

**Ashwin
Sangh-**

A PROJECT BY



SIDDHIVINAYAK MARKETING
AND DEVELOPERS

SITE OFFICE : Emerald Villas, Parshwapuram, Lonavla, Maharashtra 410403

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MahaRERA No.: P52100045349 | www.maharera.mahaonline.gov.in

Consultants: Name Surname | Architect: Parakh Associates | Landscape: Atul Raut

Disclaimer : The contents are just indication of the features & not a legal offering. The amenities, specifications, plans, layout, designs etc. are subject to change. In case of amendments of government rules & promoters side, which please note.



Emerald Villas

**SANCTIONED VILLA PLOTS AT
TUNGARLI, LONAVALA**

Homes Celebrating Timeless Treasures



An Exotic Paradise



Escape to a place that celebrates joy, serenity, and happiness. Even when you think of it, it soothes your thoughts with the feeling of relief and absolute relaxation.

Where you can undo life's stresses and worries and retreat to your soul every weekend.
Discover the magic of nature's best artistic expressions.

Welcome to **EMERALD VILLAS**

THE LARGEST GATED COMMUNITY IN LONAVALA*

(*Largest New Project in Lonavala Municipal Corporation Limits)

Discover Lonavala with Limitless Possibilities

Emarald Villas is a rare gated community in the wholesome heart of Lonavala. Here you can say goodbye to monotonous homes and build one that inspires you. Create your own unique and uncompromised lifestyle when you build a truly bespoke house.



Here, you are the creator of your *Dreams*.

Break free from the limitations that hold you back with homes that are a reflection of you.





ARTIST IMPRESSION

Our Priority is Your Time

Emarald Villas is designed for all things stress-free.

That is why we have **pre-sanctioned** your villa plots and simplified the buying process. It's so easy and quick, you don't have to wait to build your dream home and enjoy your time with leisure, not worry. Save time and get a transparent and stress-free buying experience.

- Government process for villa/bungalow sanction already completed
- Construction commencement certificate received
- RERA Compliant
- Development charges already paid, saving time and hassles

Lonavala

A SPECIAL CONNECTION
OF HEARTS

2.4 KM BUVANCHI
 MISAL

04 KM COOPER'S
 FUDGE

08 KM BHUSHI
 DAM





An Idyllic Escape – The *heart* of Lonavala

Everyone loves Lonavala, but not waiting to get there. Lonavala is the go-to destination for Mumbaikars on weekends and attracts plenty of visitors. However, this leads to congestion on certain bottlenecks. Emarald Villas is strategically located with connectivity that avoids these traffic bottlenecks completely. The upcoming Missing Link Project will further divert traffic at Lonavala.



Emarald Villas is the largest new development and gated community in Lonavala which is within corporation limits.

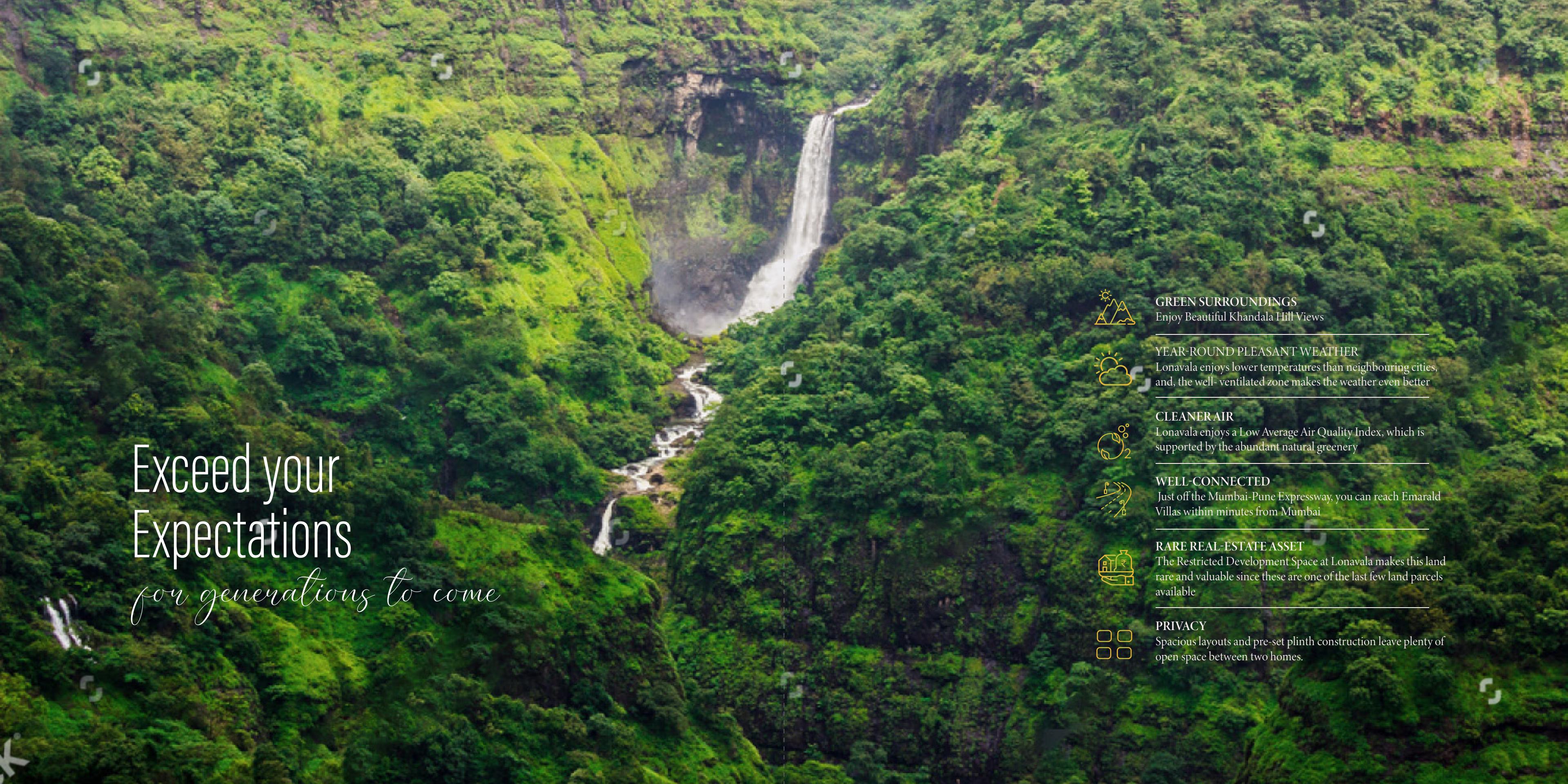
The World at your Doorstep



KEY DISTANCES :

From Pune - 1 hr 15 mins

From Mumbai - 1 hr 30 mins



Exceed your
Expectations
for generations to come



GREEN SURROUNDINGS
Enjoy Beautiful Khandala Hill Views



YEAR-ROUND PLEASANT WEATHER
Lonavala enjoys lower temperatures than neighbouring cities,
and, the well-ventilated zone makes the weather even better



CLEANER AIR
Lonavala enjoys a Low Average Air Quality Index, which is
supported by the abundant natural greenery



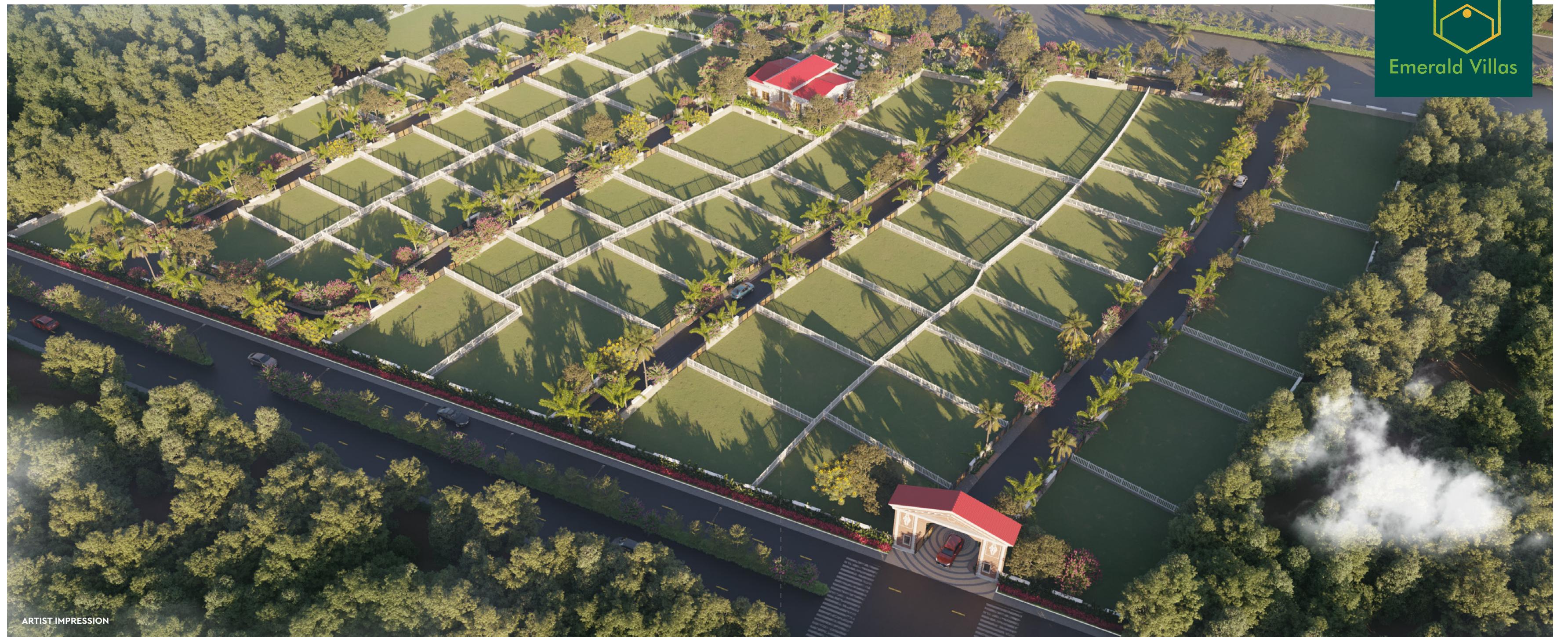
WELL-CONNECTED
Just off the Mumbai-Pune Expressway, you can reach Emarald
Villas within minutes from Mumbai



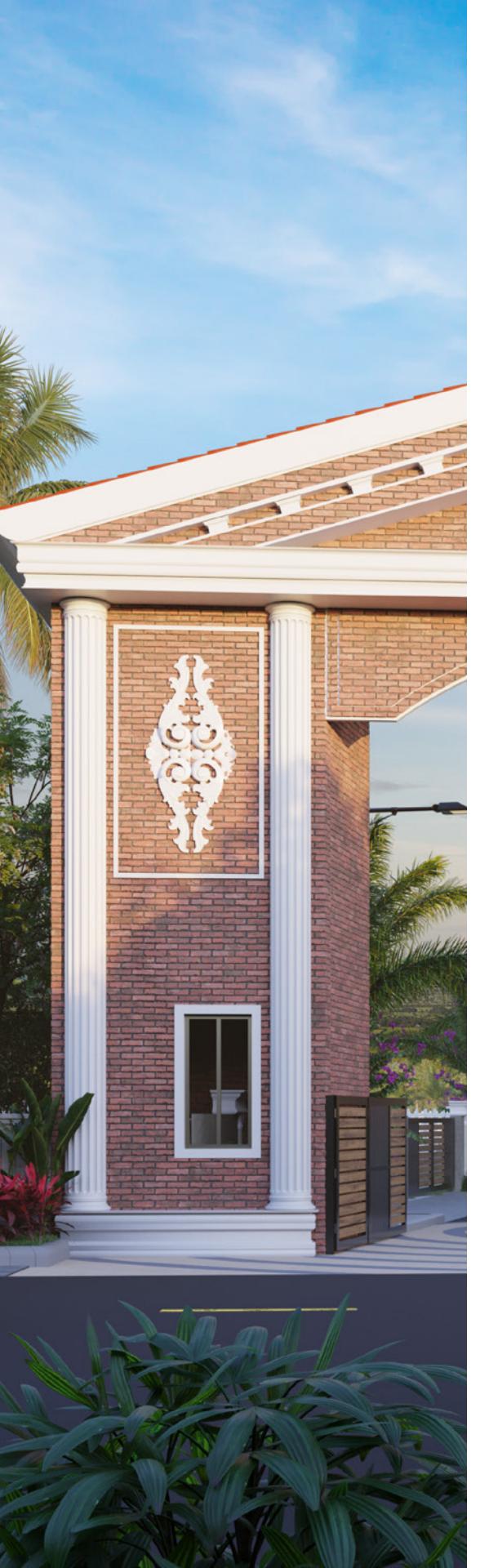
RARE REAL-ESTATE ASSET
The Restricted Development Space at Lonavala makes this land
rare and valuable since these are one of the last few land parcels
available



PRIVACY
Spacious layouts and pre-set plinth construction leave plenty of
open space between two homes.



Emerald Villas



Amenities



Where Finer things get even Better

Make the special moments of your life stand out and shine. Design your home to match your unique tastes and of the people you cherish the most.



Reinventing Bespoke Living

True luxury is the one that can't be re-created. Lonavala is beautiful with a bounty of unmatched natural scenic views.



Live Stress-free, Now and Always

Independent and twin villas are pre sanctioned with ready commencement certificate. All you have to do is build your dream home and live the dream.



Host any gathering in style

Re-define how you celebrate. Our thoughtfully designed amenities lets you entertain large groups of people.



Generate a Passive source of Income

Enjoy the perks of sharing your beautiful house.



Emerald Villas

Where Moments become Milestones



Club House



Indoor Games Room



Community Activity Zones



Multipurpose Hall



Reception



Toilets



Jogging Track



Multipurpose Party Lawn



Gymnasium



Creche



Landscaped Pathway



Stage



Café



Quiet Meditation Zone



Gazebo



Performing Arts Area



Play Area



Multi-sports Court





Wellbeing at Emarald Villa

And you have the key! For a home away from home.

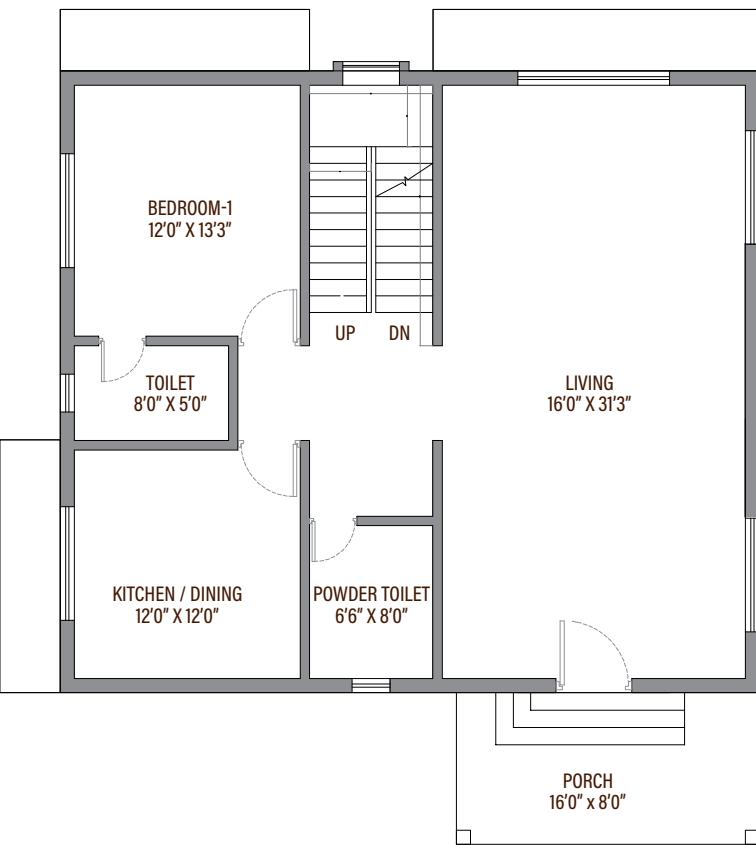
Immerse yourself in beautiful moments of life and culture to unexpected delights or feeling your best in a wholesome wellness experience.

Make every visit to your own Emarald Villas a tribune to health, body, and mind. The true treasures of your life.

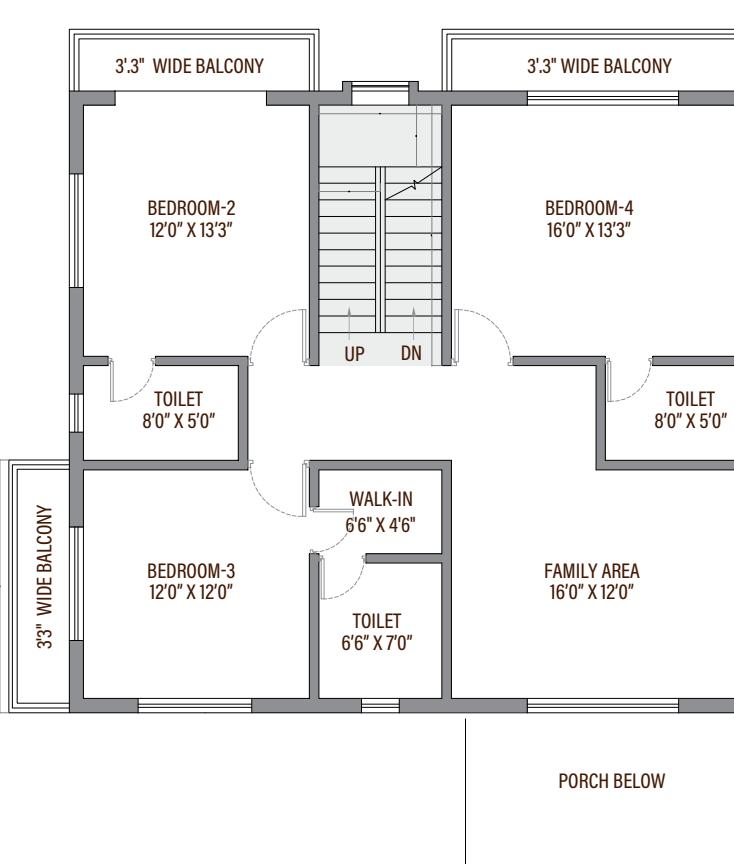


TYPE 'A' FLOOR PLAN

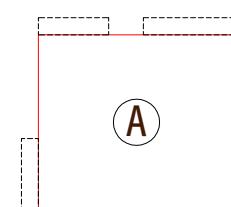
Ground Floor Plan



First Floor Plan



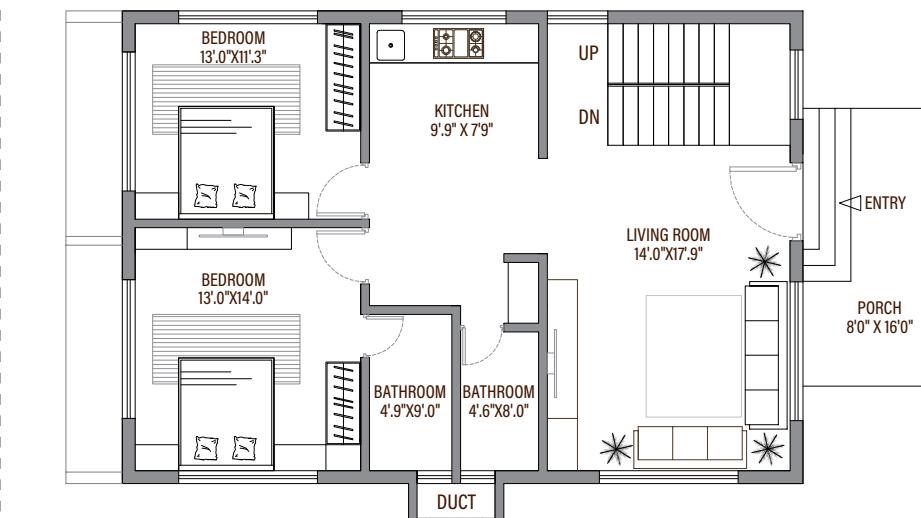
AREA	SQ. MTR.	SQ. FT.
GROUND FLOOR AREA	112.50	1210.95
FIRST FLOOR AREA	112.50	1210.95
TOTAL	225.00	2421.90



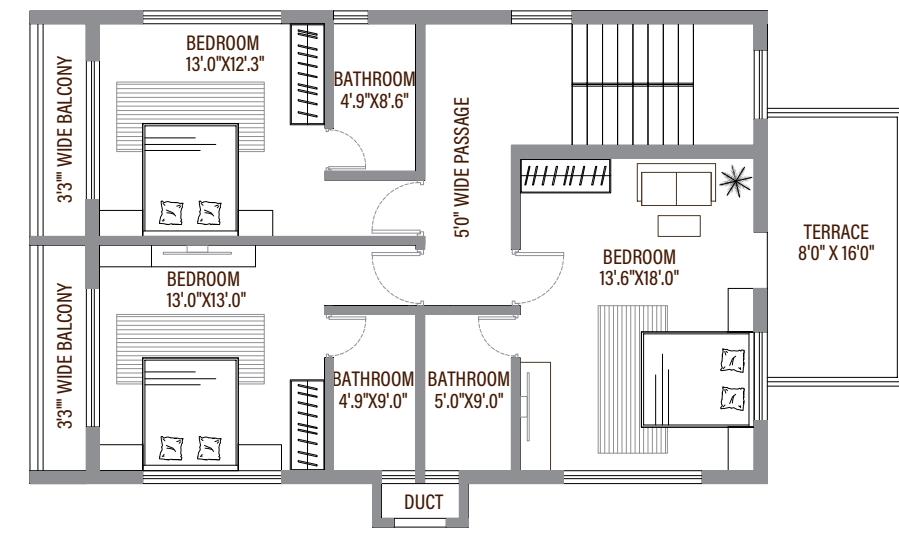
TYPE - 'A'

TYPE 'B' FLOOR PLAN

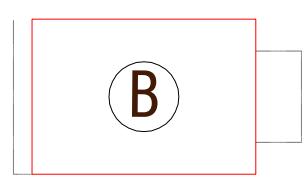
Ground Floor Plan



First Floor Plan

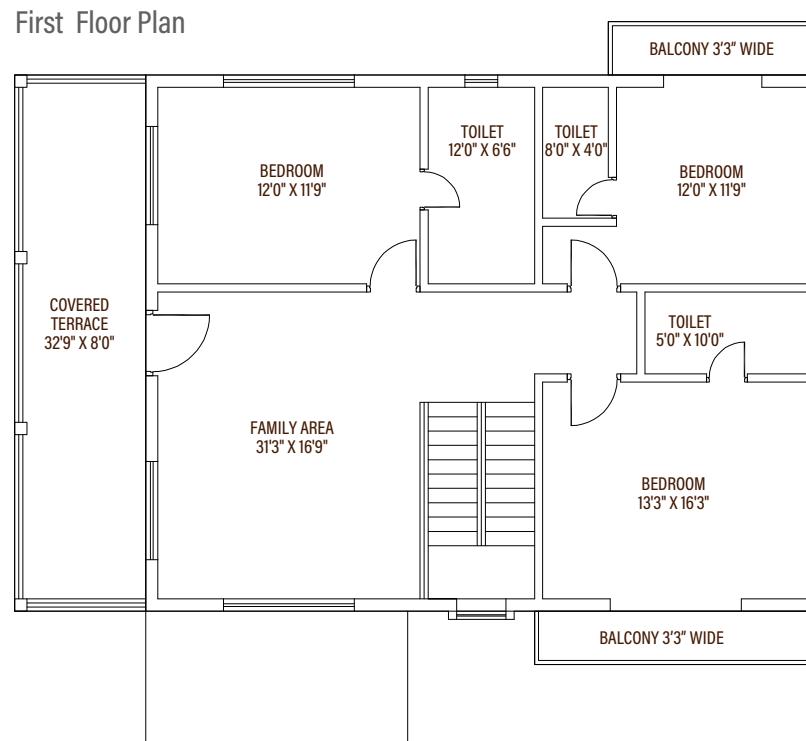
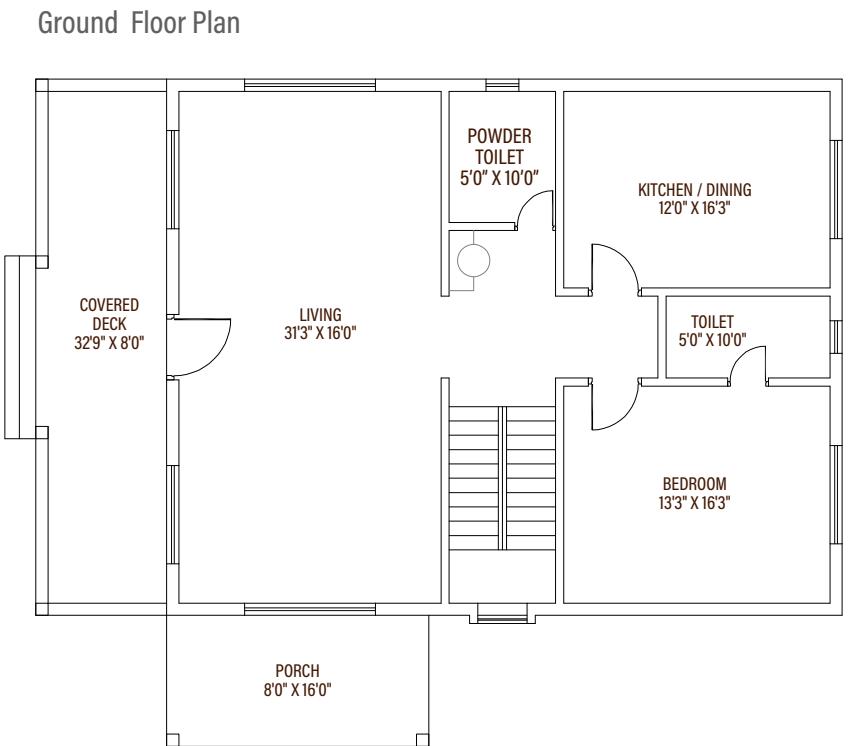


AREA	SQ. MTR.	SQ. FT.
GROUND FLOOR AREA	99.39	1069.83
FIRST FLOOR AREA	99.39	1069.83
TOTAL	198.78	2139.66

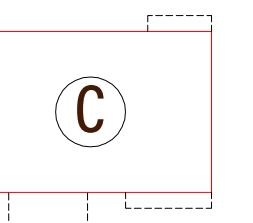


TYPE - 'B'

TYPE 'C' FLOOR PLAN
TWIN BUNGLOW



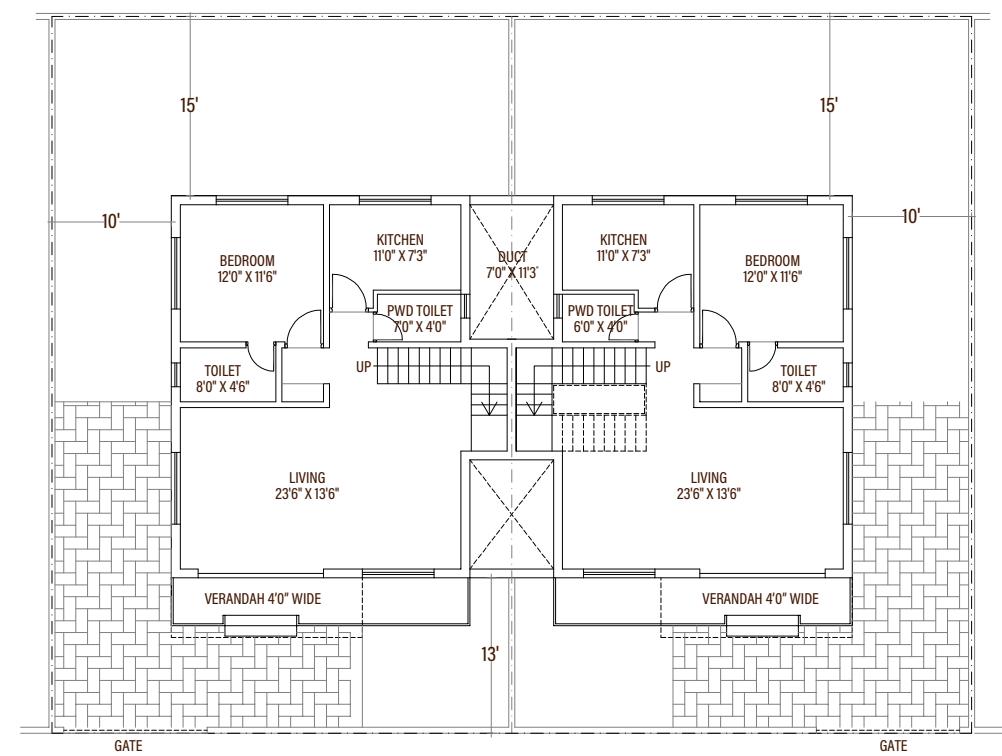
AREA	SQ. MTR.	SQ. FT.
GROUND FLOOR AREA	150.00	1614.60
FIRST FLOOR AREA	150.00	1614.60
TOTAL	300.00	3229.20



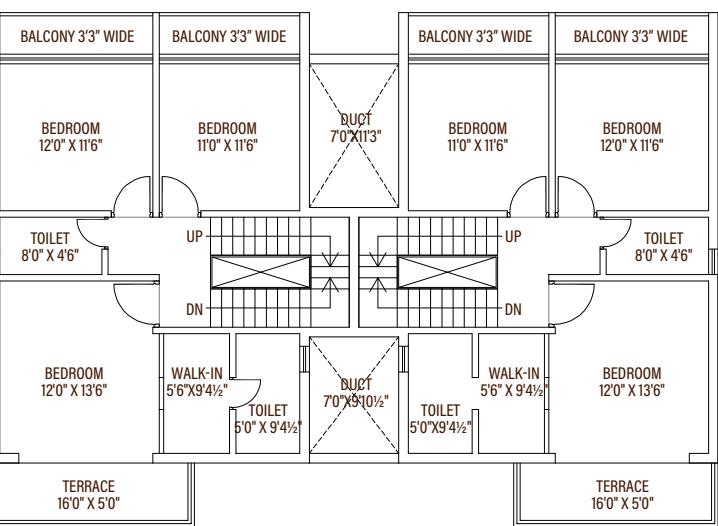
TYPE - 'C'
TWIN BUNGLOW

TYPE 'E' FLOOR PLAN
TWIN BUNGLOW

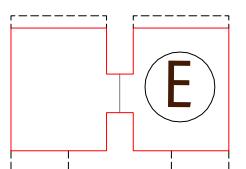
Ground Floor Plan



First Floor Plan



ROAD



TYPE - 'E'
TWIN BUNGLOW

AREA	SQ. MTR.	SQ. FT.
GROUND FLOOR AREA	155.21	1670.68
FIRST FLOOR AREA	155.21	1670.68
TOTAL	310.42	3341.36



A LEGACY
OF
40
YEARS

Since 1995 Siddhivinayak Marketing & Developers has been the voice of the residential construction industry in Pune—one of the most vital and enterprising industries in India.

Pune is an acknowledged world leader in residential construction, and we are widely recognized for our technological "know-how", and well respected for the quality of the homes we build. The name of the company built on its vision and commitment; a vision of a strong and positive role for the housing industry, and a commitment to support the business success of our members and their ability to provide affordability, quality and choice for consumers.

Mr. Ramesh Y. Kavediya is founder of the company and Mr. Sambhav Ramesh Kavediya leads the family business.

COMPLETED PROJECTS

