



#### CREDITS

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📍 Site : S.No. 28/4B, opposite Bollywood E-Square theatre, old Mundhwa Kharadi Road, Kharadi Pune - 411014  
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Nayi Khushiyan, Nayi Shuruwat!

Nayi Khushiyan, Nayi Shuruwat!



# #EkNayiShuruwat

## Amazing Lifestyle Ke Saath!

Are you ready?

Ek brand new zindagi with all new vigour & charm is eagerly awaiting you here. Now there would be no compromises, no waiting. Shubh Shagun is the address for the fulfillment of all your long-cherished dreams.

Simply take a first positive step forward and wholeheartedly welcome an amazing lifestyle with your arms stretched out! Embark on a new journey called plush life. Now it's time to make a nayi shuruwat and lead a fantabulous living...





# #EkNayiShuruwat

## Amazing Project Ke Saath!

Everything about Shubh Shagun is just perfect for a brand new beginning. This visually delighting architectural masterpiece has been conceived to ensure an elevated living for you. The design is excellent and layout planning is meticulously done, so that every square feet offers you more life; more pleasure. The set of amenities comprehensively complement the richness of the creation and the commercial development within the project is like icing on the cake!





# #EkNayiShuruwat

## State-of-the-art Creation Ke Saath!

Shubh Shagun is a magnum opus in making. You could just not take your eyes off from this creation. It is envisioned keeping in mind that a new home is a new beginning, ek nayi shuruwat for every member of the family. That's why living here would give complete justice to all your dreams and aspirations.

The architectural design, the layout of homes, the amenities, the open spaces, the value added features and especially the artistic beauty of the project...will inspire you to start afresh, live a new life & enjoy it to the fullest!





SHUBH  
**SHAGUN**  
2BHK HOMES  
KHARADI







2 BHK

COMFORT



2 BHK

LUXURY



# #EkNayiShuruwat

## Wonderful Premium Amenities Ke Saath!

- Grand Entrance gate
- Stylish building elevation
- Decorative compound wall
- Club house
- Childrens play area
- Beautifully designed landscape garden
- Gymnasium
- Generator backup for common area
- Ultra modern automotive elevators
- Solar water heater
- Three level parking
- Exclusive car parking space for every flat
- Tremix concrete internal road
- Street lights
- Fire fighting system
- Security cabin
- Rain water harvesting
- Video door phone
- CCTV surveillance
- Sewage treatment plant





# #EkNayiShuruwat

## Top-of-the-line Specifications Ke Saath!

### STRUCTURE

- Earthquake Resistent R.C.C. Framed Structure

### BRICKWORK

- 6"/5" Thick Fly Ash Bricks Work Internally And Externally

### PLASTER

- External Sand Faced Cement Plaster
- Internal Wall With Gypsum Finish

### FLOORING

- 800mm X 800mm Vitrified Flooring For Entire Flat
- Anti-skid Flooring For Toilets And Attached Terraces

### DOORS

- Flush Doors Laminated From Both Sides
- Granite Door Frame Toilets/bath/wc
- Laminated Ply Door Frame For Main Door And Bedroom Doors

### WINDOWS

- 3 Track Euro Section Powder Coated Aluminium
- Windows With Mosquito Net & Insect Safety Grills
- Granite Framed Windows

### KITCHEN

- L-shaped Granite Kitchen Otta With S. S. Sink
- Designer Wall Tiles Up To Lintel Level
- Separate Water Supply For Kitchen With Provision for Water Purifier

### PLUMBING

- Concealed Plumbing Internally
- Jaquar® Or Equivalent Make C.p. Fittings
- Cera/eagle Or Equivalent Make Sanitary Ware

### TOILETS/BATH/WC

- Designer Glazed Wall Tiles Up To Lintel Level In Toilets
- Glazed Wall Tiles Up To Lintel Level In Wc
- Hot & Cold Mixer/diverter Unit In Bathroom/toilet
- Solar Water Connection In Bathroom With Provision to install Water Heater

### WASH BASIN

- Table Top Type Wash Basin With Wall Mounted Spout

### ELECTRICAL

- Concealed Copper Wiring
- Schneider/legrand/ Equivalent Modular Switches
- Tv & Tele. Point in Living And Master Bedroom
- Ac Point in Bedrooms And Living Room
- Inverter Provision in Flat

### PAINTING

- Internal Premium Emulsion
- External Weather Shield Acrylic Paint

### SPECIAL FEATURES

- S. S. Railing With Toughened Glass For Balcony
- Common Dish TV Antenna
- Glass Partition In Bath Of Master Bed
- Garbage Chute Provision

### LIFT

- Schindler Or Equivalent Automatic Standard Make Lift with Power Back-up













# #EkNayiShuruwat

## Awesome Location Ke Saath!

The location spells convenience in multiple ways. First & foremost, it is very well connected to the prime suburbs of Vimannagar, Kalyaninaagr and Kharadi. Even Koregaon Park is not very far! Proximity to Airport is an added advantage. And then one would enjoy easy access to Pune's best shopping malls and restaurants from here. What more could you expect? But in fact, there's a lot more! For high profile career opportunities, Eon IT Park, Kharadi Commercial Hub, Magarpatta City and Yerwada IT Premises are enviably close...and so are premium schools and renowned hospitals!

