



HIGHFLYING LIFESTYLES



DOWN TO EARTH RATES



PHASE II

PHASE I

Planned To Bring
Your Dreams To Life

Artist's Impression

Simple Elegance, Unbeatable Convenience

Make the most of all life has to offer, in homes designed to delight your aesthetic senses as well as your financial sensibilities. With architecture, layouts and space to accommodate your dreams, matched by a location that promises exponential rates of growth, Shubh Nilaya is more than a home to enjoy; it's a lifestyle that promises appreciation.



Entrance Gate of Phase I

Artist's Impression



Typical Building Elevation For Phase II

Artist's Impression

The good life is closer than you think

Advantageously situated in the fast-growing suburb of Lohegaon, Shubh Nilaya gives you smooth access to everything you need to experience the good life, from shopping to entertainment. The bucolic environs belie the proximity of the city hub located barely minutes away, making commutes to work and back comfortably quick.





360 Degrees of Comfort

Thoughtfully laid out, with ample space to meet almost any design style, Shubh Nilaya homes will inspire the interior decorator in you to reach for new heights. Voluminous yet discrete, the living spaces create a harmonious blend of expansiveness and privacy, ideal for convivial gatherings or soul-centering alone-time.

SPECIFICATION

STRUCTURE

- Earthquake resistance R.C.C frame structure.
- External / internal walls in AAC / Block work of 5" thickness.

PLASTER & PAINTING.

- Sand face external plaster & neeru/gypsum finish internal plaster.
- Good quality acrylic / cement paint for exteriors walls.
- Good quality oil bond distemper for internal wall.

FLOORING & DADO

- Vitrified tiles flooring 2' x 2' & skirting.
- Antiskid ceramic tiles flooring for attached sitout & dry balcony.
- Antiskid ceramic tile flooring with designer glazed tile dado up to lintel level for all toilets for 2 RHK.
- Antiskid ceramic tile flooring with designer glazed tile dado up to lintel level for bathroom & 3FT dado in WC for 1 & 1.5 RHK.

ELECTRIFICATION

- Concealed electric copper wiring.
- Good quality modular switches.
- T.V. point in living room.
- Miniature circuit breakers with distribution board for safety.

DOOR & FRAMES

- Attractive main entrance door with good quality fixture.
- Laminated door shutter & frame with cylindrical locks for rooms.
- Granite door frame & laminated door shutter & cylindrical lock for toilets.

WINDOWS

- Powder coated aluminum windows.
- M.S. safety grills for windows.
- Marble sill for all windows.

KITCHEN

- Granite top for platform with S.S. sink.
- Designer dado tiles up to 2' above kitchen platform.
- Exhaust fan provision.
- Provision for washing machine in dry balcony.
- Separate tap for drinking & washing in sink.

SANITARY & PLUMBING

- Concealed plumbing.
- Chromium plated standard CP fittings jaguar or equivalent.
- Hot & cold mixer for bathroom.

Artist's Impression



1 RHK

- | | | |
|---------------------|----------------|-------------|
| 1. Living Room | 4. Dry Balcony | 7. Bathroom |
| 2. Sitout / Balcony | 5. Room | |
| 3. Kitchen | 6. WC | |

1.5 RHK

- | | | |
|---------------------|----------------|-------------|
| 1. Living Room | 4. Dry Balcony | 7. Bathroom |
| 2. Sitout / Balcony | 5. Room | 8. Room |
| 3. Kitchen | 6. WC | |



Artist's Impression



Artist's Impression

2 RHK

- | | | |
|---------------------|----------------|-------------------|
| 1. Living Room | 4. Dry Balcony | 7. Master Bedroom |
| 2. Sitout / Balcony | 5. Room | 8. Toilet |
| 3. Kitchen | 6. Toilet | |



Living well is An everyday affair

Life is a celebration, and this is where you can experience it! Get a head start on your wellness plan at the well-equipped gymnasium, or on the landscaped lawns, if you prefer to get your blood pumping in the refreshing outdoors.

When it comes to enjoying life's many occasions, there's no better venue than the modern clubhouse with its expansive greens. It provides the perfect settings for social gatherings big and small





Common Amenities

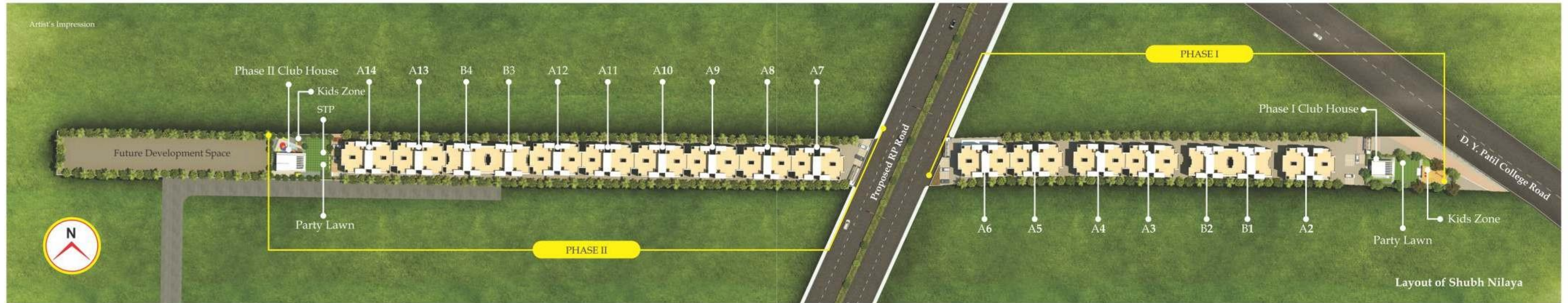
- Design landscaped garden with party lawn.
- Club house with indoor games, multipurpose hall.
- Gymnasium hall with equipments.
- Children play area with equipments.
- Trimix internal road.

- Lifts with generator / power back up.
- Power plug point for inverter in each flat.
- Decorative entrance gate/plaza with security watchman's cabin.
- Generator/power back up for common area, water pumps.



- Common toilet in parking area.
- Rainwater harvesting.
- Decorative entrance lobby for each building.
- Decorative compound wall.
- Solar system.





So Much to Appreciate

Lohegaon, with its enviable proximity to the international airport, Pune-Nagar highway, and the upmarket enclaves of Viman Nagar and Kalayani Nagar, offers discerning buyers a rare opportunity to realise their lifestyle dreams without breaking their budgets. Access to some of the city's biggest and most frequented shopping centers, academic institutions and business parks is driving the location's popularity and rates, and the trend promises to continue well into the future.

Now you can share in this growth story, with a home of your own, at Shubh Nilaya.



SHUBH
NILAYA
*** High on living ***

FLOOR PLAN FOR WING A7 TO A14

WING A8, A10, A12, A14

WING A7, A9, A11, A13



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA SQ.FT
		FLAT CARPET	OPEN BALC.	SIT-OUT CARPET		
101,201,301,401	2 RHK	49.52	2.08	4.14	55.74	600.00
102,202,302,402	2 RHK	43.69	1.93	3.49	49.11	529.00
103,203,303,403	2 RHK	43.69	1.93	3.49	49.11	529.00
104,204,304,404	2 RHK	49.37	2.08	4.14	55.59	598.00



PHASE II MAHAREILA No.
P52100024835
<https://mahareila.maharashtra.gov.in>

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA SQ.FT
		FLAT CARPET	OPEN BALC.	SIT-OUT CARPET		
101,201,301,401	2 RHK	49.53	2.08	4.14	55.75	600.00
102,202,302,402	2 RHK	43.69	1.93	3.49	49.11	529.00
103,203,303,403	2 RHK	43.69	1.93	3.49	49.11	529.00
104,204,304,404	2 RHK	49.37	2.08	4.14	55.59	598.00

FLOOR PLAN FOR WING B3 & B4

WING B4

WING B3



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA SQ.FT
		FLAT CARPET	OPEN BALC.	SIT-OUT CARPET		
101,201,301,401	1 RHK	34.77	2.08	4.68	41.53	447.00
102,202,302,402	1 RHK	34.77	2.08	4.68	41.53	447.00
103,203,303,403	1 RHK	34.62	2.08	4.51	41.21	444.00
104,204,304,404	1.5 RHK	43.48	2.08	4.51	50.07	539.00



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103,203,303,403	1 RHK	34.62	2.08	4.51	41.21	444.00
104,204,304,404	1.5 RHK	43.48	2.08	4.51	50.07	539.00



Site Address

Shubh Nilaya, S. No. 291/1, D. Y. Patil College Road, Lohegaon, Pune - 411047.



PHASE I MAHARERA No.
P52100015446
<https://maharera.mahaonline.gov.in>



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P52100024835
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Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.