

Tranquility, Serenity and Beauty of nature
is **KEY** to find Happiness in **LIFE...**



Site Address : S. No. 14/5/A, Kondiwade, Karjat, Pin - 410201, Tal. Karjat, Dist. Raigad.

Concept of Luxury Resort Home invest, enjoy and earn ...!



Brainwave Realty presents you an irresistible opportunity to invest in Luxury Resort Home project by introducing their premium infra project **My Riverfront**, a gated community of 55 fully furnished studio apartments and 15 pool villas which are uniquely located on the bank of river Ulhas at Village Kondiwade, Karjat-Raigad.

If you are wondering where to get a fully furnished holiday home in the lap of Mother Nature without the hassles of buying a litigation free plot and spending your time, energy and money on construction then your search ends at **My Riverfront**. This finest upscale project provide you with the experience of premium living and luxury holiday combined into one with wide variety of amenities that ensures your blissful stay at your very own resort home.

My Riverfront holiday resort home is not like a thoughtless investment deals on second home that many people do as an impulsive buying, rather it is a safe and value earning real estate investment with high return on investment (ROI) in terms of appreciation and assured rental opportunities.

Nestled in nature, far from pollution and chaos of city life **My Riverfront** will make you feel relaxed, refreshed and rejuvenated, where every breath is pure and reconnecting your soul to nature for enriched holistic lifestyle and positive morning vibes. You can enjoy sunrise, sunset, mesmerizing 360° view of mountains and countryside all from one place.

Then what are you waiting for, make a smart choice by investing in " A second home that promises to be your first choice ".



MY RIVER FRONT

VILLAS & STUDIOS





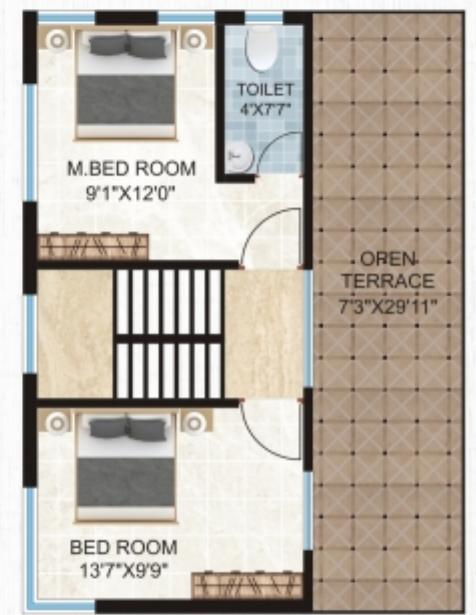
Pool Villas Plot Amenities

- Individual 7/12 with Legal Ownership
- Project Sanctioned by Town Planning and the Collector Office of Raigad District
- Compound Wall with Gate
- Landscape Garden with Decorative Lighting
- Open Parking

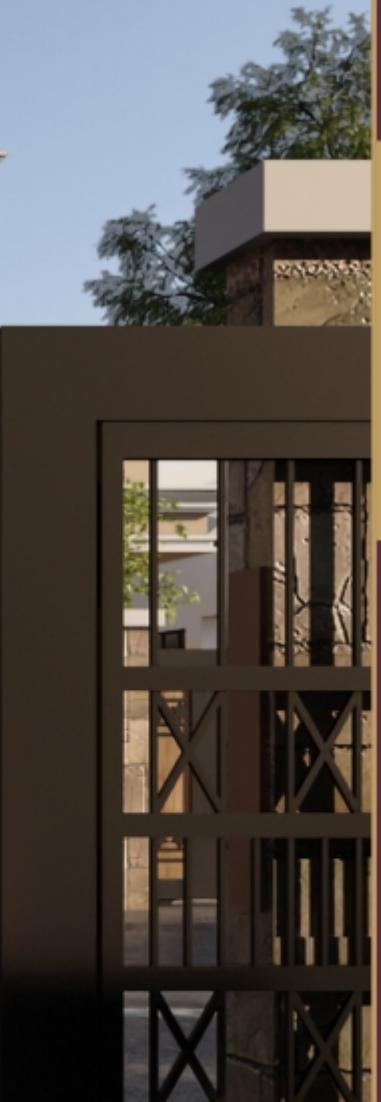
A Piece of Land for **Peace of Mind**



GROUND FLOOR PLAN
TYPE - A



FIRST FLOOR PLAN
TYPE - A



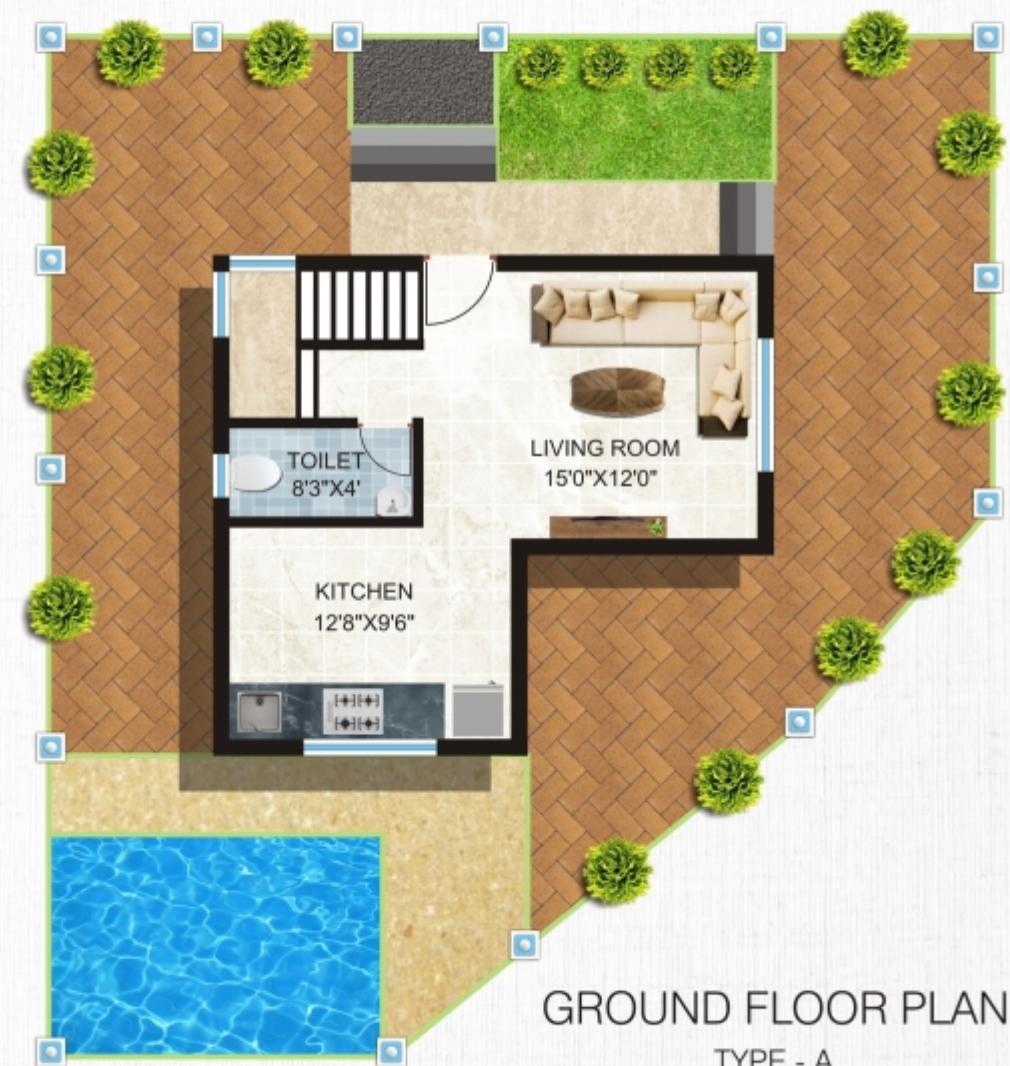


Pool Villa Amenities

- Flooring 4 X 4 DGVT
- Bathroom Tile 2 X 4 DGVT
- Composite Marble Window Frames
- Concealed Electrical Points with a Premium Modular Switches
- Sanitary and Bathroom Fitting from Jaguar
- Water Resistant Exterior Paint from Asian Paints
- Elegant Laminated Door with a Godrej Lock
- Granite Kitchen Platform with SS Sinks
- Plunch Pool - 14 X 9
- Landscaped Garden



FIRST FLOOR PLAN
TYPE - A



GROUND FLOOR PLAN
TYPE - A

The goal of life is living in agreement
with the **NATURE**....





Project Highlights

- Fully Equipped Gymnasium
- Open Library
- Clubhouse with Indoor Games
- Cafeteria and Multi Cuisine Restaurant and Bar
- River Side Dining
- State of The Art Swimming Pool with Baby Pool
- Pool Side Dining
- CCTV Cameras and 24 X 7 Security at Main Gate
- Jogging, Walking and Cycling Track
- River Side Gazebo
- Party Lawns
- Children Play Area
- Fountain with Seat Out Area
- Sun Decks
- Decorative Street & Garden Lights
- Housekeeping & Maintenance Service
- Rainwater Harvesting
- Wide Tar/Concrete Roads
- Solar Water Heater
- Camping Site for Tents
- Star Gazing Area
- Meditation Deck
- Yoga Lawns
- Riverside Landscape
- Bonfire Area
- Banquet Hall
- Community Centre
- DJ and Karaoke
- Mini Theatre
- Music Room

Bubble of flowing River is nature's
way of saying, Let's **PARTY!**





Studio Apartment Amenities

- Branded Fully Automatic Lift with Power Backup
- Overhead and Underground tanks with Ample Storage Capacity
- Landscaped Garden with Fountain & Water Bodies
- Fully Furnished Studio with Furniture & Gadgets



SPECIFICATION FOR STUDIOS

Flooring

- Branded 2' X 2' Vitrified Floor Tiles.

Alcove (Kitchen)

- Granite Kitchen Platform with Stainless Steel Sink.
- Glazed Tiles above Platform upto Beam Level.
- Concealed Plumbing.

Doors

- Main Door : Flush Door with Decorative Laminate Sheets,
- Safety Lock and Beautiful Fittings.
- Granite Marble frames for all Doors of Toilets.

Windows

- Heavy Section Powder Coated Aluminum Window.



Electrification

- Concealed Polycab Copper Wiring with MCBs and Adequate Points.
- Modular Switches of Reputed Make.
- TV Cable & AC Point

Painting & Wall Finish

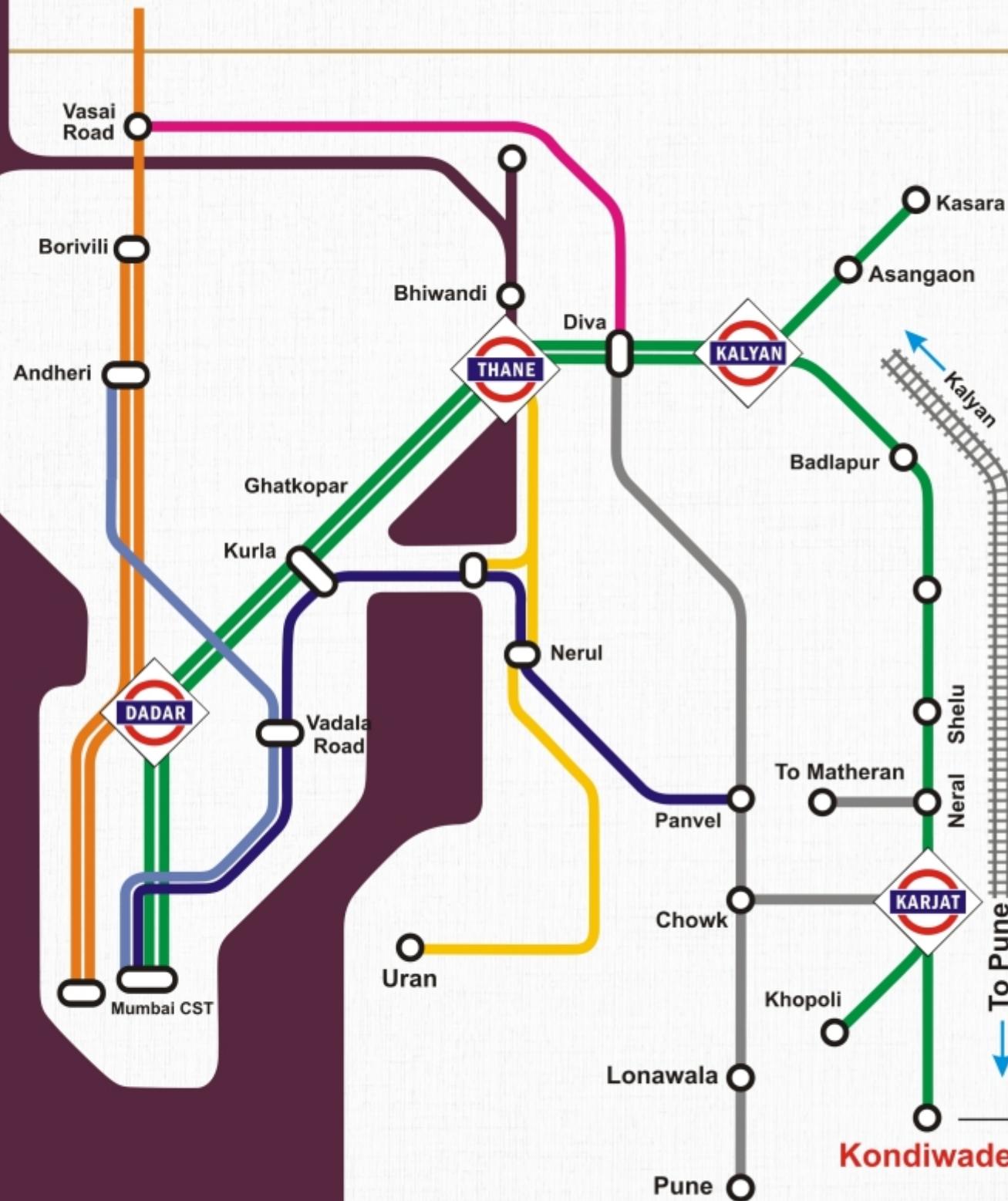
- Branded Plastic Paint for Internal Walls
- Good Quality Branded Acrylic Paint for External Walls

Toilets

- Water Proof FRP Doors.
- Concealed Plumbing
- Bathroom C.P. Fittings
- Sanitary Ware of Reputed Make.
- Anti Skid Tiles.
- Glazed Wall Tiles upto Beam Level.

Relax, Refresh and Rejuvenate
in the lap of Mother **NATURE**...





Distance from My River Front :

Mumbai	83.1 Km	2 Hour
Vasai	57.9 Km	1 Hour 27 Minute
New Panvel	39.5 Km	1 Hour 12 Minute
karjat	9.3 Km	23 Minute
Pune	112 Km	2 Hour 30 Minute
Thane	73.5 Km	1 Hour 59 Minute
Chowk	20.8 Km	41 Minute

The Exquisite Square of
Luxury & Location



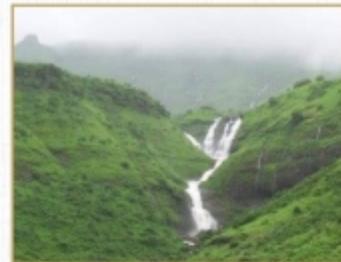
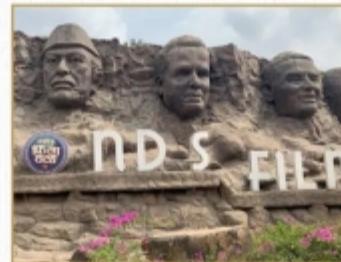
MY RIVER FRONT
VILLAS & STUDIOS

About *Karjat*

Karjat is a splendid holiday destination and a small adorable hill station located in the Basin of Ulhas River at the foot hills of Sahyadris with minimum elevation of 22 m and maximum elevation of 1095 m.

Karjat is almost equidistant from both Mumbai and Pune (approximately 100 km) with excellent road connectivity from both the cities with a driving distance of 2-3 h from any part of Mumbai and Thane or Pune as it offers good proximity to Mumbai-Pune expressway. The upcoming Panvel - Bhimashankar highway will even reduce travel time to Karjat making it still more accessible to both the cities.

Outskirts of **Karjat** displays breathtaking panoramic and scenic natural beauty with picturesque landscapes. Rich vegetation, a perennial stream of river Ulhas, rocky terrain, pleasant climate and countless number of waterfalls that emerge during monsoon makes it charismatic and mesmerizing. Therefore there is no wonder why it has become favourite destination among the trekkers and nature lovers alike...



Vicinity of My River Front

Kondana Caves	2.8 Km	12 Minute
Solan Pada Dam	36.9 Km	1 Hour 10 Minute
Rajmachi (Fort)	3.8 Km	1 Hour
Kotilgad (Fort)	35.7 Km	1 Hour
Peb, Neral (Fort)	27.1 Km	54 Minute
Matheran (Hill Station)	32.8 Km	1 Hour 12 Minute
Radisson Blu (5 Star)	2.5 Km	8 Minute
ND Studio	18.9 Km	41 Minute
Baldigambar Ganesh Mandir	16.8 Km	35 Minute

Ashane Waterfall	16.4 Km	46 Minute
Palasdari Waterfall	17.5 Km	37 Minute
Varad Vinayak Ganpati, Mahad	23.5 Km	45 Minute
Tapal wadi Waterfall Neral	25.1 Km	50 Minute
Yogeshwari Devi and Vydheshwar Temple	1.3 Km	5 Minute
Swami Samarth Math	7.3 Km	37 Minute
Gagangiri Maharaj Ashram	31.1 Km	55 Minute
Imagica Amusement Park	34.4 Km	1 Hour
Morbe Dam	23.8 Km	56 Minute



A Project By



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Branch Off.: Unit 4, Plot No. 16, Sector - 12, Matheran Road, New Panvel, Mumbai - 410 206.

Call : 9527 560 560 | 985 017 1010 | 9011 009 613

Architect

Brahma Chaitanya Enterprises
Karjat

RCC Consultant

Saad Consultant
Badlapur

Legal Advisor

Adv. Devendra Nath Joshi
Badlapur

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