



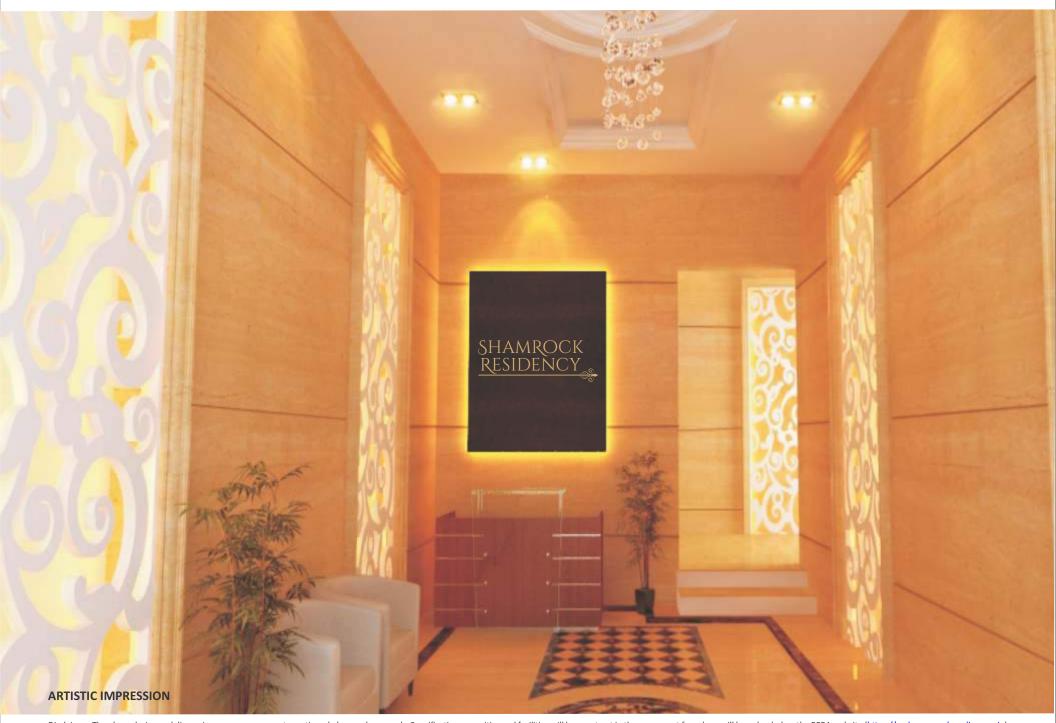


The Shantee Group is a name to reckon with in luxury lifestyle housing. Since it's establishment the Group has developed numerous premium real estates that house over 2000 proud families in Vasai - Virar & Thane region. Constructing living habitats with unique architecture, innovative construction methods & unfaltering consistency in meeting completion deadlines. We have nurtured growing confidence & trust in our customers, financers 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 it's residents.







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GROUND FLOOR PLAN STILT STILT SOCIETY OFFICE STILT SOWIOE PASSAGE. LIVING 9'0"X11'6" STILT STILT STILT LIVING 15'0"X9'0" STILT STILT BATH 5'6"X4'0" KITCHEN 8'0"X7'6" BED 10'0"X9'0" STILT SHAMROCK Comfort. Luxury. Peace



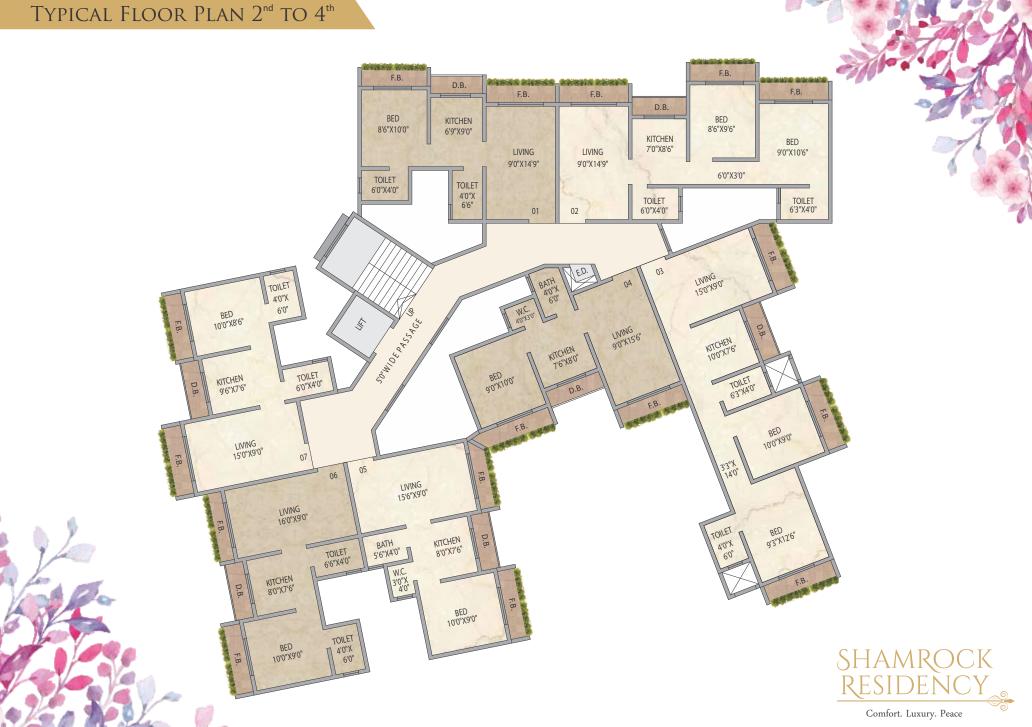
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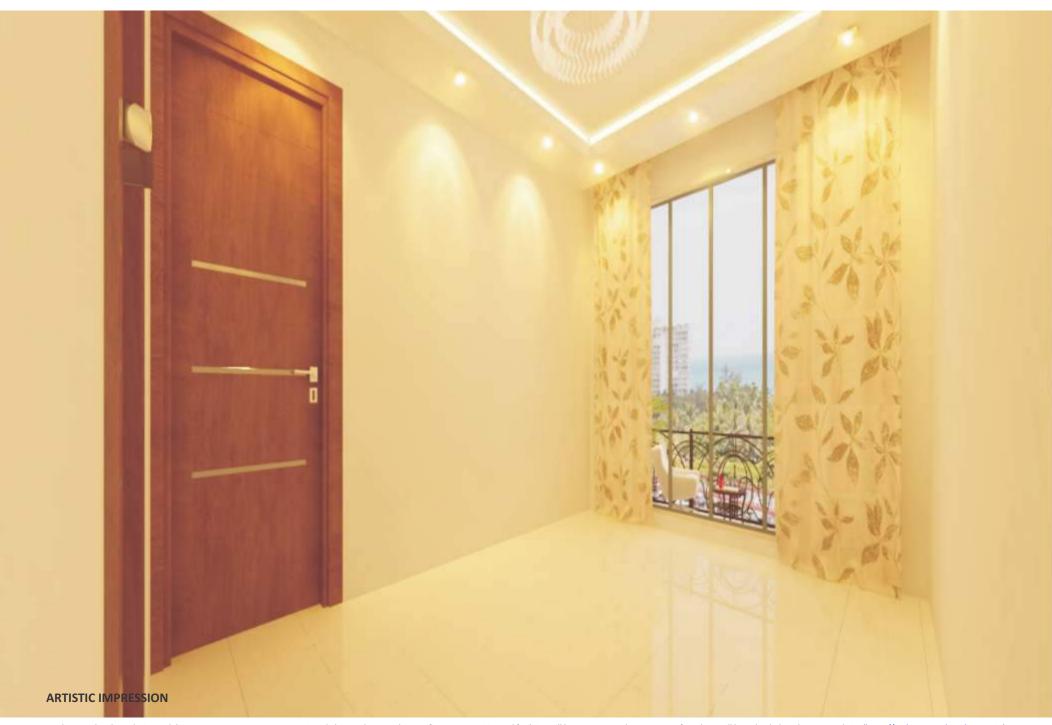
FIRST FLOOR PLAN 550 W 50 F.B. F.B. D.B. F.B. F.B. F.B. D.B. BED 8'6"X9'6" BED KITCHEN 6'9"X9'0" 8'6"X10'0" KITCHEN BED 7'0"X8'6" LIVING LIVING 9'0"X10'6" 9'0"X14'9" 9'0"X14'9" 6'0"X3'0" TOILET 6'0"X4'0" TOILET 4'0"X 6'6" TOILET 6'0"X4'0" TOILET 6'3"X4'0" 01 02 03 LIVING 15'0"X9'0" TOILET 4'0"X 6'0" BED 10'0"X8'6" 30WI OE DASSA UP \$ 0,0,X12,Q, KITCHEN 7'6"X8'0" TOILET 6'0"X4'0" 9'0"X10'0" TOILET 6'3"X4'0" KITCHEN 9'6"X7'6" LIVING 15'0"X9'0" LIVING 15'6"X9'0" LIVING 16'0"X9'0" 953"X12'6" TOILET KITCHEN 8'0"X7'6" 4'0"X BATH 5'6"X4'0" TOILET 6'6"X4'0" KITCHEN 8'0"X7'6" D.B. BED 10'0"X9'0" TOILET 4'0"X 6'0" SHAMROCK BED 10'0"X9'0"

Comfort. Luxury. Peace



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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 <u>KONE/OTIS</u> 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 (<u>Jaguar Continental or Equivalent</u>).
- Open wall mixer and Hand Shower of good quality.
- Fancy wash basin.

TILING AND KITCHEN PLATFORM

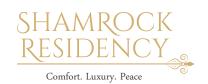
- Italian Marble in Hall.
- Italian Window Sill.
- Kitchen Trolley with Kitchen Cabinet.
- Fine Finish Granite in Kitchen Platform with Stainless steel sink.
- Elegant vitrified tile flooring in Bathroom and Toilet.
- Full Height Glazed Tiles in Bathroom & W.C.
- Tiles upto beam level in Kitchen over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





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, Vasai (W), Dist. Palghar - 401202.

Tel: 0250 - 2331171 / 7276090900.

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. P9900020998
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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