



VILLA AURUS.

MAY 2026



4 Bedroom Villa with Pool.



Agarsure.

Merely 15-minute drive from Mandwa Ferry terminal, an ideal setting for calm and private family gatherings.



12.24 Cr.

All inclusive price includes all furniture, fittings and fixtures. With OC received now avail GST benefits.



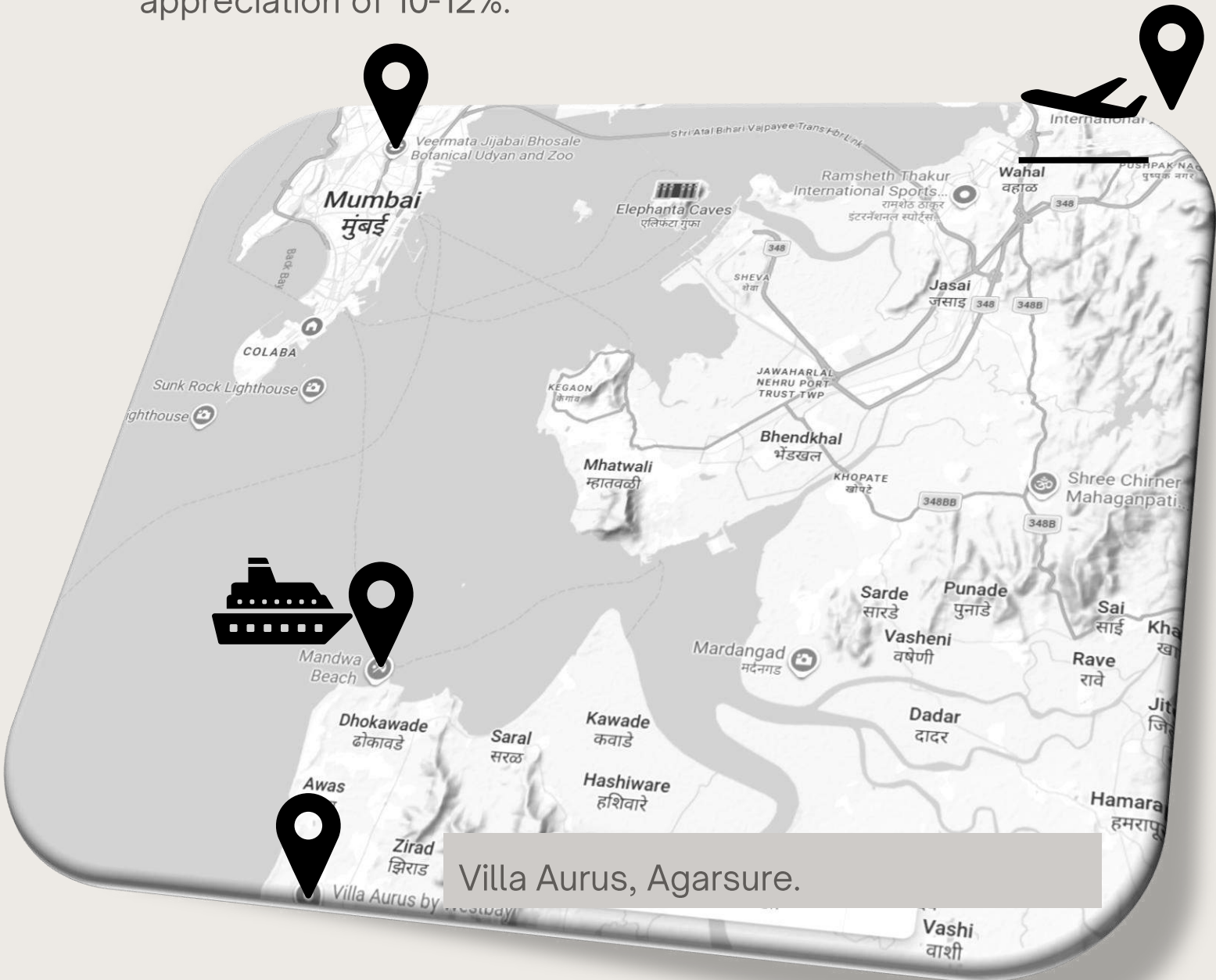
5,700 sq. ft.

An ideal size villa nestled in 13,800 sq ft plot. Perfect size for your family and social gatherings.



Great Rental & Capital Investment.

Earn 40-50 lacs rental income annually with capital appreciation of 10-12%.

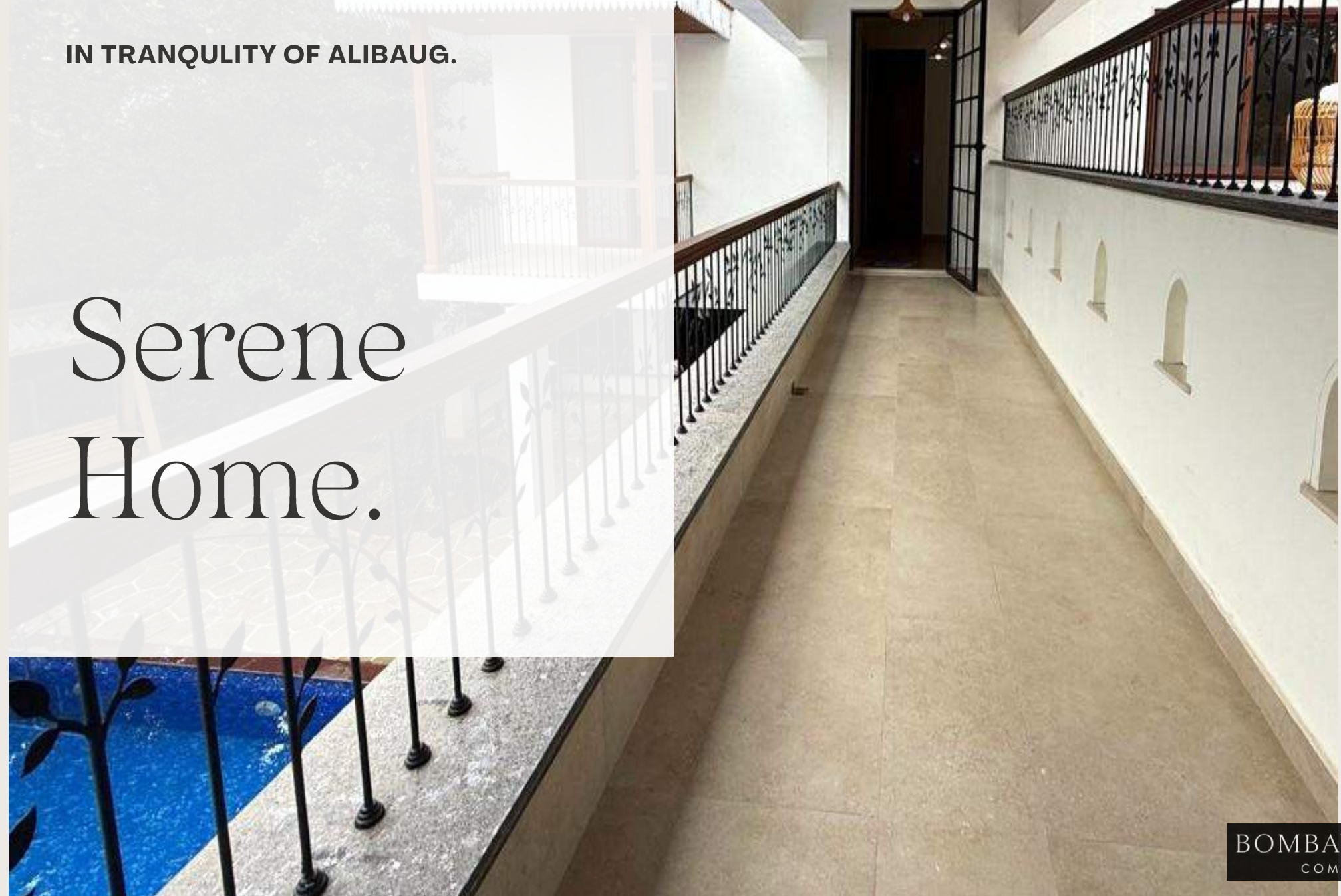


Villa Aurus, Agarsure.



IN TRANQUILITY OF ALIBAUG.

Serene Home.



The Features.



4 Bedrooms.

Large sized bedrooms over 300 sq ft with walk-in wardrobe & ensuite bath.



4 Bathrooms.

Well fitted bathrooms with bathtub in master bedrooms. Powder room on ground level.



3 Car parks.

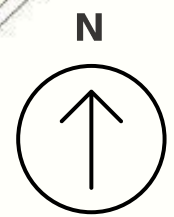
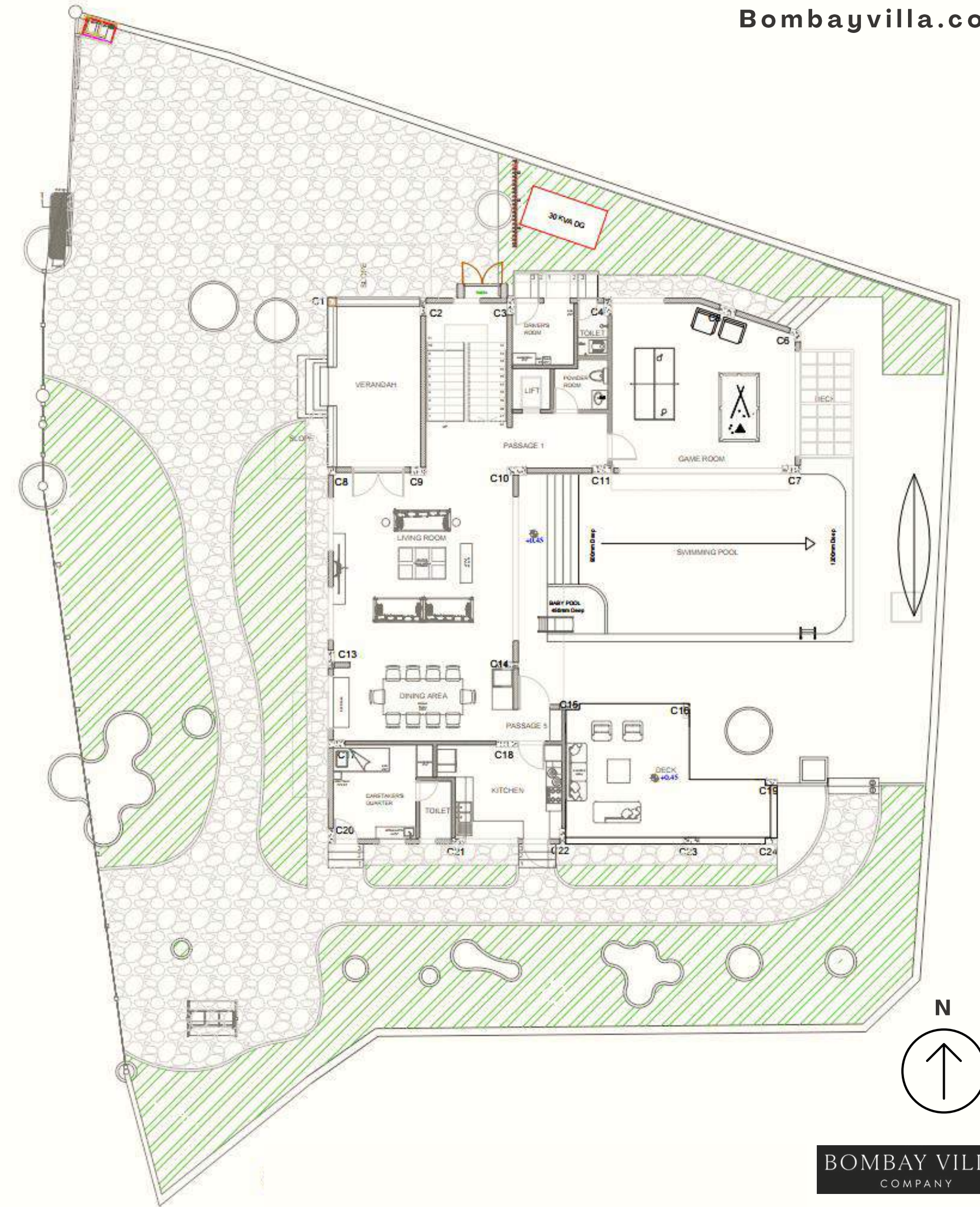
Space for 3 car parks, and option to add more should you need it.



3160 Sq Ft.

PLOT LAYOUT

GROUND.

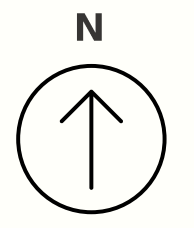
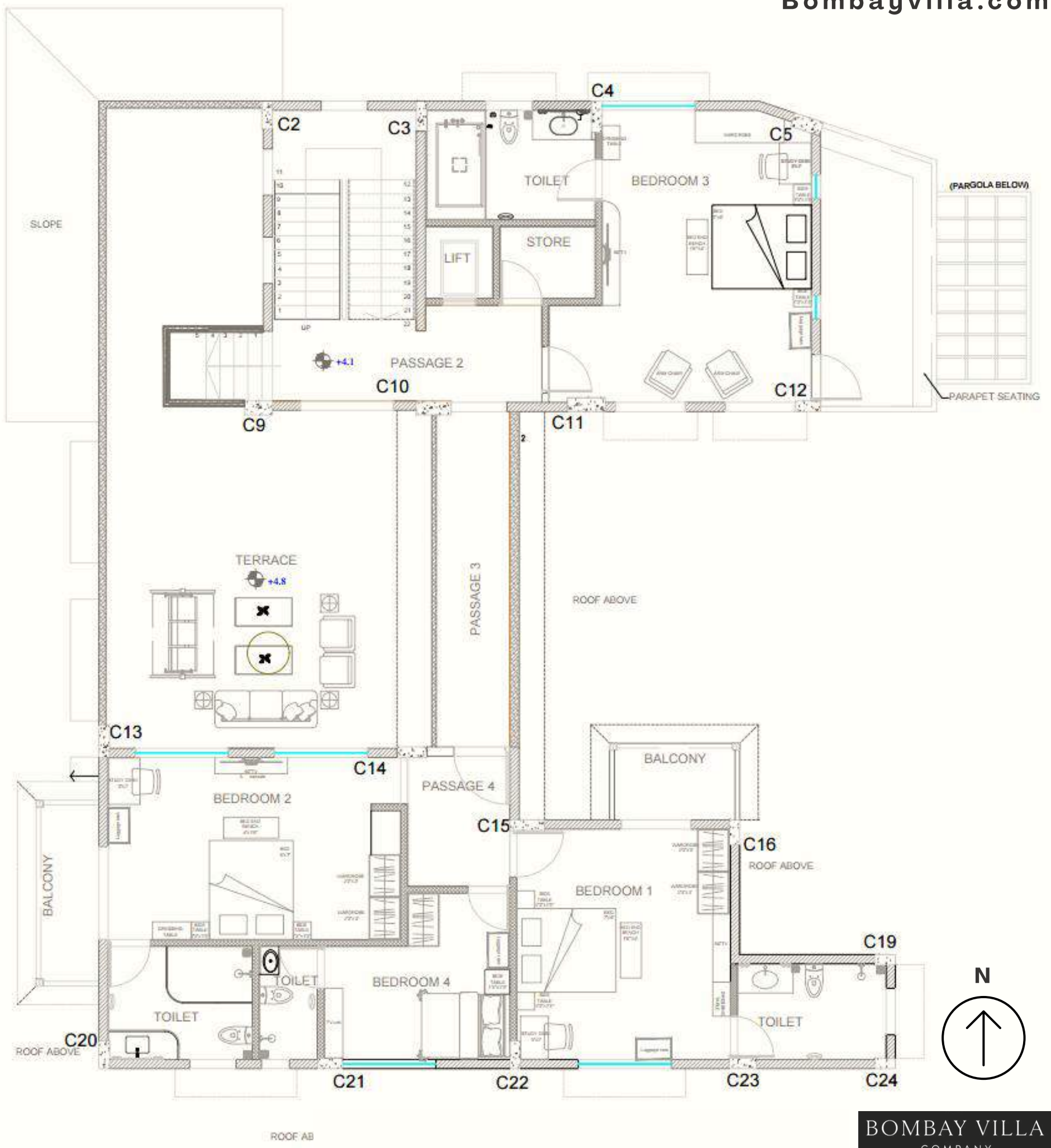




FLOOR PLAN

FIRST.

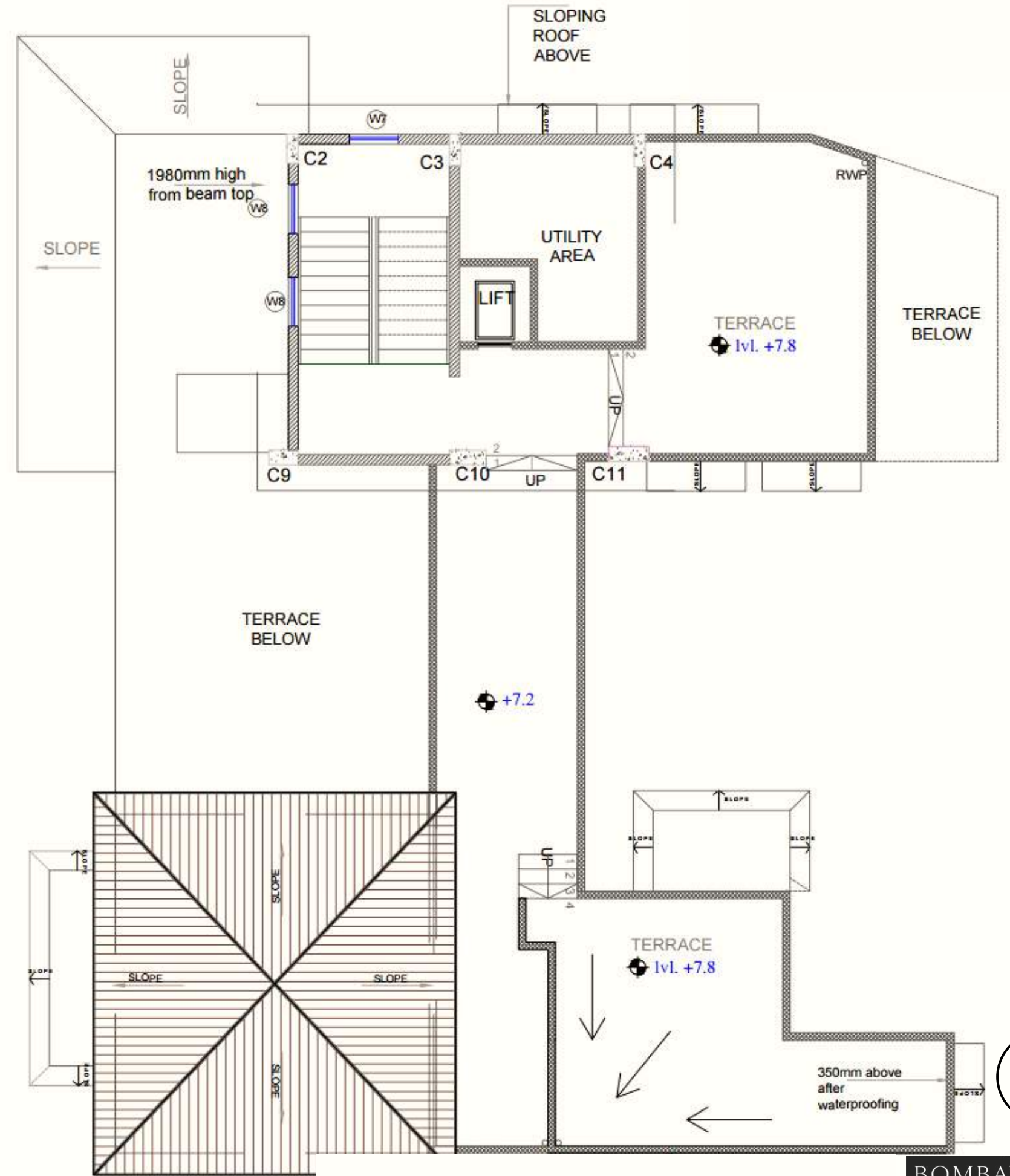
2100 Sq Ft.





FLOOR PLAN

TERRACE.



VILLA AURUS

AREA STATEMENT.

VERANDAH	240 sq.ft.
LIVING ROOM	525 sq.ft.
DINING ROOM	220 sq.ft.
KITCHEN	180 sq.ft.
GAME ROOM	480 sq.ft.
3 BEDROOMS	280-330 sq.ft. each
BATHROOMS	70-100 sq.ft. each
DEN	140 sq.ft.
BALCONIES	110 sq.ft.
SERVICE AREAS	435 sq.ft.
CIRCULATION	825 sq.ft.
TOTAL CARPET	4600 sq.ft.
+ TERRACES	1940 sq.ft.



The Perfect Second Home.



Great Location.



Great Price.



Great Size.

A modern living room with a beige sofa, a coffee table, and a decorative lamp. The room features a large window with sheer curtains, a dark patterned wall, and a wooden floor.

Call +91 99877 91360 to know more!

**Thank
You.**

WWW.BOMBAYVILLA.COM