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BY EKOSTAY



# Villa Aspen

*Igatpuri*

| Bedrooms | Plot | Built-up | Possession |
| --- | --- | --- | --- |
| 4 BHK | 5,122 sq ft | 2,092 sq ft | May 2027 |

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*Four bedrooms, each with its own bathroom, spread across three levels so everyone gets their own corner of the house.*



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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.



# Villa Aspen

*Four bedrooms, each with its own bathroom, spread across three levels so everyone gets their own corner of the house.*

Some houses are built for a weekend. Villa Aspen is built for the whole family to come back to, year after year.

The heart of it is one long, light room: kitchen at one end, dining in the middle, sofas at the far side, and a wall of folding glass that opens the whole thing onto the pool. On a warm evening the doors stay open, the children are in the water, and dinner moves outside without anyone deciding it should.

The four bedrooms are spread over three levels, which is what makes Aspen easy to share. Grandparents can take the room beside the living floor with no stairs to climb. Teenagers can have the room set into the hill below, with its own deck and its own door. Two more bedrooms upstairs open onto a deck that runs over the living room, the best place in the house to watch the monsoon roll in across the hills. Every bedroom has its own bathroom.

It is freehold, at Kawnai near Igatpuri, three hours from Mumbai. Live in it yourself, all year round. Or hand it to us and let us host it while a contracted rental is credited to you every month.



# Outdoors

Beside it, a semi-covered deck catches the shade in the afternoon and steps straight down to the water.

## Built on 41% of the plot

2,092 sq ft built up, 3,030 sq ft open

## Outdoor amenities

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





# Living, dining and kitchen

Step through the front door and the whole house opens up ahead of you. The kitchen and its breakfast bar sit to one side, so whoever is cooking stays part of the conversation. Beyond them runs a single long room, 7.6 metres from end to end. Fold back the glass and the living room and the pool become one space.

## Kitchen

Fully equipped, open to the dining table

## To do indoors

Home Theatre, Indoor Games






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# Bedrooms

The first bedroom is on this level. The second sits a flight below, tucked into the hillside with a deck of its own: the quietest room in the house, and the one guests will ask for. Upstairs, two more bedrooms open onto a long deck that runs the length of the living room below. Morning tea up here, looking over the pool to the hills, is what this house is really about.






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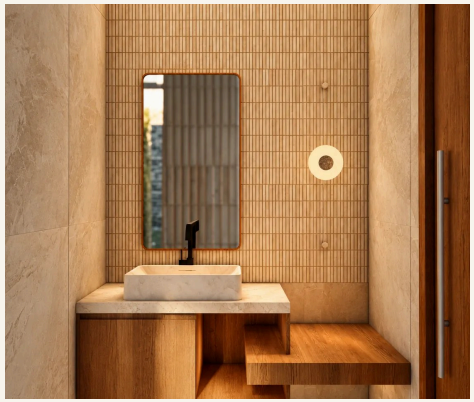
# Bathrooms

Every bedroom has its own bathroom, and there is a powder room by the front door for visitors.

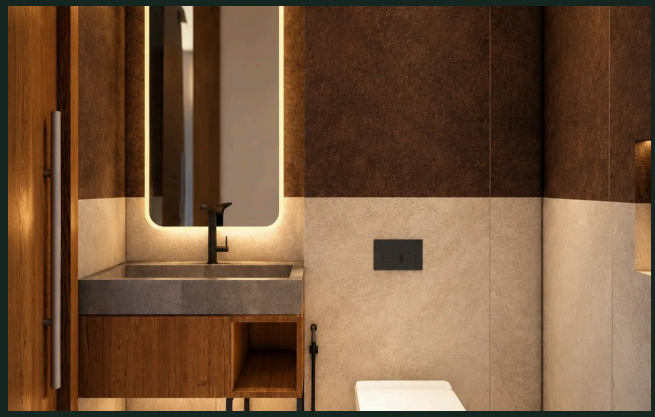
## Water

Borewell, with backup storage

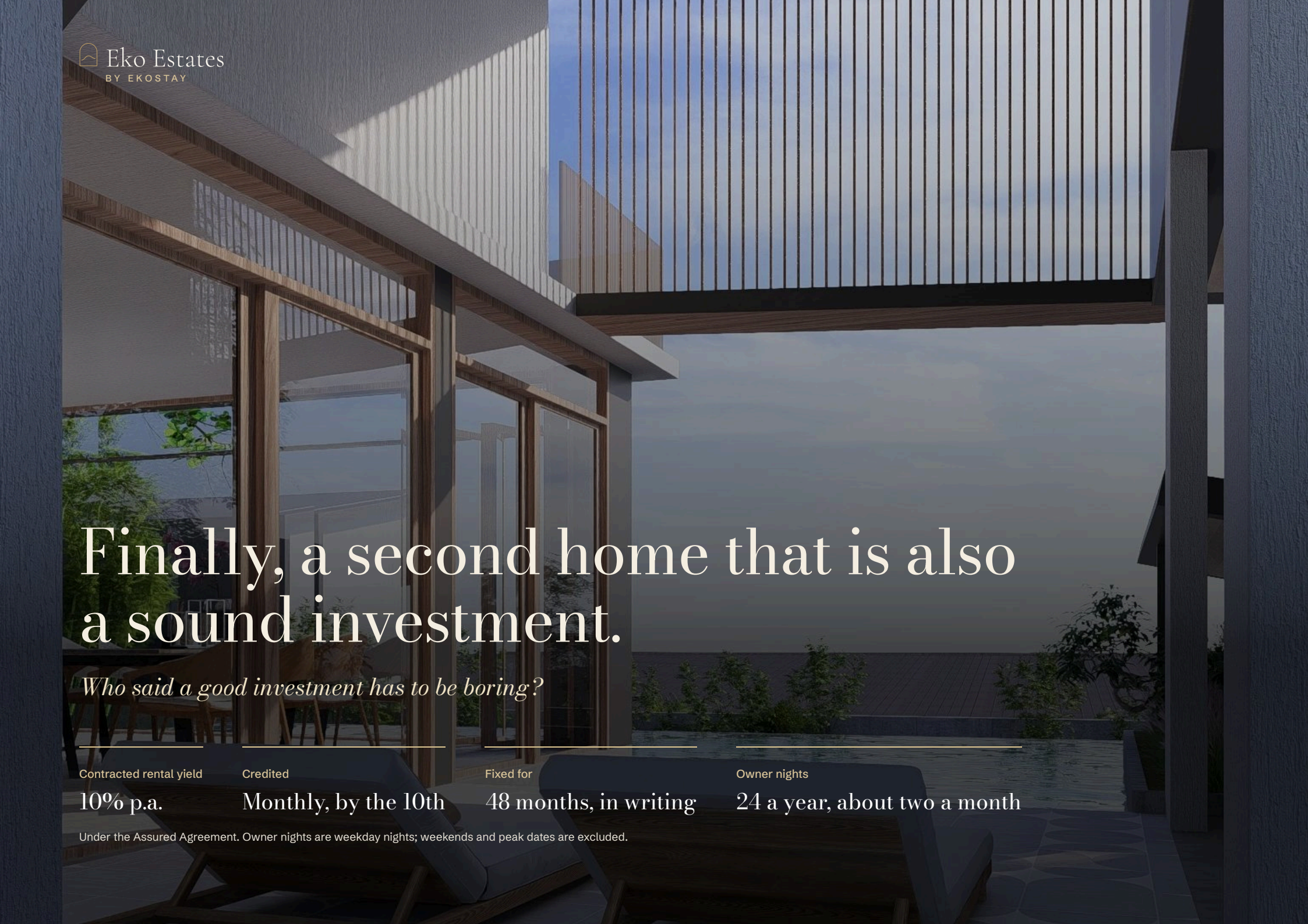












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# Finally, a second home that is also a sound investment.

*Who said a good investment has to be boring?*

| Contracted rental yield | Credited | Fixed for | Owner nights |
|---|---|---|---|
| 10% 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<br>Typical gross rental yield; about 2–3% in Mumbai |  | about 3% |
| Commercial property, India<br>Typical gross rental yield |  | 5–7% |
| Villa Aspen, Assured Agreement<br>Contracted, for the 48-month term |  | 10% p.a. |

## Assured Agreement

We run the house. 10% 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 | 5, all attached |
| Water source | Borewell |
| Power backup | Generator |
| Staff quarters | Common |
| 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 | 5,122 sq ft |
| Built-up area | 2,092 sq ft (41% of the plot) |
| Commencement certificate | Received |
| Occupancy certificate | In process |
| 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 10% 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
₹2,75,00,000
Fixed. The rental does not move with it.

Credited each month
₹2,29,167
By the 10th, whether the house is occupied or empty.

Each year
₹27,50,000
10% p.a. of the purchase price.

Over 48 months
₹1,10,00,000
The full term, contracted in writing.

**The rate on offer.** 10% p.a. applies to agreements signed before possession in May 2027. Bought after possession, the same house carries 8% p.a.

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Villas A to D at Kawnai, from above, artist's impression

# 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 |



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# 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.

## From Mumbai

3 hr, 150 km by road

## Possession

May 2027

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

# About this brochure

This brochure was generated from the property record held by Eko Estates on 29 October 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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