



KARJAT · PRIVATE VILLA

Your Stay With Us



**A private forest retreat spread
across 1.5 acres — pool, turf,
and everything you need for a
joyful group getaway.**



01 — THE PROPERTY

The Villa Is Entirely Yours



The entire villa is reserved just for you and your guests — no outside staff live on the property during your stay.



01 — THE PROPERTY

The Bedrooms



**4 bedrooms · 5 bathrooms · sleeps up to
14, with extra mattresses provided as
needed**

BEDROOM 1

King bed

BEDROOM 3

**King bed
+ 2 single beds
+ sofa bed**

BEDROOM 2

King bed

BEDROOM 4

**King bed
+ sofa bed**

**An additional sofa bed can be
added in the living room if
required.**



02 — THE EXPERIENCE

The Pool



A large private swimming pool, 30 by 18 feet, sits at the heart of the property.

Alongside it, a separate baby pool with a gentle jacuzzi-style water flow — perfect for little ones, or for simply unwinding.



02 — THE EXPERIENCE

The Entertainment Room



A separate 1,500 sq ft space built for hanging out — air-conditioned, with a pool table, carrom, a full bar, and plenty of seating.

Pool table · Carrom · Bar & bar stools · TV & speaker · 3 sofas · 3 tables · 3 ACs & 8 fans



02 — THE EXPERIENCE

Everything Else



**Turf with Football & Cricket
Gear**

OUTDOOR PLAY

10 Air Conditioners

THROUGHOUT THE PROPERTY

WiFi

CONNECTIVITY

Parking For Up To 6 Cars

INSIDE THE PROPERTY

02 / 06



03 — LIVING WITH NATURE

A Forest Getaway



The villa is surrounded by dense greenery, which is what gives it that deep-forest feeling.

Along with that comes some wildlife you should be prepared for — frogs, crabs, and insects are common around the outer areas, and in rare cases, snakes have been spotted too.



03 — LIVING WITH NATURE

Our Resident Pack



We also have 2-3 dogs and a cat who live on the property. They're friendly, gentle, and very used to guests — feel free to say hello and spend time with them during your stay.

If you're bringing your own pet: please make sure they don't damage any furniture, and keep an eye on them so they don't end up peeing on beds or sofas, or leaving mess in the rooms and bathrooms. We've had this happen in the past, so we'd really appreciate your cooperation!



04 — MEALS

What's On The Table



**Meals come from two menu styles
— Local Rural Village Style, or
North Indian & Chinese — each
built from fixed chef's sets, with a
veg and a non-veg option paired at
every meal, so nothing repeats
during your stay.**

**A full menu with every dish
and set is shared separately —
just ask if you'd like to see it
again.**



04 — MEALS

On Request



**Non-veg starters — fish or
prawns — are available on
request, at an additional cost.**

04 / 06



05 — BEHIND THE SCENES

Staff & Property Access



It's a large property to run smoothly — almost 10 air conditioners, a lot of lighting, the pool area, and an outdoor hall to maintain.

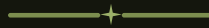
We've set up a few dedicated staff-only doors around the villa, including one right beside the

kitchen door, used only during meal times.



05 — BEHIND THE SCENES

Always Out Of Sight



Our staff will **never enter through the main door or living room. If anything ever needs attention during your stay, they'll come in only through these designated access points, take care of it quietly, and let themselves back out — without disturbing you.**



06 — EXPLORING NEARBY

Around The Villa



Looking to step out during your stay? You'll find 7-10 great restaurant options within a 15-30 minute radius of the villa, offering plenty of variety beyond our home-style meals.



**We hope you have a wonderful, joyful stay with
us.**