

A PROJECT BY



#### IT'S NOT JUST HOME,

# IT'S DIFFERENT

Welcome to a realm of unparalleled luxury where every corner of your home is a testament to opulence. From the moment you step inside, you are greeted by the finest materials and exquisite craftsmanship.







IT'S NOT JUST A CHOICE,

## IT'S WAY OF LIVING

Indulge in the art of serene living with our luxurious residences, where every corner is a testament to comfort and sophistication.

#### IT'S NOT JUST A LOCATION,

# IT'S CONNECTIVITY

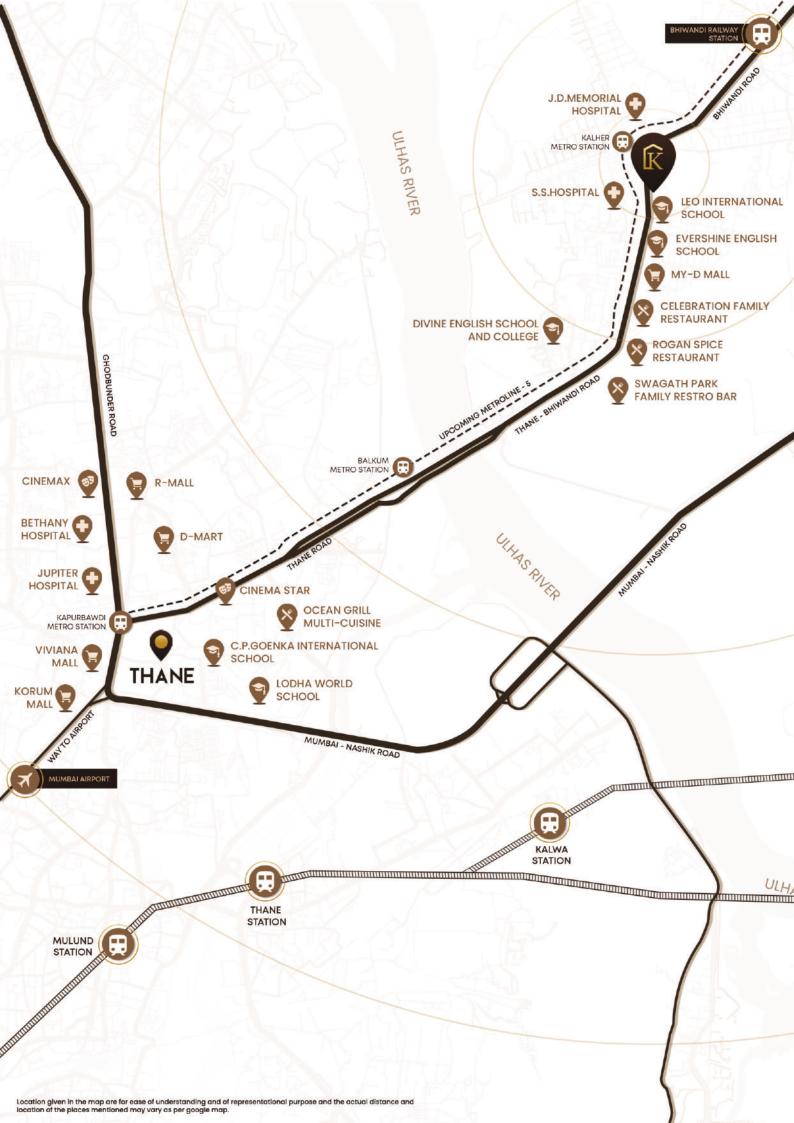
Discover the epitome of convenience at our prime location, where every essential of daily life is just steps away. With shopping, dining, and entertainment options at your doorstep, our community ensures that you spend less time commuting and more time enjoying the comforts of home.





# PICTURESQUE LOCATION







IT'S NOT JUST A LOBBY,

## IT'S AN EXPERIENCE

"Experience real estate beyond bricks

— step into elegance."

# SITE PLAN

- 1 FOUR WHEELER PARKING
- 2 CLUB HOUSE
- 3 BASKET BALL TURF
- 4 TENNIS TURF
- 5 GAZEBO
- 6 JOGGING TRACK
- 7 WATER BODY
- 8 SENIOR CITIZEN AREA
- 9 TWO WHEELER PARKING
- 10 KIDS PLAY AREA
- 11 CRICKET TURF







# AMENITIES

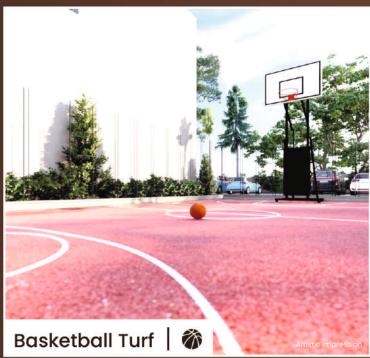










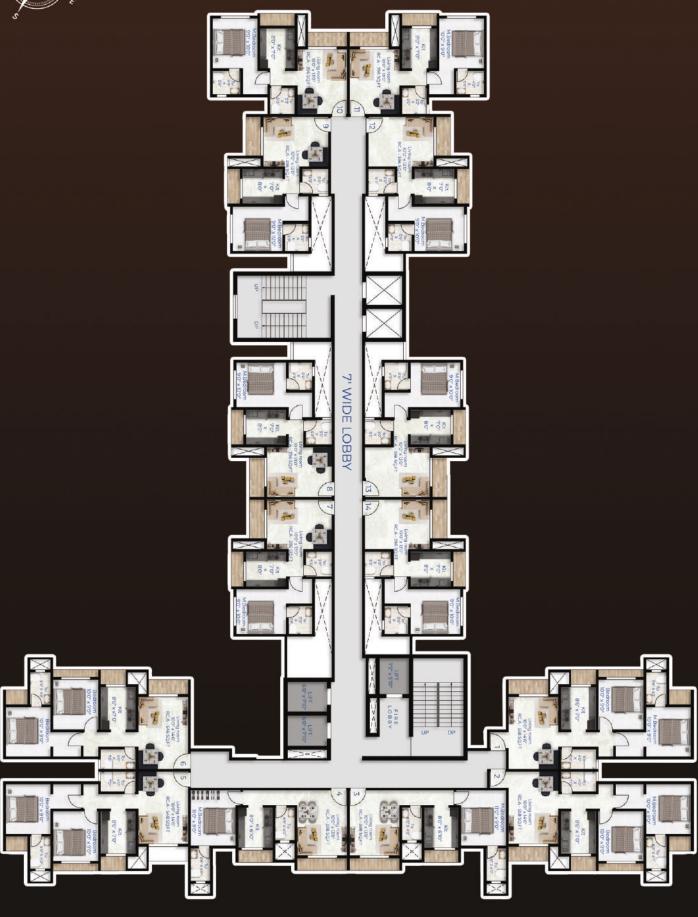












TYPICAL FLOOR PLAN 1st TO 23rd

#### 1 BHK FLAT ISOMETRIC VIEW





## **SPECIFICATIONS**

#### **ill** | BUILDING

- R.C.C. frame structure with overhead water tank. Quality cement plastering.
- Surroundings with good planned tress and Compound wall.
- Main entrance of building will be in MS gate.

#### **i** | EXTERNAL

- · Good Quality elevators.
- Staircase and passage light with battery backup.
- Water rising for firefighting purpose at every floor.
- External painting weather coat paint.
   Well-designed main entrance lobby.
- · Watchman cabin.
- CCTV camera in each floor passage, lift, entrance gate, and parking area.
- All Type of fitting will be in standard company.

#### **X** KITCHEN

 2' wide Black granite kitchen platform with S.S. sink.

#### DOORS & WINDOWS

- Door will be in ISI mark Plywood with Branded laminate sheet.
- · Standard quality wooden Door Frame.
- Aluminum sliding window powder coating.
- · All lock &stopper in standard quality.

#### **I FLOORING AND FINISHES**

- All floor tiles in 2X2 vitrified 1st quality premium tiles.
- · Full tiles in bathroom.
- · Loft in h bathroom for storage.
- Lobby & Staircase 2'X2' Standard tiles& (Green Cota)
- Glazed tile dado above platform, full tiles up to wall.

#### **Ø** | PLUMBING

All concealed plumbing with ISI - Mark pipe.
 Internal complete fitting shall be of premium quality.

#### ( | ELECTRIC

 Concealed electrical wiring with standard quality switches and wire (polycab or R.R cable)

# CRAFTING UNCOMMON RESIDENCE Immerse yourself in the lavishness of spacious rooms adorned with high-end finishes, where comfort and style seamlessly intertwine to elevate your living experience.



#### ARCHITECT H.K Design Consultants

#### OFFICE ADDRESS

H.No.2825/1& 2825/2, Shivaay Developers, Kartik Enclave, Near Jai Gurudev Complex, Behind ICICI Bank, Kalher 421302

#### SITE ADDRESS

Kartik Enclave, Near Jai Gurudev Complex, Behind ICICI Bank, Kalher 421302



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Shivaay Developer