



VILLA MEHR

— ZIRAD · ALIBAG —

A private estate
surrounded by nature.

21,000

SQ FT PLOT

4 · 6

BED · BATH

READY

TO MOVE IN

THE ESTATE

A PRIVATE ESTATE IN A COASTAL LANDSCAPE

Set amidst the greenery of Zirad, twenty-one thousand square feet of NA land lies eight kilometres from the Mandwa jetty. Two terracotta volumes turn around a planted courtyard, and mature planting wraps the whole boundary.



THE ESTATE FROM THE SOUTH-WEST



PICKLEBALL COURT



WEST LAWN

VILLA SPECS

AT A GLANCE

21,000 SQ FT PLOT	900 SQ FT POOL	4 · 6 BED · BATH	2 LEVELS
NA LAND	G1 ZONING	63KVA TRANSFORMER	12–14FT CEILINGS

ROOF	Slanting, deep overhang
WALLS	Terracotta lime render
SCREENS	Terracotta jaali
LANDSCAPING	Complete & fully planted
STATUS	Ready to move in



Ready to move in.

GETTING THERE

CLOSE TO MUMBAI. A WORLD APART.

Twenty minutes across the water by speedboat, or about an hour on the catamaran — then a twenty-minute drive from the jetty to the gate.



20 MIN
SPEEDBOAT

~60 MIN
CATAMARAN FERRY

20 MIN
JETTY TO GATE

AWAS & KIHIM BEACH	4 km
RESTAURANTS & CAFÉS	5 – 10 min
MANDWA JETTY	8 km
ALIBAG TOWN	20 km



REGIONAL IMAGERY – ARTISTIC IMPRESSION

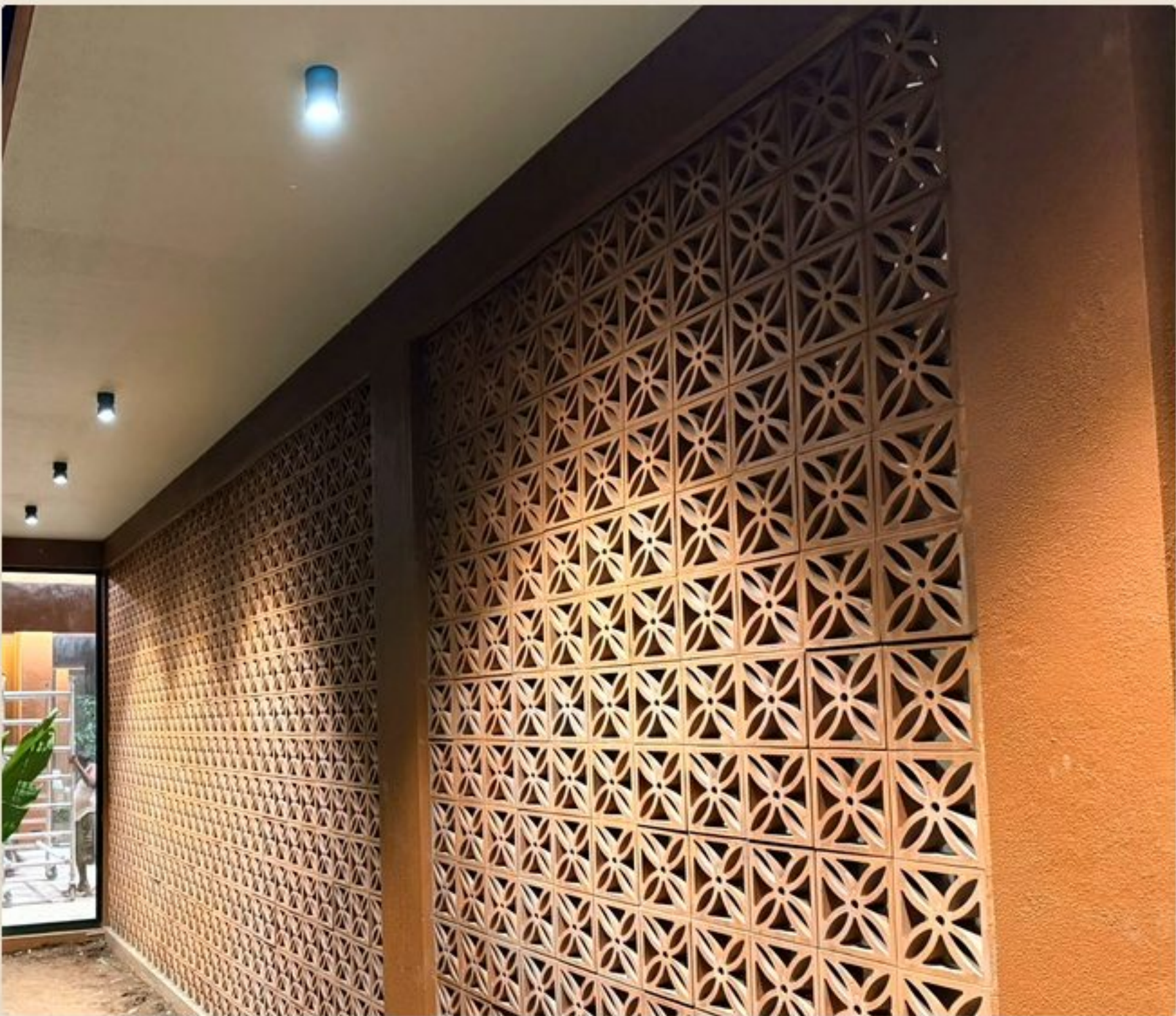
ARRIVAL

THROUGH THE TREES

A grasscrete drive runs in under the canopy to a covered porch and a timber pivot door. Inside, a forty-foot gallery runs the length of the entrance level.



APPROACH FROM THE SOUTH



TERRACOTTA JAALI



FORTY-FOOT GALLERY

INSIDE

THE MANGO TREE ROOM

The living room turns inward to a courtyard built around a mango tree that stood here long before the house did — glass on three sides, green in every direction.



LIVING ROOM

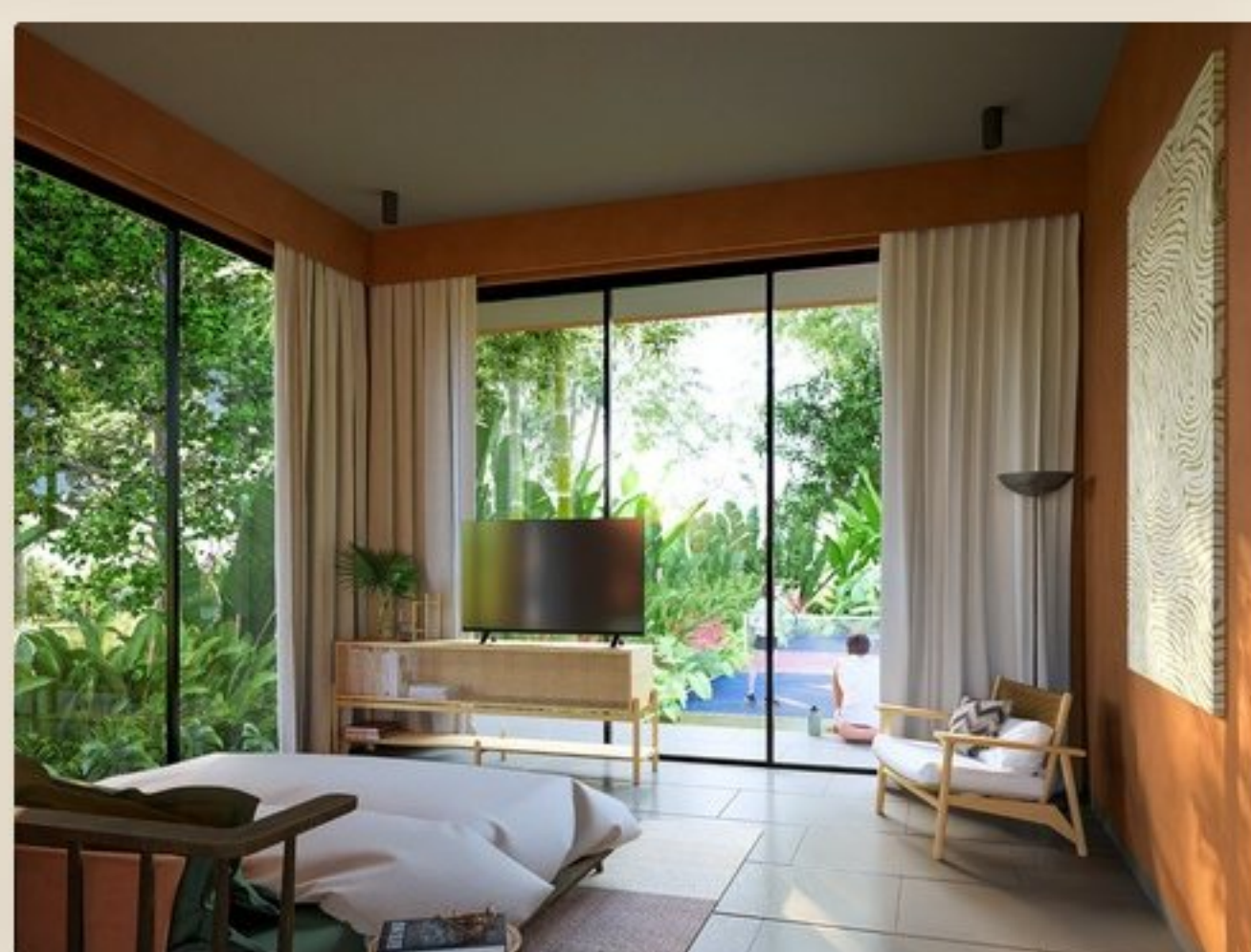
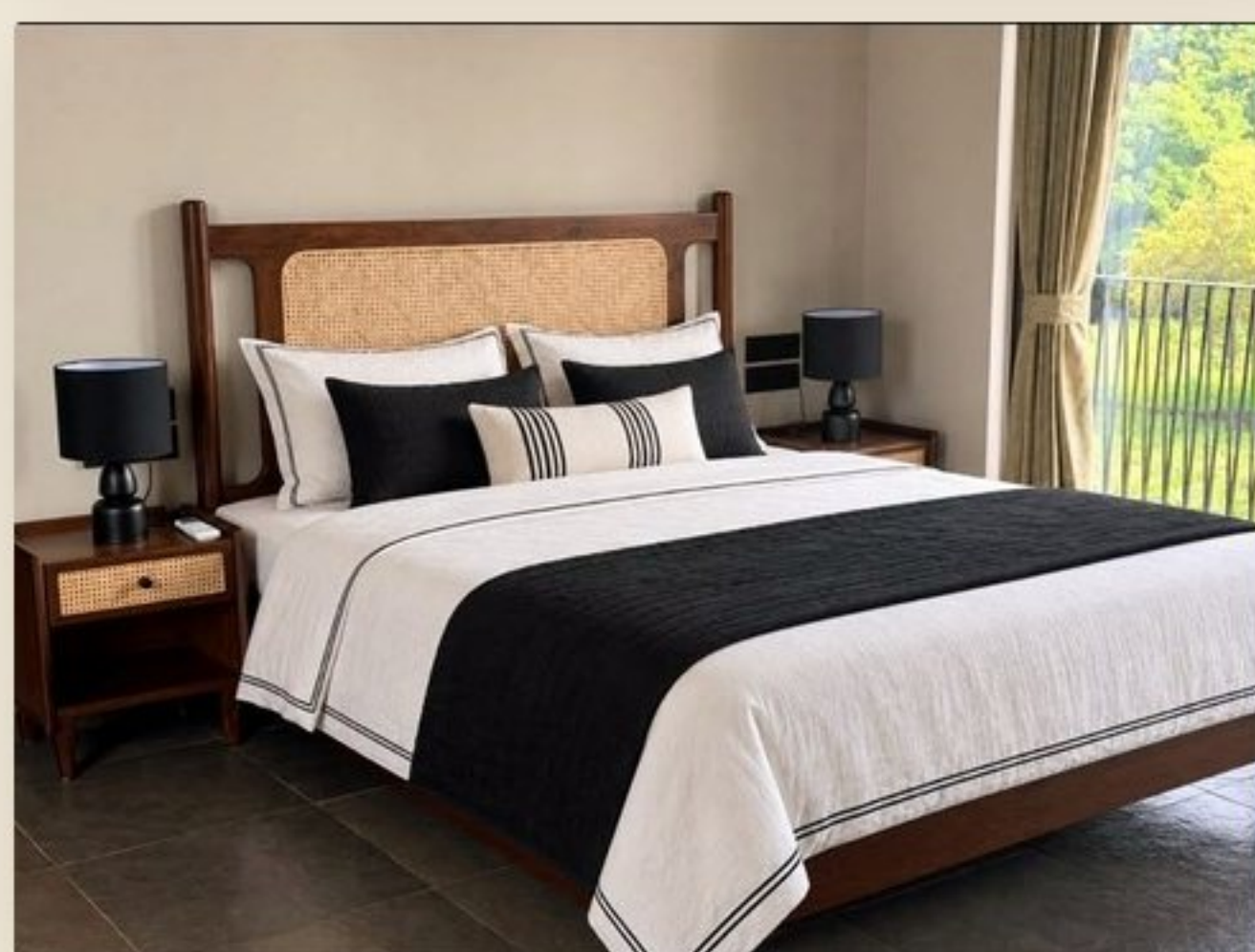


DINING – SEATS TEN

BEDROOMS

FOUR BEDROOMS, SIX BATHS

Every bedroom is en-suite and fully furnished, opening to the garden through full-height sliding glass. Two masters — one on each level.



LIFE OUTSIDE

THE GARDEN IS PART OF THE HOME

A ten-metre lap pool with a mosaic-tiled infinity edge runs along the west lawn, with its own filtration plant and a deck that holds the last of the light.



SWIMMING POOL · 10.0 × 4.0 M

Pool deck · 8.0 × 3.5 m

THE VILLA TODAY

BUILT, PLANTED AND READY

The house is finished, furnished and landscaped. These photographs were taken on site during completion.



FULLY FURNISHED

Beds, wardrobes, kitchen, bathrooms

AIR CONDITIONING

Throughout

STAFF QUARTER

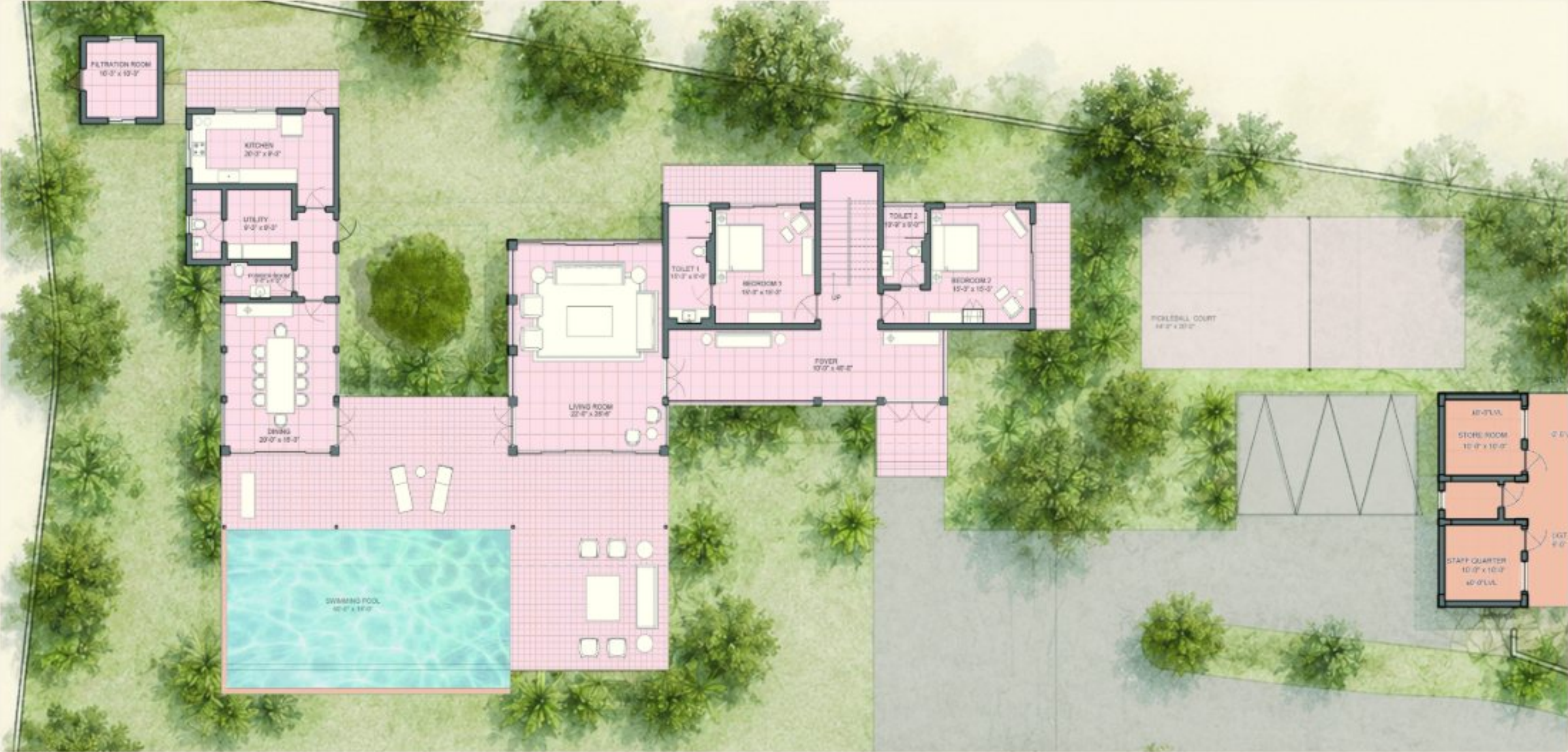
Two rooms

POWER

63 KVA transformer

THE PLANS

ENTRANCE LEVEL



01	Grand entrance deck	4.5 × 3.0	11	En-suite bath 2	2.5 × 2.0
02	Foyer	3.0 × 2.0	12	Guest bedroom 2	4.0 × 3.8
03	Living room	5.5 × 5.0	13	En-suite bath 3	2.5 × 2.0
04	Dining room	5.0 × 4.0	14	Pool deck	8.0 × 3.5
05	Kitchen	4.0 × 3.5	15	Swimming pool	10.0 × 4.0
06	Powder room	1.8 × 1.5	16	Outdoor dining	4.0 × 3.0
07	Master bedroom 1	5.0 × 4.0	17	Garden lounge / firepit	4.0 × 4.0
08	Walk-in wardrobe	2.5 × 2.0	18	Staff quarter (2 rooms)	5.0 × 3.0
09	En-suite bath 1	3.0 × 2.5	19	Utility / service	3.0 × 2.5
10	Guest bedroom 1	4.0 × 3.8			

THE PLANS

UPPER LEVEL



01	Master bedroom 2	5.0 × 4.0	06	Bedroom 4	4.0 × 3.8
02	Walk-in wardrobe	2.5 × 2.0	07	En-suite bath 4	2.5 × 2.0
03	En-suite bath 2	3.0 × 3.5	08	Terrace lounge	6.0 × 3.5
04	Bedroom 3	4.0 × 3.8	09	Study / flex room	3.0 × 2.5
05	En-suite bath 3	2.5 × 2.0	10	Bridge / passage	4.0 × 1.8



ALL DIMENSIONS IN METRES





VILLA MEHR

— ZIRAD · ALIBAG —

We look forward to welcoming you.

GET IN TOUCH

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Architectural renders, interior visualisations and floor plans are indicative of the built form; finishes, furniture and landscaping shown in visualisations are illustrative. Photographs in "The Villa Today" were taken on site during completion. Imagery on the Getting There page is an artistic impression of the surrounding region and does not depict the property or any specific location. All dimensions are approximate and subject to site verification. Views, surroundings and amenities are subject to change. This brochure does not constitute an offer, invitation or contract of any kind. Interested parties are advised to verify all details independently.