

EMAAR  
INDIA

MAHARERA REGISTRATION NO. P52000077606 AVAILABLE AT <https://maharera.maharashtra.gov.in/>

Disclaimer: Project Casa Venero ("Project") [MahaRERA Registration No. P52000077606 dated 15th October, 2024 (website: <https://maharera.maharashtra.gov.in/> - registered by Emaar India Limited (CIN: U45201DL2005PLC133161) ("Company") situated on land bearing Gat No. 111/A/1/1 admeasuring 9 Hectares 95 Ares - non-agricultural land equivalent to 99,500 square meters in Village Mulshet, Taluka Alibag, District Raigad and in the Registration District of Raigad and Sub-District of Alibag, within the limits of Zilla Parishad Raigad, Panchayat Samiti Alibag and Group Grampanchayat Maggaon ("Property").

The information provided herein is only indicative of the proposed development and is subject to approvals from relevant authorities. Nothing contained herein intends to constitute a legal offer or invitation or solicitation and does not form any legally binding agreement. All information, images, visuals, drawings, sketches, representations, layouts, plans, dimensions, locations, specifications, artistic renderings, areas, sizes, shapes, positions, all facilities, amenities, etc. shown herein are merely artistic impressions and not to scale and are a sample for representation purposes only and are not the actual depiction of villas or landscapes or amenities or facilities. The distance/dimensions given are a rough estimation. The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. The actual villa may differ from what is portrayed herein. The Company shall not be required to provide any goods, items, features, products, accessories, furnishings, fittings or furniture as displayed herein.

The view/s shown herein may not be available from all the villas in the Project and allottees are advised to independently verify the views available from the villa that the allottee proposes to book in the Project. The allottee is advised to inspect and verify all details, plans, approvals, specifications and other relevant information including without limitation the areas, amenities, payment schedule, services and other relevant information/terms independently, have a thorough understanding of the same and take appropriate advice (including without limitation from legal and technical professionals) prior to taking any decision(s) to buy any villa or otherwise in relation to the Project.

The allottee is hereby informed that (A) the Company shall convey such portion of the Property in favour of the association of allottees/society/organization, as the case may be, that is remaining after: a) deducting any area not forming part of the Property due to physical measurement, if any; b) deducting area not in possession of the Company, if any; c) handing-over of set-back land, if any, and the road to be handed over to the competent authority, if any; d) handing-over non-buildable/buildable reservations on the Property, if any; e) developing and handing-over public amenity, if any; (B) there is a road adjoining the layout of the Project and the Company may undertake road widening of such road in the future; (C) there is an existing right of way in favour of (i) Mr. Chandrakant Govind Bhoir, owner of Gat No. 88/2, (ii) Mr. Prabhakar Govind Bhoir, owner of Gat No. 89, (iii) Mr. Vijay Shantaram Bhoir, owner of Gat No. 90, (iv) Mrs. Pratibha Pradip Kadam, Mr. Mandar Pradip Kadam and Mrs. Latika Pradip Kadam, joint owners of Gat No. 92, (v) Mr. Sharad Shankar Aamle, Mr. Janardan Shankar Aamle, Mr. Anant Shankar Aamle and Mrs. Chandrabhaga Shankar Aamle, joint owners of Gat No. 93, (vi) Mrs. Sharada Sitaram Aamle, Mr. Vishnu Sitaram Aamle and Mrs. Usha Janardan Waghmare, joint owners of Gat No. 110; and (c) there is a well located on the property on which the Project is proposed to be constructed and one Mr. Agboatwala is entitled to draw water from such well.

Nothing in this brochure/advertisement is intended to substitute the actual plans and approvals obtained from time to time. The relationship between the Company and the allottees shall be strictly governed by the agreements to be executed from time to time with the allottees and shall not be governed in any manner by this brochure / advertisement or any other promotional document. This brochure / advertisement is not a legal document and the Company reserves the right to modify the content of this brochure/ advertisement from time to time. The Company holds no liability or responsibility for its accuracy and shall not be liable to any intending purchaser or any other person/entity for any modifications so made.

The Company and/or its directors, employees, officers or representatives shall not be liable for any consequence of any action or decision taken by the allottee and for any direct, indirect, special or incidental or other consequential losses or damages by relying on the information contained herein including without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees, officers or representatives are expressly advised of the possibility of such damages.

Any construction to be put up shall be subject to approval of building layout plans from the competent authority and by the developer / maintenance agency / association of allottees/ society. Use of information will be governed by Indian laws, Real Estate (Regulation and Development) Act, 2016. Courts at Mumbai, Maharashtra shall have exclusive jurisdiction.

For more information please contact Email: [IN\\_marketing@emaar.ae](mailto:IN_marketing@emaar.ae) or visit: [in.emaar.com](http://in.emaar.com)

1 Acre = 4046.86 square meters or 4840 square yards, 1 square meters = 10.764 square feet

Emaar India Limited

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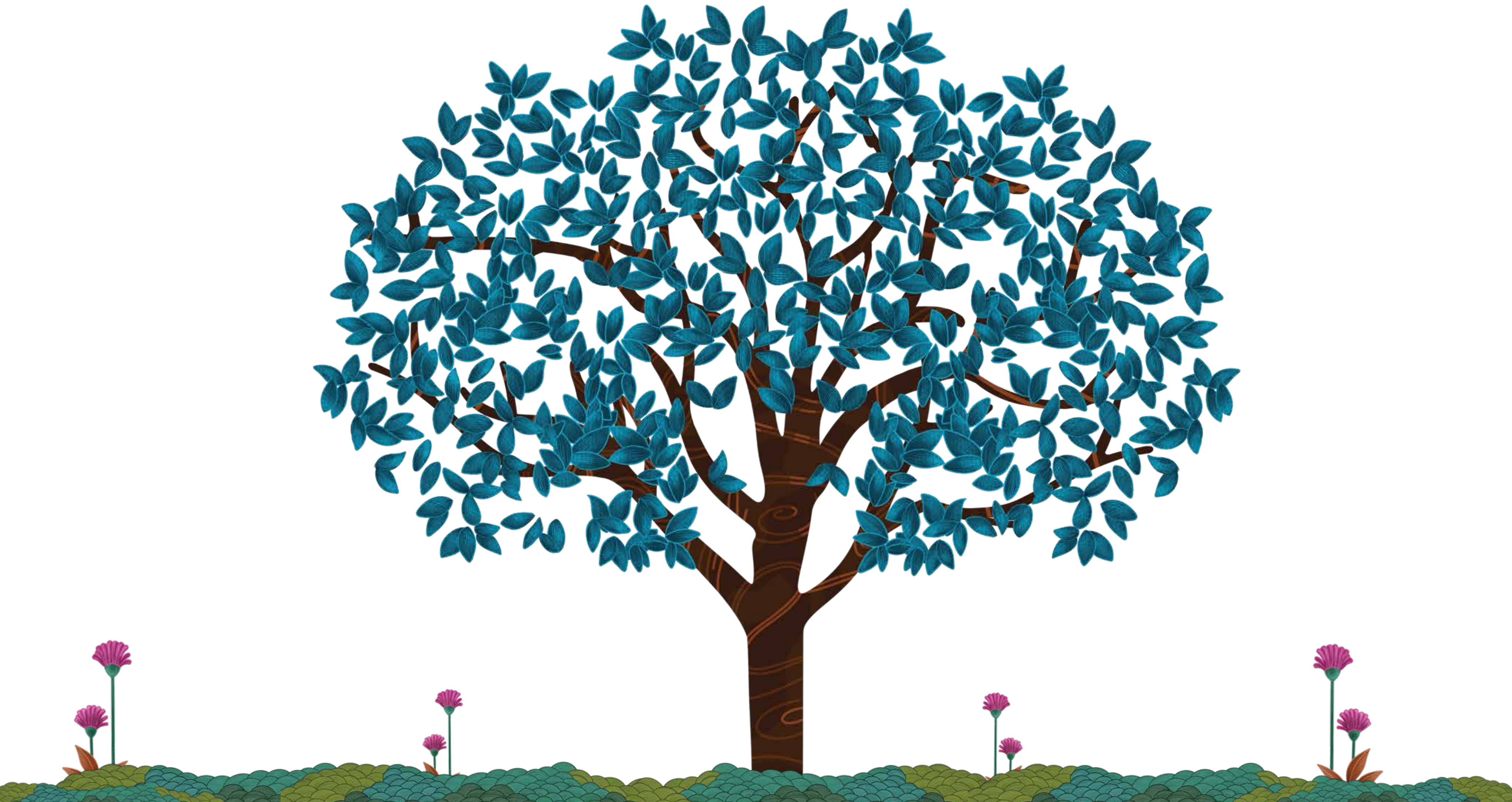
ALIBAG, RAIGARH, 402201



Your haven of

pure  
leis  
ure

Casa  
Venero



Imagine,  
waking to

# the whisper

of the breeze rustling through lush greenscapes. Spend your days unwinding by the glistening pool, with the horizon stretching endlessly before you. Watch sunsets painted in fiery hues as you gather on the terrace, with laughter mingling with the gentle sounds of nature.

Spend starlit evenings recounting stories, while a sense of peace settles over you.

Let go of the everyday and step into the luxury of simply being. Welcome to a paradise, distanced from the city's clamour yet remarkably accessible. Here, you rekindle the joys of a serene existence and feel rejuvenated, revitalised from your routine life in the city.

This is a place where the hustle of city life pauses, for you to bask in the nurturing embrace of nature with your cherished ones. This is your haven of pure leisure.



An  
extraordinary  
lifestyle

# Crafted by the makers of Burj Khalifa

now comes  
to the idyllic  
serenity  
of Alibag.



Emaar, among the most admired and valuable real estate development companies in the world, brings its excellence and commitment to flawless execution to this coveted coastal destination. We understand the essence of true luxury lies in the invisible touches – it's the modernity, impeccable architecture, innovation in design that create a masterpiece both inside and out. Having sculpted a legacy of unparalleled residences across the globe, Emaar arrives at Alibag with an innate understanding of the touches of true luxury.



Actual Image

Presenting

# Casa Venero

Your haven of pure leisure





Artistic Impression of Lazy River

Far  
from the

# hustle and bustle

of the city, it's still  
conveniently close.







Reference Image

**Get away from it all**

Drive your car and ferry it from  
Mumbai to Mandwa, and  
enter a world of tranquility and calm.



**A mere heartbeat from Mumbai by road**

The newly constructed Atal Setu bridge  
further enhances the ease of your escape,  
ensuring a seamless transition from urban  
energy to serene indulgence.



Map not to scale ■ Proposed Karanja Revas bridge route

WORLI

Atal Setu Shri Atal Bihari Vajpayee Trans Harbour Link



Gateway Of India

Jawaharlal Nehru Port Trust Twp

Mhatwali

Karanja

Mandwa Beach

Saaraal Beach

Rewas Beach

Awass Beach

Ranjanpada Dam And Waterfall

Elephant's Waterfall, Zirad

Kihim Beach

Water fall alibaug

Devi Water fall

Waterfall point

Thal Beach

Khubladha Fort

Varsoli Beach

Siddheshwar Waterfall

WADGAON waterfall and Dam

Sagargad Fort

Wahal

Jasai

Vichumbe

PALASPA

Shirdhon

Karnala Bird Sanctuary

Rasayani

Lodhivali

Chouk

Chirner

Ransai

Washi

Pen

Dolvi

Poynad

Aghai

N

S

W

E

Map not to scale

■ Proposed Karanja Revas bridge route

# True luxury

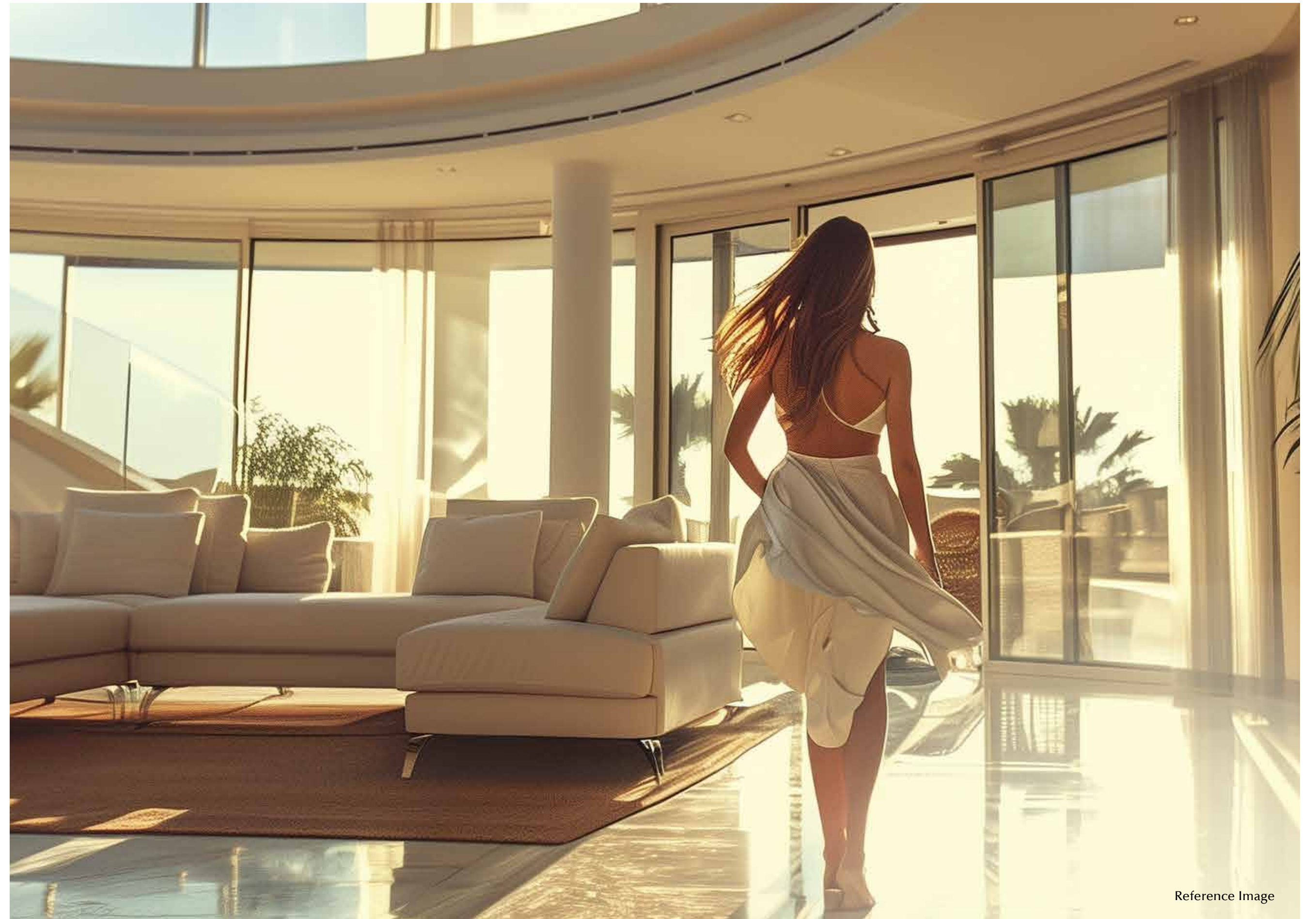
goes  
beyond the  
physical.



It is lush flora, exquisite design and a myriad of opulent elements coming together to create a spectacle for the eye that stirs the very soul. Nestled in the charming coastal town of Alibag, Casa Venero beckons the citizens of the world to infuse their weekends with a touch of serenity.



Prepare to unveil a collection unlike any other. Within the sprawling embrace of 99,500 sq m (9 hectares 95 ares) of verdant landscape where 80% open spaces flow through the development, a limited collection of exquisite villas awaits you.



Reference Image



06  
MERCHANT



Artistic Impression of Villa Type-A Rear Lawn



65

MEHTA



Artistic Impression of Villa Type-B Rear Lawn



A world of  
peace and

quietude  
awaits you.





Reference Image

The gates open silently, revealing a scene straight out of a dream. Lush greens swaying gently in the breeze, casting dappled shadows. As you step out of your car into the gated community, the serene sound of flowing water fills the air, a calming prelude to a world of leisure that awaits you.





Club  
Venero

Artistic Impression of Sculpture at the entrance



Artistic Impression of View from the villa balcony



Artistic Impression of Amphitheatre

Revitalise  
in *azure*  
luxury.



The crystal-clear waters of the pool beckon, a shimmering spectacle reflecting the azure sky. You imagine yourself diving in, the cool water washing away the last vestiges of the city. Or perhaps, a leisurely drift along the gentle current of the lazy river, lulled into a state of blissful serenity by the rhythmic murmur of water.



Reference Image



Artistic Impression of Clubhouse



Immerse  
yourself in a

# tradition of wellness.





Reference Image

At Casa Venero, the rhythmic flow of your breath and the gentle chirping of birds form a natural soundtrack for your early morning yoga at the exclusive yoga deck. The aromatic garden, a riot of colours and fragrances, creates a sensory delight, uplifting your spirits and inviting deep breaths of fresh coastal air.





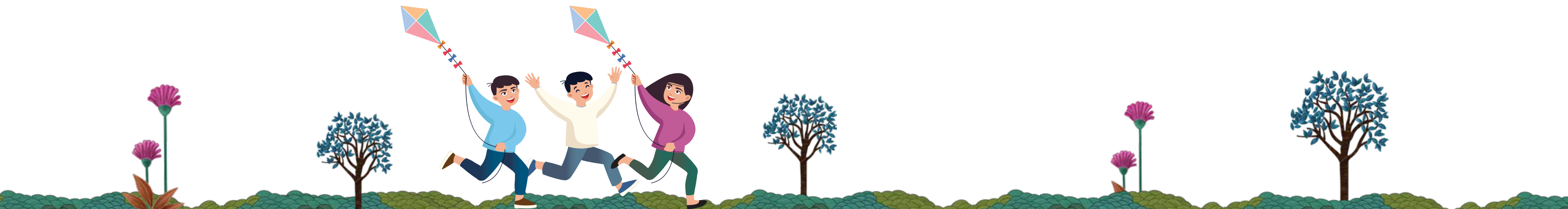
Artistic Impression of Wellness Lawn



Indulge  
in

# natural bliss

in expansive  
grounds.



Laughter drifts in from nearby – the resplendent children’s playground. Here, imaginative structures promise endless avenues of play for younger residents.

Amidst the verdant expanse, a dedicated green area awaits senior residents. Indulge in tranquil walks along landscaped pathways, or engage in lively conversation under the shade of mature trees. The unbridled energy of childhood with the bliss of contentment paints a heartwarming scene, a wholesome experience for every member of the family.



Reference Image



Artistic Impression of Kids' Play Area

Embrace the decadence of  
the clubhouse rivalling the

# finest lifestyle

you've ever  
experienced.







Reference Image

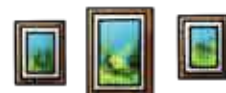
As maestros of luxury, we haven't simply built a clubhouse for Casa Venero; we've crafted a palladium tailored to your refined tastes. You'll discover a plethora of amenities curated not just for you but also for your esteemed guests.



Share your  
refinement as

# you commune

with  
like-minded  
individuals.



Within the exquisite lounge, refined  
conversations set the stage for  
unforgettable social gatherings.



Reference Image



EMAAR

Artistic Impression of Club Reception overlooking Lazy River

Indulge your  
taste buds fully

# while you savour

every  
moment.





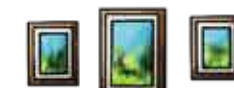
Reference Image

A culinary experience tailored to your  
exquisite palate. Our chefs elevate the art of  
dining to an experience that is a class apart.



# Hospitality

that leaves  
an impression.





Reference Image

Accommodating your esteemed guests is an art form at Casa Venero. Our luxurious guest suites are private and secure, replicating the same impeccable standards of comfort and service you enjoy.





To immaculate  
perfection, sculpt  
your body.



Our state-of-the-art gym, with the finest equipment, empowers you to sculpt your physique with precision and purpose.



Reference Image

To a higher  
plane. ascend your  
body and soul.





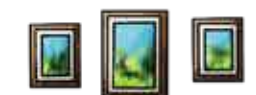
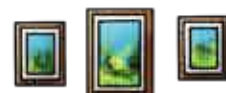
Reference Image

Achieve a state of perfect alignment at the dedicated yoga and aerobics studio. Find your inner peace and balance amidst serene surroundings.

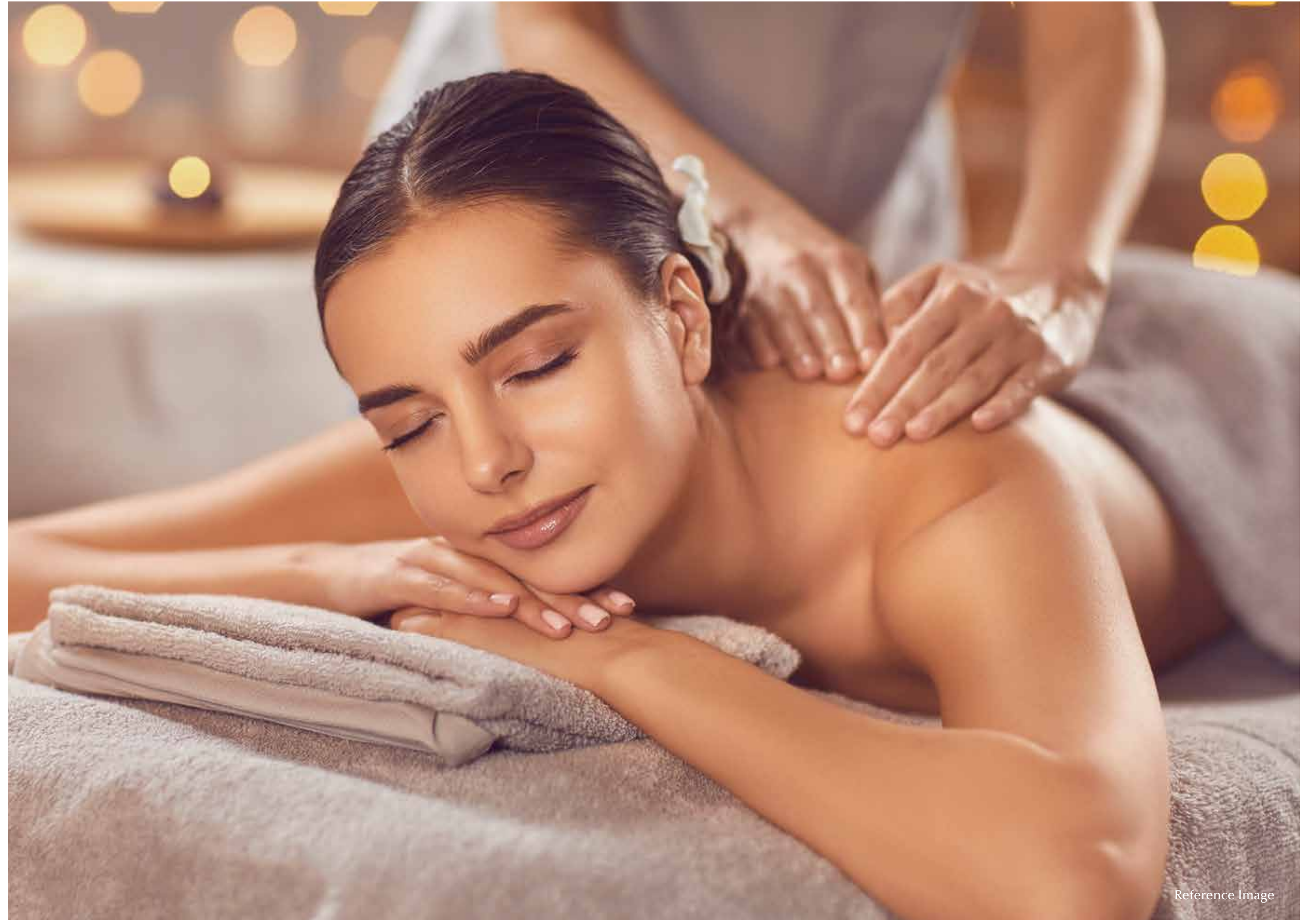


# Rejuvenate

your body and  
soul with care.



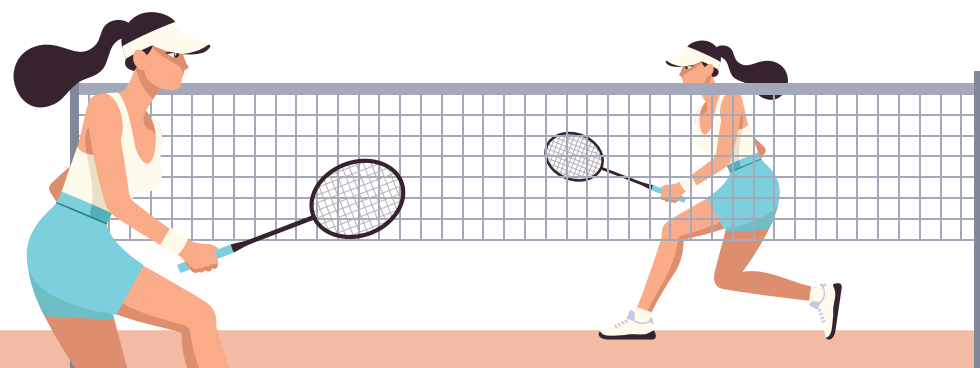
Spa designed to rejuvenate your body  
and soothe your soul. Indulge in a  
personalised spa experience, tailored to  
your preferences.



Reference Image

Games and  
recreational

# activities to engage in.





Reference Image

Indulge in a spirited game of badminton or squash on our pristine indoor courts. Challenge friends or family to a friendly match and enjoy the thrill of competition in a luxurious setting.





Escape  
to a

# luxurious paradise.



Imagine intimate dinners, lively luncheons or simply relaxing evenings spent in the company of family - your home becomes the stage for life's precious moments.



Reference Image



Artistic Impression of Villa Deck



Artistic Impression of Living Room

Step into a scenery of soaring elegance,  
where the grandeur of high ceilings meets the  
allure of sophisticated design, creating an  
entrance that exudes timeless grace and  
understated opulence.



A resplendent family lounge that effortlessly marries refined luxury with intimate warmth, inviting cherished gatherings and meaningful moments within its expansive embrace of unparalleled comfort and style.



Artistic Impression of Family Lounge



Artistic Impression of Master Bedroom

Indulge in the ultimate expression of luxury, where every inch of this masterfully crafted retreat is designed to cocoon you in exquisite materials, bespoke details and an ambience of pure refinement.



A serene escape for the most discerning of guests, where attention to detail and sumptuous finishes converge to create a private oasis that speaks of quiet luxury and effortless elegance.



Artistic Impression of Guest Bedroom

The  
bespoke

# blueprints of bliss.





# MASTER PLAN



- A. ARRIVAL PLAZA
- B. MAIN ENTRY/EXIT
- B1. SERVICE ENTRY/EXIT
- C. CLUB DROP OFF WITH WATER FEATURE
- D. CLUBHOUSE
- E. DECK
- F. SWIMMING POOL
- G. KIDSPool
- H. WET DECK WITH SUNBATHING CHAIRS
- I. LAZY RIVER
- J. JACUZZI
- K. GREEN ISLAND
- L. SUNKEN SEATING
- M. POOL SIDE PAVILION
- N. FEATURE BRIDGE
- O. OUTDOOR GYMNASIUM
- P. KIDS PLAY AREA
- Q. AMPHITHEATER
- R. MULTIPURPOSE LAWN
- S. YOGADECK
- T. BUTTERFLY GARDEN
- U. REFLEXOLOGY PATH
- V. WELLNESS LAWN
- V1. PAVILION
- W. AROMATIC GARDEN
- X. GATHERING LAWN
- Y. HAMMOCK GARDEN
- Z. SCULPTURE LAWN



# Villa Type - A

Total Carpet Area : 475.73 sq. m. (5120.76 sq. ft.)

## Ground Floor



## First Floor



## Terrace



# Villa Type - B

Total Carpet Area : 307.94 sq. m. (3314.67 sq. ft.)

## Ground Floor



## First Floor



## Terrace



# Specifications



# SPECIFICATIONS

## LIVING/DINING ROOM

Floor	:	Marble
Walls	:	Acrylic Emulsion over Gypsum Plaster
Ceiling	:	Acrylic Emulsion over Gypsum Plaster
Pelmet in Bedrooms & Living/Dining	:	Pelmet with existing paint finish
Transition Profile in Floors	:	Metal Profile

## MASTER BEDROOM

Floor	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion over Gypsum Plaster
Ceiling	:	Acrylic Emulsion over Gypsum Plaster
False Ceiling	:	Only Boxing
Wardrobes	:	Modular Wardrobes with Laminated Finish

## BEDROOMS

Floor	:	Laminated Wooden Flooring
Walls	:	Acrylic Emulsion over Gypsum Plaster
Ceiling	:	Acrylic Emulsion over Gypsum Plaster
False Ceiling	:	Only Boxing
Wardrobes	:	Modular Wardrobes with Laminated Finish

## MASTER & OTHER TOILETS

Floor	:	Tile
Walls	:	Tile
Ceiling (Above False Ceiling)	:	OBD over Cement Plaster
Counter	:	Quartz
Doors	:	Engineered Flush Door with Laminated Finish
Toilet Ledge Wall Coping	:	Quartz
Window Sill - Kitchen & Toilet	:	Quartz
False Ceiling	:	MR Gypsum Board
Toilet Mirror	:	Mirror with Plywood Backing
Shower Partition	:	Shower Partition with Frosted Film
Vanity Units	:	Vanity Units with Laminated Finish

## KITCHEN

Floor	:	Tile
Walls	:	Tile
Ceiling (Above False Ceiling)	:	OBD over Cement Plaster
Counter	:	Quartz
Behind Kitchen Unit & Overheads	:	Tile
False Ceiling	:	MR Gypsum Board
Modular Kitchen	:	Modular Kitchen with Chimney & Hob
Kitchen Appliances	:	Oven, Microwave, Dishwasher, Refrigerator, Washing Machine & RO System

## STAIRCASE

Floor	:	Marble
Walls	:	Acrylic Emulsion over Gypsum Plaster
Ceiling	:	Acrylic Emulsion over Gypsum Plaster
Staircase Railing	:	MS Railing With Synthetic Enamel Paint

## DOORS

Main Doors	:	Engineered Flush Doors with Laminated Finish, Digital Lock & Video Door Phone
Bedroom Doors	:	Engineered Flush Door with Laminated Finish
Threshold for Doors	:	Granite/Stone

## EXTERNAL FAÇADE

Doors & Windows	:	Aluminium
Glass in Door Window	:	SGU
External Wall	:	Texture Paint over Cement Plaster

## UTILITY ROOM/ BALCONY

Flooring	:	Tile
Ceiling	:	Exterior Grade Paint
Wall	:	Exterior Grade Paint
Coping below Balcony Railing	:	Granite/Stone
Balcony Railing	:	SS Railing with Glass
Shaft Wall & Ceiling	:	White Wash

## ACCESSORIES & SPECIALITIES

Exhaust Fan in Kitchen & Toilet	:	Yes
Lifts	:	6 Pax Capacity for 5BHK Villas & 4 Pax Capacity for 4BHK Villas
Air Conditioning	:	VRV with HighWall

# ABOUT EMAAR

One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios - commercial, residential, retail, hospitality and leisure, Emaar is a well-recognised name, known for its iconic assets in Dubai and other international markets. Emaar India carries its global legacy with a portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Lucknow, Indore, and Jaipur.



Actual Image