

Eko Estates
BY EKOSTAY

Villa Verona

Kawnai, Igatpuri

Bedrooms	Plot	Built-up	Possession
5 BHK	6,456 sq ft	2,011 sq ft	February 2027

Contents

Five bedrooms on a single level at Kawnai, every one of them opening straight onto the pool.



Who we are 3
About Igatpuri 4
The house 5
Outdoors 6
Living, dining and kitchen 7
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 Verona

Five bedrooms on a single level at Kawnai, every one of them opening straight onto the pool.

Everything at Villa Verona happens on one level, around the water.

Five bedrooms, a sunken living room, a dining room and a kitchen, set round a lagoon-shaped pool on 6,456 sq ft at Kawnai, 600 metres above Igatpuri. No staircase anywhere, which matters more than it sounds when you are hosting parents, or thinking twenty years ahead.

It is a house built for groups. The five bedrooms are all the same size, each has its own bathroom, and each opens straight onto the deck, so there is no small room and no negotiation over who takes it. The living room is dropped three steps into the floor and glazed on two sides, and it is where everyone ends up by evening. The kitchen has a breakfast bar, so the person cooking is never cooking alone.

The pool is the centre of it all. More lagoon than swimming pool, with a shallow end you can sit in with a drink and a beach entry you walk into from the deck, it is what you see from every room in the house.

The architecture is low and unhurried: a deep timber roof that throws shade across the glass, vertical timber louvers, and a stone wall around the plot that keeps it private without closing out the hills. Inside it is lime plaster, warm timber and stone, with a deep green in the living room and very little else competing for your attention.

Most of what you own here isn't building at all. Two thirds of the plot is deck, water, lawn and planting.

Freehold, NA converted, with clear and marketable title.



Outdoors

And in the middle, the water. The pool is shaped like a lagoon rather than a rectangle, with a shallow end you can sit in and a beach entry that lets you walk in slowly from the deck. The deck runs round it at the same level as the house, so from every room you step out rather than down.

Built on 31% of the plot

2,011 sq ft built up, 4,445 sq ft open

Outdoor amenities

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





Living, dining and kitchen

Everything is on one floor. There is no staircase anywhere in the house. The living side is where the day happens. The living room is sunk three steps into the floor, glazed on two sides and looking straight across the pool. It is the room a group ends up in without anyone deciding to. The dining table sits between it and the kitchen, and the kitchen has an island with a breakfast bar, so whoever is cooking is still part of the evening. At the far end, a covered outdoor lounge with a bar counter, behind a stone wall and planting.












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Bedrooms

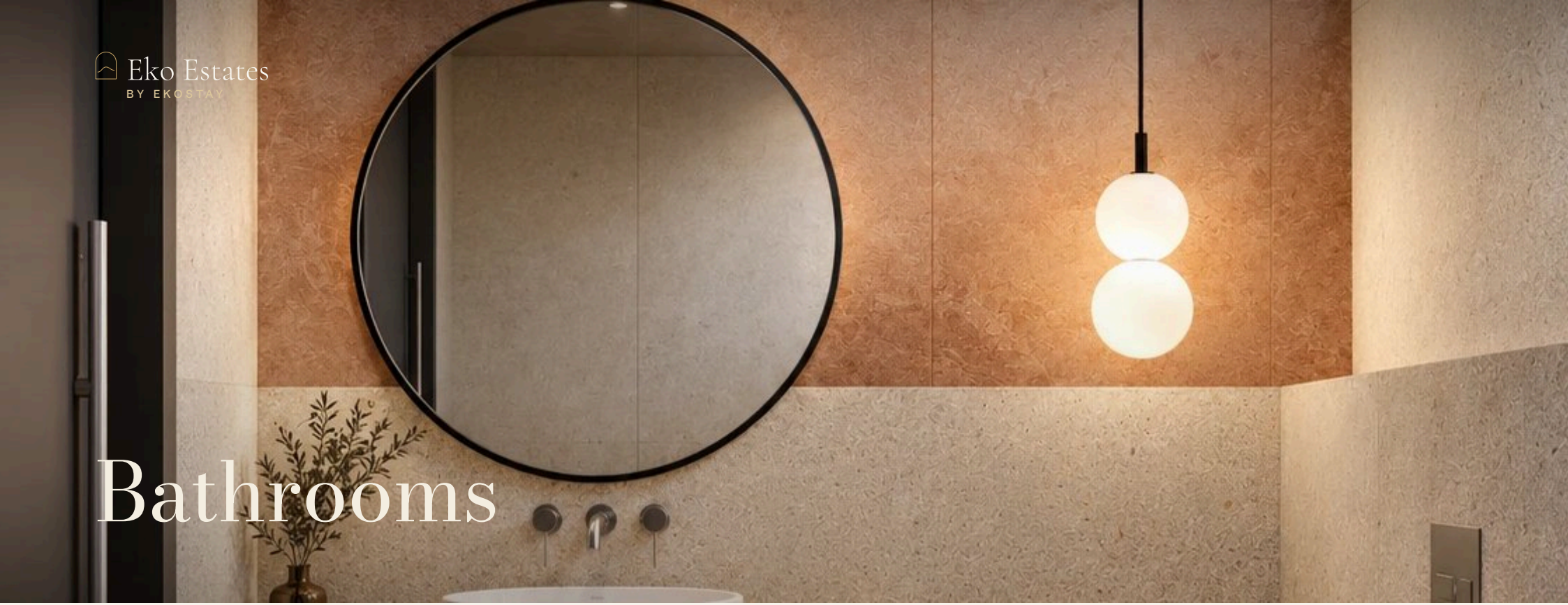
You come in from the road through a quiet entrance court, and the whole house opens at once: water in the middle, living on one side, bedrooms on the other. The bedroom side is where it goes quiet. Five bedrooms in a row, all the same size, each with its own bathroom, each with glass doors that slide open onto the deck. Nobody gets the small room at the back, because there isn't one.











Bathrooms

6 bathrooms, all attached.

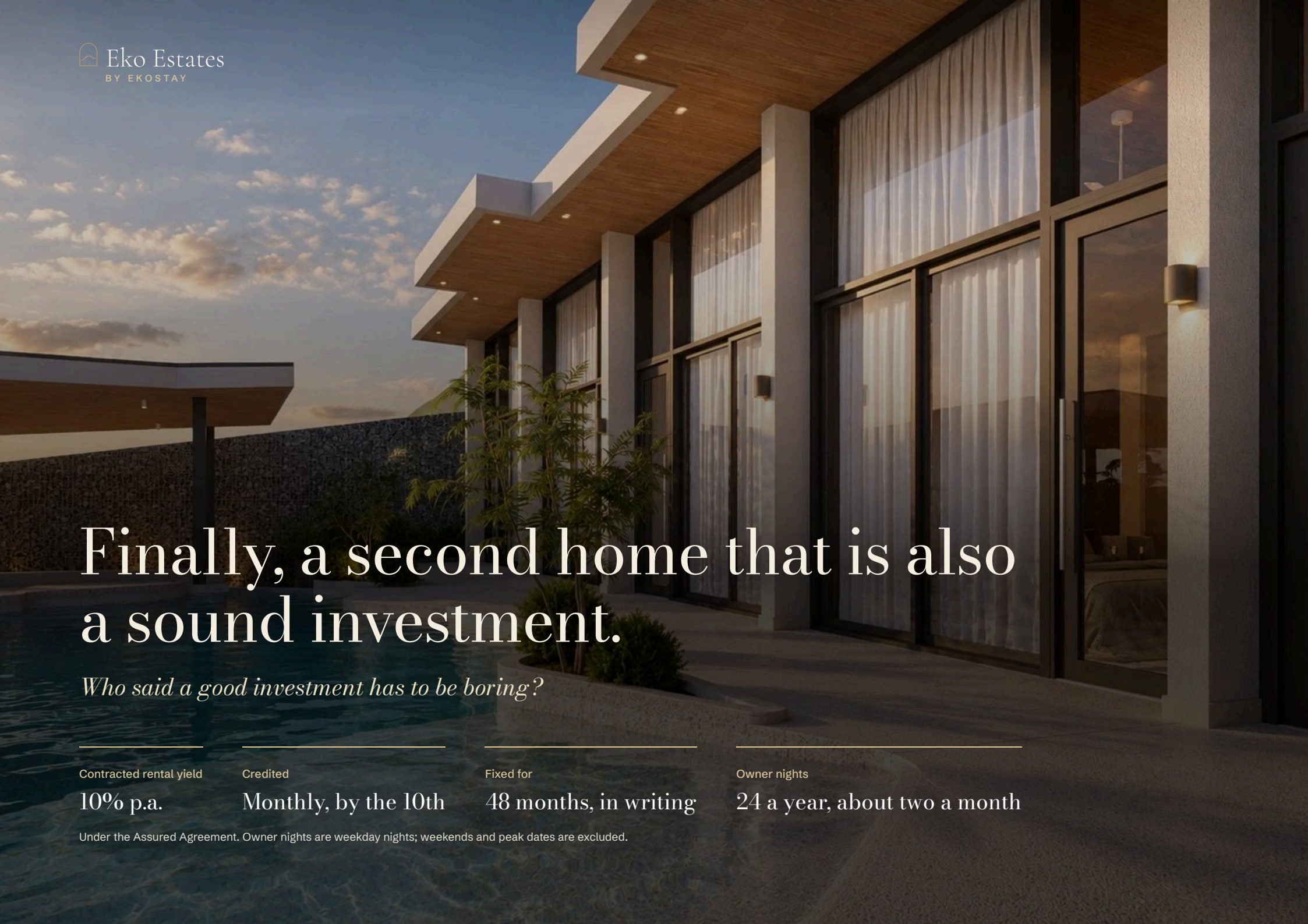
Water

Borewell, with backup storage






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

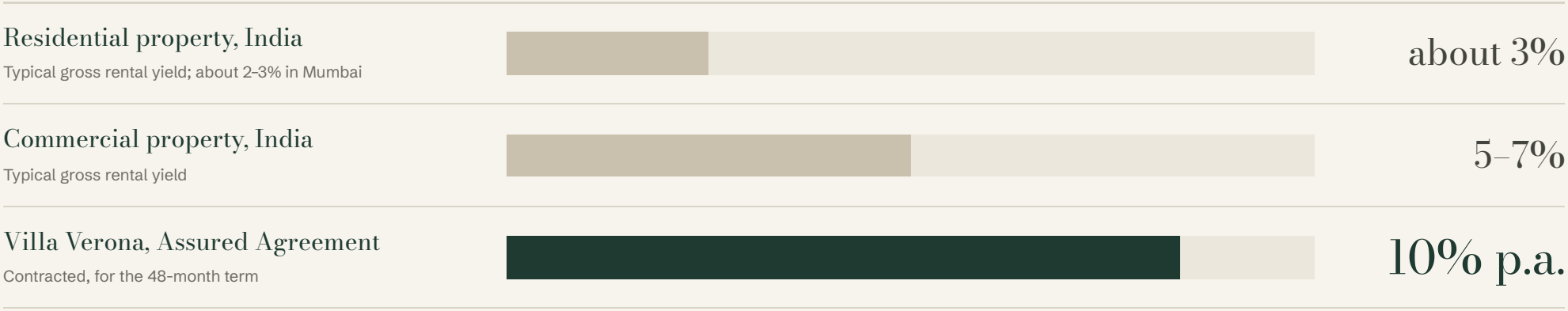
Who said a good investment has to be boring?

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.



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	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	6,456 sq ft
Built-up area	2,011 sq ft (31% 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

₹3,50,00,000 for the house, the land under it and everything below.

Included in the price

- The plot, 6,456 sq ft, freehold and NA converted, registered in your name
- The built structure, 2,011 sq ft, complete to the specification in the agreement
- The free-form pool, deck and hardscape as drawn
- Landscaping 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
₹3,50,00,000
Fixed. The rental does not move with it.

Credited each month
₹2,91,667
By the 10th, whether the house is occupied or empty.

Each year
₹35,00,000
10% p.a. of the purchase price.

Over 48 months
₹1,40,00,000
The full term, contracted in writing.

The rate on offer. 10% p.a. applies to agreements signed before possession in February 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

February 2027

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

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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