



OSTWAL  
VILLAS  
  
AT PALGHAR WEST

SERENE LIFESTYLES IN  PARADISE



# OSTWAL VILLAS

A VILLA LIFESTYLE

LUXURY,  
SPACE &  
TRANQUILITY  
IN AN ELEGANT SETTING.

\*Reference Image





# LIVE A COMPLETE LIFE

Step in to a life of Bliss. At OSTWAL VILLAS, everything is just right. A heaven, that offers villa lifestyles in a peaceful community, complimented by an abundance of natural elements. Greenery is always on the horizon, and the coast with its pristine beaches is just a drive away.

\*Reference Image



GET READY TO  
**EXPLORE**

Your road ends at the security complex of OSTWAL VILLAS, and your journey begins to experience a Life of Luxury, Peace and Tranquility. A gated community, that offers luxurious lifestyles in secure environs.

\*Reference Image



\*Artist's Impression





\*Artist's Impression

# OSTWAL VILLAS

AT PALGHAR WEST

A grand layout of OSTWAL VILLAS, with three configurations to choose from, placed around a central garden and clubhouse, within a completely secure perimeter.





\*Artist's Impression



\*Artist's Impression



\*Reference Images

# GET READY TO REJUVENATE

The very core of the community is the CLUBHOUSE. A classy structure, that beckons to one and all to express your sporty side, to meet and greet your family, friends and guests.



\*Artist's Impression

  
LUXURIOUS  
CLUBHOUSE

  
HEALTH CLUB WITH  
GYM AND YOGA

  
INDOOR  
GAMES

  
MULTIPURPOSE HALL  
WITH MINI THEATRE





# GET READY TO MAKE A SPLASH

It is universally known that water is the most refreshing element that nature has to offer. Relax with a dip, or get a workout with a lap around the open air swimming pool.



SWIMMING POOL WITH KIDS POOL



CHILDREN'S PLAY AREA



GAZEBO CUM SENIOR CITIZEN SITTING AREA



STAR GAZING

\*Reference Images





Artist's Impression

- |   |   |    |                                |
|---|---|----|--------------------------------|
| 1 | ENTRANCE FOYER - 9'-0" X 5'-0"          | 6  | POWDER ROOM - 6'-11" X 3'-3"   |
| 2 | SERV. RM. / HOME OFFICE - 9'-0" X 5'-5" | 7  | KITCHEN - 14'-0" X 9'-2"       |
| 3 | STORE ROOM - 2'-7" X 5'-11"             | 8  | STORE ROOM - 5'-0" X 5'-0"     |
| 4 | LIVING ROOM - 14'-0" X 14'-3"           | 9  | M. BEDROOM-1 - 14'-0" X 10'-6" |
| 5 | DINING - 11'-2" X 10'-2"                | 10 | M. TOILET - 8'-9" X 5'-0"      |

**OSTWAL  
VILLAS**

TYPE - **A**

RERA CA - 2447 SQ. FT.

**GROUND FLOOR PLAN**



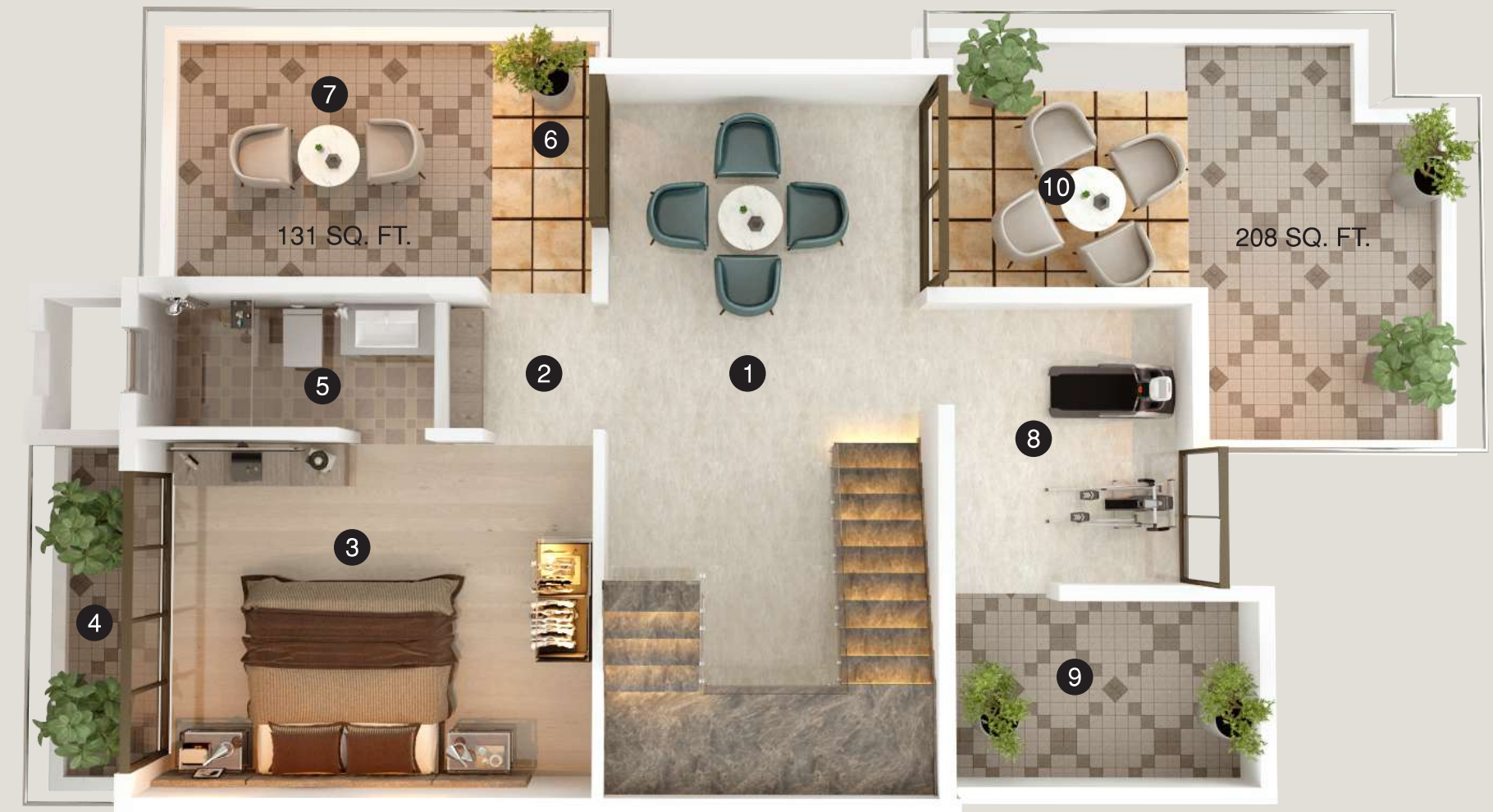


FIRST FLOOR PLAN

- 1 5'-0" WIDE PASSAGE
- 2 CUT OUT - 9'-10" X 6'-0"
- 3 PASSAGE - 5'-3" X 5'-0"
- 4 M. BEDROOM-2 - 14'-0" X 10'-6"
- 5 BALCONY - 3'-3" X 11'-0"
- 6 M. TOILET - 8'-9" X 5'-0"
- 7 VERANDAH - 13'-10" X 9'-0"
- 8 M. BEDROOM-3 - 14'-0" X 14'-3"
- 9 BALCONY - 5'-0" X 10'-1"
- 10 DRESS - 9'-0" X 5'-0"
- 11 M. TOILET - 11'-0" X 5'-5"



- 1 LOUNGE - 9'-10" X 12'-0"
- 2 PASSAGE - 5'-3" X 5'-0"
- 3 M. BEDROOM-4 - 14'-0" X 10'-6"
- 4 BALCONY - 3'-3" X 11'-0"
- 5 M. TOILET - 8'-9" X 5'-0"
- 6 TERRACE - 3'-3" X 7'-7"
- 7 TERRACE OPEN TO SKY - 13'-10" X 9'-0"
- 8 MULTIPURPOSE ROOM - 8'-10" X 9'-10"
- 9 TERRACE OPEN TO SKY - 10'-9" X 5'-5"
- 10 TERRACE OPEN TO SKY - 11'-3" X 7'-7"



SECOND FLOOR PLAN





\*Artist's Impression

- |   |  |    |                                |
|---|--|----|--------------------------------|
| 1 | ENTRANCE FOYER - 7'-10" X 4'-6"          | 6  | POWDER ROOM - 6'-11" X 3'-3"   |
| 2 | SERV. RM. / HOME OFFICE - 7'-10" X 5'-8" | 7  | KITCHEN - 13'-6" X 8'-3"       |
| 3 | STORE ROOM - 2'-7" X 5'-11"              | 8  | STORE ROOM - 4'-8" X 4'-0"     |
| 4 | LIVING ROOM - 11'-2" X 12'-6"            | 9  | M. BEDROOM-1 - 13'-6" X 10'-6" |
| 5 | DINING - 9'-10" X 11'-7"                 | 10 | M. TOILET - 8'-6" X 4'-0"      |

OSTWAL  
VILLAS

TYPE - B

RERA CA - 2145 SQ. FT.

GROUND FLOOR PLAN





FIRST FLOOR PLAN

- 1 4'-6" WIDE PASSAGE
- 2 CUT OUT - 9'-10" X 6'-3"
- 3 PASSAGE - 4'-0" X 3'-6"
- 4 M. BEDROOM-2 - 13'-6" X 10'-6"
- 5 BALCONY - 3'-3" X 10'-4"
- 6 M. TOILET - 8'-6" X 4'-0"
- 7 VERANDAH - 13'-4" X 8'-0"
- 8 M. BEDROOM-3 - 11'-2" X 12'-6"
- 9 BALCONY - 5'-0" X 10'-2"
- 10 DRESS - 7'-10" X 5'-2"
- 11 M. TOILET - 9'-10" X 5'-0"



SECOND FLOOR PLAN

- 1 LOUNGE - 9'-10" X 11'-7"
- 2 PASSAGE - 4'-0" X 3'-9"
- 3 M. BEDROOM-4 - 13'-6" X 10'-6"
- 4 BALCONY - 3'-3" X 10'-4"
- 5 M. TOILET - 8'-6" X 4'-0"
- 6 TERRACE - 3'-3" X 7'-6"
- 7 TERRACE OPEN TO SKY - 13'-6" X 8'-0"
- 8 MULTIPURPOSE ROOM - 7'-8" X 8'-8"
- 9 TERRACE OPEN TO SKY - 9'-8" X 5'-8"
- 10 TERRACE OPEN TO SKY - 10'-2" X 7'-6"







- |   |  |    |                              |
|---|--|----|------------------------------|
| 1 | ENTRANCE FOYER - 13'-3" X 6'-0"          | 8  | M. TOILET - 8'-0" X 4'-6"    |
| 2 | SERV. RM. / HOME OFFICE - 8'-4" X 11'-0" | 9  | POOJA ROOM - 5'-4" X 4'-6"   |
| 3 | TOILET - 5'-1" X 5'-0"                   | 10 | KITCHEN - 13'-10" X 10'-6"   |
| 4 | LIVING ROOM - 13'-1" X 15'-10"           | 11 | STORE - 5'-0" X 8'-0"        |
| 5 | DINING - 10'-6" X 13'-4"                 | 12 | PASS. - 3'-0" X 2'-6"        |
| 6 | POWDER ROOM - 5'-1" X 5'-0"              | 13 | SERVANT ROOM - 5'-0" X 5'-8" |
| 7 | BEDROOM-1 - 14'-0" X 11'-0"              | 14 | TOILET - 3'-0" X 4'-6"       |

**OSTWAL VILLAS**

TYPE - **C**

RERA CA - 3131 SQ. FT.

**GROUND FLOOR PLAN**





FIRST FLOOR PLAN

- 1 LOUNGE - 10'-6" X 14'-2"
- 2 M. BEDROOM-2 - 14'-0" X 17'-4"
- 3 BALCONY - 3'-3" X 12'-4"
- 4 DRESS - 7'-8" X 5'-0"
- 5 M. TOILET - 8'-0" X 5'-0"
- 6 VERANDAH - 13'-10" X 10'-4"
- 7 DOUBLE HEIGHT - 13'-1" X 15'-10"
- 8 SITTING - 8'-4" X 5'-2"
- 9 M. BEDROOM-3 - 10'-3" X 12'-0"
- 10 M. TOILET - 8'-6" X 5'-0"



- 1 LOUNGE - 10'-6" X 14'-2"
- 2 M. BEDROOM-4 - 14'-0" X 17'-4"
- 3 BALCONY - 3'-3" X 12'-4"
- 4 DRESS - 7'-8" X 5'-0"
- 5 M. TOILET - 8'-0" X 5'-0"
- 6 TERRACE - 3'-3" X 8'-6"
- 7 TERRACE OPEN TO SKY - 14'-0" X 10'-4"
- 8 TERRACE - 10'-7" X 8'-6"
- 9 SITTING - 8'-4" X 10'-8"
- 10 M. BEDROOM-5 - 10'-3" X 12'-0"
- 11 M. TOILET - 8'-6" X 5'-0"

SECOND FLOOR PLAN





## INTERNAL AMENITIES

- Attractive Main Door
- Italian Marble in Living and Dining
- AC in 1 Master Bedroom
- False Ceiling in Living & Dining Area
- Vitrified tiles flooring
- Powder Coated Aluminum Sliding Windows
- Balcony with Toughened Glass & SS Railing
- Inverter in each Villa
- Bathtub in 1 Master Bedroom
- Personal Garden area in each Villa
- Modular Kitchen
- Kitchen Platforms of Quartz Marble with SS Sink
- Vitrified Tiles in Kitchen
- Water Purifier Point
- Exhaust Fan in all Bathrooms
- Anti-Skid flooring in all Bathrooms
- Jaquar Fittings and CP Fixtures
- Geyser in all Bathrooms
- Provision for Data Cable
- Dedicated Parking Area in each Villa

## VILLA FEATURES

- Living Area with 12ft Ceiling Height
- Bathtub in 1 Master Bedroom
- Spacious Terrace on each Floor
- All Bedrooms have attached Toilets
- Double Height Dining Space
- Extra Multipurpose Room
- Sitting Lounge on Level 2
- Servant Room
- Independent Covered Parking Area
- Personal Garden Area



ALL MASTER  
BEDROOMS



1  
BATHTUB



12ft.  
CEILING HEIGHT



PRIVATE  
GARDEN



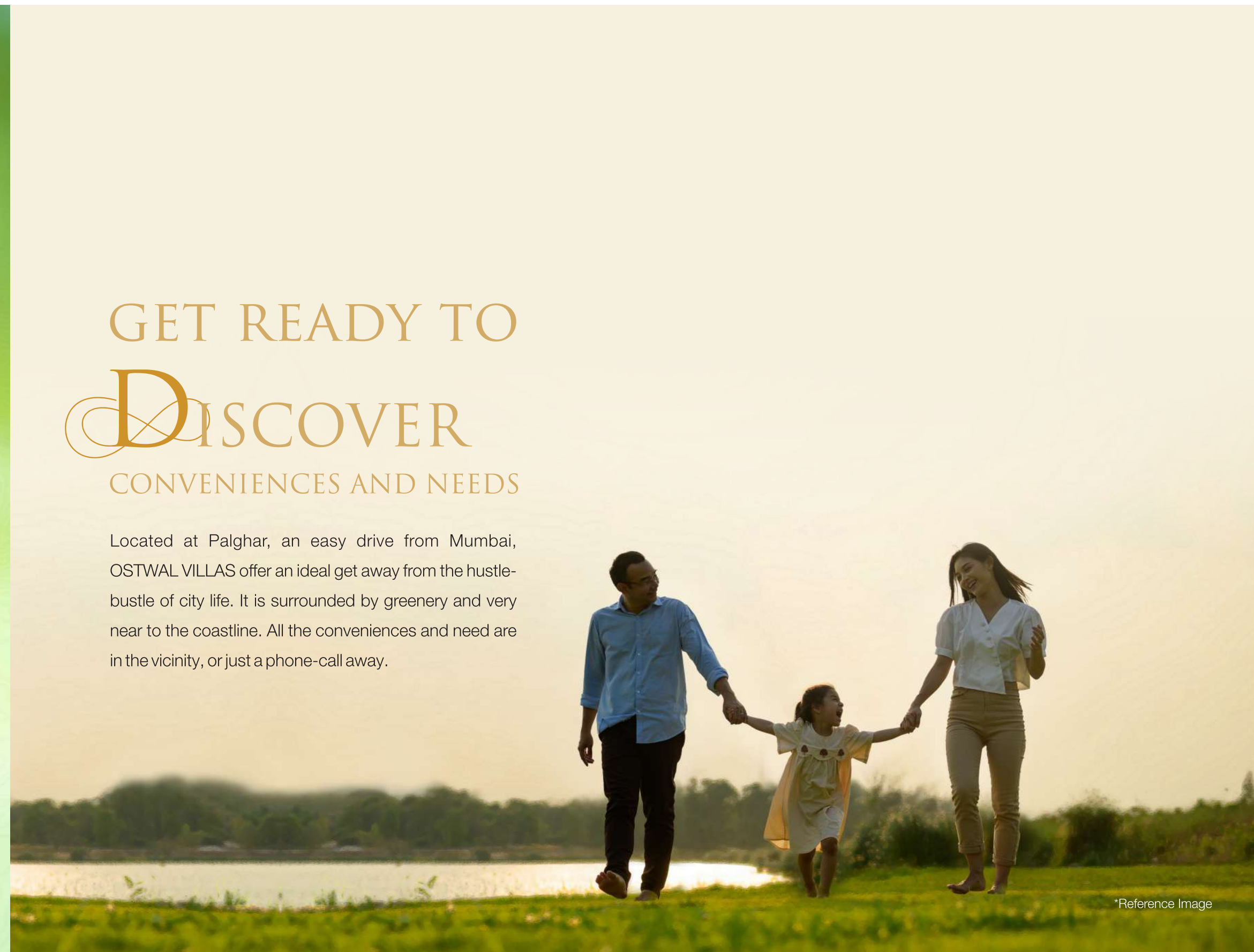
\*Reference Image





# GET READY TO DISCOVER CONVENIENCES AND NEEDS

Located at Palghar, an easy drive from Mumbai, OSTWAL VILLAS offer an ideal get away from the hustle-bustle of city life. It is surrounded by greenery and very near to the coastline. All the conveniences and need are in the vicinity, or just a phone-call away.



\*Reference Image



CURRENT PROJECTS



O. P. PLAZA  
(Bhayandar - East)



OSTWAL PARADISE  
(Mira Road - East)



OSTWAL HORIZON  
(Mira Road - East)

COMPLETED PROJECTS



OSTWAL DREAMLAND  
(Boisar - West)



OSTWAL TOWER  
(Borivali - West)



OSTWAL DARSHAN  
(Bhayandar - East)



OSTWAL IMPERIAL  
(Palghar - West)



OSTWAL PALACE  
(Palghar - West)



OSTWAL WONDER CITY  
(Boisar - East)



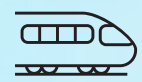
KESAR PARK  
(Boisar - East)



## NEAR BY PLACES



Railway Station



Bullet Train Station



Hospitals



Mumbai - Delhi Expressway

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