

ADITYA
MANGALDAS

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ESCAPE TO ALIBAUG

Only a 15-minute speedboat ride from the Gateway of India, Alibaug is the perfect weekend escape. Your getaway begins the moment you step on to the boat; the bracing sea air and the shimmering waves transport you away from the frenzy of Mumbai.

Flanked by the Arabian Sea on one side and the verdant Sahyadri Hills on the other, the tranquil Alibaug area in the Raigad District of Maharashtra, is easily accessible from Mumbai.

By Sea:

From Gateway of India to Mandwa Jetty: A 15-minute journey by speedboat or 50 minutes by hourly public catamaran.

From Mandwa Jetty to the villas: A 12-minute (6.5 km) drive.

By Road:

The villas are 110 km from Mumbai, a drive of 2 to 3 hours.





BREATHTAKING VIEWS

Our villas are tucked away in sleepy villages dotted with mango and coconut trees, rice fields and gushing streams. Each villa has a spectacular view of the surrounding hills and the lush countryside.

The villas have a sleek, contemporary aesthetic and are built with natural materials, clean lines and large outdoor spaces which allow guests to be immersed in the beauty of the landscape—whether it is the undulating hills, the sculptural trees or the gently rippling pool.

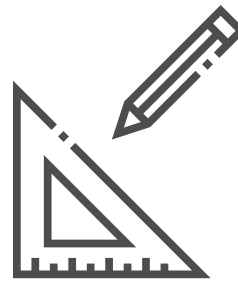


CONCEPT

Passionate about design, architecture and focused on detail, Aditya Mangaldas started building and selling luxury villas in Alibaug over ten years ago.



Our story begins with the land; all within a 15-minute drive from the Mandwa Jetty, our properties are chosen carefully for their quiet locations, stunning hill views and mature trees. All our properties have clear titles and permissions in place.



We work closely with eminent architects to design unique homes which allow nature to take centre stage. Each villa is designed to highlight the distinctive features of the land.



Our team oversees the construction of the villas, landscaping of the gardens and furnishing of the interiors to ensure the highest quality standards.





AMENITIES

We want our clients to enjoy their villa from the moment they walk in, so the villas come fully equipped with thoughtfully curated furniture and all the comforts you may need—down to the last wine glass.

For peace of mind, the villas come staffed with a housekeeper-gardener. Additionally, a dedicated team provides full post-sale support for repairs and maintenance.



Indoor & Outdoor Furniture



Fully Equipped Kitchen



Tableware



Bed & Bath Linen



Appliances: Air Conditioners, Oven, Refrigerator, Washing Machine, etc.



Flatscreen Television



Indoor & Outdoor Bose Music System



Security Systems: CCTV Cameras and EPBAX System



30 KVA Generator with Inverter and Central Voltage Stabilizer



Landscaped Gardens



Borewell



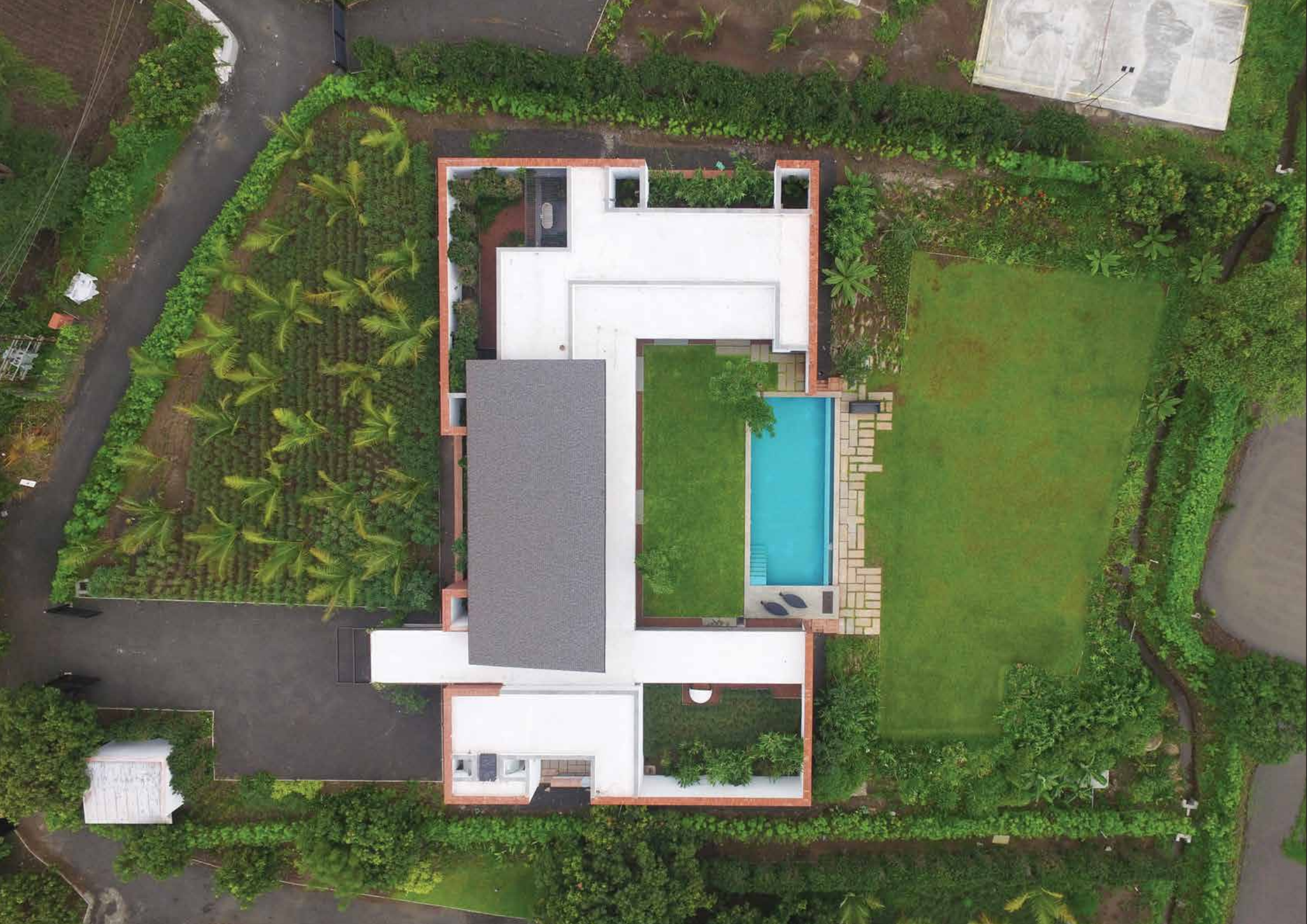
Caretaker & Gardener

A minimalist line-art illustration of a modern, single-story house. The house features a long, low profile with a flat roof and large windows. A tree with a thick trunk and sparse foliage stands to the left of the house. A driveway leads from the bottom right towards the house. The background shows a simple horizon line and a few lines suggesting a landscape or sky.

LATERITE HOUSE

For Sale





1 Acre Plot
5400 Sq. Ft. Built Up Area
4 Bedrooms
5 Bathrooms

FEATURES

Laterite House, a linear ground-floor structure with a floating roof, has been designed by architects Sanjeev Panjabi and Sangeeta Merchant. Located in Saral Village, a 12-minute drive from Mandwa Jetty, this distinctive house is embellished by the flaming russet beauty of laterite stone and a turquoise pool.





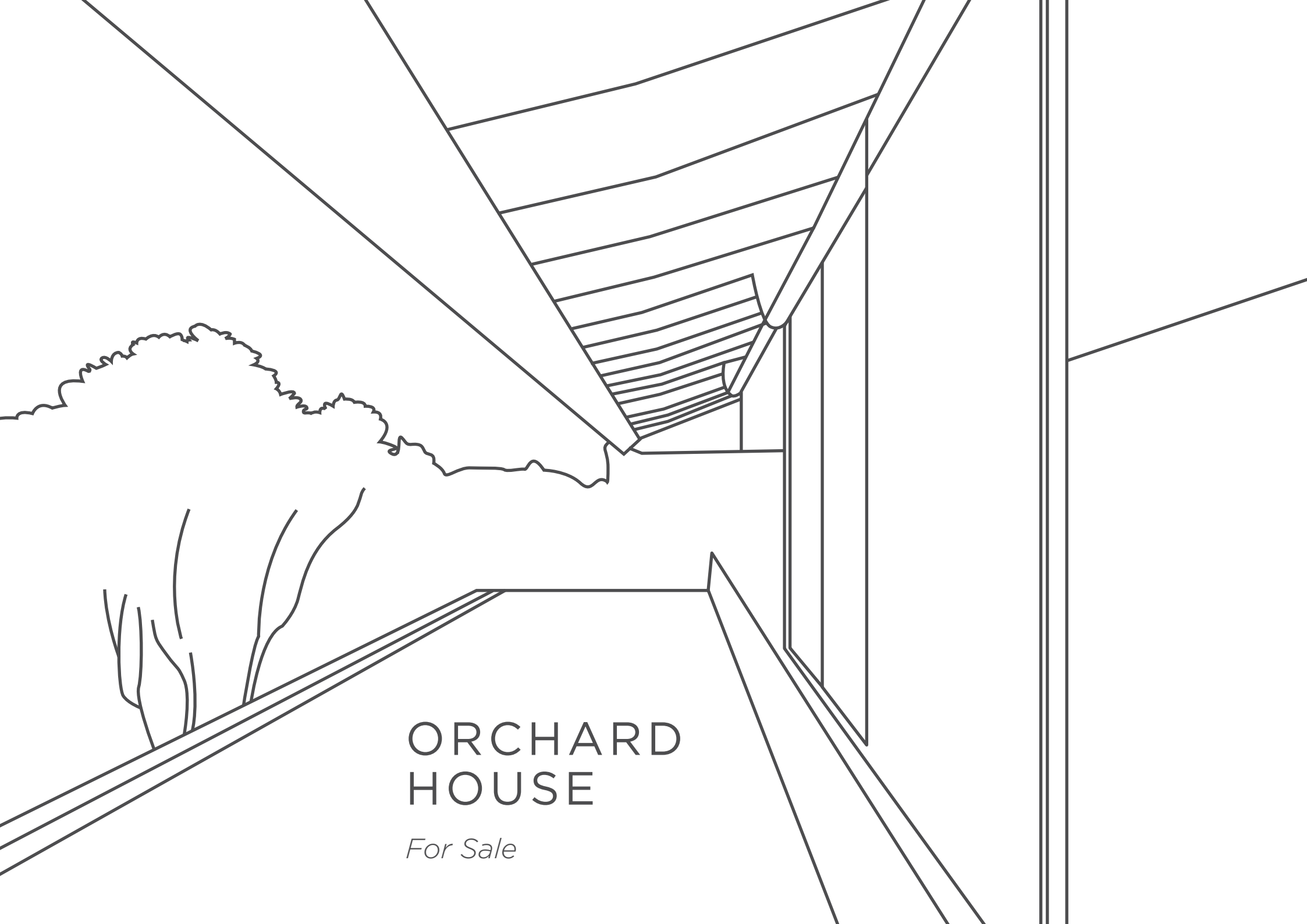


Laterite House, with a coconut and lemongrass grove at the entrance and wide lawns at the back, has a stunning view of the rolling Sahyadri Hills. The large double-height living room is flanked by wide verandahs and a courtyard. A fragrant breeze blowing through the frangipani trees around the property ventilates the house.



The interiors of Laterite House are contemporary and elegant. Custom-made wooden furniture adorns the living room and four bedrooms. The sumptuously-appointed bathrooms overlook private courtyards, bringing nature inside.





ORCHARD
HOUSE

For Sale



FEATURES

1 Acre Plot

6000 Sq. Ft. Built Up Area

4 Bedrooms

6 Bathrooms

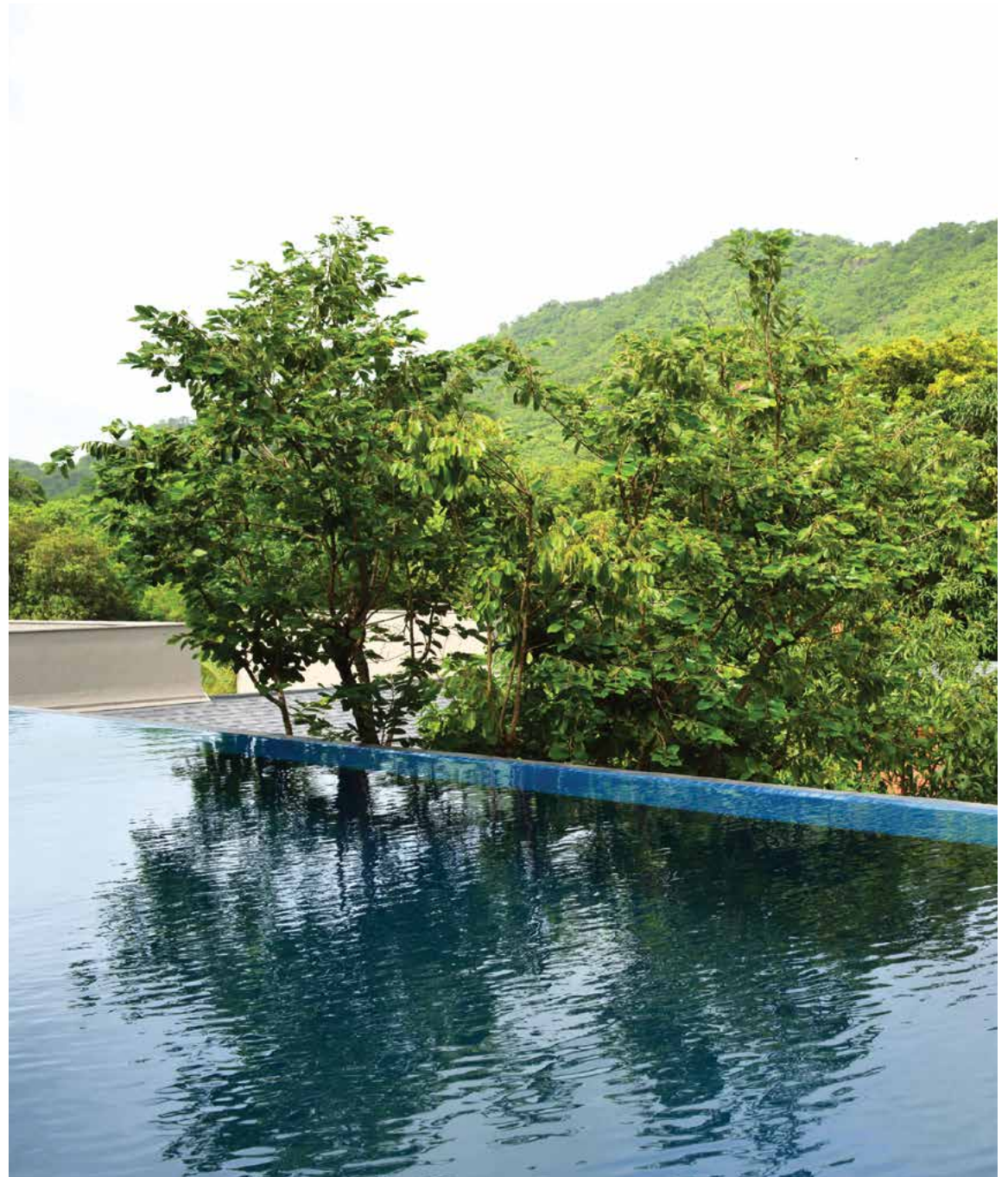
Nestled amongst 18 mango trees, Orchard House is a ground-plus-one courtyard home designed by architects Sanjeev Panjabi and Sangeeta Merchant. This villa is located in Saral Village, a 12-minute drive from Mandwa Jetty.

The pavilion-esque living room and teal-blue swimming pool are both perched on the upper floor, overlooking the stunning Sahyadri Hills. The lower floor has 4 bedrooms leading off a private, central courtyard interspersed with mango trees and enclosed with brick *jali* walls.









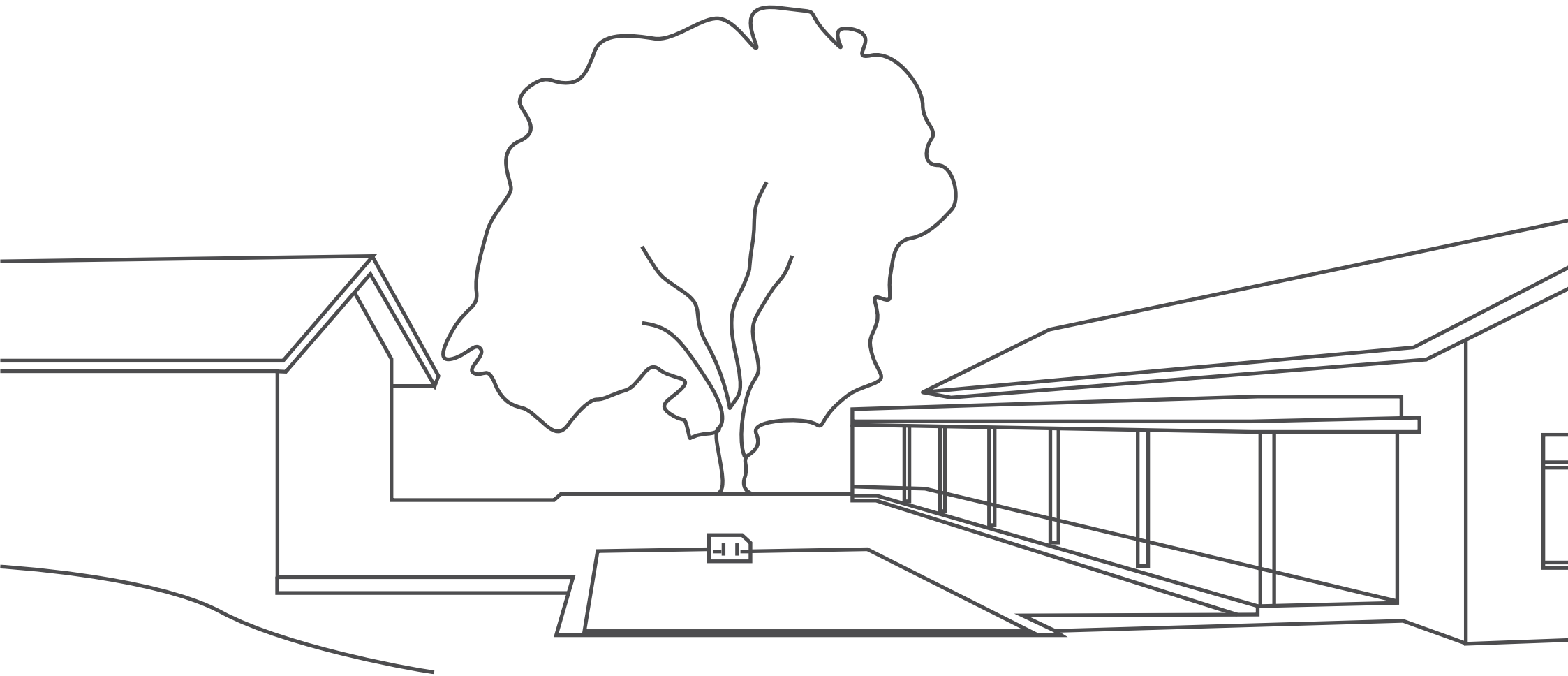
On the upper floor, the large living room, with its teak cabinetry and elegant furniture, borders the infinity pool and overlooks the verdant mango orchard below and the rolling hills in the distance.

On the lower floor, the terracotta brick verandahs bordered by lush courtyards keep this villa cool in the summer.





Orchard House has 4 well-appointed bedrooms and luxurious bathrooms overlooking verdant, private courtyards. The *al fresco* dining area is cooled by breezes blowing through the brick *jalis*.



VERANDAH HOUSE

For Sale



FEATURES

1 Acre Plot

7100 Sq. Ft. Built Up Area

5 Bedrooms

6 Bathrooms

Verandah House is a ground-floor structure designed by architect Kiran Kapadia. Located in Saral Village, a 12-minute drive from Mandwa Jetty, the villa is built around a cobalt blue swimming pool and an expansive wooden deck area. A large mango tree creates a canopy over a heated jacuzzi in the centre courtyard of the house.

All the bedrooms and living areas step out onto shaded verandahs which overlook this central courtyard. Beyond lies a magnificent view of the manicured lawns and the Sahyadri Hills.









Verandah House has landscaped gardens with mature trees and lush lawns which provide many peaceful spots to relax in. The central courtyard brings light and air into the rest of the house.

It is truly a home for all seasons—in the hot summer months, the verandah remains cool all day, providing much needed shade. In the monsoons, the gardens and hills beyond come alive with abundant greenery and mist. In the crisp winter months, a bonfire under the mango tree is the perfect spot to enjoy a drink.





The spacious living room, with its sloping roof and ochre stone floor, is appointed with comfortable and contemporary furniture. The 5 bedrooms, kitchen and staff areas are also fully furnished with a modern aesthetic.





OTHER PROPERTIES

This is a selection of photographs of completed and sold projects.











CONTACT US

Please contact us for more information or to arrange a visit to our villas.



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