Eko Estates
BY EKOSTAY



Villa Maison

Igatpuri

Bedrooms	Plot	Built-up	Possession
5 BHK	5,802 sq ft	2,488 sq ft	May 2027


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Contents

A five-bedroom house built into the hill at Kawnai, on two levels.



Who we are 4
About Igatpuri 5
The house 6
Outdoors 7
Living, dining and kitchen 8
Bedrooms 10
Bathrooms 12
The rental, in writing 14
How the rental compares 15
Specification and papers 17
What the price includes 18
Two ways to utilise your property 20
Getting there 22
Visit 23



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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 Maison

A five-bedroom house built into the hill at Kawnai, on two levels.

Villa Maison is built into the hill, so the pool is a floor below the living room.

Five bedrooms on two levels, stepped down the slope at Kawnai, 600 metres above Igatpuri. You arrive at the top, and the house takes you down towards the water.

Upstairs is where the day happens. One long room holds the living area, the dining table and a lounge with a billiards table, glazed along its length towards the pool. The kitchen sits beside it with an island and a row of stools, and three of the bedrooms are on this floor too.

Downstairs is where it goes quiet. The two lower bedrooms are the largest in the house, and their glass doors open straight onto the deck and the pool.

The pool is the reason for the whole arrangement. It runs along the bottom of the plot, under the overhang of the floor above, held up on slanted steel columns, with a sunken seat set down into the water's edge. In the evening, with the upper floor lit above you and the stone wall behind, it feels further from Mumbai than it is.

The interiors are warm and quite bold: exposed terracotta brick, slatted timber ceilings, dark stone floors, rust-coloured sofas, a bar counter, strong art on the walls, and a green marble vanity in one of the bathrooms. It is a house with a personality, and it is meant to be.

Freehold, NA converted, with clear and marketable title.

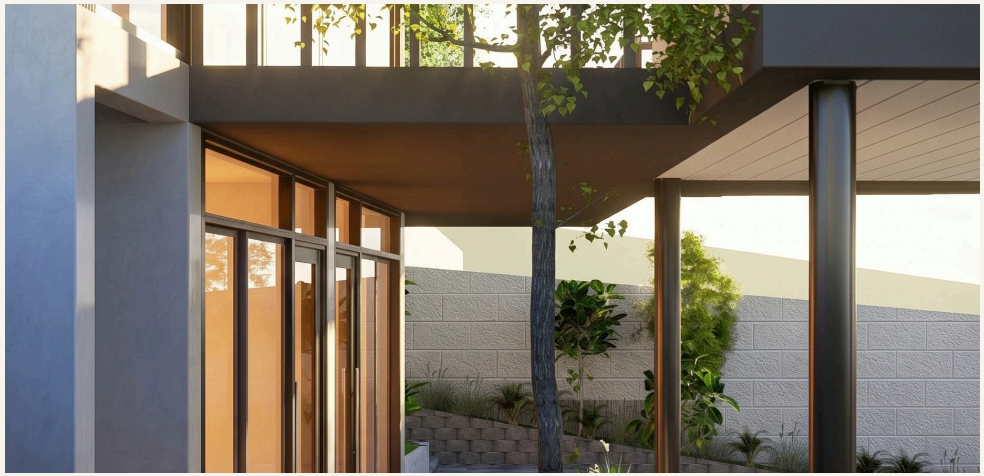


Outdoors

The house steps down the slope in two levels, and the whole idea of it is that you move down through it towards the water. And below that, the water. The pool sits at the bottom of the plot, under the cantilever of the floor above, with a sunken seating area set down into its edge and a ledge to sit on. Steps walk you in. Beyond it, a lawn.

Built on 43% of the plot

2,488 sq ft built up, 3,314 sq ft open





Living, dining and kitchen

The upper level is where you arrive. An entrance foyer opens into one long room for living, dining and a lounge with a billiards table, glazed along the side that faces the pool. The kitchen sits beside it with an island and stools, so whoever is cooking is still in the room.

Kitchen

Fully equipped, open to the dining table

To do indoors

Home Theatre, Indoor Games











Bedrooms

Three bedrooms are on this level, each with its own bathroom, and a floating deck runs along the edge above the pool. A staircase takes you down a level. Two more bedrooms open from here, each 3 × 5.4 m, the largest in the house, each with its own bathroom and each with glass that opens straight onto the deck. The house is on two levels joined by a single staircase, so every bedroom on the lower floor is a flight of stairs from the kitchen.











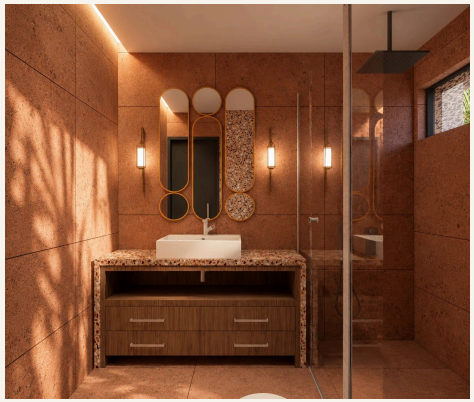


Bathrooms

6 bathrooms, all attached.

Water

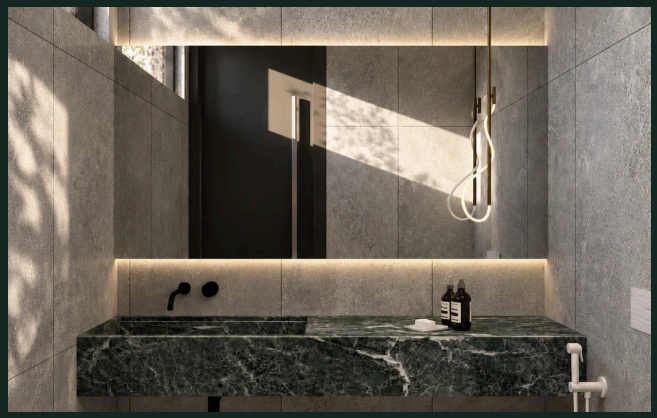
Borewell, with backup storage

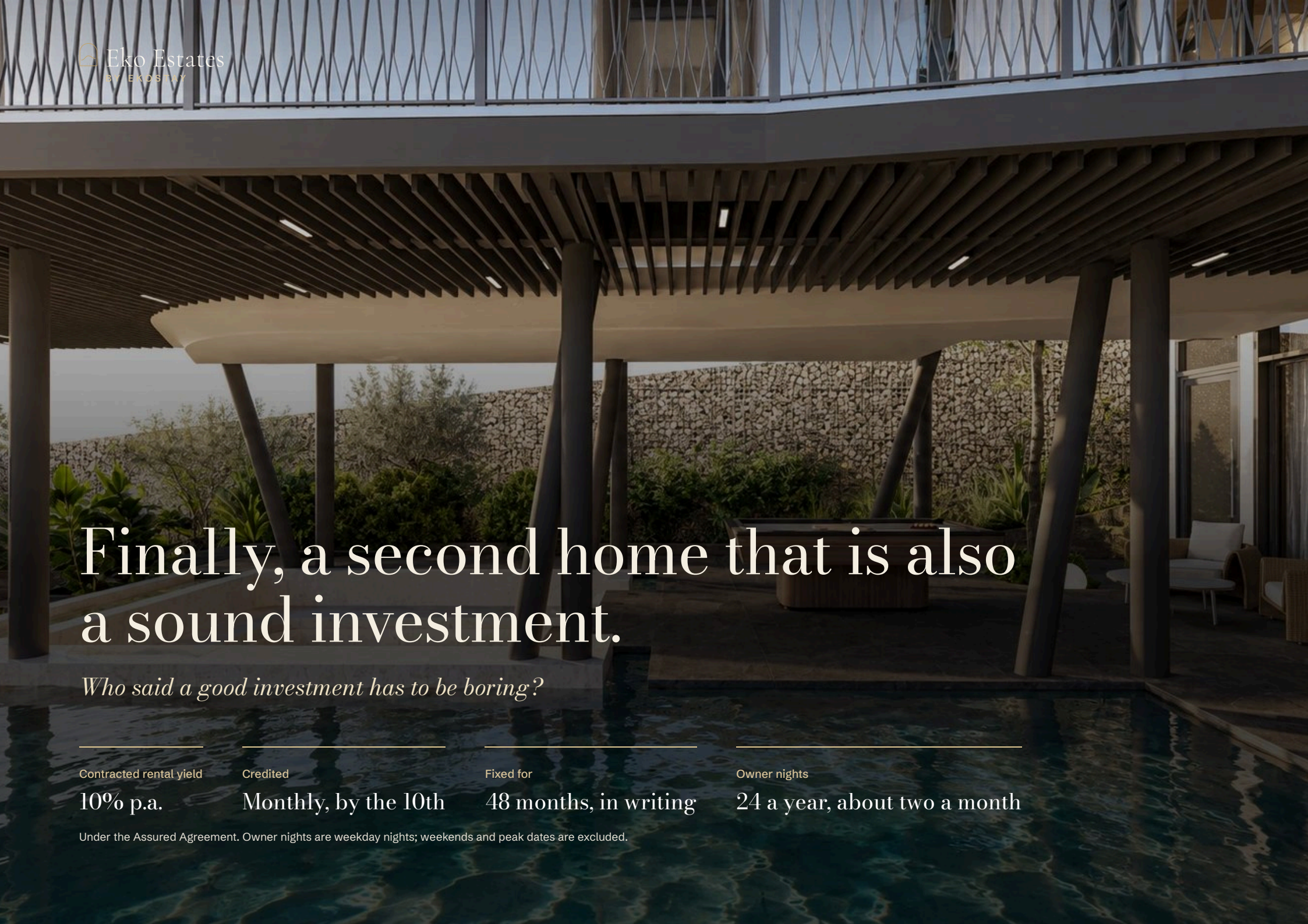












Finally, a second home that is also a sound investment.

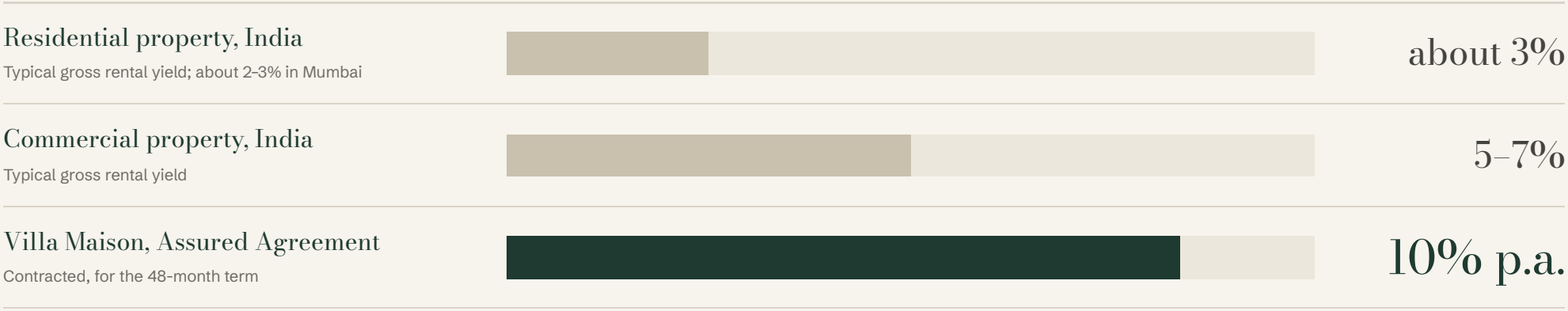
Who said a good investment has to be boring?

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.



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	6, all attached
Water source	Borewell
Power backup	Generator
Staff quarters	Common
Parking	2 cars
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	5,802 sq ft
Built-up area	2,488 sq ft (43% of the plot)
Title	Clear and Marketable
NA order	Residential NA converted
Sanctioning authority	Town Planning
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.

What the price includes

₹4,25,00,000 for the house, the land under it and everything below.

Included in the price

- The plot, 5,802 sq ft, freehold and NA converted, registered in your name
- The built structure, 2,488 sq ft on two levels, complete to the specification in the agreement
- The pool, sunken seating, decks and hardscape as drawn
- Landscaping, lawn and boundary wall
- Internal finishes, fittings and sanitaryware as specified
- Electrical, plumbing and water storage as specified

Not included

- Stamp duty, registration and GST
- Legal fees


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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
₹4,25,00,000
Fixed. The rental does not move with it.

Credited each month
₹3,54,167
By the 10th, whether the house is occupied or empty.

Each year
₹42,50,000
10% p.a. of the purchase price.

Over 48 months
₹1,70,00,000
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



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-maison

About this brochure

This brochure was generated from the property record held by Eko Estates on 2 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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