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STRATEGIC PARTNER

**OSPREY NEST**  
REAL ESTATE ADVISORS



📍 **SAWALE – KARJAT**

[www.supremevillasnx.com](http://www.supremevillasnx.com)



Discover the charm of villa living at **Supreme Villa NX View**



**Life At Supreme  
Villa Nx View**

At Supreme Villa NX View, unwind in elegant villas set amidst Karjat's tranquil beauty — where comfort and serenity come home.

# "Where Love Lives & Memories Grow."

Experience the joy of togetherness in the heart of nature at Supreme Villa NX, Karjat. Thoughtfully designed for modern families, these spacious villas offer the perfect blend of luxury, comfort, and serenity. From open living areas to large glass windows overlooking lush green views, every moment here becomes a memory worth cherishing. Wake up to the sound of nature, enjoy peaceful family time in elegant interiors, and unwind in your private outdoor space — all within a secure, beautifully landscaped community. Supreme Villa NX — Where every day feels like a holiday, and every moment is made to last.





## Where Every Entrance Feels Like Coming Home."

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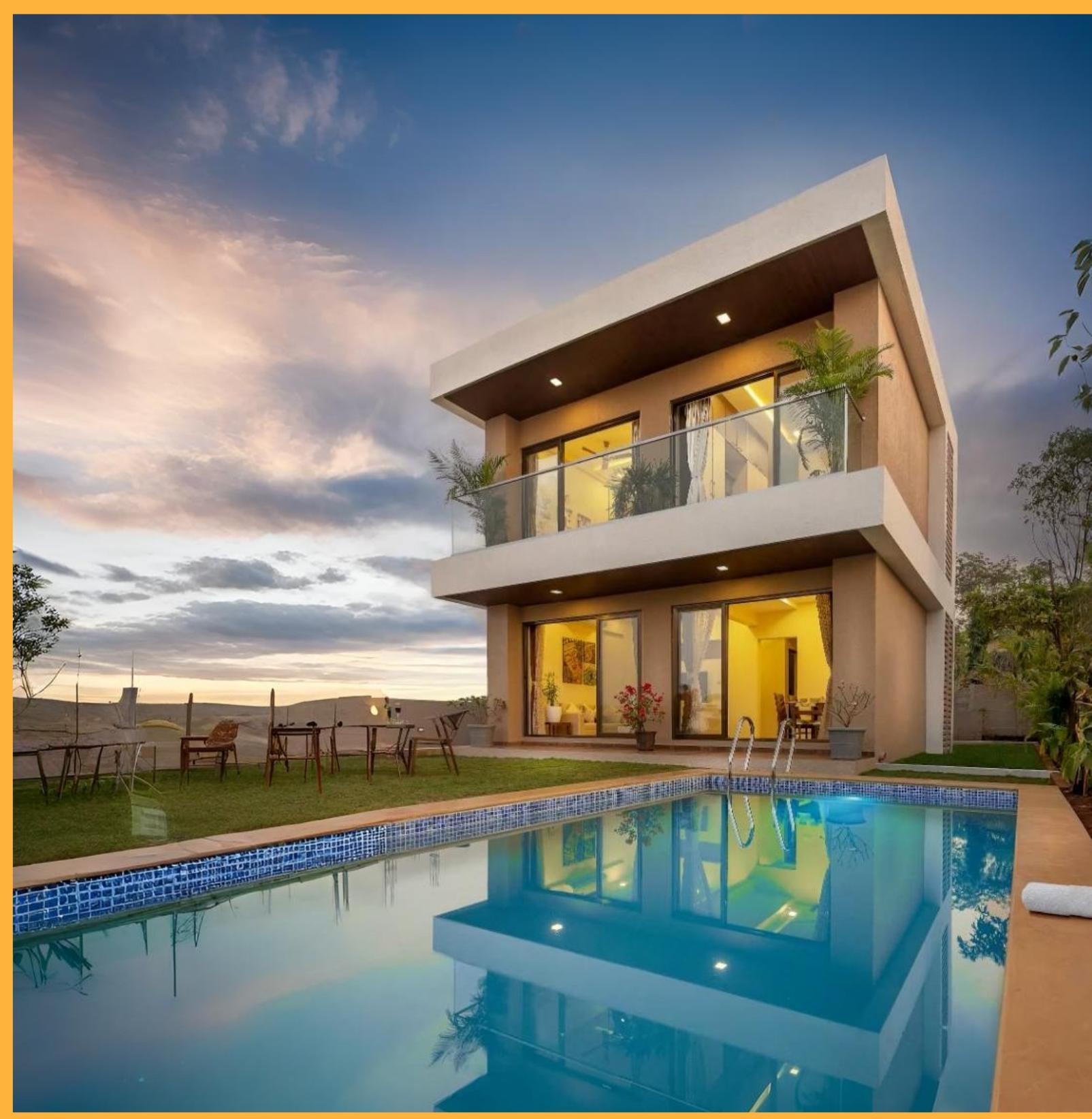


Breathe in the  
Beauty,  
Live in Supreme  
Comfort.”

Thoughtfully designed to blend timeless architecture with nature's serenity, this villa community offers the perfect setting for both peaceful weekend escapes and cherished everyday living.



# 3 BHK VILLA



GROUND FLOOR



FIRST FLOOR



**BLDG TYPE - 4 TOTAL BUILT-UP AREA:**

1. GROUND FLOOR :	830 SQ.FT.
2. FIRST FLOOR :	764 SQ.FT.
TOTAL : 1,594 SQ.FT.	

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# Project Infra Specification

## STRUCTURE

RCC Structure with Quality Steel and M25 Grade Concrete.

## SUPER STRUCTURE

Brick Masonry with Good Quality Red Bricks, Outer walls 9" and Inner walls 4" Thick.

## PLASTERING

Joint of the R.C.C. structure & brick wall will be covered with mesh before internal wall plastering commences.

**EXTERNAL** : Double coat cement plastering with Sponge finish.

**INTERNAL** : Smooth Cement Plastering with sponge finish.



## FLOORING

**INTERNAL** : 800 x 800 size vitrified tiles of reputed brand in all rooms.

**BALCONIES** : Anti skid Wood Textured tiles

**OPEN TERRACE** : Anti skid Wood Textured tiles

**UTILITY / WASH** : Rustic Ceramic tiles for Floor and Glazed Ceramic Tiles of reputed brand upto 3' for Walls.

**STAIRCASE** : Vitrified Tiles / NATURAL STONE

**PARKING** : Designer Tiles / Natural Stone / Equivalent



## KITCHEN

**WALLS** : Glazed Vitrified tiles upto 2'-0" height above kitchen platform

**PLATFORM** : Black Granite platform with Stainless Steel Sink, Connection for on municipal water tap and one Bore well connection tap.



## DOORS

**MAIN DOOR** : Teak Wood / Engineered Wood and Flush Doors with Teak Veneer Shutters aesthetically designed and finished with Polish, fixed with hardware of reputed make

**INTERNAL DOOR** : All internal doors with Engineered Wood and Flush Doors with Teak Veneer Shutters aesthetically designed and finished with Polish, fixed with hardware of reputed make

**FRENCH WINDOWS** : Three track opening for balconies and open terrace.

## WINDOWS

UPVC Window frames, Shutters with Glass Panels and Mosquito Mesh of 3.0 Track with Standard Hardware.



## ELECTRICAL

**WIRING** : Concealed copper wiring of Havells /Polycab /HPL/Equivalent

**CONTROLS** : Modular switches of Legrand / Havells/Anchor Panasonic /Equivalent.

- Power outlets for AC's in Living hall, all Bed rooms & Home Theatre / Multipurpose Room
- Power outlets for Geysers in all Toilets.
- Plug points for Cooking range, Chimney, Refrigerator, Microwave, Mixer/Grinders, R.O. & Dish Washer in Kitchen.
- Plug points for TV in Drawing, Living & all Bed Rooms



## TOILET

- **SANITARY** : All toilets will consist of Wall hung EWC, Wash Basin of Jaquar / Equivalent
- **HOT & COLD** diverter with overhead shower, all CP fittings of JAQUAR / Equivalent
- Provision for Geysers in all Toilets

## RAILING

SS and Glass Railings



## PLUMBING AND SANITARY

**WATER SUPPLY** : Water lines connected with Pneumatic Pressure pumps of ISI standard.

**DRAINAGE** : ISI mark Standard PVC / SWR Sanitary pipes of PRINCE / SUDHAKAR / Equivalent

**SEWAGE TREATMENT PLANT** : Waste Water treated by STP and reused for Gardening

**RAIN WATER DISPOSAL** : Well Planned Rain Water Harvesting System

"Live in a Well-Planned World  
of Comfort and Calm."

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# "Well-Planned Villas, Seamless Living."



Area Statement (in Sft.)

BLD. TYPE LEGEND	NO.	SQ.FT.	SQ.M.
AMENITIES	1	2,450	234
BLD. TYPE 1	9	2,322	215.30
BLD. TYPE 2	12	2,066	192.05
BLD. TYPE 3	4	1,727	160.53
BLD. TYPE 4	3	1,594	148.18
BLD. TYPE 5	2	1,345	125.06

## CLUBHOUSE



### LEGEND

1. Entrance & Exit
2. Symphony Garden
3. Lawn
4. Toddler's Park
5. Feature Wall
6. Children's Play Area
7. Swimming Pool
8. Gazebo
9. Clubhouse
10. Pathway



"Everything You Need,  
Right Where You Live."





## Ideally Located

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Supreme Villa nx enjoys a prime location near Matheran and Lonavala — ideal for both relaxation and adventure. With excellent access to ND Film Studio, Shree Narayan Hospital, and Abhinav Jnyan Mandir School, daily convenience is assured. Nature and history lovers will appreciate the nearby Kondhane Caves, Kothaligad Fort, and lush surroundings.





## Nested In A Well Connected Address

KARJAT STATION	..... 15 MINS
MUMBAI - KARJAT	..... 62 KM
PUNE - KARJAT	..... 105 KM
NAVI MUMBAI AIRPORT	..... 40 KM