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Hercules Villa

Igatpuri

Bedrooms	Plot	Built-up	Possession
5.5 BHK	9,452 sq ft	5,185 sq ft	Ready to occupy

Contents

A Greek-inspired villa at Kawnai, ready to move into, with five bedrooms, a games room and a private pool.



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Who we are

Eko Estates builds and sells villas in the Western Ghats. The team behind it has spent 8 years running holiday homes for guests, and that experience shapes every house we put up for sale.

We know which rooms a group actually uses, where people gather in the evening, and what a house needs to stay in good order through a Ghats monsoon. Those lessons are in the plan before the first wall is built.

Once the house is yours, we can go on running it for you under a contracted rental agreement, or simply keep it ready for the days you want it to yourself.

Villas we manage	Years of operation	Guests hosted
200+	8	800K+



About Igatpuri

Igatpuri is a small hill town at about six hundred metres, on the crest of the Sahyadri where the Kasara ghat tops out onto the Nashik plateau. The air is cooler than on the coast, the monsoon comes early and stays long, and by August the valleys around the town are green from one ridge to the next.

It is best known for Dhamma Giri, one of the largest Vipassana meditation centres in the world, founded here in 1976, and for the reservoirs and waterfalls that fill every rainy season. Since June 2025 the Samruddhi Mahamarg has run from Thane to Igatpuri, passing beneath the ghat through a tunnel almost eight kilometres long.

The Samruddhi Mahamarg

Six lanes from Thane, with an interchange at Igatpuri and the Kasara ghat taken underground.

Trimbakeshwar and Nashik

The Simhastha Kumbh Mela opens on 31 October 2026, with its main bathing days in August and September 2027.

Bhandardara

Arthur Lake, the Wilson Dam of 1910, and Kalsubai, the highest peak in Maharashtra.



Hercules Villa

A Greek-inspired villa at Kawnai, ready to move into, with five bedrooms, a games room and a private pool.

Hercules Villa brings a touch of the Greek islands to the hills of Igatpuri, with a private pool set in a lawn at Kawnai.

It is a house for families and groups. Five bedrooms and a games room are spread over two floors, each with its own bathroom, so there is space for everyone without anyone sharing.

Outside, the pool and lawn are where days are spent, with seating for long evenings in the cooler hill air.

The villa is complete and ready to occupy, with its commencement and occupancy certificates in place. Live in it yourself, or hand it to us to host while a contracted rental is credited to you every month.

Bedrooms
5.5 BHK

Bathrooms
6

Plot
9,452 sq ft

Built-up
5,185 sq ft

Outdoors

A private pool, 36 × 20 ft, on a 9,452 sq ft plot.

Built on 55% of the plot

5,185 sq ft built up, 4,267 sq ft open

Outdoor amenities

Barbeque, Bonfire, Deck, Gazebo, Private Pool, Spacious Lawn

Parking

1 car





Living, dining and kitchen

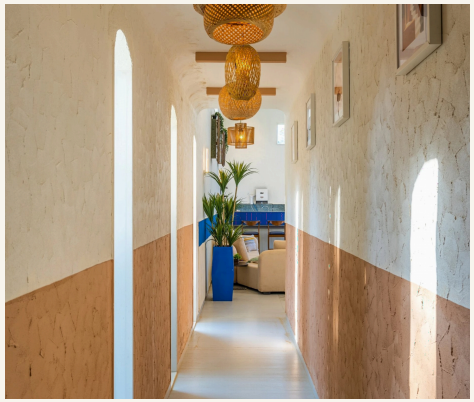
The living room and the dining area sit at the centre of the ground floor, opening onto the lawn and the private pool outside.

Kitchen

Fully equipped, open to the dining table

To do indoors

Home Theatre, Indoor Games





Bedrooms

The house is on two floors. Three rooms are on the ground floor and three upstairs: five bedrooms, plus a sixth room set up as a games room with a sofa-cum-bed, so it can sleep guests when needed.











Bathrooms

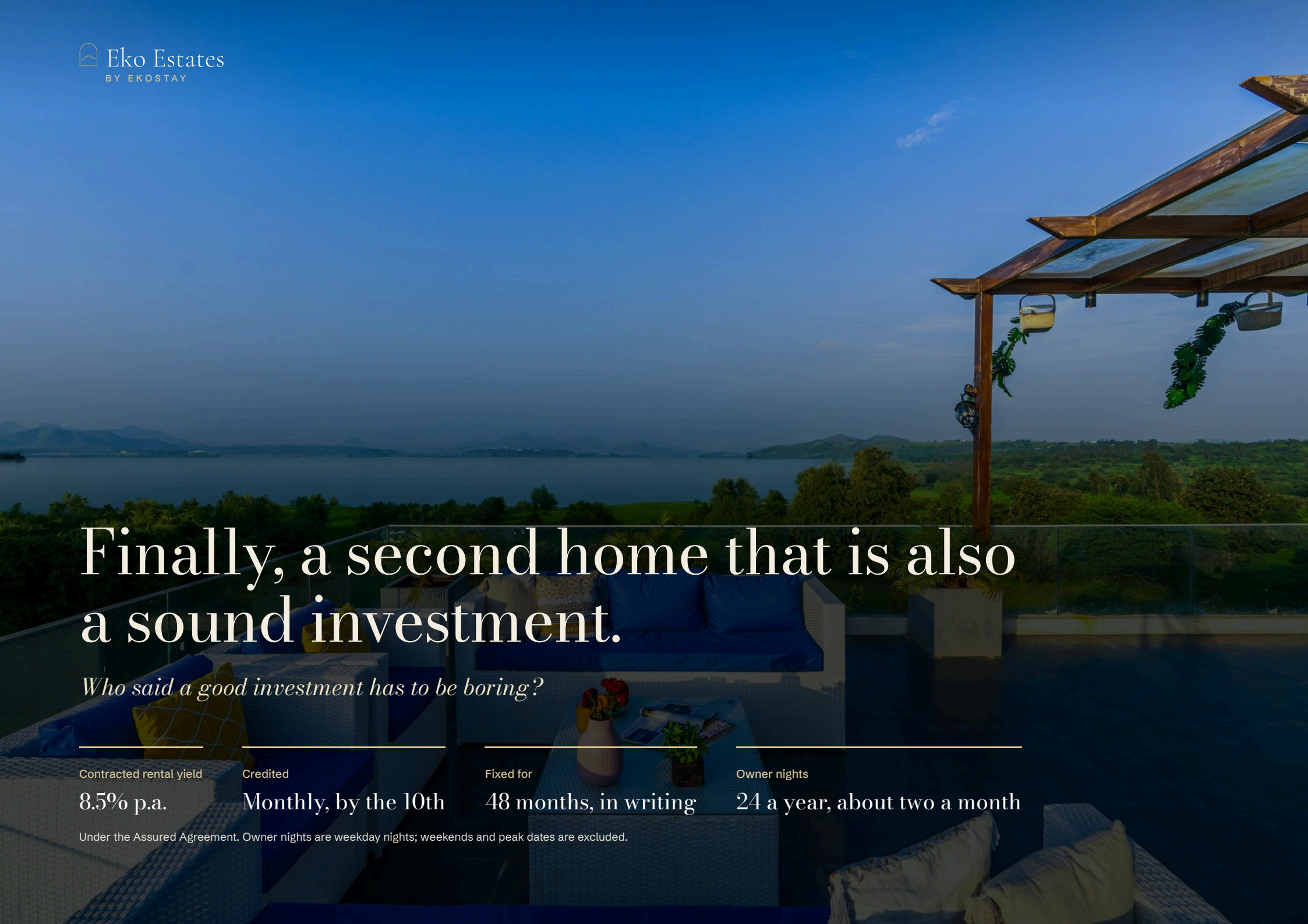
Every room has its own attached bathroom, six in all.

Water

Borewell, Well, with backup storage



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Finally, a second home that is also a sound investment.

Who said a good investment has to be boring?

Contracted rental yield	Credited	Fixed for	Owner nights
8.5% p.a.	Monthly, by the 10th	48 months, in writing	24 a year, about two a month

Under the Assured Agreement. Owner nights are weekday nights; weekends and peak dates are excluded.

How the rental compares

A house in the hills you will want to use, with a rental yield well above what property usually delivers.

Residential property, India Typical gross rental yield; about 2–3% in Mumbai		about 3%
Commercial property, India Typical gross rental yield		5–7%
Hercules Villa, Assured Agreement Contracted, for the 48-month term		8.5% p.a.

Assured Agreement

We run the house. 8.5% p.a. of the purchase price is credited monthly by the 10th, occupied or empty, fixed for 48 months, with 24 owner nights a year.

Private Use

The house is yours all 365 nights, with no fixed rental and no lock-in. We can keep it ready for you with paid facility management.

Market figures are typical gross rental yields for Indian property: residential about 2–3%, commercial about 5–7%. They vary by city, property and date, and are shown for comparison only. The villa figure is the contracted rate under the Assured Agreement, as a percentage of the purchase price, for the stated term; its terms are those in the signed agreement.


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Specification and papers

The house

Bathrooms	6, all attached
Swimming pool	36 × 20 ft, private
Water source	Borewell, Well
Power backup	Inverter, Generator
Staff quarters	Private
Parking	1 car
Amenities	Air Conditioner, Backup Water Storage, Barbeque, Bonfire, Deck, Equipped Kitchen, Gazebo, Home Theatre, Indoor Games, Pet Friendly, Private Pool, Spacious Lawn, WiFi

Land and legal

Plot area	9,452 sq ft
Built-up area	5,185 sq ft (55% of the plot)
Title	Clear and Marketable
NA order	Residential NA converted
Sanctioning authority	Town Planning
Commencement certificate	Received
Occupancy certificate	Received
MahaRERA	Exempt (see note)

This villa is not registered under MahaRERA. Registration does not apply to a plotted, single-unit sale of this size.


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Two ways to utilise your property

The Assured Agreement

We run the house for you: guests, staff, upkeep and bookings.

A contracted rental of 8.5% p.a. of the purchase price, credited monthly by the 10th.

Fixed for 48 months, in writing.

24 owner nights a year, on weekday nights.

Credited by Ekostay LLP, the operating entity.

Private Use

No fixed rental and no lock-in.

All 365 nights are yours.

We can host the house on a revenue share while you are away.

Paid facility management, if you want it kept ready.

Purchase price

₹4,80,00,000

Fixed. The rental does not move with it.

Credited each month

₹3,40,000

By the 10th, whether the house is occupied or empty.

Each year

₹40,80,000

8.5% p.a. of the purchase price.

Over 48 months

₹1,63,20,000

The full term, contracted in writing.

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Getting there

Kawnai Resort, Igatpuri, Maharashtra 422402

19.78539° N, 73.61836° E

Scan for directions to the gate.



From the gate	Time	Distance
Kawnai Lake	18 min walk	1.4 km
Ghoti Toll Plaza	30 min	13 km
Samruddhi Mahamarg Kasara Ghat Igatpuri Exit	40 min	18 km
Igatpuri Railway Station	40 min	17 km
Trimbakeshwar Jyotirling Mandir	1 hr	33 km
Kushavarta Kund (Kumbh Mela)	1 hr 10 min	35 km
Ramkund - Nashik City (Kumbh Mela)	1 hr 30 min	47 km
Mumbai	3 hr	150 km
Chhatrapati Sambhajinagar	3 hr 50 min	205 km



Come and see it

Tell us when you would like to come up. We will meet you at the gate and walk the plot with you, drawings in hand.

Call	+91 96191 77902
WhatsApp	+91 96191 77902
Email	enquiry@ekoestates.com
Online	www.ekoestates.com/villas/hercules-villa

Walkthrough video

360° tour

About this brochure

This brochure was generated from the property record held by Eko Estates on 16 November 2026. It is for information only and is not an offer or a contract. The terms of any purchase, and of any agreement for the running of the house, are those in the documents you sign.

Monthly, annual and full-term amounts are calculated from the purchase price, the rate in force and the term on the date of generation. The rate that applies to you is the one written into your agreement on the date you sign it.

Photographs are of this property unless captioned otherwise, and may be cropped to fit the page. Furniture and styling may differ from what is included in the sale; the inclusions are listed in the agreement.

Areas are as recorded for the property. Travel times and distances are approximate, by road from the property gate. Descriptions of the area are for general interest and form no part of any agreement.

Title, NA conversion and certificates are as recorded on the date of generation. Copies are available on request.

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