



*Courtyard living makes  
a majestic comeback*



THE GATEWAY TO ISHANYA



Ishanya, Next to Sajala, New Tungarli Road, Lonavala - 410 401. Tel: 9930212100, 8108133300  
[www.ishanyavillas.com](http://www.ishanyavillas.com)

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Where memories come alive



## *Reliving the courtyard era.*

*For centuries, courtyard homes have been the traditional favourite of India's greatest Maharajahs and the elite. And for good reason too. In the massive, spread out houses of yore, the courtyard was the preferred venue for bonding, socialising and entertaining. From song and dance performances to recounting folklore, from cooking to playing – the courtyard was the ultimate melting pot of family and friends. A perfect example of resourceful and practical architecture, courtyards were also built as intrinsic coolants, accounting for not just circulation and ventilation, but also extending an open invite to sunlight, rain and natural breeze.*

# *Reimagining the courtyard concept.*

*Ishanya has been designed using the traditional courtyard philosophy along with a mix of modern luxury amenities. For instance, the direction of each villa has been plotted so accurately on the sunpath, that the home takes on a different personality and character by day and by night, keeping the house in shade most often. This, coupled with the climate supportive design, ensures natural cooling that keeps you refreshed and energetic all day long. The expansive courtyard in the lavishly laid out villa becomes an ideal get together spot for the entire extended family. Architecturally, while the front facade of the villa is a public space meant for socialising and activity, the back has been designed as a semi private area for seclusion and relaxation.*

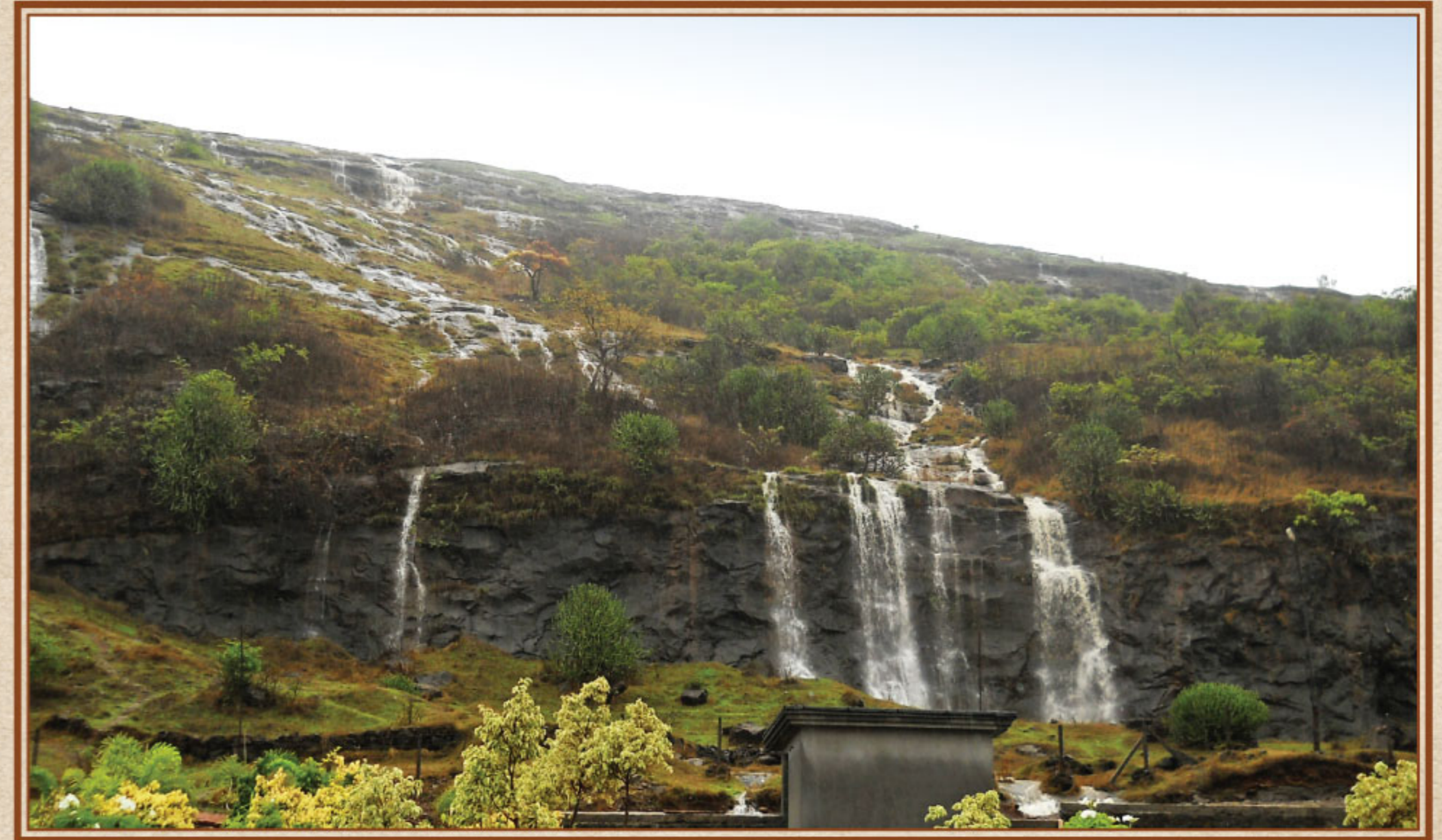


*Cradled in serenity.*



*The unhindered views of green mountains is a mood enhancer in your serene holiday home.*

*Nestled in nature.*



*Pristine waterfalls cascading down the hills creates a perfect backdrop for memorable conversations.*

*Proudly presenting Ishanya Courtyard Villas.*



*Not just a home, but an exclusive arena of solitary comfort and community bonding.*

*Ishanya Layout*



**Site Layout  
LEGEND**

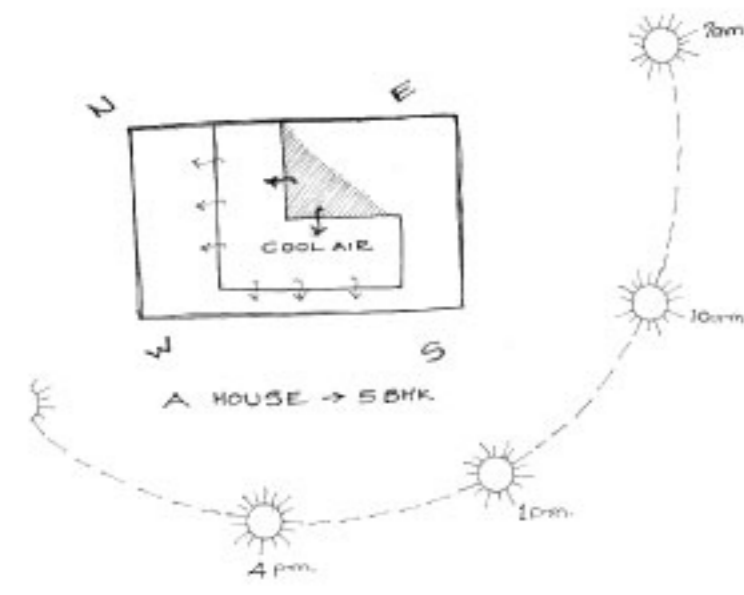
- G1 (Gate For Sajala)
- G2 (Gate For Resort, Spa & Club)
- G3 (Gate For Ishanya)

**Ishanya**

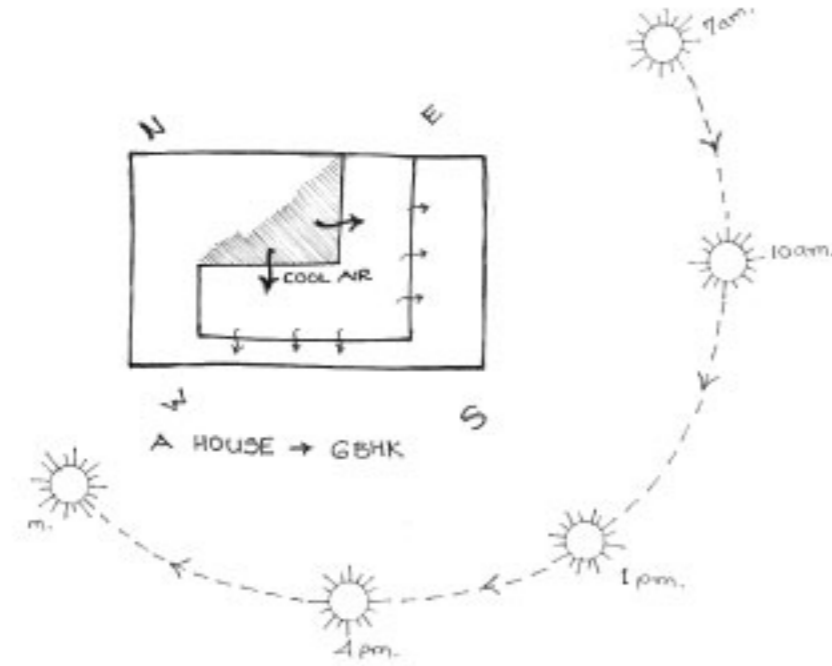
- 15 Villas
- VED 1-8 (6 BHK)
- PURAN 9-15 (5 BHK)
- Children's Play Area
- Store & Cafe

*This fifteen villa ultra-luxury project is enveloped in the lap of nature.*

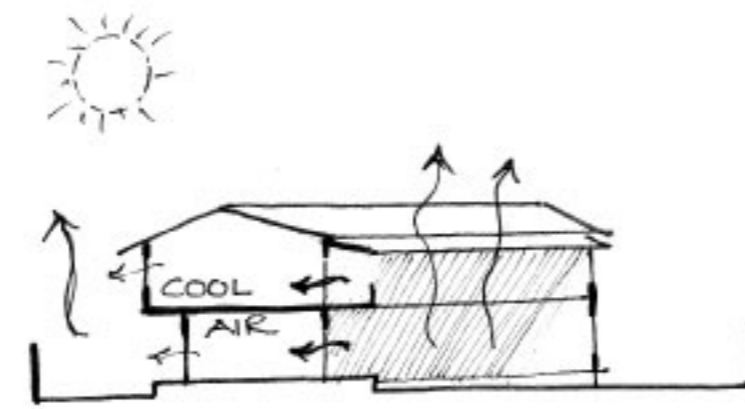
# An architectural masterstroke, whichever way you look at it.



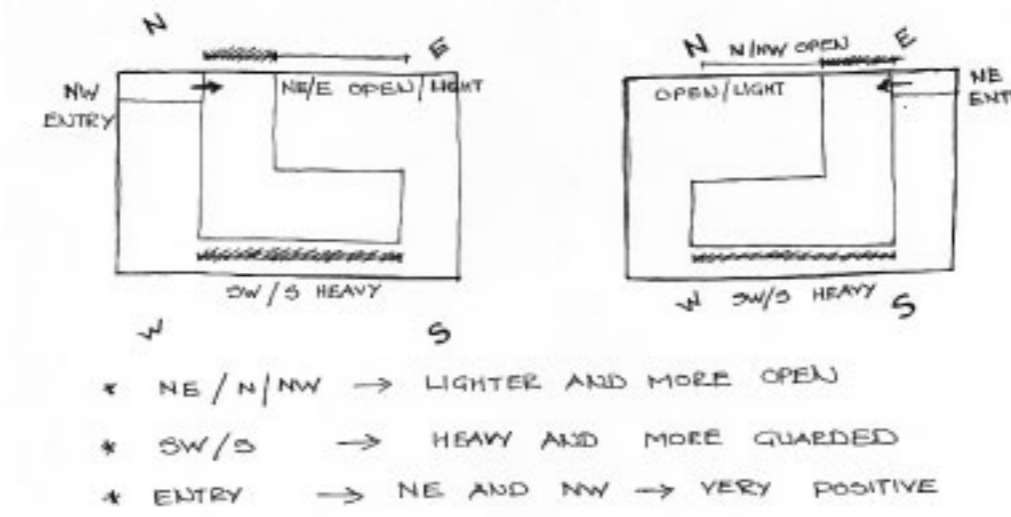
Away from the sun - Puran 5 BHK



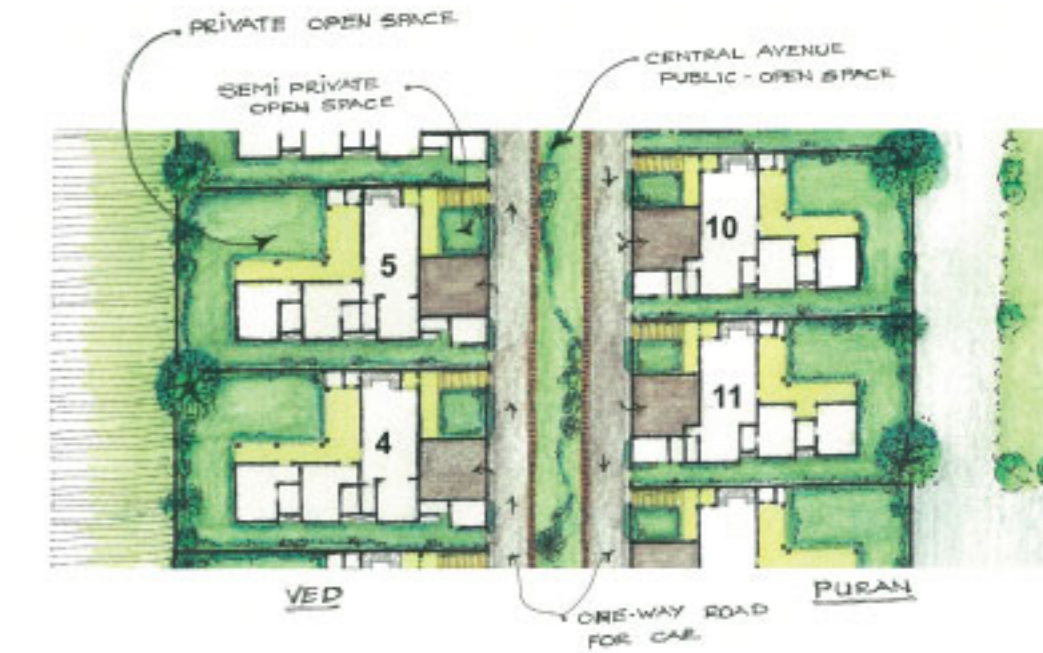
Closer to coolness - Ved 6 BHK



Natural cooling through architecture & design



Principles of Vastu Shastra



A good mix of public and private spaces

The courtyards of Ishanya's Ved and Puran villas act as a perfect shading technique that also allows light inside the home. This architectural style keeps temperatures low without the need for any mechanical device. The simple design strategy enhances daylight availability and reduces the energy load by providing light and cooling in a natural manner.

Every Ishanya villa has been built on the principles of Vastu Shastra, which states that all spaces emerge from the courtyard - the focal point of the house. All the other activities revolve around this space, which makes divine power and energy radiate through the entire house. A balance between private, semi private and open public spaces fulfils all the needs for a perfect neighbourhood. It gives you the option to connect and socialise or withdraw and reflect - based on your mood and preference.



 Ved 6 BHK Villa - Courtyard View 



 Ved 6 BHK Villa - Facade View 



Ved 6 BHK Villa - Ground Floor Layout



Ved 6 BHK Villa - First Floor Layout



*Puran 5 BHK Villa - Courtyard View*



*Puran 5 BHK Villa - Facade View*



*Puran 5 BHK Villa - Ground Floor Layout*



*Puran 5 BHK Villa - First Floor Layout*



*The ultra luxury life is yours to experience.*

*While the 5 and 6 BHK Villas have more than adequately spacious*

*interiors, the real magic lies outdoors. Dotted with gazebos, decks,*

*balconies and verandahs, each villa has enough areas to enjoy*

*Lonavala's pleasant breeze and the exceptional view of serene green hills.*

*The private outdoor theatre is acoustically designed to give you the most*

*superlative sound experience, and comes with the latest digital*

*equipment built in. With a swing and lounge added into the courtyard*

*itself, afternoons become the new evening!*

# *Opulence even before you enter.*



The international feeling begins as soon as you enter the gated community. Cobbled pathways dotted with finely landscaped gardens enhance your mood just as the soothing ambient sounds from the Bose outdoor speakers uplift it even further. Gazebos with fountains line the walkway, giving you ample areas to rest and soak it all in. For your regular supplies, a fully stocked departmental store within the premises caters to every need. A world class kid's play area ensures that the little ones are kept entertained and safe, allowing you to enjoy quality family time.







## *A home unlike any other.*



*Walking into the ground level of your holiday home, you are welcomed by a massive living room, designed to accommodate the entire family. The intelligent lighting and vitrified flooring catch your attention immediately. Going to the upper level involves no climbing, as a superior home elevator handles this chore for you, making you feel truly like royalty. The kitchen and dining area have been smartly designed to involve minimum hassle and maximum comfort.*





 Master Bedroom 



 Guest Bedroom 

# *We handle everything so you can relax.*

We want you to be completely at ease when you are at Ishanya. That's why our expert concierge handles everything that might be on your mind, allowing you to be laidback and stress-free. Here is a list of services that you can call out to us for, whenever you might need us:

- Utility bill payments
- Doctor on call
- Car wash
- Laundry & Housekeeping
- Maintenance services like plumbing, carpentry, electrical, painting, masonry etc.
- Booking tickets
- Arranging for cabs / travel desk
- Bicycle ride
- Catering service





## *Entertainment and relaxation, a walk away.*

*A fully equipped, high-tech clubhouse takes care of all your entertainment and activity needs. Just a walk away from your courtyard villa, it comes with features such as:*

- World class gymnasium
- Tennis/Badminton/Basketball court
- Spa with steam, jacuzzi and massage
- Meditation centre
- Elder's & Toddler's pool
- Jogging Track/Cycling track
- Snooker & Table Tennis rooms
- Salon
- Cafeteria
- Lounge



*Massage*



*Tennis Court*



*Fully equipped Gymnasium*

# *Your green home awaits you*

*We have implemented various systems and used the following techniques to*

*ensure that your dream home comes with Mother Nature's approval:*

- Rain water harvesting system*
- Solar water heating system*
- Water filtration & recycling plant*
- Solar passive design technique*
- Energy efficient & climatically responsive building technique*
- Earthquake resistant*
- Cross ventilation for air circulation*
- Sewage treatment plant*
- Reduction of carbon footprint*



## *The people behind this visionary project*



*"Luxury is now passé. The super-luxury connoisseur has arrived. With eyes only for the biggest and the best, this exclusive breed of consumers will rummage the world until they find and acquire.*

*At Sankpal, we took up the challenge of creating a super-luxury leisure living destination right here in India that would comfortably hold ground against premium global lifestyle addresses. Ishanya is a perfect match of architectural style, culture and climate, with a blend of uber-extravagant luxury and pure, untouched nature. We believe that Ishanya will deliver utmost satisfaction and value to seekers of ultra refined luxuries."*

*Suhas Sankpal, Chairman*



*"Traditional architecture is not concerned with historical styles but with historical principles." – By Lucein Steil.*

*A thought of having a house which represents our diverse culture and the climate with perfect aesthetic value which define the perfect spatial organization of those time but yet matches with today's modern era.*

*Ishanya is on the principles of the past to ensure better design in the present & future.*

*Dhruiti Sankpal, Vice Chairperson & Architect*

*Our esteemed associates*



*Amit Shah, Co-Founder*



*Sandeep Shah, Co-Founder*



*Glitter Group is a group of companies with diversified interests in Diamonds, Pearls and Real Estate Development. The first company began operations in 1977. In 1987 the two brothers, Amit Shah and Sandeep Shah joined the company. It has since grown to multiple companies with businesses in Mumbai and Hong Kong.*

*Our esteemed associates*



*Bhavin Shah, Co-Founder*



*Shrenuj Shah, Co-Founder*



*Vidhi Group was established in the year 1998. As BEM Certified Cutters, Polishers, Importers and Exporters of Diamonds, their presence currently extends to Hong Kong, Dubai, Belgium and U.S.A. Headed under the strategic leadership of Mr. Amrish R. Shah, and managed by his sons - Mr. Bhavin A. Shah and Mr. Shrenuj A. Shah, Vidhi Group's commitment lies in providing value added services to all their clients.*

*Our esteemed associates*



*Sujal Shah, Co-Founder*



*Heman Shah, Co-Founder*



*Red Exim, a diamond manufacturer and exporter, is a rapidly growing company with powerful potential in the industry. Since its establishment in 1995, the company has developed a diverse production range of diamonds in all sizes and colours. With manufacturing units in Surat, Ahmedabad and Mumbai, the company emphasizes more on the 4 Cs of diamonds.*

*Our well wisher*

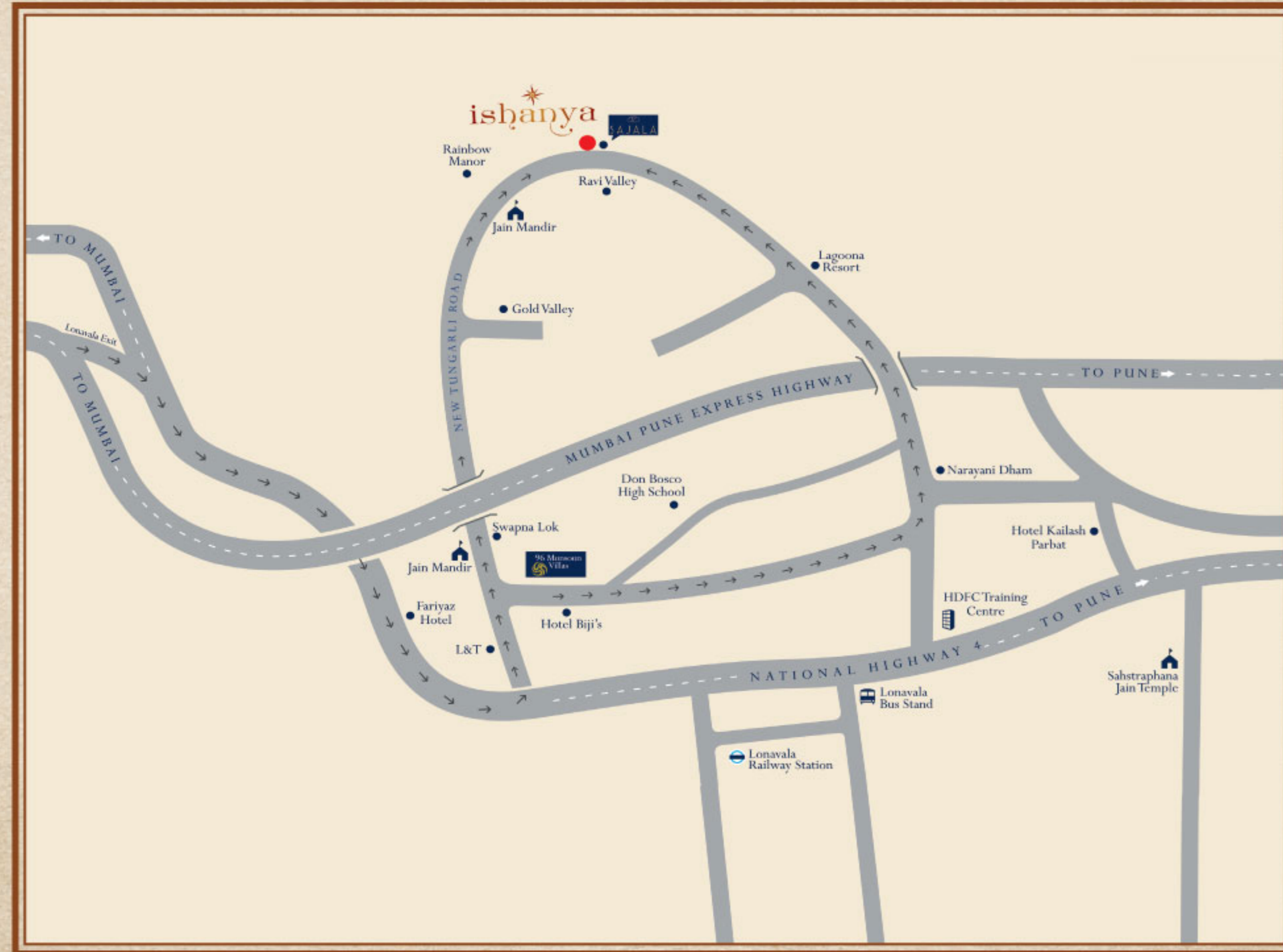


*Tony Diasqua, Founder*



**Diasqua Group**  
**Privyantu Properties**

*The Diasqua group is a dedicated member of the diamond, gems and jewellery industry. With humble beginnings in Chennai dating back to 1933, their global marketing network extends to twelve offices in ten countries. Today their core business involves sourcing, distribution and marketing of an extensive range of polished diamonds.*



## Team Ishanya

Project by	:	Sankpal lifestyle, Glitter Group, Vidhi, Red Exim
Project Architect	:	Mrs. Dhnuti Sankpal & Team
Structural Consultant	:	Sura & Associates
MEP Consultant	:	Hydro mechanical Consultants
Landscape Consultant	:	Surrya landscapes
Rain Water Harvesting	:	Dr. Amar Joshi
Quantity Surveyor	:	Langdon Seah Consulting India Pvt. Ltd.
Master Lighting Consultant	:	Bartenbach L'chtlabor GMBH Lighting designer, Austria
Ecological Consultant	:	Oikos
Green Building Consultant	:	Aecom
Advocates & Solicitors (Mumbai)	:	MDP & Partners
Advocate (Lonavala)	:	Miss. Nilima Khire
Branding & Marketing Consultant	:	Digital Law & Kenneth