

KARJAT · MAHARASHTRA

# avacasa

## KARJAT 1

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A boutique 8-acre plotted community  
One hour from the new Navi Mumbai airport

### THE PROJECT, AT A GLANCE

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**8**  
ACRES

**51**  
NA PLOTS

**1 HR**  
TO NMIA

**MAY**  
'27 POSSESSION

*2,500-4,500 sqft plots · RERA-approved · 25% payment per quarter*

Hill & dam views · Clubhouse · Pool · Gym · Courts · Single clear title

LAND · LEGACY · LIFESTYLE

[avacasa.life / karjat](https://avacasa.life/karjat)

# Own your slice of nature.

## *In Karjat.*

Step out of the city and into a lush green backyard, where the chaos fades and the calm takes over. Mornings open to the sound of birdsong. Evenings fill with laughter under open skies. Weekends turn into memories you carry forever.

Avacasa Karjat 1 is a curated 8-acre plotted community of 51 private plots — thoughtfully framed by gardens, water features and a 25,000 sqft open-air clubhouse. A place to grow. A place to unwind. A place that grows with you.

### ■ Where joy is boundless

Open lawns. Wide skies. Room to breathe.

### ■ Where the world feels secure

Gated, with 24x7 CCTV surveillance.

### ■ Where worries are left behind

Strong infrastructure. Reliable utilities.

### ■ Where the future shines brighter

A hard asset in a high-growth corridor.

### ■ Where moments turn into memories

Five framed amenities, woven into the plan.

### ■ Where greenery is forever

29,000 sqft of dedicated green sanctuaries.

## A KARJAT MORNING, IN MONSOON

*Now own and build a bit of natural space in your very own place.*

# A place to grow & unwind.

In a post-pandemic world where the lines between work and retreat have blurred, Karjat stands out as the new favourite for second-home seekers — a different climate, a different pace and a different idea of what a home can be.

**30%**

rise in demand for  
land enquiries in Karjat

**65%**

of homebuyers want  
a second home outside the city

**38%**

of buyers prefer  
hill-station adjacent locations

## MUMBAI 3.0 · URBAN EXPANSION CORRIDOR

Multi-modal connectivity. Future-ready infrastructure.

*Positioned for rapid growth around the new Navi Mumbai airport.*

*"Karjat is where Mumbai comes to breathe."*

## 12-18% HISTORIC LAND CAGR

In the Karjat-Khopoli belt over the last decade.

# Travel easy *to a fuller life.*

Karjat is positioned for rapid growth, driven by multi-modal connectivity, urban planning and future-ready infrastructure.

- RAIL & ROAD**  
Seamless access via Mumbai-Pune Expressway, NH 48, Karjat-Khopoli road and Karjat Railway Station.
- MUMBAI TRANS HARBOUR LINK**  
Dramatically reduced travel time from Mumbai to Navi Mumbai, accelerating Karjat's growth as a satellite destination.
- NAVI MUMBAI INT'L AIRPORT**  
Generating over 3.4 lakh jobs, boosting investments in Karjat and driving growth across the entire NMIA zone.

## KEY DISTANCES

|                        |        |                           |            |
|------------------------|--------|---------------------------|------------|
| Karjat Railway Station | 3.1 km | South Mumbai              | 63.5 km    |
| Karjat Phata           | 6.2 km | Old Mumbai-Pune Highway   | 62 km      |
| Shedung Toll           | 15 km  | Mumbai Trans Harbour Link | 68 km      |
| Mumbai-Pune Expressway | 35 km  | Lonavala                  | 8.2 km     |
| Khalapur Toll Plaza    | 46 km  | Navi Mumbai Int'l Airport | 1 hr drive |

PART OF THE MUMBAI 3.0 EXPANSION CORRIDOR  
2 hrs from South Mumbai · 90 min from Pune · 1 hr from NMIA

# An 8-acre community, *thoughtfully planned.*

51 private plots tucked into nature's embrace. A 12-meter internal road. Framed amenities. Trees and water woven through the plan.



## AMENITY LEGEND

### OPEN SPACE 1

- A1 Seating Area
- A2 Textured Pathway

### OPEN SPACE 2

- B1 Multipurpose Court
- B2 Swimming Pool
- B3 Clubhouse
- B4 Sculpture Court

### OPEN SPACE 3

- C1 Tree Court & Seating
- C2 Butterfly & Colour Garden
- C3 Roundabout with Seating

# The project, *in numbers.*

TOTAL AREA

**8 acres**

PLOT SIZES

**2,500 - 4,500 sqft**

POSSESSION

**Phase 1 — May 2027**

TITLE

**Single clear NA title**

CLUBHOUSE

**25,000 sqft, open-air**

SECURITY

**Gated, 24x7 CCTV**

TOTAL PLOTS

**51 NA plots**

INTERNAL ROAD

**12 meters wide**

PAYMENT PLAN

**25% per quarter**

APPROVAL

**RERA-approved**

GREEN SANCTUARIES

**29,000 sqft dedicated**

VIEWS

**Hill & dam views**

## WHAT MAKES AVACASA KARJAT 1 RARE

A boutique 8-acre plotted community in a high-growth airport corridor — RERA-approved, single clear title and a clubhouse-led amenity plan. Avacasa Karjat 1 brings only a small set of plots directly to qualified buyers.

## IMMEDIATE APPRECIATION POTENTIAL

RERA-APPROVED · SINGLE CLEAR TITLE · HILL & DAM VIEWS

# Where moments *turn into memories.*

Spread across 25,000 sqft, a one-of-a-kind open-air clubhouse invites you to gather and celebrate life. Laughter travels easily. Stories flow under open skies. Togetherness blossoms into cherished memories that stay with you forever.

| OUTDOOR                                                                                                                                                                                                           | INDOOR                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Swimming pool</li><li>Poolside deck</li><li>Multipurpose court</li><li>Garden sit-out</li><li>Wellness trail</li><li>Star-gazing deck</li><li>Open-to-sky seating</li></ul> | <ul style="list-style-type: none"><li>Wellness gym</li><li>Yoga studio</li><li>Multi-celebration hall</li><li>Express cafe</li><li>Curated library</li><li>Indoor seating</li><li>Table tennis · Pool table · Foosball</li></ul> |

THE OPEN-AIR CLUBHOUSE

25,000 sqft

*Folded into the master plan rather than tacked on.*

CLUBHOUSE · POOL · GYM · COURTS

Designed for gathering, designed to last.

# Where greenery *is forever.*

Dedicated green spaces where every step feels lighter and every moment calmer. Families come together. Children play freely. Nature quietly restores you with its peace and beauty.

## Reflexology Path

To rejuvenate the senses

## Zen Garden

For mindful calm

## Butterfly Garden

Alive with nature's vibrance

## Orchard Grove

Connecting you back to the earth

## Colour Garden

Bringing energy and vibrancy

## Sculpture Court

A quiet space for reflection

DEDICATED GREEN SANCTUARIES

# 29,000 sqft

*Threaded through the plan, never an afterthought.*

**GREEN SPACES THAT GROW WITH YOUR FAMILY**

Six curated gardens. · One continuous landscape.

# A world to explore.

At the edge of Avacasa Karjat 1 lies the mesmerising Western Ghats — with lush landscapes, ancient forts and hidden waterfalls. A perfect weekend haven where nature, history and tranquility come together, all within easy reach.

| WATER & NATURE       |       | HERITAGE & FORTS       |       |
|----------------------|-------|------------------------|-------|
| Palasdari Waterfalls | 3 km  | Sajjangad Temple       | 22 km |
| Ulhas River          | 5 km  | Peth Fort              | 32 km |
| Bhilvade Dam         | 9 km  | Lohagad Fort           | 45 km |
| Morbe Dam            | 14 km | Kondana Caves          | 47 km |
| Kalote Waterfalls    | 17 km | Karnala Bird Sanctuary | 40 km |
| Bhivpuri Waterfalls  | 22 km | Matheran               | 26 km |

WHAT'S CLOSE BY, DAY-TO-DAY

Saltt Cafe · 4 km      Roots Cafe · 7 km

Hospital, supermarket and police station within easy reach

Swiggy & Zomato serviceable

# Simple terms.

## *Clear paperwork.*

Plots are NA-titled with a single clear title. RERA-approved. Possession of Phase 1 in May 2027. Payment is staggered 25% per quarter — no construction-linked stress.

### LAND ENTRY

# Starting at ■ 1 Cr

2,500-4,500 sqft plots · Pricing varies by plot size and orientation

### PAYMENT SCHEDULE

|    |     |                           |
|----|-----|---------------------------|
| Q1 | 25% | On booking                |
| Q2 | 25% | Three months from booking |
| Q3 | 25% | Six months from booking   |
| Q4 | 25% | Nine months from booking  |

### WHAT'S INCLUDED

- NA-titled plot with single clear title · RERA-approved
- Share of all common amenities (clubhouse, pool, gym, courts)
- Internal roads, perimeter security and 24x7 CCTV
- Landscaped green sanctuaries, water features and trails

### POSSESSION · PHASE 1 · MAY 2027

25% per quarter · Single clear title · No construction stress

A QUIET INVITATION

# Book a site visit.

*A Saturday or Sunday morning.  
We host every guest personally.*



## CONNECT WITH AVACASA

CALL · WHATSAPP

**+91 91481 42397**

EMAIL

**ss@avacasa.life**

WEB

**avacasa.life / karjat**

**BOOK A SITE VISIT**

LAND · LEGACY · LIFESTYLE

**avacasa**

Karjat, Maharashtra