



IGC

INDIAN GOLDEN CITIES

VILLAS AT PANVEL



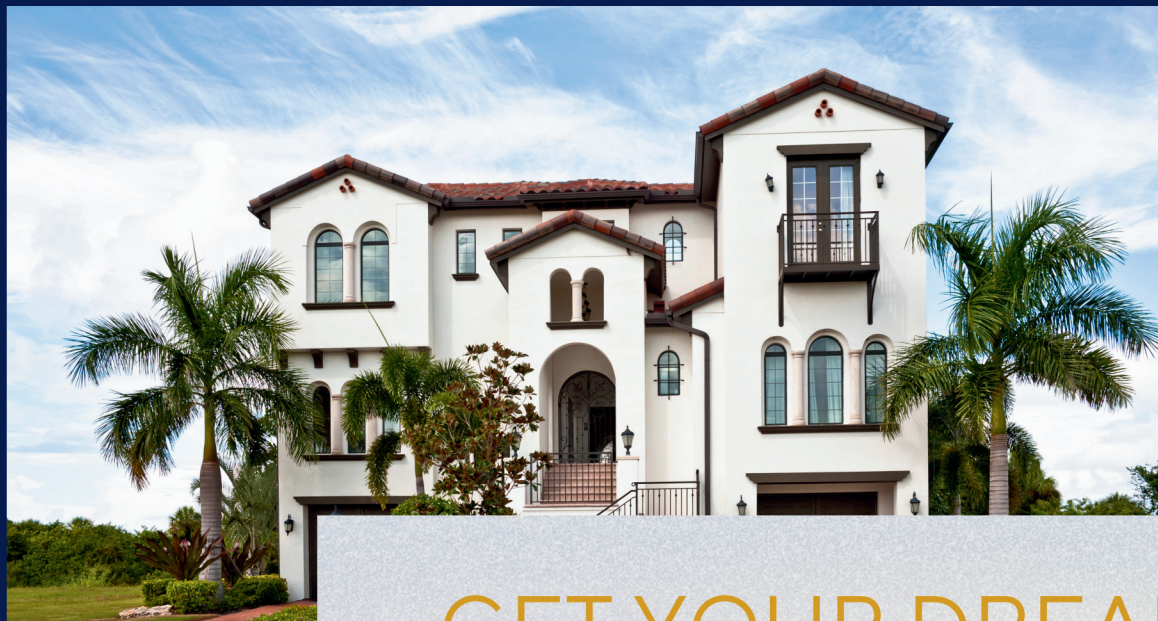
86556 58874, 86556 58875
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contact@igc24.com



www.igc24.com



GET YOUR DREAM VILLAS WITH US

IGC24.COM





IGC

life as it should be

Developing nation with world most experienced team, IGC Development Holding has been delivering on its unrelenting vision of creating sustainable leisure, residential towns and Villas. As an established global developer with substantial, delivered results, IGC Development has a pipeline of prevailing projects over 6 lac plus acre land all over India.

W E L C O M E T O



Welcome to IGC Villas , IGC Development's latest addition to its town portfolio. IGC is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports and social club to common spaces, this place offers an experience you can taste, touch, smell, hear, see and, more importantly, feel. It is constantly evolving and changing, adapting and growing. Like an ecosystem, everything within IGC is intelligently and

harmoniously designed to offer a true wholesome town experience.

Now IGC Planning to Build Villas with diligence and aesthetic design

IGC Villas will change forever. Live Uncommon...

LOCATION PANVEL

The centrally located, IGC VILLAS is easily accessible due to its proximity to main roads and highways.



AESTHETIC

IGC Villas is set over an area of 1,007 acres and designed by Top Architecture and Engineer of the world, who contributed world shapping project, most renowned and highly acclaimed architectural design Villas. Founded in 2023, IGC will responsible for a multitude of prestigious project of India as well as world in upcoming decade.

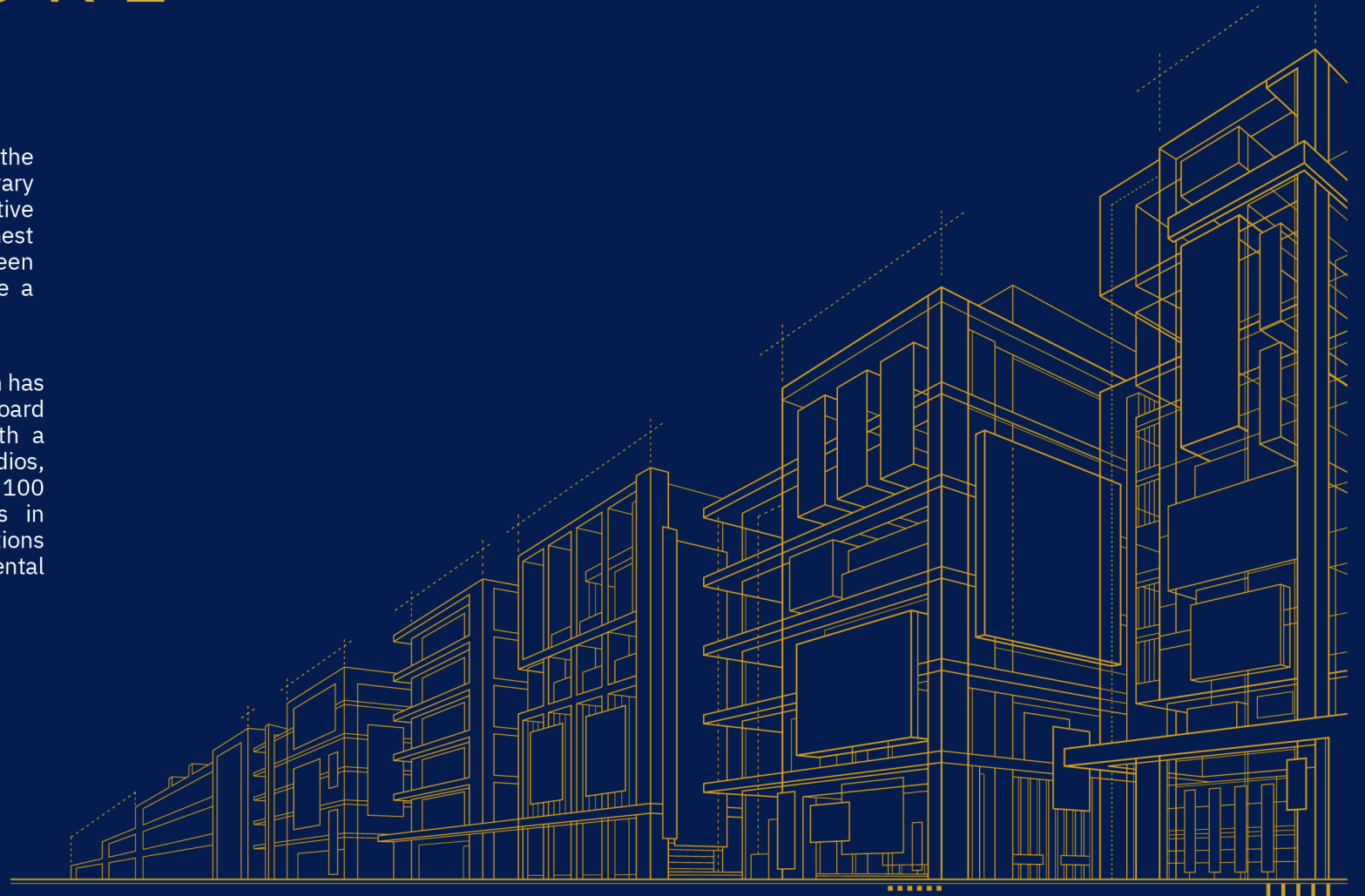
IGC vision for Villas masterplan provides balanced and unique neighborhoods meticulously conceptualized into the fabric of the natural attributes of the site. Through the use of “Farmland”, meandering green spaces that span the development, the outdoor spaces and picturesque views facilitate the core vision of social interaction in a community-focused urban environment. The IGC Villas site boasts incredible natural topography that facilitates the integration of a civic spine along the direction of the prevailing winds to provide natural cooling. This “high street” is a pedestrian-friendly access from the North to the South of the project. A journey by bicycle or on foot through the phases of IGC Villas will be a safe, accessible and enjoyable experience in a breathtaking urban environment.



ARCHITECTURE

The design and aesthetics of IGC Villas are tailored to capture the essence of a modern dynamic community. The elegant contemporary architecture, designed by International architects With its innovative design, lavish high-ceilings, large and inviting spaces and the finest selection of materials and equipment, every nuance has been considered without compromise. IGC Villas residences promise a very personalized, efficient, elegant and trendy way of living.

Architect Designs is an award-winning architectural practice which has completed over 50 projects of various scales. IGC planning to onboard EKRAVD is a Cairo- based multi-disciplinary design studio with a portfolio of successful local and international projects. NARA Studios, one of world first visualization companies, has submitted over 100 projects both locally and internationally. Schaduf specializes in vertical gardens or 'green walls', and provides inspired green solutions that elevate the quality of life through social and environmental change.





WALKABILITY & ACCESSIBILITY

The presence of walkable environments and transit systems may create alternatives to private car usage, thus reducing traffic congestion, noise and emissions. But at IGC Villas you do not walk because you have to, it is because you want to. Here, the infrastructure is planned to encourage walking because it is interesting and safe, but most importantly because well-planned roads and paths connect you to everywhere.

In line with IGC Development's ethos of creating green sustainable towns, IGC Villas is meticulously designed to reflect and offer the ideal lifestyle. An emphasis on walkability and accessibility is at the heart of every community. Bus and e-bike stations are available for internal commuting within IGC Villas in all of its neighborhoods, along with pedestrian and bike pathways and tracks. From the environmental point of view, walking is a "green" mode of transport, as it has low environmental impact and generates no air and noise pollution.



THE GREEN BELT

IGC Villas masterfully intertwines balance and harmony, encircling the town with a green belt that acts as a buffer against noise, dust and urban visual intrusive elements outside the town, as well as maintaining a security buffer. The Green Belt provides every neighborhood with ample green, open spaces and scenery.

And it's not only functional: the Green Belt is also a beautiful addition to the landscape. IGC Villas offers an incredible opportunity to create an exemplary urban environment that facilitates the fruition of nature and cosmopolitan lifestyle alike. IGC Villas masterplan is defined by the design of its landscape rather than the design of its buildings.





FACILITIES & AMENITIES

A BUSTLING DOWNTOWN

The downtown district in IGC Villas is the joyful and vibrant central social and commercial hub of the entire development. From mega-anchors and boutique shops to restaurants and cafes, there is never a dull moment in this one-of-a-kind place.

IGC Development prides itself on its superior know-how in the creation of authentic urban experiences. Art galleries, music and exhibition centers are woven into the fabric of the community, for a complete and authentic true town-living experience.





IGC VILLAS FINEST SOCIAL & SPORTS CLUB

IGC VILLAS SOCIAL & SPORTS CLUB

IGC Villas Sports and Social Club offers integrated activities all in one place and is the perfect place to catch up and socialize with friends and family. The largest club in IGC Villas and located close to Hillside Villas, it offers a safe, stimulating environment for children through a wealth of safe and enriching activities including after-school clubs, summer camps, coaching and youth sports.

Set to be an integral part of the IGC Villas lifestyle, the club is the place where families and friends can meet, and where you can take an active healthy lifestyle to another level, whether you like to work out, swim, take part in team sports or enjoy the vast selection of classes.

TOWN MANAGEMENT

IGC Villas is an integrated community, providing and improving upon all the essentials vital to its residents' comfort. IGC Villas Town Management is to cover all the necessary facilities and structural services, supported by a dedicated 24/7 number that caters to any facilities-related needs by the residents.

IGC Villas provides a smooth travel experience. Carefully designed roads ensure that movement throughout the community is a pleasant trek-regardless of the means.





EDUCATIONAL HUB



University of IGC will be the first of its schools in the region of India campus. It will implement the national curriculum of India followed by CBS, and the Caie curriculum.



Top International School which considered one of the leading schools worldwide. IGC will be first Villas Township which will provide International facilities in the field of education and empowerment.



SUSTAINABLE & ECO-FRIENDLY

From green initiatives to sustainable buildings, this future forward vision of a cleaner, better future is woven into every aspect of life at IGC Villas.



MEDICAL CARE & SPECIALIZED CLINICS

Further ensuring that all residents' needs are catered for, a hospital and specialized clinics will serve the community.



BUSINESS & RETAIL

Shopping and doing business will never be the same again. Located in the downtown area, the mixed-use district will buzz with life.

THE UNITS

Each and every standalone villa at Hillside boasts unparalleled views of The Waterfront, The Greenwood and The Spine. Living on the hill has never been better... **Welcome to Hillside.**











IGC Villas

by Hillside

Seeking the finer things in life, this state of the art development provides you with eight of a kind peculiar villas. Endeavor the fresh start you've always longed for by selecting The 8 by Hillside, a community within the community. These luxury homes, built on hills have been designed to serve every aspect of your life.



The Hillside villas of IGC make peace a surrounding and not just a state of mind. A journey that starts with a private entrance, driving up to the hill also giving you the highest level of privacy. Arriving to a home in the heart of the hill, surrounded by green open spaces and uniquely crafted hill experiences, providing you with the utmost pristine living.

The Hillside Villas Of IGC is designated to accommodate your lifestyle and aspirational living. These villas are a short distance away from IGC community center to cater to your daily needs. While also resting on the hill near Whyte neighborhood. Both overlooking luscious landscaping and open spaces.





IGC VILLAS BY HILLSIDE



IGC VILLAS BY HILLSIDE



OUR VILLAS

PRIME VILLA

The Prime place to call home for those just starting their journey together. The Prime Villa unit features a multitude of beautiful and sleek features, including the wonderful perks of Hillside views.





PRIME VILLA

FRONT VIEW



PRIME VILLA

BACK VIEW



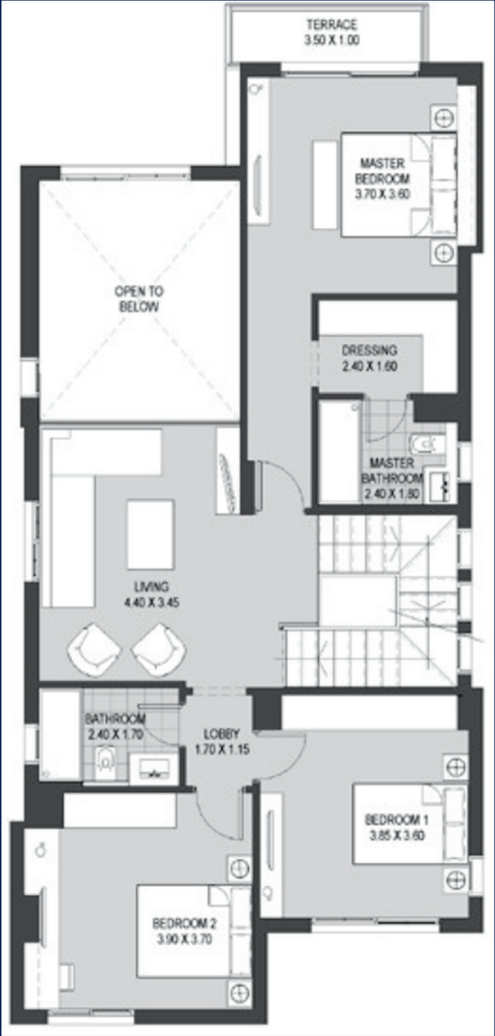


PRIME VILLA

Total Area : 250 sqm
Total Area With
Optional Penthouse : 275 sqm



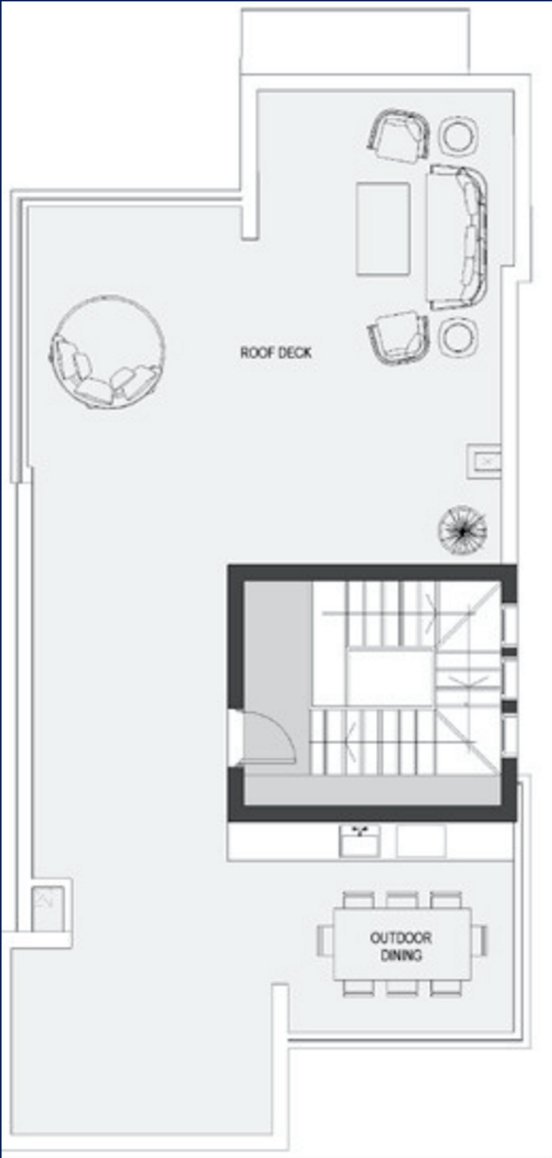
Ground Floor



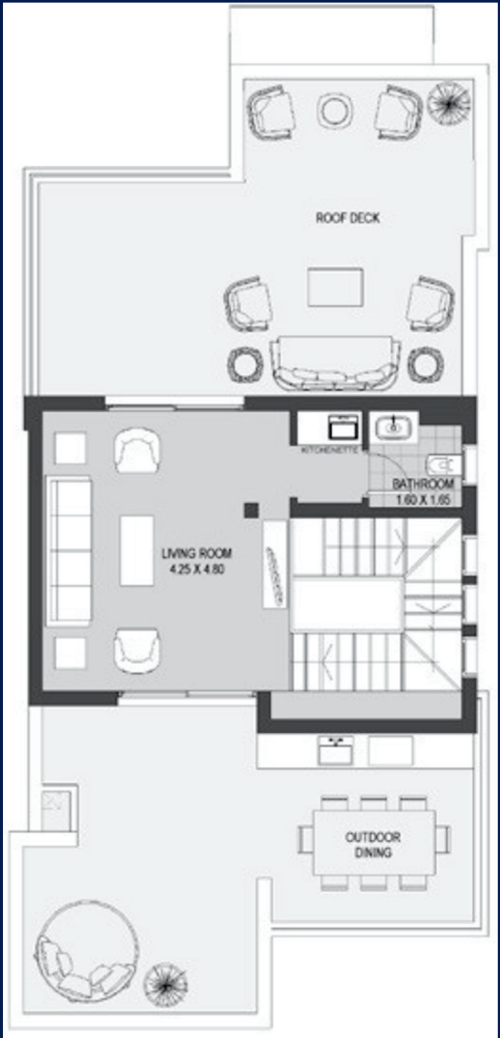
First Floor

PRIME VILLA

Total Area : 250 sqm
Total Area With
Optional Penthouse : 275 sqm



Roof Floor



Penthouse
(Optional)

HORIZON VILLA

With views across the horizon, the Horizon Villa features gorgeous double height windows that will be sure to illuminate your everyday life. Combining a smart and innovative design, this unit is all about living life in ease.





HORIZON VILLA

FRONT VIEW



HORIZON VILLA

BACK VIEW



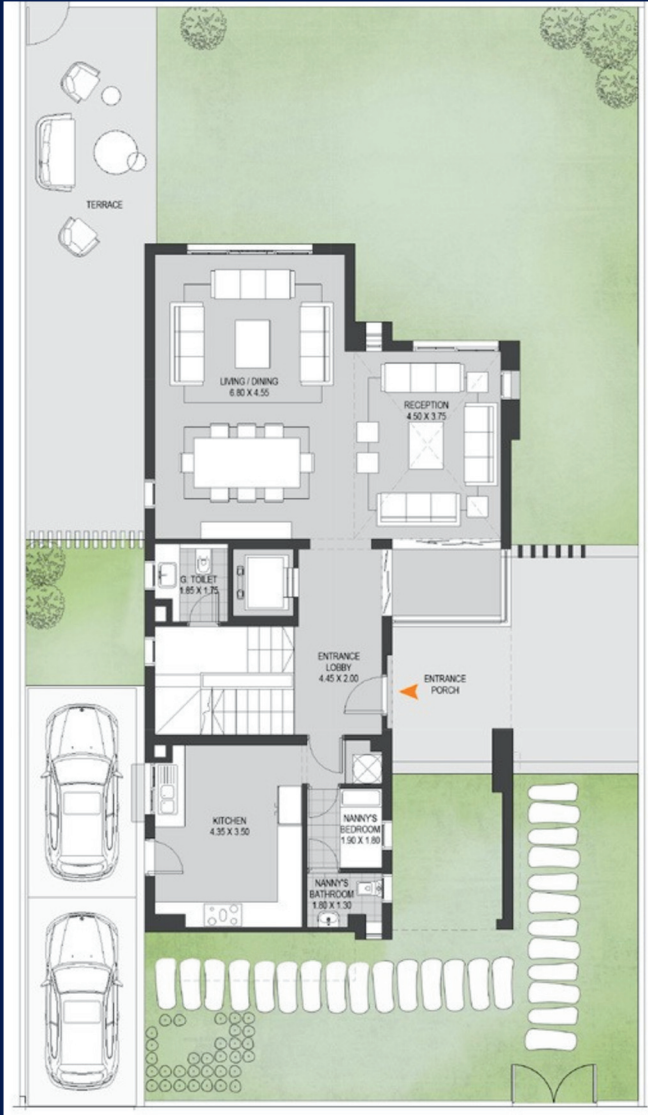






HORIZON VILLA

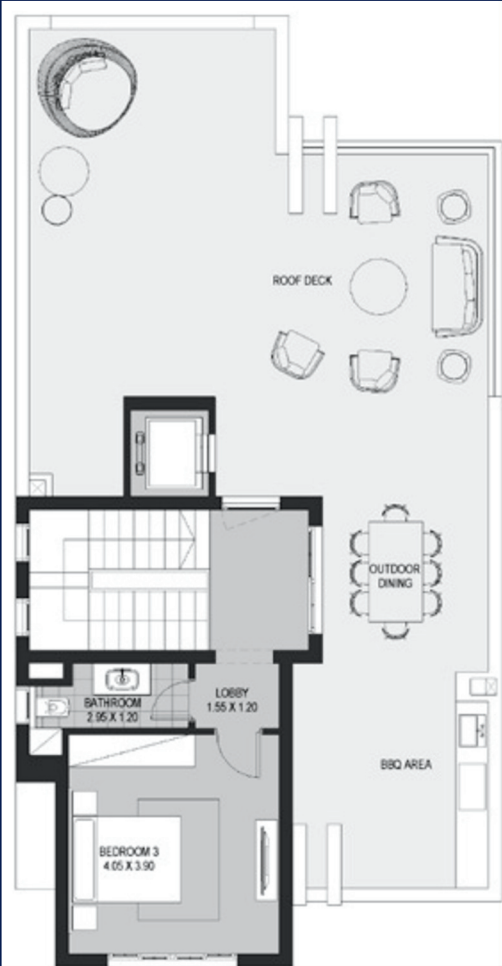
Total Area: 322 sqm



Ground Floor



First Floor



Roof Floor

GRAND VILLA

A large picture perfect family home, our Grand Villa offers an all around spacious atmosphere. Enjoy the stunning views of Hillside from the vast terrace of the Grand Villa, as well as a sleek and innovative design.





GRAND VILLA

FRONT VIEW



GRAND VILLA

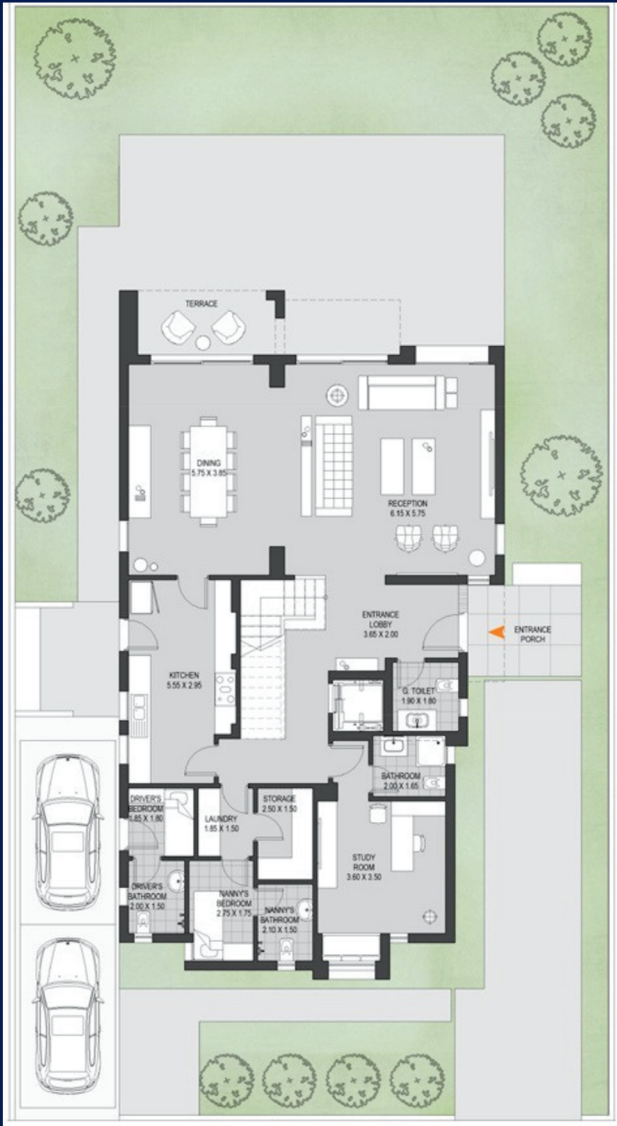
BACK VIEW



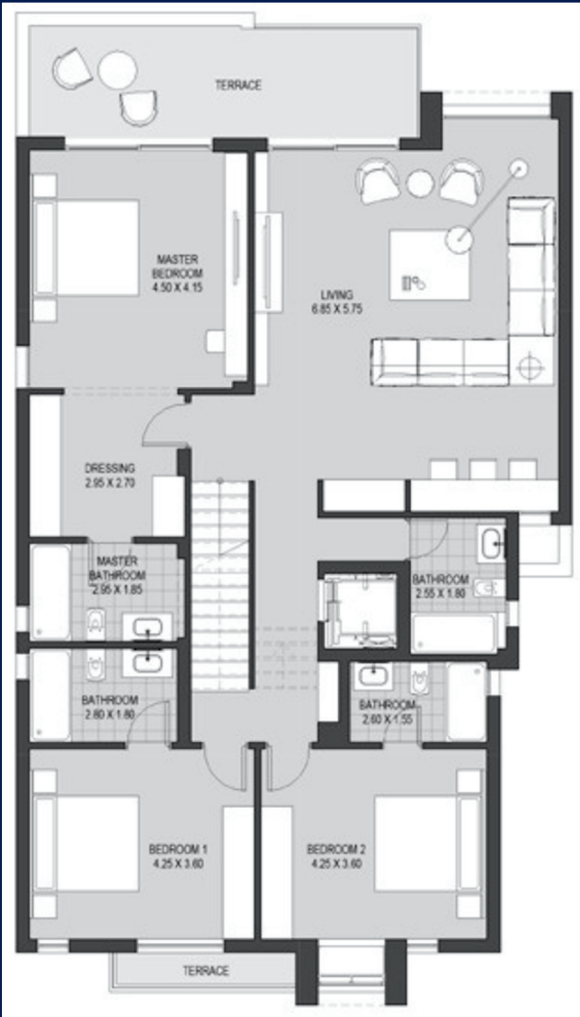


GRAND VILLA

Total Area: 400 sqm



Ground Floor



First Floor



Roof Floor

SINGLE STOREY VILLA

Exquisitely and efficiently designed, our signature single storey villas offer spacious one level living. Offering all the features you and your family would ever need, this beautiful home awaits you.





SINGLE STOREY VILLA

FRONT VIEW



SINGLE STOREY VILLA

BACK VIEW









SINGLE STOREY VILLA

Total Area: 332 sqm



Ground Floor



Roof Floor

THE MANSION



The largest IGC Villas, The Mansion, is an exclusive property with a limited amount of units at Hillside. This beautiful vast space exudes luxury and sophistication throughout every room, with windows that will let you bask in the morning sun and open spaces that will be sure to give you peace of mind.



THE MANSION

FRONT VIEW



THE MANSION

BACK VIEW









THE MANSION

Total Area: 520 sqm
Total Area with optional penthouse: 559 sqm



Ground Floor



First Floor

THE MANSION

Total Area: 520 sqm
Total Area with optional penthouse: 559 sqm



Roof Floor



Optional Penthouse



INTRODUCING OUR FULLY FINISHED VILLAS

Purchase your villa exquisitely designed and fully finished. Enjoy the added benefit of simply walking into your new home and furnishing it to your taste, and leave the rest to us.

LUXURY FINISHING

DARK THEME

ENTRANCE FOYER, LIVING & DINING:

Flooring:
Option A: Imported marble tiles
Option B: Engineered wood flooring
Walls: Paint
Ceiling: Paint (white)

GUEST TOILET:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

SANITARY WARE:

Toilet: Duravit
Basin: Duravit
Bathroom sink mixer: Grohe
Shower set: Grohe

INTERNAL STAIRS:

Imported marble

BASEMENT BATHROOM:

Flooring: Local ceramic
Walls: Local ceramic and paint.
Ceiling: Paint (white)
Sanitary ware and mixers:
Ideal standard

BEDROOMS:

Flooring: HDF
Walls: Paint
Ceiling: Paint (white)

BATHROOMS:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

KITCHEN:

Flooring: Local porcelain tiles
Walls: Paint
Ceiling: Paint (white)

INTERNAL DOORS:

Lacquer paint finish

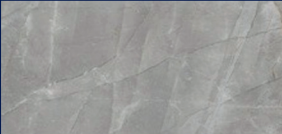
PENTHOUSE BATHROOM:

Flooring: Local ceramic
Walls: Local ceramic and paint.
Ceiling: Paint (white)
Sanitary ware and mixers:
Ideal standard

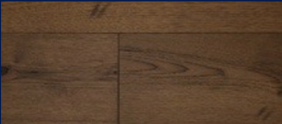
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ENTRANCE | RECEPTION | DINING



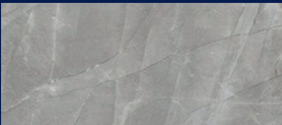
FLOORING OPTION A:
GREY IMPORTED MARBLE



FLOORING OPTION B:
DARK ENGINEERED WOOD

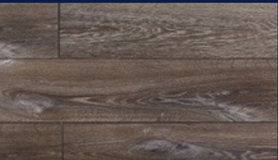


WALLS: PAINT

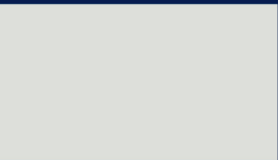


STAIRS:
GREY IMPORTED MARBLE

BEDROOMS



FLOORING:
DARK HDF



WALLS:
PAINT

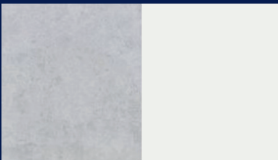


INTERNAL DOORS:
LACQUER PAINT FINISH

BATHROOMS



FLOORING:
GREY PORCELAIN



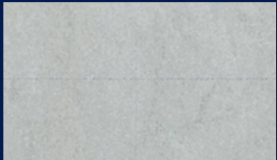
WALLS:
PORCELAIN & PAINT



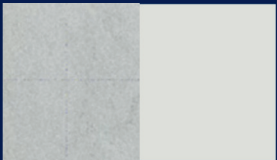
VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

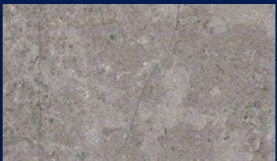
GUEST TOILET



FLOORING :
GREY PORCELAIN



WALLS:
GREY PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

LUXURY FINISHING

LIGHT THEME

ENTRANCE FOYER, LIVING & DINING:

Flooring:
Option A: Imported marble tiles
Option B: Engineered wood flooring
Walls: Paint
Ceiling: Paint (white)

GUEST TOILET:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

SANITARY WARE:

Toilet: Duravit
Basin: Duravit
Bathroom sink mixer: Grohe
Shower set: Grohe

INTERNAL STAIRS:

Imported marble

BASEMENT BATHROOM:

Flooring: Local ceramic
Walls: Local ceramic and paint.
Ceiling: Paint (white)
Sanitary ware and mixers:
Ideal standard

BEDROOMS:

Flooring: HDF
Walls: Paint
Ceiling: Paint (white)

BATHROOMS:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

KITCHEN:

Flooring: Local porcelain tiles
Walls: Paint
Ceiling: Paint (white)

INTERNAL DOORS:

Lacquer paint finish

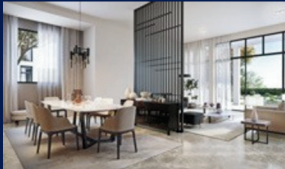
PENTHOUSE BATHROOM:

Flooring: Local ceramic
Walls: Local ceramic and paint.
Ceiling: Paint (white)
Sanitary ware and mixers:
Ideal standard

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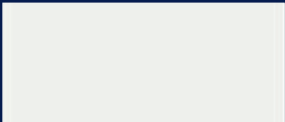
ENTRANCE | RECEPTION | DINING



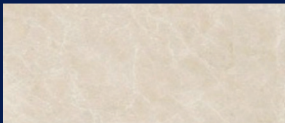
FLOORING OPTION A:
BEIGE IMPORTED MARBLE



FLOORING OPTION B:
LIGHT ENGINEERED WOOD

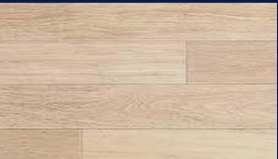


WALLS: PAINT

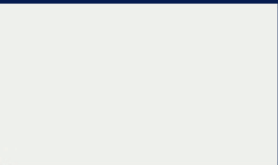


STAIRS:
BEIGE IMPORTED MARBLE

BEDROOMS



FLOORING:
LIGHT HDF

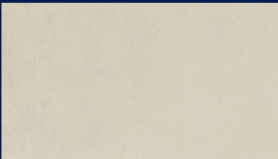


WALLS:
PAINT

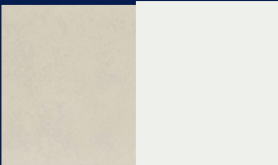


INTERNAL DOORS:
LACQUER PAINT FINISH

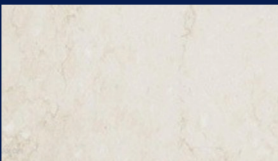
BATHROOMS



FLOORING:
BEIGE PORCELAIN



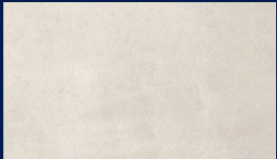
WALLS:
PORCELAIN & PAINT



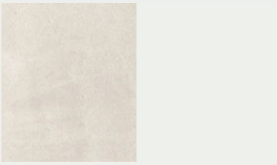
VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

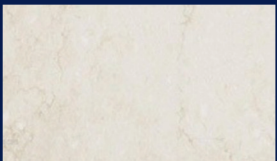
GUEST TOILET



FLOORING :
BEIGE PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: GROHE
SANITARY WARE: DURAVIT

DELUXE FINISHING

DARK THEME

ENTRANCE FOYER, LIVING & DINING:

Flooring: Local Marble
Walls: Paint
Ceiling: Paint (white)

GUEST TOILET:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

SANITARY WARE:

Toilet: Ideal Standard
Basin: Ideal Standard
Bathroom sink mixer: Ideal Standard
Shower set: Ideal Standard

INTERNAL STAIRS:

Local marble

BEDROOMS:

Flooring: HDF
Walls: Paint
Ceiling: Paint (white)

BATHROOMS:

Flooring: Local ceramic tiles
Walls: Ceramic tiles & Paint
Ceiling: Paint (white)

KITCHEN:

Flooring: Local ceramic tiles
Walls: Paint
Ceiling: Paint (white)

INTERNAL DOORS:

Lacquer paint finish

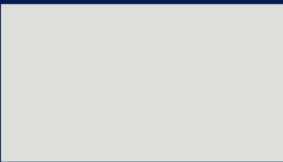
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ENTRANCE | RECEPTION | DINING



FLOORING & STAIRS :
GREY LOCAL MARBLE

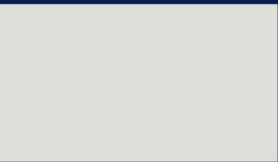


WALLS:
PAINT

BEDROOMS



FLOORING:
DARK HDF

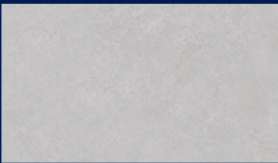
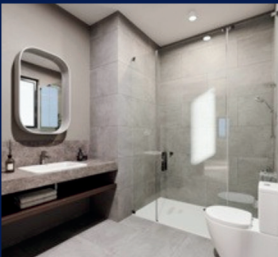


WALLS:
PAINT

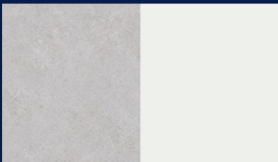


INTERNAL DOORS:
LACQUER PAINT FINISH

BATHROOMS



FLOORING:
GREY LOCAL CERAMICS



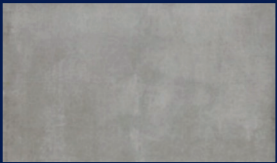
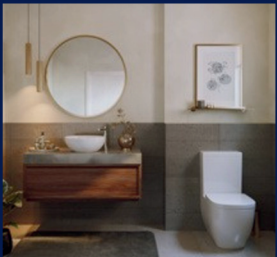
WALLS:
LOCAL CERAMICS & PAINT



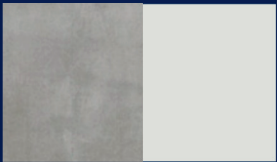
VANITY TOP:
LOCAL MARBLE

MIXERS: IDEAL STANDARD
SANITARY WARE: IDEAL STANDARD

GUEST TOILET



FLOORING :
GREY PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

MIXERS: IDEAL STANDARD
SANITARY WARE: IDEAL STANDARD

DELUXE FINISHING

LIGHT THEME

ENTRANCE FOYER, LIVING & DINING:

Flooring: Local Marble
Walls: Paint
Ceiling: Paint (white)

GUEST TOILET:

Flooring: Local porcelain tiles
Walls: Porcelain & Paint
Ceiling: Paint (white)

SANITARY WARE:

Toilet: Ideal Standard
Basin: Ideal Standard
Bathroom sink mixer: Ideal Standard
Shower set: Ideal Standard

INTERNAL STAIRS:

Local marble

BEDROOMS:

Flooring: HDF
Walls: Paint
Ceiling: Paint (white)

BATHROOMS:

Flooring: Local ceramic tiles
Walls: Ceramic tiles & Paint
Ceiling: Paint (white)

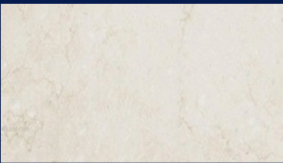
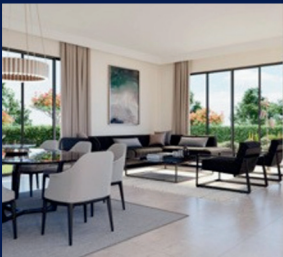
KITCHEN:

Flooring: Local ceramic tiles
Walls: Paint
Ceiling: Paint (white)

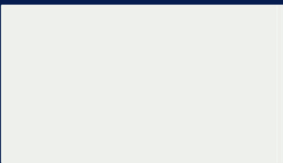
INTERNAL DOORS:

Lacquer paint finish

ENTRANCE | RECEPTION | DINING

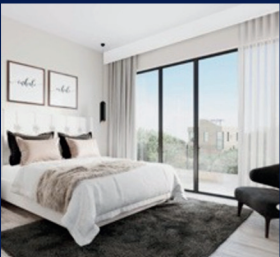


FLOORING & STAIRS :
BEIGE LOCAL MARBLE

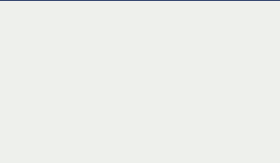


WALLS:
PAINT

BEDROOMS



FLOORING :
LIGHT HDF



WALLS:
PAINT

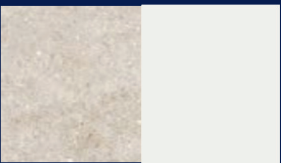


INTERNAL DOORS:
LACQUER PAINT FINISH

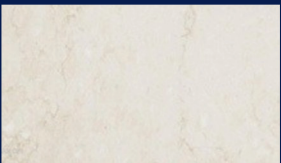
BATHROOMS



FLOORING:
BEIGE LOCAL CERAMICS

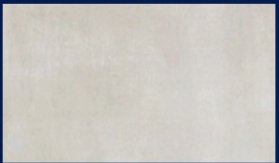


WALLS:
LOCAL CERAMICS & PAINT

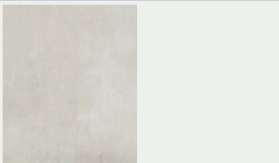


VANITY TOP:
LOCAL MARBLE

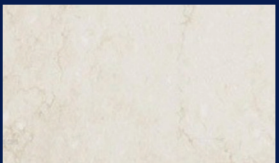
GUEST TOILET



FLOORING :
BEIGE PORCELAIN



WALLS:
PORCELAIN & PAINT



VANITY TOP:
LOCAL MARBLE

DISCLAIMER

- IGC Development reserves the right to make minor alterations.
- Finishing materials are not final and subject to market availability and substitutions without the need of notification to the Buyers.
- Any alternative materials will be of a similar standard.
- All furniture, accessories, lighting fixtures, AC units and fixed decorative features are not part of the finishing package.
- Wood work, shower cabinets and mirrors will not be included in the finishing package.
- The above mentioned specs does not apply to the nanny's and driver's bedroom and bathroom.
- External stairs are not included in the finishing package.



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