

Della Racecourse, Pune
Resort & Private Residences



We are not just building Townships
but building the future of how
India Lives, Works and Dreams.

Della Racecourse, Pune
Resort & Private Residences

India's 1st
Racecourse Themed Township

Experience
the Majesty of
Equestrian Living

Artist Impression

Della Townships ©

You've Stayed
At A *Resort.*
But Have You
Ever Lived In One?

Nestled in Pune's Hinjewadi area, Della Racecourse Township is India's first racecourse-facing integrated township. An exceptional lifestyle destination that brings together ultra-luxurious residences, globally benchmarked hospitality, adventure, wellness, and dining all within one gated universe.

Artist Impression

Della Townships ©



168
Resort Branded Residences

Artist Impression

Della Townships ©



105
Private Villa Plots

Artist Impression

Della Townships ©



8 Acres
Racecourse & Equestrian
Activities

Artist Impression

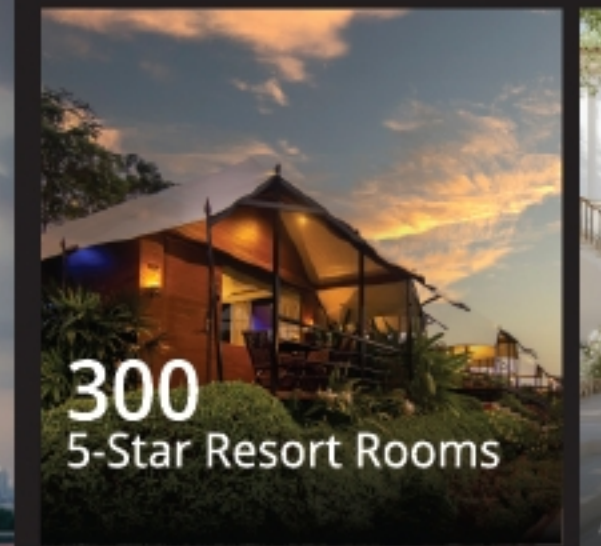
Della Townships ©



International Polo
Club & Dressage Events

Artist Impression

Della Townships ©



300
5-Star Resort Rooms

Artist Impression



9
Destination Wedding
Venues

Artist Impression

Della Townships ©



12
Corporate & MICE
Venues

Artist Impression

Della Townships ©



5
Celebrity Chef
Restaurant & Bars

Artist Impression

Della Townships ©



24/7
Spa & Wellness

Artist Impression

Della Townships ©



Extreme Adventure
Activities

Artist Impression

Della Townships ©



A Legacy of Hooves and Heritage

Inspired by the form and spirit of equestrian culture, these grounds blur the lines between natural beauty and competitive thrill. A bold architectural canvas stretched across 8 Acres, made for those who ride not just horses but legacies.



A Vision Of Equestrian Living

Drawing inspiration from British Colonial elegance, the architecture strikes a harmonious balance between grandeur and grace. Colonnaded facades, deep verandahs, and airy layouts echo a storied past—reimagined through the lens of modern minimalism. Timeless yet forward-looking, it's a design that honours legacy while embracing the lightness of contemporary living.



The Front Row of Equestrian Charm

An elongated, single-level Clubhouse opens to uninterrupted views of the Polo Field—where refined spectatorship meets seamless design. A shaded terrace and landscaped grandstands provide the perfect perch for high-adrenaline events and languid afternoons alike.



Echoes of Colonial Grace

A defining element of the Clubhouse architecture draws from the timeless elegance of British Colonial design. Reinterpreted with modern minimalism, these blocks capture the romance of colonial silhouettes arched forms, natural ventilation, and shadowplay all while grounding the structure in local craftsmanship. It's heritage made breathable, beautiful, and enduring.

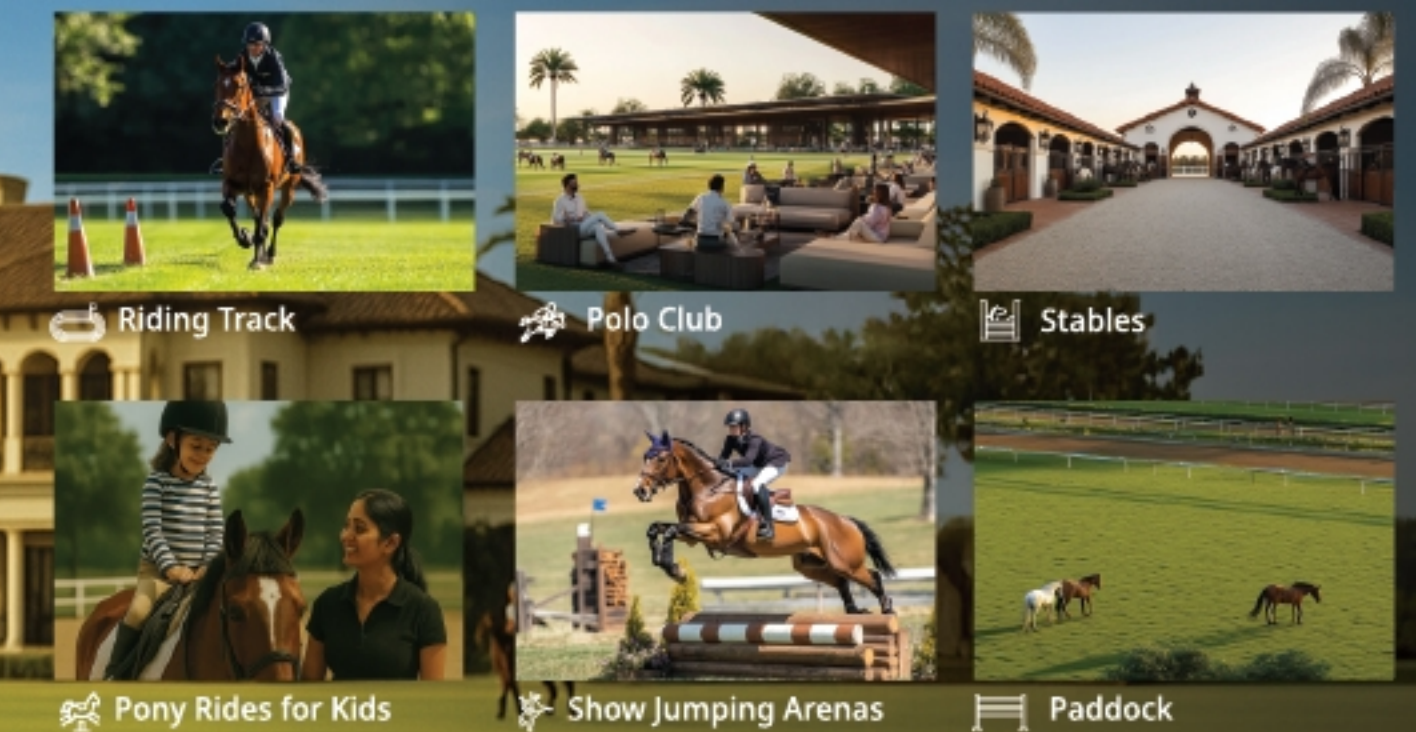
Introducing the Masterplan

1. Total Area	40 Acres
2. Plotted Villas	105
3. Della Branded Residences	168
4. Polo Racecourse	8 Acres
5. Resort Rooms	300+
6. Hospitality Reception	40,000 sq.ft.
7. Ballroom Building	25,000 sq.ft.
8. Adventure Activities	3 Acres
9. Total Residential Population	2000



Equestrian Activities

Saddle up for a lifestyle shaped by grace, grit, and gallop. Discover riding schools, polo clubs, and curated equestrian adventures across every age and skill.

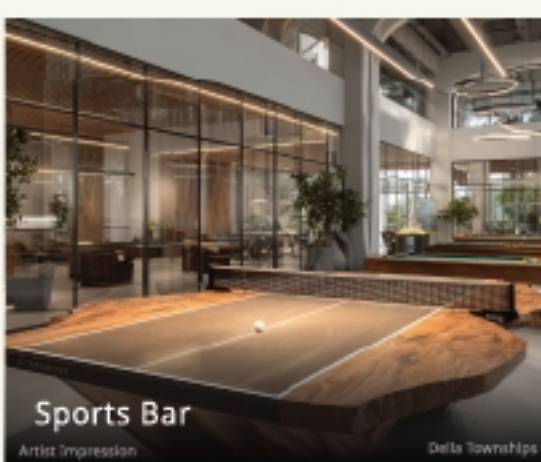
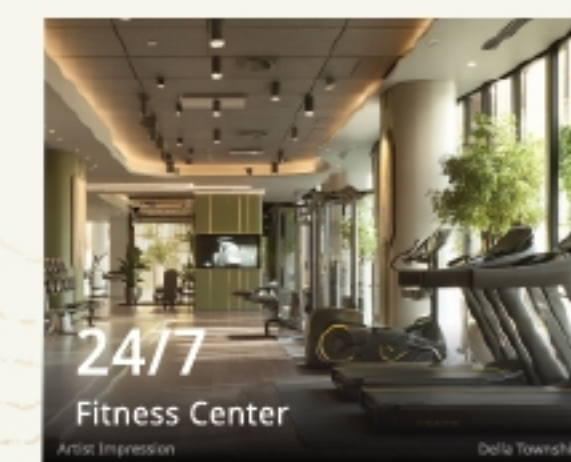
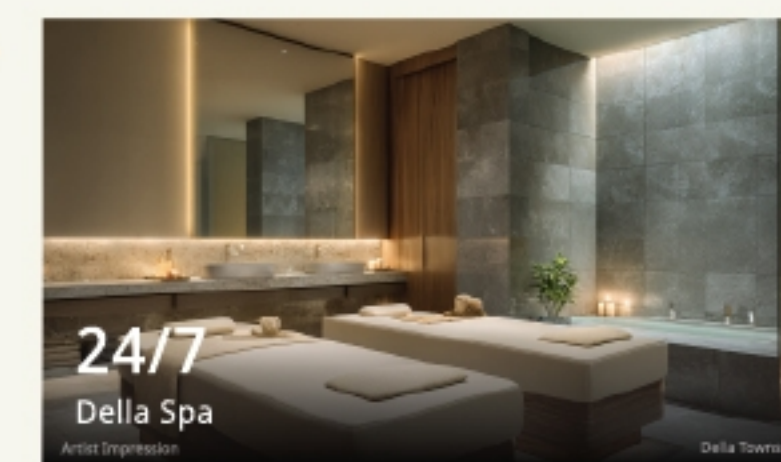


Artist Impression

Della Townships ©

Condominium Living

Ownership of villa plots at Della Racecourse, Pune comes with a whole host of privileges such as membership in a distinguished Condominium, with shared access to world-class amenities, services, and resort experiences.



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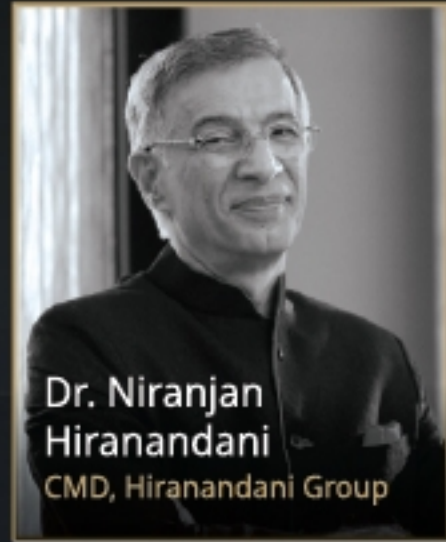
Della Townships ©

The *Visionary* Collaboration For Della Racecourse, Pune



Jimmy Mistry
Founder, Della Group

X



Dr. Niranjn Hiranandani
CMD, Hiranandani Group

X



Sagar Agarwal
CMD, Krisala



Aakash Agarwal
MD, Krisala



Vishal Agarwal
Joint MD, Krisala

Della Townships, Hiranandani Communities and Krisala Developers have entered a strategic partnership to develop a 40-acre township in Pune's Hinjewadi area, marking a significant milestone in India's real estate sector. The township will feature an 8-acre racecourse, international polo club, private villa plots, branded residences, a 300-key five-star resort rooms and wellness facilities, all within one gated universe.

INDIA'S FIRST THEMED *Resort Living* INTEGRATED TOWNSHIP

Della Racecourse, Pune *Pre-launch Event*



(L-R) Dr. Mickey Mehta | Siddharth Kannan | Hrishikesh Kannan | Parvez Damania | Dr. Niranjn Hiranandani (Chairman, NAREDCO) Boman Irani (Actor) | Zayed Khan | Pratap Sarnaik (Hon'ble Minister of Transport, Govt. of Maharashtra | Purvesh Sarnaik Anu Malik | Vivek Phansalkar | Sagar Agarwal | Jimmy Mistry | Deepak Rao | Shafquat Ali | Boman Irani (Chairman, CREDAI) Author. Amish Tripathi | Nirmal Jain | Ram Kadam | Vishal Agarwal | Aakash Agarwal | Shailesh Hari Bhakti

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hiranandani communities
a niranjan hiranandani initiative

KRISALA
INNOVATING LIFESPACES



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