



KARJAT · MAHARASHTRA

Brick & Bamboo

A private 4-bedroom villa on 1.5 acres. The whole property is yours — a huge private pool, sports turf, a games room, and every meal included.

Starting from ₹42,000 per night

The whole place, entirely yours.

One group at a time. Never by the room, never shared —
so the pool, the turf and all 1.5 acres belong to you for the
length of your stay.



4 Bedrooms

Sleeps up to 24 — 14 in beds, 10 on
mattresses



5 Bathrooms

Hot water throughout



Private Pool

Plus a baby pool with a gentle jacuzzi
flow



1,500 sqft Games Room

Pool table, carrom, bar, TV and seating



Sports Turf

Football and cricket, gear provided



All Meals Included

Lunch, evening snacks, dinner,
breakfast



10 Air Conditioners

Generator backup for power cuts



Parking For 6

Free, on site — and WiFi throughout

Booked to one group at a time, always. Minimum 8 adults, maximum 24
guests — and nobody else on the property while you are there.

A pool built for a whole group.



Big enough for everyone

The whole group can be in the water at once — no taking turns.



A baby pool alongside

Separate, shallow, with a gentle jacuzzi-style flow.



Day and night

The pool area is lit, so swimming does not stop at sunset.



Nothing overlooking it

1.5 acres of greenery on every side.

Somewhere to be when you're not swimming.



The Games Room

1,500 sqft, air-conditioned. Full-size pool table, carrom, a full bar, TV and speakers, seating for the group.



The Turf

Football and cricket on site, with gear provided. Bonfire ground alongside.

Four bedrooms, no two alike.



BEDS

14 guests in proper beds

MATTRESSES

8 more in the bedrooms, 2 in the living room

MAXIMUM

24 guests · minimum 8 adults

BATHROOMS

5, with hot water throughout

Every room is hand-painted — murals, not wallpaper. Guests usually argue over which one they get.

Four meals a day, all included.

Fresh home-cooked food, made at the villa for the whole group and served together. Nothing to choose and nothing extra to pay.

ON ARRIVAL

Lunch — the full course

LUNCH

**1 veg starter · 1 non-veg starter · veg & non-veg
gravy · dal, rice, chapati**

EVENING

Hi-tea — tea and coffee, plus vada pav or mix bhajiya

DINNER

**1 veg starter · 1 non-veg starter · veg dum biryani · non-
veg biryani · raita**

AT CHECKOUT

Breakfast — tea and coffee, plus missal pav or poha

ALL VEG

A pure-veg version of both lunch and dinner

Jain, vegan and allergy requirements are handled — tell us on your booking. Non-veg starters such as fish or prawns are available on request at extra cost.

How your total is put together.

Three parts, one number. You are quoted the total — this is simply what sits behind it.



The villa

The whole property for up to 10 guests — pool, turf, games room, all 1.5 acres

₹20,000

WEEKDAY NIGHT

The same, on a weekend night

₹30,000

WEEKEND NIGHT

+



Each guest above ten

Only from the eleventh head — groups of 8, 9 and 10 pay the same

₹1,000

PER PERSON

+



All four meals

Lunch on arrival, evening snacks, dinner, breakfast at checkout — every guest, every day

₹1,200

PER PERSON

10 GUESTS, WEEKEND NIGHT

₹42,000

What it comes to.

GUESTS	WEEKDAY	WEEKEND
Up to 10	₹32,000	₹42,000
12 guests	₹36,400	₹46,400
14 guests	₹40,800	₹50,800
16 guests	₹45,200	₹55,200
18 guests	₹49,600	₹59,600
20 guests	₹54,000	₹64,000
22 guests	₹58,400	₹68,400
24 guests	₹62,800	₹72,800

Per night, every meal included, before tax. Weekday is Monday to Thursday; weekend is any night before a non-working day. Children 5-12 count as half a guest, infants under 5 are free.

Odd numbers fall between the rows — enter your dates and group size on brickandbamboo.in for the exact total.

Before you book.

- ◆ **GST at 18% is added to the total — CGST 9% plus SGST 9% — shown separately on your quote.**
- ◆ **A ₹10,000 advance secures your dates. The balance is paid on arrival.**
- ◆ **A ₹10,000 refundable deposit is collected on arrival and returned after checkout.**
- ◆ **Unpaid quotes hold the calendar for 24 hours only.**
- ◆ **The villa is let as a whole — minimum 8 adults, maximum 24 guests.**
- ◆ **No staff live on the property during your stay. They come in through dedicated side doors, never the main door or living room.**
- ◆ **Bonfire, barbecue and celebration setups can be arranged. Just ask.**
- ◆ **It is a forest setting — frogs, crabs and insects are common outdoors, and 2-3 resident dogs and a cat live here.**

We are not a certified allergen-free kitchen. Food is prepared in a shared kitchen where nuts, dairy, gluten, egg, shellfish and mustard are in use.

Karjat. Close enough to escape to.

FROM MUMBAI 80-100 minutes by road · 90 minutes by train to Karjat

FROM PUNE 75-90 minutes by road

STATION Karjat, 15 minutes — pickup on request

NEARBY Bhivpuri Waterfalls 4 km · Kondana Caves 7 km · Zenith Waterfall 14 km · Kothaligad trek 21 km

EATING OUT 7-10 restaurants within 15-30 minutes

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We look forward to hosting you.