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UNLOCKING
OPPORTUNITY

WITH


SUGEE[®]

EXPLORE THE POTENTIAL OF branded land



Backed by
a trusted
developer



Clear title ownership
backed by Individual
7/12 extract



A serviced land,
ready for
construction

THE Sugee STORY

Sugee Group is trusted for delivering homes on time, blending traditional values with a contemporary approach. Rooted in heritage yet forward-thinking, Sugee's promise remains unwavering.

40

Years of
Experience

1000+

Happy
Home-owners

28

Completed
Projects

32

Ongoing
Projects



On Time, Every Time

Delivering always on schedule,
exactly as promised



Uncompromising Quality

Driven by an unwavering commitment
to unparalleled craftsmanship



Integrity

Earning trust with clear communication
and honoured commitments



DISCOVER Karjat

A PLACE TO grow & unwind

In a post-pandemic world, where the lines between work and retreat have blurred, Karjat has emerged as a favourite among second-home seekers.

30%

rise in demand for land enquiries in Karjat.*

60%

of homebuyers seek second homes outside the city.*

38%

of buyers prefer hill-station adjacent locations.**

*Source: Knight Frank India Real Estate H1 Report, 2024 | Magicbricks Hill Station Homes Report, 2024**



INTRODUCING

SUGEE[®]

VERANDAS

KARJAT





ENTRY PAVILLION

Artist Impression for representation purpose only

TRAVEL EASY TO a fuller life

Karjat is positioned for rapid growth, driven by multi-modal connectivity, urban planning and future-ready infrastructure.

Ease Of Accessibility

 **MUMBAI TRANS HARBOUR LINK (MTHL)**
Reduced travel time from Mumbai to Navi Mumbai, accelerating Karjat's growth.

 **NAVI MUMBAI INTERNATIONAL AIRPORT (NMIA)**
Generating over 3.4 lakh jobs, boosting investments in Karjat and driving growth across the NMIA zone.*

 **RAIL & ROAD CONNECTIVITY**
Seamless access via Mumbai-Pune Expressway, NH 48, Karjat-Khopoli road and Karjat Railway Station.

 **YASHWANTRAO CHAVAN EXPRESSWAY MISSING LINK**
Bringing Pune closer to Karjat with improved road



*Source: Reference - NAINA CIDCO, propstory.com/naina, businesstoday.in, 10th June 2023, New Airport in Navi Mumbai

OWN YOUR
Sugee Verandas™

Step into a lush green backyard, where the pace softens and calm begins to unfold. At Sugee Verandas™, nature is no longer a distant escape, it's the way to live. Now own and build a bit of natural space in your very own place.

It's the perfect place to unwind and watch the rain paint the hills in peace and comfort. So gather around and rejuvenate with your loved ones and experience the Veranda living.



THE
Sugee Verandas™
LIFE

Discover a place where life slows down and moments become more meaningful.

A place where mornings open to the sound of birdsong, evenings fill with laughter under open skies and weekends turn into memories you'll carry forever.

Here, comfort is effortless, togetherness is natural and every corner feels touched with care and warmth.

- Where joy is boundless
- Where the world feels secure
- Where worries are left behind
- Where future shines brighter
- Where moments turn into memories
- Where nature is closer



WHERE JOY IS
boundless

51 exclusive plots spread across 6 acres

Sugee Verandas™ opens up a world of space and possibility.

It is a thoughtfully curated environment where life slows down, giving you the freedom to grow, play and connect with the ones who matter the most.



WHERE THE
WORLD FEELS
secure

6 acres of secure haven

With thoughtfully designed surroundings, your home becomes more than an address; it becomes your very own sanctuary of peace and calm. A place where your family can live carefree and feel embraced by comfort and assurance every single day.



WHERE
worries
ARE LEFT
BEHIND

Crafted for security and endurance

Sugee Verandas™ offers more than just a home. Its strong infrastructure, reliable utilities and 24x7 CCTV surveillance promises a life where every day is easy and every moment feels protected.

WHERE YOUR
future
SHINES
BRIGHTER

A smart investment

As Karjat continues to grow, so does the value of owning a land here. It's not just a retreat for joy and togetherness, It becomes something that grows with time, creating lasting value, comfort, and a sense of belonging for generations to come.



WHERE nature IS CLOSER

29,000 sq. ft. wellness sanctuaries

Find yourself in dedicated open spaces where every step feels lighter and every moment calmer. Families come together, children play freely and nature quietly restores you with its peace and beauty, creating harmony all around.



Reflexology Path to rejuvenate the senses



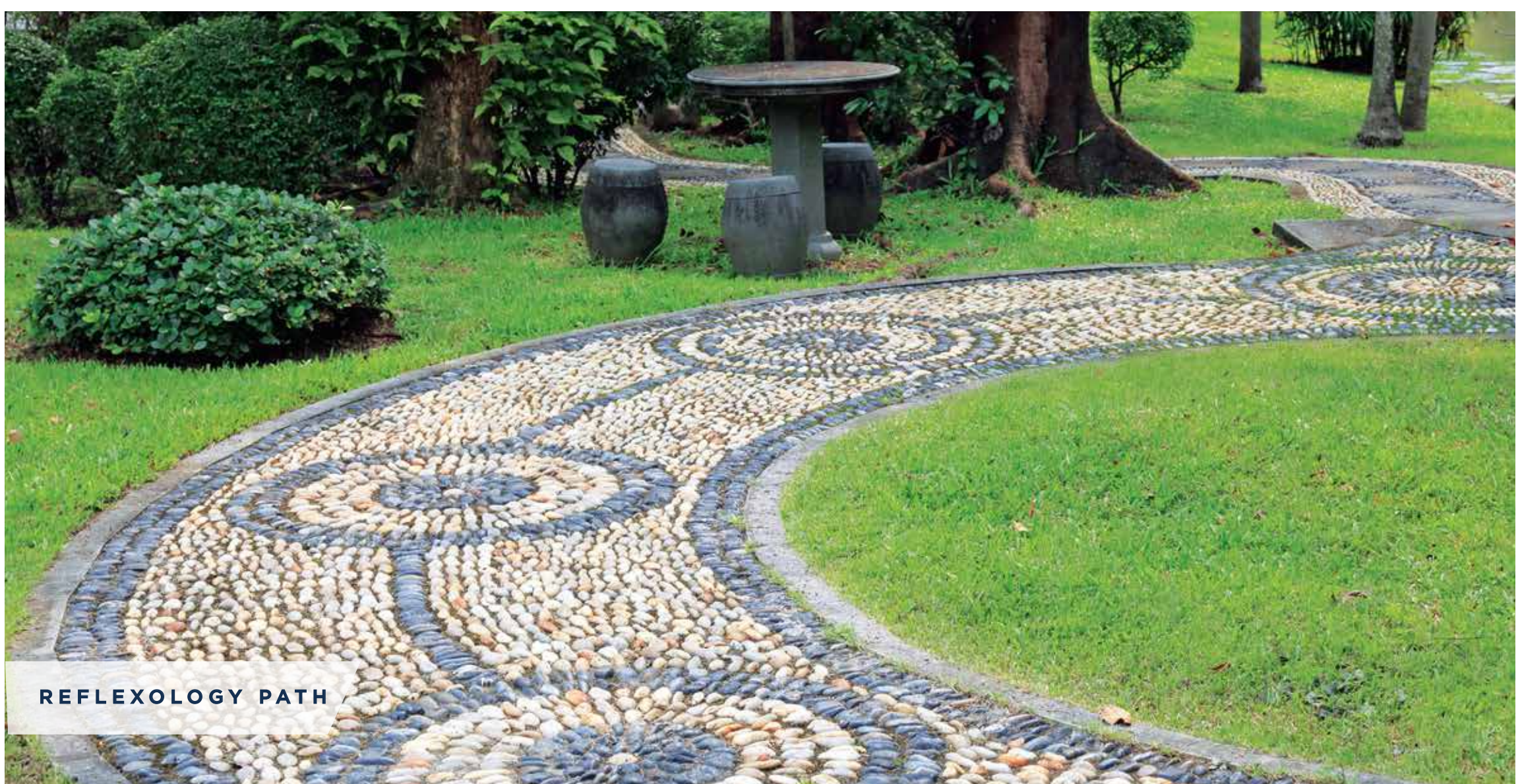
Zen Garden for mindful calm



Butterfly Garden alive with nature's vibrance



Colour Garden bringing energy and vibrancy





ORCHARD GROVE

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THE BUTTERFLY GARDEN

Artist Impression for representation purpose only.



ZEN GARDEN ROUND SEATING

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THE effortless

WAY TO LIVE

At Sugee Verandas™, convenience is woven into every aspect of your life. Whether you're escaping for the weekend, shopping for fresh local produce, or simply unwinding with family, everything you need is close at hand.

CONNECTIVITY

• Navi Mumbai International Airport	42 km
• Mumbai Trans Harbour Link (MTHL)	41 km
• Yashwantrao Chavan Missing Link Expressway	23 Km
• Mumbai - Pune Expressway	16 km
• Old Mumbai - Pune Expressway	09 km
• Karjat Railway Station	07 km

DINING

• Roots Cafe	07 km
• Saltt Cafe	04 km

ESSENTIALS

- Close access to hospital, supermarkets and police station
- Swiggy and Zomato serviceable in this location

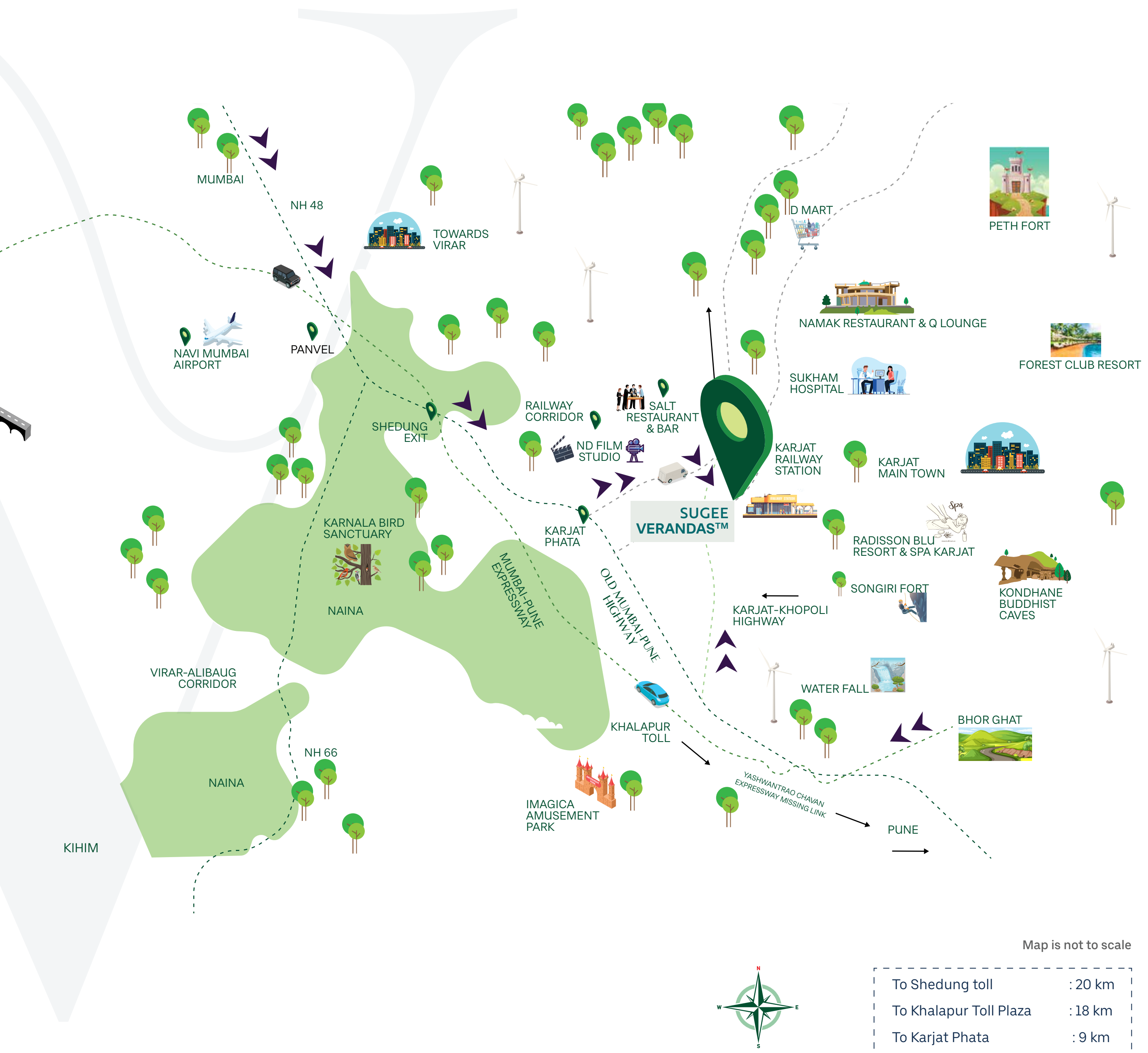


A WORLD TO explore

At the edge of Sugee Verandas™ lies the mesmerising Western Ghats with lush landscapes, ancient forts and hidden waterfalls. A perfect weekend haven where nature, history and tranquility come together, all within easy reach.

NEARBY ATTRACTIONS

 Lohagad Fort	44 km	 Kalote Waterfalls	15 km
 Peth Fort	32 km	 Morbe Dam	13 km
 Bhilvale Dam	22 km	 Songiri Fort	12 km
 Imagica Amusement Park	20 km	 Bhivpuri Waterfalls	09 km
 Ulhas River	18 km	 ND Studio	09 km
 Kondhane Caves	18 km	 Palasdari Waterfalls	03 km

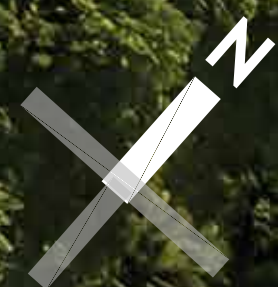


YOUR
space
YOUR
sanctuary

- 6 acres of tranquil land, thoughtfully planned
- 51 private plots tucked away in nature's embrace
- 2,000 sq. ft. to 5,400 sq. ft. plot sizes, offering the freedom to dream and design.

AMENITY SPACE	
A	Amenity Space

OPEN SPACES	
B	Open Spaces
C1	Tree Court Seating
C2	Butterfly & Colour Garden
C3	Zen Garden Seating



FUTURE-READY VISION

Ace Dealmakers

With over four decades of experience, Ace Dealmakers Ltd. is a trusted name in land development across Maharashtra.

Founded by Mr. Ramniranjan Jhunjhunwala in the early 1980's and now led by Mr. Manish Jhunjhunwala and Mr. Punit Wadhwa, the company combines generational wisdom with deep market insight.

From commercial and residential beginnings to second-home plotted developments, ACE has evolved into a forward-thinking enterprise. The company has successfully transacted over 2,500 acres in key growth corridors including Karjat, Mangaon, Lonavala, Murbad, Shahapur, Ratnagiri and Rajapur.

Each offering is backed by:



Legal due diligence



Strategic location



Future-ready infrastructure insight

THE
Verandas life awaits.



SUGEE[®] VERANDAS

SCHEDULE AN EXCLUSIVE PREVIEW

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SCAN
to visit
our website

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