

A Project by  
every landmark has a story  
**Landmark**

CORPORATE OFFICE : 181, Hill Road, Bandra (West), Mumbai - 400 050.

SITE ADDRESS : Ashane Village, Near Dr. Modi Resort, Karjat-Neral Road, Karjat, Maharashtra - 410 102.  
W : [www.casaunico.in](http://www.casaunico.in)

PROJECT APPROVED BY : LEADING BANKS AND FINANCIAL INSTITUTIONS

Relationship partner



303, Sambhav IT Park, Road No - 2, Wagle Industrial Estate,  
Thane (West) - 400 604 | [sales@oxyzen.net](mailto:sales@oxyzen.net) | [www.oxyzen.net](http://www.oxyzen.net)

CALL:

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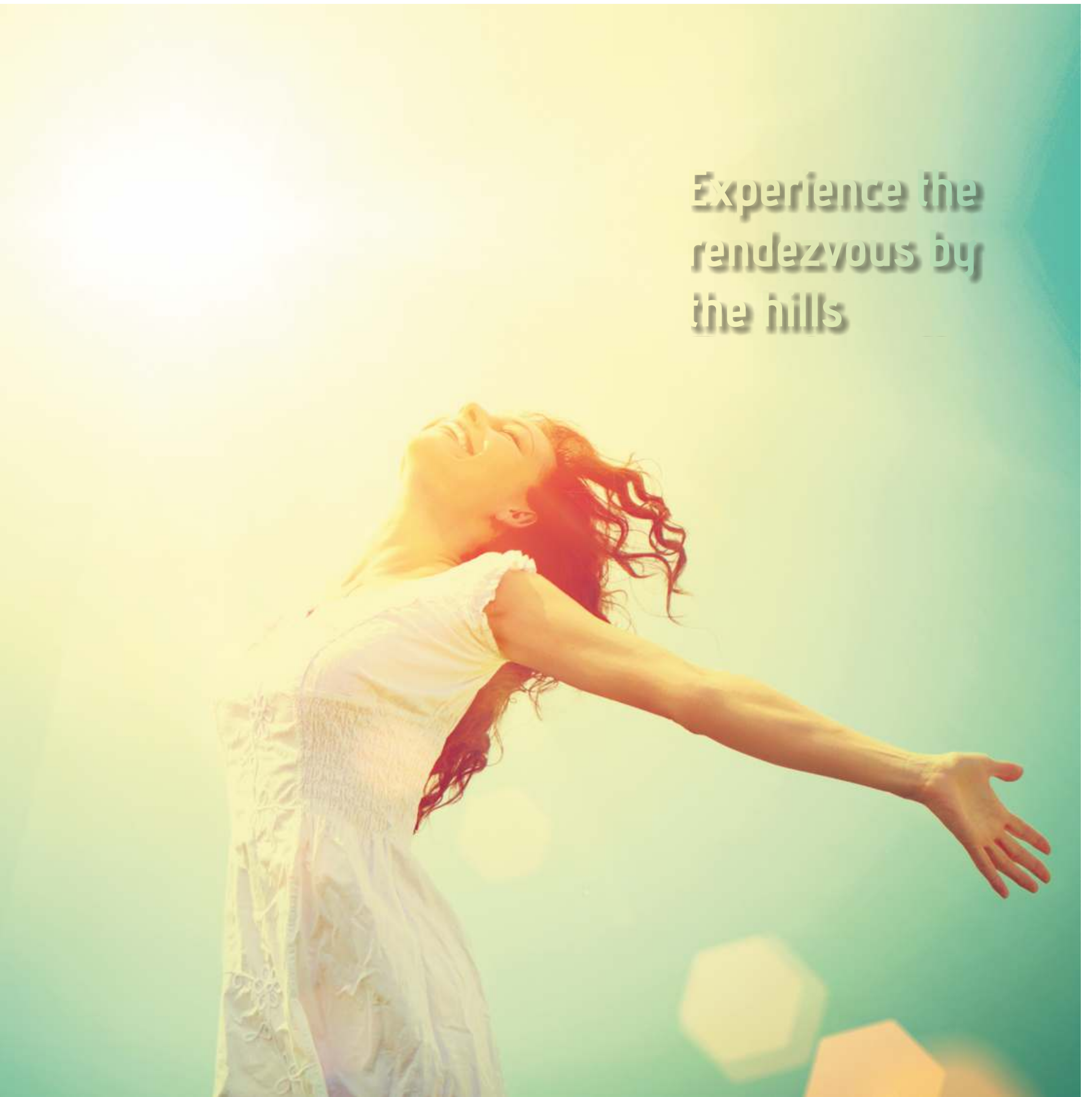
Disclaimer: This brochure is merely conceptual and is not a legal document, it cannot be treated as a part of the final purchase agreement. All dimensions are approximate and subject to construction variances.  
Interior designing used in the unit plans and images are only for illustrative purpose. The developer reserves sole rights to amend architectural specifications during development stages.



A REFLECTION OF YOURSELF



  
**casa único**  
A REFLECTION OF YOURSELF



Experience the  
rendezvous by  
the hills



## OVERVIEW

Located within a bustling township at the foothills of Matheran, Casa Unico opens the doors to charismatic Karjat with 14.5 acres of benevolent landscapes, hills and lush greenery. It's close proximity to nature allows you to let go of your daily hassles and the convalescing cityscape keeps you upbeat with the comforts of a township. A 90 minute drive from Mumbai, Casa Unico promises a home, heaven and a true reflection of yourself.



Artist's Impression



## RECREATE

Colourful and artistic, spaces at Casa Unico are epitomes of 21st century homes, complete with all modern amenities and luxuries. Every room in your residence reflects opulence and the comfort that a discerning home seeker is looking for. The quaint view of the pristine nature emulates calm for the elderly, and at the same time exuberance for the kids.



Artist's Impression



STELLA



Reference Image

## Fully Furnished, Ready-to-live apartments

Your apartment will come to you fully-loaded with furniture, electrical fittings, electronic gadgets, wall furnishings, bathroom and lifestyle accessories that are needed for your luxury and comfort. This way we believe that the worries of setting up a home away from home would be consigned to history. Here is the complete list of things we plan to provide you with.

- 32" LED TV
- Home Theatre System
- Air Conditioner
- Ceiling Fans
- Instant Geyser
- Wall Décor
- Sofa
- Centre Table
- Wardrobe
- Queen Size Bed
- Mattress & Pillows
- Bed-sheet & Quilt
- Curtains
- Kitchen Storage Unit
- Mini Fridge
- Microwave
- Induction Cooker
- Water Purifier
- Cutlery
- Chairs
- Granite / Glass Platform
- Steam Iron & Ironing table
- Torch
- Fridge Bottles & Jug
- Premium Flooring & Wall Finish
- Mirror
- Towels
- Toiletries
- Faucets
- Exhaust Fan
- Bucket
- Convex Shaving Mirror
- Shower Curtain
- Dustbin
- House slippers
- Hangers
- Shoeshine & Shoehorn
- Mosquito repellent
- Floor mat

# LOCALE

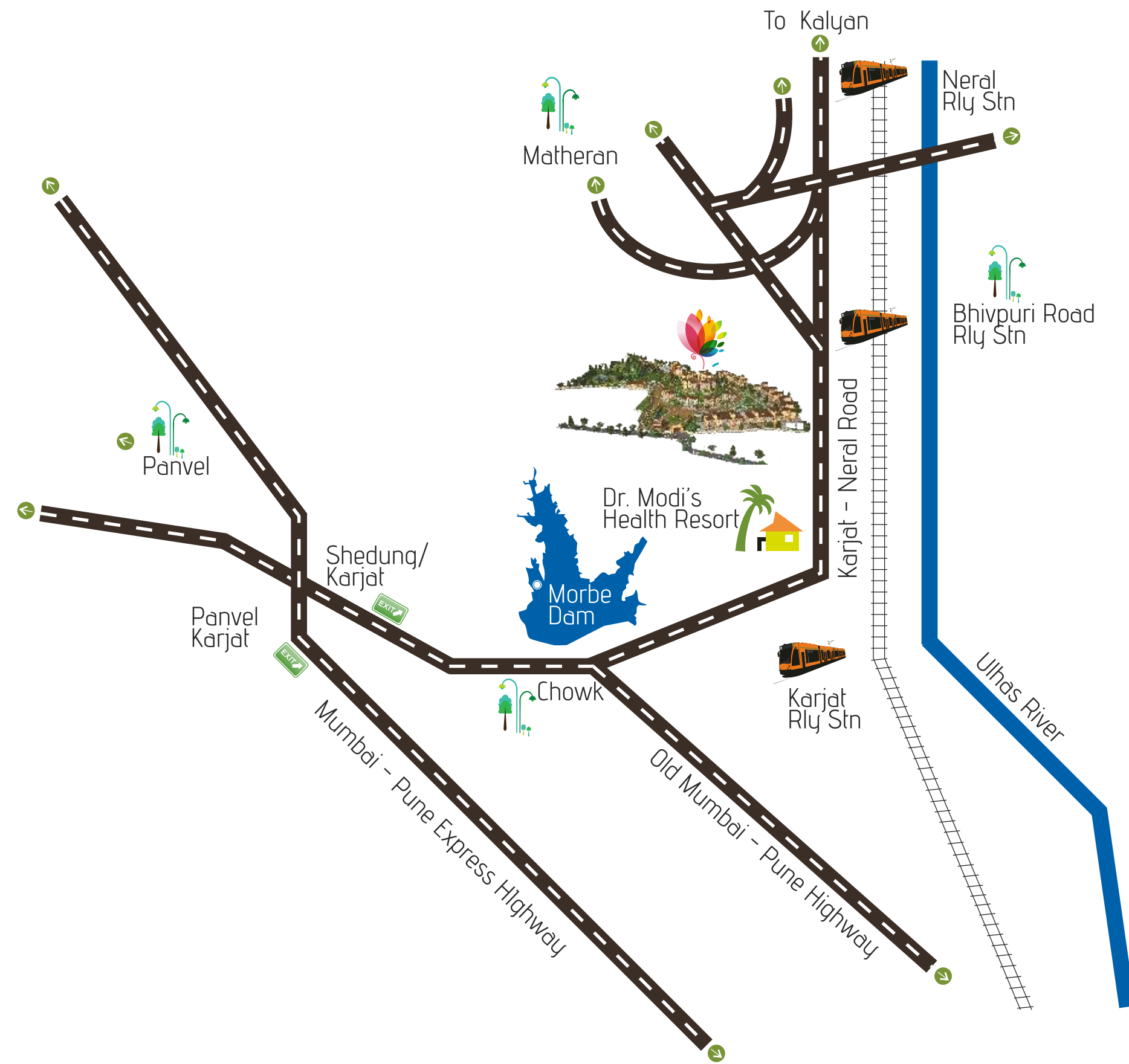
Nestled between the serene valleys and the greenery, Casa Unico is in a truly tranquil location urged by many. Feel free to indulge in the 14.5 acres of unexplored bed of beautiful landscapes, mystic lakes and sparkling waterfalls. In the paths of solitude, Casa Unico is well connected to the city lights of Karjat. The enchanting 10,000 square feet of clubbing zone alongside the wildness of the woods adds up giving you an essence of true Living.

## Location Highlights

Karjat is ideally located mid way between Mumbai and Pune. A host of recent infrastructural development, a recent boom in the housing sector and the added advantage of wide open spaces for further expansion gives Karjat the edge in the creation of educational infrastructure. The area includes over 70 colleges affiliated to the Mumbai University, in addition to internationally renowned institutions like Cambridge International Academy. The Navi Mumbai and Pune proposed International Airports are strategically aligned to develop economic growth and connectivity.

## Distance Chart

- Proposed International Airport : 30 mins
- Mumbai City Centre & Pune to Casa Unico - 90 mins
- Karjat Station - 5 mins
- Casa Unico to ADLABS IMAGICA - 30 mins
- Casa Unico to MUMBAI PUNE NATIONAL HIGHWAY : 15 mins
- Casa UNICO to MUMBAI PUNE EXPRESS WAY : 25 mins



## CLUB HOUSE AMENITIES



- Mediterranean Club House with Gymnasium
- Yoga Room / Meditation Room / Aerobic Room
- Squash Courts
- Multipurpose Room for Indoor Games
- Kids Gaming Area
- Library and Reading Room
- Business & Reception Lounge
- Department / Convenience Store
- Themed Restaurant
- Whole day Café
- On- Site Launderette
- Banquet Hall for Functions

## OUTDOOR AMENITIES



- Open Air Amphitheatre for Community Celebrations
- Badminton Courts
- Senior Citizen Area
- Swimming Pool, Separate Toddlers Pool with surrounding landscaped areas
- Children's Play Area
- Golf Putting Green
- Basketball Court
- Tennis Court
- Jogging Track/ Intricate Walkways
- 50% Open Landscaped Area and Gardens
- Outdoor Barbeque and Camping Facilities
- Relaxed Seating Areas

## PROJECT AMENITIES

- Power Backups for Lifts and Common Area Lighting
- Provision for Inverters in each Apartment
- Secured Children Playing Area
- Ultra Modern Fire Fighting System
- Ample Car Park Spaces (Covered / Open)
- Facility Management Services
- 24x7 Hours Security
- Designer Paved Areas and all glass gazebo
- Designer Floor at Ground Floor Lobby and Lift in every Building
- Floor Plans with excellent circulation and cross ventilation
- Landscaping views from Residences
- Free WIFI Zone



## PROJECT ATTRIBUTES

- A magnificent project sprawled across 14.5 Acres of Land in 1st Phase
- The design Style introduces dynamic elements such as Cultural stone, decorative railings, balconies and pillars expressing the romantic flavor of the Mediterranean
- The gated Community has been designed to offer high comfort living with global amenities
- Situated far from the Urban Centre yet well connected to the city
- Designer Condos, Lifestyle 1 BHK with & without Terraces / 2 BHK Grande and Solitaire Homes
- Luxurious features & global amenities

# SPECIFICATIONS

## FLOORING

- Vitrified Tiles in Living, Dining and Kitchen
- Wooden Floorings in Bed Rooms
- Dry Balcony - Anti-Skid Ceramic Tiles
- Terraces - Anti-Skid Ceramic Tiles

## KITCHEN

- Granite Kitchen Platform
- S.S Sink & Tap
- Ceramic / Glazed Tile above Kitchen Platform up to 2 feet

## DOORS

- Main Doors –Complete with Wood Finishes
- Internal Doors - Flush / Panel Doors

## WINDOWS

- Powder Coated Aluminum Sliding Windows with mosquito nets
- Safety Grills

## WALL FINISHES

- Superior (OBD) Paint for Internal Wall
- Exterior - Superior Quality water-proof Paint

## TOILETS

- CP Fittings - Jaguar or equivalent in all Toilets
- Flooring - Matte Finished Tiles for all Toilets
- Full Height Decorative Tiles
- High Quality Wash Basin / Water Efficient 6x3 Dual flush EWC in Toilet

## AUTOMATION

- Intercom Facility

## POWER BACK-UP

- 100% Back-up for lifts & Common Area

## PLUMBING

- Concealed Anti - corrosive Plumbing

## ELECTRIFICATION

- Switches - Anchor or equivalent modular switches
- Concealed Copper Wiring
- Adequate Electric Points with TV & Telephone Points in Living Room
- A.C Point in Hall & Bedrooms

## LIFTS

- KONE or Equivalent

## STRUCTURE

- Seismic Zone III Compliant Structure
- RCC Framed Structure



ARENA SPACE - JOGESHWARI, MUMBAI



KALPATARU TOWERS - KANDIVALI, MUMBAI

## GA design

Rajan and Sachin Goregaoker, architects and Directors of GA design, head one of the leading architecture and design practices in Mumbai. They have extensive experience in planning and designing residential townships, residential and commercial buildings. Rajan and Sachin approach each project without preconceived ideas and realize their clients' vision by using technical expertise, imagination and dedication.

The design style of Casa Unico at Karjat, incorporates elements of nature. Cultural stone, decorative railings, balconies and round pillars express the romantic flavor of the Mediterranean life. The gated community has been designed to offer comfortable living with global amenities in the midst of inexplicable tranquility.



ABIL IMPERIAL - BANER, PUNE



REGENCY WILLOW - LONAVLA



RAHEJA RIDGEWOOD - GOREGAON EAST

