestyle living

WHY GOLDMARK?

Individual Plot Numbering
Plots have specific no. and boundary defined

Maha-RERA Registration
Registered with RERA and PMRDA approved

7/12 Extract
Records showing plots converted for NA use

LEGAL CLARITY



LIVING ROOM



KITCHEN



BEDROOM



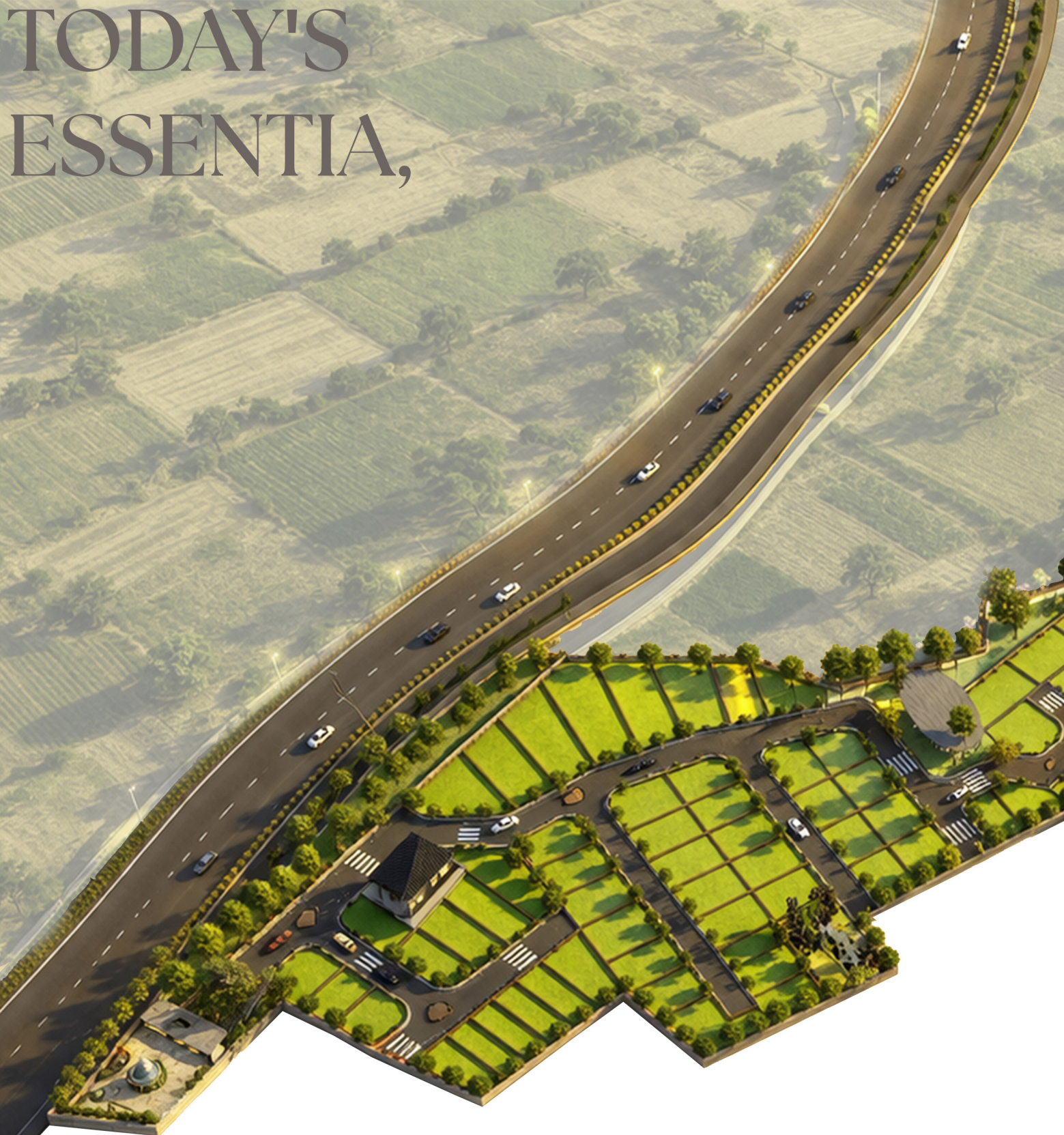
WASHROOM



ESSENTIA - A Look Into Your Future...

TODAY'S ESSENTIA,

TOMORROW'S ESSENTIAL...



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<http://www.essentiaestate.in>

**UPCOMING
PHASE 2**



VISIT TODAY

INP[A]CT
STUDIO