

REDEFINING BUNGALOW LIVING



CODENAME

**BLUE PEAKS**

KARJAT

# About Us

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Welcome to Blue Peaks a prime project in karjat Taluka, just 18 km from Karjat Station and well-connected to karjat murbad highway. Why Choose Us Collected sanctioned Layout, Wide approach road Near NH548 A, Under PMRDA limits Close to Dam & top institutes Surrounded by mountains & waterbodies. Our Ready-to-Move Villa Advantage along with fully furnished units come with premium interiors, modern appliances, and complete setups – so you can start living from day one.



A Beautiful Valley,  
Memories abound

## FULLY FURNISHED

### 1 BHK VILLA

₹35 Lacs + Taxes

Experience comfort and style in this fully furnished 1 BHK villa spread across 700 sq.ft. Nestled amid lush greenery, it's your perfect blend of modern living and serene escape.

**₹10 LACS** EXTRA  
FOR  
**SWIMMING POOL**



# 1 BHK PLAN



GL.FL. BUA-700SQ.FT.

**GROUND FLOOR PLAN**

# FULLY FURNISHED

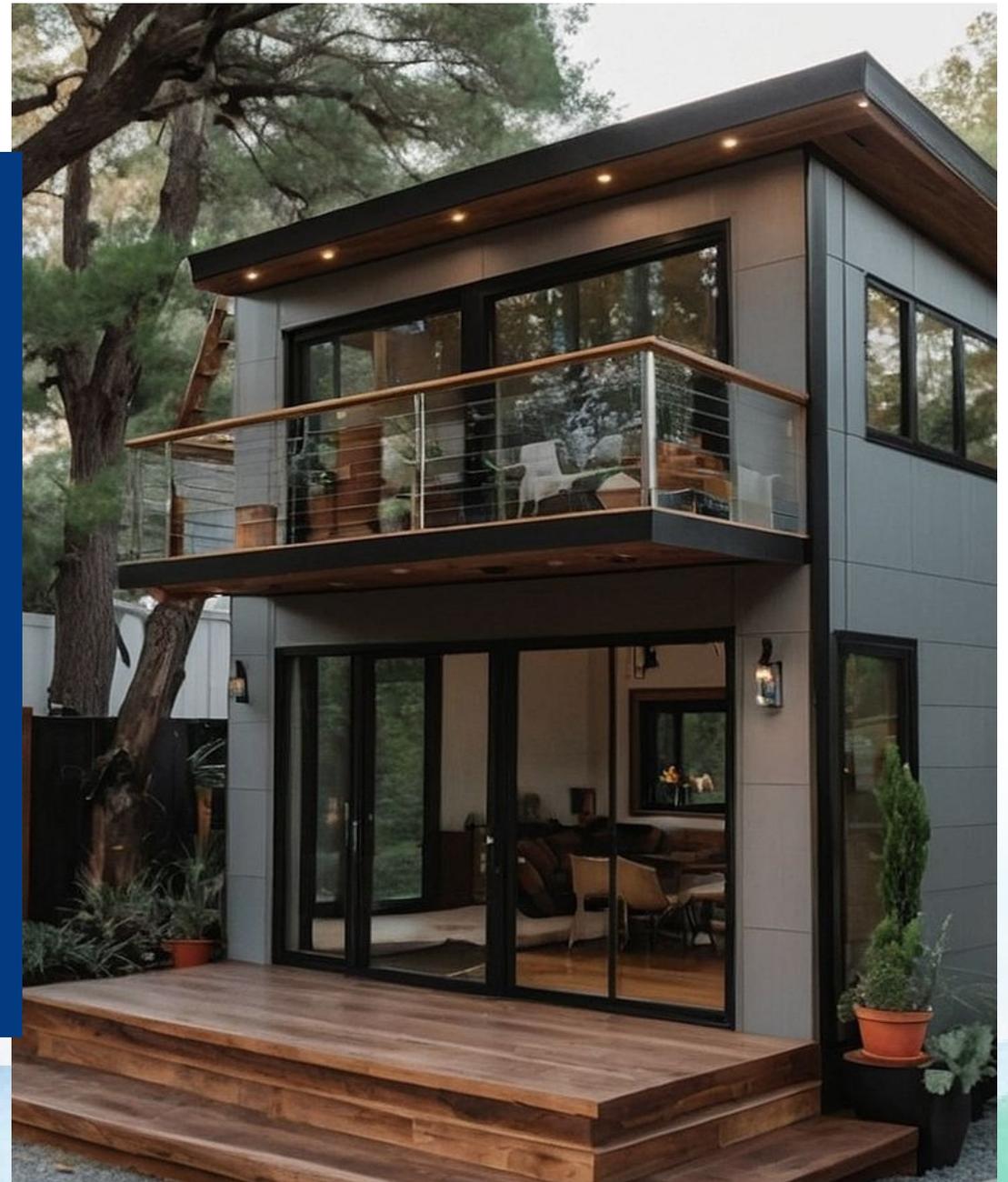
## 1 BHK VILLA

₹40 Lacs + Taxes

Experience comfort and style in this fully furnished 1 BHK villa spread across 700 sq.ft. Nestled amid lush greenery, it's your perfect blend of modern living and serene escape.

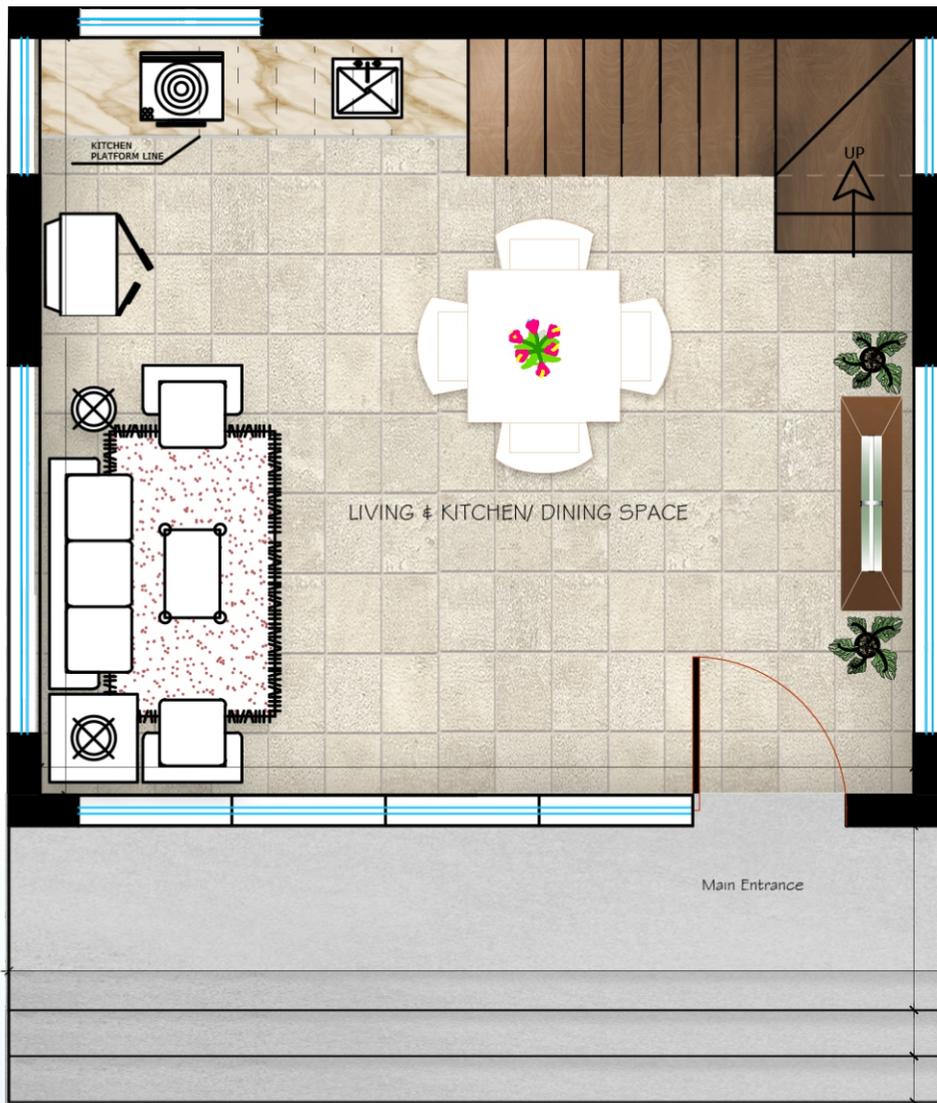


**₹10 LACS** EXTRA  
FOR  
**SWIMMING POOL**



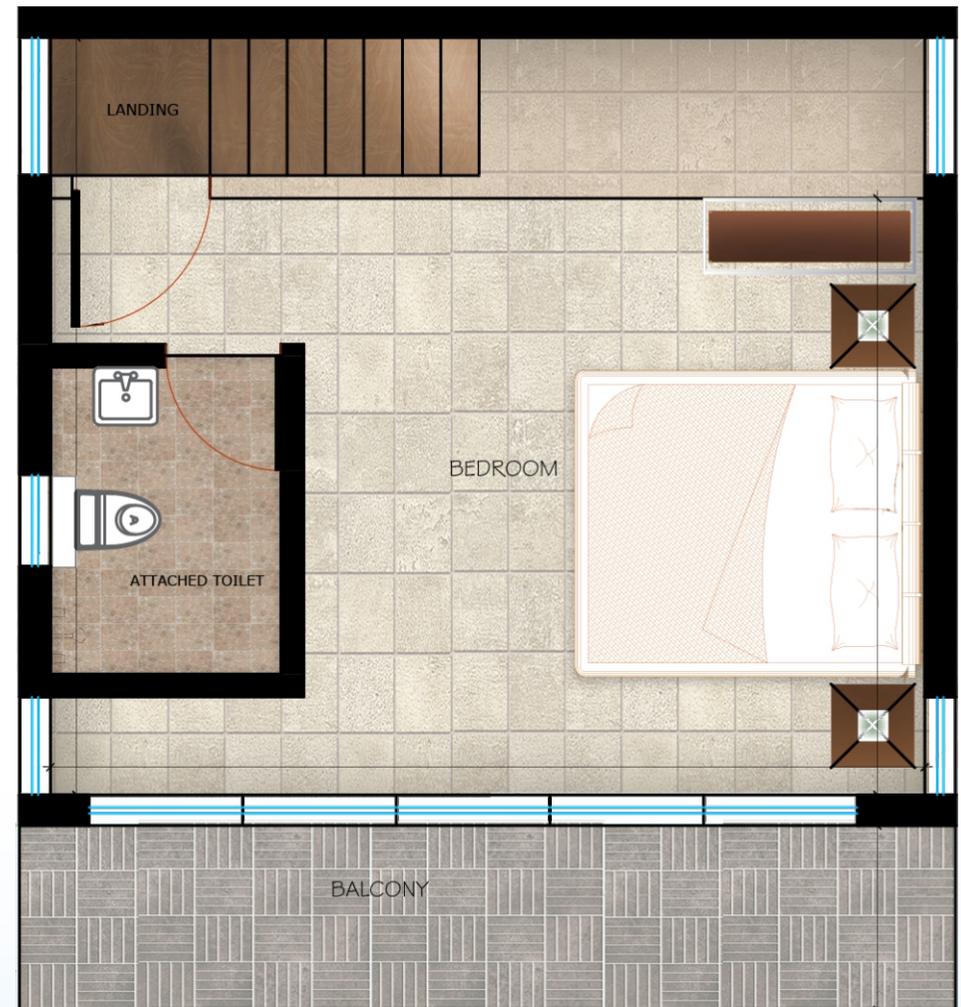
# 1 BHK PLAN

TOTAL BUA AREA 700SQ. FT.



GL.FL. BUA-350SQ.FT.

## GROUND FLOOR PLAN



F.FL. BUA-350SQ.FT.

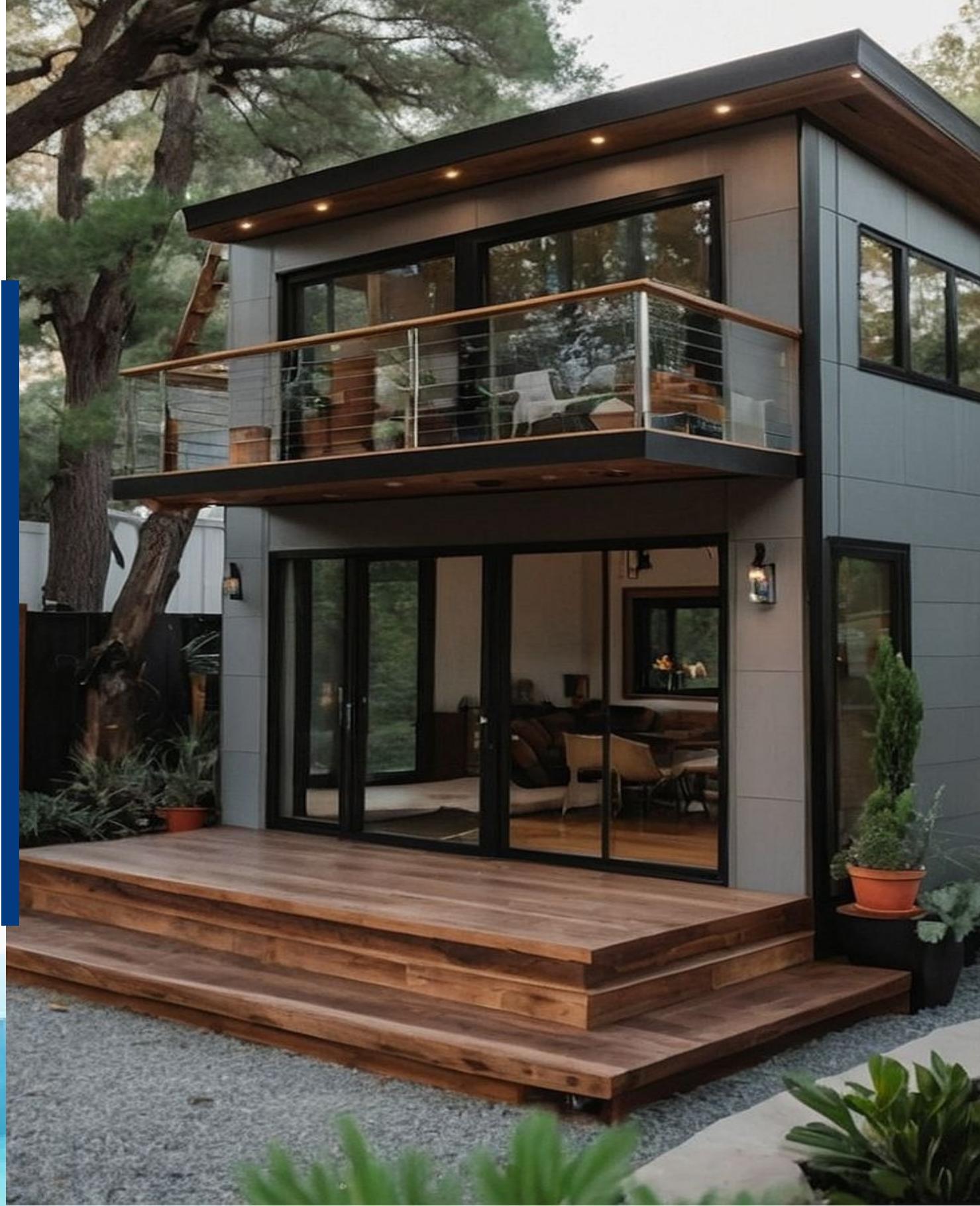
## FIRST FLOOR PLAN

## FULLY FURNISHED 2 BHK VILLA

₹50Lacs + Taxes

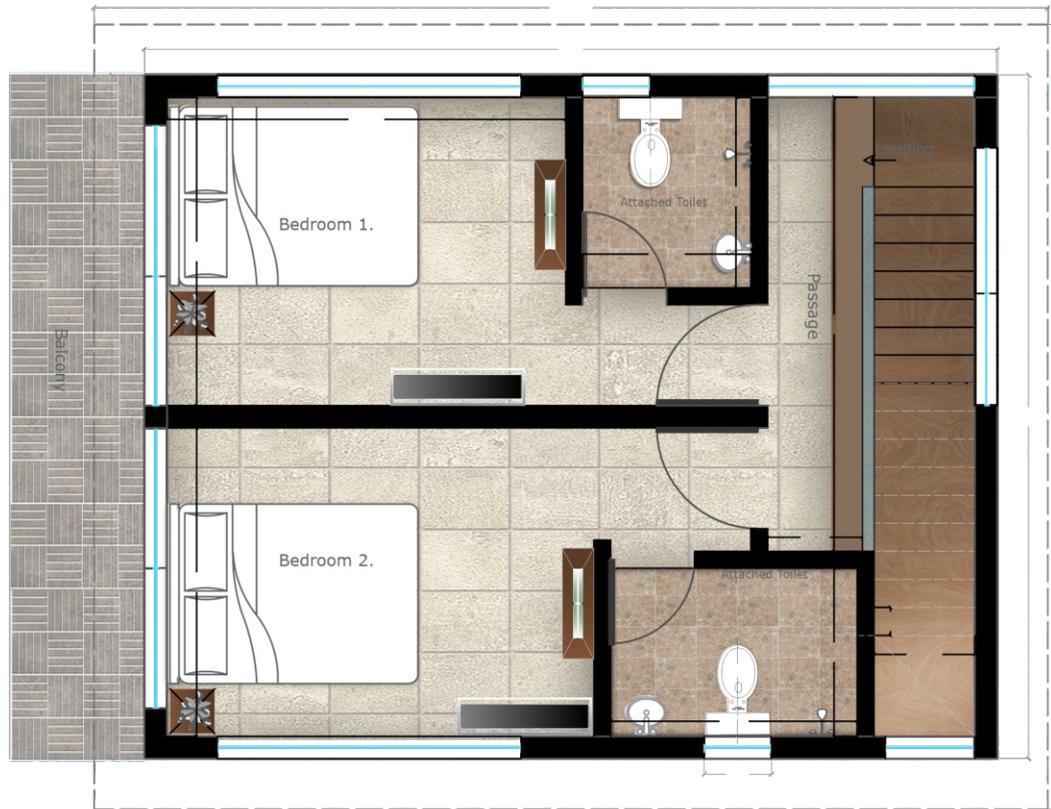
"Discover modern elegance in this fully furnished 2 BHK villa, thoughtfully designed across 1000 sq.ft. Surrounded by lush greenery, it offers the perfect harmony of contemporary comfort and peaceful retreat."

**₹ 10 LACS** EXTRA  
FOR  
**SWIMMING POOL**



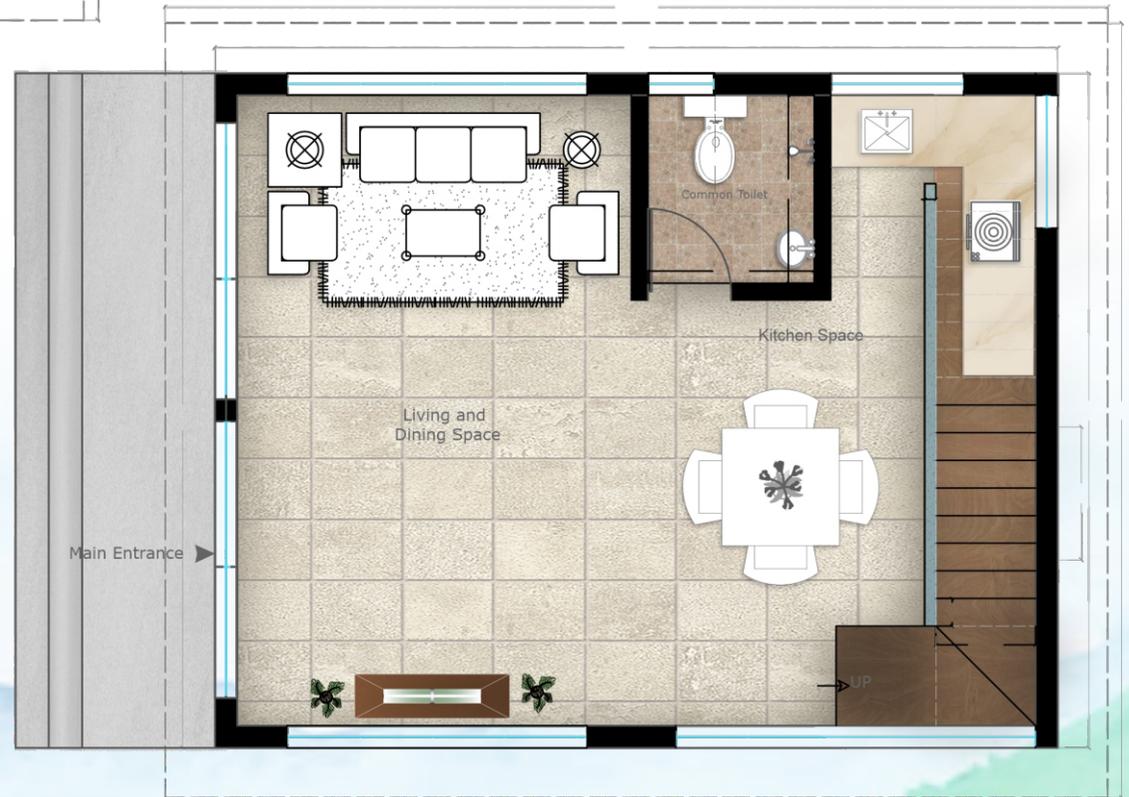
# 2 BHK PLAN

TOTAL BUA AREA 1000SQ. FT.



F.FL. BUA-500SQ.FT.

## FIRST FLOOR PLAN



GL.FL. BUA-500SQ.FT.

## GROUND FLOOR PLAN

# Site Plan

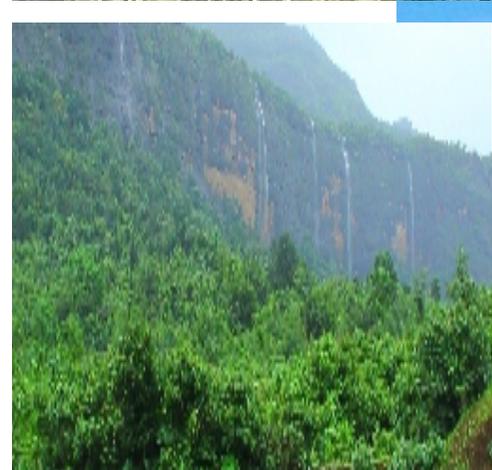


# PROJECT HIGHLIGHTS

- Outer stone wall compound has a height of minimum 2.5 feet with strong foundation below ground and chain link of 3 feet above.
- More than 1000 trees
- Water Drip system for plants.
- Overhead Large Water Tank.
- Children Play Area.
- Garden in the open space.
- Street lights & 30 ft wide internal road.
- Storm Water line on both sides of road.
- Security Cabin.
- Individual septic tank for every plot.
- Every Plot is provided with
- Light and Water provision to every Plot.
- Approved by ICICI Bank & DHFL.
- FSI 1.47 for individual plots.
- Individual 7/12 Extract.

## TREKKING SITE NEAR BY

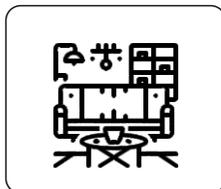
- BHIMASHANKAR
- KOTHALIGAD
- KALAVANTI MAHAL
- BUDLAMATCHI
- PANDAVLENI
- TUNGI



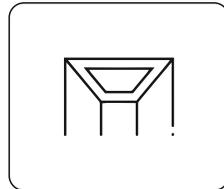
# FULLY FURNISH VILLA SPECIFICATIONS



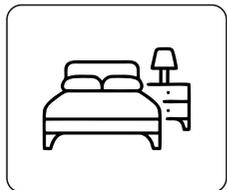
Bedroom Furniture



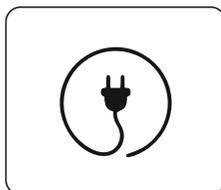
Living - Dinning Furniture



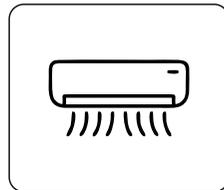
False Ceiling



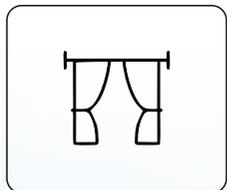
Bedroom Furnishing



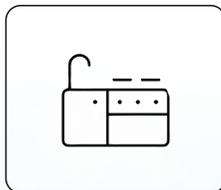
Electrical Fittings



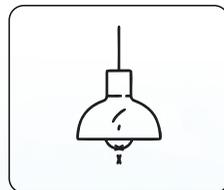
AC



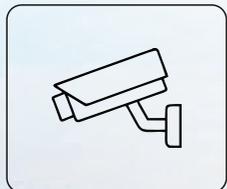
Curtains



Kitchen



External Electrical decorative Lights



CCTV



TV Network



WIFI Network

## Fractional Ownership

Each villa is jointly owned by 10 Owners individuals. Every owner gets equal ownership rights and usage benefits.

## Regular Rental Income

Enjoy your villa whenever you wish, and earn rental income when you don't – blending personal luxury with smart investment returns.

## Affordable Luxury:

Blend of luxury and affordability

## Prime Location:

Strategic location along STRR Road, easy access to highways, IT parks & airport

## Competitive Pricing:

Attractive pricing structure, high return on investment

## Uncompromising Quality:

Exceptional construction, state-of-the-art infrastructure, meticulous attention to detail

## Best Investment Opportunity:

Impressive market appreciation, Projected growth secure investment

## Trusted Brand:

Reputation for quality and customer satisfaction

## Clubhouse Amenities

Lounge area with a small Cafe | Swimming Pool | Internet & Wi-fi | Restaurants  
Community Hall | Roof top Juice Bar & Cafe | Indoor Games | Parking Area  
24-hour Security | Children's playground area | Landscaped gardens

# CLUBHOUSE

## Outdoor Amenities

- Cricket Net
- Basket Ball
- Badminton
- Table Tennis
- Volley Ball
- Lawn Tennis
- Jogging tracjk



# Project infrastructure & surrounding



## **Blue Peaks – Secure. Reliable. Connected.**

Fully gated community with concrete wall perimeter, decorative fencing, and 24x7 security. Wide tar roads with lighting, drainage, and landscaped medians. Uninterrupted water and power supply with high-quality transformers. Seamless network connectivity – comfort without compromise.

# Location



Mumbai - Pune old highway  
10 mins (8km)



Karjat Railway Station  
10 mins (8km)



Karjat Bus Depot  
10 mins (8km)

LOCATION	DISTANCE
Neral Railway Station	21 KM
Karjat Railway Station	23 KM
Matheran	29 KM
Lonavala	55 KM
Mumbai Airport	98 KM
Navi Mumbai airport	49 KM

**OSPREY NEST LLLP**  
REAL ESTATE ADVISORS

Site Address : Blue Peaks, Survey No- 58,  
Village:Malegaon Tarfe Kotalkhalathi,  
Opp. Shivlok Dham, Taluka:Karjat, District:Raigad,  
Pincode:410201

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