



PANCHARATNA®
VENTURES PVT LTD

MARATHON HILLS

Health | Wealth | Nature

The Land
That Lives With You.



Introducing Marathon Hills

Pune's 1st Eco-Luxury Farmland Community.

100+ acres in the Sahyadri Hills where farmland living meets resort indulgence.

An investment in wellness, heritage, and enduring growth.



Nature. Lifestyle. Investment.

Wake up to misty hills, fresh air, and open green landscapes.

With over 95% of the estate preserved as natural land, every plot offers calm and clarity.

Available Plot Size:
11,000 sq ft | Half Acre | 1 Acre



Strong land appreciation
value growth backed by
location and demand



Hassle-free, transparent
ownership from
documents to possession



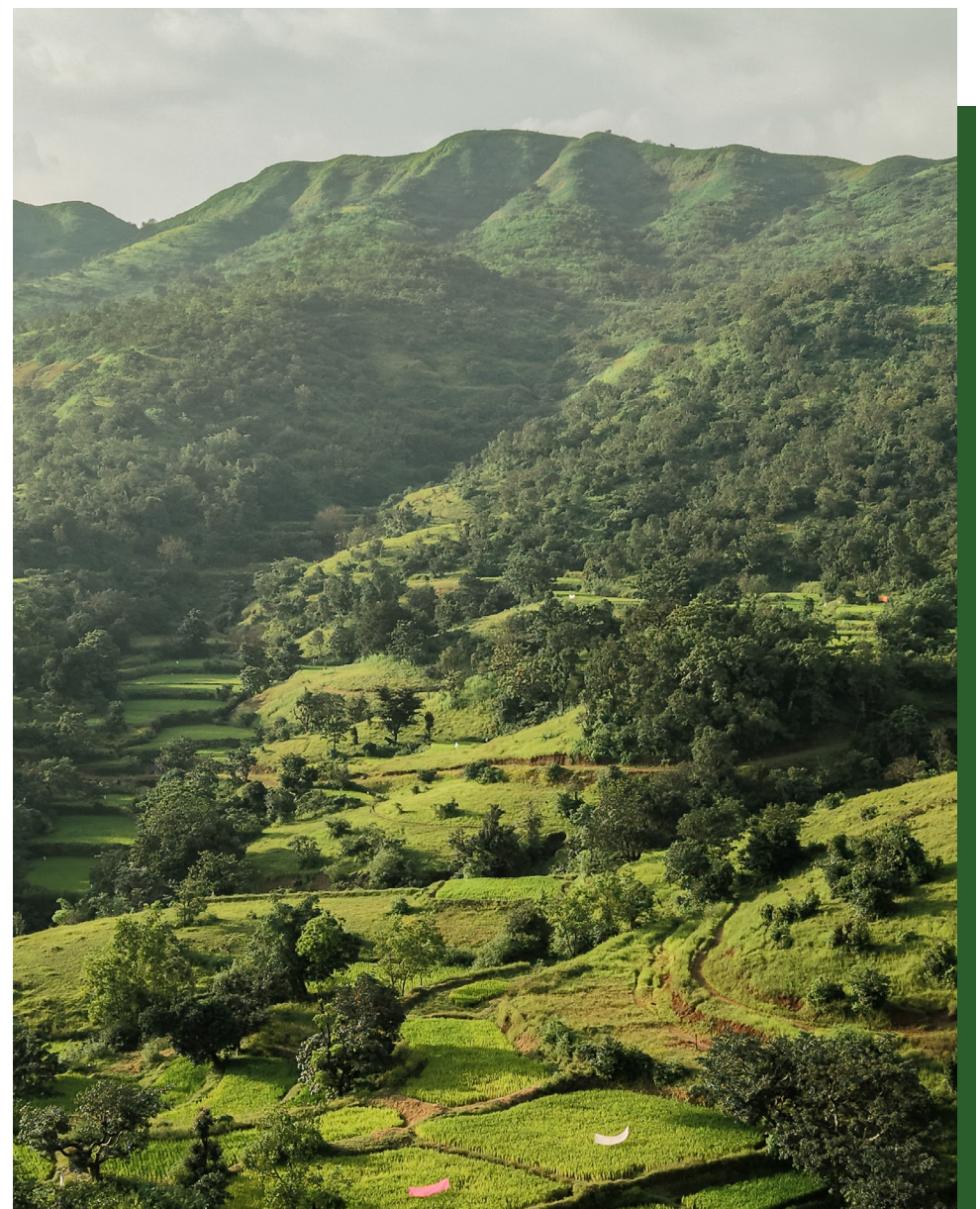
Health. Wealth. Nature.
A space that nurtures
all three

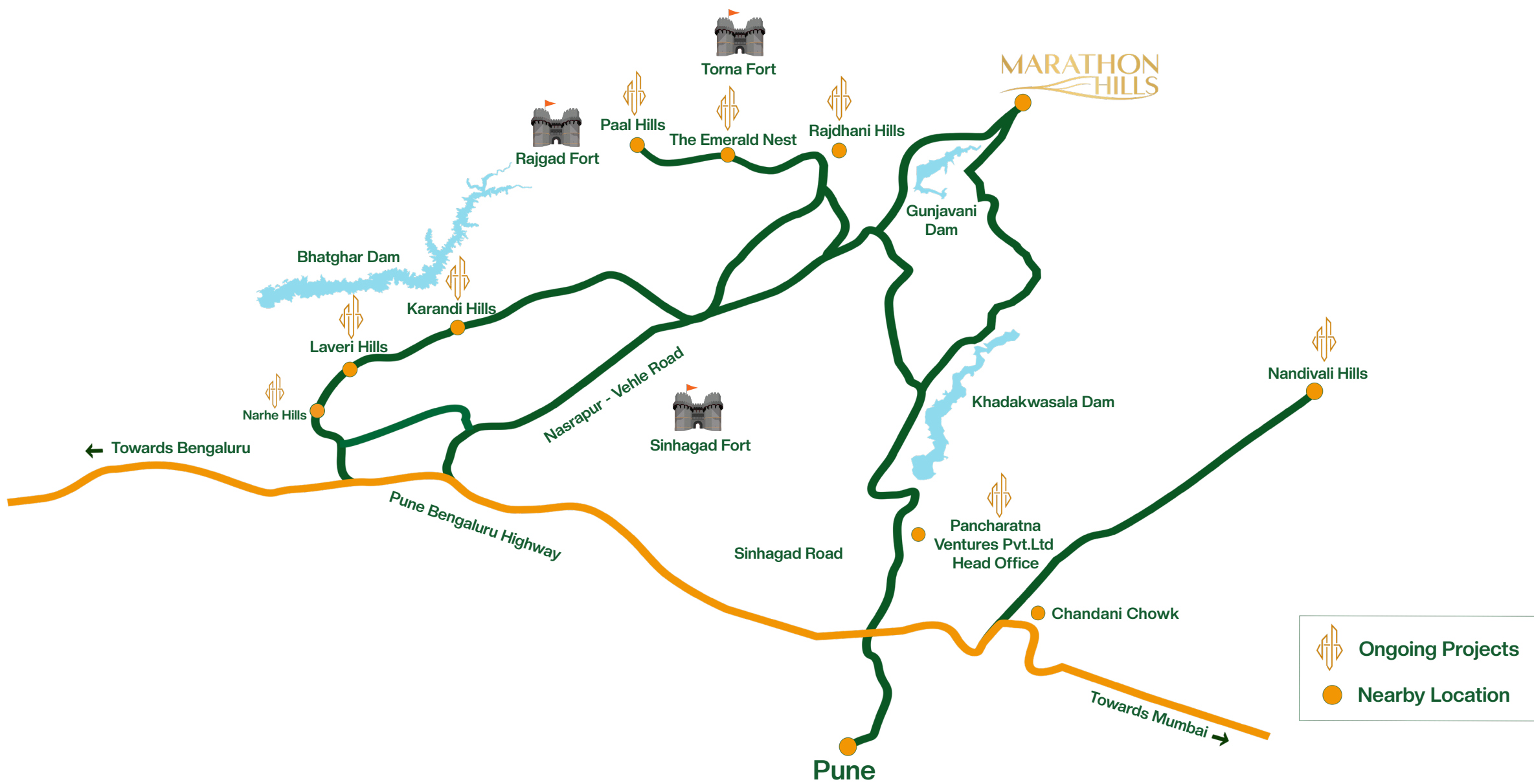


Guaranteed ROI of 20% p.a.,
through land appreciation
& Airbnb optimization



100% clear-title plots.
Secure your space in nature
with complete peace of mind





Nearby Locations

- Rajgad Fort: 20 mins
- Torna Fort: 15 mins
- Sinhadgad Fort : 45 mins
- Pune: 1.5 hrs
- Mumbai: 4 hrs
- Hospital: 30 mins

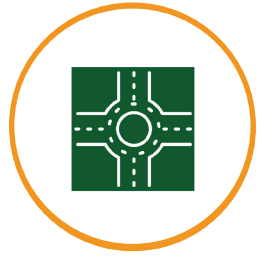
Ongoing Projects

- Narhe Hills, Bhatghar Dam
- Laveri Hills, Bhatghar Dam
- Karandi Hills, Bhatghar Dam
- Nandivali Hills, Mulshi Dam
- Paal Hills, Rajgad
- Rajdhani Hills, Rajgad
- The Emerald Nest, Rajgad
- **Marathon Hills, Rajgad**

Contact Us

- **Office Address:**
Pancharatna Ventures Pvt. Ltd., Level 1, Symphony IT Park, Sinhadgad Rd, Nanded City, Pune (MH), 411068
- **Site Address:**
Marathon Hills, Gunjavani Dam Backwater, Rajgad (Velhe), Pune (MH), 412212
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KEY APPRECIATION DRIVERS TILL 2030



Pune Outer Ring Road
(West Section)



Tourism Boost: Rajgad & Torna
Fort UNESCO Development



Inflow of Pune IT Professionals
Into Second-Home Market &
Proposed Purandar IT Park



Proposed Velhe Eco-Tourism
Zone + Homestay Policy



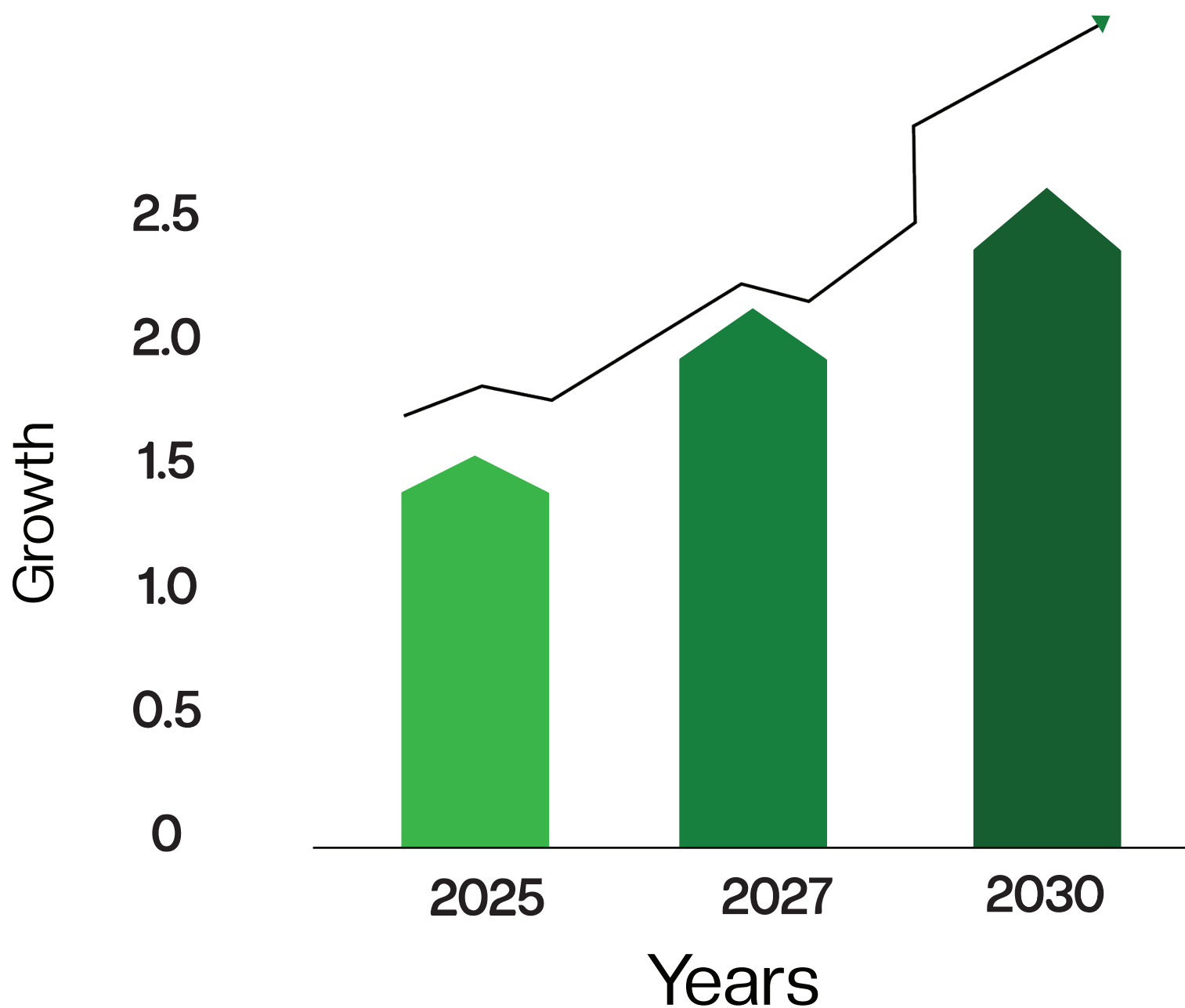
Pune-Bengaluru Expressway
Link with Mumbai-Goa
Highway via Madhe Ghat

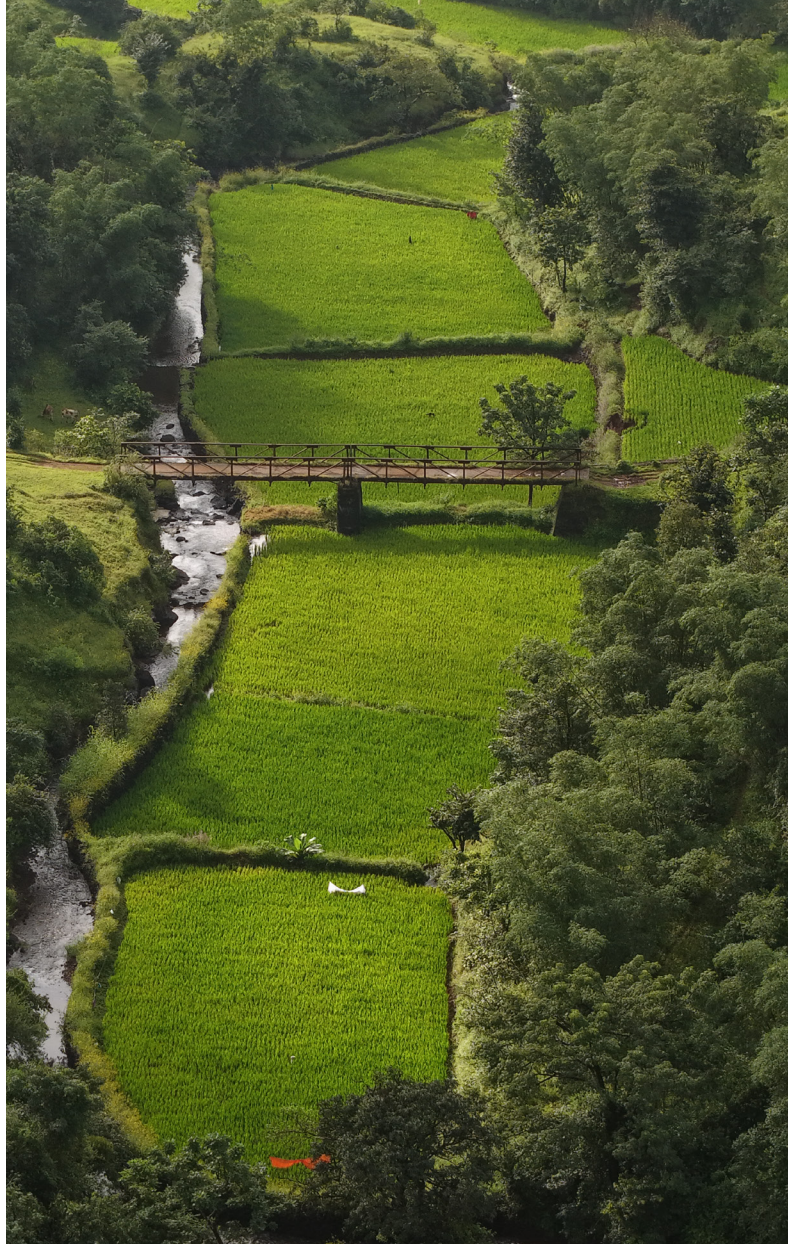


Improved Road Connectivity
to Sinhadgad-Panshet-
Rajgad (Velhe) Belt

Path To High Appreciation-Rajgad (Velhe).

Expected Growth Over the Next 5 Years: 150%





Shot at the actual location*