

[www.worldvillas.in](http://www.worldvillas.in)

**ARIHANT**  
SUPERSTRUCTURES LTD.

Changing  
Lifestyle™

SCAN QR



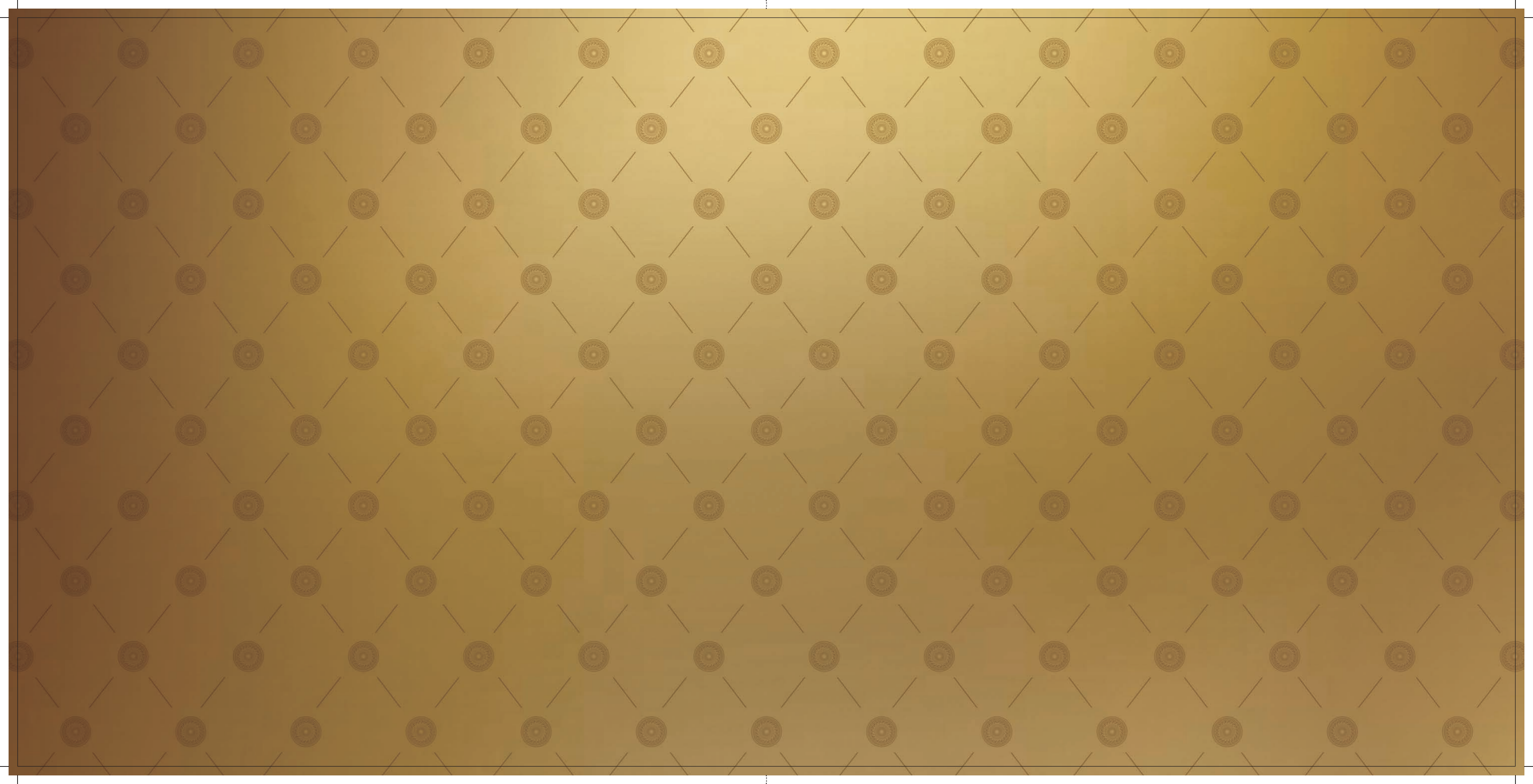
**Site Address:** World Villas, 10 Millionaire Street, before Saltt Restaurant, Chowk, Karjat.  
**Corporate Address:** Arihant Aura, Floor No. 25th, Plot No. 13/1 - TTC Industrial Area,  
Thane Belapur Road, Turbhe MIDC, Turbhe, Navi Mumbai - 400 705 | +91 22 6249 3333  
MahaRera No.: P52000076635 | <https://maharera.mahaonline.gov.in>

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**WORLD VILLAS**

**KARJAT - CHOWK**







My Epitome  
of Luxury

सच में कुछ बदल रहा है

Sunny Leone  
at



WORLD VILLAS

ADDRESS FOR GENERATIONS

## CHAIRMAN'S FOREWORD



Dear Friends,

World Villas to Mumbai City, people will change the trend in the “Top Class” living category. World Villas was conceived with a one thought “Can we bring a change”?. Today with the travel being comfortable and easy it is the same time of about 1 hour we travel from one point to another, making a person not give a second thought not to travel. Drive along the scenic Atal Setu with self driving is hassle free. The personal touch to the design element has been the core of making World Villas. It was a God's gift of all falling in place, I find World Villas a choice with no comparison. I want to thank Mr. Christopher Beninger in the sketching the calligraphy flow of the streets & layouts, Mr. Vinod Pahuja bringing out the perfect proposition of the livable spaces of home so called villas, Mr. Dhiraj Patil detailing all the open spaces & pathways is an orchestra which has fluted the best flow of World Villas

I say LUXURY is to be experienced & I am going to stay with you in my personal villa at World Villas along with you overseeing the river water & mango trees woodland.

Truly, सच में कुछ बदल रहा है!

**ARIHANT**  
SUPERSTRUCTURES LTD.

Changing™  
Lifestyle

**Ashok Chhajjer**  
Chairman

*Not an entitlement, But your earned privilege.  
To belong to an inner circle,  
Who match your stature and your taste for only the very best.*

*An investment in the fulfillment of your & family's need of a rich lifestyle.*

*A lineage you will leave behind for generations to come*

Welcome to  
The Address for Generations





*Give Your Name Plate  
A Worthy Address.*

*And Your Family A Home  
That Lives Forever.*

# Close to the City Closer to Nature Living

Just 30 minutes away from Navi Mumbai and 75 mins from South Mumbai, World Villas, finds its pride of place in the womb of nature. Surrounded by hills on 3 sides and home to a private forest, a perennial water fall and a flowing river, it ranks amongst the most picturesque places to live in the world.



10 MILLIONAIRE STREET, CHOWK, OPP. ND STUDIOS,  
OLD MUMBAI PUNE HIGHWAY, PANVEL.



# Your Private World Connected to the City

Located on old Mumbai-Pune Highway opposite to ND's Film Studio, World Villas finds its place of pride along the Highway Touch location of Old Mumbai Pune Highway with quick accessibility from all parts of Mumbai & Pune. This 73 acre gated Villa Community is also amidst a thriving social infrastructure with all essential needs within 10 minutes driving distance, making it the most ideal first home destination

## Bridging distances between Mumbai & Pune

**75 minutes** from South Mumbai  
via Atal Setu (MTHL)

**40 minutes**  
from Vashi

**50 minutes** from  
Pune via Expressway

**30 minutes** from upcoming  
Navi Mumbai International Airport

## Thriving essential & social infrastructure within minutes of driving distance

Hiranandani Fortune City Mall & School: **8 mins (4 kms)**

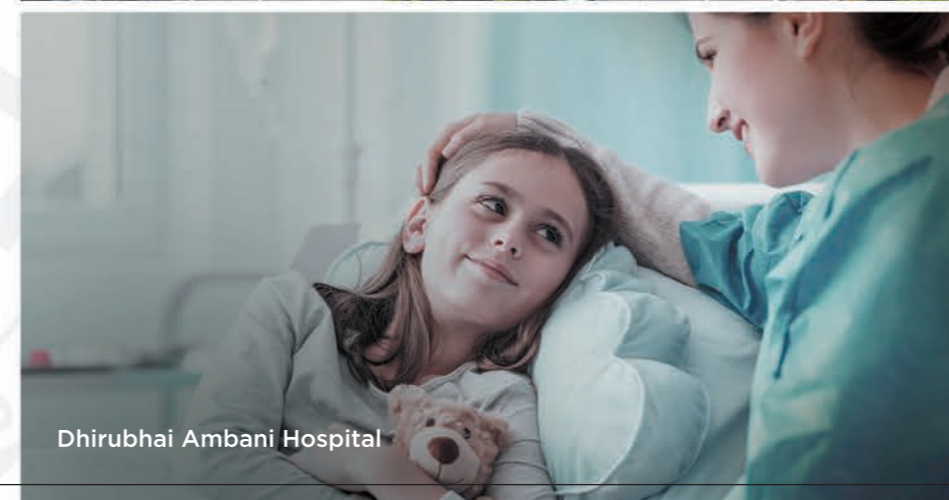
Reliance Township & Dhirubhai Ambani Hospital: **6 mins (3 kms)**

Chowk Railway Station: **4 mins (2 kms)**

9 Aces- 9 Hole Golf Course: **2 mins (1 km)**

Saltt Restaurant & Bar: **5 mins (3 km)**

Prominent 5-star hotels, fast-food joints, roadside shacks, pet care shops: **2 mins (1 km)**



All are Stock Images



# Pure Air - Which defines Age & Health

— Impressive Air Quality Index (AQI) 80 —

Nestled in the heart of nature, surrounded by hills and waterbodies.

All year round healthy climate that helps reduction of respiratory illness and improve longevity.

A community where pure living is a reality.



# WORLD VILLAS

ADDRESS FOR GENERATIONS

76 Acres | 10 Curated Experiences  
1 Immersive World

- 1 51 Acre Villa Community
- 2 10 Acre Club Gymkhana
- 3 10 Acre 5-Star Tranquil Resort & Spa
- 4 6 Acre Mango Tree Woodland
- 5 1 KM Riverside Promenade
- 6 1 Acre Outlet Mall (Commercial)

10 MILLIONAIRE STREET

10 MILLIONAIRE STREET



# WORLD VILLAS

ADDRESS FOR GENERATIONS



# Your Arrival to the High Society



World Villas at Chowk Panvel, is a sprawling 51 - acre haven, where bounties of nature and lavishness of luxury are truly engraved. A Gated Luxury Villa Community offering grand Delhi, Kothi style villas, World Villas is an epitome of refined grace, with world-class amenities that marks your arrival in the high society.

**40 feet Grand Colonial Vitruvian Architecture Entrance Gate.**



Status has no limitation  
at World Villas

Sunny Leone  
at



WORLD VILLAS

ADDRESS FOR GENERATIONS

# 51 Acre International Standards Community Living

## PROJECT HIGHLIGHTS

**51 acre High Society Address** Featuring **Delhi Kothi Style Themed Villas**

**Forest Grove** - 6 Acre Mango Tree Woodland

**Serene Bay** - 1 km Riverside Promenade

**White Waters** - The all season waterfall

**The Walk** - Elevated Walking Track

**Resident apartments for 500 servicemen & hospitality managers with driver's dormitory** inside the complex

**Open air below-the-sky cinema at Celebration Plaza & amphitheatre**





Escape the Concrete.  
Live the Private Jungle

## **FOREST GROVE** 6 ACRE MANGO TREE WOODLAND

Like a forest grove. A hand in hand walk for the old age or a run along with your companion inside the tree trails or camping in the wild for the teens or climbing the tree house for the children or sit on a bench alone to give birth to the artist within you.

**Nature's Nest** - Children's Tree park

**The Eden Lawns** - Picnic Garden

**Into the Woods** - Forest Trail

**Camping in The Wild** - Wilderness Camping



Feel On Top Of The World.  
In Nature's Warm Embrace.

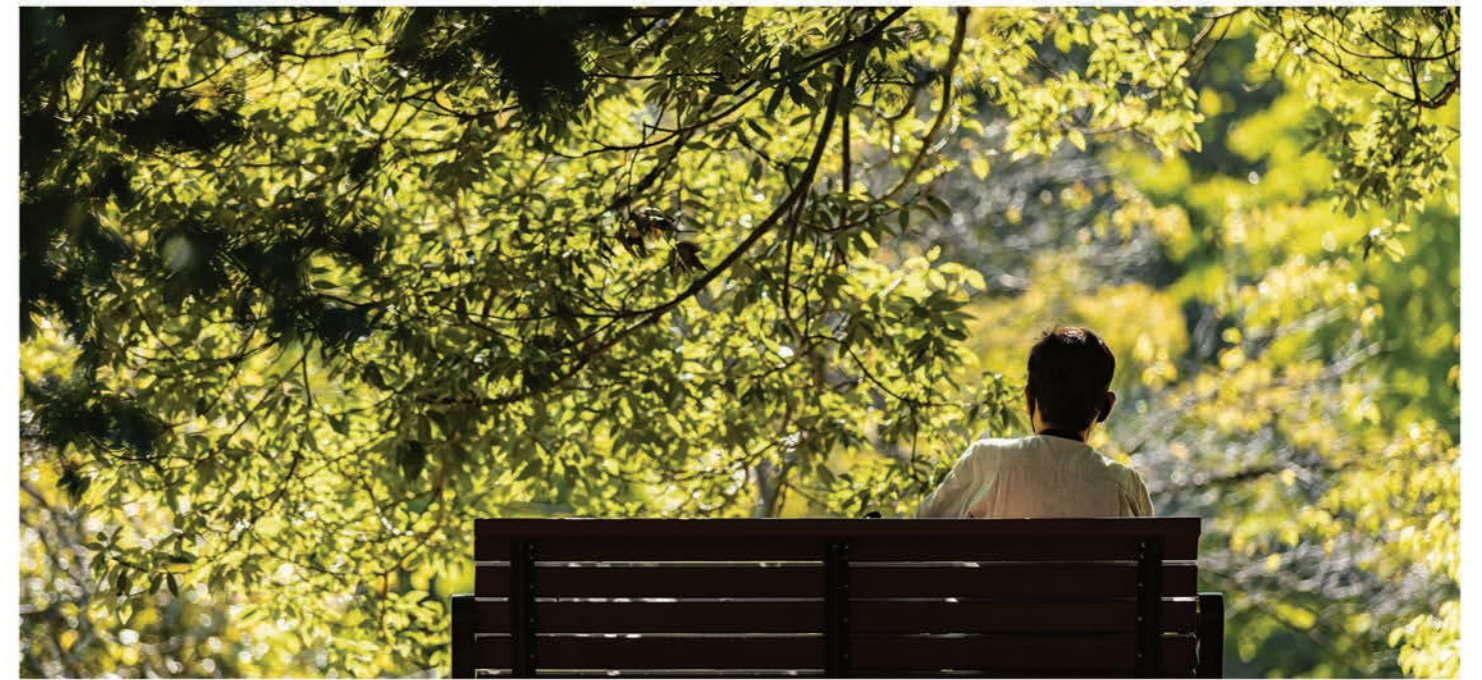
Nature's Nest

**The Eden Lawns - Picnic Garden**



All are Stock Images

**Into the Woods - Forest Trail**



**Camping in The Wild - Wilderness Camping**

# The Flow of the Tranquility The Calm of the River

## SERENE BAY

### 1 KM RIVERSIDE PROMENADE

Experience life anew, where civilization first began, by the river. Discover the joys of spending time with family and friends engaged in thoughtfully curated experiences, that take you back in memory lane. This is the life you can never find in your city. A life that is truly rich.

Fun Lagoon - Beach Pool

Grills & Chills - Barbeque Station

Star Galaxy - Open Air Cinema

Fisherman's Cove - Fishing Deck

Kidtopia - Children's Theme Park

Amphitheatre - For Performing Art at Riverside

Birdie Zone - Golf Putting Greens

Joy Junction - Bubbler's Park

The Solace - Senior Citizen Bay

Fitness Field - Open Air Gym

Celebration Station - Party Lawn

Discover A Calmer Way Of Life.  
Amidst The Company Of Silence.

Riverside Promenade

A Place To Unwind.  
Your Destination For Relaxation.

Beach Pool



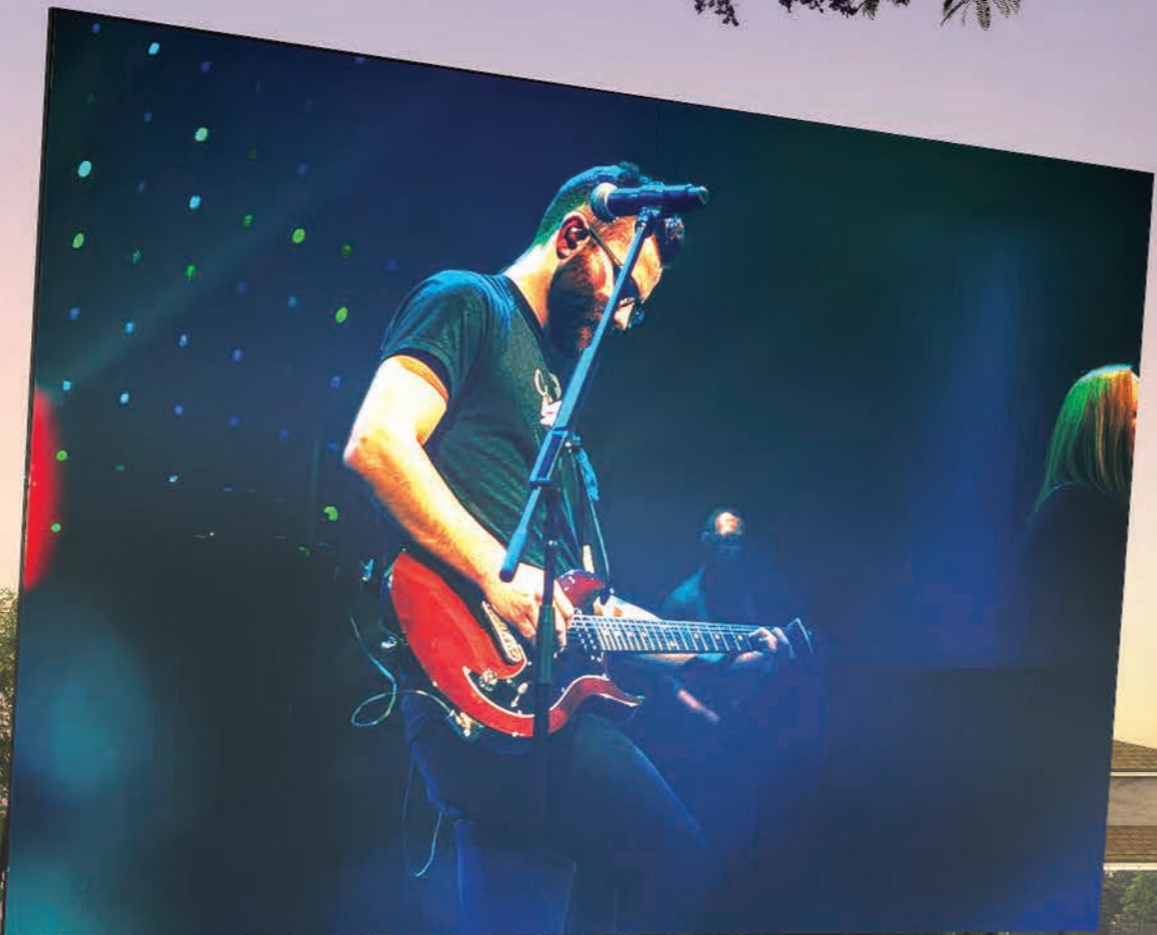


Strike Your Way To Glory.  
Your Place For Play.

Golf Putting Greens

Dance Of The Fountains.  
Rise Of Reminisce.

Bubbler's Park



Warming Cinema Emotions.  
Cooling Open Air

Open Air Cinema





**Grills & Chills - Barbeque Station**



All are Stock Images

**Fisherman's Cove - Fishing deck**



**Kidtopia - Children's Theme Park**

An aerial photograph of a residential community. The houses are arranged in a grid-like pattern, featuring light-colored walls and red-tiled roofs. The community is surrounded by lush greenery, including many palm trees. In the background, a wide river flows through a dense forest. The sky is clear and blue. The overall scene is bright and sunny.

Riverfront Community Surrounded  
by Nature

Nature's Splendour.  
Your Exclusive Privilege.

## WHITE WATERS

### THE ALL SEASON WATERFALL

A welcome relief from the over-crowded Lonavala & Khandala, World Villas, hosts a spectacular perennial natural waterfall that will go on to become that perfect all year-round private family picnic destination.

Take run along the river front 1 km long meet your beloved at the celebration plaza in the fog and rains. Mumbai has always loved to be underneath the waters.



Love Homes with  
Gorgeous Scenes

Sunny Leone  
at



WORLD VILLAS

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Your Treat To The Senses.  
Your Retreat To Serenity.



## **TRANQUIL**

### THE 5-STAR HOTEL AND SPA

Built of 10-acre contoured land, Tranquil Resort & Spa at World Villas is a closer to nature resort hosting well-appointed accommodations, an expansive banquet with open lawn catering to host MICE, Weddings & Celebrations. The resort also has a fully functional restaurant serving all day world cuisine to cater to your friends & families as well as outside guests staying in here.

**200 Room Resort**

**25,000 sq.ft. Expansive Banquets with outdoor lawns**

**All Day Dining**

**4 Banquets | 4 Party Lawns**

Note - This is not a part of World Villas Project

# 5 STAR A 10 ACRE HOTEL AND SPA



Separate project, not a part of offer.

Artist's Impression

# MAJESTICA

25,000 SQ.FT. EXPANSIVE BANQUET  
WITH OUTDOOR LAWNS



Separate project, not a part of offer.

Artist's Impression

Mumbai's Biggest Club  
for the rich and elite society.

**CLUB 10**  
**GYMKHANA**

SOCIAL CIRCLE FOR 'MY TIME - MY LIFE'  
SPORTS • CLUBBING • LEISURE

Honouring the legends of sports who wore the '10' Jersey, Club 10 Gymkhana will be the biggest Private Sports Gymkhana, offering a plethora of sporting, fitness, wellness, leisure, recreation and entertainment avenues hosted in its 10-acre expanse.

A Vitruvian Era Colonial architecture and design, Club 10 Gymkhana will go on to become an iconic address in itself. Modelled along the legendary Bombay Gymkhana and the MCA, it sets a perfect platform for an elite class citizen, experience the feeling of having arrived to the place he or she belongs.

Ground - 20 Ft. Height | 1st level 30 Ft. Height

Separate project, not a part of offer.

Artist's Impression



# The Playground of Ganadors. IPL Size Cricket Ground.



## RECREATING THE LORDS & OVALS

Behold a majestic Gymkhana overlooking an IPL size cricket ground, hosting a large open restaurant Veranda - recreating the charm of the iconic Lord's or Oval. Watching your family member play here or enjoying a private match is no less than proud feeling.



Separate project, not a part of offer.

Artist's Impression



Truly Changing  
Lifestyle

Sunny Leone  
at



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The Best of Nature & Luxury  
Privileged Villa Living for Your Family.

## VILLA LIVING PRIVILEGES

Mumbai and Indian metro cities witness it earlier, what Dubai, New York, London, San Diego and California Downtown have in closer to modern age and county style villa living outside the downtown. A perfect combination of likings.

Arihant Superstructure Limited villa project World Villas is to change the trends and style of living. सच में कुछ बदल रहा है. Travel time same as in a city, in the womb of the nature, double height living spaces, front garden and backyard, balconies and terraces in the exclusive villa gated community of 360 villas. No apartments, No highrises, all like italian cities with terracotta sloping roofs supported by other projects lifestyle Club 10 Gymkhana and 200 rooms 5 Star Hotel Housing Night Club, 6 Restaurants, Spa, Banquets, Mini Waterpark, Cricket Ground and 30 Sports.

A Cleopatra of sports, clubing & leisure and bringing the new age world near you just few step walking by taking a membership of My Time - My Life.



# Villas that Celebrate Your Success and Preserve Your Legacy

## LAVISH DELHI KOTHI STYLE VILLAS

The only villa community of palatial Delhi Kothi Style with sloping roofs built over designated plots. Have a splash in the personal pool (optional), throwing a party to envy your guests, a dinner from the personal kitchen garden, sun rise morning tea with the family in the front garden. Listening to the quiet sound of birds and water flow the true meditation and relaxation to the body, soul and mind.

A detailed architectural rendering of a three-story villa. The building features a mix of stone and light-colored stucco finishes, with arched windows and a prominent balcony. In the foreground, a large swimming pool with blue mosaic tiles is surrounded by a well-manicured lawn and vibrant flowers. A man and a woman in white robes are sitting on a lounge chair by the pool. The scene is set during the day with soft lighting.

Larger than Life Spaces,  
Generously Appointed Luxuries.

### VILLA FEATURES

14ft. Clear Height

Delhi Kothi Style with Extra-Large  
Rooms & Sloping Roofs

Double Height Living and Dining

Servant Room with Toilet

Dedicated Car Parking,  
Front Garden & Backyard

Contemporary Elite Wall & Floor  
Finishes Lift, Pool & Deck  
(Optional)



Be Yourself and  
Live Life

Sunny Leone  
at



WORLD VILLAS

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# Awe Inspiring Design Detailed to Perfection

Exhibiting an air of elevated opulence, the interiors are crafted exclusively for an affluent lifestyle. From the royal resplendence of the drawing rooms to the lavish extravagance of the bedrooms, every facet is an ode to timeless elegance. The majestic gardens complement the grandeur within while the thoughtfully integrated elevators reflect a commitment to modern living.





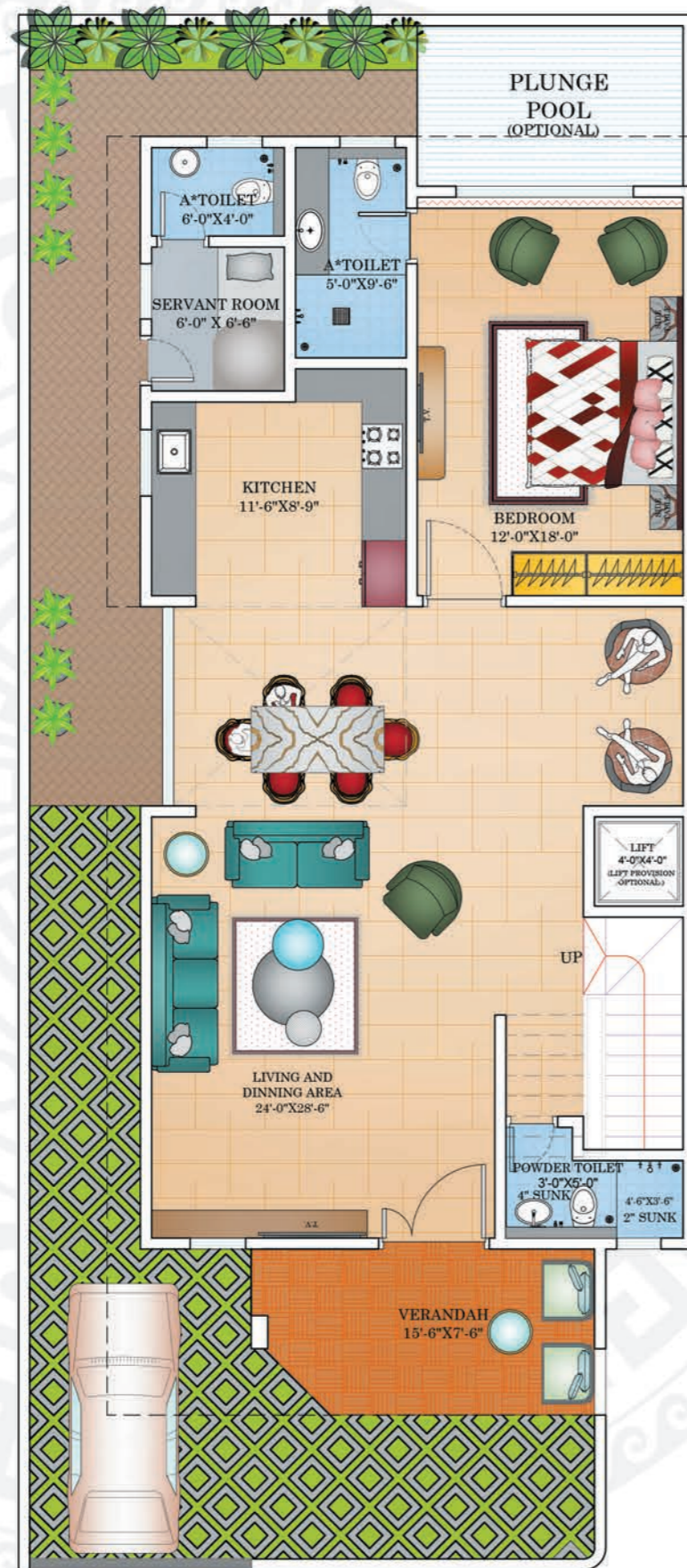
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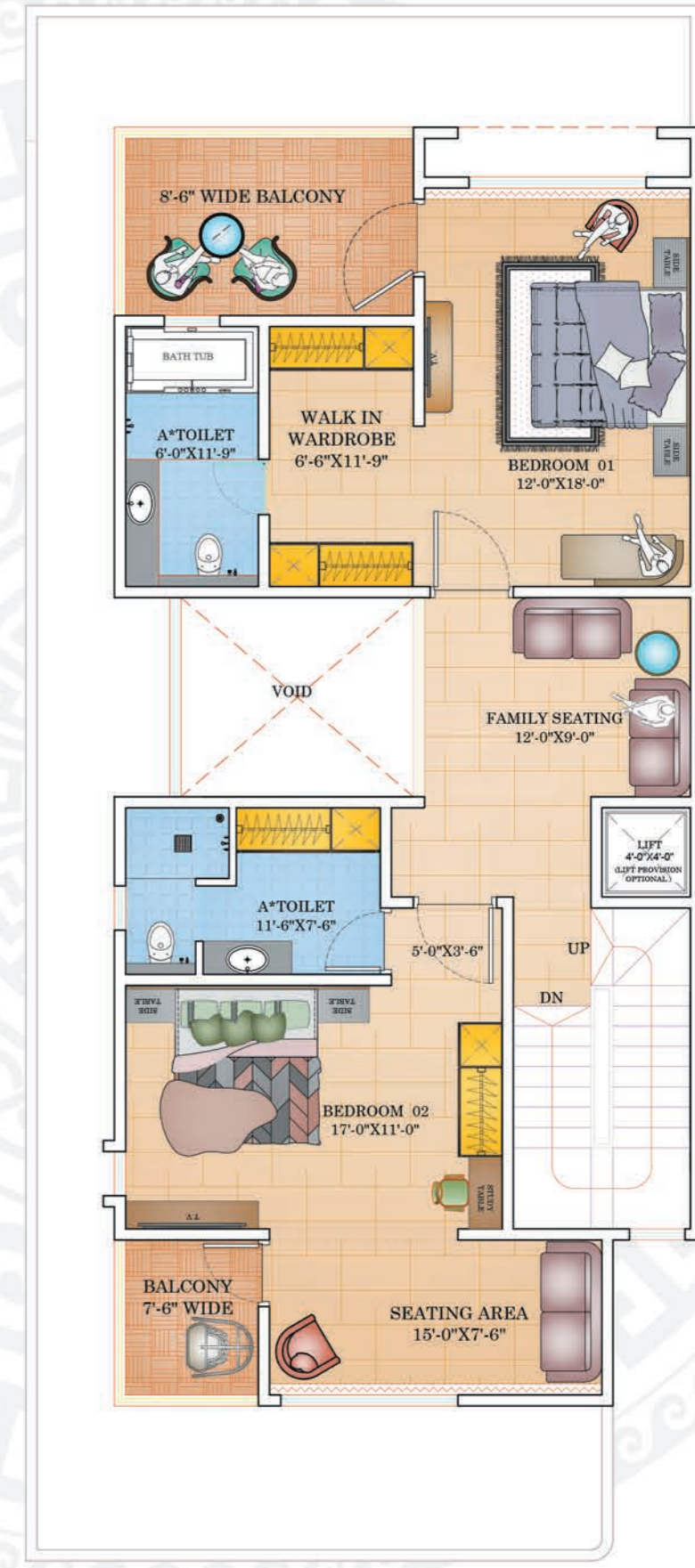
## Large - Type A

Ground + First





Large - Type A  
GROUND FLOOR



Large - Type A  
FIRST FLOOR



Artist's Impression



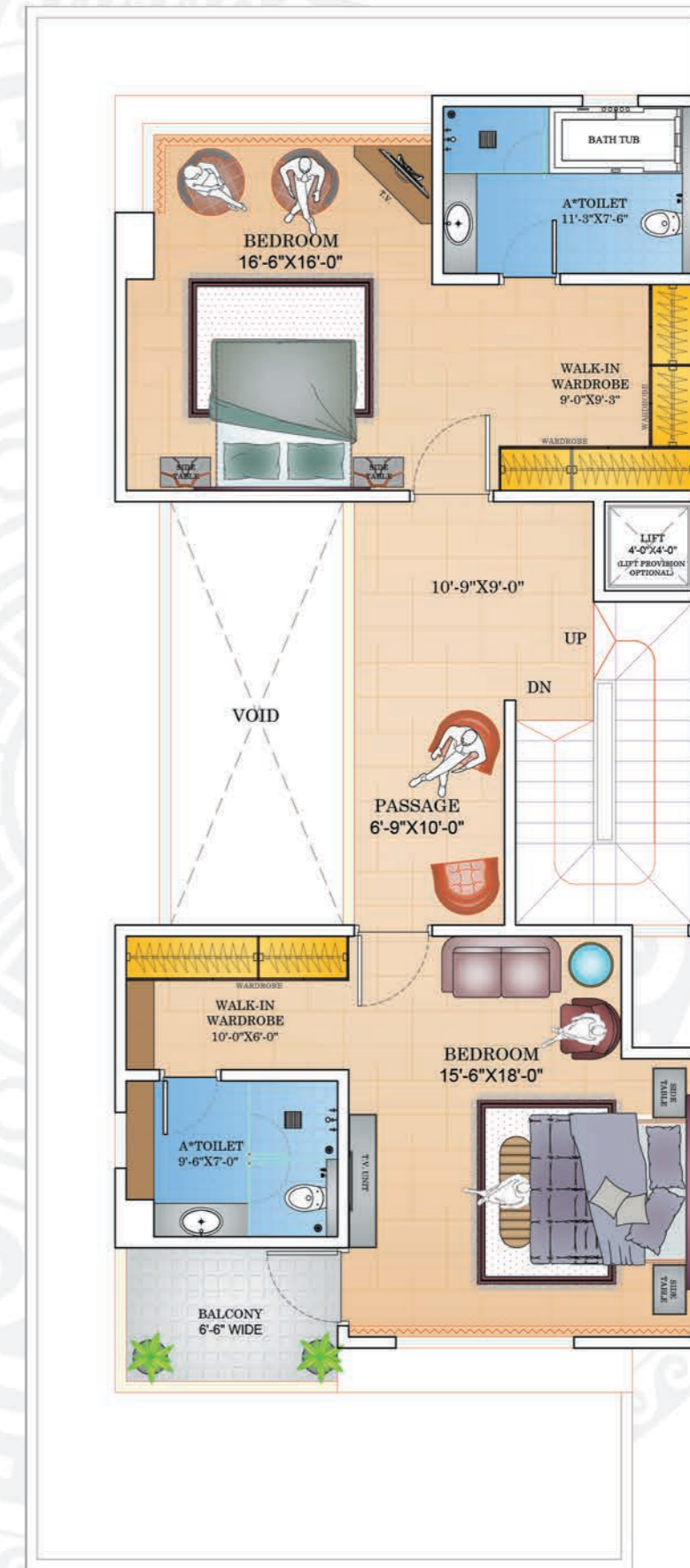
## Large - Type B

Ground + First

Large - Type B  
GROUND FLOOR



Large - Type B  
FIRST FLOOR





Artist's Impression



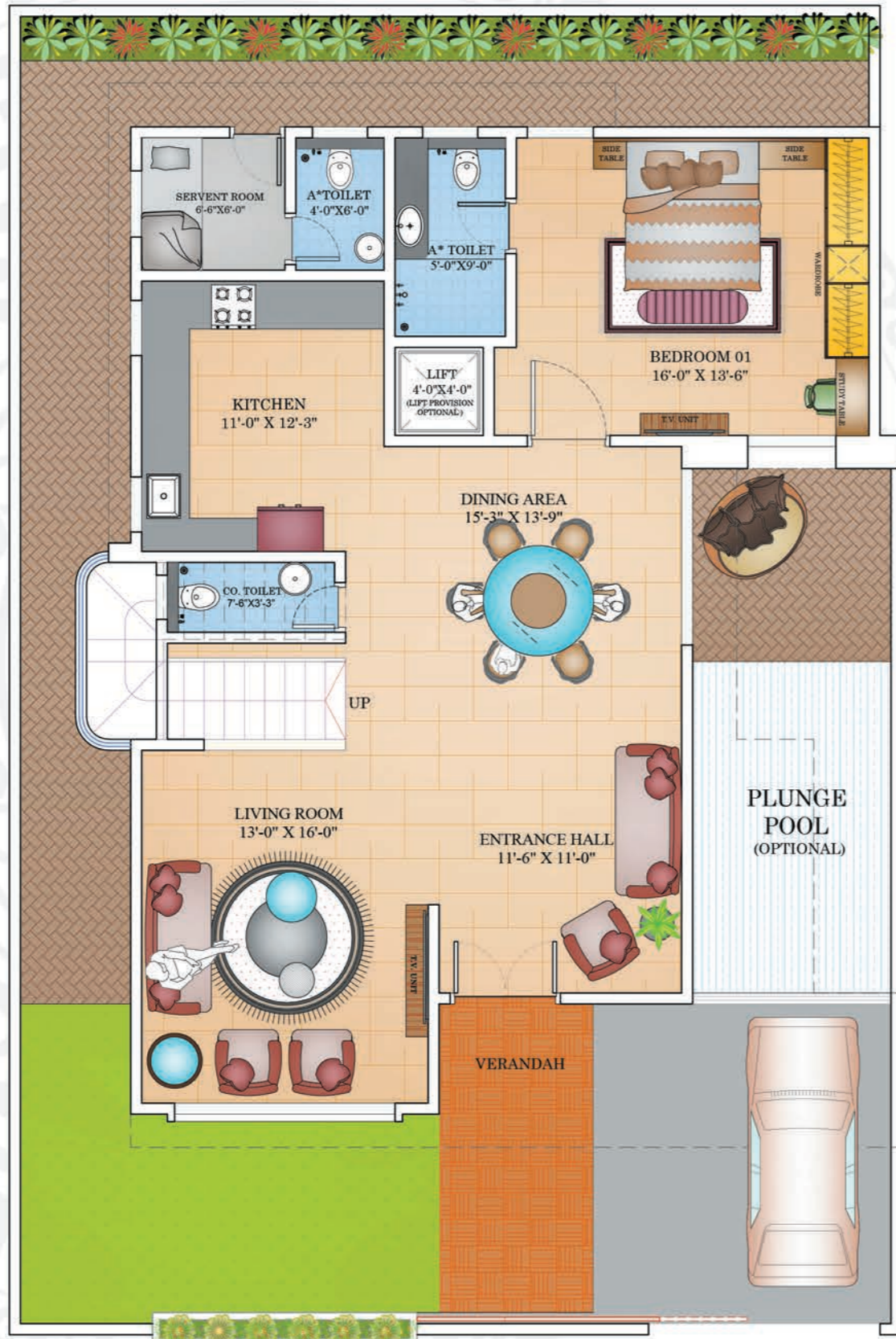
## Extra Large - Type A

Ground + First



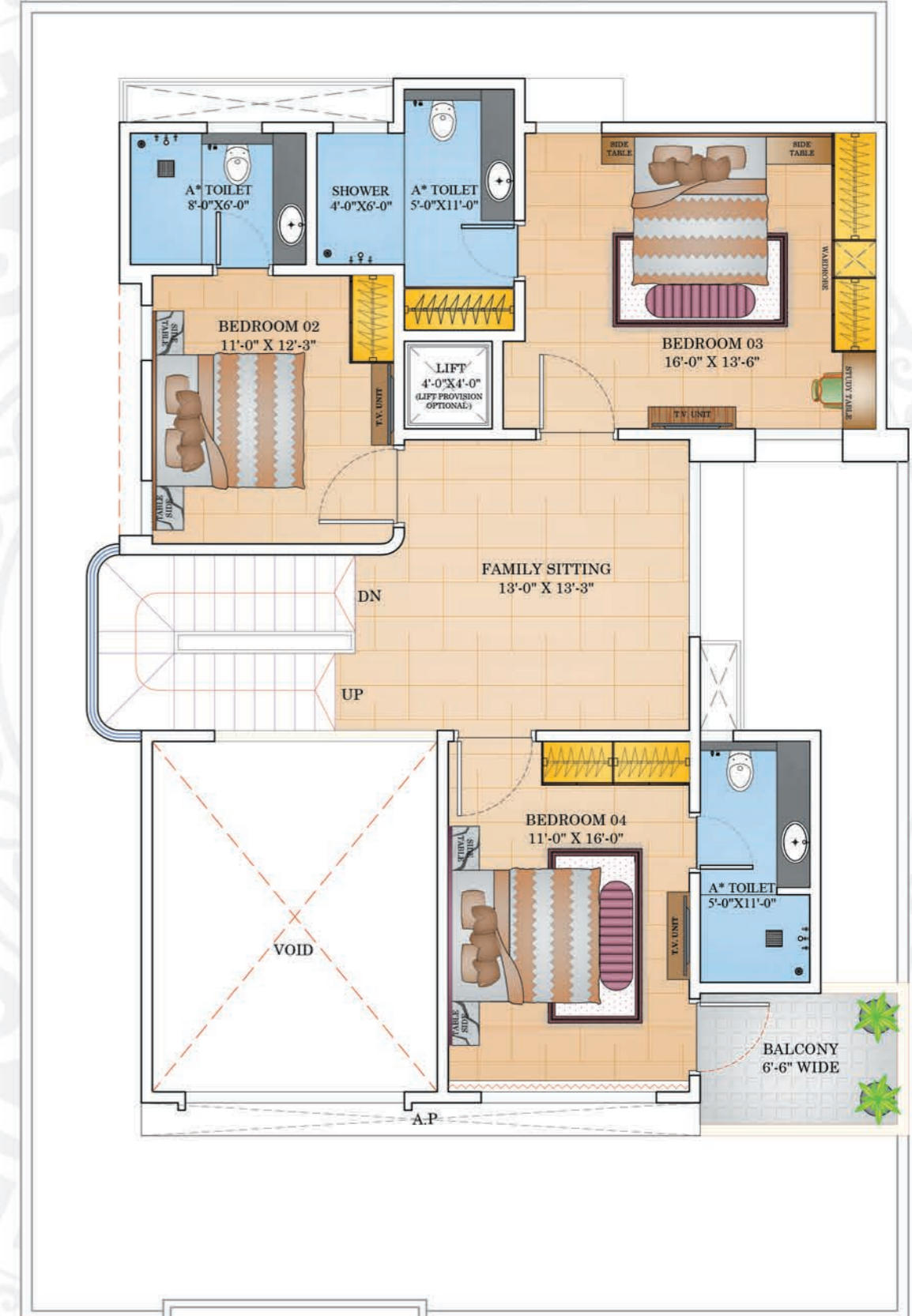
# Extra Large Type A

## GROUND FLOOR



# Extra Large Type A

## FIRST FLOOR





Artist's Impression

RENDERCAD.COM



# Extra Large - Type B

Ground + First



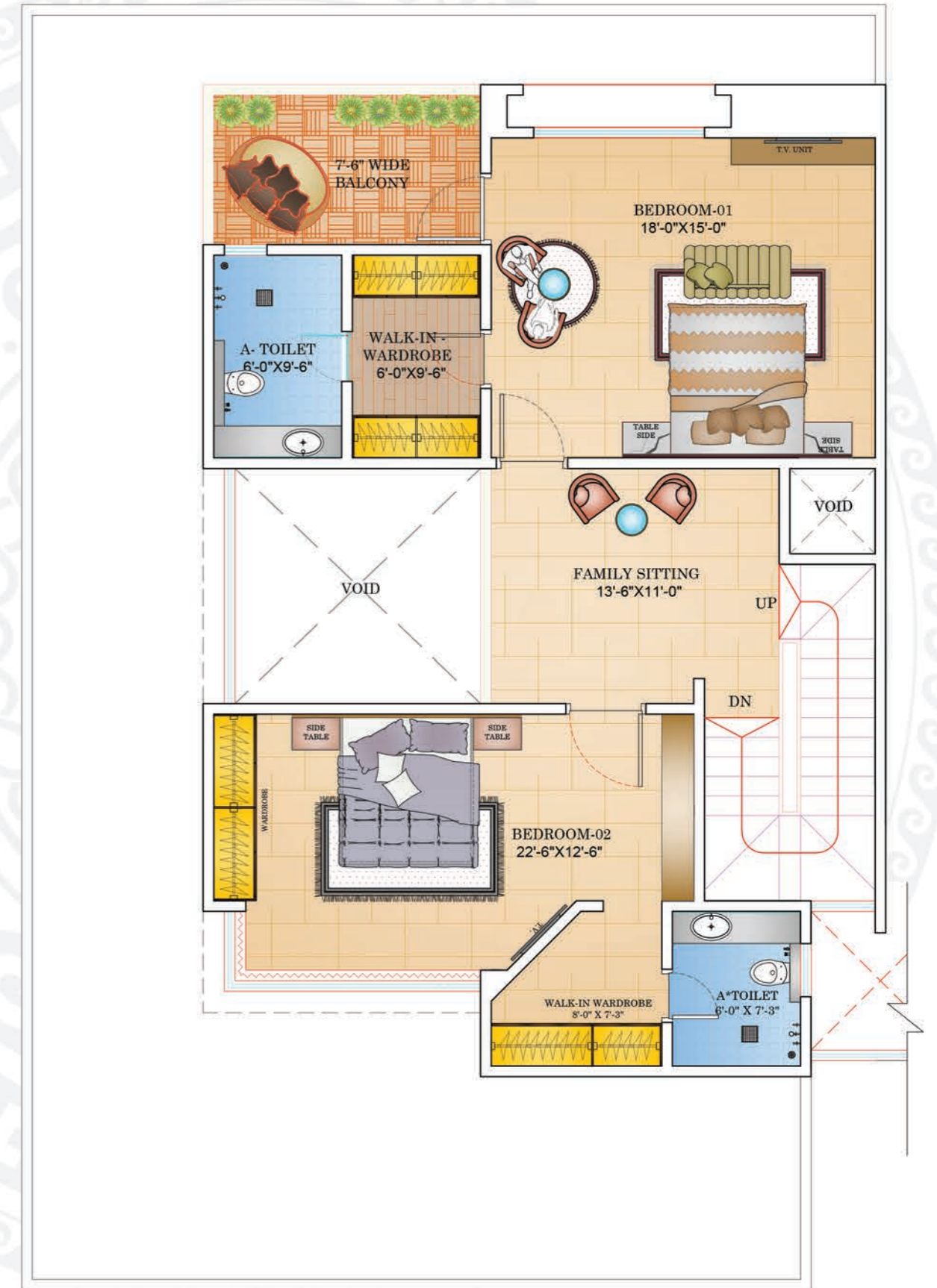
# Extra Large Type B

## GROUND FLOOR



# Extra Large Type B

## FIRST FLOOR





Artist's Impression

RENDE



# Super Large - Type A

Ground + First





# Super Large Type A

## GROUND FLOOR



# Super Large Type A

## FIRST FLOOR





Artist's Impression

RENDERCAD



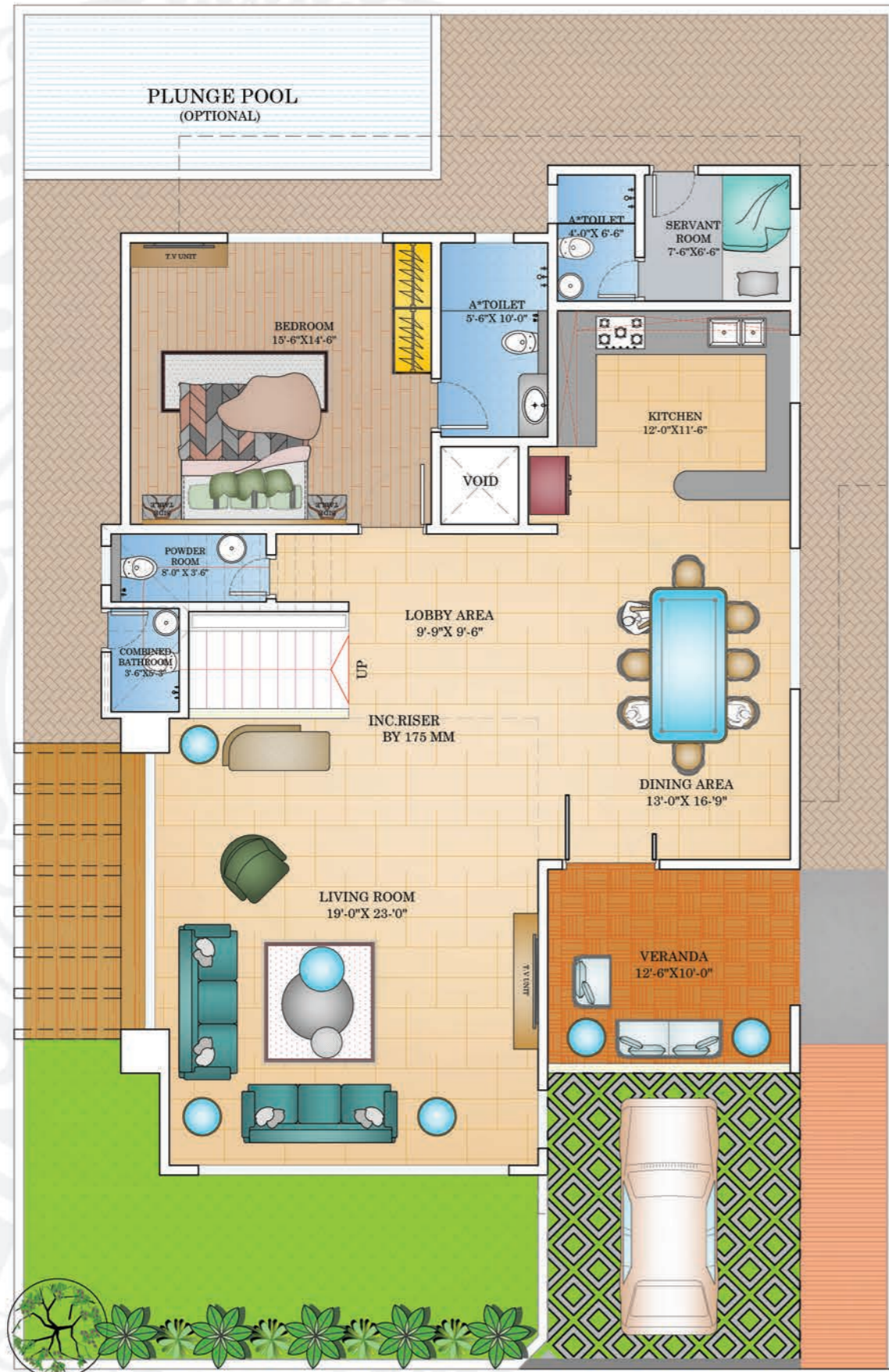
# Super Large - Type B

Ground + First



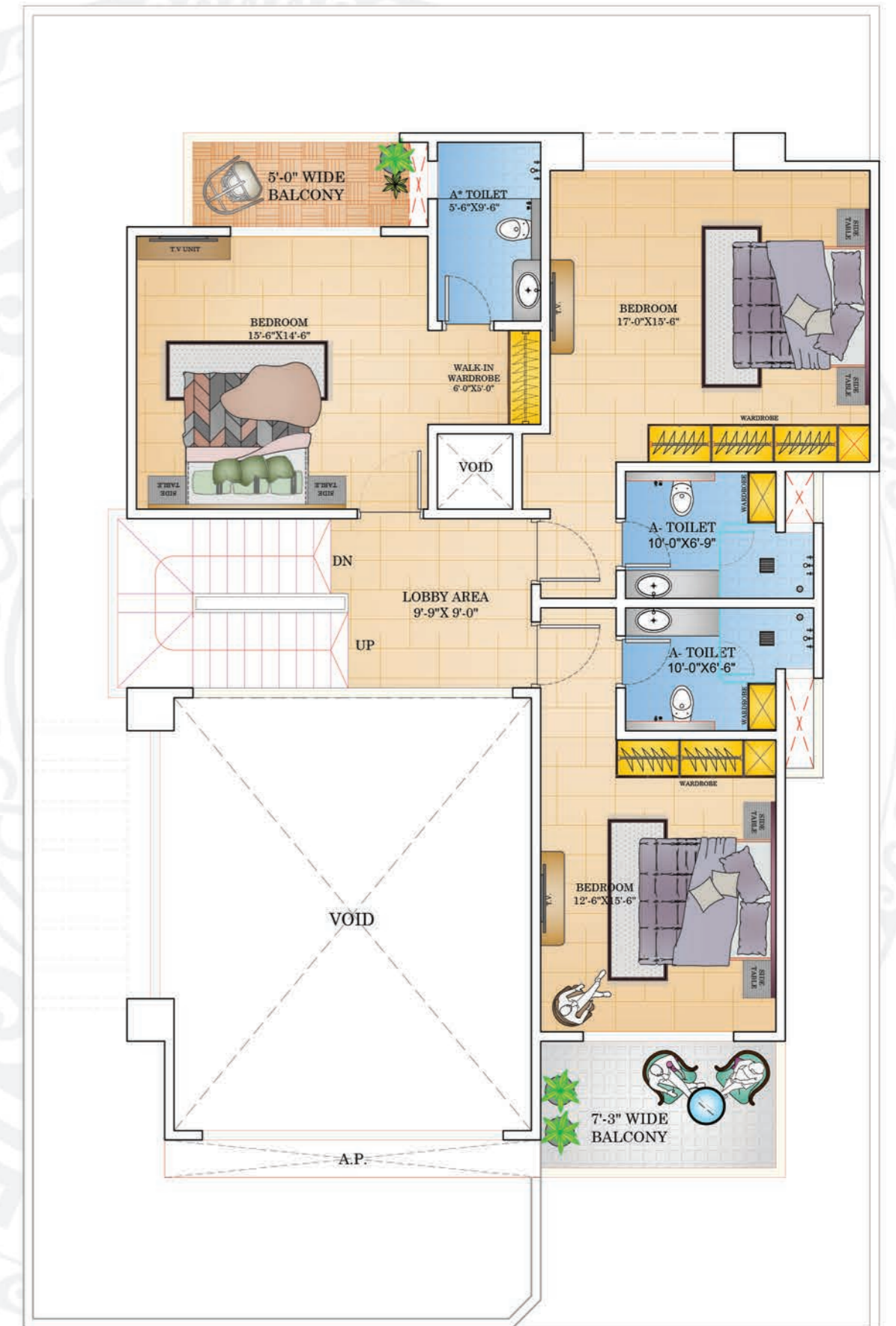
# Super Large Type B

## GROUND FLOOR



# Super Large Type B

## FIRST FLOOR





# WORLD VILLAS

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KARJAT - CHOWK, BEFORE SALTT RESTAURANT

Your one move can change  
your life forever

Come be amongst the First  
Citizens of World Villas

# The Signature Creation of Arihant Group A Realisation of 'Changing Lifestyle'

सच में कुछ बदल रहा है



## Our Legacy of Achievements



**MORE THAN 2 DECADES**  
OF EXPERIENCE & EXPERTISE IN  
DELIVERING ICONIC  
REAL ESTATE PROJECTS



**TOP 50 HOT BRANDS**  
OF MUMBAI FOR 2 CONSECUTIVE YEAR  
ALONGSIDE TATA HOUSING,  
GODREJ PROPERTIES  
AND OBEROI REALTY



**DOMINANT  
REAL ESTATE PLAYER**  
OF NAVI MUMBAI, MMR AND  
JODHPUR, RAJASTHAN



**LISTED ON  
BSE & NSE**  
BEST PRACTICES IN  
CORPORATE GOVERNANCE



**TIMELY POSSESSION OF  
900+ HOMES  
EVERY YEAR**



**14,000 HOMES  
ONGOING  
ACROSS 18 PROJECTS**



**ALL PROJECTS  
RERA  
REGISTERED**



**10,000 HOMES  
DELIVERED  
ACROSS 60 PROJECTS**

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