

A RARE
SECOND
Home
Investment
FOR THE PRIVILEGED FEW

Where Balinese Tranquillity Meets Intelligent Wealth Creation Istana is India's first Balinese-themed luxury villa estate designed exclusively for those who invest in experiences as much as they invest in assets.

A sanctuary crafted for UHNIs, it blends architectural serenity, lifestyle elevation, and assured financial returns into one rare opportunity.

This is not just a villa. It is a retreat, an income-generating asset, and a long-term wealth multiplier wrapped in a world of curated calm.

A Luxury Lifestyle Inspired by Bali

Step into a world where every curve, texture, and detail echoes the tranquil soul of Bali. Lush landscape pockets, water bodies, carved stone features, wooden accents, and earthy palettes come together to offer a serene, resort-grade living experience; not found anywhere else in India.

This is the new benchmark of second-home luxury for families who seek beauty, balance, and curated peace.



A Hassle-Free Ownership Model

Maintaining a luxury villa can be complex until Istana takes over. Our all-inclusive Property Maintenance Services ensure that your villa remains pristine year-round. From housekeeping and landscaping to security and upkeep, the management team handles everything seamlessly.

You enjoy your home when you want, without the burden of traditional holiday-home management.





A Luxury Asset with Long-Term Capital Appreciation

Istana's strategic location, themed development, limited inventory, and growing NRI demand make it a future-forward real estate investment.

As infrastructure evolves and the destination matures, the estate's value is set to appreciate, positioning your villa as a legacy-grade asset for your portfolio.

Istana Prive

The Lease-Back Model for Intelligent Investors

When lifestyle meets smart financing, you get Istana Prive an investment-led lease-back program tailored for UHNIs and NRIs who demand both experience and returns.

Prive Highlights:

- **Guaranteed income:** Minimum **₹1,00,000** assured every month for **24 months**.
- **Up to 9% rental yield** based on occupancy performance.

A luxury villa that not only pays for itself but generates steady income. This is wealth with elegance.



Why You Should Invest Now

The Istana Advantage

In a market where most second homes are purely lifestyle buys, Istana stands out as a rare fusion of luxury living + assured returns + long-term appreciation. It is built for investors who expect more. More clarity, more returns, more exclusivity, and more meaning from their assets.



A Secure. High-Growth Destination

Istana is set within a rapidly emerging luxury corridor supported by tourism, hospitality, viticulture, clean air index, and elite-level demand. The region has demonstrated consistent year-on-year property growth and continues to strengthen as India's preferred second-home market.

From the *Visionaries*

United Builders,

established in 1968, has been a pioneering force in shaping Nashik's residential and commercial landscape. With more than 100 completed developments across the city's most coveted neighbourhoods, we have delivered excellence consistently for over four decades.

At United Builders, our philosophy is deeply rooted in a customer-first approach. We continuously reimagine living spaces to align with the evolving aspirations of our discerning clientele. Each project is thoughtfully placed in a prime location and crafted to become a signature landmark within its precinct.



Our Commitments

- We deliver only prime locations, uncompromising quality, and absolute transparency.
- We adhere to CREDAI's Code of Conduct, ensuring integrity and fairness in every interaction.
- As proud members of CREDAI Nashik, we offer customers a trusted platform for redressal, should the need arise.
- Every project is backed by full completion certification and built with earthquake-resistant design standards.
- We are among the earliest developers in India to adopt and implement CREDAI's Model Agreement for Sale, setting a benchmark in ethical and customer-centric development.



Connect with
your luxury advisor today.

