



# INNER CIRCLE

Saral, Alibaug



## ABOUT US

Step into a world surrounded by a lush expanse that the modern concrete jungle craves! A gated community that embodies a minimalistic aesthetic, designed by the connoisseur of architecture, Pinakin Patel.

# USPs

Step into a world surrounded by a lush expanse that the modern concrete jungle craves! A gated community that embodies a minimalistic aesthetic.



A 10-min drive from the Mandwa Jetty



Easy accessibility to the big city



Multiple amenities



Abundance of greenery



## LOCATION

A peaceful and exclusive island, part of the Konkan region, Alibaug is bound on the north and west by the sea.

Alibaug and its entire vicinity are well connected by roads and waterways.



URBAN WELLNESS SPACE



LIVING ROOM



CLUBHOUSE



SWIMMING POOL



IC CONDOS



IC VILLAS WITH CONVENIENCES



DINING AREA



LEISURE ROOM



IC VILLAS



URBAN WELLNESS SPACE



IC CONDOS



IC VILLAS



IC VILLAS WITH CONVENIENCES

## EXTERIOR

An urban wellness space, surrounded by nature for relaxation. Embodying an informal elegance, the villas make for the perfect escape.



SPACIOUS KITCHEN



LIVING ROOM



DINING AREA

# INTERIOR

An urban wellness space, surrounded by nature for relaxation. Embodying an informal elegance, the villas make for the perfect escape.



CLUBHOUSE



SWIMMING POOL



RELAXATION ROOM



POOL AREA

## LEISURE

An urban wellness space, surrounded by nature for relaxation. Embodying an informal elegance, the villas make for the perfect escape.



# TEAM

Inner Circle is a culmination of a passion realized by those excelling in the service, design, and real estate sectors. Their collective vision has brought to life, Inner Circle, a tranquil escape.



**Sahil Vora**  
**Partner**

*sv@silagroup.co.in*

Sahil Vora is the Founder and Managing Director of SILA. SILA is a Real Estate platform that manages over 125 million sq. ft. of Real Estate, across 125 cities in India with over 16,000 employees.

Prior to the creation of SILA, Mr. Vora served as a Financial Analyst at George Weiss Associates, a USD 3 billion hedge fund in New York, USA.



**Harsh Mehta**  
**Partner**

*harsh@top-notch.in*

Harsh Mehta is the Director and Managing Director of Top Notch Realty Pvt. Ltd. and High End Developers Pvt. Ltd. Top Notch Realty was founded in 2005, after gaining experience and understanding of the construction business.

His plans include developing various other residential/ hospitality and commercial projects.



**Krishan Kapur**  
**Partner**

*krishan.kapur@jckgroup.in*

Krishan Kapur is the Founder and Managing Director of JCK Group which has successfully developed Industrial Township projects across the country.

Prior to founding JCK, Krishan spent close to a decade at Deutsche Bank as an investment banker. In addition to Inner Circle, Krishan is working on a resort township in Mandwa, Alibaug.



**Pinakin Patel**  
**Architect**

Pinakin Patel has successfully delivered several high-end projects in Alibaug for over 25 years. He presently lives in Alibaug and has been featured in Architectural Digest and various other publications for his marquee designs in the region.

He brought a perfect mélange of free-spirited creativity and a deep understanding of the local market to give Inner Circle the aesthetic fitting for new-age community living.

# PLANS

## Phase 1 Plan

Inner Circle Phase 1 hosts 32 condominiums and 7 bespoke villas that exude modernity and serenity. Each unit, the open spaces, and the clubhouse are carefully designed to achieve collective harmony while retaining a sense of individuality.

## Villas

Inner Circle's lavish villas offer a complete package of all the comforts and conveniences one could ask for. The villas showcase a blend of contemporary aesthetics while harmonizing perfectly with the nature surrounding them.

## Condos

Inner Circle's condos make for the perfect place to achieve tranquillity. A contemporary space suffused with an abundance of natural light and a stone's throw away from all the conveniences this community living concept has to offer.



“Nature is the purest portal to inner-peace”



## Condos

**2BHK**

**FIRST FLOOR (CONDO A)**

**DIMENSIONS**

1. Living and Dining Area	20' 0" x 17' 7"
2. Verandah	20' 0" x 7' 11"
3. Kitchen	8' 2" x 12' 1"
4. Dry Balcony	6' 3" x 3' 7"
5. Powder Room	4' 5" x 4' 8"
6. Master Bedroom	12' 2" x 13' 1"
7. Master Toilet	11' 5" x 6' 11"
8. Bedroom - 1	12' 2" x 12' 3"
9. Bedroom - 1 Toilet	4' 11" x 10' 10"
10. Staff Room	5' 8" x 7' 8"
11. Staff Toilet	5' 5" x 4' 2"

A. RERA Usable Area	1,125 Sq. Ft.
B. Exclusive Area	200 Sq. Ft.
C. Total Area	1,325 Sq. Ft.

Please Note: The above image is an artist's expression of the floor plan. The areas provided above are approximate, quantifiable by the standard dimension provided.

# Condos

**3BHK**

**THIRD FLOOR (CONDO A)**

**DIMENSIONS**



1. Living and Dining Area	20' 0" x 17' 7"
2. Verandah	20' 0" x 7' 11"
3. Kitchen	8' 2" x 12' 1"
4. Dry Balcony	6' 3" x 3' 7"
5. Powder Room	4' 11" x 4' 8"
6. Master Bedroom	12' 2" x 13' 1"
7. Master Bedroom Balcony	12' 5" x 8' 2"
8. Master Bedroom Toilet	11' 5" x 7' 5"
9. Bedroom - 1	12' 2" x 12' 3"
10. Toilet - 1	4' 11" x 10' 10"
11. Bedroom - 2	11' 6" x 13' 1"
12. Bedroom - 2 Balcony	11' 9" x 8' 2"
13. Toilet - 2	7' 10" x 7' 5"
14. Staff Room	5' 10" x 6' 10"
15. Toilet	5' 8" x 3' 6"
16. Lift	4' 11" x 5' 11"
17. Entrance Lobby	5' Wide

A. RERA Usable Area	1,570 Sq. Ft.
B. Exclusive Area (Balconies)	130 Sq. Ft.
C. Exclusive Area (Garden)	1,440 Sq. Ft.
D. Total Area	3,140 Sq. Ft.

Please Note: The above image is an artist's expression of the floor plan. The areas provided above are approximate, quantifiable by the standard dimension provided.



## Condos

### 3BHK TERRACE

#### TERRACE FLOOR (CONDO A)

#### DIMENSIONS

1. Terrace	41' 6" x 31' 0"
2. Toilet	5' 5" x 3' 3"
3. Store	5' 10" x 5' 8"
4. Lift	4' 11" x 5' 11"
5. Entrance Lobby	5' Wide

A. RERA Usable Area	1,570 Sq. Ft.
B. Exclusive Area (Balconies)	130 Sq. Ft.
C. Exclusive Area (Terrace)	1,440 Sq. Ft.
D. Total Area	3,140 Sq. Ft.

## Condos



### 3BHK

#### GROUND FLOOR (CONDO A)

#### DIMENSIONS

1. Living and Dining Area	20' 0" x 17' 7"
2A. Verandah	32' 3" x 7' 11"
2B. Exclusive Use Verandah for A-02	580 Sq. Ft.
3. Kitchen	8' 2" x 12' 1"
4. Dry Balcony	6' 3" x 3' 4"
5. Powder Room	4' 11" x 4' 8"
6. Master Bedroom	12' 2" x 13' 1"
7. Master Bedroom Toilet	11' 5" x 7' 5"
8. Bedroom - 1	12' 2" x 12' 3"
9. Toilet - 1	4' 11" x 10' 10"
10. Bedroom - 2	11' 6" x 13' 1"
11. Toilet - 2	7' 10" x 7' 5"
12. Staff Room	5' 10" x 6' 10"
13. Toilet	5' 8" x 3' 6"
14. Lift	4' 11" x 5' 11"
15. Entrance Lobby	5' Wide

A. RERA Usable Area	1,380 Sq. Ft.
B. Exclusive Area (Balconies)	330 Sq. Ft.
C. Exclusive Area (Garden)	580 Sq. Ft.
D. Total Area	2,290 Sq. Ft.

# AMENITIES

Inner Circle offers a variety of amenities to residents to enhance their community-living experience. These may include recreational facilities as well as common areas for socializing.



**Community Manager**



**Library Lounge**



**Swimming Pool**



**Community Kitchen**



**Gymnasium**



**Massage Room**



**Games Room**



**Putting Green**



# INNER CIRCLE

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