

# PUNAWALE REAL ESTATE UNLOCKED.

✓ Top Projects Benchmarked

✓ Unlock True Cost of Home Ownership

✓ Genuine Insights

**Comprehensive  
Homebuyer Guide 2025**

by

**BeyondWalls**



# WHY PUNAWALE?

Once a satellite neighborhood near Wakad, Punawale has rapidly evolved into Pune's fastest-selling micromarket. Its transformation is driven by:



## Seamless Connectivity:

10 minutes to Phoenix Mall & Hinjawadi Phase 2 via upcoming DP Road



## Strategic Growth:

Surrounded by infrastructure upgrades and employment hubs & sanctioned Bio-Diversity Reserve.



## Developer Confidence:

Over 10 top developers have launched projects in the last two quarters alone.



## Mid-Tier Pricing, High-Value Living:

Premium layouts and amenities at relatively affordable prices while Wakad & Hinjewadi have breached affordability ceiling.



Punawale is now the go-to choice for both first-time buyers and upgraders seeking privacy, design, and lifestyle—without the premium of Wakad, Hinjewadi & Balewadi.

# WHO WE ARE: BEYONDWALLS

We are India's most trusted real estate intelligence ecosystem, helping buyers like you compare top projects transparently, discover genuine value, and close deals with clarity. This 2025 guide offers verified project data to help you buy confidently in Punawale.



# What Homebuyers Should Know Evaluation Parameters Explained



## Accessibility:

Time to highways, tech parks, and roads affects your commute and re-sale value.



## Amenities & Lifestyle Quotient:

A clubhouse or yoga deck isn't enough—how usable and zoned are the amenities?



## IGR Backed Pricing:

Transparent data on bottom rates and transactions across projects for genuine guidance on per sq.ft rate.



## Possession:

Projects under construction or in early stages come with time and better deals.



## Developer Credibility:

A track record of delivery ensures peace of mind, resale value, and fewer post-possession surprises.



## Layout Efficiency:

Even 1,000 sq.ft. can feel cramped if poorly planned. Good layouts prioritize usable room sizes and ventilation.

This report uses these six criteria to evaluate every major ongoing project in Punawale—so your decision is based on data, not marketing claims.



# Pricing & Possession



## WHAT'S YOUR COST VS TIMELINE EQUATION?

Understanding not just the rate but the value per square foot and possession window helps align financial planning.

Project	Price (₹ Agreement value/sq.ft)	Possession	Value for Money Rating (/5)
Akshara Grandeur	₹7,896	Dec 2028	4.0
West World	₹8,260	Dec 2028	4.0
4 <sup>th</sup> Axis	₹8,400	Dec 2027	4.5
Code Irise	₹8,386	Dec 2029	3.5
108 Astera	₹8,540	Dec 2031	4.0
Millennium Samriddhi	₹8,246	Dec 2029	4.0
Legacy Milestone	₹8,820	Dec 2028	3.0
K Shire	₹9,100	Dec 2028	3.5
PuneVille	₹9,171	Mar 2031	3.5
Basil Maximus	₹9,600	Dec 2028	3.0

## INSIGHTS:

- Akshara, West World, and 4<sup>th</sup> Axis are best for buyers wanting value + mid-term possession.
- Basil Maximus and K Shire are priced high for their large layouts and offerings that are nearing possession
- Long timelines for 108 Astera and Qrious require budget and patience for the high end lifestyle on offer.



# TRUE COST OF BUYING BEYOND JUST THE BASE PRICE



Most buyers focus on quoted price and carpet area. But what they often overlook is the actual cost of ownership, which includes:

- **Pre-EMIs** paid during construction (your actual principle is not reduced!)
- **Rent** paid while waiting for possession
- **Delayed appreciation**, which affects resale value and wealth creation

Sr. No	Project	Configuration	(A) Average Closing Package (in Rs)	Months to Possession (As per RERA)	(B) Estimated Pre-EMI paid till possession	(C) Estimated Rent Paid till Possession	Total Cost of Home Ownership (A+B+C)
1.	West World	2 BHK	71.8 Lac	41	11.714 Lac	7.38 Lac	90.9 Lac
		3 BHK	98.8 Lac	41	11.714 Lac	11.07 Lac	1.22 Cr
2.	Life Republic New Launch - Qrious	2 BHK	79.5 Lac	57	14.509 Lac	10.26 Lac	104.3 Lac
		3 BHK	1.01 Cr	57	20.727 Lac	15.39 Lac	1.37 Cr
3.	PuneVille	2 BHK	82.7 Lac	67	15.314 Lac	12.06 Lac	109.6 Lac
		3 BHK	1.19 Cr	67	21.057 Lac	18.09 Lac	1.52 Cr
4.	Basil Maximus	2 BHK	84.8 Lac	41	11.714 Lac	7.38 Lac	99.7 Lac
		3 BHK	1.19 Cr	41	17.571 Lac	11.07 Lac	1.36 Cr
5.	K Shire	2 BHK	77.5 Lac	41	11.714 Lac	7.38 Lac	95.5 Lac
		3 BHK	1.04 Cr	41	17.571 Lac	11.07 Lac	1.31 Cr
6.	Akshara Grandeur	2 BHK	68.6 Lac	41	11.714 Lac	7.38 Lac	87.7 Lac
		3 BHK	92.7 Lac	41	17.571 Lac	11.07 Lac	1.21 Cr
7.	4th Axis	2 BHK	68.7 Lac	29	8.286 Lac	5.22 Lac	82.2 Lac
		3 BHK	92.2 Lac	29	12.429 Lac	7.83 Lac	1.12 Cr
8.	Code Irise Namrata Group	2 BHK	72.9 Lac	53	13.491 Lac	9.54 Lac	95.9 Lac
		3 BHK	1.04 Cr	53	19.273 Lac	14.31 Lac	1.38 Cr
9.	108 astera - Rohit	2 BHK	72.7 Lac	78	17.829 Lac	14.04 Lac	1.05 Cr
		3 BHK	1.02 Cr	78	24.514 Lac	21.06 Lac	1.48 Cr
10.	Legacy Milestone	2 BHK	67.2 Lac	53	13.491 Lac	9.54 Lac	90.2 Lac
		3 BHK	91.9 Lac	53	19.273 Lac	14.31 Lac	1.24 Cr
11.	Millenium Samriddhi	2 BHK	77.6 Lac	53	13.491 Lac	9.54 Lac	1.01 Cr
		3 BHK	1.05 Cr	53	19.273 Lac	14.31 Lac	1.39 Cr

## Key Observations:

- **4th Axis** and **Akshara** Grandeur offer the lowest total ownership costs across both 2 & 3 BHKs – ideal for budget-conscious buyers with faster timelines.
- **West World**, **K Shire**, and **Basil Maximus** deliver a strong price-possession-premium balance with mid-tier rent/EMI burden and solid access.
- **PuneVille**, **Qrious**, and **108 Astera** incur the highest total costs due to long possession windows – recommended only for brand- or lifestyle-priority buyers with holding capacity.



# LAYOUT EFFICIENCY & CARPET USABILITY



Project	Density (Flats/Acre)	Project Layout Highlights	Project Layout Rating	Carpet Usability Remarks	Usability Index of Carpet
West World 5 Acres	97	4 Units per Floor with 3 Side Open Layouts for Maximum Privacy and 3 Lifts Per Tower	3.5	Combined Living and Dining with large kitchen and some degree of lobby wastage	4
PuneVille 28 Acres	75	Square Project Layout with Central Amenity Space and 4 units on a floor along with near to the Bio Diversity Reserve	4	Large Layouts with Larger bedrooms with some degree of lobby wastage	4
108 Astera 4.25 Acres	118	Square Project Layout with Central Amenity Space and 4 units on a floor along with near to the Bio Diversity Reserve	5	Combined Living and Dining with large kitchen and some degree of lobby wastage	4
Akshara Grandeur 2.5 Acres	120	Low Density Layout with 30% of units having Green Views of Bio-Diversity Reserve	3.5	Large Layouts with Combining living and dining with large floor to ceiling windows	4
4th Axis 2 Acres	97	50% of the Units face Bio-Diversity Reserve	3.5	Well Optimized Layouts with minimal dead space and premium specifications	3.5
Code Irise 2.05 Acres	88	6 Units on a floor with limited amenity space with 4 Lifts per Tower	3	L Shaped Living and Dining with some degree of lobby wastage	3.5
Life Republic Qrious 400+ Acres (Entire Township)	178 (Qrious Cluster)	8 Units on a core with buildings facing each other in a rectangle project layout	4	Combined Living & Dining with Minimal Lobby Wastage and a Large Master Bedroom for 3 BHK	3.5
K Shire 11 Acres	136	Grid Layout Project with Limited Distance between towers and units with 6 to 8 units on a core	2.5	Larger layouts with minimal lobby wastage with 2 balconies	3.5
Basil Maximus 6.38 Acres	177	Hexagonal Project layout with split central amenities with 50% of Units facing each other	3.5	Separate Dry Balcony with L Shaped Living and Dining with overall compact sizes	3
Legacy Milestone 3.83 Acres	132	L Shaped Project Layout with 6 Units on a core	3	Combined Living & Dining with Minimal Lobby Wastage and overall compact flats	3
Millennium Samriddhi 3 Acres	140	Traditional Layout with 6 to 8 Units on a core with limited amenities	3	Larger Layouts with two balconies and some degree of lobby wastage	3.5

# Lifestyle Quotient & Accessibility



## HOW LIVABLE IS THE PROJECT?

Lifestyle is not just about amenities—it's about how often you'll actually use them. Similarly, daily convenience is determined by road access and traffic bottlenecks.

Project	No. of Amenities	Amenity Area (Approx)	Lifestyle Rating (/5)	Access Quality	Time to NH4	Access Rating (/5)
West World	50+	30,000+ sq.ft	4.0	3 Side Accessibility to the highway via DP Roads On Main Punawale DP Road	1 Min	5
Life Republic Qrious	75+	40,000 sq.ft	5.0	10 mins from Pune Bangalore Highway   in Marunji which is behind Punawale   Access to Hinjewadi Phase 2 via DP Road	10 Min	2
PuneVille	32	80,000+ sq.ft	4.0	Two Side DP Road Access	5 Min	3.5
Basil Maximus	45	35,000 sq.ft	4.0	Highway Touch & second access via DP Road	1 Min	5
K Shire	22	50,000+ sq.ft	3.5	Near Highway on Punawale Main DP	1 Min	5
Akshara Grandeur	40	33,000 sq.ft	3.5	Next to Biodiversity Reserve via DP Road	5 Min	3
4th Axis	35+	15,000 sq.ft	2.0	Off Main Punawale DP Road	5 Min	2.5
108 Astera	30+	40,000 + sq.ft	4.0	Near Biodiversity Zone via upcoming DP access	10 mins	2.5
Legacy Milestone	30+	30,000 sq.ft	2.5	Internal Road	10 mins	2.5
Millennium Samriddhi	18	17,000 sq.ft	2.0	2-side Internal Road	5 mins	3
Millennium Samriddhi	18	17,000 sq.ft	2.0	2-side Internal Road	5 mins	3

## INSIGHTS:

- Projects like West World, Basil Maximus, and K Shire are ideal for daily commuters due to immediate access to NH4.
- Projects with maximum covered amenity spaces are K Shire, West World & Akshara Grandeur.
- Life Republic Qrious shines in township living but loses on commute time.
- 108 Astera and Akshara deliver better peace and views but are slightly tucked in.

# DEVELOPER CREDIBILITY



Project	Developer Name	Projects	Salient Info
Life Republic Qrious	Kolte Patil Developers Limited	80+ Delivered	Listed Company with Presence across 4 Cities
West World	Sankla Buildcoon Sonigara Corp Parshwa Realty	50+ Delivered	3 Brands with combined legacy of 75+ Years
PuneVille	Pharande Spaces	30+ Delivered	12+ Million sq.ft delivered but Phase 1 Delayed
Legacy Milestone	Legacy Lifespaces	30+ Ongoing (15 delivered)	Legacy Spanning 18 Years
Akshara Grandeur	Garve Developers	5+ Delivered	6.5 + Lac sq.ft delivered
4th Axis	LifeCraft Realty	5 JV Projects	New Brand with Quality Focus with Advanced Stage of construction
Code Irise	Namrata Group	15+ Delivered	37 Years of Legacy with 12+ Million sq.ft delivered
K Shire	Tayal Developers	5-10 ongoing	2.7 Million sq.ft delivered
Basil Maximus	Basil Infra	9+ ongoing	17 Year Legacy with 5.1 Million sq.ft delivered
108 Astera	Rohit Group	5-10 mid-scale	850+ Families Served across 5 Localities
Millennium Samriddhi	Millennium Developers	10+ delivered	10+ Years of Experience

## INSIGHTS:

- Top 3 picks for brand reliability: **Life Republic, WestWorld & Legacy Milestone.**
- Emerging brands might offer affordability but require more buyer due diligence.

**Contact us for more info on Developer Ratings!**



# FINAL VERDICT PROJECT POSITIONING SUMMARY




With 11 top projects competing in Pune's hottest micro-market, it's easy to get overwhelmed. That's why BeyondWalls benchmarked every offering across lifestyle, layout, pricing, brand strength, and possession timelines.

Below are the final takeaways to help you align your needs with the right projects quickly and confidently.

Category	Top Projects
Most Well Rounded	West World, Millenium Samriddhi
Best Value-for-Money	Akshara Grandeur, West World, Legacy Milestone
Best Layout Efficiency	West World, PuneVille, Akshara Grandeur
Best for End-Use Families	PuneVille, Life Republic – Qrious, West World, 108 Astera
Best for Investors	4th Axis, Legacy Milestone
Best Developer Legacy	Qrious (Life Republic), West World
Best Accessibility	West World, Basil Maximus, K Shire
Best for Nature & Privacy	108 Astera & Akshara Grandeur



	Buyer Persona	Suggested Projects
	First-time Buyers	West World, Legacy Milestone, Codename IRise
	Budget-conscious Buyers	Akshara Grandeur, Legacy Milestone
	Space-focused End Users	PuneVille, Qrious, Millenium Samriddhi
	Best for End-Use Families	PuneVille, Life Republic – Qrious, West World, 108 Astera
	Green-living & Low-density Seekers	108 Astera, Akshara Grandeur
	Investors Seeking Appreciation	4th Axis, Code Irise, Legacy Milestone
	Commute-driven Professionals	West World, K Shire, Basil Maximus
	Township Lifestyle Seekers	Qrious (Life Republic), PuneVille
	Brand-conscious Buyers	West World, Qrious, PuneVille

**Book your free consultation today!**

**Call: 080 6241 5016 or Sign Up to [www.beyondwalls.com](http://www.beyondwalls.com)**

This report is created for informational and comparative purposes only. All project data including pricing, possession timelines, layouts, amenities, developer information, and ratings are based on information publicly available or shared by developers as of Q1 2025. BeyondWalls does not guarantee the accuracy, completeness, or current validity of the information contained herein.

Buyers are strongly advised to verify all project details independently, including legal approvals, possession timelines, and financial terms directly with the developer and through the official **MahaRERA website** ([www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)).

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