

A watercolor floral wreath composed of various leaves and flowers in shades of purple, pink, red, orange, and teal. The wreath is framed by a series of overlapping, thin, golden-brown geometric lines that form a diamond-like shape. The text 'SHAMROCK RESIDENCY' is centered within the wreath.

SHAMROCK
RESIDENCY

Comfort. Luxury. Peace






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The Shantee Group is a name to reckon with in luxury lifestyle housing. Since its establishment the Group has developed numerous premium real estates that house over 2000 proud families in Vasai - Virar & Thane region. Constructing living habitats with unique architecture, innovative construction methods & unfaltering consistency in meeting completion deadlines. We have nurtured growing confidence & trust in our customers, financiers and investors with every new project over the years. With a vision to elevate living standard continuously, we are proud to present our new milestone Shamrock Residency to families looking for a wholesome and enriched living experience.

Shamrock Residency is an ultra-modern and element residential project, it will epitomize luxury with exquisite designs & grandeur looks. These premium apartments are clubbed with all the worlds class facilities and lifestyle amenities for the ease of its residents.





ARTISTIC IMPRESSION

Disclaimer: The plans, design and dimensions are as per current sanctioned plans and approvals, Specification, amenities and facilities will be as set out in the agreement for sale as will be uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No. P99000020998. The same may be subject to modification/ change/ revision/ alteration in terms of approvals, orders directions and/or regulations of the concerned / relevant authorities, and/or for compliance with laws/ regulations in force from time to time and/or in line with our customer policies. We may modify/ alter the above by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects. Registration of real estate agents, rates of interest and disclosures on website) Rules 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules")

GROUND FLOOR PLAN





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FIRST FLOOR PLAN





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TYPICAL FLOOR PLAN 2nd TO 4th



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AMENITIES

SPECIAL AMENITIES

- Spacious Lift Lobby with Decorative Entrance of Italian Marble & False Ceiling.
- Elegantly Designed Entrance Foyer.
- Automatic lifts Of KONE/OTIS or Equivalent with Backup System.
- 1 BHK, 2 BHK Multiple Choice Of apartments.
- Well Planned Flats with proper Ventilation & Light.
- Beautiful Elevation & Quality Construction.
- **Designer Railings.**
- **CCTV Security.**

RCC BRICK WORK, PLASTER, WATER PROOFING

- Elegant Designer Entrance Gate with security cabin.
- Earthquake Resistant Structure.
- Water Proof Plaster.
- TMT/TOR Approved ISI Steel and Branded ISI Cement.
- Anti Termite Treatment.
- Internal Concrete Compound.
- Brick Bat Water Proofing.

PLUMBING

- Anti Corrosive CPVC or UPVC Pipeline For Internal and External Plumbing.
- Concealed Plumbing with Quality Sanitary Ware (Cera).
and Attractive **C.P. Fittings (Jaguar Continental or Equivalent).**
- Open wall mixer and Hand Shower of good quality.
- Fancy wash basin.

TILING AND KITCHEN PLATFORM

- **Italian Marble in Hall.**
- **Italian Window Sill.**
- **Kitchen Trolley with Kitchen Cabinet.**
- Fine Finish Granite in Kitchen Platform with Stainless steel sink.
- Elegant vitrified tile flooring in Bathroom and Toilet.
- Full Height Glazed Tiles in Bathroom & W.C.
- Tiles upto beam level in Kitchen over platform.

ELECTRICAL

- Concealed Copper Wiring (**POLYCAB**).
- Sufficient light points with modular switches.
- TV and Telephone Point in Living and Master Bedroom.
- Earth leakage circuit breaker.
- MCB for short circuit protection.
- Cable point in living room.
- Inverter Wiring & **Intercom Systems.**

INTERNAL FINISH AND PAINT

- POP design ceiling in living room and bedroom.
- Internal walls finished with smooth punning finish.
- Plastic paint on internal walls.
- 100% Acrylic waterproof anti fungal paint on external walls.

LOCATION PLAN



PROJECT BY
**SHANTEE HOMES
REALTY LLP**

HEAD OFFICE

Shantee Home Realty LLP, Ground Floor, Shreenath Bhavan,
60 ft. Rd., Near Indu Hospital, K.T. Village, Off Ambadi Road,
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SITE ADDRESS

Shamrock Residency, Behind St. Michael's Church,
Barampur, Vasai (W), Tal- Vasai, District - Palghar
Email : shanteehousing@gmail.com
Website : www.shanteehomes.com
Maharera No. P99000020998
Available at <https://maharera.mahaonline.gov.in>

ARCHITECT

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

STRUCTURAL CONSULTANT

G.R. Consultant
Mira Road (E)

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