



PROJECT AT

Riverhill

P A N V E L

With Nature In The Nature

WE ARE ZAMINWALE



99Villa is the esteemed sister brand of Zaminwale, a renowned real estate entity known for its commitment to providing plots in prime locations. Zaminwale is a distinguished real estate brand known for offering affordable plots in prime locations. With a focus on accessibility, quality, and transparency, we provide investment opportunities that promise value and strategic positioning for future growth. Our commitment to customer satisfaction has earned us the trust and loyalty of countless investors. At Zaminwale, we believe in making property ownership dreams a reality for everyone, without compromising on quality or location.



**MAHAMUMBAI
Atal Setu Sealink**



**PANVEL (CHOUK)
Navi Mumbai International Airport**



**THANE
Kalher Metro Station**



PROJECT AT

Riverhill

PANVEL

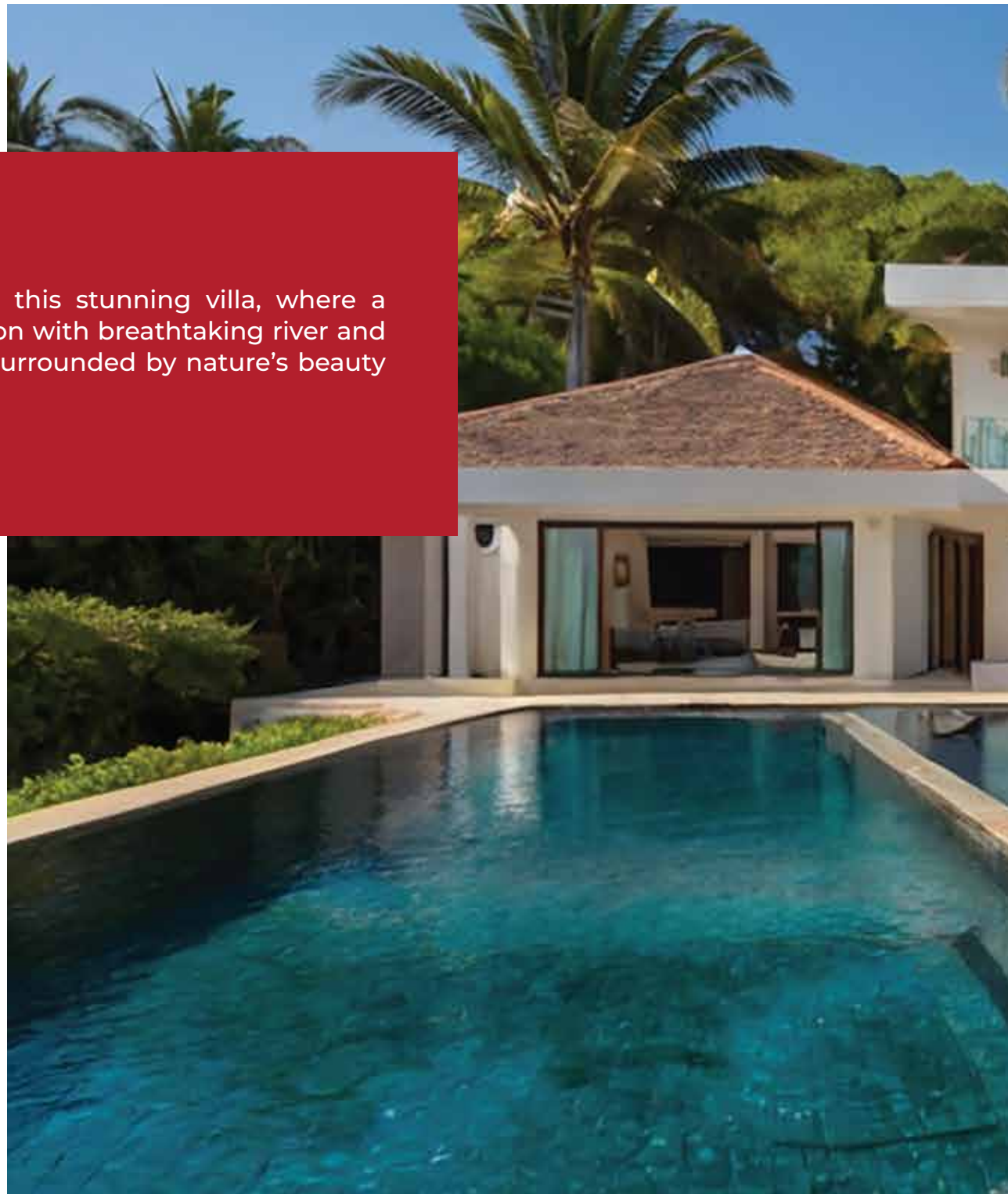
With Nature In The Nature

Explore the charm of 99 Villa's latest project, Riverhill, where calm meets luxury. Nestled near Panvel, this exclusive gated community offers stunning views of serene rivers and majestic hills. Imagine your perfect weekend escape, surrounded by nature's beauty and the comforts of a modern home. Riverhill by 99 Villa promises a peaceful retreat that redefines weekend living.



In The Nature, With The Nature

Experience luxury like never before in this stunning villa, where a sparkling swimming pool offers relaxation with breathtaking river and hill views. Indulge in serene moments surrounded by nature's beauty right at your doorstep.





KNOW OUR ORIGINS

From dreaming about a business to making it our goal, our journey has led us to this moment. Every step, every decision has shaped our reality today. Achieving your dreams is all about the courage to take those steps. Once you do, you're living the dream you once envisioned. So, let go of fear, challenge the moment, and make that decision.



Step into 99Villa, where your second home awaits with open arms. Picture your dream villa or farmhouse nestled within our vibrant community, where every corner reflects the warmth of home. With a host of amenities designed to make life easier and more enjoyable, why wait any longer? Take the leap and make 99Villa your Second Home Choice.

OUR OFFERINGS

Countryside Retreat With The **Bonus Of Villa & Land**

Our offer combines a plot of land with a bungalow, but the catch is that construction must be done solely by 99 Villa's. This guarantees consistent quality and simplifies the process for buyers. Entrusting both acquisition and construction to 99 Villa's, ensures a seamless experience, with expertise guiding every step.

Combined Offer

The offer includes both a plot of land & a bungalow, providing a comprehensive solution for buyers.

Exclusive Construction Requirement

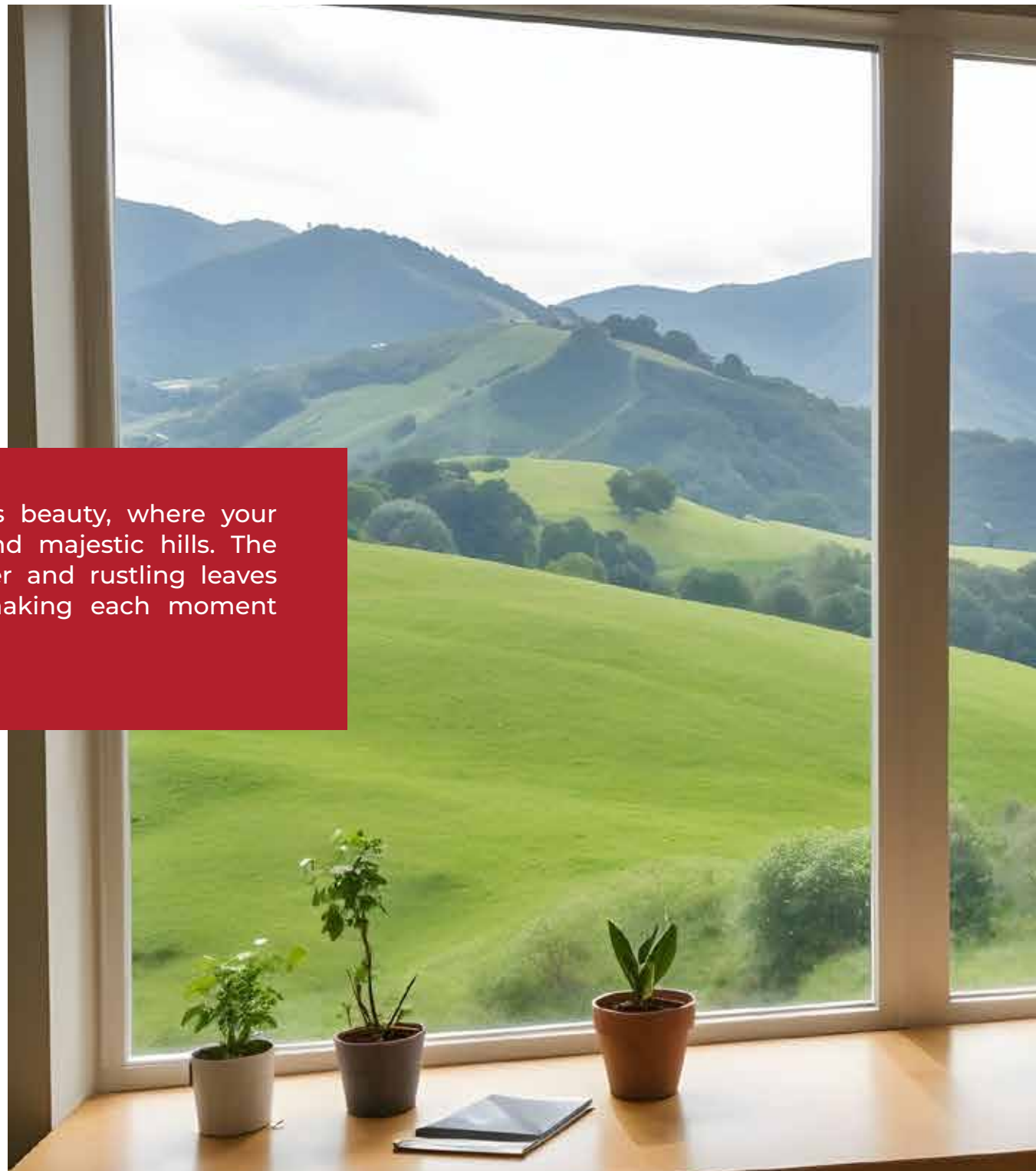
Buyers must utilize 99Villa's construction services for any building work on the plot.

Quality Assurance

This requirement ensures consistent quality across both the purchased property and the construction process.



Imagine working amidst nature's beauty, where your desk overlooks a serene river and majestic hills. The soothing sounds of flowing water and rustling leaves create an inspiring backdrop, making each moment productive and peaceful.







ECHOES OF A LIVING DREAM

Riverhill is more than just a place to live; it's a heaven, where you can escape the hustle and bustle of city life. With its serene surroundings and modern conveniences, Riverhill offers the perfect blend of peace and luxury. Whether you're enjoying a relaxed stroll along the river or taking advantage of the state-of-the-art amenities, Riverhill ensures that every moment is filled with calm and comfort.

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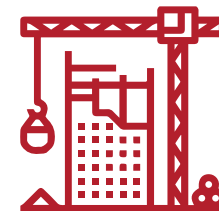
LEGAL OFFERINGS

100% clear documents - We pride ourselves on delivering documents that are not just clear, but 100% clear. Our commitment to precision and clarity ensures that every document we provide is easily understood and effectively communicates the intended message. Whether it's contracts, reports, or any other form of documentation, clients can trust us to deliver with absolute clarity, meeting their needs and surpassing their expectations every time.



Immediate Possession- We provide immediate possession processes that prioritize transparency and efficiency. Our streamlined procedures ensure that possession transfers are conducted smoothly, allowing clients to confidently take ownership of their property. With meticulous attention to detail and a commitment to clarity, we facilitate seamless transitions, empowering our clients to enjoy their new possessions without any hassle.

Construction Facility - We specialize in providing comprehensive construction services, including assistance with acquiring plots of land for building purposes. Our team is dedicated to guiding clients through every step of the construction process, from initial planning to project completion. Whether you're looking to build your dream home, a commercial property, or any other structure, we offer expertise and support to make your vision a reality.



Loan & EMI Facilities - We provide loans and EMI plans that fits your need. Our EMI options are made to suit your finances, so paying back is easy. We make sure everything is clear and you're happy with our service, giving you the support you need for your home buying process.



**SECURE YOUR PRESTIGIOUS
OWNERSHIP OPPORTUNITY**

Your Gateway to Prestige Retreat Awaits:
Own it with 99 Villa

Beyond Your Walls

HARNESSING THE HEALING POWER OF NATURE FOR HEALTH



Fresh Air Quality

Being surrounded by nature usually means cleaner air with fewer pollutants. Breathing in fresh air can improve respiratory health and overall well-being.



Reduced Stress Levels

Nature has a calming effect on the mind. The serene environment, greenery, and natural sounds can reduce stress levels and promote relaxation.



Exposure to Sunlight

Living in a natural setting often means more exposure to sunlight. Sunlight is a natural source of vitamin D, which is essential for bone health, immune function, and mood regulation.



Healthier Eating Habits

Living close to nature may encourage healthier eating habits, such as consuming more fresh fruits and vegetables. Access to homegrown products or farmers' markets can promote a balanced diet rich in nutrients.

CONNECTIVITIES



Navi - Mumbai International Airport

It's also in close proximity to Navi Mumbai International Airport, offering residents convenient access to air travel. This proximity ensures easy connectivity to domestic and international destinations, making travel hassle-free and convenient for residents.



Mumbai - Pune Highway (Old & Express)

The plot sits just 5 to 10 minutes from the old Mumbai-Pune highway, offering a convenient gateway to both cities. Its nearby location means you can easily access Mumbai and Pune while enjoying a peaceful environment away from the highway's hustle and bustle.



Chouk Railway Station

The convenient proximity to Chouk Railway Station makes commuting effortless, offering easy access to transportation links. Situated within a short 10-minute drive, the plot enjoys the benefits of connectivity while maintaining a peaceful residential setting.

Atal Setu Sealink

The plot is located on a convenient 20-minute drive from the Atal Setu, the iconic sealink connecting Mumbai. With such close proximity, residents can easily access Mumbai and its vibrant offerings, enjoying seamless travel across the majestic sealink.



Mumbai - Goa Highway

The plot is conveniently situated near the bustling Mumbai-Goa highway, providing easy access to both Mumbai and Goa. Its close proximity to this major roadway ensures seamless travel between these popular destinations, making it an ideal location for those who value accessibility and convenience.



Karjat, Neral, Matheran

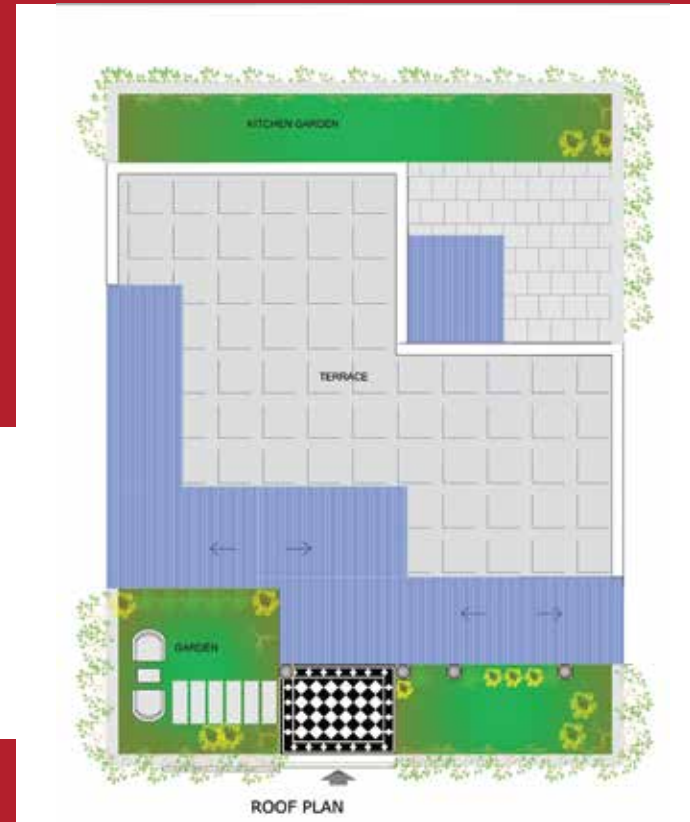
Karjat, Neral, and Matheran are nearby charming spots perfect for a quick getaway. Karjat offers lush landscapes and trekking trails. Neral is the gateway to Matheran, a serene, vehicle-free hill station known for its stunning viewpoints. These locations provide a refreshing escape from city life.



PRACTICAL FLOOR PLAN INSIGHT

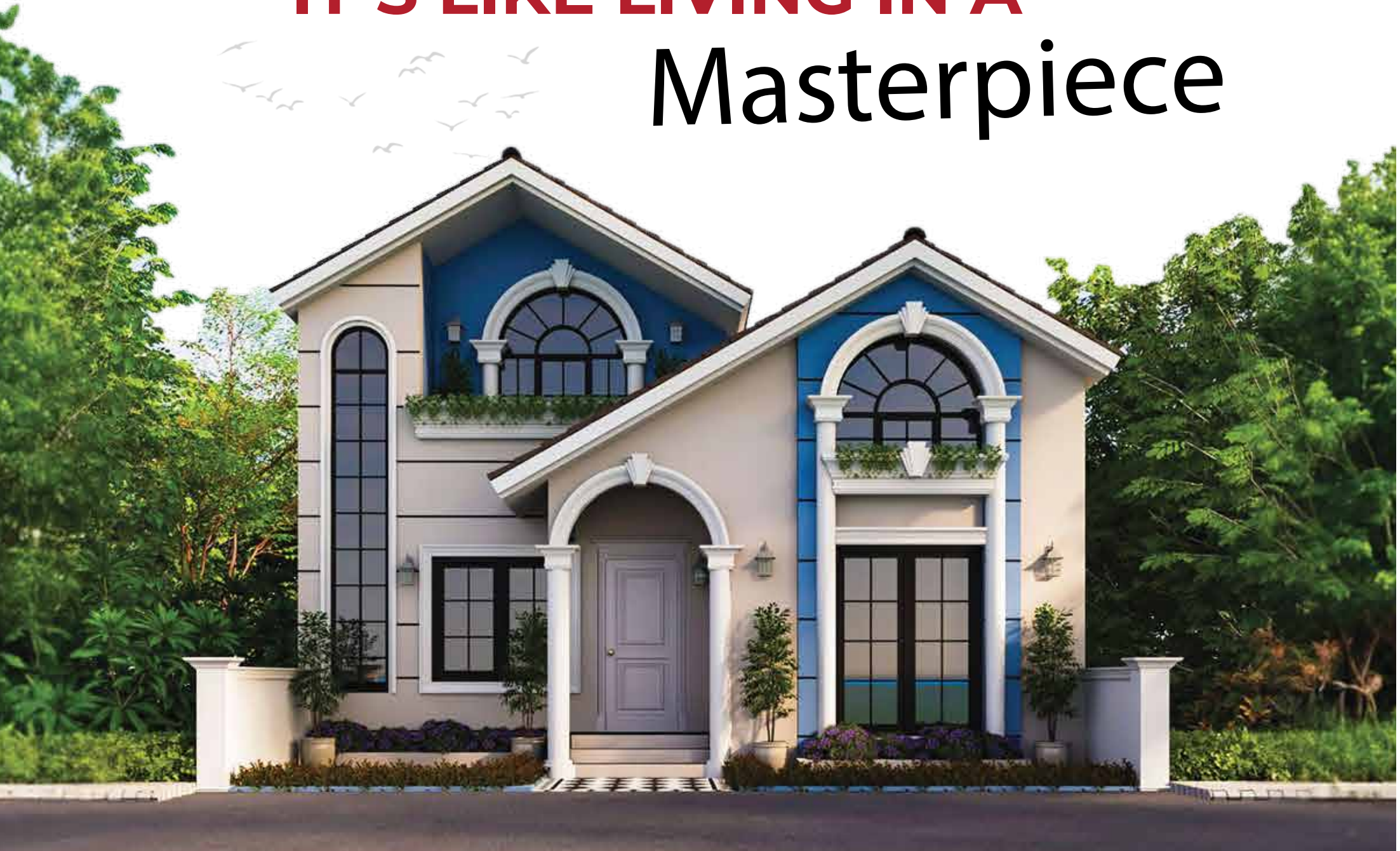
PLOT SIZE (1000 sq ft)

Living - 12'0"X13'1"
Kitchen/Din - 15'7"X9'6"
Bed Room - 11'7"X11'0"
Toilet - 7'1"X5'1"



Kitchen Garden
Terrace
Garden

IT'S LIKE LIVING IN A
Masterpiece



WHAT SETS US APART

Sustainable Living

Live in harmony with nature while minimizing environmental impact.



Adventures Spot

Enjoy river rafting, fishing, and outdoor activities in our gated community near Panvel, with breathtaking views and endless excitement.



Maintenance

We provide maintenance services to keep your property in top condition, ensuring it remains well-maintained and attractive to tenants.



Rentout Property

You can rent out your property through our platform, allowing you to earn a consistent rental income while we handle the management and tenant interactions.



Gated Community

We offer a gated community where you can enjoy secure living with exclusive amenities and a peaceful environment.



Farming Opportunity

We provide farming opportunities that allow you to engage in hands on farming and grow your own crops.



Greener Future

Invest in a home that reduces carbon footprint and contributes to sustainability.



Experience perfect peace while jogging through your nature-filled villa. The fresh air, scenic trails, and the symphony of birdsong create a calming atmosphere, making each run a refreshing escape into serenity.



AMENITIES

We offer a comprehensive range of **20+ amenities** customized to suit your needs within our villa premises.

Key Benefits of Choosing 99 Villa!

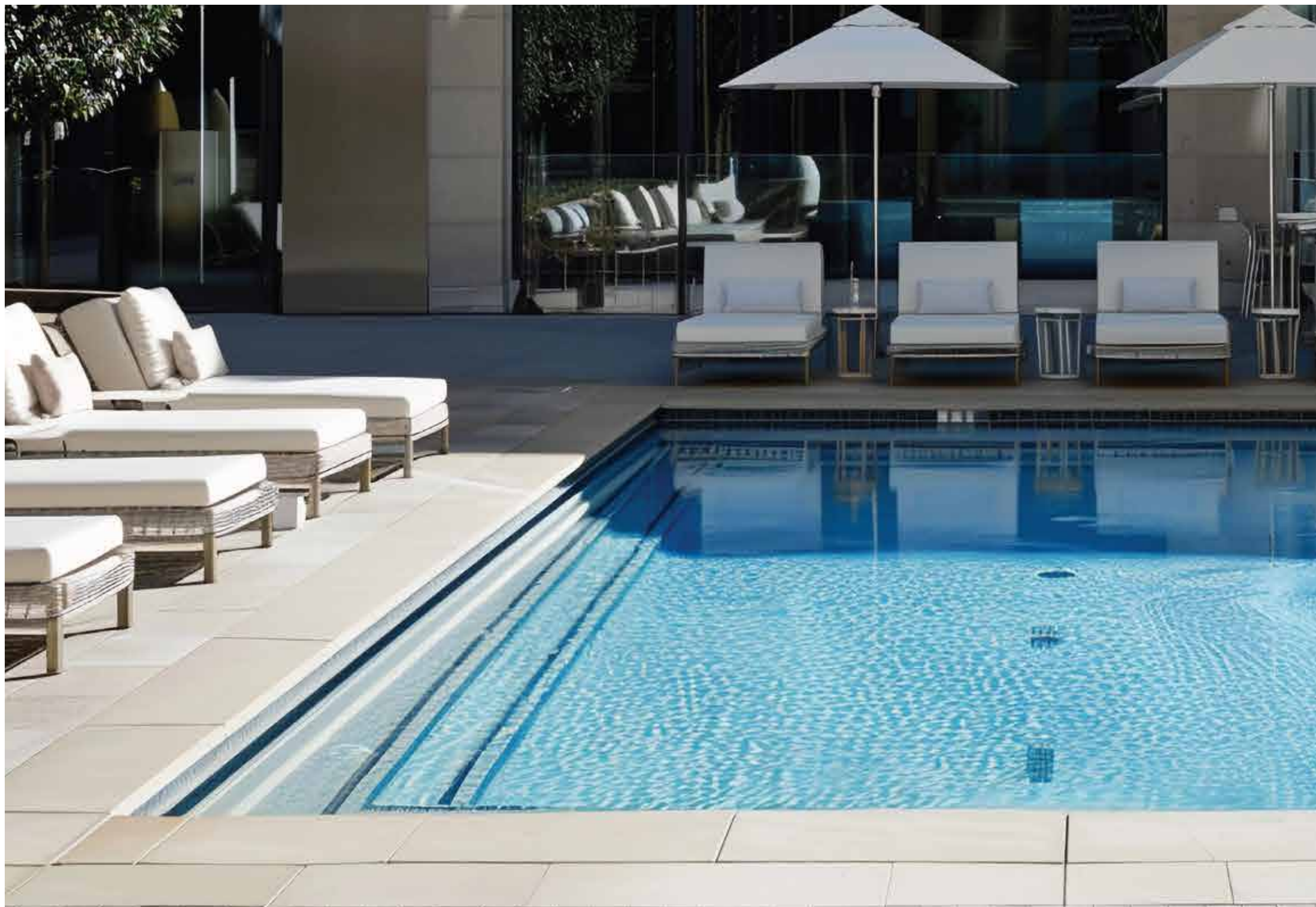


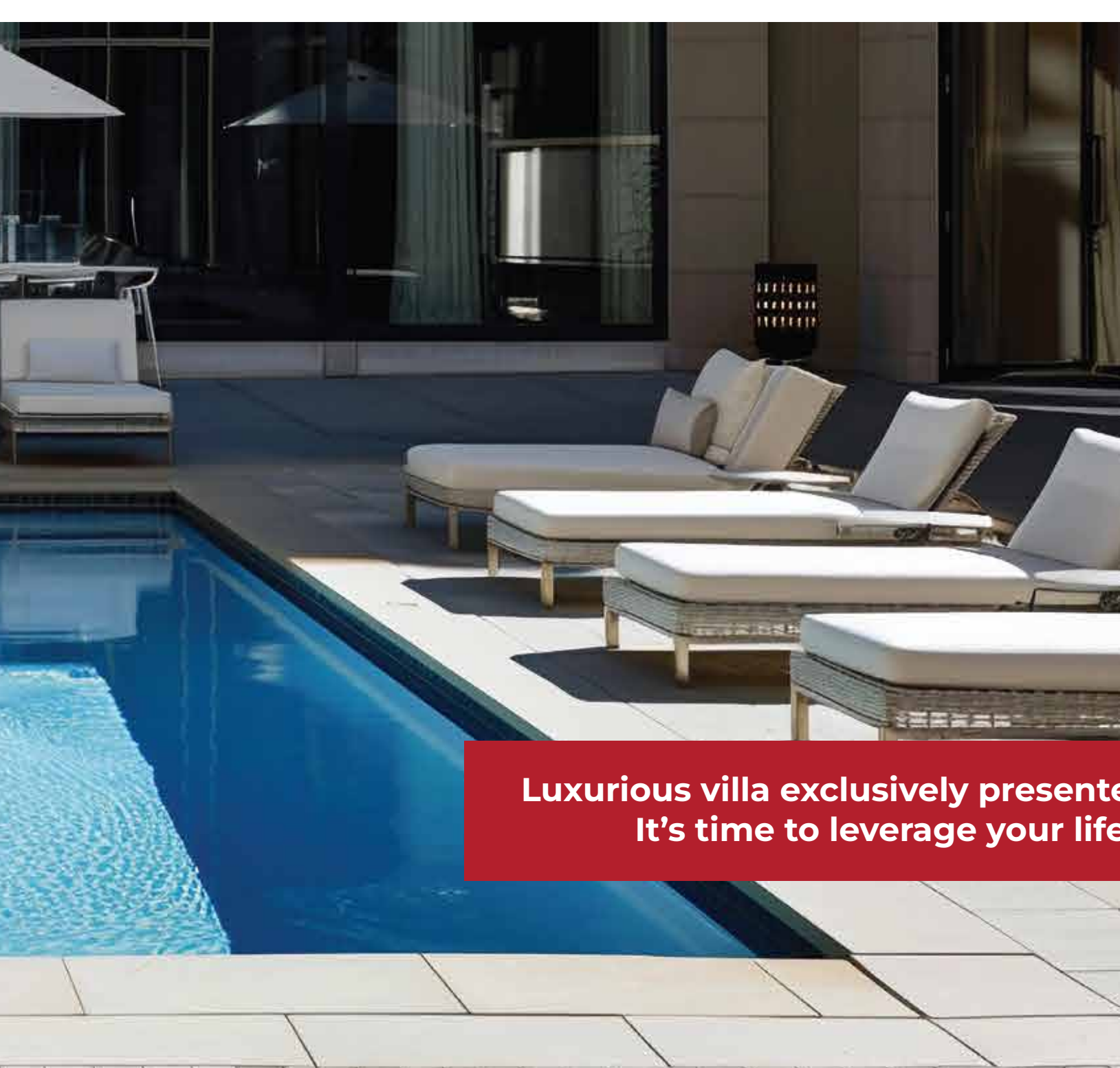
- ◆ Swimming Pool
- ◆ 24/7 Water & Electric Supply
- ◆ Parking Space
- ◆ 24/7 CCTV Surveillance
- ◆ Solar Panels
- ◆ Children's Playing Area
- ◆ Jogging Track
- ◆ Gymnasium
- ◆ Club House
- ◆ Yoga & Meditation Area
- ◆ Spa & Sauna
- ◆ Pet-friendly Facilities
- ◆ Library
- ◆ Bonfire Area
- ◆ Fishing Spot
- ◆ Farming Area
- ◆ Restaurant
- ◆ Nearby Wellness Center
- ◆ Outdoor Seating Area
- ◆ Bird Feeding Stations

A woman with dark hair in a ponytail, wearing a pink long-sleeved athletic top and leggings, is sitting in a meditative pose on a green mat on a grassy field. She has her eyes closed and hands resting on her knees in a mudra. The background shows a park with trees and a bench under a soft, golden light, suggesting sunrise or sunset.

Nurturing Wellness in Natural Surroundings

- Surrounded by beauty of nature
 - Where serenity blooms
-





**Luxurious villa exclusively presented by 99villa.
It's time to leverage your lifestyle!**



BRAND BY

ZAMIN
PRIVATE LIMITED



Call: 95555 99299 / 95555 99099 | Website: www.99villa.com

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