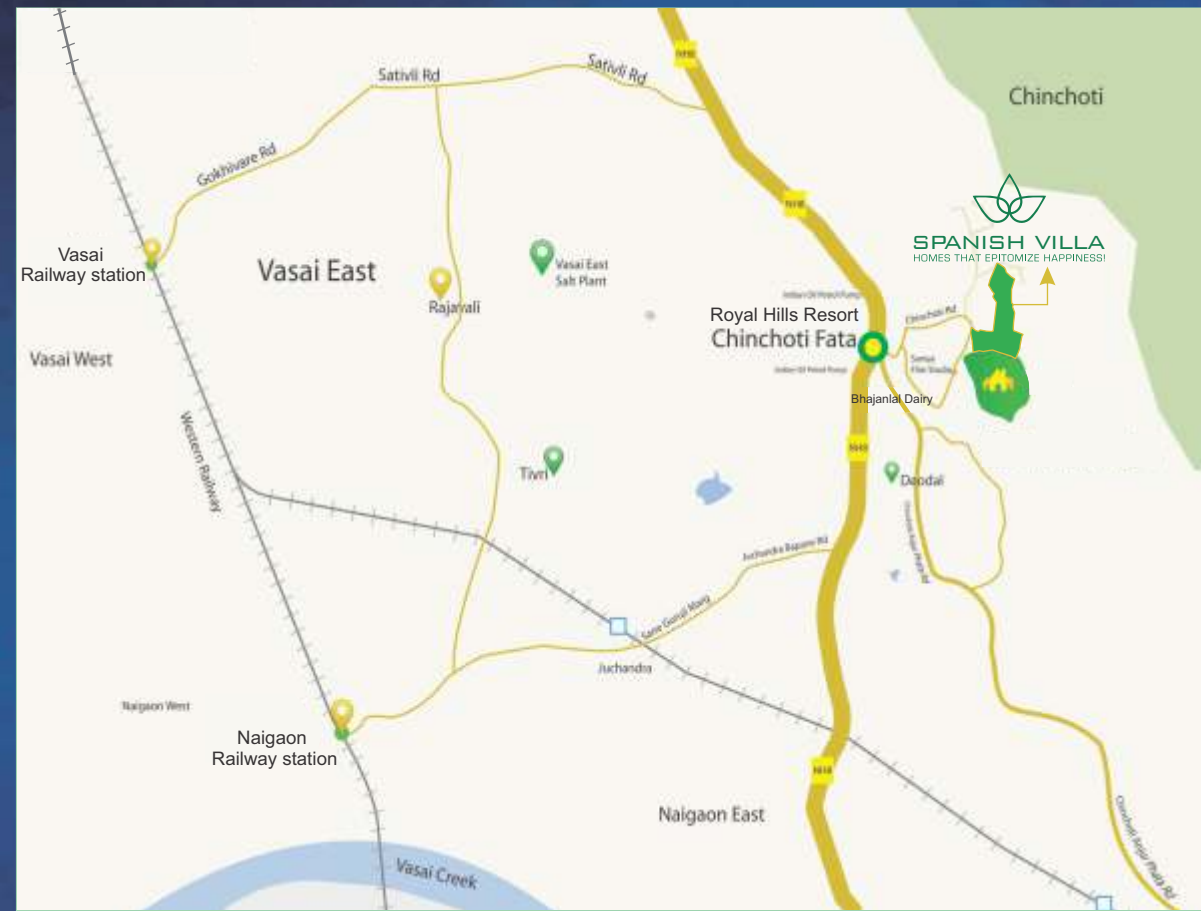


LOCATION MAP



A PRESTIGIOUS PROJECT BY
 **SHANTEE**
 Realty & Life Space

HEAD OFFICE
 Ground Floor, Shreenath Bhavan, 60 ft.Rd., Near Indu Hospital,
 K.T. Village, Off Ambadi Road, Vasai (W), Dist. Palghar - 401202.
 Tel : 0250 - 2331171 / 6090900. Email : info@shanteehomes.com
 Website : www.shanteehomes.com

SITE ADDRESS
 Spanish Villas, Near Sania Film Studio,
 Village - Chinchoti, Naigaon (E). Tal - Vasai, Dist-Palghar.
 Tel : 9689900026 / 27
 Project MahaRera Reistered

ARCHITECT
 M/s. Himesh Gupta & Associates
 Vasai (W)

LEGAL CONSULTANT
 Adv. Arun Singh
 Vasai

STRUCTURAL CONSULTANT
 G.R. Consultant
 Mira Road (E)

The Plans, specifications, images & other details herein are only indicative and subject to the approval of concerned authorities. The Developer/ Realtors reserves the right to change any or all of these in the interest of the development without prior notice or obligation. The printed material does not constitute an offer and / or contract of any type between the Developer/ Realtors & the recipient. Any purchase of premises shall be governed by the terms & conditions of the agreement for sale entered between the parties & no details mentioned in this brochure shall in any way govern such transactions.



SPANISH VILLA
 HOMES THAT EPITOMIZE HAPPINESS!



Exclusive lifestyle villas

Shot on Location

Just that extra bit of Luxury

SHANTEE REALTY & LIFESPACE

Shantee Group's journey began in 2005, & since then, they have established themselves as one of the premier real estate development companies in the city of Mumbai Suburb Vasai - Virar Sub region. The firm has a distinction in developing commercial projects & residential complexes which are deemed to be outstanding works of perfection. All of which is accomplished under the supervision of high quality test, professional management and timely completion of projects.

Shantee group deliver top-class structure with its continuous innovative construction strategies to achieve new milestones, leading it to surge ahead with its presence felt in the sector. No Project is executed without the help of the finest architects, creative designers & meticulous contractors, who then create some of the finest structures ever seen.

A major factor that has kept Shantee Group attuned to the growing customer demands & expectations, is its ability to remain in pace with its clientele's increasing needs. In its expedition, Shantee Group have gained the trust of customers by timely delivery of quality residential & commercial properties at affordable rates. For each brick laid to create a mighty & magnificent structure, the company remains committed towards the safety of the people it has been built for.

Shantee Group have built many reputed projects across Vasai-Virar region, Thane, which are home to more than 2000 satisfied families. The projects differ in sizes and style.

Over the years Shantee Group has giving its clients the best of both worlds-sovereign lifestyle at economical rates. With a clear & bright future & a defined principle.



SPANISH VILLA

HOMES THAT EPITOMIZE HAPPINESS!

A gated community of luxurious villas spread in about 4.5 acre in Chinchoti, Naigaon (E) loaded with 'Premium Lifestyle Amenities & open spaces dedicated to gardens.

Spanish Villa, nestled at the foothills of the majestic Sahyadri Mountain Ranges, it has the just right combination of 'Manmade & Natural' element that would make life at Spanish Villa feel like a dream



SPANISH VILLA
HOMES THAT EPITOMIZE HAPPINESS!

Spanish Villa is tucked away from the chaos of the city. It's built with a terraced structure, along the natural contours of the land. You know what; it's almost like life in a hill station!

Homes here are breezier, more spacious, lit with copious amounts of natural light, surrounded by a vast, lush-green landscape and designed to make the beholder stare in awe. These homes are surrounded by the most modern amenities, wrapped in absolute tranquility and placed in the lap of luxuries unknown in this segment before. What's more, the attention to detail is finer than ever. Prepare to inhabit Naigaon's latest landmark.





Each home in Spanish Villa is laid out on large expanse of free space, ensuring you'll never run out of the space you need. Each block bears its own distinctive identity, especially built with the surrounding landscape and greenery in mind. The residences thoughtfully account for more than just living. Rooms, entrances and exits are designed with the playful liveliness of children and senior citizens in mind, allowing freedom of movement for people as well as the breeze. Choose your own address from neatly designed Signature Villas, 1, 2, 3 & 4 BHK homes.





SPANISH VILLA
HOMES THAT EPITOMIZE HAPPINESS!



LOCATION ADVANTAGES

Spanish Villa, nestled at the foothills of the majestic Sahyadri Mountain Ranges. It has just the right combination of Manmade & Natural elements that would make life at Spanish Villa feel like a dream!

Karnalpada Hills & waterfall (3km)
Suruchi Beach (6km)
Royal Garden Resort (3km)



Vasai Fort
Lodha Temple (3 km)
Tungareshwar (3km)

Bhajanlal Dairy (1.5km)
Suvi Palace (3km)
Thakur shopping Mall & Big bazar (13 km)



Naigaon Station (9 km)
Dahisar (18 km)
Andheri (30 km)
Thane (25 km)
Sahara Airport (32 km)

Gnyanodaya Multipurpose High School & Jr. College (1.5 km)
Don Bosco School (6.2 km)
Engineering College (3.6km)





SPANISH VILLA
HOMES THAT EPITOMIZE HAPPINESS!



THE GAZEBO

Keeping in mind the hectic city life we have created homes that will give you the true feel of nature. With the lavish & modern styled Gazebo, you can have a live greenery poster of nature right outside your window. Now different types of butterflies and birds will be humming around your homes. Just open your window & gasp in the fresh air that you were longing for. Now morning walks will be fun and kids will enjoy their vacation to the fullest cycling around the gorgeous Gazebo.





AMENITIES

LIVING & BEDROOM

Mirror Finished designer Vitrified Tile Flooring.
Decorative Entrance Door with Ultra-Modern Lock.
POP False Ceiling.
POP smooth finished Wall with Plastic Paint.
Texture Paint Highlighted Wall.
Powder coated aluminum sliding windows.
Inverter Wiring.

KITCHEN

Modular Kitchen trolleys with kitchen cabinets.
Granite kitchen platform with stainless steel sink
and service platform.
Tiles in kitchen.

BATHROOM

Anti skid rustic tiles in floor.
Designer digital tiles up to door height.
Branded plumbing fittings.
C.P. Fittings of good quality
ELECTRICALS
Concealed copper wiring
with modular switches.
Sufficient electrical point in all rooms.
Washing machine point & outlet provision.
Safely features like MCB & ELCB.

SECURITY

CCTV in Complex Premises.
Professionally managed 24 hrs Security.






SPANISH VILLA
 HOMES THAT EPITOMIZE HAPPINESS!


CLUB HOUSE

Family time, personal time or playtime, Spanish Villa allows you to make the most of your day. Self contained in every sense of facility at your door steps. A magnificent clubhouse dedicated solely to your recreation & leisure includes world class gymnasium.



Children's Play Area



Garden Area



Multi Purpose Court




**COMMON
AMENITIES**

Club House with Gym.

Indoor Games such Billiards, Table Tennis, Carom & Chess.

Outdoor Games, Multipurpose court (Volleyball, Basketball, Badminton & Tennis).

Separate Child Play Area & Senior Citizen Park.

Generator/Inverter backup for common area.

24/7 CCTV Security for main gate entrance.

Compound wall around the periphery of the project.



Multipurpose Court



Sitting Area



Garden



Pool Table



Table Tennis



Gymnasium



Chess