



LTM436 - PAWNA, LONAVALA
4 BEDROOM VILLA

ABOUT THE VILLA

Please Note: This is a 8BHK property. From which 4 bedrooms will be provided. And rest of 3BHK can be given on rent as well so there is a possibility of sharing in a very rare case.

LTM436 Villa is special because of its:

- Unique structure housing individual units, perfect for large gatherings
- Idyllic backdrop of the aquamarine hues of the Pawna Lake
- AI-fresco dining area that lets you wine and dine alongside a perfect backdrop
- Plush modern furnishings with an abundance of chic-boho decor and paintings
- An infinity pool with a jacuzzi that blends seamlessly with the cool blues of the Pawna Lake
- Verdurous bamboo groves with a natural waterfall that cascades right through the property
- Direct access to the rippling waters of the Pawna Lake
- Abundance of treks and trails around the property
- Curated collection of indoor games such as pool and other board games
- Ample sit-out spaces and balconies overlooking the viridescent and cerulean pastels

We provide:

- Generators, AC, Wi-Fi, TV
- Jacuzzi, gazebo, bonfire
- Curated collection of books, indoor games, and bar area
- Medical kit, mosquito repellent
- Torch, fire extinguisher
- Geysers, towels, toiletries
- Wardrobes, hangers, electric kettles, mini-fridge
- Secured parking space for up to 4 cars

This is neither a wheelchair-friendly nor a pet-friendly property.

The Space:

BEDROOMS

- As you make your way through the foliage surrounding the property, you'll find yourselves a set of 4 chic units, each housing multiple bedrooms.
- The first unit set at the bottom houses 1 bedroom - on the ground floor.
- Take the ivy-covered stairs that lead you to the premises of the second unit which house 3 bedrooms - 2 on the ground floor and 1 on the lower-ground level.
- Wake up to mesmerizing landscaped views of the surrounding greenery amalgamating with the blues pastels of the Pawna Lake offered in each bedroom here.

ABOUT THE VILLA

- Please note that there are a total of 4 units housing 8 bedrooms, out of which guests have access to only 2 units offering 4 bedrooms.

UNIT 1

- The bedroom of the first unit is adorned with chic interiors and is replete with amenities such as a queen-sized bed, an extra sofa bed, AC, Wi-Fi, a wardrobe, a workstation, and an ensuite bathroom.

- It also opens up to the infinity pool and offers a mini-fridge.

UNIT 2

- The bedrooms of the second unit exude a lavish yet warm aura and offer amenities such as a queen-sized bed, an extra sofa bed, AC, Wi-Fi, a wardrobe, a workstation, an ensuite bathroom, and an attached balcony.

- One of the bedrooms on the ground floor of the second unit also is replete with a loft area that offers 2 extra mattresses. It is also equipped with a jacuzzi.

- Each of the attached balconies for the bedrooms of the second unit, comes with snug furnishings and a canopied circular lounger.

- The bedroom on the lower-ground level of the second unit opens up to a cozy garden space.

BATHROOMS

- There are a total of 4 ensuite bathrooms.

- Unit 1 offers 1 ensuite bathroom and Unit 2 offers 3 ensuite bathrooms.

- One of the bathrooms in the second unit has an open bathing/shower area.

- All bathrooms have geysers, towels, and basic toiletries.

INDOOR AREAS

- Dripping with an essence of modern luxury while also emanating a warm aura, the indoor areas of each of the 4 units are quite tastefully decorated.

- Based on the lower level, Unit 1 has an expansive living room with high wooden ceilings and eclectic decor.

- Making your way through the expanse of this room, take in the lovely views while also admiring the boho-chic furnishings that seamlessly blend in with the whole aura of the property.

- The living room offers seating arrangements for 6 people in the form of a plush sofa. It also features amenities like 2 ACs, Wi-Fi, and a bar area.

- As you enter through the doors of the first unit, there is a quaint dining area which is a component of the living room.

- It has ample seating space for up to 10 people and features 2 ACs.

- Climb through vine-covered stairs to the equally ravishing interiors of Unit 2 which featured muted sepia tones throughout its expanse.

- The doorways of this unit lead you to the living room situated on the ground floor with luxe amenities such as Wi-Fi, AC, a water purifier, a pool table, and a TV.

- It also features cosy seating space in the form of sofas and chairs that can accommodate up to 9 people.

- The living room also opens up to a balcony that overlooks the exquisite views of Pawna lake.



























































MORE DETAILS

EXTERIOR AREAS

- As you make your way through the living room of Unit 1 you'll be greeted by a sprawling infinity pool that melds in with the Pawna Lake.
- This infinity pool is 50x20 ft. in size and 4.5 ft. in size and also features a jacuzzi.
- The pool deck offers a perfect spot for hanging out for basking in the colors of the rosy sky merging with the reflection of the lake.
- It features a small fish pond and snugs seating arrangements in the form of a canopy lounger and swing.
- As you make your way through the verdant exteriors which feature a variety of trees and bamboo plantations, you'll find yourself an al fresco dining area.
- Situated atop a natural waterfall that flows through the expanse of the property during monsoons, this dining area features abundant seating space and is quite perfect for large gatherings.
- It has a variety of seating arrangements for up to 20 people.
- This dining area offers a whole new perspective at night, owing to the vibrant lights that give it a dreamy look.

KITCHEN

- Guests do not have access to the commercial kitchen. Guests can reheat their food on prior request.
- It is equipped with a water purifier, crockery, and cutlery.

FOOD

- All meals can be provided in-house at an additional cost of Rs. 2000 per person, per day.
- Consumption of non-vegetarian food is allowed.

ADD-ON SERVICES

- A bonfire setup can be arranged for the guests at an additional charge of Rs. 1000 per use.
- Guests can use the jacuzzis for no additional charge.
- Prices may vary subject to availability and peak season rates.

HOME TRUTHS

- Please note that there are a total of 4 units housing 8 bedrooms, out of which guests have access to only 2 units offering 4 bedrooms.
- Guests do not have access to the commercial kitchen and the store room in Unit 1.
- The villa is home to an abundance of artifacts and paintings. Guests are requested to be careful around them.
- Please note that a few stairs do not have railings, Guests are requested to be careful regarding the same.
- All-male groups and unmarried couples are not allowed to book the property.
- This is not a pet-friendly property.
- **The road leading up to the villa might not be concrete and it is not advisable for pregnant ladies to travel to this villa given the road conditions.**

MORE DETAILS

- The villa is located in a secluded area.
- In case of a power outage, the 40 and 25 KVA generators can support all appliances for up to 6 hours.
- Consumption of non-vegetarian food is allowed.
- Please be mindful and keep noise to a minimum after 11 PM.
- Guests can stay connected with complimentary Wi-Fi. The network is subject to availability at any given time.
- This is a standalone property and houses 4 separate units.
- There are CCTV cameras that capture the external areas of the property.
- The caretaker resides on the premises of the property.

NEIGHBOURHOOD

An artificial lake formed by water backed up from the Pawna Dam across the river, Pawna Lake is surrounded by beautiful tourist attractions like Lohagad Fort, Tikona Fort, Vispur Fort, and Tung Fort. The postcard-perfect topography, pleasant climate, and scenic views makes this neighborhood truly heavenly. So, while you're enjoying your luxurious stay at this property, here are a few nearby places and activities we recommend to make your stay even more memorable.

- Experience the thrill of Paragliding
- Pay your visit to the divine Narayani Dham Temple
- Spend some peaceful time near Pawna Lake
- Try your hand at boating across the lake
- Explore your athletic side by visiting Amby Valley sports
- Try the ATV rides that are available in the vicinity

Getting Around:

- Distance from Pune Airport - 72 km.
- Distance from Lonavala Railway Junction - 23 km.
- Distance from Gawliwadi Bus Stand - 23 km.

HOUSE RULES

- Please be mindful and keep noise to a minimum after 10 PM.
- Alcohol consumption is allowed in designated areas. Please do not carry food/drinks in and around the pool.
- Smoking is allowed in the lawn area only.
- We urge you to wear swimming attire in the pool and kindly shower before entering.
- The villa is home to an abundance of artifacts and paintings. Guests are requested to be careful around them.
- Guests are earnestly requested to treat the home with care.

PLEASE NOTE

- Security Deposit is payable at the villa at the time of Check-in, which is 100% refundable if no damage is made.
- Loud Music after 10 p.m. is not allowed in the pool area, however, you can play normal music inside the villa.
- While booking shares the exact number of guests, every additional guest above double occupancy will be chargeable.
- No outside guests allowed without prior information.
- All illegal activities are prohibited.
- Full retention if canceled within 35 days of the check-in date.
- 15% Retention if canceled before 35 days of the check-in date.
- Smoking by the balconies, pool, and open areas is allowed.
- Airport transfers, Barbeque arrangements, and Cook and yacht bookings can be done at additional costs.
- The full payment must be made for your booking to be confirmed.

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