

SEVENHILLSWAI

Near Mahabaleshwar, Maharashtra



OWNED AND DEVELOPED BY
MIRACLE WORLD LLP

MARKETED BY -

Romara
HOSPITALITY

A Private Hill-Station You Can Own

Not a plotting project

Not a weekend getaway

A destination created for a chosen few

Wai, Near Mahabaleshwar

Enter a world few will ever access

Limited to only 501 owners

CATEGORY BREAK

SEVEN HILLS IS NOT COMPARED WITH

Budget developments

Farmland

Road-touch plots

THIS IS A PRIVATE HILL-STATION LIFESTYLE CATEGORY

If you're looking for the cheapest land
this portfolio will save your time.

Continue only if you value experience over comparison

INTRODUCTION

WHEN LAND BECOMES A LIFESTYLE

It stops being a commodity

SEVEN HILLS IS DESIGNED
FOR PEOPLE WHO

Invest in life,
not just land

Choose privacy
over crowd

Value peace
over proximity

Discover why this is not for everyone

THE VISION

TO CREATE INDIA'S MOST EXCLUSIVE
Nature-centric second-home destination

A PLACE WHERE

Ownership feels privileged

Luxury feels effortless

Nature stays untouched

See how this vision is executed

WHY SEVEN HILLS EXISTS

THE PROBLEM WITH ORDINARY PLOTTING PROJECTS

Flat land,
no views

Zero
ecosystem

No
lifestyle

No long-term
desirability

Cheap
today

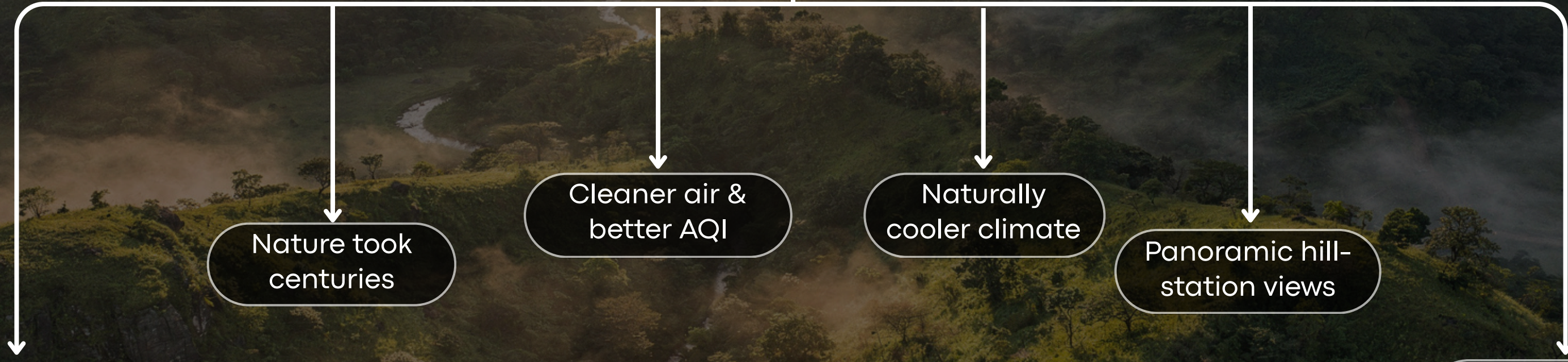
Forgettable
tomorrow

Now see the alternative

THE BIG IDEA

INDIA'S ONLY PRIVATE PARADISE ACROSS SEVEN CONNECTED HILLS

A GEOGRAPHY THAT CANNOT
BE RECREATED



Nature took
centuries

Cleaner air &
better AQI

Naturally
cooler climate

Panoramic hill-
station views

Seven naturally
connected hills

We simply
preserved it

Explore the geography money cannot buy

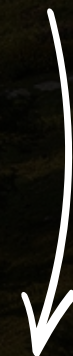
LOCATION

CLOSE ENOUGH TO REACH. FAR ENOUGH TO DISCONNECT.

Distance here is not a drawback
It's the reason:



Crowds stay
away



Climate stays
cooler



Exclusivity
survives

📍 Wai, near Satara

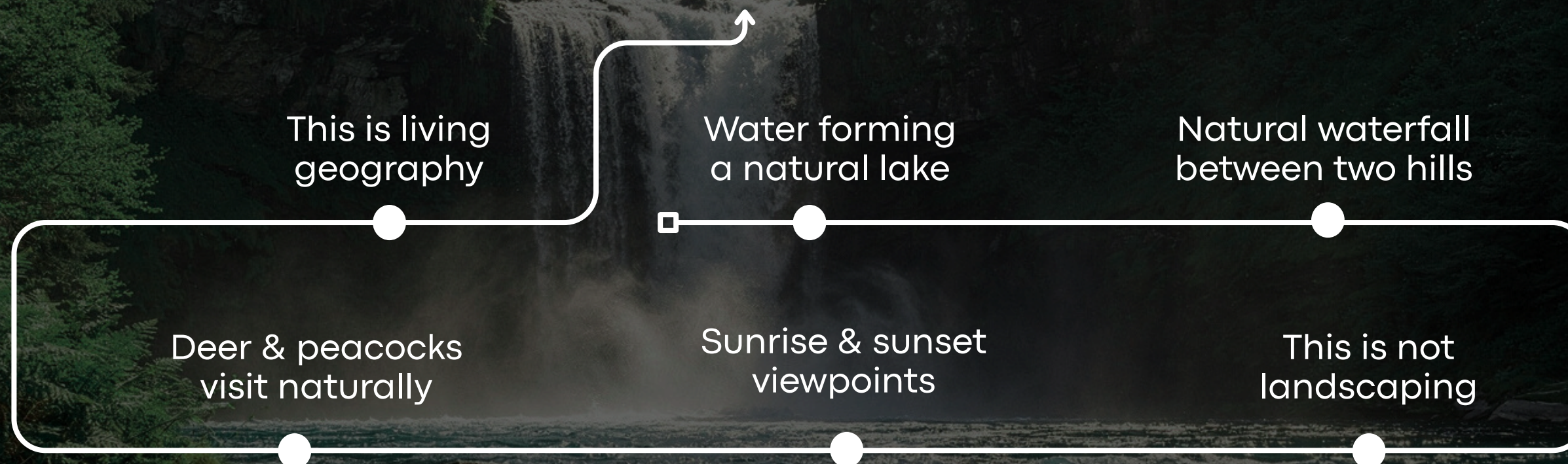
Understand why premium destinations stay distant

📍 Close to Mahabaleshwar

NATURE INSIDE THE PROJECT

NATURE IS NOT AROUND SEVEN HILLS

IT LIVES INSIDE IT



See what cannot be constructed elsewhere

HERITAGE & ADVENTURE

W H E R E H I S T O R Y M E E T S T H R I L L

Pandavgarh Fort on the central hill

Paragliding activity already active

Historic connection to Chhatrapati Shivaji Maharaj

Very few places offer

↓ ↓ ↓
Peace | Adrenaline | Pride

Experience a land with a story

THE EXPERIENCE

HOW LIFE FEELS AT SEVEN HILLS

Nights under
star-filled skies

Mornings with
mist & birds

Evenings with
cool silence

You don't visit Seven Hills
You reset here

Imagine your weekends here

LUXURY PROMISE

Resort-Style Living. Private Ownership.
30+ thoughtfully curated amenities
Luxury here is not loud.
It is intentional.

See how lifestyle justifies value

AMENITIES

AMENITIES THAT REPLACE MULTIPLE VACATIONS

- Athlete-grade swimming pool
- 360° rooftop resto-bar
- Wellness & yoga centre

- Hill-view gym
- 8 natural sloppy gardens
- Temple, shopping mart & essentials

This is not an add-on

Calculate what this lifestyle replaces

This is the lifestyle

MASTER PLANNING

DESIGNED SO EVERYONE GETS THE VIEW

No
compromises

Stepped plot
planning

40-acre secured
campus

Low-density
layout

No blocked
views

No
congestion

Understand why planning matters

LEGAL & SECURITY

CLEAR TODAY. SECURE FOREVER.

7/12 sale deed

Registered sale deed

RERA registered - P52700011037

NA plots

Luxury begins with peace of mind

Own without uncertainty



SCARCITY

ONLY 501 PLOTS. ONE-TIME OPPORTUNITY.

One geography

Limited land

Limited owners

single entry | single exit

Once sold, it's gone forever.

[Check current availability](#)

PRICE REFRAMES

THIS IS NOT COMPARED WITH FARMLAND

Farmland offers:

- × No views
- × No amenities
- × No lifestyle

Seven Hills offers:

- ✓ A private hill-station
- ✓ Permanent views
- ✓ Resort-grade living

You don't compare art with raw material

See if Seven Hills fits your life

WHO THIS IS FOR

SEVEN HILLS IS NOT FOR EVERYONE

Nature &
wellness lovers

Second-home
seekers

HNI
families

Long-term
thinkers

If you understand it — you belong here

See if Seven Hills fits your life

FINAL STATEMENT

Some Investments Grow Money

Some Grow Life

Seven Hills is about:

Legacy

Peace

Health

Rare ownership

Take the next step thoughtfully

SITE MAP & PLOT SIZES



LOCATION

Nearby Tourist Destination

- wai
- panchgani
- mahableshwar

Nearby Cities

- pune
- Mumbai
- satara

STILL THINKING ?

EXPERIENCE IS THE ONLY WAY TO DECIDE

A place like this cannot be explained
It must be felt



Book a private site visit
Choose your hill-view before it's gone

Limited invitations only