

# Villa Description

Certainly! Here are some key points about UNR-438, the 4-bedroom standalone private pool villa:

Location: **UNR-438** is located just 2 hours away from Mumbai and Pune, making it a convenient getaway from the city.

## Property Description:

- It is a 4-bedroom standalone villa covered with lush greenery on all sides, offering a calm and serene atmosphere away from the city hustle and bustle.
- The villa features a heated pool for guests to enjoy.
- There is a private garden and a massive lawn area covered with grass, providing ample space for outdoor activities.
- Outdoor dining and barbecue facilities can be arranged for guests.
- The living area is equipped with a 65" Smart TV with Netflix and other OTT apps, and Wi-Fi is available throughout the villa.
- There's also a speaker with a karaoke microphone for music sessions.
- Guests can bond over board games or enjoy a friendly snooker match.
- The villa even has a small cricket turf for sports enthusiasts.
- A huge cabana on top of the villa offers a great view of the entire property.
- Catering: The villa has an in-house chef who prepares delicious meals, both vegetarian and non-vegetarian.

**Bedroom Configuration:** All four bedrooms are on the ground level.

- Two bedrooms have ensuite bathrooms.
- The other two bedrooms have attached bathrooms located next to the rooms.
- All bedrooms are air-conditioned for added comfort.

## Additional Information:

- While the bedrooms have air conditioning, the pleasant weather throughout the year makes it unnecessary to install ACs in the living room.
- Guests should be aware that a part of the road leading to the villa may be bumpy.
- Outside meals are not allowed inside the villa.
- Barbecue facilities are available at an extra cost of Rs. 300 per person (for both vegetarian and non-vegetarian options).

The villa can comfortably accommodate 16 people, but some adjustments may be needed for larger groups.

Overall, UNR-438 offers a peaceful and well-equipped retreat with a range of amenities and activities for guests to enjoy.























A wooden vanity unit with a black countertop and a white sink. Above the sink is a large mirror and a wooden towel rack. The vanity has open shelving at the bottom containing several white towels. A white electrical outlet is visible on the wall to the left of the vanity.

A shower area featuring a rainfall showerhead mounted on a wall. The shower is illuminated by a skylight with a metal grate. A white water tank is visible in the background.

A planter box containing several green plants, including what appears to be a peace lily. The planter is situated in a recessed area of the bathroom.

A white toilet with a white toilet seat and lid. A white bidet is located directly in front of the toilet. A wooden towel rack is mounted on the wall above the toilet.

A wooden toilet paper holder mounted on the wall, containing a roll of white toilet paper.























# House Rules

- Security Deposit is payable at the villa at the time of Check-in which is 100% refundable, info damage made
- Loud Music after 10 Pm is not allowed in the pool area, however, you can play normal music inside the villa
- While booking share the exact number of guests, every additional guest above double occupancy will be chargeable.
- No outside guests allowed without prior information
- All illegal activities are prohibited
- Full retention if canceled within 35 days of the check-in date
- 15% Retention if canceled before 35 days of the check-in date
- Smoking by the balconies, pool, and open areas is allowed
- Airport transfers, Barbeque arrangements, and Cook and yacht bookings can be done at additional costs.