



**OXFORD GOLF ESTATE**

# Masterfully Composed!

Composed with precision on the Sahyadri tableland, the architectural master plan responds intuitively to elevation, light, and landscape.

At **Oxford Golf Estate**, each row house is thoughtfully positioned to maximise openness, privacy, and uninterrupted views – offering the rare privilege of living along Pune's western horizon.

A refined harmony of architecture and terrain, where elevation itself becomes the mark of exclusivity.





# Own the Horizon of Oxford Golf Valley

Located within the prestigious Oxford Golf Valley, moments from Oxford Golf Resort, Oxford Golf Estate introduces a rare tableland enclave of Premium Row Houses set alongside an iconic 18-hole golf course.

Elevated above the valley, the address offers uninterrupted views, expansive openness, and a quietness increasingly rare in Pune. With FLAME University and the valley's most refined residences nearby, the setting is defined by space, privacy, and natural advantage.

**Own one of Pune's most elevated and exclusive residential perspectives.**

## Hotels/Restaurants

Oxford Golf Resort	1.5 kms
Residences and Iconic	1.5 kms
The Patio and Frangipani	1.5 kms
Sunny's World	11.5 kms
The Orchid Hotel	12 kms
Hotel Tip-Top International	13 kms
Sayaji Hotel	15 kms
JW Marriott Hotel	16.5 kms
Sandipani Hometel	17 kms

## Hospitals

Chellaram Hospital	3.2 kms
Urokul Hospital	8.6 kms
Manipal Hospitals	10.5kms
Jupiter Hospitals	11 kms
Symbiosis University Hospital	15 kms
Bharti Vidyapeeth Hospital	15.5 kms
Aditya Birla Hospital	21 kms

## Companies

Lupin Limited	12.5 kms
Tsubaki India Private Limited	18.5 kms
TCS	20.5 kms
Tech Mahindra	20.5 kms
Tata Chemicals Limited	22.5 kms
City Pride Kothrud/Reliance	10.5 kms
Phoenix Mall of the Millennium	14.5 kms
Xion Mall/ E-Square	15 kms

## Institutes

FLAME University	4.5 kms
Bharati Vidyapeeth College of Engineering	15 kms
Symbiosis International (Deemed University)	14.5 kms
ISB&M College of Engineering	13.5 kms
Ryan International School	3.5 kms
SNBP International School	4.5 kms
Vidya Valley School	11.5 kms
Dhruv Global School	12.5 kms



\*Actual Row Houses Image

## Open by Design. Private by Nature.

Designed for those who value clarity and calm, the architecture balances openness with complete privacy. Each residence is planned to create a seamless flow, bringing in light, air, and proportion without compromise.

Spaces unfold naturally, while thoughtful positioning preserves discretion throughout. A design language that is understated, yet deeply intentional.

# Where Architecture Breathes.

Generous terraces and balconies extend living outward, framing uninterrupted views of the greens and the landscape beyond. Morning light enters gently, while evenings settle into a quiet, expansive horizon. Each space is thoughtfully composed, and every opening forms a quiet dialogue with the landscape.

**Every balcony is a front row seat to nature.**





\*Actual Sample Interior Image

## A Horizon Beyond Every Room

Within each residence, interiors flow effortlessly into private gardens, dissolving the boundary between indoor living and the outdoors. Expansive layouts invite light and openness, creating environments that feel both refined and comfortable. Bedrooms open to landscaped views, offering a retreat that is calm, private, and complete. Carefully considered finishes and proportions ensure each setting delivers both functionality and quiet sophistication.



\*Actual Sample Interior Image



\*Actual Sample Interior Image

## The Heart of the Home, Defined by Light.

A grand lobby unfolds as a central axis of the home, seamlessly aligned with a landscaped garden and an open-to-sky court anchored by a solitary tree—bringing light, air, and quiet focus into the heart of the space.

This sense of openness extends into a spacious kitchen, thoughtfully connected to the dining area, where movement feels effortless and gatherings flow naturally. Crafted with clarity and proportion, these spaces balance scale with warmth—designed for both everyday ease and refined living.



\*Actual Sample Interior Image

# An Open Sky, All Around You

The open-to-sky terrace offers uninterrupted panoramic views, where light, air, and openness come together effortlessly. Designed for flexibility, it evolves with your lifestyle – whether hosting, unwinding, or simply enjoying moments above the valley.

From evening gatherings to early morning solitude, this is a space that adapts naturally defined by freedom, privacy, and an ever-present horizon.

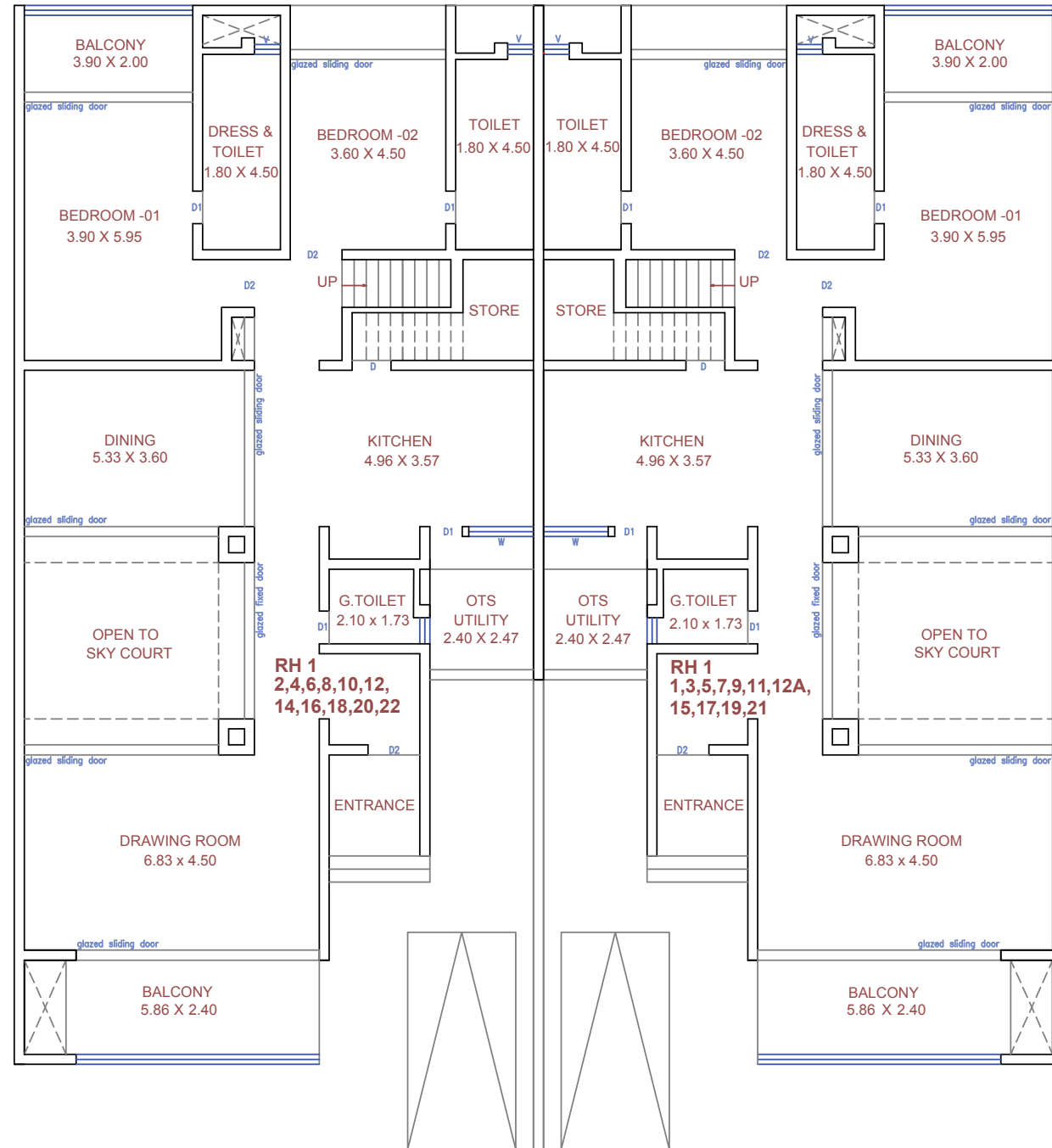


\*Actual Sample Interior Image

# GROUND FLOOR PLAN

3BHK Row House

Thoughtfully planned 3BHK residences with seamless indoor-outdoor integration

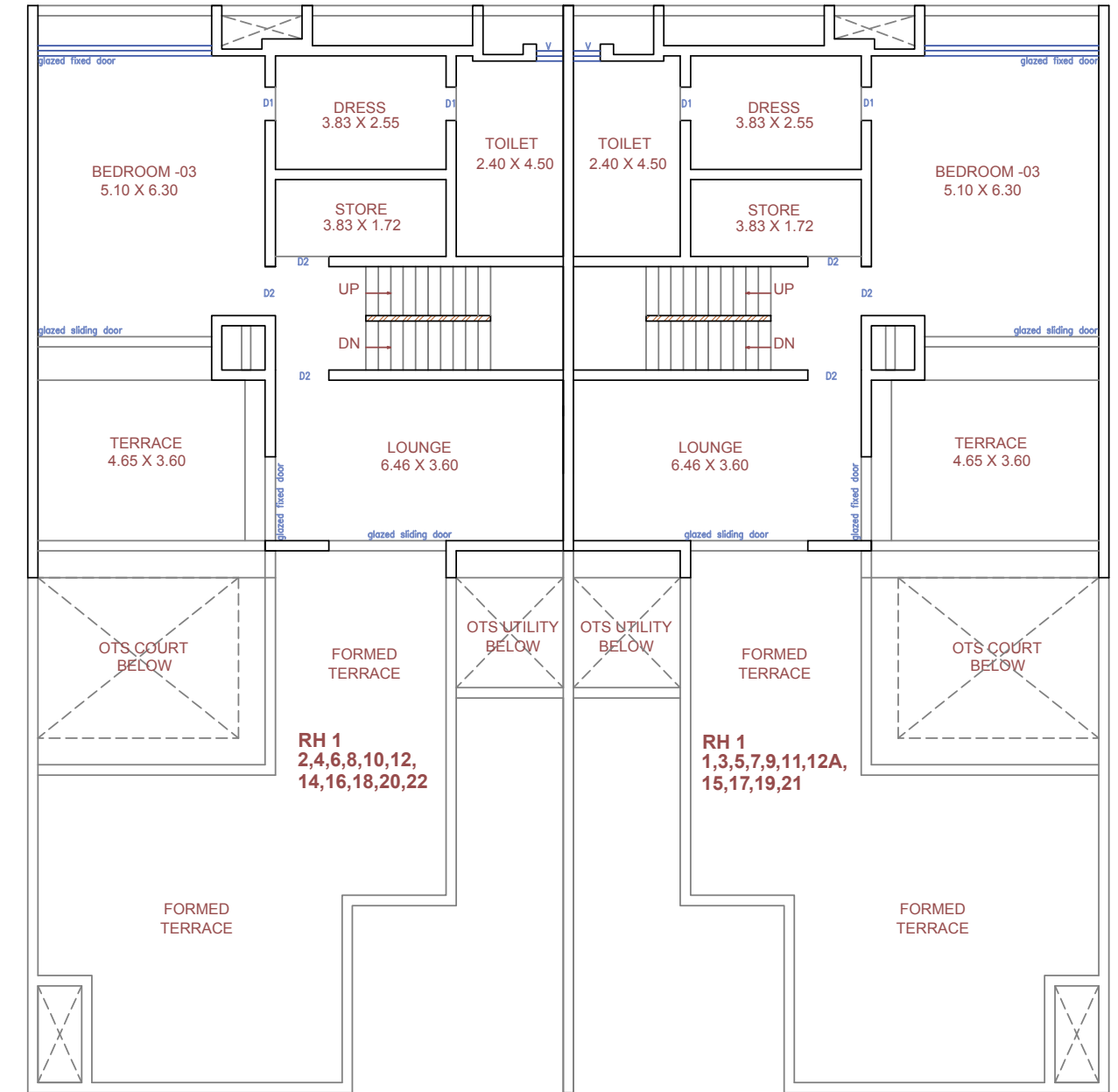


\*Areas may vary as per actual sanction plans

# FIRST FLOOR PLAN

3BHK Row House

\*Areas may vary as per actual sanction plans



# Row House Common Amenities & Specifications

Designed to support a complete lifestyle, every detail from infrastructure to shared spaces has been planned for comfort, reliability, and long-term value.

## Common Amenities

- Grand Entrance
- Club House
- Generator Backup for Common Areas
- Ample Space for private yoga/meditation
- 24 x 7 Security
- Club House Lawn
- Sewage Treatment Plant
- Oxford Golf Valley View Point
- Gated Community
- Gymnasium
- Walkway
- Provision for Water Supply
- Internal Concrete Road
- Lounge
- Street lights
- Provision for Electricity

## Living/Dining/Bedroom

- Walls
- Floors
- Doors
- Windows
- Electrical
- Air Conditioning
- Paint finish
- Tile Flooring
- Flush Doors
- Aluminium or UPVC Windows
- Reputed brand modular switches/fan point and light points provided (no fittings provided)
- AC duct sleeve / Core cut provided (no machines included, to be bought separately & installed by client)

## Kitchen

- Walls
- Floor
- Ceiling
- Windows
- Electrical
- Tile for dado and wet splash & regular paint finish
- Tile Flooring
- Paint finish
- Aluminium or UPVC Windows
- Reputed brand modular switches/fan point and light points provided (no fittings provided)

## Balcony

- Walls
- Floor
- Ceiling
- Railing
- Weatherproof Exterior paint
- Anti-Skid tiles
- Weatherproof paint
- Designer Railing

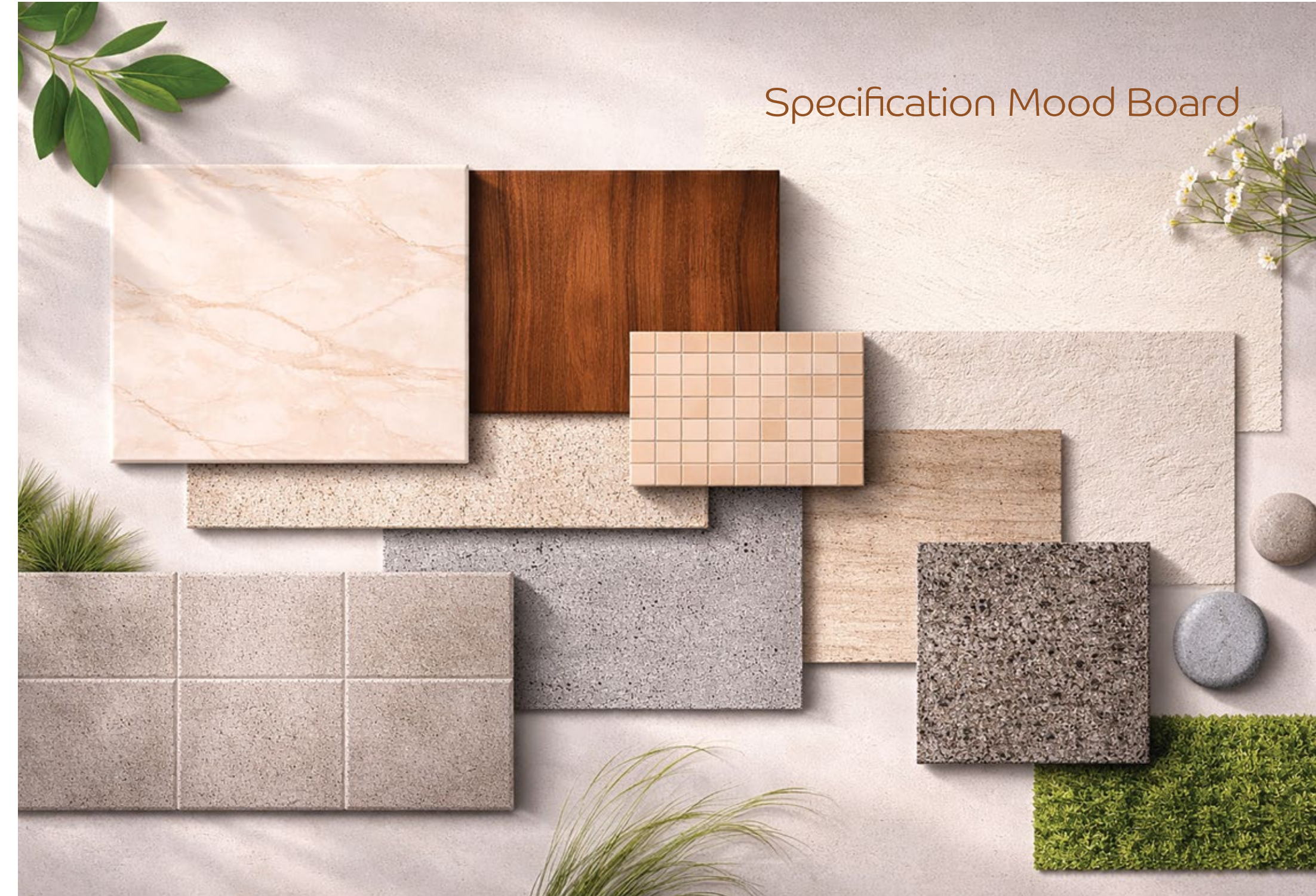
## Terrace

- Walls
- Floor
- Weatherproof Exterior paint
- Anti-Skid tiles

## Toilets

- Walls
- Floor
- Doors
- Windows
- Fixtures
- Tile & Paint finish
- Anti Skid tile flooring
- Granite frame with door
- Aluminium or UPVC windows
- Reputed brand of CP & Sanitary fittings

# Specification Mood Board





\*Actual Club House Image

Cafeteria



\*Actual Club House Image

Games Arena



\*Actual Club House Image

Swimming Pool



\*Actual Club House Image

Water Body



\*Actual Club House Image

Reception Desk



\*Actual Club House Image

Mini Theatre

# The Oasis Club House – Interiors and Exteriors

A thoughtfully designed social and leisure space, the clubhouse brings together recreation, wellness, and community living within Oxford Golf Estate. From indoor experiences to outdoor relaxation, every space is designed to complement a refined, unhurried lifestyle.

## ACCOLADES



MARQUEE DEVELOPMENTS INCLUDE:  
Real Estate | Hospitality | Leisure | Sports



Voted as one of the Top Golf & Leisure Destinations in India, it boasts of Pune's only 18 hole private Golf Course, Golf Academy, an all-suite hotel, and leisure sports facility set amidst 136 acres, with close proximity to Pune.



A 5 star urban chic hotel located in Koregaon Park and a 5 star resort hotel located in Candolim, North Goa.



# OXFORD GROUP

A Promise!

## A Legacy Built on Trust and Consistency!

Established in 1989, Oxford Group is a Pune based enterprise with a strong presence across real estate, hospitality, leisure, and lifestyle. Each development reflects a disciplined approach defined by thoughtful design, executional rigour, and long-term value creation. With landmark developments across Mumbai, Goa and Alibaug the Group continues to grow with a clear focus on quality, credibility, and measured expansion.

**Part of the larger Oxford Golf Valley ecosystem one of India's most awarded golf resort.**

## COMPLETED PROJECTS

### RESIDENTIAL

Oxford Village  
Oxford Premiums  
Oxford Blues  
Oxford Elegance  
1 Modi Baug & 10 Kasturkunj  
Oxford Hallmark  
6 Prabhat Road  
Oxford Paradise – Phase 1 & 2  
Oxford Golf Estate

Windsor Avenue  
Florida Estate  
Florida Mini's  
Uttam Tower  
Springfield Park  
Florida River Bank  
Florida Riverwalk  
Florida Watercolor Residences  
Oxford Meadows

### SERVICED APARTMENTS

Residences – Managed by O  
Iconic – Managed by O

### COMMERCIAL

1 Modi Baug  
Florida Amenity  
Kensington Court  
Oxford Avenue  
Oxford Paradise

Private Previews by Appointment Only:

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