



A REFLECTION OF YOURSELF



casa único
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Experience the
rendezvous by
the hills





OVERVIEW

Located within a bustling township at the foothills of Matheran, Casa Unico opens the doors to charismatic Karjat with 14.5 acres of benevolent landscapes, hills and lush greenery. It's close proximity to nature allows you to let go of your daily hassles and the convalescing cityscape keeps you upbeat with the comforts of a township. A 90 minute drive from Mumbai, Casa Unico promises a home, heaven and a true reflection of yourself.









Artist's Impression



ADONIA

RECREATE

Colourful and artistic, spaces at Casa Unico are epitomes of 21st century homes, complete with all modern amenities and luxuries. Every room in your residence reflects opulence and the comfort that a discerning home seeker is looking for. The quaint view of the pristine nature emulates calm for the elderly, and at the same time exuberance for the kids.



Artist's Impression



STELLA



GRANDE

MEDITERRANEAN MAGIC

Give way to bespoke experiences as you set your feet within the premium apartments and condos at Casa Unico that are designed keeping the Mediterranean spirit in mind. Indulge your wanderlust as you step across the lush greens overseeing your gracious retreat.





SOLITAIRE



CLUB HOUSE AMENITIES



- Mediterranean Club House with Gymnasium
- Yoga Room / Meditation Room / Aerobic Room
- Squash Courts
- Multipurpose Room for Indoor Games
- Kids Gaming Area
- Library and Reading Room
- Business & Reception Lounge
- Department / Convenience Store
- Themed Restaurant
- Whole day Café
- On- Site Launderette
- Banquet Hall for Functions

IMPERIA



OUTDOOR AMENITIES



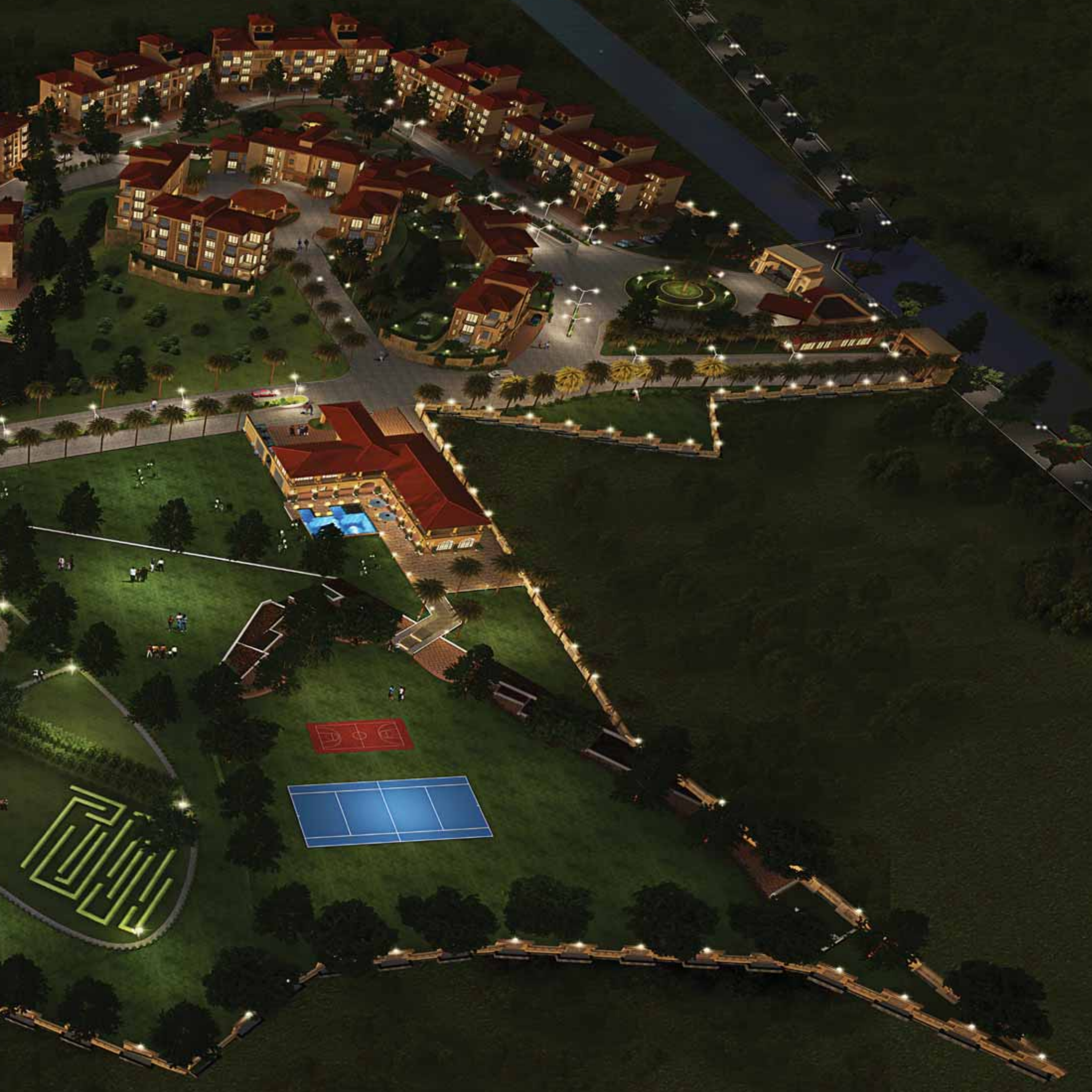
- Open Air Amphitheatre for Community Celebrations
- Badminton Courts
- Senior Citizen Area
- Swimming Pool, Separate Toddlers Pool with surrounding landscaped areas
- Children's Play Area

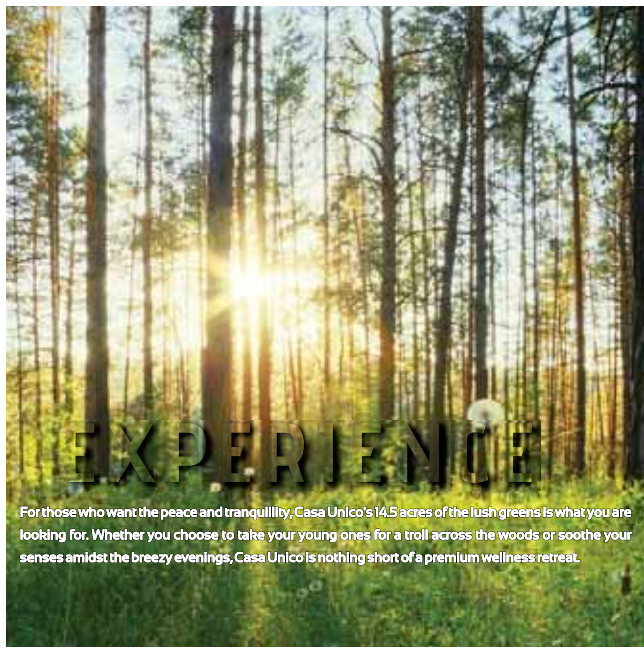
- Golf Putting Green
- Basketball Court
- Tennis Court
- Jogging Track/ Intricate Walkways
- 50% Open Landscaped Area and Gardens
- Outdoor Barbeque and Camping Facilities
- Relaxed Seating Areas

CLUB HOUSE









EXPERIENCE

For those who want the peace and tranquillity, Casa Unico's 14.5 acres of lush greens is what you are looking for. Whether you choose to take your young ones for a stroll across the woods or soothe your senses amidst the breezy evenings, Casa Unico is nothing short of a premium wellness retreat.



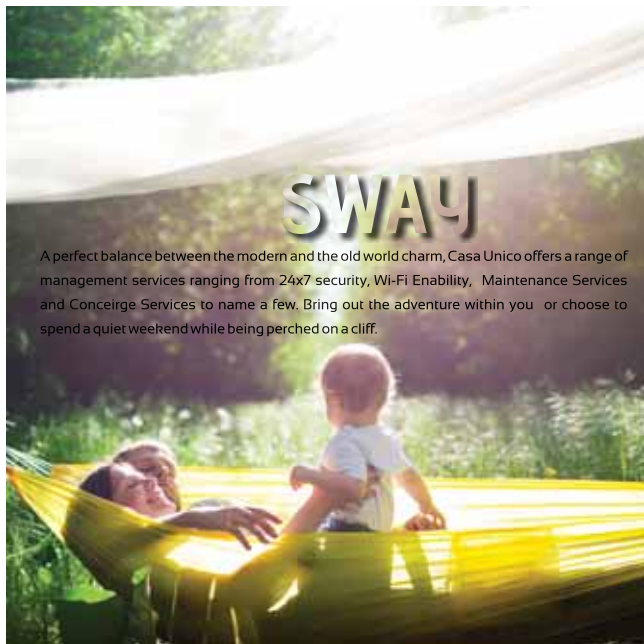
PLAY

Retreat from the city traffic and yet not so far from the social and corporate conurbation, Casa Unico fits well to every element of living the perfect life. Come, discover the lingering scent of nature amidst the misty mountains, and engross yourself at the perfect place of luxe living.



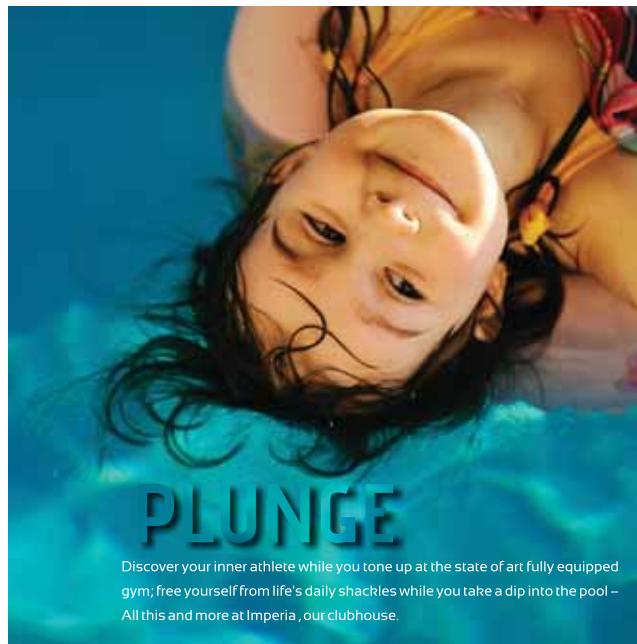
DELICACY

Give way to splendid and mouth watering dishes that define your elusive taste at the premium kitchenette that is designed to aid the modern day woman who is constantly on the go and yet graciously wants to serve her family.



SWAY

A perfect balance between the modern and the old world charm, Casa Unico offers a range of management services ranging from 24x7 security, Wi-Fi Enableity, Maintenance Services and Conceirge Services to name a few. Bring out the adventure within you or choose to spend a quiet weekend while being perched on a cliff.



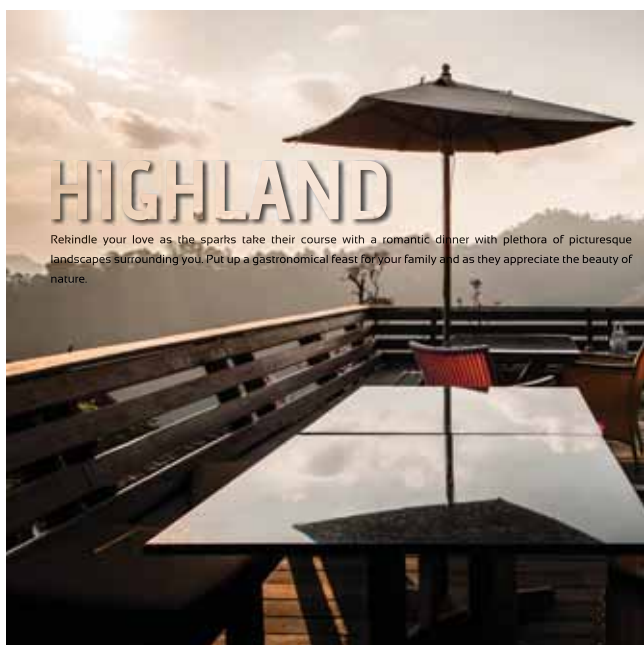
PLUNGE

Discover your inner athlete while you tone up at the state of art fully equipped gym; free yourself from life's daily shackles while you take a dip into the pool - All this and more at Imperia, our clubhouse.



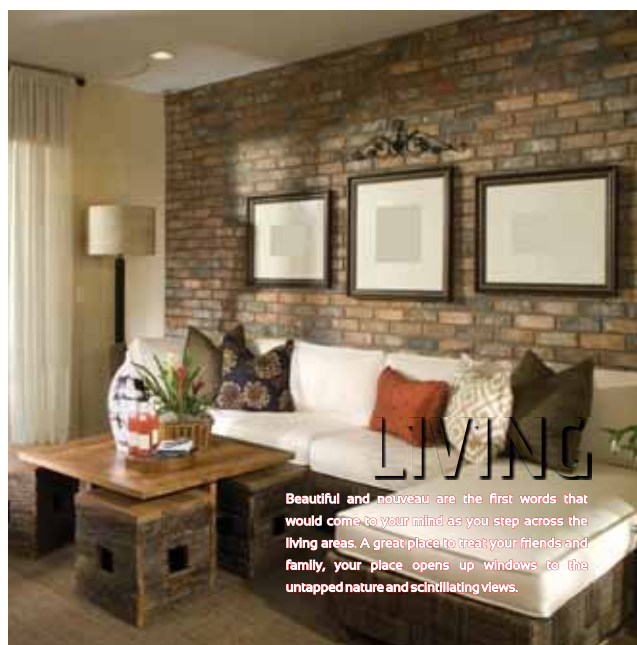
TRANQUIL

Wake up to the cosiness of your breathtaking bedroom. The pristine views awaits to mesmerize you everyday everytime.



HIGHLAND

Rekindle your love as the sparts take their course with a romantic dinner with plethora of picturesque landscapes surrounding you. Put up a gastronomical feast for your family and as they appreciate the beauty of nature.



LIVING

Beautiful and nouveau are the first words that would come to your mind as you step across the living areas. A great place to treat your friends and family, your place opens up windows to the untapped nature and scintillating views.



PIAZZA

A deck area makes your home 'forever beautiful', it displays the surrounding scenic landscapes, hills and waterfalls. Enjoy your evening tea while you splurge into the treasures that Karjat has to offer.



ARENA SPACE - JOGESHWARI, MUMBAI



KALPATARU TOWERS - KANDIVALI, MUMBAI

GA design

Rajan and Sachin Goregaoker, architects and Directors of GA design, head one of the leading architecture and design practices in Mumbai. They have extensive experience in planning and designing residential townships, residential and commercial buildings. Rajan and Sachin approach each project without preconceived ideas and realize their clients' vision by using technical expertise, imagination and dedication.

The design style of Casa Unico at Karjat, incorporates elements of nature. Cultural stone, decorative railings, balconies and round pillars express the romantic flavor of the Mediterranean life. The gated community has been designed to offer comfortable living with global amenities in the midst of inexplicable tranquility.

ABIL IMPERIAL - BANER, PUNE



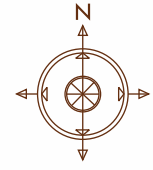
REGENCY WILLOW - LONAVLA



RAHEJA RIDGEWOOD - GOREGAON EAST



MASTER PLAN



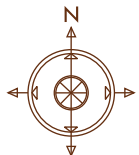
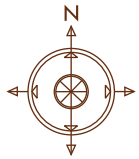
LEGENDS:

- ADONIA-BUILDING - A1,A2,A3 & A4 (1BHK TERRACE FLATS)
- GRANDE-BUILDING - B1,B2,B3 & B4 (2BHK GARDEN HOMES)
- SOLITAIRE-BUILDING - C1,C2,C3 & C4 (2BHK GARDEN HOMES)
- IVORY - TWIN VILLA - D1,D2 & D3
- STELLA - BUILDING - E1,E2,E3,E4 & E5 (1BHK+STUDIO)

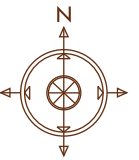
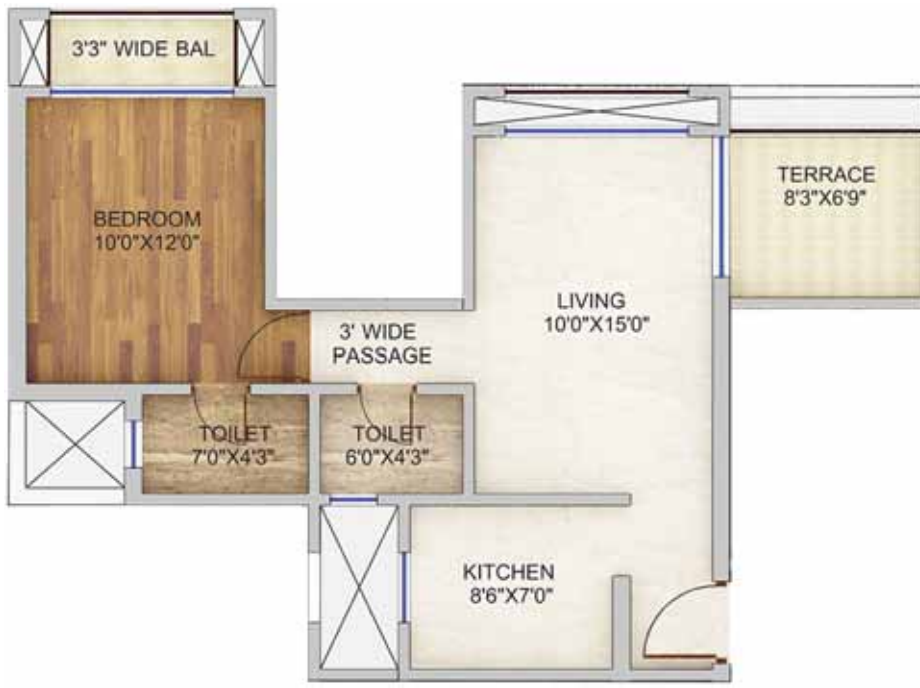
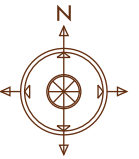
LEGEND

1	ENTRANCE GATE
2	LANDSCAPED CIRCLE AT ENTRANCE
3	FEATURE FLOWERING LANDSCAPE
4	SALES OFFICE
5	COMBINATION FLOWERING PLANTATION
6	AMPHITHEATER
7	GREEN PATCH WITH FALL CONCEPT
8	INBUILT SLIDES USING NATURAL SLOPE
9	HOPSCOTCH
10	RAISED LOGS PLAY
11	SWINGS
12	BAMBOO EDGE PLANTATION
13	GAZEBO
14	JOGGERS' TRACK
15	PATHWAYS
16	SENIOR'S ZONE
17	GIANT SNAKES AND LADDERS
18	COVERED ENTRANCE TO RG
19	PLANTATION AT ROAD DIVIDERS
20	ROADSIDE COMBINATION PLANTATION
21	AVENUE PLANTATION - PALMS
22	CLUB HOUSE
23	ENTRANCE TO COURTS AREA
24	COURTS AREA
25	MAZE
26	FOREST TRAILS / CYCLE TRACKS
27	BAMBOO TRAILS
28	VIEWING DECK
29	POND WITH BRIDGE
30	YOGA ZONE WITH GAZEBO
31	PRIVATE LANDSCAPED TERRACES
32	PRIVATE KITCHEN GARDEN
33	SLOPING LAWN WITH PLANTATION FOR EROSION CONTROL
34	GAZEBO AT TOP
35	DECORATIVE FLOWERING
36	READYMADE SITTING
37	PARTY LAWN
38	SWIMMING POOL





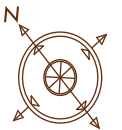
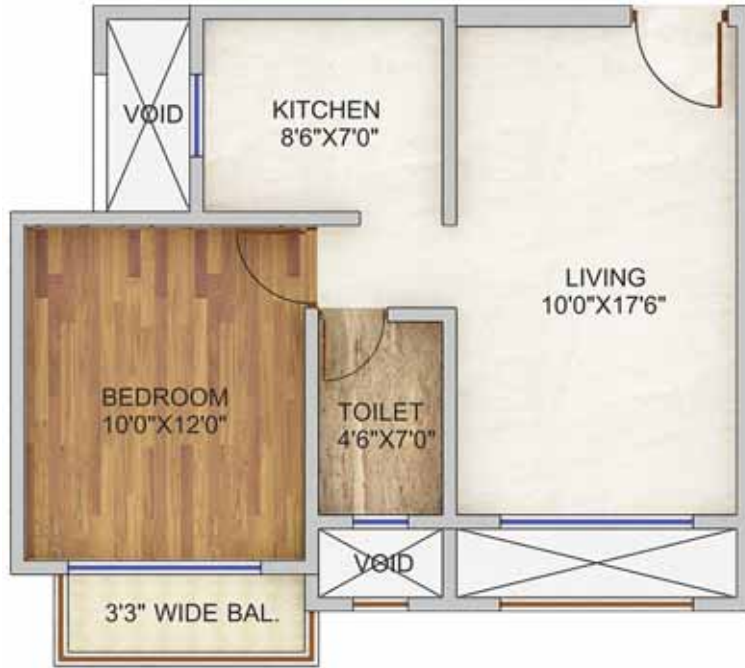
ADONIA BUILDING
A1, A2, A3, A4 1BHK TERRACE FLATS {1st Floor Plan}

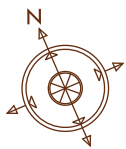
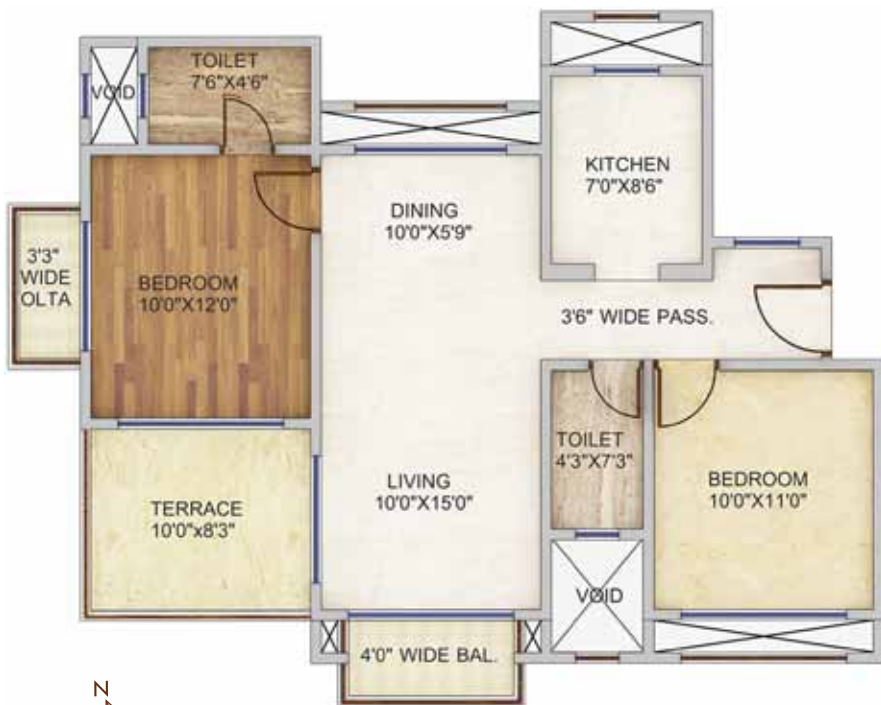
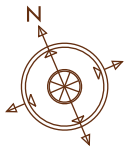


ADONIA BUILDING
A1, A2, A3, A4 1BHK TERRACE FLATS {2nd Floor Plan}

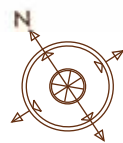


STELLA BUILDING
E 1 -1BHK & Studio {Typical Floor Plan}





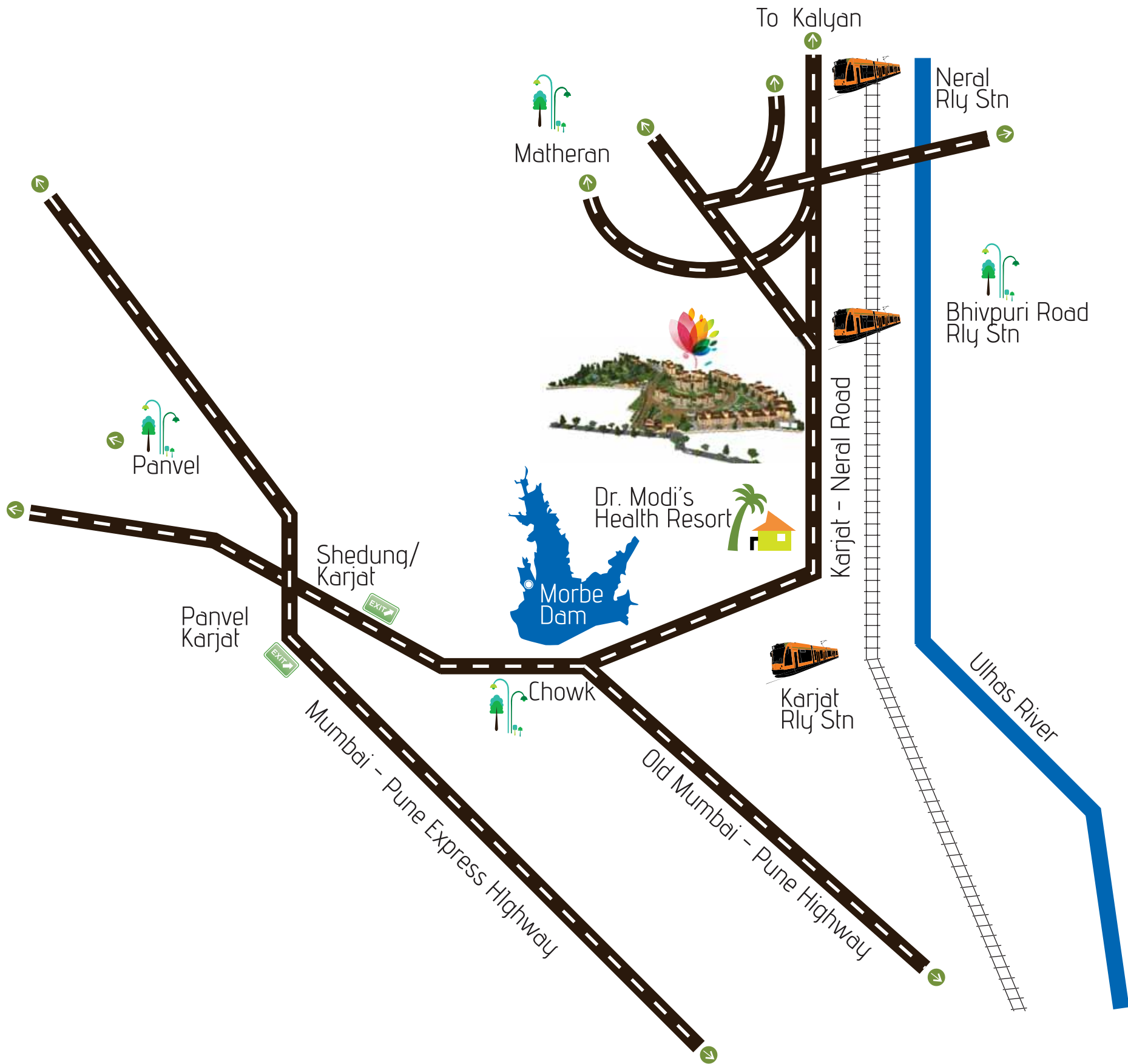
GRANDE BUILDING
B1, B2, B3, B4-2 BHK GARDEN HOMES {1st Floor Plan}



SOLITAIRE
C1,C2,C3,C4 - 2 BHK GARDEN HO



BUILDING
MES {Lower Ground Floor Plan}



To Kalyan

Matheran

Neral Rly Stn

Bhivpuri Road Rly Stn

Panvel

Dr. Modi's Health Resort

Morbe Dam

Karjat - Neral Road

Panvel Karjat

Shedung/Karjat

Chowk

Karjat Rly Stn

Mumbai - Pune Express Highway

Old Mumbai - Pune Highway

Ulhas River

LOCALE

Nestled between the serene valleys and the greenery, Casa Unico is in a truly tranquil location urged by many. Feel free to indulge in the 14.5 acres of unexplored bed of beautiful landscapes, mystic lakes and sparkling waterfalls. In the paths of solitude, Casa Unico is well connected to the city lights of Karjat. The enchanting 10,000 square feet of clubbing zone alongside the wildness of the woods adds up giving you an essence of true Living.

Location Highlights

Karjat is ideally located mid way between Mumbai and Pune. A host of recent infrastructural development, a recent boom in the housing sector and the added advantage of wide open spaces for further expansion gives Karjat the edge in the creation of educational infrastructure. The area includes over 70 colleges affiliated to the Mumbai University, in addition to internationally renowned institutions like Cambridge International Academy. The Navi Mumbai and Pune proposed International Airports are strategically aligned to develop economic growth and connectivity.

Distance Chart

- Proposed International Airport : 30 mins
- Mumbai City Centre & Pune to Casa Unico - 90 mins
- Karjat Station - 5 mins
- Casa Unico to ADLABS IMAGICA - 30 mins
- Casa Unico to MUMBAI PUNE NATIONAL HIGHWAY : 15 mins
- Casa UNICO to MUMBAI PUNE EXPRESS WAY : 25 mins



PROJECT AMENITIES

- Power Backups for Lifts and Common Area Lighting
- Provision for Inverters in each Apartment
- Secured Children Playing Area
- Ultra Modern Fire Fighting System
- Ample Car Park Spaces (Covered / Open)
- Facility Management Services
- 24x7 Hours Security
- Designer Paved Areas and all glass gazebo
- Designer Floor at Ground Floor Lobby and Lift in every Building
- Floor Plans with excellent circulation and cross ventilation
- Landscaping views from Residences
- Free WIFI Zone



PROJECT ATTRIBUTES

- A magnificent project sprawled across 14.5 Acres of Land in 1st Phase
- The design Style introduces dynamic elements such as Cultural stone, decorative railings, balconies and pillars expressing the romantic flavor of the Mediterranean
- The gated Community has been designed to offer high comfort living with global amenities
- Situated far from the Urban Centre yet well connected to the city
- Designer Condos, Lifestyle 1 BHK with & without Terraces / 2 BHK Grande and Solitaire Homes
- Luxurious features & global amenities

SPECIFICATIONS

FLOORING

- Vitrified Tiles in Living, Dining and Kitchen
- Wooden Floorings in Bed Rooms
- Dry Balcony - Anti-Skid Ceramic Tiles
- Terraces - Anti-Skid Ceramic Tiles

KITCHEN

- Granite Kitchen Platform
- S.S Sink & Tap
- Ceramic / Glazed Tile above Kitchen Platform up to 2 feet

DOORS

- Main Doors –Complete with Wood Finishes
- Internal Doors - Flush / Panel Doors

WINDOWS

- Powder Coated Aluminum Sliding Windows with mosquito nets
- Safety Grills

WALL FINISHES

- Superior (OBD) Paint for Internal Wall
- Exterior - Superior Quality water-proof Paint

TOILETS

- CP Fittings - Jaguar or equivalent in all Toilets
- Flooring - Matte Finished Tiles for all Toilets
- Full Height Decorative Tiles
- High Quality Wash Basin / Water Efficient 6x3 Dual flush EWC in Toilet

AUTOMATION

- Intercom Facility

POWER BACK- UP

- 100% Back-up for lifts & Common Area

PLUMBING

- Concealed Anti - corrosive Plumbing

ELECTRIFICATION

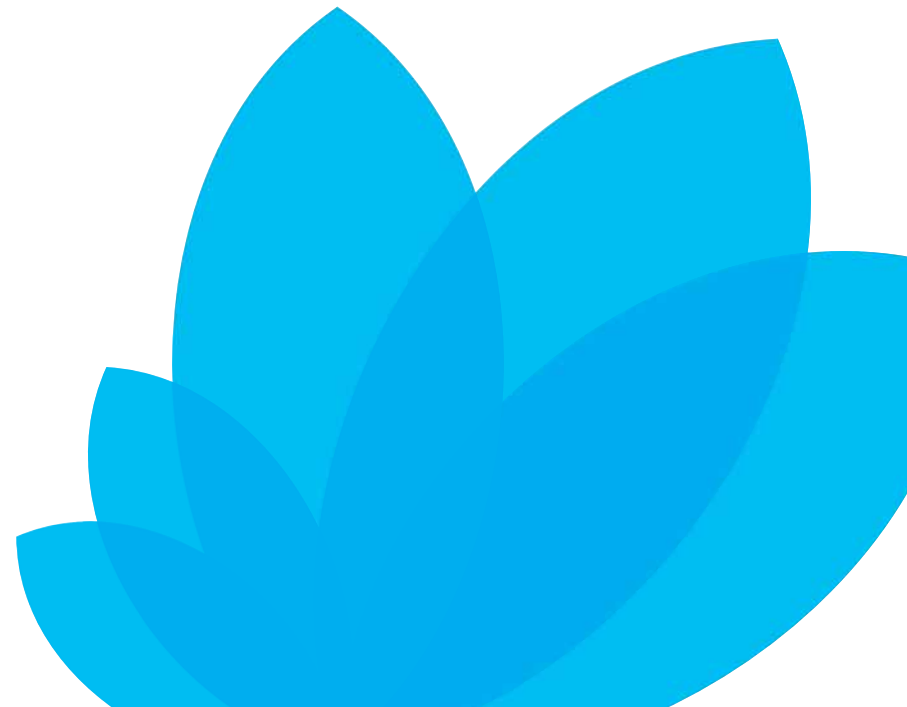
- Switches - Anchor or equivalent modular switches
- Concealed Copper Wiring
- Adequate Electric Points with TV & Telephone Points in Living Room
- A.C Point in Hall & Bedrooms

LIFTS

- KONE or Equivalent

STRUCTURE

- Seismic Zone III Compliant Structure
- RCC Framed Structure





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A Project by



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PROJECT APPROVED BY :- LEADING BANKS AND FINANCIAL INSTITUTIONS