

# Surya

Villas Overlooking it All

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Kashele, Karjat



# SIYA

In a world that glorifies the grand, SIYA is a return to the sacred. A space that carries the quiet dignity of the nature, the softness of light, the steadiness of the earth. A kind of grace that doesn't need embellishment. A kind of purity that is felt, not seen.

**That is the spirit of SIYA.**

Nestled in Kashele, Karjat, SIYA is an exquisite collection of villas designed for the timeless elegance of purpose. SIYA villa would be your inner state — held gently in stone and soil, breeze and breath.



Registered As: **Vilqasita**  
By SGPH LLP

# KASHELE, KARJAT

Chosen for its Calm



Close enough to arrive with ease. Far enough to feel the distance.  
A rare balance between accessibility and seclusion.

🌸 90 mins from Mumbai

🌸 60 mins from Navi Mumbai

🌸 2 hrs from Pune

Here, the air is fresher, the nights quieter, and the mornings filled  
with the sound of nature's first light.

# Suya

## The Poetics of Space



Every line drawn with intention.  
Every material chosen for its honesty.



Large windows frame the hills, courtyards breathe with the seasons, and terraces open to skies untouched by clutter.

# Suya



Elegance in Form.  
Serenity in Flow.

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Choose from thoughtfully designed configurations:

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- 3 & 4 BHK Villas | Private Gardens | Expansive Terraces
- Sunlit interiors with natural ventilation
- Vastu-conscious layouts with fluid indoor-outdoor transitions

## Villa Amenities

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### INTERNAL AMENITIES IN VILLAS

- Vilaasita has been planned as a ground + 1 structure on plots (plot sizes differ as per ground terrain)
- Lavish entry porch welcomes you to tranquillity
- Stunning Living/ Dining (double height in Living) with full height apex windows
- All other rooms with minimum 10' height presenting unmatched spaciousness and high end living
- Kitchen: with access to marked kitchen garden and an attached powder room

### INTERNAL FINISHINGS

- Premium quality Main Door with Video door phones
- Premium Vitrified Flooring throughout the villa
- Kitchen platforms with Granite top and large size stainless steel sink
- Balcony railings in toughened glass
- Anti-skid Flooring in Washrooms with premium quality CP fittings and sanitary ware

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## Elegance in Form. Serenity in Flow.

- **3 elegantly designed master bedrooms,**

- First bedroom, on the ground floor, ensures seamless comfort and luxury, comes with an attached washroom.

- 2 bedrooms on the top floor, both have attached washrooms. Each has balconies offering breathtaking views of the valley below

### **Around your bungalow**

- Soft green landscaped lawn at the entry with a gazebo
- Paved area for evening barbecue
- Exclusively designed Private Swimming Pool
- Stepped landscaped areas and plantations on the periphery of the villa
- Uninterrupted valley view from each villa

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## Ground Floor Plan : Type-1



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## First Floor Plan : Type-1



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## Ground Floor Plan : Type-2



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## Lower Ground Floor Plan : Type-2




## 42 Villas Overlooking it All!

- Infinity-edge pool that mirrors the trees
- Hammock gardens for afternoon disappearances
- Meditation decks and reading lounges
- Organic farm patches for mindful growing
- Smart, discreet security and maintenance

### AMENITIES OUTSIDE YOUR HOME

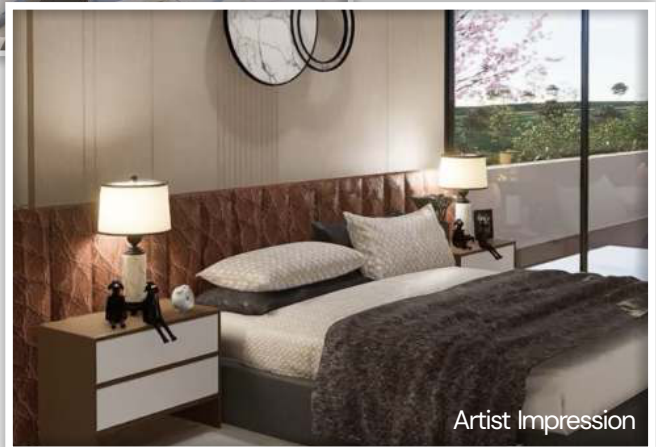
- Recreational Club house with Luxurious Reception & Waiting Area  
Well-equipped Gymnasium
- Stepped landscape opening into Gazebos, Playground, Sandpit,  
Badminton court, Walking track & artificial water stream
- Banquet hall and open air ground for hosting ceremonies
- Landscaped driveways with well-lit pedestrian footpaths  
24 hrs water supply from overhead water storage tank
- Specific spaces for Office, Administration, Housekeeping
- Ample parking space
- Generator backup

# Suya



# An Asset Built on Higher Ground

- Limited-edition villas in a low-density community
- High rental potential in a growing weekend destination
- Long-term capital appreciation





# Vilaasita

Vilaasita Experience Center,  
Karjat - Murbad Highway, Kashele,  
Taluka : Karjat, Raigarh, 410201



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