



INDULGE

HOMES

NADSUR · KHOPOLI

PREMIUM FARMHOUSE PLOTS

The Farmery

Where life slows down, and nature moves in. — COMMUNE

50 ACRES / 2 HRS FROM MUMBAI & PUNE / CRADLED BY THE SAHYADRIS

 THE VISION

A community built around the land.

Because a like-minded community creates far greater value than the land itself.

The Farmery Commune is a thoughtfully planned, gated farmhouse community where nature, wellness and sustainable living meet: lush greenery and open landscapes that let families reconnect with the earth, without giving up the comfort of a holiday home. It invites a slower, healthier rhythm: organic farming, open green spaces and shared experiences.

50

ACRES
of community living



LOCATION & CONNECTIVITY

Two hours from the city. A world away from it.

Set in Nadsur, Khopoli: cradled by the Sahyadri mountains, minutes from the dam, yet an easy drive from Mumbai and Pune. The weekend escape that fits into real life.

98
KM · MUMBAI

105
KM · PUNE

DISTANCES FROM THE FARMERY

Nadsur Village	0 km	General Store	0 km
Govt First Aid Center	0 km	Kaal Bhairav Mandir	0 km
ST Bus Stop	0 km	Shiva Mandir	1 km
Beer Shoppe	1 km	Ganpati Mandir	1 km
Pedli Village	8 km	Fuel Pump	10 km
Motus Mall	18 km	HOABL	23 km
Radisson	26 km	Neoliv	27 km
Novotel Imagicaa	27 km	Grand Mastiff Hotel	27 km
Expressway	29 km	Food Court	29 km
Mumbai	98 km	Pune	97 km

Sixteen ways to spend a day, from sunrise on the trails to bonfire evenings under open skies.

 DAYTIME

Commune Breakfast



Kitchen Garden



Fruit Orchard



Forest Trails



Horseback Trails



Pickleball & Outdoor Games



Outdoor Yoga



Outdoor Gym

 AFTER DARK

Forest Café



Wood-Fired Pizza



BBQ Nights



Pool Bar



Open-Air Theatre



Picnic Tables



Sundowner Lawns

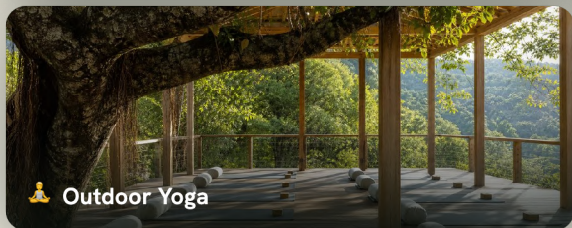
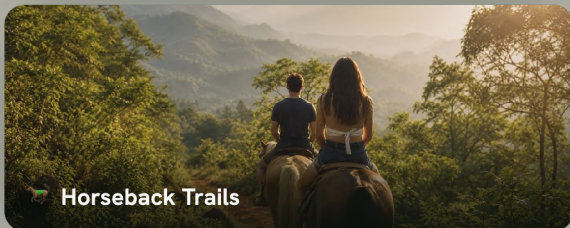
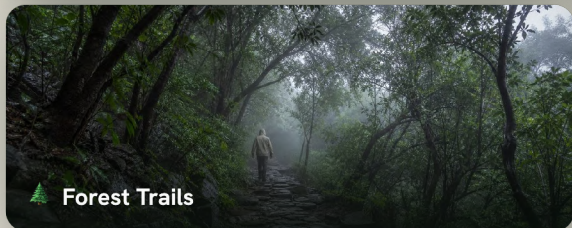
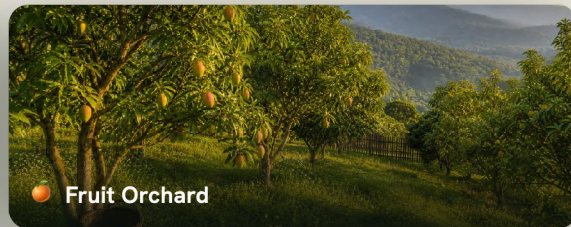
 LIFE HERE

Days that
fill
themselves.

IN PICTURES

A day at The Farmery.

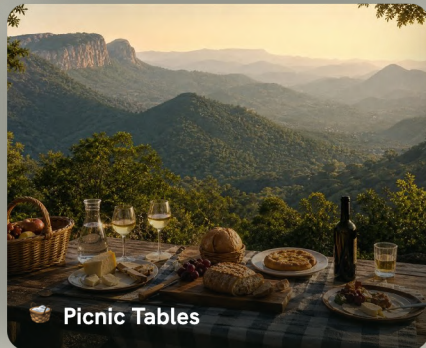
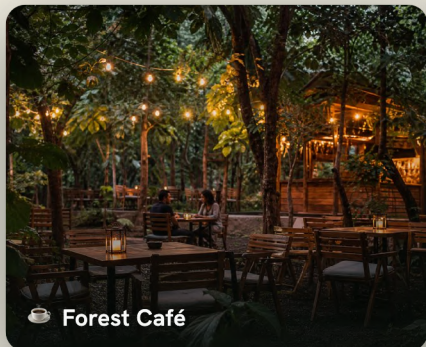
Sunrise on the trails, mornings in the garden: eight ways the day begins here.



☾ AFTER DARK

And then, the evenings.

Wood-fired dinners, lantern-lit lawns and
sundowners under open skies.



AMENITIES & SERVICES

Everything taken care of.

ON-SITE Included

 **General Store** Daily essentials, steps away

 **Central Kitchen** Fresh community meals

 **First Aid Center** In the neighborhood

 **Temple** A quiet space

HOME SERVICES On request · Paid

 **Gardening** Your plot, beautifully kept

 **Housekeeping** Arrive to a spotless home

 **Maintenance** Repairs, handled

 **Managed Farmland** Fruit Orchard & Kitchen Garden

THE DIFFERENCE

Why The Farmery.

O5



Clear, freehold title

No encumbrances



Waterfall views

Monsoon cascades



7/12 in the buyer's name

Registered land



Year-round 12–35°C

A gentle climate



2 hrs from Mumbai & Pune

Easy weekend reach



9-metre internal roads

Wide, planned access



Surrounded by the Sahyadris

Mountain greenery



Two-tier security

Gated & monitored



2 minutes from Kondgaon Dam

Water at the doorstep



Common-area landscaping

Maintained for all

MASTER PLAN

50 acres,
thoughtfully laid
out.

Plots nestled between forest buffers and wide internal roads, with a central cluster of shared amenities: privacy, greenery, and an easy walk to the heart of the commune.



Layout A

Twelve plots, one acre each.

SOLD OUT

Our first release, twelve full-acre plots, is now entirely sold. A strong start, and proof of the demand for land that lives up to its promise.

12

PLOTS

1

ACRE EACH

100%

SOLD



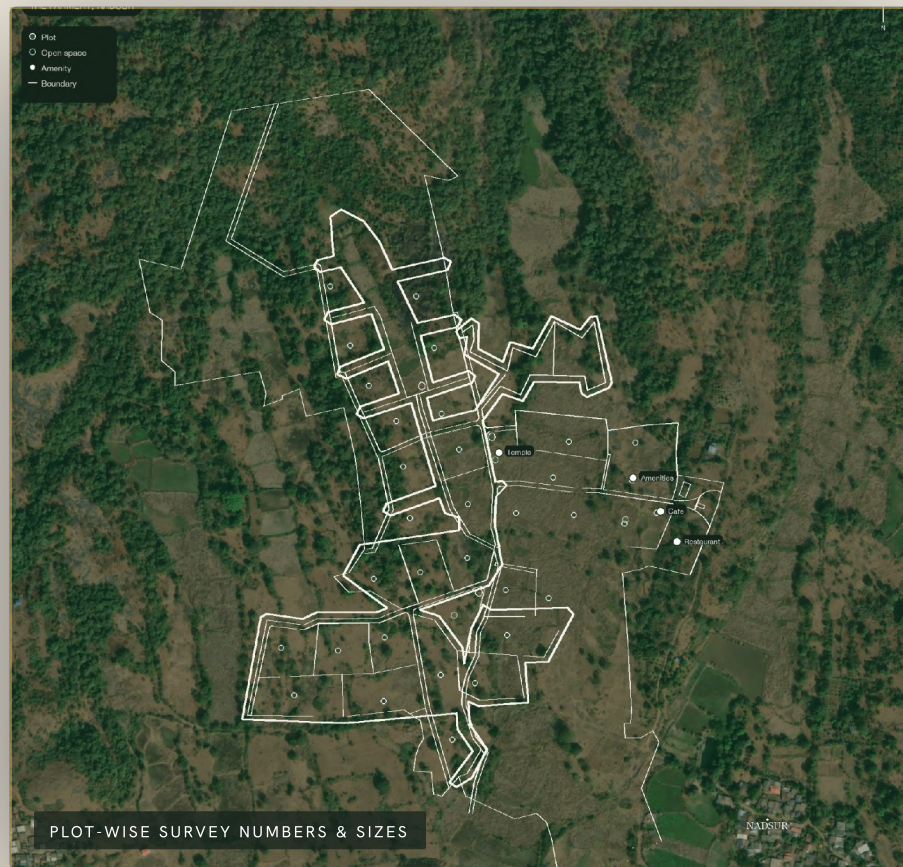
Layout B

Ten plots,
one acre each.

PRE-LAUNCH OFFER

₹1.9 Cr / acre

The second release is open at pre-launch pricing: ten full-acre plots, each with its own survey number and clear demarcation.



THE FARMERY COMMUNE

09: VILLAS

VILLA TYPE I

Indo-Portuguese

Terracotta roofs, shaded verandahs and old-world charm: a home that ages beautifully against the green. Construction optional, tailored to your plot.

VILLA TYPE II

Modern-Balinese

Open-plan living that flows into the lawn, pitched timber roofs and the easy feel of a private resort: built for everyday holidays at home.

THE FARMERY COMMUNE

09: VILLAS

VILLA TYPE III

Contemporary

Clean lines, walls of glass and double-height volumes that pull the forest indoors: a quietly bold home for modern tastes.

Prefab Villas (by Boho Pods) Ready in 120 days.

For owners who'd rather start making memories than watch construction unfold: factory-built modular villas, engineered off-site and installed directly on your Farmery plot, ready to live in within 120 days.

120 DAYS 
plot to move-in



Factory-built



Zero disruption



Move-in ready



Built for the climate

An optional construction route: ask your relationship manager for partners & pricing.



PRICING

A clear investment.

📍 PLOT PRICE · LAYOUT B

₹1.9 Cr / acre

(PRE LAUNCH OFFER)

Plot size	40,000 sq ft
Tenure	Freehold · 7/12

🏠 FARMHOUSE · OPTIONAL

₹1.25 Cr onwards

(WARM SHELL)

Configuration	3 BHK
Carpet area	1,650 sq ft
Livable space	3,500 sq ft

IN GOOD HANDS

Project consultants.



ARCHITECTS

Thought 51 LLP



PREFAB VILLA CONSULTANTS

Boho Pods



LANDSCAPE CONSULTING

The Gardener



LEGAL CONSULTANTS

Karande & Associates

A PROJECT BY



"In luxury real estate, trust isn't just gained: it's meticulously earned through honest advice, transparent transactions and every promise kept."

Vikram brings over two decades in the luxury & lifestyle industry, with leadership roles at Rolls-Royce Motor Cars as Head of Business and Ethos Watches as Head of Marketing.

He brings that same philosophy of curation and exclusivity to the world of second homes through [The Farmery Commune](#): redefining the holiday home not as a property to own, but as a curated lifestyle where slow living, hospitality and community come together.

CO-FOUNDER & CEO, INDULGE HOMES

Vikram Dangi



 VISIT US

Come see the land for yourself.

Walk the trails, meet the team, and see why families are
choosing The Farmery as their second home.

 CALL

7777 09 2217

 ONLINE

www.thefarmery.in



BOOK A PRIVATE SITE VISIT