

# ABOUT THE VILLA

Behind the charming fountain-facade and opulent French windows, discover this elegant home oozing character in each nook & corner. The portico arches and wooden beams remain to blissfully space out the open-plan of this home, while the airy windows have been reimagined to deliver all the comforts of being one-on-one with nature. LTM394 is set by a mango farm, so don't be surprised by the subtle revitalizing whiff of fresh mango orchards. With the amount of greenery you're surrounded by, strolling through the property with a nice brew in your hand is a peaceful way to start the day. Stroll into town for lunch at the local Misal Pav joint at Peruchi Wadi for a lip-smacking meal or explore Sula Wines, just a 25-minute drive from the home.

## **UNRM-394 is special because of its:**

- Luxuriant French-Victorian architecture
- Seamless French windows that help sunlight & breeze to flow through
- Unrestricted views of the Gangapur Dam
- Serene private pool set in the lap of greenery
- Ethereal bathtubs for a luxe bathing experience
- Proximity to the dam and other famed spots
- Convenient location, 20 minutes from MTDC boat club & 25 minutes from Nashik's wineries like Sula, Soma, and York.

## **The Space:**

### **BEDROOMS**

- An effortless mix of modern and French, the bedrooms of this home are vibrant yet cozy. There are a total of 3 bedrooms - 2 on the ground floor and 1 on the first floor.
- With charming and comfortable furnishings, the bedrooms are decked with a myriad of amenities such as a comfortable king-size bed, TV, Wi-Fi, AC, and an extra mattress, if needed.
- Lose yourself as you experience luxury at its hilt when you bathe in the relaxing bathtubs offered in two of the ensuite bathrooms.
- There are 3 attached and 2 common bathrooms at this property.
- All bathrooms have geysers, towels, and basic toiletries.

## **Getting Around:**

- Distance from Ozar Airport - 37.4 km.
- Distance from Nashik Railway Station - 34.1 km.
- Distance from Girnare Bus Stand - 3.5 km.
- Distance from Mauli Market - 3.7 km.

## **COMMON AREAS**

- Exuding a luxurious French-Victorian charisma, each corner of this blissful home oozes with quintessential elegance.
- Walk into the living room complete with contemporary furnishings and a 10-seater dining area that is perfect for an entertaining evening with your loved ones.
- The first floor of the home offers another living and dining area that can seat up to 6 people.
- Both these living rooms are equipped with a music system and Wi-Fi.
- This pool is 30x12 ft. in size that is shallow at the start and deepens to a maximum of 4.2 ft. by the end.

## **KITCHEN/ FOOD**

- Guests may use the pantry on the ground and first floor for reheating purposes only.
- The kitchens are equipped with a microwave, gas stove, refrigerator, water purifier, induction plate, and a mixer-grinder.
- Crockery and cutlery are available.
- All meals can be provided in-house at an additional cost of Rs. 1500 per person, per day.
- Consumption of non-vegetarian food is not allowed.

## **ADD-ON SERVICES**

- Barbecue kit is available at an additional cost of Rs. 500. Ingredients will be charged as per actuals.
- Bonfire can be lit up at an additional cost of Rs. 500 per session.

## **HOME TRUTHS**

- The road leading up to the villa is difficult during the monsoon only. SUVs/vehicles with high ground clearance suggested.
- Guests do not have access to the mango farm from April to June as these are crucial months for the crops. However, access to rest of the lawn area will remain unrestricted.
- All-male groups are not allowed.
- This is not a pet-friendly property.
- In case of a power outage, the generator can support all the appliances for up to 8 hours.
- Outside food is not allowed at the property.
- Please be mindful and keep noise to a minimum after 10 PM.
- Given that the villa is surrounded by nature, insects/bugs are prone to be there during monsoon. Guests are requested to keep windows shut at night.
- There are CCTV cameras that capture the external areas for security purposes.
- The caretaker stays on the premises of the same property, in the staff quarters.
- Guests can stay connected with complimentary Wi-Fi. Network is subject to availability at any given time. - Mobile networks like Jio and Vi work fairly well here.

































































# House Rules

- Security Deposit is payable at the villa at the time of Check-in, which is 100% refundable if no damage is made.
- Loud Music after 10 p.m. is not allowed in the pool area, however, you can play normal music inside the villa.
- While booking shares 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.
- The full payment must be made for your booking to be confirmed.