

**Low  
Price**

## A Unique Resort Investment In Mahabaleshwar

Own a rare 10-acre property in the serene hills of Mahabaleshwar, Pune — featuring a fully operational 29-room resort and a 7-acre open plot ready for expansion.

Perfect for luxury hospitality, eco-tourism, or wellness retreats, this estate combines natural beauty, cultural charm, and strong commercial potential — all at a significantly discounted price.

Unlock the opportunity to create something truly extraordinary.

### CONTACT US

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*Mahabaleshwar*

## Property Brochure

A Rare Investment in Timeless Serenity.



**20%  
OFF**

## Resort with empty plots for sale in ten acres

Land is divided into two plots

C.S. no. 25 and 26 called

Hermitage and Monastery.

In plot #25 There is a running

resort of twenty nine rooms

with a dining hall and

swimming pool.

C. S. No. 26 has one old

monastery structure.

C. S. No. 25 & 26 Total plot area is

10 acres combined.

C.S No 26 has 7 acres of empty area.

( can build more rooms for the resort

Located on a prime location in

Mahabaleshwar, Pune

**Market Price: 200 Crore**

## Key Nearby Attractions (Ideal for Tourism Promotion)

Mandavi Beach – 2 km

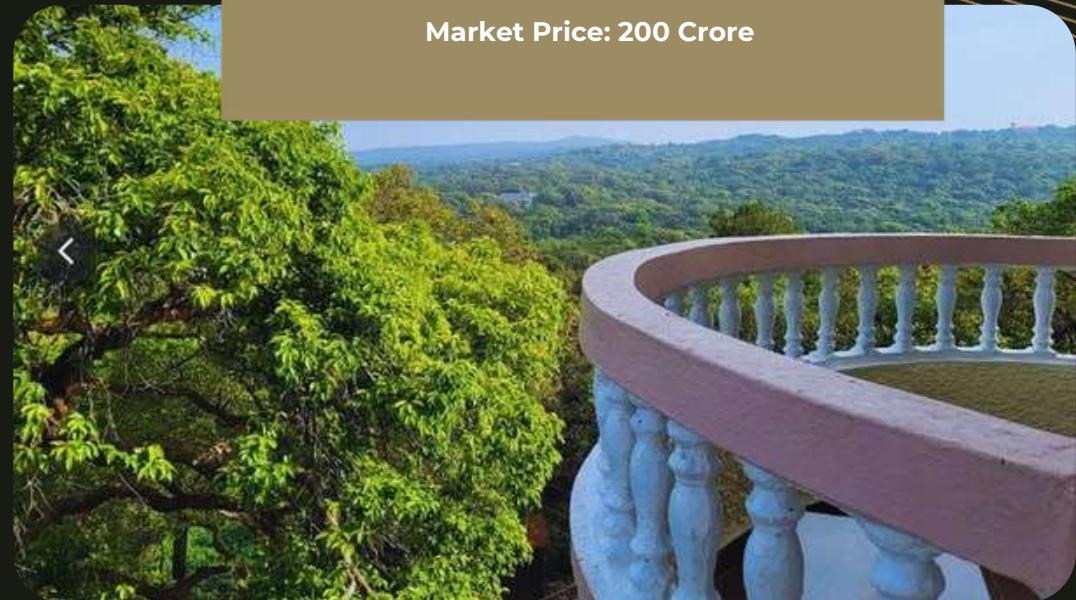
Black sand beach with a sea fort view and peaceful  
ambiance, ideal for sunset walks.

Ratnadurg Fort – 2.5 km

Historic cliffside fort overlooking the Arabian Sea –  
popular among history lovers and photographers.

Thibaw Palace – 2.5 km

Built for the exiled king of Burma; now a heritage  
museum and tourist spot





SALE

Bhatye Beach – 3 km Long, clean beach with water sports and street food – highly visited by families.

Marine Aquarium & Museum – 2.5 km

Government-run marine biology exhibit center – a big draw for school groups and families.

Jaigad Fort & Lighthouse – 35 km

Ancient sea fort with scenic drives along the coast.

Pawas (Swami Swarupanand Samadhi) – 17 km

A spiritual site surrounded by nature – perfect for spiritual tourism.



*Mahabaleshwar*  
**Property**

10 Acres of Possibility, One Lifetime Opportunity.



Ganeshgule Beach & Temple – 25 km  
Secluded beach with  
religious significance, suitable for  
spiritual and yoga retreats.

Eco & Cultural Retreat: Build a niche  
resort targeting wellness, marine  
tourism, and eco-conscious travelers.

Seaside Heritage Getaway: Blend  
hospitality with Ratnagiri's rich  
Konkani culture and maritime history.

Wellness & Spiritual Hub: Attract yoga,  
Ayurveda, and meditation retreats  
seeking coastal calm.

## About Property

Educational Tourism: Appeal to  
school trips and university marine  
biology departments







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## Property Highlights

**Build up area :-** 23000 sq ft

**Total rooms :-** 28

**Build up area :-** 23000 sq ft Total

**Rent per room:-** 2000-4000 INR

**Monthly Income:-** 40 lakh

**Yearly Income:-** 5 crore approx.

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## Financial Overview

**Any bank loan:-**No

**Any family dispute :** No



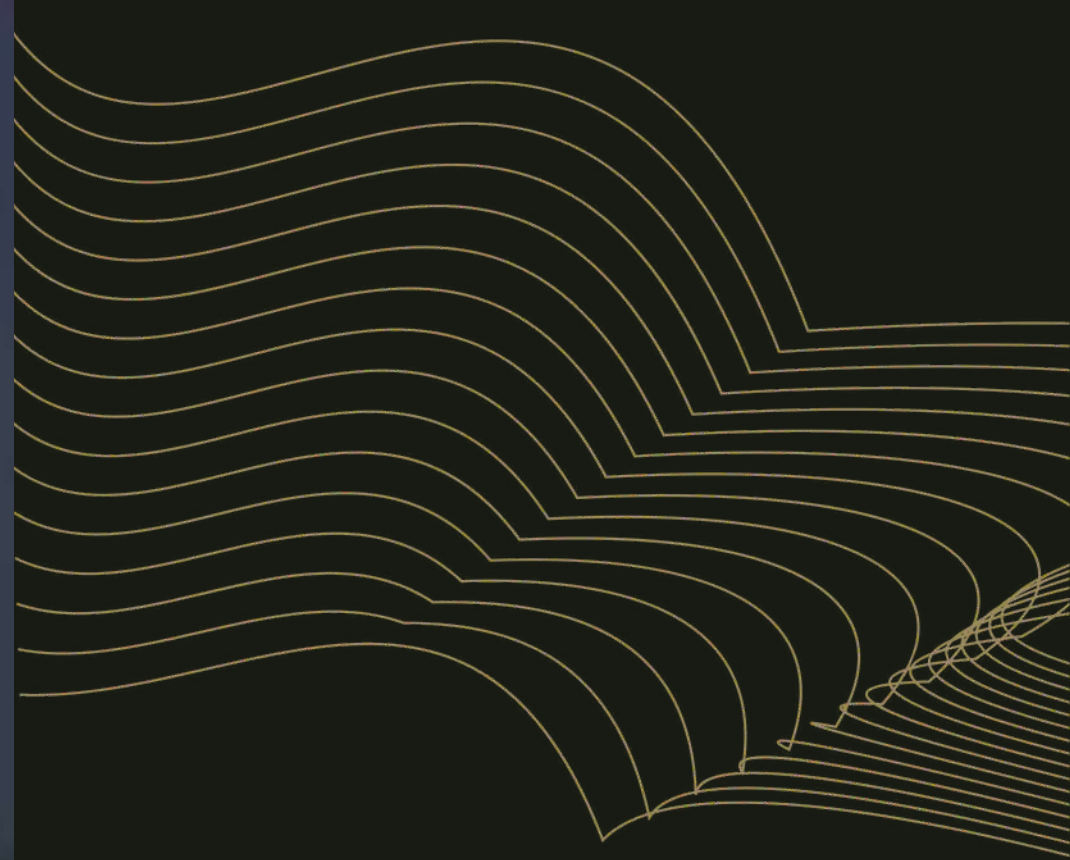


# THANK YOU

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Let's build the future of wellness and  
hospitality — together.



## Your Vision, Our Foundation.

We appreciate your time and interest in  
exploring this exceptional investment  
opportunity in Mahabaleshwar.

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