



THE ORIANA

A PROJECT BY **IMPEX PROPERTIES**



The Aura of Tranquility

You envision a life of comfort, luxury, and security for your loved ones. A sanctuary where they can **grow, thrive, and create** cherished memories. A place that offers **serene surroundings, premium amenities, and lasting value**. Now is the time to make the perfect investment—one that seamlessly blends heart and wisdom, ensuring a lifetime of happiness and prosperity at **The Oriana**.





THE ORIANA

PREMIUM PLOTS & ROW HOUSES
AT JAMBHUL, RAIGAD



Greener Today, Brighter Tomorrow



At The Oriana, we are committed to creating a sustainable and eco-friendly community. Our tree plantation initiative is designed to enhance the natural beauty of the surroundings while promoting a healthier, greener future. By integrating lush landscapes and abundant greenery, we ensure a harmonious balance between modern living and nature.



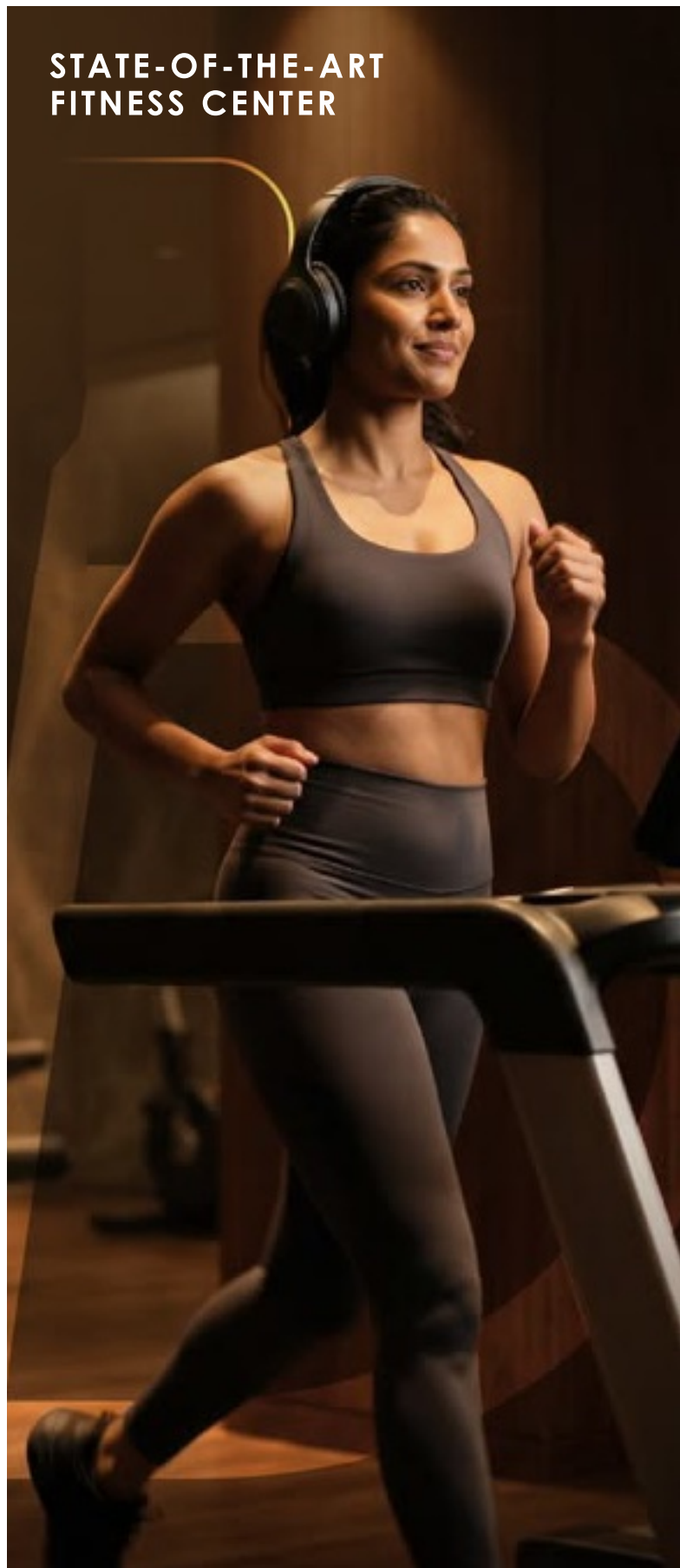
Redefining exclusivity, The Oriana introduces a premium helipad service, offering seamless connectivity for those who value time, convenience, and prestige. Whether for business travel or leisure escapes, this elite service ensures unparalleled accessibility to your luxurious retreat.

- **Exclusive helipad service for effortless travel**
- **Seamless connectivity for business & leisure**
- **Designed for high-profile living & ultimate convenience**

Touch Down to Unparalleled Luxury



STATE-OF-THE-ART
FITNESS CENTER



EXCLUSIVE RESORT-STYLE
CLUB HOUSE



DEDICATED
KIDS' PLAY AREA



AMENITIES

INFINITY SWIMMING POOL



SOPHISTICATED CAFÉ



THE ULTIMATE GOLF ENTRY POINT.



SCENIC JOGGING TRAIL



A REJUVENATING PREMIUM LIFESTYLE EXPERIENCE

The Oriana is designed with a commitment to sustainability and eco-conscious living, integrating green practices into its development. In **Phase 1**, **carefully curated amenities** will cater to both practical needs and indulgent comforts, ensuring a lifestyle that is as enriching as it is luxurious. Thoughtfully planned to enhance daily living while coexisting harmoniously with nature, The Oriana offers the perfect balance of modern convenience and timeless serenity.



UNLOCK YOUR
FUTURE





Stock Image

An essence of Bliss

AMENITIES



Discover unparalleled comfort and spacious living at The Oriana, will introduce **100 exquisitely designed row houses**, each spanning **2 guntha**. Thoughtfully crafted with architectural finesse, these homes will offer a harmonious blend of elegance and functionality. With expansive layouts that cater to a lifestyle of grandeur, every residence is designed to **maximize natural light** through **large windows**, illuminating sophisticated, contemporary interiors. From well-appointed bedrooms to stylish living areas, these row houses will be a sanctuary of luxury, seamlessly blending modern comforts with nature's tranquility.

- 100** Exquisitely Designed Row Houses
- 02** Guntha Plots for an Elevated Lifestyle
- Well-planned Internal Roads & Facilities

ROW HOUSE



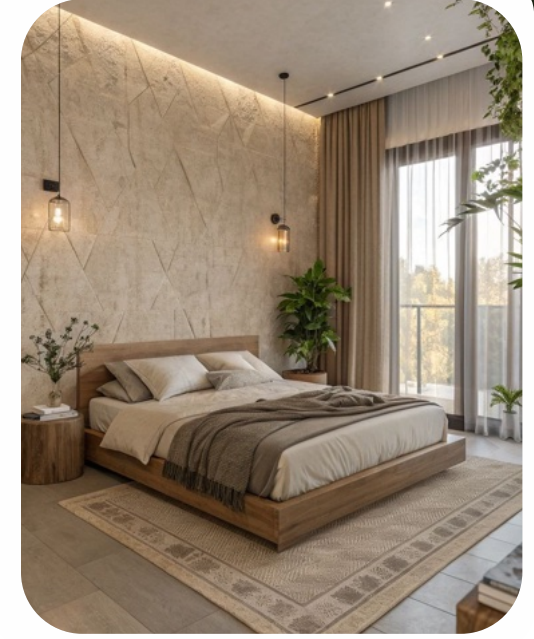
LIVING ROOM



KITCHEN



BATHROOM



BEDROOM



Stock Image

Own a Piece of Paradise



The Oriana introduces **Premium 3-guntha plots**, offering the perfect foundation to build your dream home. Designed for those who seek serenity, luxury, and long-term value, these plots provide a unique opportunity to create a personalized living space within a thriving, well-planned community.



Spacious 3-Guntha plots for customized home development



Serene, nature-rich environment with modern infrastructure



Perfect for weekend retreats or permanent residences

ACHIEVEMENT



Stock Image

Actual Image

TOURS

Explore Beyond Boundaries

Shimla



Thailand

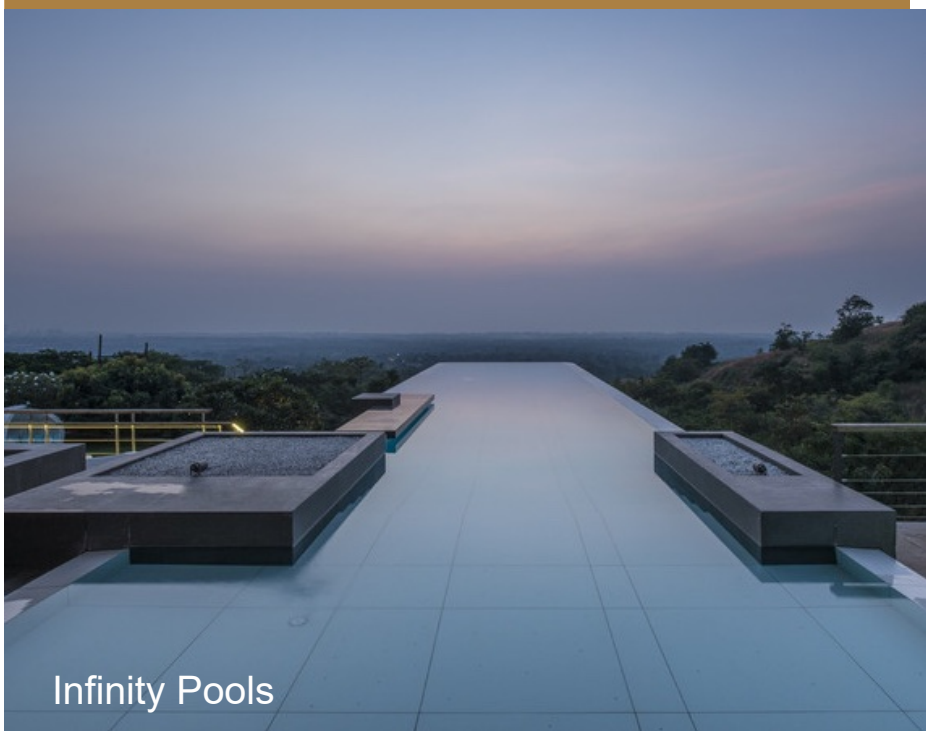


2026
MEMORIES





Golf Course

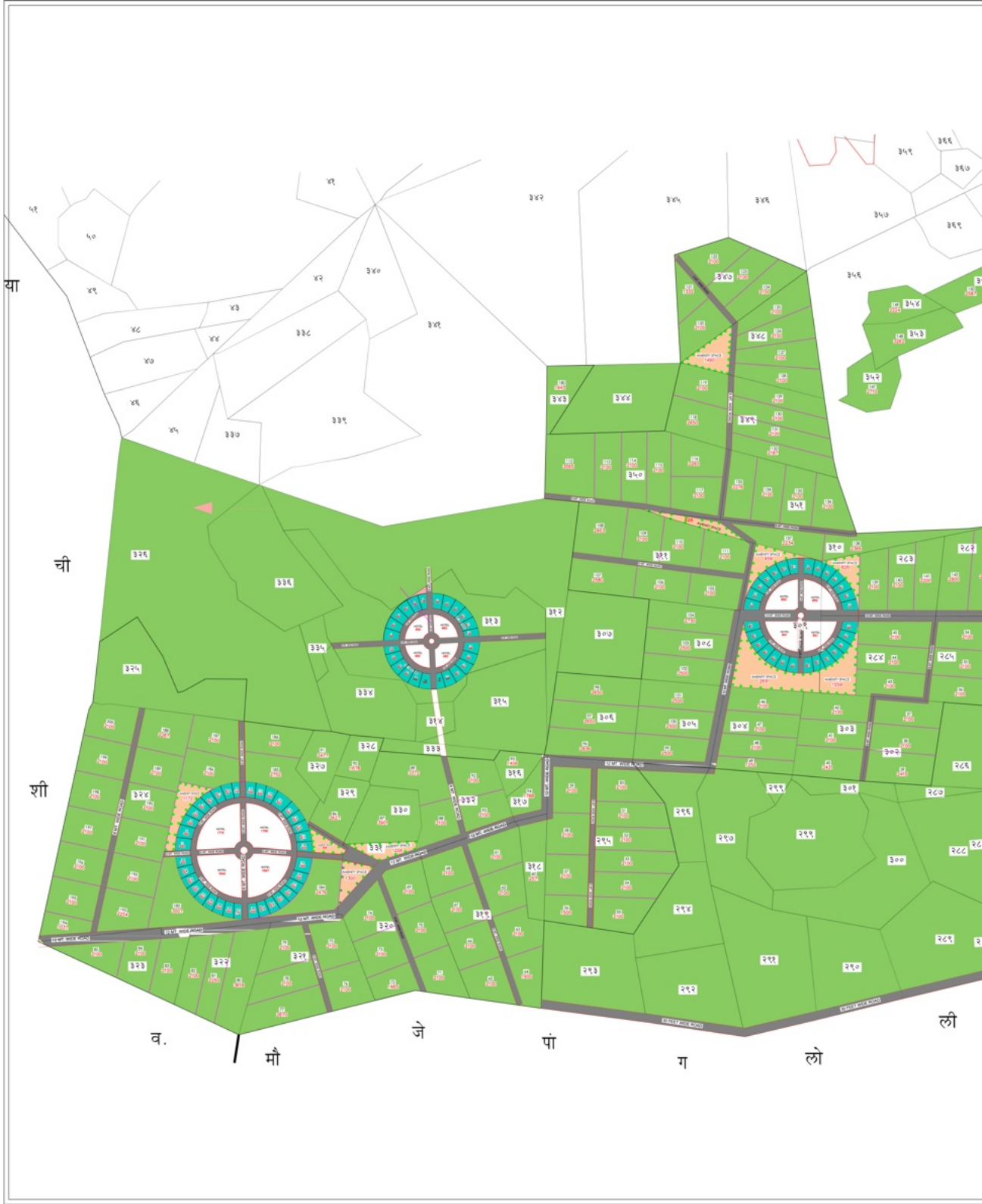


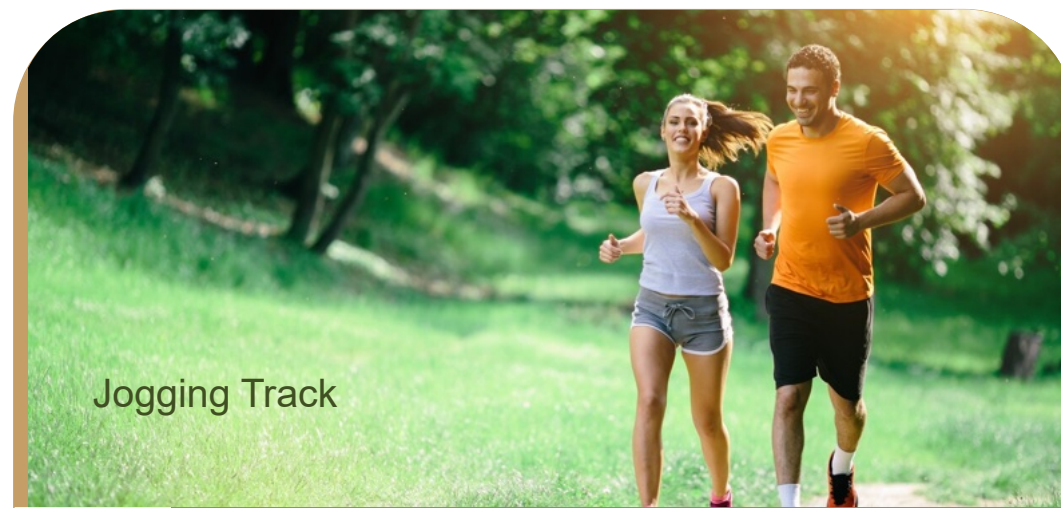
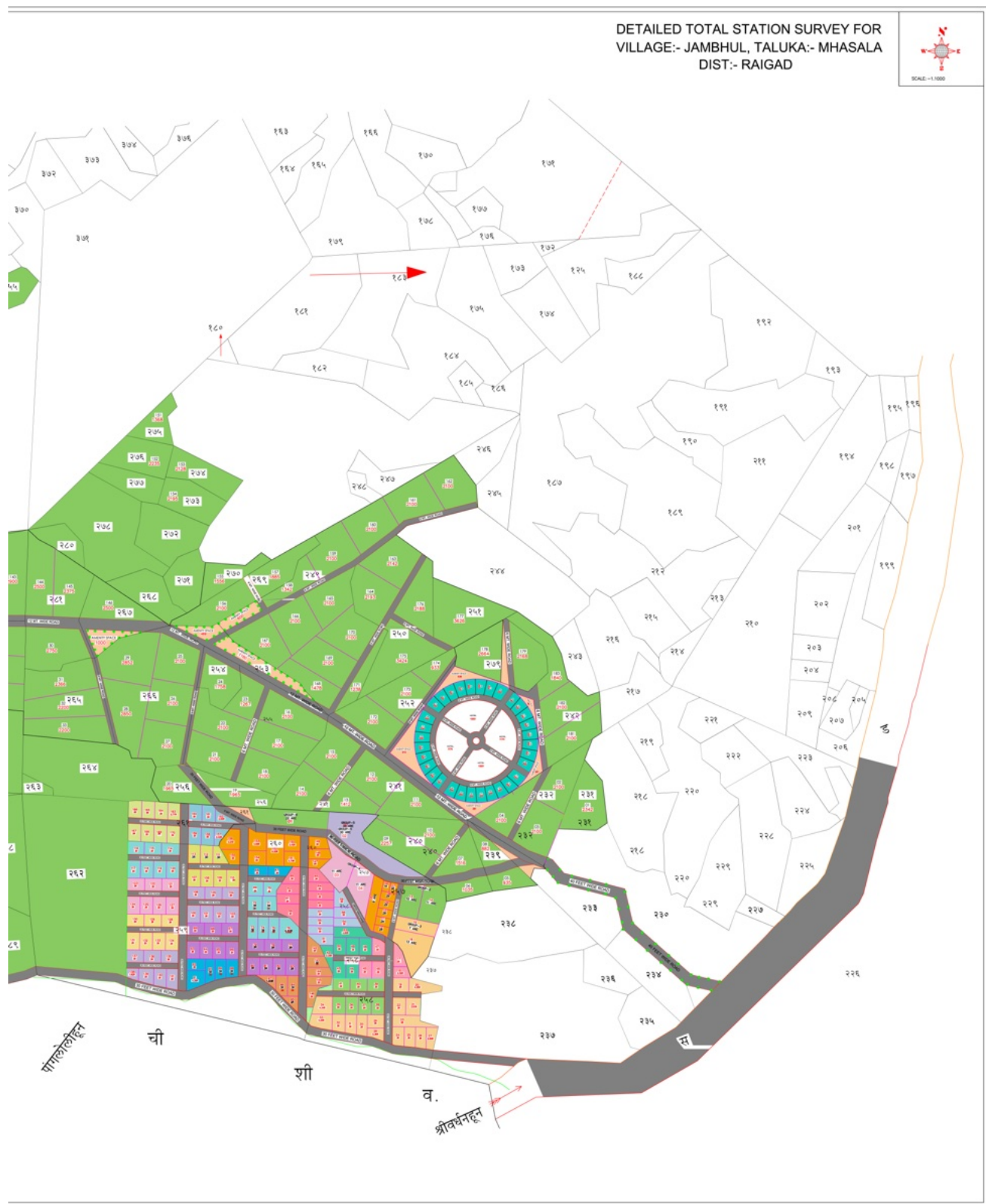
Infinity Pools



Club House

MASTER LAYOUT

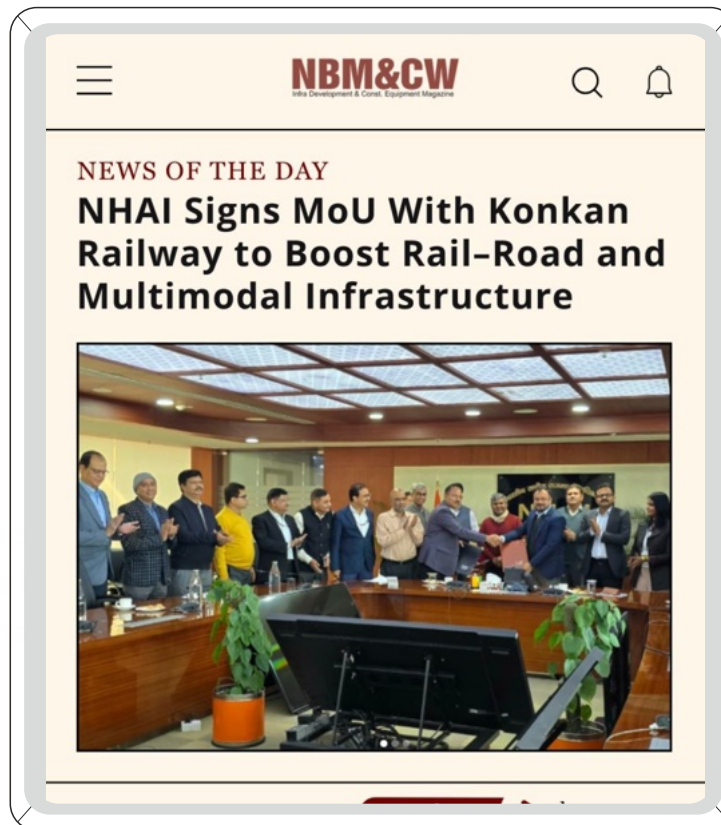
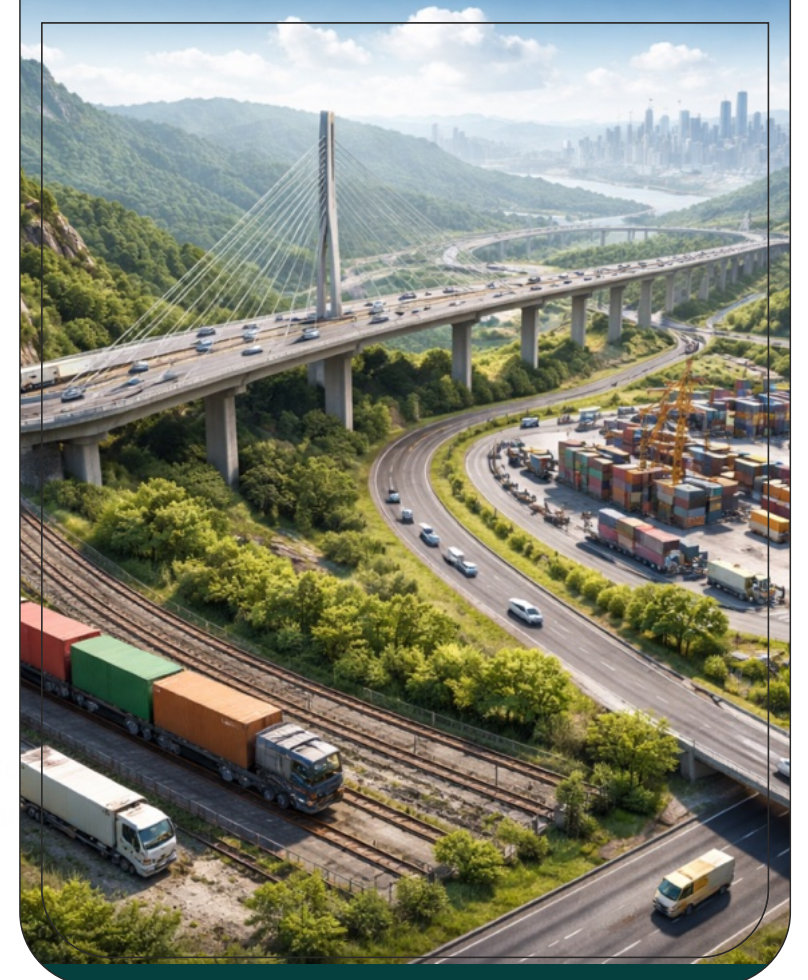
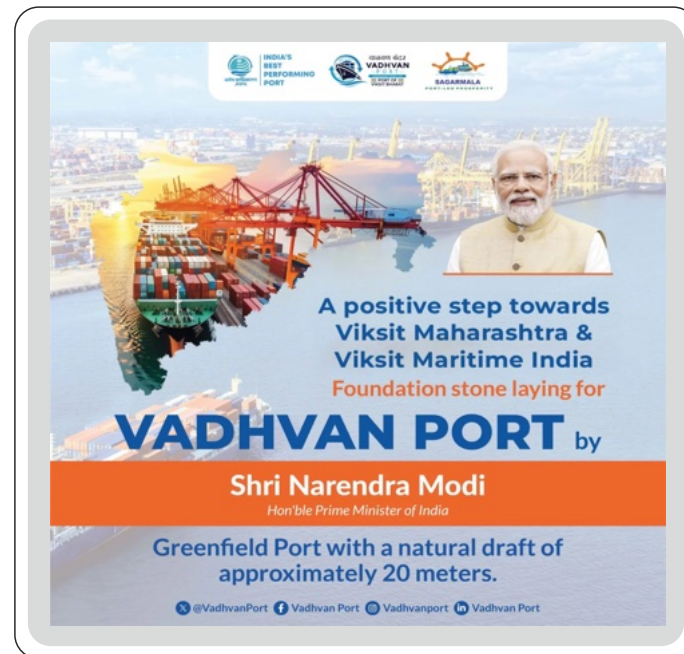




MASTER LAYOUT



Kokan Delvopment



Boosting Development & Growth

Mumbai-Konkan water transport likely to start from March 2017

— By Mamta Sonar | Dec 07, 2016 02:05 pm FOLLOW US: [f](#) [t](#) [in](#) [g+](#) [v](#) [p](#)



Transport body pushes for Pune-Paud Road widening

Sarang Dastane | TNN | Dec 3, 2017, 00:32 IST



Enhanced Rail Connectivity: CST to Roha Line Approved

Mumbai's local rail network is extending to Mangaon and Mahad, enhancing Dapoli's connectivity. With Mahad Station just 45 km away, travel will be smoother, reducing road congestion for a more convenient journey.

Upcoming International Airport at Panvel: A Game Changer for Investors

The upcoming International Airport at Panvel brings exciting prospects for NRI investors seeking a dream villa near the coastline, with Dapoli being the closest serene getaway. This major infrastructure boost is expected to drive significant appreciation in property values, making it a lucrative investment opportunity.

Tamhini Ghat Road Widening: Faster & Smoother Connectivity

The Pune-Mangaon route via Tamhini Ghat is being upgraded to a 4-lane tar road, enhancing travel efficiency. Additionally, a new tunnel section will reduce the distance by 24 km and cut commute time by 45 minutes, making travel to Dapoli faster and more convenient.

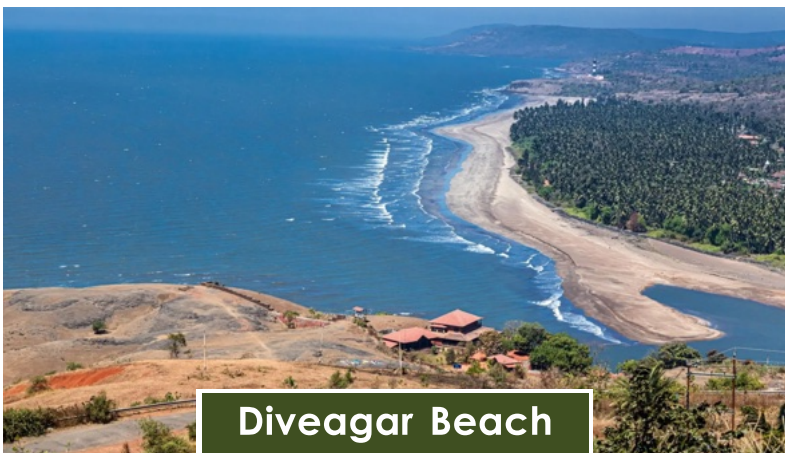
Enhanced Connectivity: Mumbai-Goa Highway & Sagari Mahamarg

The six-lane Mumbai-Sawantwadi Expressway (NH-17) is already under development, ensuring smoother and faster travel. Additionally, the Sagari Mahamarg (Coastal Highway) will enhance accessibility by connecting key districts like Sindhudurg, Ratnagiri, and Raigad, passing close to our site and further boosting regional connectivity.

Kokan Highlights



Raigad Fort



Diveagar Beach



Harihareshwar Beach



Kashid Beach



Shrivardhan Beach



Dapoli Beach

Nestled in the lap of nature, The Oriana is situated in the enchanting locale of Jambhul, Raigad. Jambhul, Raigad, renowned for its **pristine landscapes, beckons with cool mountain breezes** and **a salubrious climate**. Embrace the tranquillity as you soak in the natural beauty of this picturesque destination. Whether it's **the captivating viewpoints, cascading waterfalls, or the verdant forests**, Jambhul, Raigad is a gateway to a world of unparalleled charm and rejuvenation.

LANDMARKS:

Pune	147 Km
Satara	172 Km
Lonavala	135 Km
Mahabaleshwar	116 Km
South Mumbai	176 Km

POPULAR SPOTS:

Shrivardhan Beach	13 Km
Diveagar Beach	23.6 Km
Raigad Fort	63.1 Km
Kashid Beach	69.4 Km
Harihareshwar Beach	24.5 Km
Dapoli Beach	75.2 Km
Kondvil Beach	18.9 Km
Murud-Janjira Fort	48.2 Km



LOCATION



NEARBY BEACHES



Shrivardhan



Harihareshwar



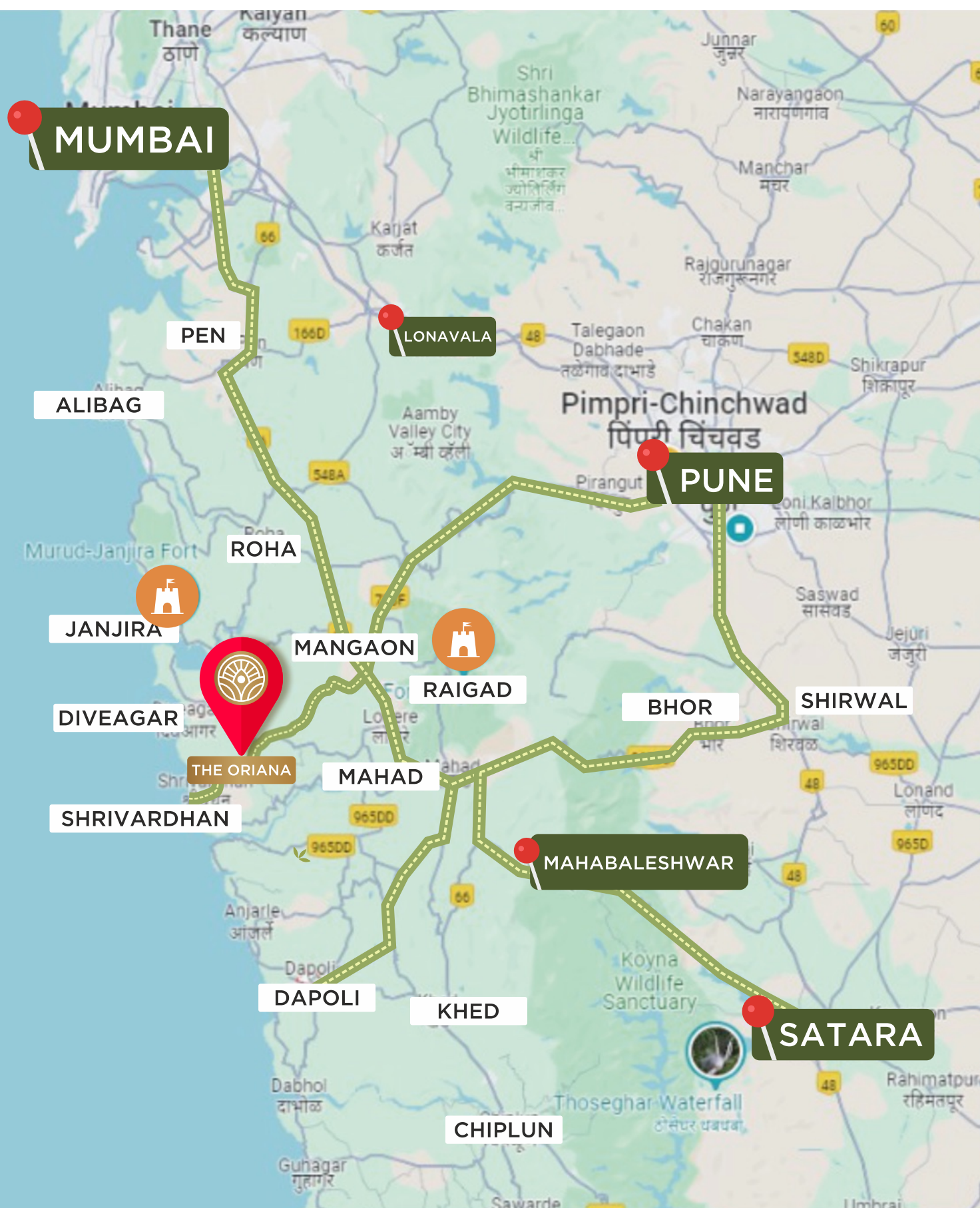
Aravi



Diveagar



MAP NOT TO SCALE



Location Map

Attractions Nearby

Shri Suvarna Ganesh Temple
at Diveagar



Jivana Bander Beach



Sea Rock Marine Safari
at Bharadkhol Diveagar



Parasailing
at Diveagar



Kalbhairav Temple
at Harihareshwar



Kondivali Beach





A magnificent big Ganesha Statue is set to grace The Oriana, symbolizing **prosperity, wisdom, and positivity**. This iconic landmark will enhance the spiritual essence of the community, creating a serene and auspicious environment.

Future Development

Seamless Infrastructure Secure Living !!





WHY CHOOSE US?

Nestled in serene, natural surroundings with excellent connectivity, **Impex Properties** offers a perfect blend of tranquility and accessibility at The Oriana. Each plot is equipped with essential infrastructure, including well-planned roads, **reliable water and electricity supply**, and **round-the-clock security**, ensuring a hassle-free experience. With high appreciation potential, it presents an exceptional opportunity for investors and homeowners alike. Plus, the flexibility of customizable plots allows you to design your space exactly as you envision, making it a truly personalized investment.



Call: 93251 53585

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