MANE DEVELOPERS · EST. 1988

HILL ESTATE

The Mastercrafted



101 PRIVATE-POOL VILLAS · 14 ACRES · KARJAT

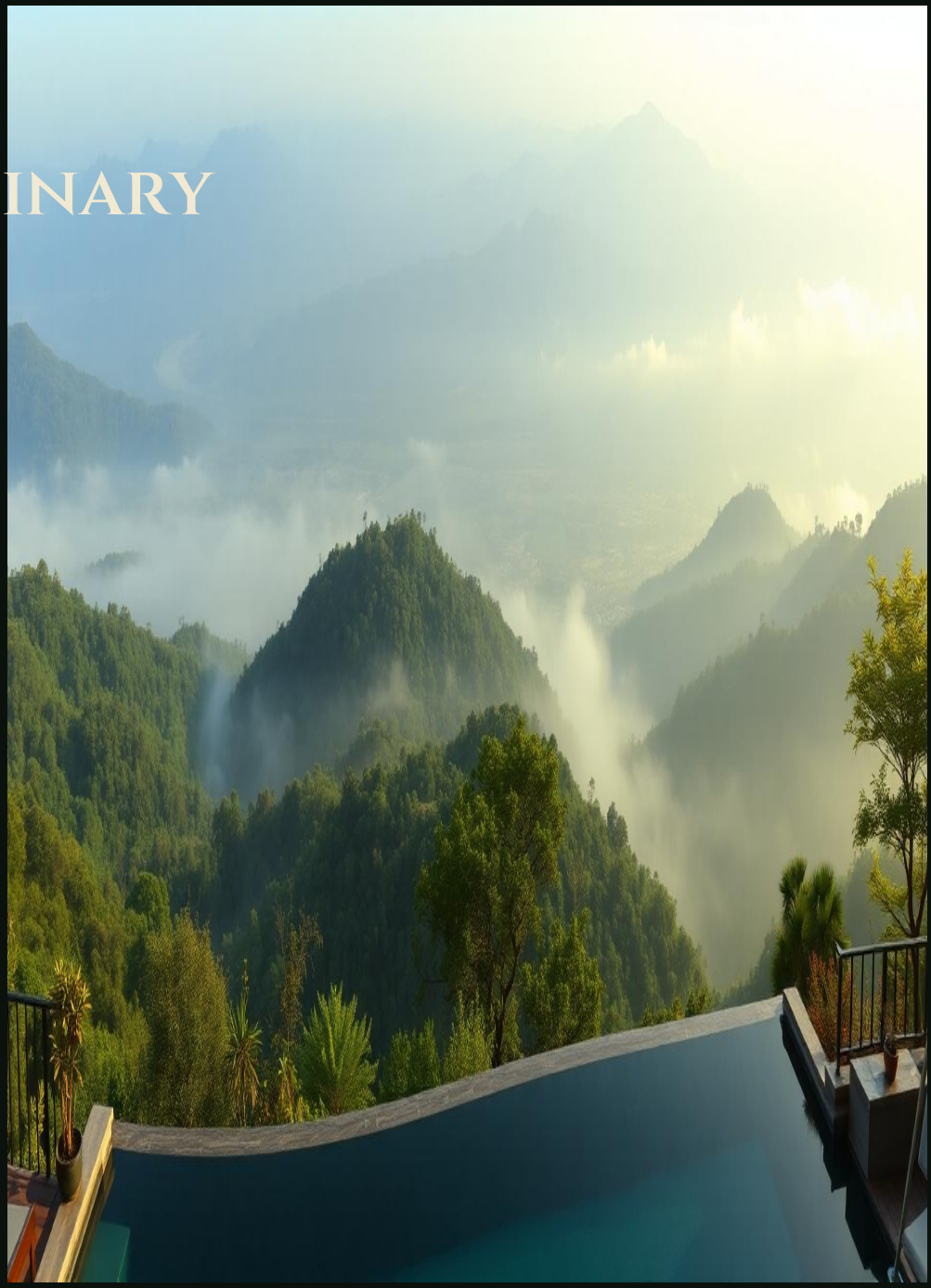
A private brochure — Mumbai 3.0

WELCOME

An Estate Above The Ordinary

Hill Estate is a private world of 101 mastercrafted villas, set across 14 acres of protected hills in Karjat. It is designed for those who see a home not as an address, but as a legacy — where nature, craft and privacy are held in equal regard.

Every villa opens to unobstructed views of the Sahyadris. Every avenue is quiet. Every detail — from the stone underfoot to the light through the courtyard — is considered. This is not a project. It is a place.



SINCE 1988

Mane Developers

Three generations. One standard.

35+
Years of Legacy

40+
Landmark Projects

2,000+
Homes Delivered

14
Acres at Hill Estate

OUR LEGACY

Built On Trust, Delivered On Time

Founded in 1988, Mane Developers has spent nearly four decades quietly shaping the neighbourhoods of Mumbai and Navi Mumbai. From integrated townships to boutique villa estates, our work is defined by one principle: build only what you would live in yourself.

Hill Estate is the culmination of that principle. Every villa is registered with MahaRERA (A1170020500), every material is specified in writing, and every possession date is a commitment, not a hope. Our reputation is our most valuable asset — and we protect it on every project.

"We build homes we would live in ourselves."

THE ESTATE

14 Acres. 101 Villas. One Horizon.

The land dictated the plan. Contours were followed, mature trees preserved, and view corridors protected. The result is a masterplan where every villa is a private world, yet part of one considered whole.



14	101	4 & 5	PRIVATE	70%
ACRES	VILLAS	BHK	POOL EACH	OPEN SPACE

THE DIFFERENCE

What Sets Hill Estate Apart

01

Verified Rental Yield

Up to 9% — audited across comparable Karjat inventory.

02

Mumbai 3.0 Location

At the centre of Navi Mumbai Airport, Coastal Road & Trans-Harbour Link.

03

Private Pool Per Villa

Every home. Not a shared amenity — a private ritual.

04

35+ Year Legacy

Delivered by Mane Developers. MahaRERA A11700205oo.

05

Only 101 Villas

A deliberately capped, low-density estate.

06

Nature-First Design

70% open space. Mature trees preserved. Contour-led planning.

THE VILLAS

Mastercrafted Residences

Four and five-bedroom villas, each with a private pool, private garden and uninterrupted hill view. Interiors are quiet, generous and made to age well.

CONFIGURATIONS
4 BHK & 5 BHK

PLOT SIZES
2,100 – 3,600 sq. ft.

BUILT-UP
2,800 – 4,500 sq. ft.

LEVELS
G + 1 with terrace

POOL
Private, per villa



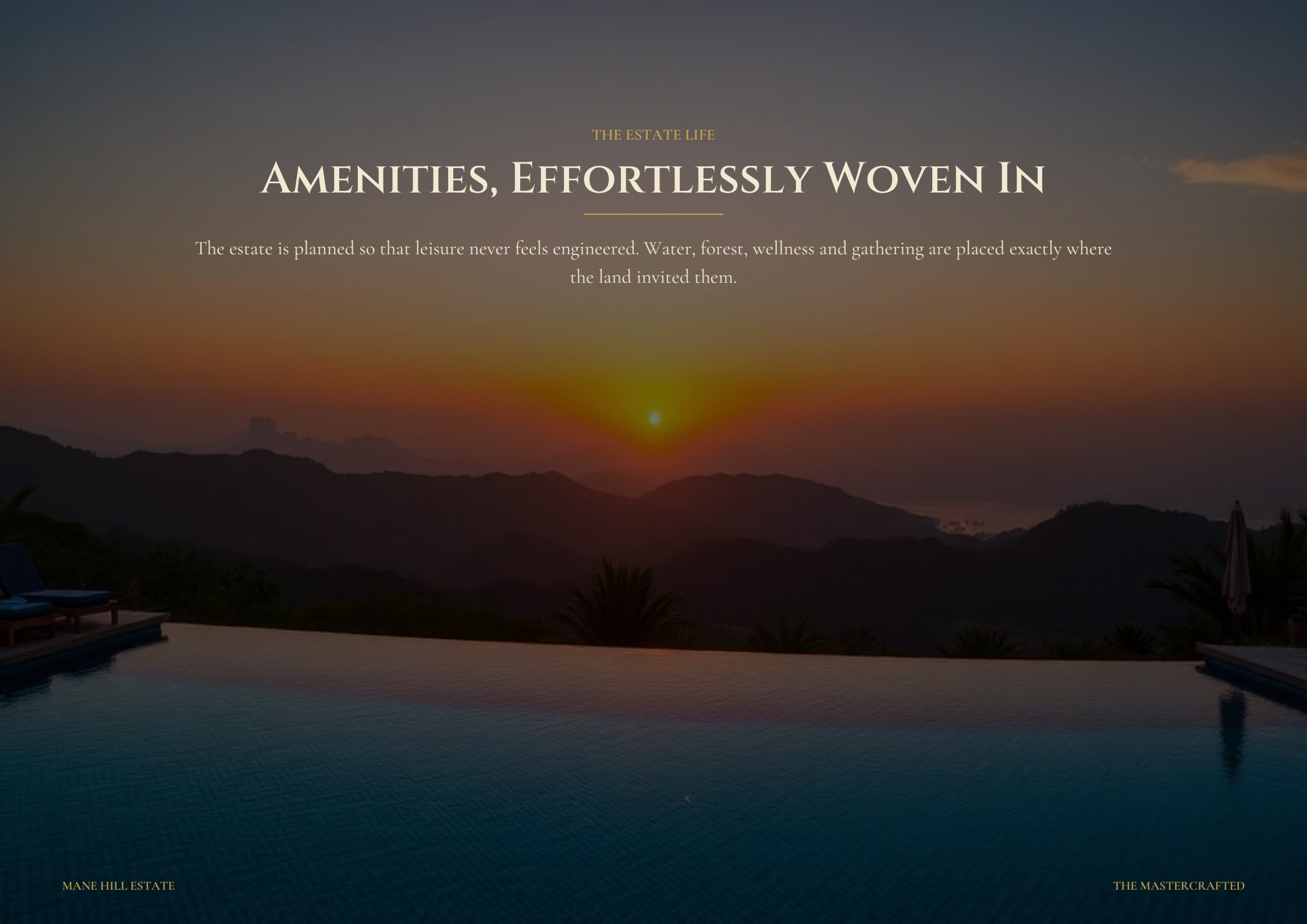


INTERIORS

Warm, Quiet, Considered

Interiors are designed around light and stillness. Full-height glazing brings the hills indoors. Natural stone, warm timber and hand-finished plaster set a palette that belongs to the landscape.

- Floor-to-ceiling glazing across living areas
- Natural stone flooring, hand-finished walls
- Modular kitchens with quartz counters
- Master suites with private balconies
- Powder rooms, utility & staff quarters
- EV-ready parking bays



THE ESTATE LIFE

Amenities, Effortlessly Woven In

The estate is planned so that leisure never feels engineered. Water, forest, wellness and gathering are placed exactly where the land invited them.

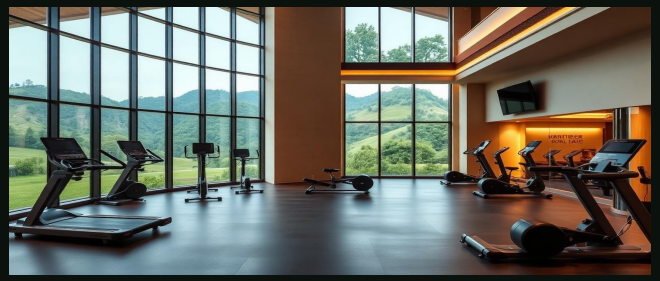
AMENITIES

The Everyday Extraordinary



Infinity Pool

Overlooking the valley, open sunrise to dusk.



Wellness Studio

Fitness, yoga and reformer, hill-facing.



The Clubhouse

Dining, lounge, private event rooms.



Recreation Deck

Games, children's play, family courts.



Forest Trails

Curated walking and cycling loops.



24×7 Security

Gated, staffed, discreet.



THE LANDSCAPE

A Home Amongst The Hills

The Sahyadris frame every window. Monsoon streams, mature trees and quiet meadows were mapped before the masterplan was drawn — the buildings then made room for them.

NATURE-FIRST

Built To Belong Here

Hill Estate is planned to tread lightly. 70% open space is preserved. Rainwater is harvested at source, greywater is recycled for landscaping, and solar supports the common areas. Native species dominate the planting palette.

- 70% open space, contour-led planning
- Rainwater harvesting & greywater reuse
- Solar for common areas & street lighting
- Native species planting palette
- Preserved mature trees across the estate



MUMBAI 3.0

At The Centre Of Everything New

Karjat sits at the intersection of India's most significant infrastructure upgrades. The Navi Mumbai Airport, the Coastal Road, the Trans-Harbour Link and the Virar–Alibaug Multi-Modal Corridor all converge to reshape access — and value.



15 MIN	60 MIN	75 MIN	90 MIN	2 HRS
Karjat Railway Station	Navi Mumbai Airport (upcoming)	Panvel & Navi Mumbai	South Mumbai (via Coastal Road)	Pune (via Expressway)

THE NEIGHBOURHOOD

A Weekend That Never Feels Far

Getaways

Matheran hill station — 45 min

Lonavala & Khandala — 60 min

Bhivpuri Waterfalls — 20 min

Kondana Caves — 25 min

Schools

Delhi Public School, Karjat

Podar International

K.J. Somaiya, Kalyan

Rajmata Jijau Convent

Healthcare

MGM Hospital, Kalyan — 45 min

Fortis Kalyan — 50 min

Rural Hospital, Karjat — 15 min

24×7 estate medical support

Everyday

D-Mart, Karjat — 15 min

Cafés & restaurants — 10 min

Multiplex, Kalyan — 45 min

Golf & equestrian nearby

MASTERPLAN

Every Villa, A Front Row

The 14-acre estate is organised along a single spine, with villa clusters set on the quieter contours. Every home has an unobstructed hill view. The clubhouse anchors the highest point; the forest trails wrap the perimeter.

- **A** Grand Entrance & Arrival Court
- **B** The Clubhouse & Infinity Pool
- **C** 4 BHK Villa Clusters
- **D** 5 BHK Villa Clusters
- **E** Forest Walking Trails
- **F** Estate Green & Play Meadow



THE INVESTMENT

A Return In Two Currencies

Hill Estate is engineered for both lived joy and financial performance. Karjat's transition from weekend market to permanent Mumbai 3.0 suburb is underway — and pricing is still ahead of the curve.

9%

VERIFIED RENTAL YIELD

22%

3-YEAR PRICE CAGR (KARJAT)

₹1.99Cr

STARTING PRICE

101

VILLAS — CAPPED SUPPLY

Sources: Square Yards & Housing.com (2025–26). Individual property performance may vary.

CONFIGURATIONS

Homes That Fit A Life

TYPE	PLOT (SQ.FT.)	BUILT-UP (SQ.FT.)	HIGHLIGHTS	STARTING
4 BHK Villa	2,100 – 2,600	2,800 – 3,300	Private pool, garden, terrace	₹1.99 Cr
4 BHK Signature	2,600 – 3,000	3,300 – 3,800	Corner plot, larger pool	₹2.75 Cr
5 BHK Villa	3,000 – 3,600	3,800 – 4,500	Family suite, staff quarters	₹3.50 Cr

Prices are indicative and subject to change. Applicable taxes extra. MahaRERA Reg. No. A1170020500.

APPROVALS & TRUST

Built On Paper. Delivered In Stone.

Hill Estate is a MahaRERA registered project (A1170020500). Every commitment — specifications, timelines, common-area entitlements — is contractually documented. Title is clear, litigation is nil, and construction finance is fully in place.

MAHARERA

A1170020500

CLEAR TITLE

Non-Agricultural Land

APPROVED

Village Panchayat & Collector

SINCE

1988 — 35+ Years

BEGIN YOUR JOURNEY

Schedule Your Private Tour

"Escape the ordinary, embrace extraordinary."



CALL / WHATSAPP

+91 80652 53601

VISIT

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Kikvi Road, Karjat 410201

ONLINE

manehillestate.com

MahaRERA Reg. No. A1170020500 · maharera.maharashtra.gov.in

Artistic impressions shown. Prices indicative. T&C apply.

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