



SCAN QR
For Google
Location



☎ 022 6958 6776

Site Address : Codename Venice of Mumbai 3.0, Akurle, Karjat, Maharashtra 410201

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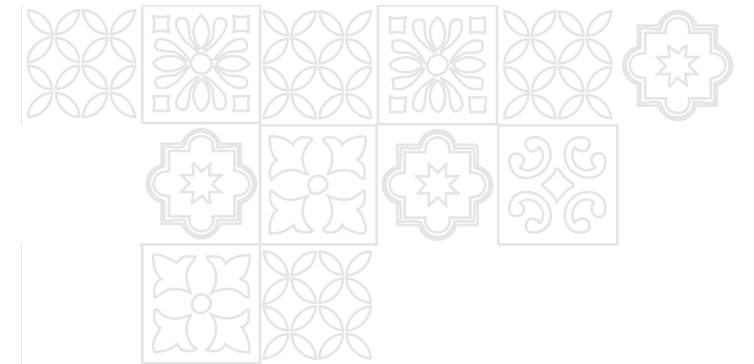


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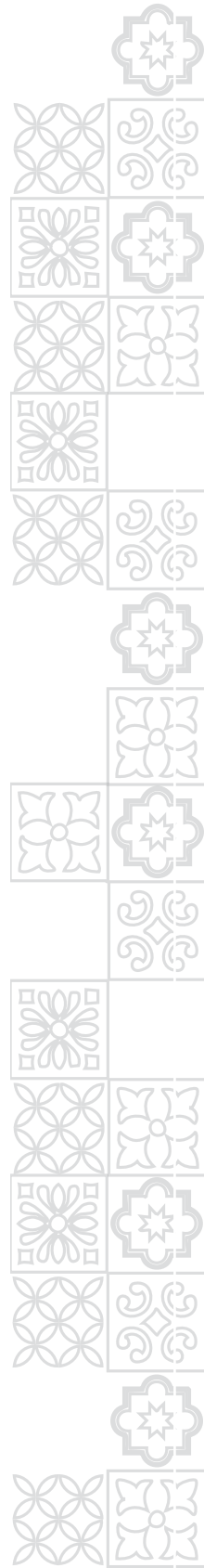
VENICE
of MUMBAI 3.0





CODENAME

VENICE MUMBAI 3.0



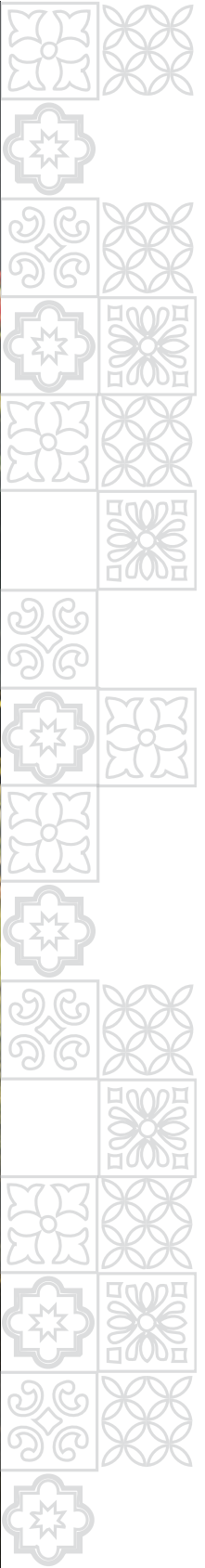
Ciao,
To Mornings That Open By The River
And Evenings That Settle Into Calm

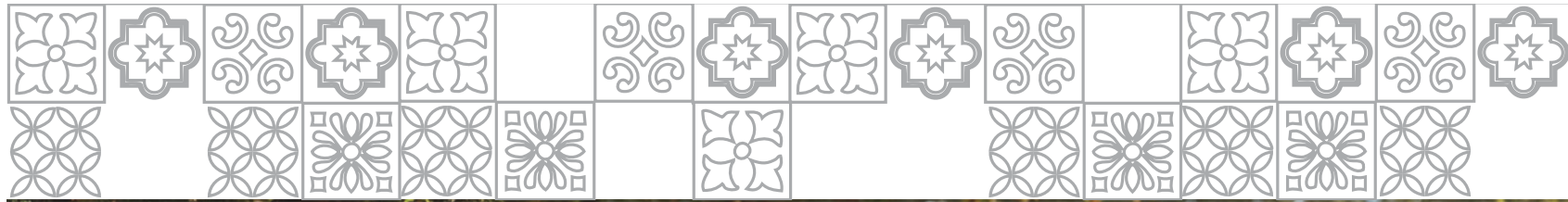
Images Used For Representation Purpose Only



Benvenuto,
To Landscapes Untouched By Rush
And Mountains That Stand Timeless

Images Used For Representation Purpose Only

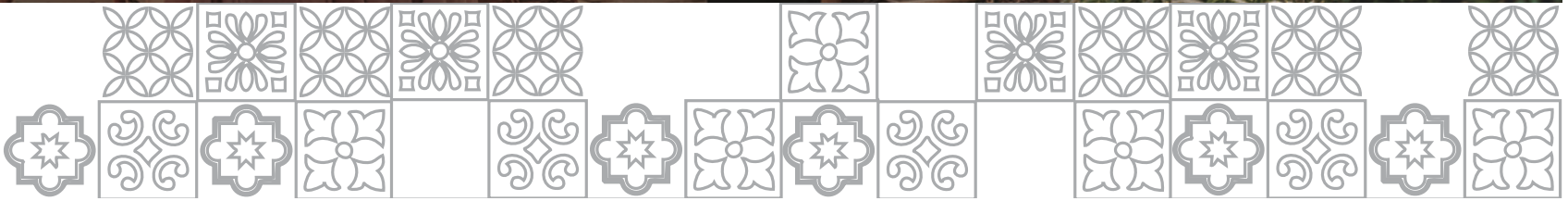


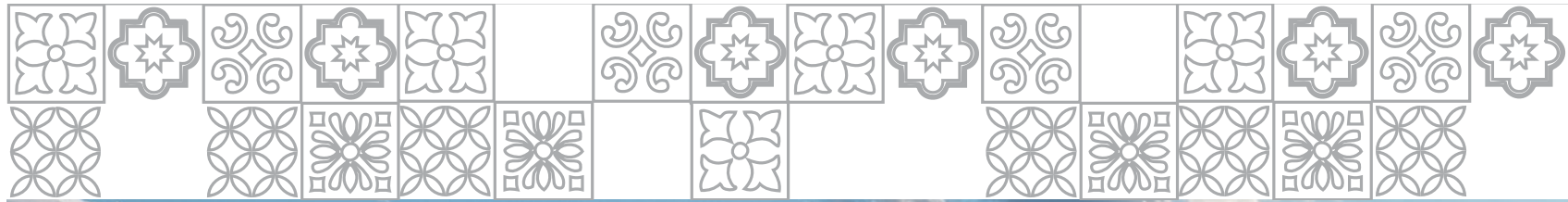


An Address Where Your
Life Comes Full Circle

WELCOME TO
VENICE
of **MUMBAI 3.0**

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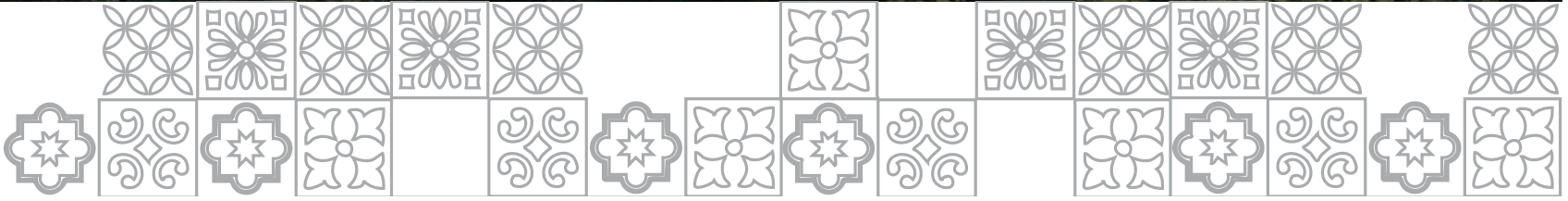


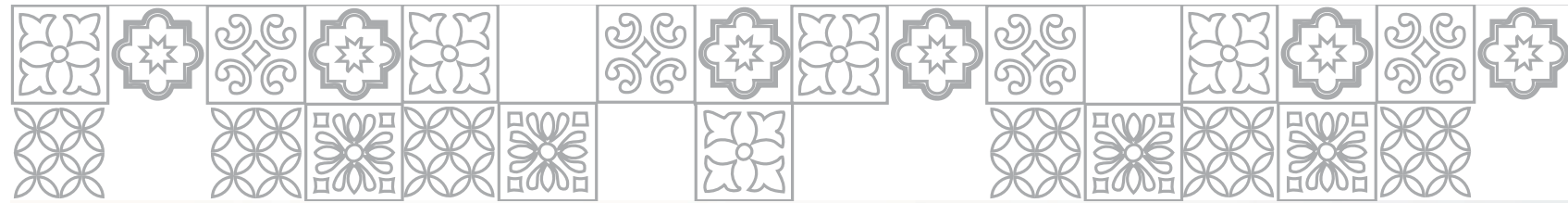
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THE EMERGING ERA OF MUMBAI 3.0

Cities evolve not just by growing outward,
but by growing wiser. Mumbai 3.0 reflects
this shift, towards destinations that
balance connectivity with calm, and growth
with long-term value.

With its riverfront setting and rising
infrastructure, Karjat is where this new way
of living begins to take shape.



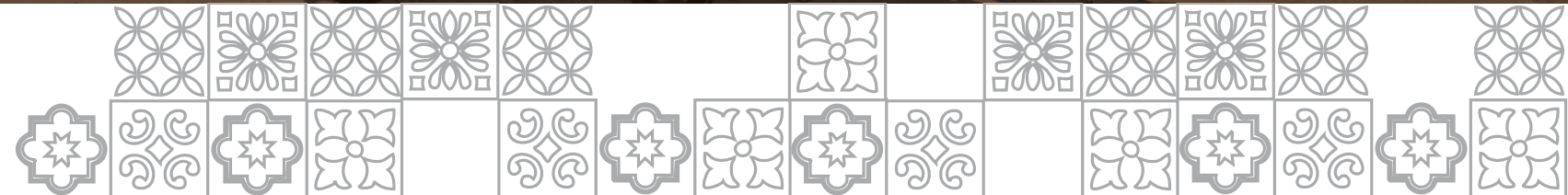


INTRODUCING

VENICE *of* MUMBAI 3.0

A LIFE BY THE RIVER

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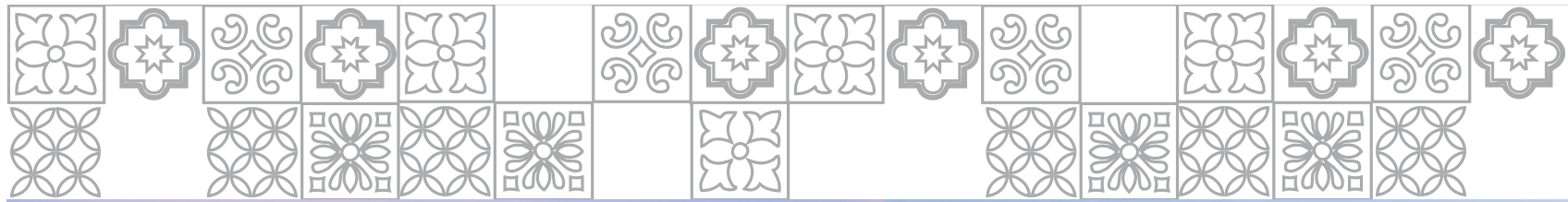




A SIGNATURE COLLECTION OF

Riverfront Sanctuaries

108 PREMIUM
RIVERFRONT PLOTS



A SIGNATURE CLUBHOUSE



30+ CURATED LIFESTYLE AMENITIES

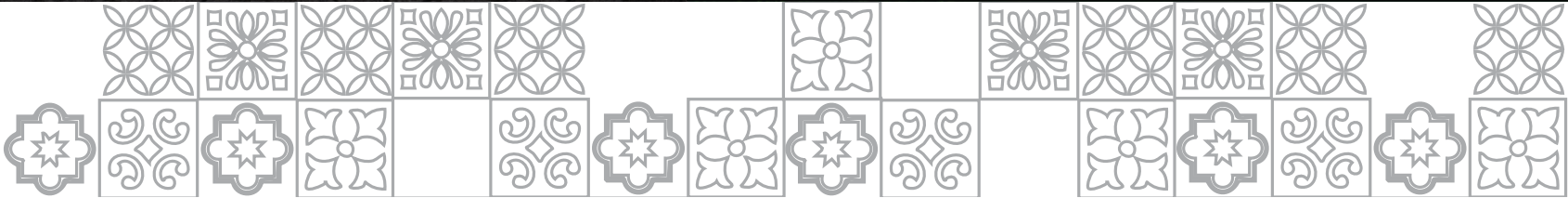


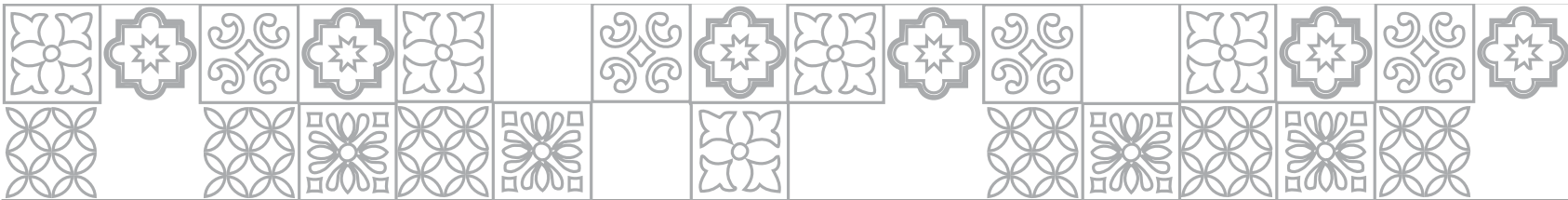
THOUGHTFULLY PLANNED LAYOUT WITH WIDE INTERNAL ROADS



EXCLUSIVELY SECURE & GATED COMMUNITY

Artistic Impression





**NAVI MUMBAI
INTERNATIONAL AIRPORT (NMIA)**

POSITIONED CLOSE TO A GLOBAL
GATEWAY SET TO REDEFINE
REGIONAL CONNECTIVITY.



**MUMBAI TRANS
HARBOUR LINK (MTHL/ATAL SETU)**

A DIRECT LINK, BRINGING MUMBAI
SIGNIFICANTLY CLOSER THAN
EVER BEFORE.



CODENAME
**VENICE
of MUMBAI 3.0**

A FUTURE-READY
LANDSCAPE
OF OPPORTUNITY



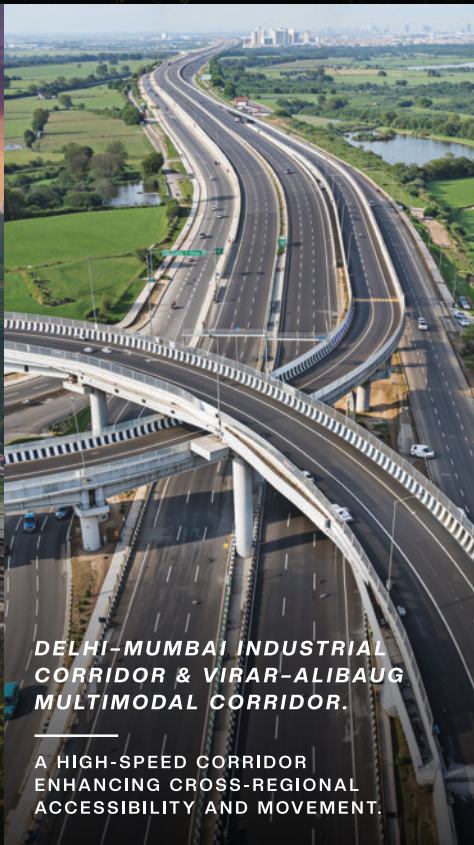
**INTERNATIONAL BUSINESS
DISTRICT IN KHARGHAR**

IN PROXIMITY TO A PLANNED
COMMERCIAL HUB SHAPING THE
REGION'S ECONOMIC FUTURE.



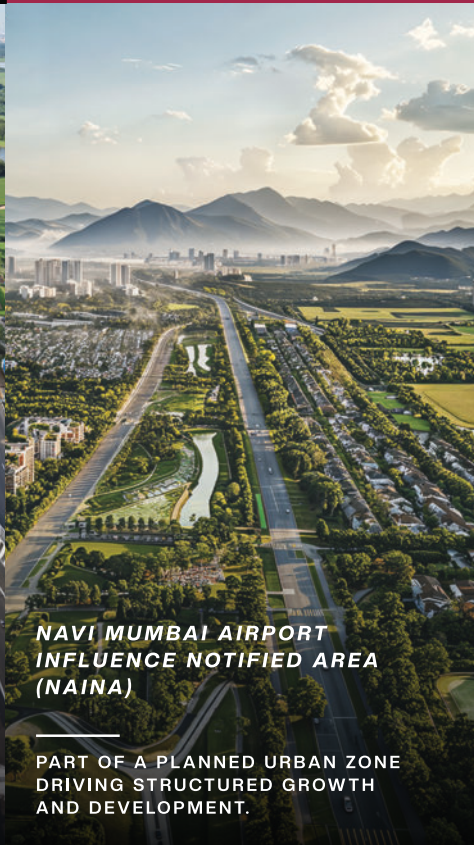
**CST-PANVEL-URAN
RAILWAY LINE**

STRENGTHENING EVERYDAY
CONNECTIVITY ACROSS KEY
URBAN AND SUBURBAN NODES.



**DELHI-MUMBAI INDUSTRIAL
CORRIDOR & VIRAR-ALIBAUG
MULTIMODAL CORRIDOR.**

A HIGH-SPEED CORRIDOR
ENHANCING CROSS-REGIONAL
ACCESSIBILITY AND MOVEMENT.



**NAVI MUMBAI AIRPORT
INFLUENCE NOTIFIED AREA
(NAINA)**

PART OF A PLANNED URBAN ZONE
DRIVING STRUCTURED GROWTH
AND DEVELOPMENT.



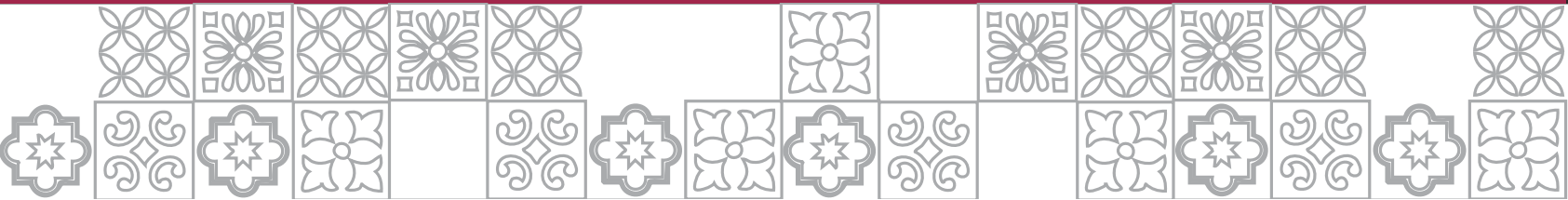
**PANVEL-KARJAT
SUBURBAN RAILWAY CORRIDOR**

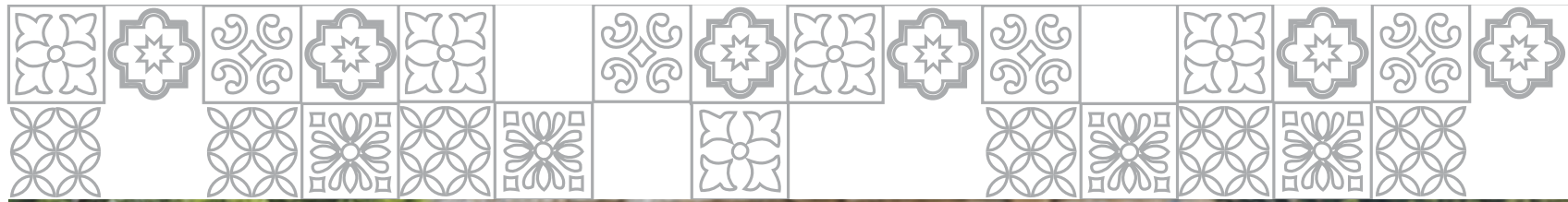
AN UPCOMING RAIL LINK,
SET TO IMPROVE ACCESS AND
UNLOCK LONG-TERM VALUE.



EFFORTLESSLY CONNECTED TO THE CITY & SERENITY

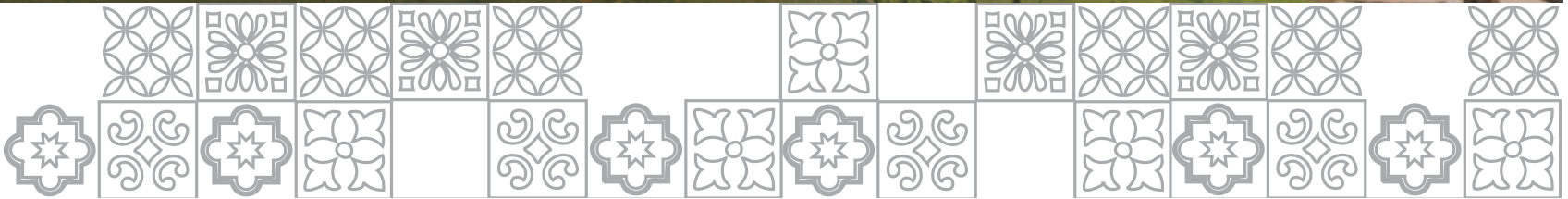
• KARJAT RAILWAY STATION	- 05 MINS	• NAVI MUMBAI INTERNATIONAL AIRPORT (NMIA)	- 40 MINS
• SALT T RESTAURANT	- 08 MINS	• LONAVALA	- 40 MINS
• RADISSON BLU KARJAT	- 10 MINS	• MATHERAN	- 40 MINS
• ND STUDIO	- 10 MINS	• IMAGICAA	- 45 MINS
• CHOWK	- 12 MINS	• MUMBAI TRANS HARBOUR LINK (MTHL/ATAL SETU)	- 45 MINS
• PANVEL	- 35 MINS		

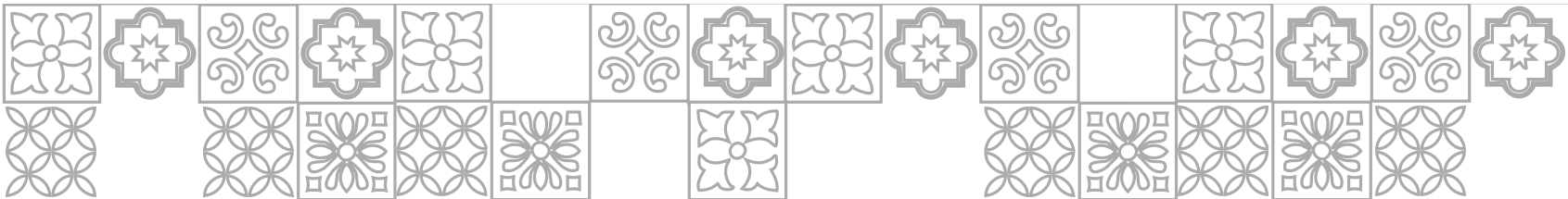




A LIFE BY THE RIVER

Images Used For Representation Purpose Only





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AN INVESTMENT FOR HIGH-VALUE RETURNS

An address that balances lifestyle ease with investment confidence. As the focus shifts towards Mumbai 3.0, Karjat is emerging as a natural choice for both lifestyle and investment. With improving connectivity, upcoming infrastructure, and a growing preference for plotted developments, the region is witnessing a steady rise in value. Anchored by clear titles, secure planning, and a serene riverfront setting, this is where long-term growth finds a strong foundation.



Gated Community With
Planned Infrastructure



R-Zone Classification
For Residential Use



Assured KMC
Water Supply



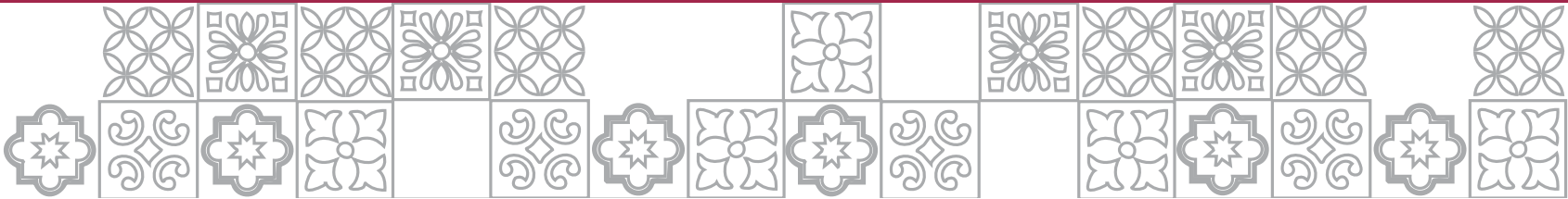
Freehold Ownership Within
Municipal Limits

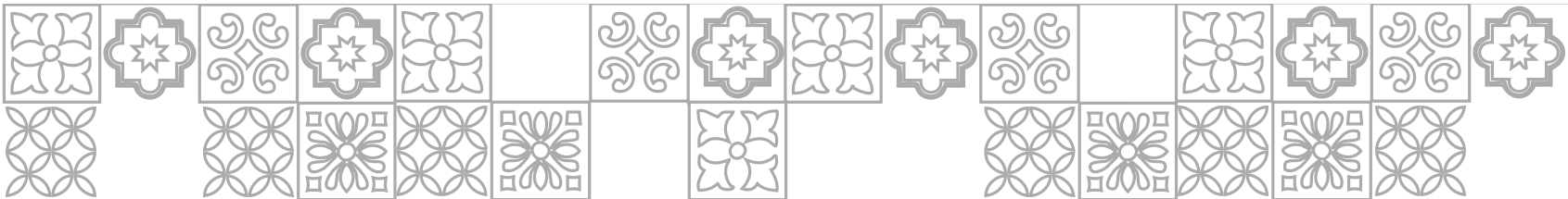


Individual 7/12 Extract
For Title Clarity



High FSI Of 2.54 For
Enhanced Development
Potential





KARJAT'S EVOLUTION FROM GETAWAY TO GROWTH

Before:

Karjat was largely perceived as a weekend destination, with pockets like Bhivpuri known for rail access and tourism, while interior stretches remained underutilised. Despite being just 90–100 km from Mumbai, limited infrastructure kept large-scale investment activity restrained.

Future:

With the Virar–Alibaug Multi-Modal Corridor and airport-led expansion, Karjat is set to integrate deeper into the MMR. As connectivity improves and land supply tightens closer to Mumbai, emerging corridors like this historically see faster value acceleration. Karjat is entering that window, where early entry defines long-term advantage.

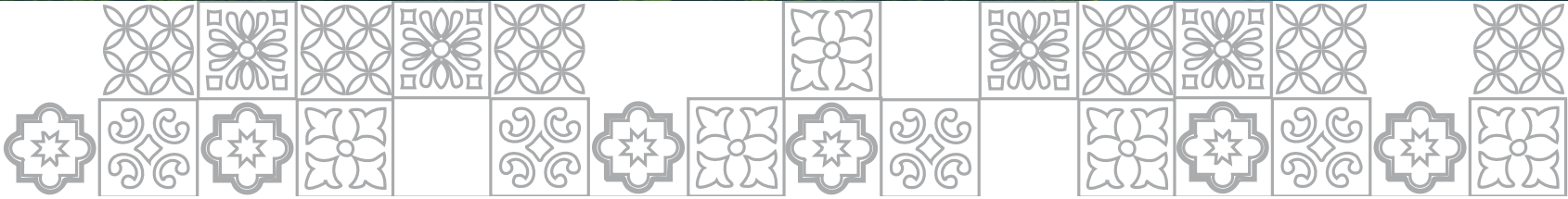
Present:

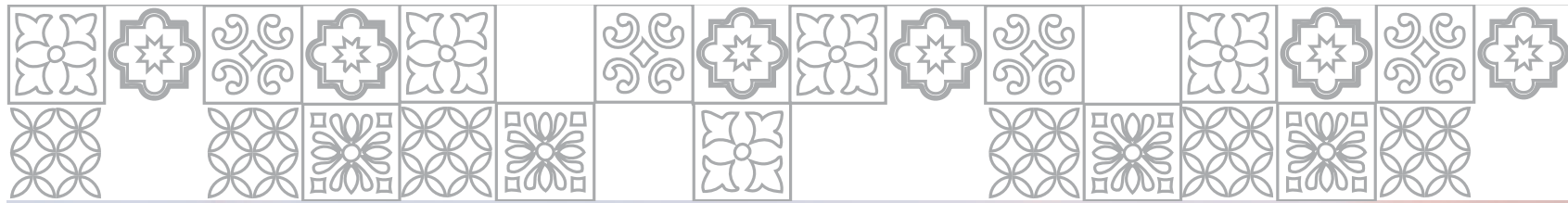
Today, the narrative has shifted from escape to investment.

- The Ulhas River belt & nearby areas are witnessing premium plotted and villa developments.
- The Chowk–Karjat belt is evolving into a lifestyle-driven residential corridor backed by infrastructure and rising demand.
- Land transactions across Karjat have seen a 100% value appreciation between 2019–2023 in key zones (as per Maharashtra IGR trend patterns).
- A new wave of professionals, entrepreneurs, and wellness-focused families is steadily reshaping Karjat's residential landscape.
- Well-connected to Mumbai, just 60 km from Chembur, around 70 km from SoBo Via Vashi, and approximately 65 km via Atal Setu.
- 2 Operational Luxury Hotels With 4 Upcoming 5-Star Developments.
- Exclusive Celebrity Farmhouse Enclaves.
- Home To High-Profile Political Estates.

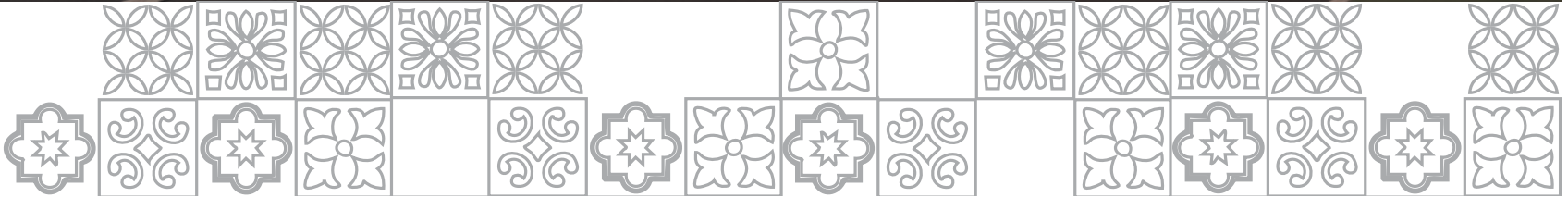


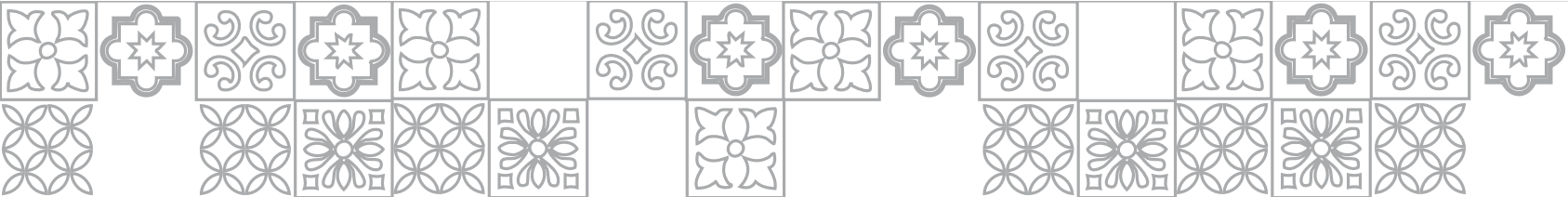
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A WORLD-CLASS EXPERIENCE DESIGNED THE VENETIAN WAY



Arrival & Social Living

- * Grand Arrival Plaza with Secured Entry
- * The Clubhouse Pavilion
- * Banquet & Celebration Hall with Lawn
- * Private Guest Suites
- * AV & Screening Lounge
- * Recording Studio (Podcast)
- * Boulevard Entrance
- * Central Island



Leisure & Community Spaces

- * Green Landscaped Sitting
- * Amphitheatre Lawn
- * Indoor Games Lounge
- * Interactive Games Plaza
- * Library & Reading Lounge
- * Poker Room
- * Business Center



Wellness & Recreation

- * Resort-Style Swimming Pool
- * Fitness Studio
- * Multipurpose Sports Turf
- * All-Weather Multisports Court
- * Jogging & Cycling Trails
- * Steam & Sauna
- * Poolside Changing/Locker Rooms
- * Jacuzzi



Nature & Riverfront Experiences

- * Riverside Viewing Deck
- * Café by the River
- * Riverside Pet Park
- * Meditation Lawn by the Temple
- * Lotus Pond Temple Courtyard
- * Rock Garden Retreat
- * Reflexology Walkway
- * Botanical Canopy
- * Gazebo



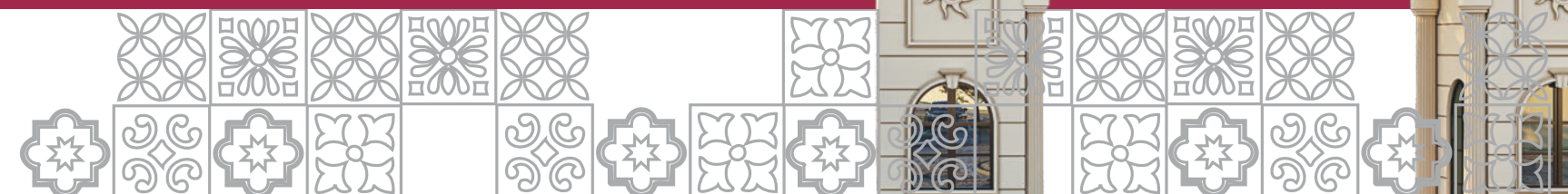
Thoughtful Corners

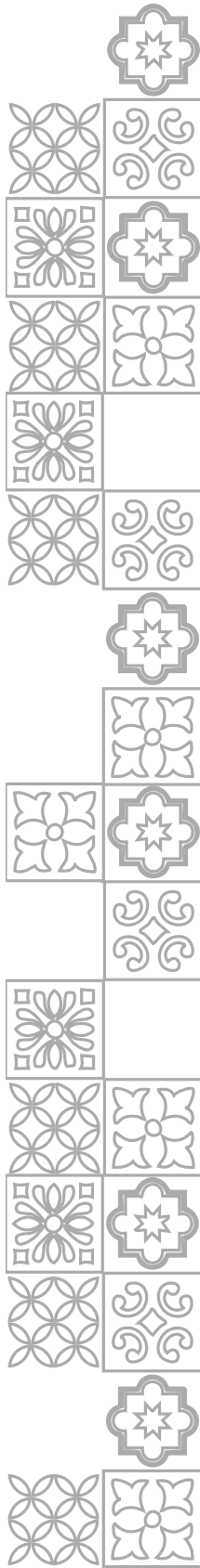
- * Cove Seating Niches
- * Ledge Seating Edges
- * Senior Citizen Garden



Family & Play Zones

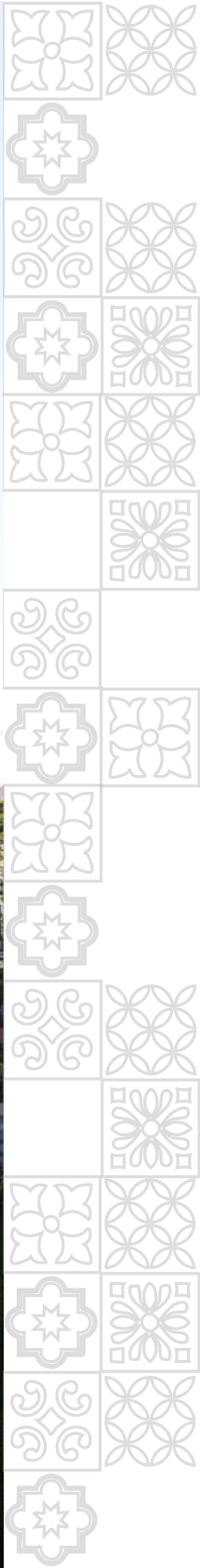
- * Kids' Play Area
- * Sand Play Court
- * Mini Golf Course





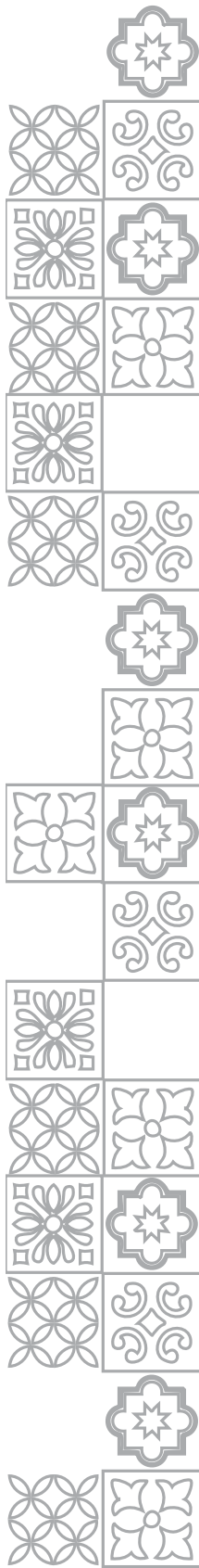
THE CLUBHOUSE PAVILION
THE VENUE FOR
SHARED MOMENTS

Artistic Impression



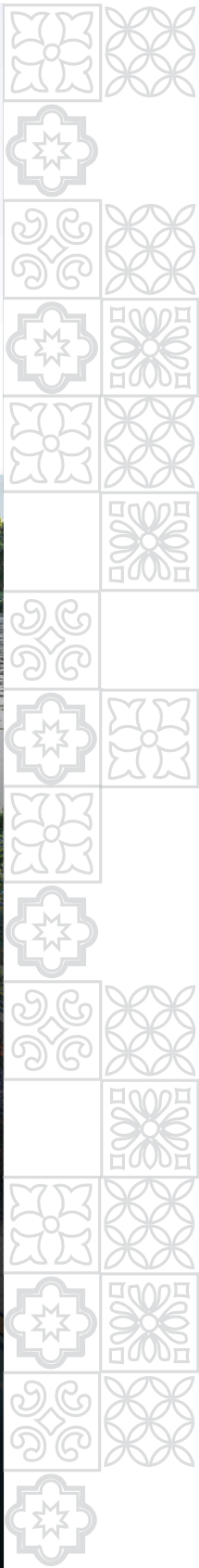
BANQUET & CELEBRATION HALL
THE SETTING FOR
MOMENTS WORTH CELEBRATING

Artistic Impression



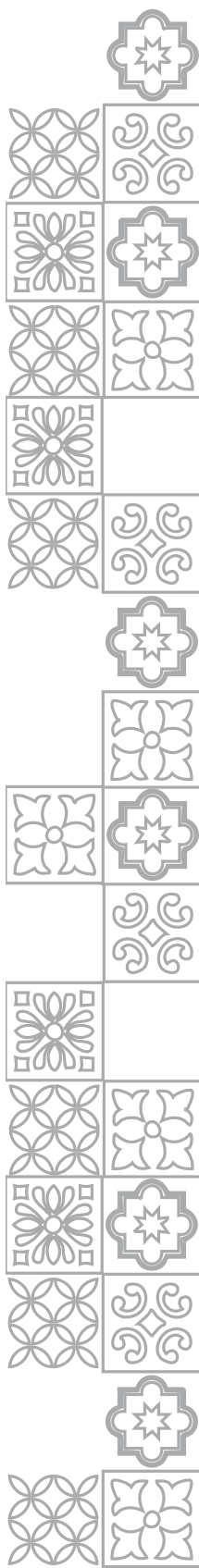
SWIMMING POOL
THE LEISURE FOR
EFFORTLESS UNWINDING

Artistic Impression



MULTIPURPOSE SPORTS TURF
THE FIELD FOR ENDLESS
ENERGY & FUN

Artistic Impression



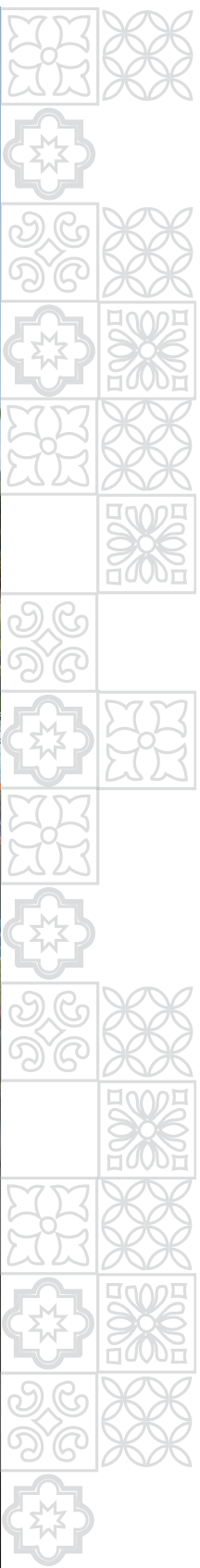
GREEN LANDSCAPED SITTING
THE LANDSCAPE FOR
SERENE ESCAPE

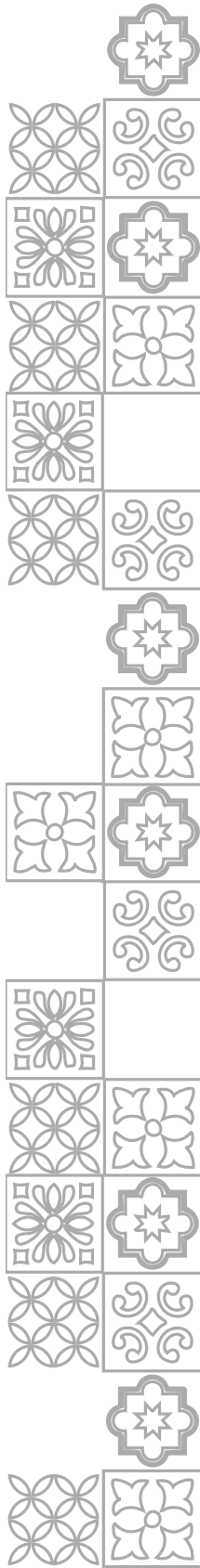
Artistic Impression



INTERACTIVE GAMES PLAZA
THE FIELD WHERE MOVES
TURN INTO MOMENTS

Artistic Impression





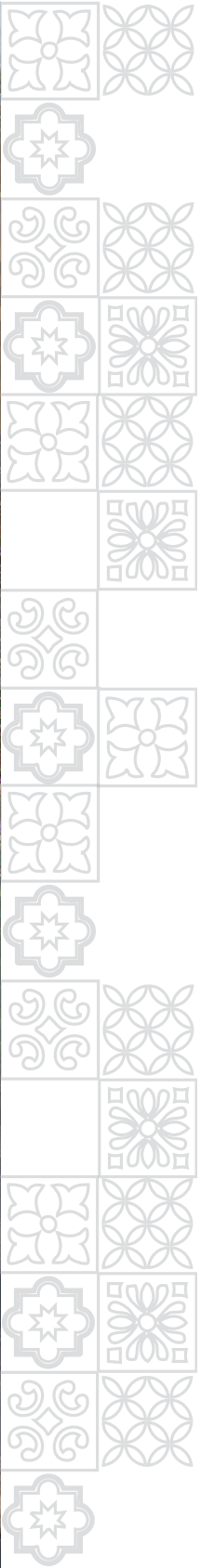
CAFÉ BY THE RIVER
THE SPACE WHERE
CONVERSATIONS BREW

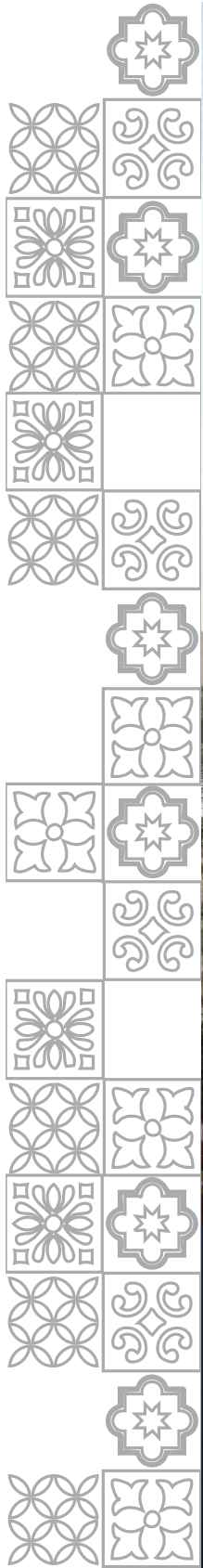
Artistic Impression



ROCK GARDEN RETREAT
THE RETREAT FOR
QUIET CALM

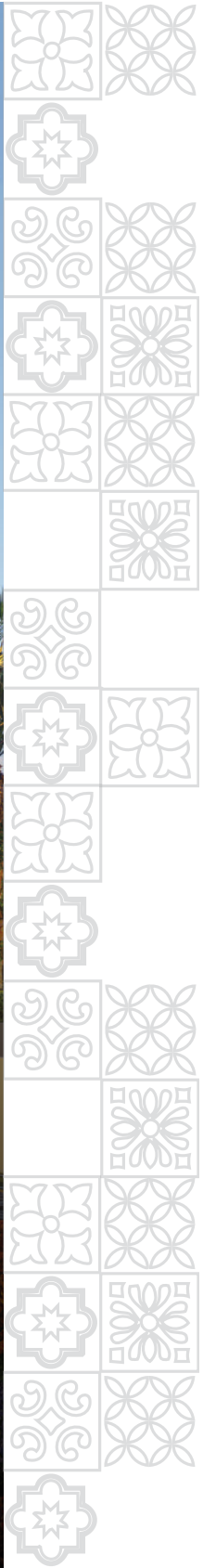
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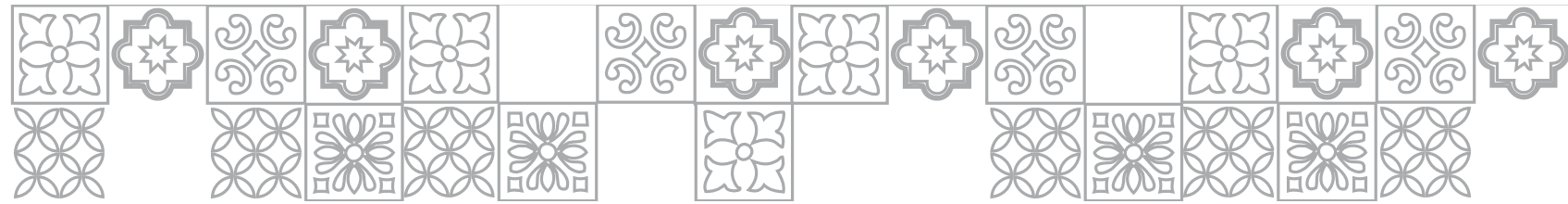
KIDS' PLAY AREA
THE WONDERLAND
FOR LITTLE JOYS

Artistic Impression



SENIOR CITIZEN GARDEN
THE GARDEN FOR STORIES
THAT DON'T AGE

Artistic Impression



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PROGRESS THAT SPEAKS FOR ITSELF

2+
DECADES OF
PRECISION

5.6+
LAKH SQ. FT
COMPLETED

1500+
FAMILIES GROWING
TOGETHER

10+
LAKH SQ. FT.
UNDER DEVELOPMENT

40+
DEVELOPMENTS
DELIVERED

