

SHUBH
nirvana
~



blissful abode

What Do You Expect From Your New

home?



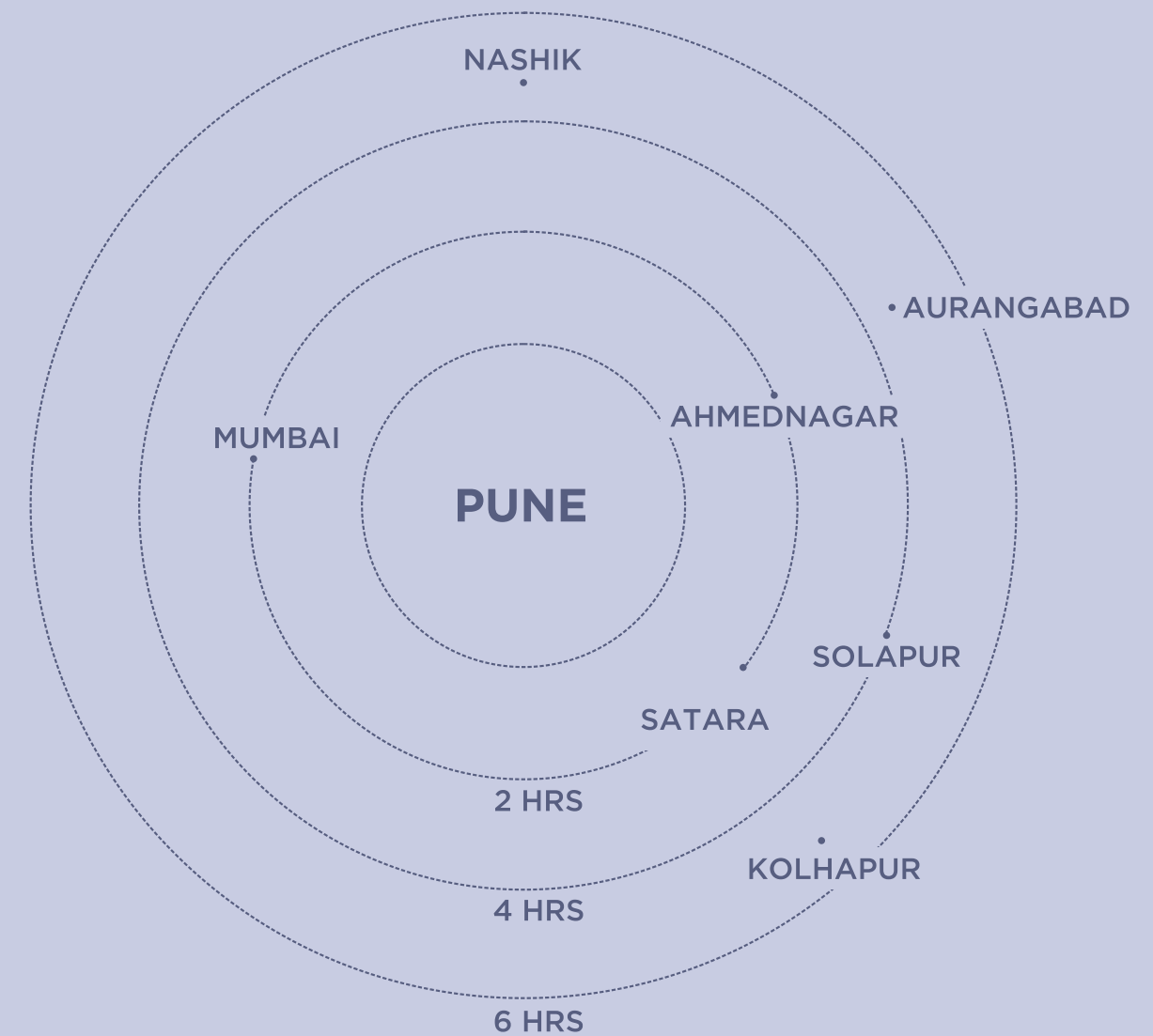
'OM' is more than a word; it is a cosmic vibration that helps us connect with the inner self. Your HOME at Shubh Nirvana encapsulates the essence of 'OM'. It is a space immersed in an abundance of tranquility that brings heartwarming harmony to your everyday existence.



Well-connected to a

World of Conveniences

Cherish life in a pristine, peaceful neighbourhood away from the city chaos. The cosmopolitan sophistication of Viman Nagar, together with proximity to everyday conveniences, makes **Shubh Nirvana** an incomparable address. Swanky malls, trendy clubs, plush restaurants and premium healthcare facilities are within your easy reach. The project also offers quick and easy access to the airport, IT parks and renowned schools/colleges.





10 MIN

KALYANI NAGAR
KOREGAON PARK
KHARADI IT PARK

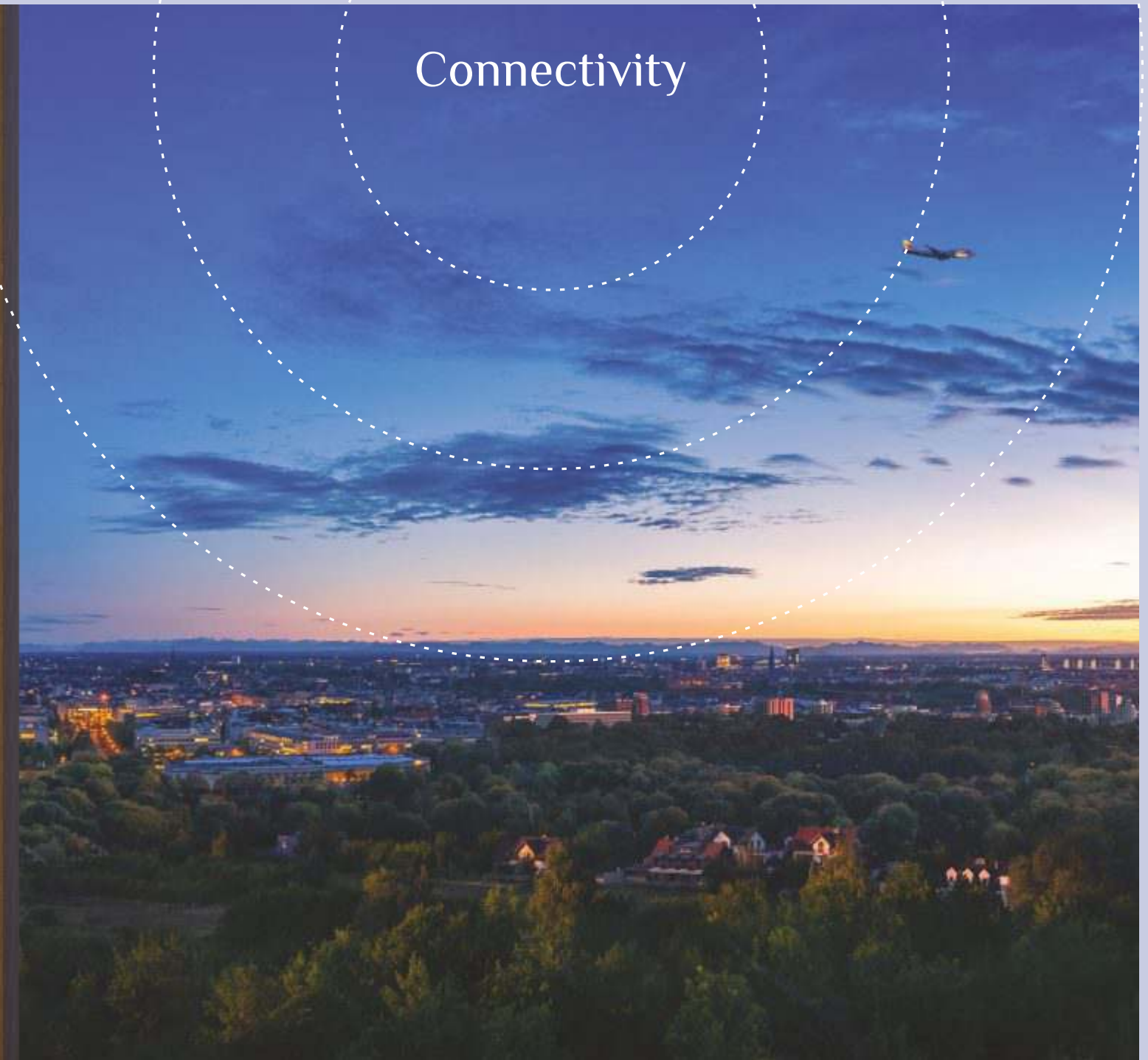
5 MIN

HYATT REGENCY
NOVOTEL
PHOENIX MARKET CITY

1 MIN

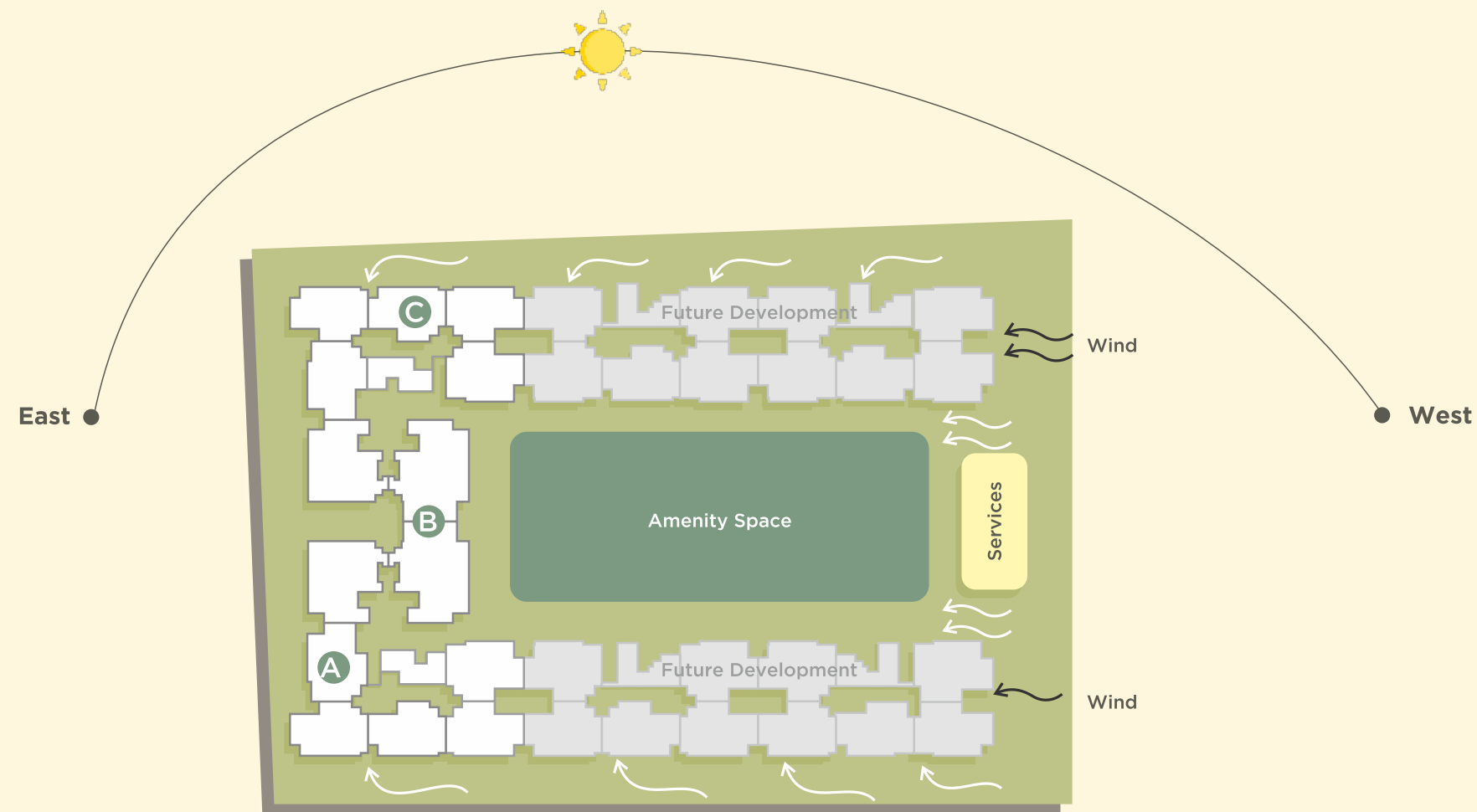
AIRPORT
SYMBIOSIS LAW COLLEGE

Connectivity



Well-planned Community

The master plan of Shubh Nirvana has been designed to ensure ease of interaction among its residents. The orientation of the different spaces is thoughtfully aligned so as to optimize the distribution of natural light and air across the project premises.







Lap up the Luxury

For those who live life on their own terms, it's the exceptional that strikes a chord... Shubh Nirvana is replete with bold lifestyle amenities that make living out-of-the-box a real experience.









Step into Your Private Paradise

It's a cocoon crafted to pamper you; a space created to fulfill your desires. Reside in a splendidly spacious abode that vibes with luxury. Admire the refreshing greenery and tranquility all around. Live, relax, play and party within the secure environs of an elite gated community. Elevate your everyday existence to the next level. Welcome to Shubh Nirvana!





A Euphoric Experience

Shubh Nirvana brings you a euphoric living experience in upscale Viman Nagar. Distinctive design, superior craftsmanship, top-class amenities and excellent build quality make it an avant-garde living space.

Bask in the comfort of efficiently planned luxurious interiors; experience a buzzing lifestyle; and engage with a vibrant community that shares your dream of graceful living.









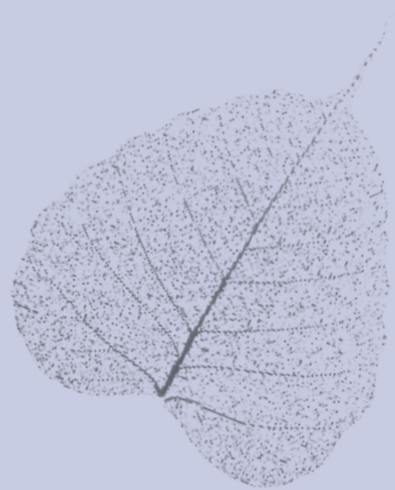
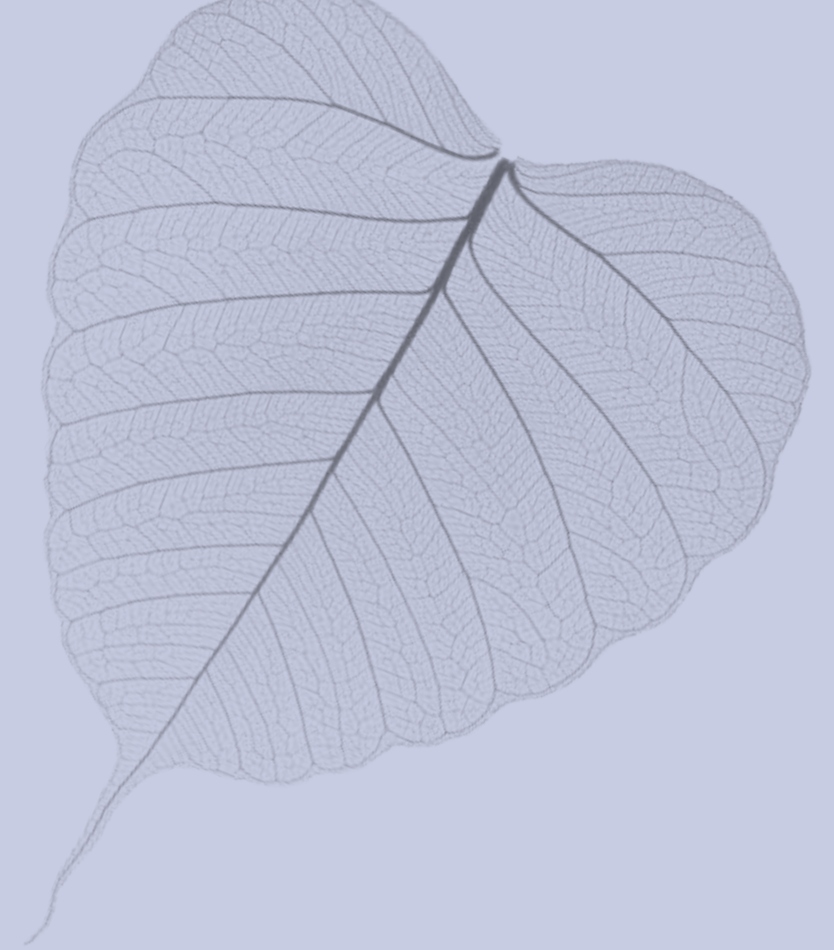
Stay Fit-'n'-Fine

Hit the Gym, work out, shape up and stay fit. There is more to our Gym than the usual treadmills; it is fitted out with the latest hi-tech equipment suitable for cardio and strength training and features an aerobics pod as well.



Game On!

Indulge in the sport of your choice at our Multipurpose Play Court, which is a single venue suited for multiple games. Tennis, badminton, volleyball or basketball - play the game that matches your mood. Equipped with nets, padding and poles, our Futsal Court is designed to host intense soccer action.









OUTDOOR AMENITIES

1. Jogging / Walking Track
2. Cycling Track
3. Nirvana Zone
4. Club Nirvana
5. Multipurpose Play Court
6. Culinary Corner
7. Party Lawn
8. Performing Arena
9. Toddler Park with Rubberized Flooring
10. Open Air Gym
11. Trampoline Zone
12. Toddler Pool
13. Swimming Pool
14. Pool Side Deck
15. Gazebo (Changing Room & Restroom below)
16. Futsal Court with Pavilion Seating
17. Temple

A Spectrum of Splendid Lifestyle Amenities

INDOOR AMENITIES

Day Care Centre

Guest Rooms

Hair & Beauty Studio

Cafeteria

Zumba and Aerobics Pod

Gymnasium

Yoga / Meditation Hall

Coworking Space

Indoor Games Arena

Learning Center

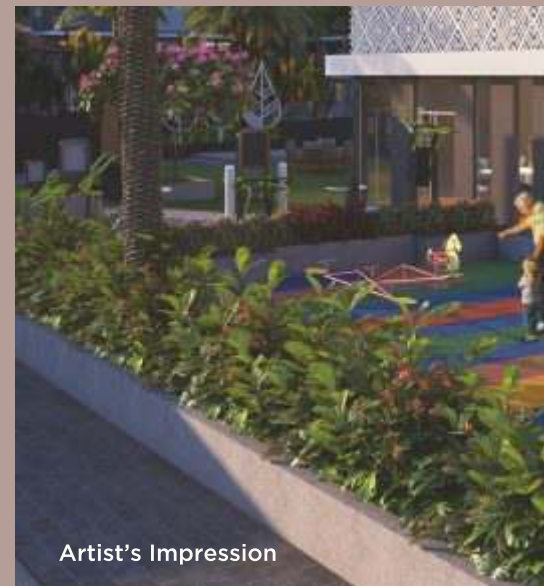
Nirvana Zone



Open Air Gym



Toddler Park



Club Nirvana



Artist's Impression

Party Lawn



Artist's Impression

Performing Arena



Artist's Impression

Temple



Artist's Impression

Futsal Court



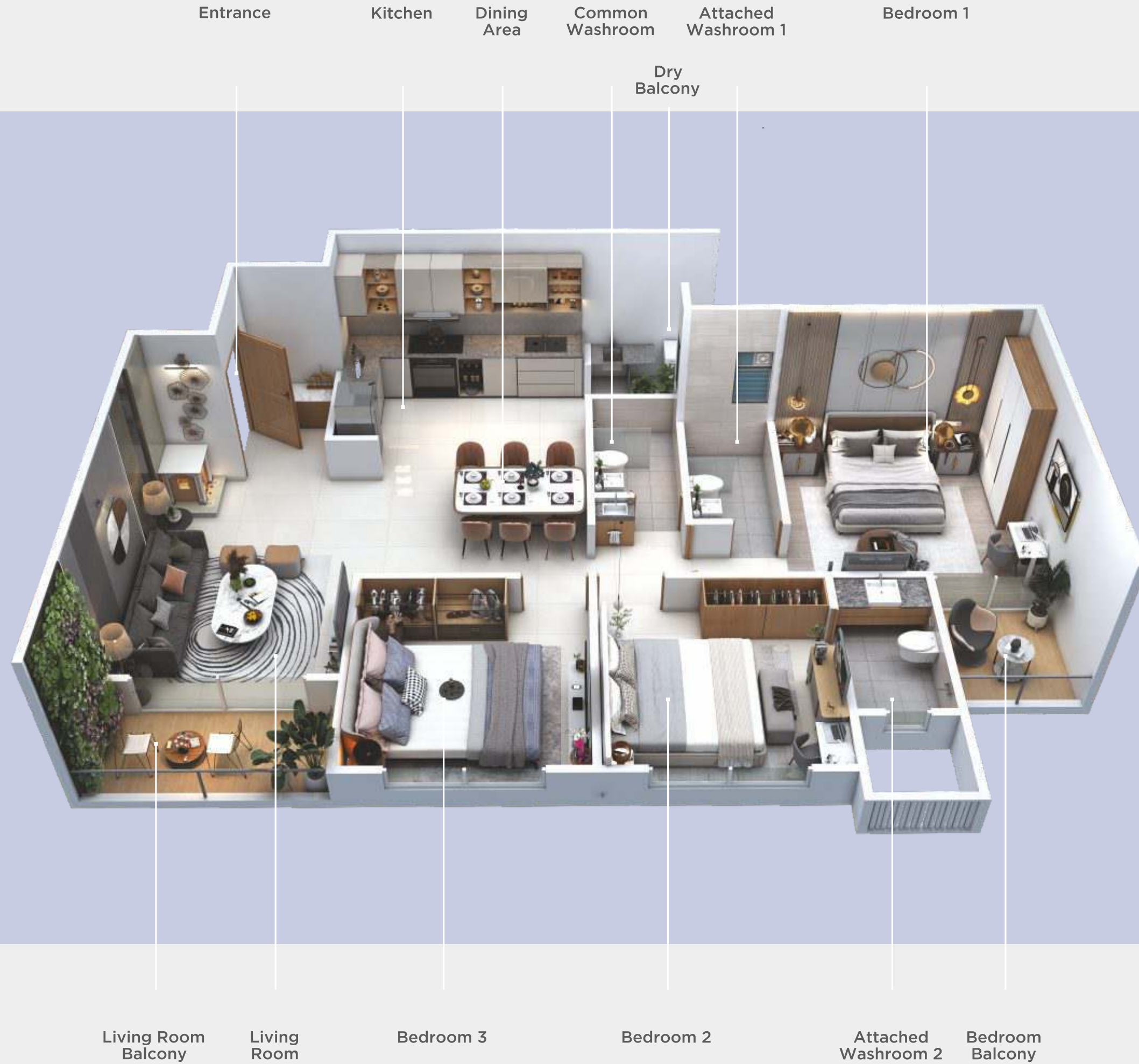
Artist's Impression

Pool Side Deck



Artist's Impression

3 BHK Comfort



Bedroom 1

Attached Washroom
Common Washroom

Dining Area

Kitchen

Entrance

Dry Balcony

3 BHK Luxury



Bedroom
Balcony

Attached
Washroom 2

Bedroom 2

Bedroom 3

Living
Room

Living Room
Balcony

Indulge in an

Exuberant

Lifestyle



STRUCTURE

- Earthquake resistant RCC framed structure
- AAC Blockwork in internal and external walls



PLASTER

- Sand faced double coated external plaster
- Gypsum finished internal plaster



FLOORING

- 800 mm X 1600 mm vitrified tiles with matching skirting
- Anti skid tiles in bathrooms, balconies, terrace and dry balcony



DOOR

- Laminated flush doors and frame for main door and bedrooms
- Granite frame in bathroom and balcony doors
- Mortise lock and handle for bedroom and bathroom doors
- Main door with biometric lock with access via key, password and fingerprint (Make - Yale/Godrej/Europa or equivalent)
- Video door phone



WINDOW

- All windows with granite frame
- UPVC windows with mosquito net (partly fixed) from skirting upto lintel level
- Glass louvres in bathroom windows
- Stainless steel railing with toughened glass in balconies



KITCHEN AND DRY BALCONY

- Glazed wall tiles upto lintel level
- L type black granite otta with two stainless steel sinks
- Electrical and plumbing provision for washing machine and dishwasher in dry balcony



BATHROOMS

- Concealed internal slung plumbing
- Glazed wall tiles upto lintel level
- Hot and cold water diverter in shower area
- Concealed flush tanks
- Premium C.P. fittings (Make - Grohe/Jaquar or equivalent)
- Premium Sanitary fittings (Make - American Standard/Toto or equivalent)
- Acrylic false ceiling
- Exhaust fans
- Electrical and plumbing provision for boilers
- Water supply provision from solar water heater in bedroom 1 washroom
- Glass partition in bathrooms attached with bedrooms
- Half glass partition in common bathroom



PAINT

- Internal Walls - Acrylic emulsion paint (Make - Asian/Berger or equivalent)
- External Walls - Weather shield acrylic paint (Make - Asian/Berger or equivalent)



ELECTRICAL AND CABLING

- Provision for inverter
- Concealed copper wiring (Make - Polycab/Finolex or equivalent)
- Modular switches and sockets (Make - Legrand/Schneider or equivalent)
- Adequate electrical points with circuit breakers
- AC points in living, dining and all bedrooms
- Electrical points for boilers in all washrooms
- Electrical point for internet router



ELEVATORS

- Automatic full S.S. elevators with 24 hour power backup (Make - Kone/Otis/Schindler/ Thyssenkrupp or equivalent)
- 1 stretcher lift in each tower



MISCELLANEOUS

- Designer wash basin in common passage
- Stainless steel railing with toughened glass in balconies
- 24 hours DG Backup in entire flat (except power sockets)



COMMON AREAS

- Provision for EV Charging Point in every parking
- 3 Tier security with access control for lobbies
- CCTV surveillance in common areas
- Rain water harvesting
- STP as per statutory norms
- Water softener plant

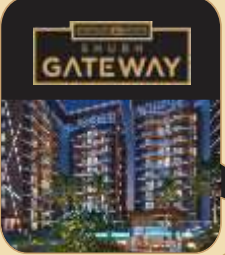




Dighi

Dhanori

SHUBH DEVELOPERS
UPCOMING PROJECT



Pune International Airport



Lohegaon

Pune International Airport Area

Vishrantwadi

SHUBH INFINITY
VIMAN NAGAR

SHUBH nirvana
blissful abode

Symbiosis Law School

Viman Nagar

Cambridge International School

Khadki

NEW AIRPORT ROAD

Symbiosis Centre for Management Studies

Phoenix Marketcity

Four Points

Novotel

Chandan Nagar



Dhole Patil College of Engineering

Bombay Sappers

The Poona Club Golf Course

Sahyadri Hospital

Hyatt

Wadgaon Sheri

Radisson Blu

Deccan College

SHUBH DEVELOPERS

Aga Khan Palace

SHUBH INFINITY
KALYANI NAGAR



Kharadi

World Trade Center

Eon IT Park

Sangamwadi

Kalyani Nagar

Marigold Complex

D Mart

Joggers Park

The Westin

Osho Garden

Koregaon Park

Bund Garden

Conrad

Mundhwa

SHUBH DEVELOPERS
UPCOMING PROJECT

Keshav Nagar





LOCATION

Pune Airport	0.4 Km
Kalyani Nagar	3.5 Km
Vishrantwadi	4.5 Km
Kharadi	6.9 Km
Pune Railway Station	7.9 Km



EDUCATION

Symbiosis College	0.1 Km
The Bishop's Co-Ed School	3.4 Km
VIBGYOR High School	5.1 Km



IT COMPANIES

Business Bay	4.5 Km
Panchasheel Tech Park	4.5 Km
Kumar Urban	4.7 Km
Commerzone	5 Km
World Trade City	7.3 Km
Eon IT Park	7.6 Km



HOSPITALS

Apollo Clinic	1.9 Km
Sahyadri Super Specialty Hospital	4.3 Km
Columbia Asia Hospital	7.4 Km
Ruby Hall	7.7 Km



SHOPPING MALLS

Phoenix Marketcity	2.8 Km
Creaticity Mall	3.6 Km
D Mart	3.8 Km



Completed Projects



**Opposite EON IT Park,
Kharadi**
Retail, Restaurants & Offices



Near EON IT Park, Kharadi
Retail, 2.5 & 3 BHK
Apartments



Near EON IT Park, Kharadi
Retail & 2 BHK Apartments



Near EON IT Park, Kharadi
Retail & 2 BHK Apartments



Ongoing Projects



**Opposite Bollywood E-Square Theater,
Kharadi**
Retail & 2 BHK Apartments



Airport Road, Viman Nagar
Retail, 2, 3 & 4 BHK Apartments

Credentials

Design Architect
Imran Shaikh, Cubix Architects

Landscaping
Mahesh Chinchalkar, Redbracket

RCC Designer
Strudcom

Interior Designer
Muzzamil Khan, Sketches Interiors

Liasoning Architect
Sandeep Hardikar & Associates

Legal advisor
Adv. Kiran Kothad ia

MEP Consultant
Siddhivinayak MEP Consultants

Project Management
Planedge Consul tants Pvt. Ltd.



SHUBH DEVELOPERS

Mittal House, M2/13, 14, Nisarg Co-Op Housing Society,
Opp. Golf Course, Near Narayan Sweets, Yerwada, Pune 411006

GET IN TOUCH

SITE ADDRESS: Sr. No. 227, Plot No. 4,
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MahaRERA Registration No.: P52100031263
<http://maharera.mahaonline.gov.in>

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The subject project identified as "VNSVL Shubh Nirvana Phase 1" having buildings A, B & C with MAHARERA Registration No. P52100031263; details of which are available on the MAHARERA website <https://maharera.mahaonline.gov.in>. The subject project is registered for the identified and defined part of a larger project having multiple buildings as shown in the entire display of the larger project. The entire larger project having multiple buildings shown as future development are not part of the subject registered project. The subject project under this correspondence only includes apartments/shops that are registered with MahaRERA authority. These apartments/shops under MahaRERA registered project are only offered for advertisement and sale under this correspondence and no other part/s from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous part/s of larger proposed project building/s will be registered as separate projects and those vertical and horizontal sections of building/s are not part and parcel of the subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered projects. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's address with prior appointment and intimation. *T&C Apply