

IVY LEAGUE HOUSE

Premium Student Accomodation

CODENAME

EMI

EVERY MONTH INCOME



EMI reimagines how investments work. Traditionally, an EMI was a monthly outflow you paid; here, it becomes Every Month Income, a steady stream that flows back to you.

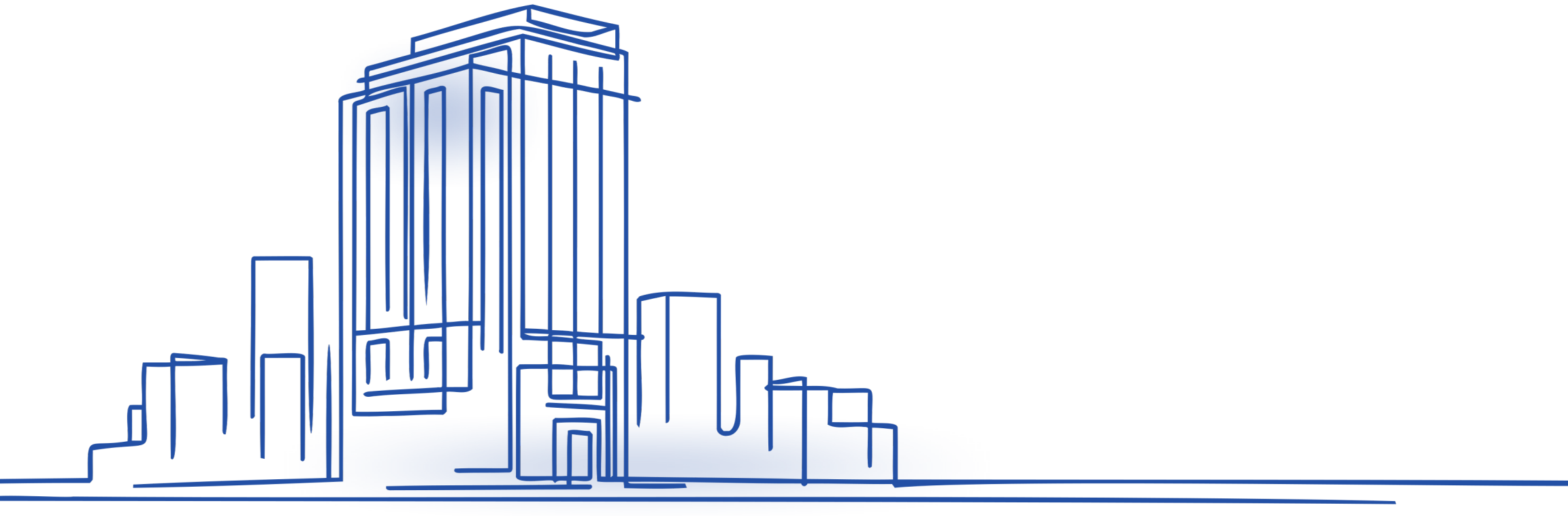
This is smart ownership from day one. Your investment doesn’t wait to grow; it starts earning immediately, providing assured monthly returns and lasting financial security.

More than real estate, it’s a gateway to effortless income and long-term wealth creation.

DivyaSree

ENVISION. CREATE. ELEVATE.

Since 1975, DivyaSree has shaped landmark commercial and residential destinations across Bengaluru, Hyderabad, and Chennai, delivering 30+ MSF with 15 commercial developments and 6 asset categories. With a 72+ marquee tenant base and city footprints of 8.6 MSF commercial/6.3 MSF residential in Bengaluru, 9.8 MSF commercial/0.4 MSF residential in Hyderabad, and 0.7 MSF commercial/1.0 MSF residential in Chennai, we're known for on-time delivery, sustainable energy choices, built-to-suit solutions, and asset services that protect and grow value.



OUR BRANDS

IVY LEAGUE HOUSE
Premium Student Accommodation

Premium, purpose-built student housing focused on safety, design, and community.

LOCAL
CoLive & Work

Contemporary co-living and industrial housing that balances functionality with affordability.

LOCAL
square

Bespoke urban residences for young professionals seeking elevated living experiences.

CURATED
LIVING
SOLUTIONS

DESIGNING TOMORROW'S LIVING, TODAY.

Curated Living Solutions (CLSPL) is a managed-living platform delivering holistic housing that blends comfort, community, and operational excellence across India, with a portfolio of 13,000+ beds.



BALEWADI

THE URBAN GROWTH HUB

Balewadi Emerges as Pune's Prime Investment Hub With Rapid Infrastructure & Commercial Growth



Key Distances

Prime Locations

Balewadi Stadium – 7 min
Balewadi High Street – 13 min
Jupiter Hospital – 16 min
Hinjewadi Rajiv Gandhi IT Park – 25 min

Retail Stores

DMart – 9 min
Phoenix Mall Of The Millenium – 15 min
Grand High Street, Hinjewadi – 19 min
Westend Mall, Aundh – 27 min

Hotels

The Orchid Hotel – 9 min
Tip Top International – 11 min
Sayaji Hotel - 13 min
Holiday Inn – 14 min
Radisson Blu Hotel - 17 min

Education

PICT Model School – 2 min
Bharati Vidyapeeth English Medium School – 14 min
The Orchid School – 15 min
Indira College - 17 min

Excellent connectivity to NH-4 (Mumbai – Bengaluru Highway)

Close to prominent residential clusters Aundh, Baner, Wakad, Hinjewadi & Pimple Nilakh

ABOUT PROJECT

Ivy League House sets a new benchmark in intelligent real estate investment with its latest offering in Balewadi. Presenting thoughtfully planned, pre-leased studio apartments ranging from 181 sq. ft. to 233 sq. ft., this development brings the brand's trusted expertise in premium managed residences to one of Pune's most vibrant micro-markets.

Designed for investors seeking stable returns, strong capital appreciation, and truly hands-free ownership, each studio embodies Ivy League House's commitment to superior design, operational performance, and long-term value creation.







Key Highlights

- Proven expertise in premium student accommodation in Pune.
- Strong focus on operational excellence, property management, and sustained returns.
- Expanding across major educational hubs in India with a presence in 12+ cities and 10,000+ operational beds.
- Upcoming developments in Gurgaon, Ahmadabad, and Indore, taking the total bed count to 13,000+.
- Established presence in Bangalore, Delhi, Dehradun, Hyderabad, Noida, Pune, and Vizag.
- In addition to our managed assets, Ivy League House also develops and operates fully owned, purpose-built properties that ensure superior control, quality, and long-term value creation.

A Landmark That Defines Growth & Steady Returns

A modern, timeless elevation that works as hard as your capital driving appreciation, improving rental pull, and amplifying brand identity, while giving investors confidence in the asset's long-term desirability.




Crafted Spaces.
Thoughtful Amenities.
Complete Living

AMENITIES

In-house Kitchen with Restaurant-style

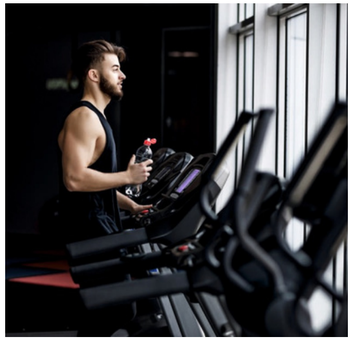


Guest Lounge and Library



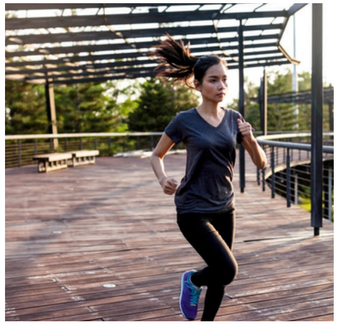


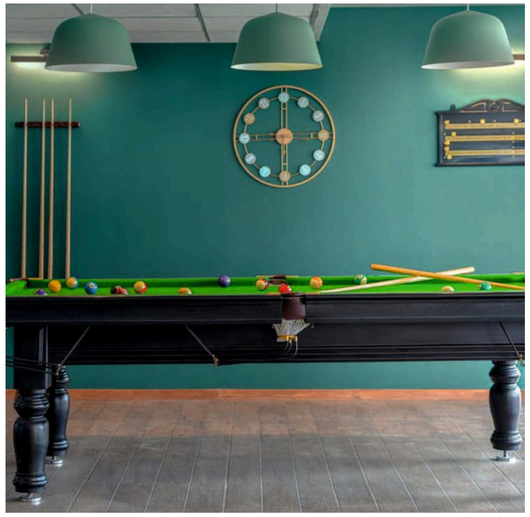
Gazebo-Style open to Air Party Space on Terrace



State-of-the-art Gymnasium

Walking Track on Terrace





Indoor Games Lounge



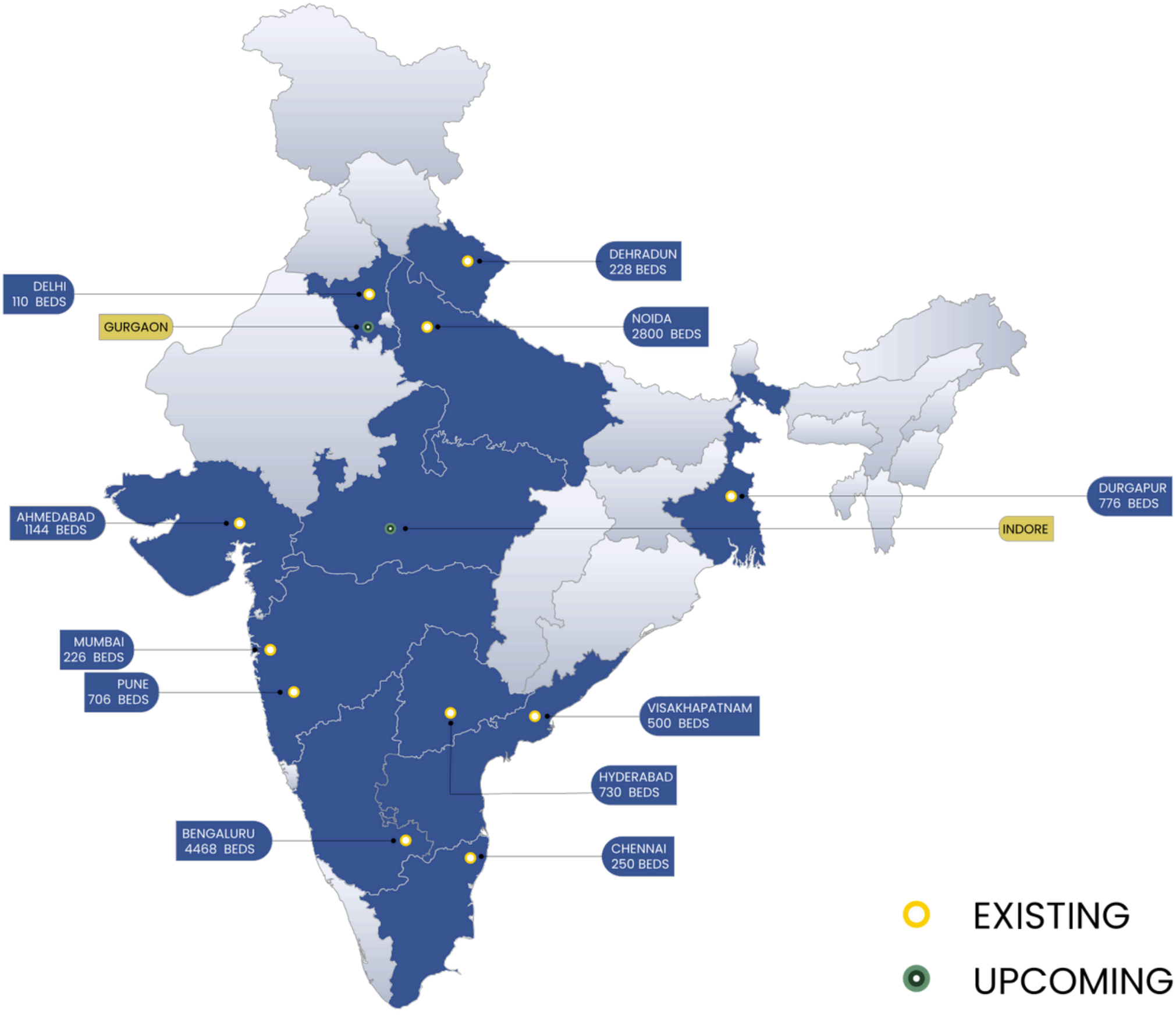
Elevators



Biometric Access

Landscaping | Water softeners | RO Water Supply | state-of-the-art connectivity leased-line Internet | Security AI-enabled CCTV Surveillance

LIVE PROJECTS



CURATED
LIVING
SOLUTIONS

Marketed By

SQFT
DELIVERING EXCELLENCE

Project Developed By

SHASHWAT
-REALTY-

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P52100077683
https://maharera.mahaonline.gov.in

45 SHASHWAT URBANO

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All dimensions and areas are approximate and subject to change as per applicable laws and regulations. Prospective purchasers are advised to verify all details, including sanctioned plans, specifications, and apartment/ unit information, before making any booking or purchase decision.

The project is registered with the Maharashtra Real Estate Regulatory Authority (MahaRERA), and all responsibilities relating to statutory compliances, obligations, and defect liability rest solely with the Promoters, M/s. Shashwat Realty, as per the provisions of the Real Estate (Regulation and Development) Act, 2016. For further information, please refer to the MahaRERA website.

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