



**KASHIKAR  
REALTY**

**Codename VENICE**  
**THE VENISCAPE**

**OWN YOUR LAND  
OWN YOUR HOUSE**

**Shahapur, Thane**

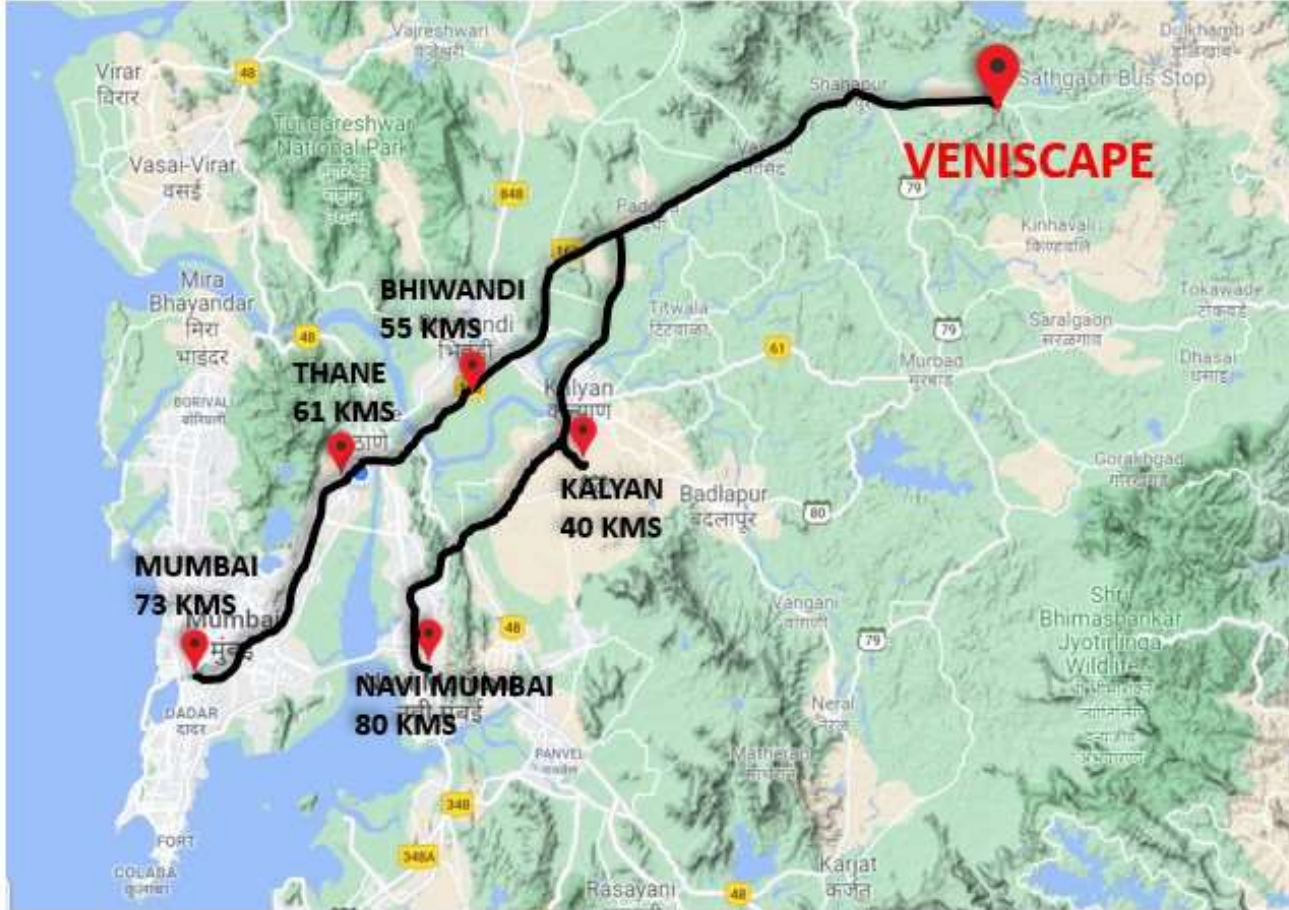
# Location



- Spread across 52 acres of green land
- Veniscape is surrounded by mountains from all four sides.
- Musai Water course and Bhatsa canal flows within the project giving scenic nature views across.



## NEAREST CITIES

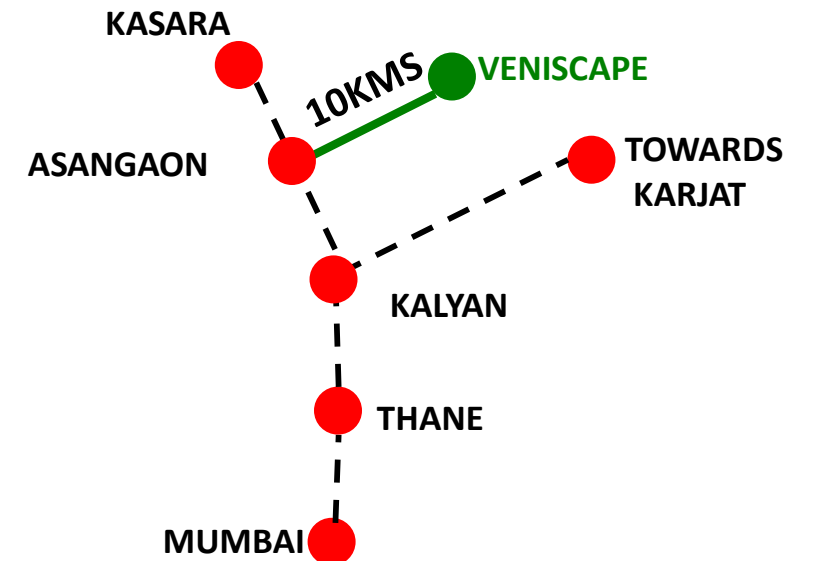


## NEAREST AIRPORT

The nearest airport to sathgaon is Chhatrapati Shivaji Maharaj International Airport



## NEAREST RAILWAY



# Site Images









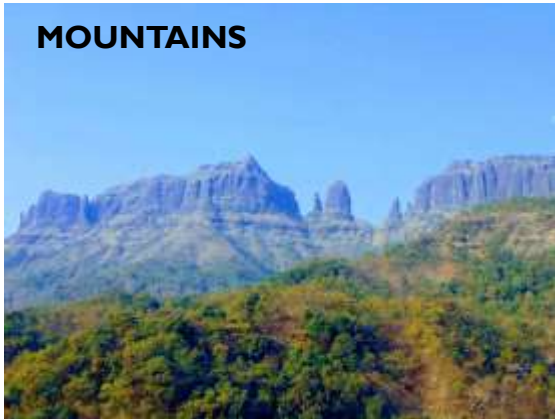




# Why Shahapur?

Shahapur, a town in Thane district near Mumbai, is catching the eye of many investors. It has the potential to emerge as one of the most desirable residential destinations in Mumbai's periphery.

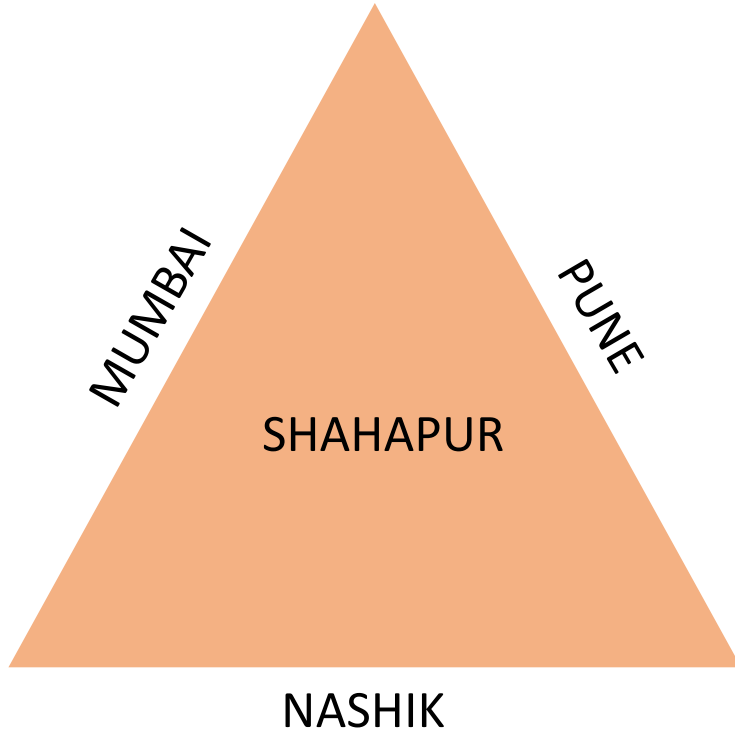
## Famous For



## WHAT MAKES SHAHAPUR HOTTEST INVESTMENT DESTINATION?



# Features Contributing In Making Shahapur An Investment Destination

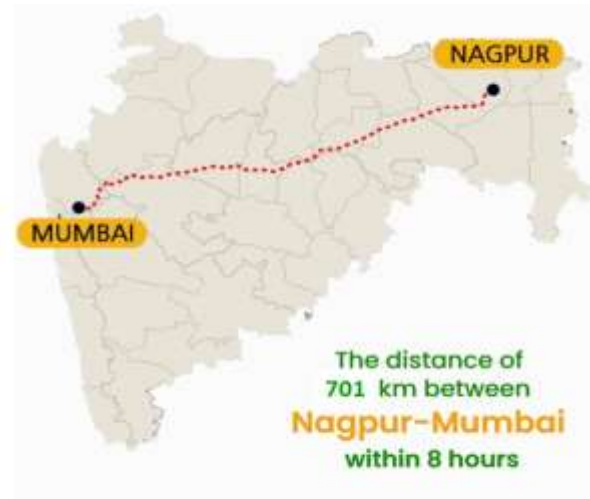


- Shahapur is situated right between **MUMBAI & NASHIK ON NH-3**
- Shahapur falls right between the **TRIANGLE** of Mumbai-Nashik –Pune



## PROPOSED SAMRUDDHI MAHAMARG

- It will be a six lane road of 120m in width and a central median of 22.5m following international standards of design.
- A speed limit of 150km/hr will bring Nagpur and Mumbai within 8hours reach



## TOURISM DESTINATION

MTDC has declared it as a **TOURISM DESTINATION** due to the forts, trekking abilities, water bodies.

## NO CHEMICAL INDUSTRIAL ZONE

Shahapur has been declared as a **NO CHEMICAL INDUSTRIAL ZONE** due to the existence of fresh water lakes.

## DELHI MUMBAI INDUSTRIAL CORRIDOR

Shahapur now falls under the **DELHI MUMBAI INDUSTRIAL CORRIDOR**. This is planned & governed by Delhi Mumbai Industrial Corridor Development Corporation (DMICDC).





# शहापूरमध्ये नवी नगरी

## मुंबई-नागपूर समृद्धी महामार्गावर वसवणार नवे शहर



विद्ययावधारित ज्ञान लाभ  
नवी नवीन सुविधा व सुविधा  
विद्ययावधारित ज्ञान लाभ  
नवी नवीन सुविधा व सुविधा

### समृद्धी कोटीत आज नवीन आविष्कार

विकास	समाप्ती	वर्ग - विभाग/संगणक	अंदाजित खर्च (कोटीरुपये)	सध्याची स्थिती
पुणे	दिलीप	जय शहापूर	201.20	संपूर्ण पूर्ण
बकरा	बंदि	शहापूर, शहापूर	119.51	100% पूर्ण
शहापूर	शहापूर	शहापूर/शहापूर	114.10	100% पूर्ण
शहापूर	शहापूर	शहापूर/शहापूर	114.10	100% पूर्ण
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शहापूर	शहापूर	शहापूर/शहापूर	114.10	100% पूर्ण

### मूला विशार

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शहापूर शहरात नवीन नवीन सुविधा व सुविधा  
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## 'तपासात सहकार्य करत सल्यानेच कुंद्राला अटक'

शहापूर शहरात नवीन नवीन सुविधा व सुविधा  
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# सेकण्ड होम खरेदीसाठी शहापूरचा सक्षम पर्याय

शहापूर शहरात नवीन नवीन सुविधा व सुविधा  
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Knowledge Centre > Articles > Thane Real Estate

# Why is Shahapur a popular investment destination in Thane?

#Investment #Locality Profile #Residential



#Thane Real Estate

3 min read • Sep 23, 2022

Shahapur, an outlying area of Thane, has been experiencing an increased real estate demand due to its tourism industry, employment zones, and trouble-free connectivity to other parts of the city. With various infrastructure developments on the cards, let's see how the realty market in Shahapur is anticipated to grow in the coming years.



टीम टाइम्स प्रॉपर्टी



# Nearby Attractions



**MAHULI FORT**



**TANSA WILD LIFE SANCTUARY**



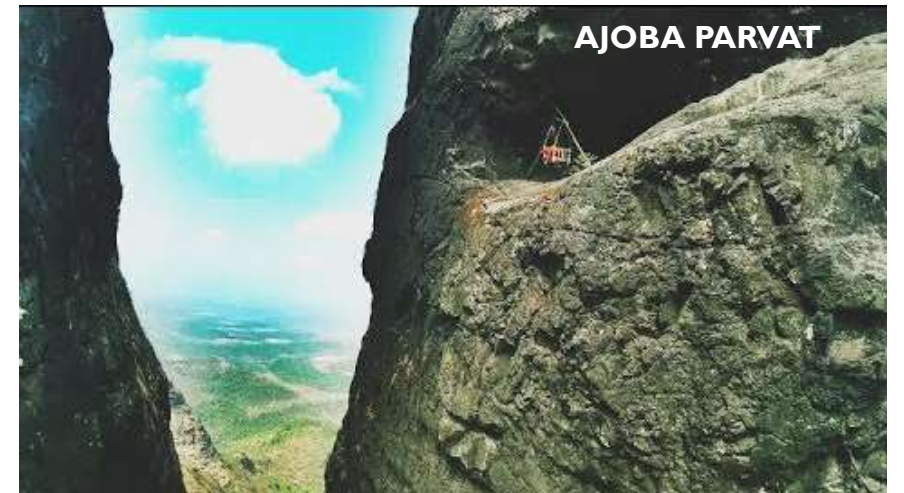
**BHATSA CANAL**



**TANSA DAM**



**MANAS MANDIR**



**AJOBA PARVAT**



## PREFERRED SECOND HOME & RETIREMENT HOME DESTINATION

- Shahapur is also an **ideal location for second home properties** as it is surrounded by spectacular mountain ranges of **Sahyadri**.
- With **low entry price** and **good price appreciation** prospects, it has added to its **rapid growth**, Shahapur is a good **retirement destination** for people from Mumbai, Navi Mumbai, Raigad, and Pune.
- With many affordable housing projects, great connectivity by rail and road, spectacular hill ranges, robust infrastructure growth, Shahapur is a **realty hotspot**.
- It has complete potential to emerge as **3rd Mumbai** or **twin city to Nashik**. You can easily infer that Shahapur property investment is the best kind of deal one can find.



### Near by Schools & Colleges:

- 2.1 Km – Shree ram vidyalaya
- 3.0 Km - Alamuri Ratnamala Institute of Engineering and Technology
- 3.0 Km – S.S. Kisanbaba Vidyamandir



### Near by Medical Facilities:

- Primary health centre @1km at Shenva
- 6.0 Km – Bijankur hospital pvt ltd.
- 6.5 Km – Sai Baba Multispeciality Hospital.



# MASTER LAYOUT

# MASTER LAYOUT



- 1 - APPROACH
- 2 - WELCOMING GARDEN
- 3 - SHOPS AND DINING
- 4 - NATURE TRAIL
- 5 - NATUROPATHY AND MEDITATION
- 6 - BHATSA CANAL (GREEN LAND)
- 7 - CLUB/POOL/TURF
- 8 - GARDEN
- 9 - SOCIAL INFRA 1
- 10 - GARDEN AMPHITHEATRE
- 11 - MUSAI WATER COURSE
- 12 - RAILTO BRIDGE
- 13 - EVENTS LAWN
- 14 - RIVERFRONT DEVELOPMENT
- 15 - SCULPTURAL ISLANDS

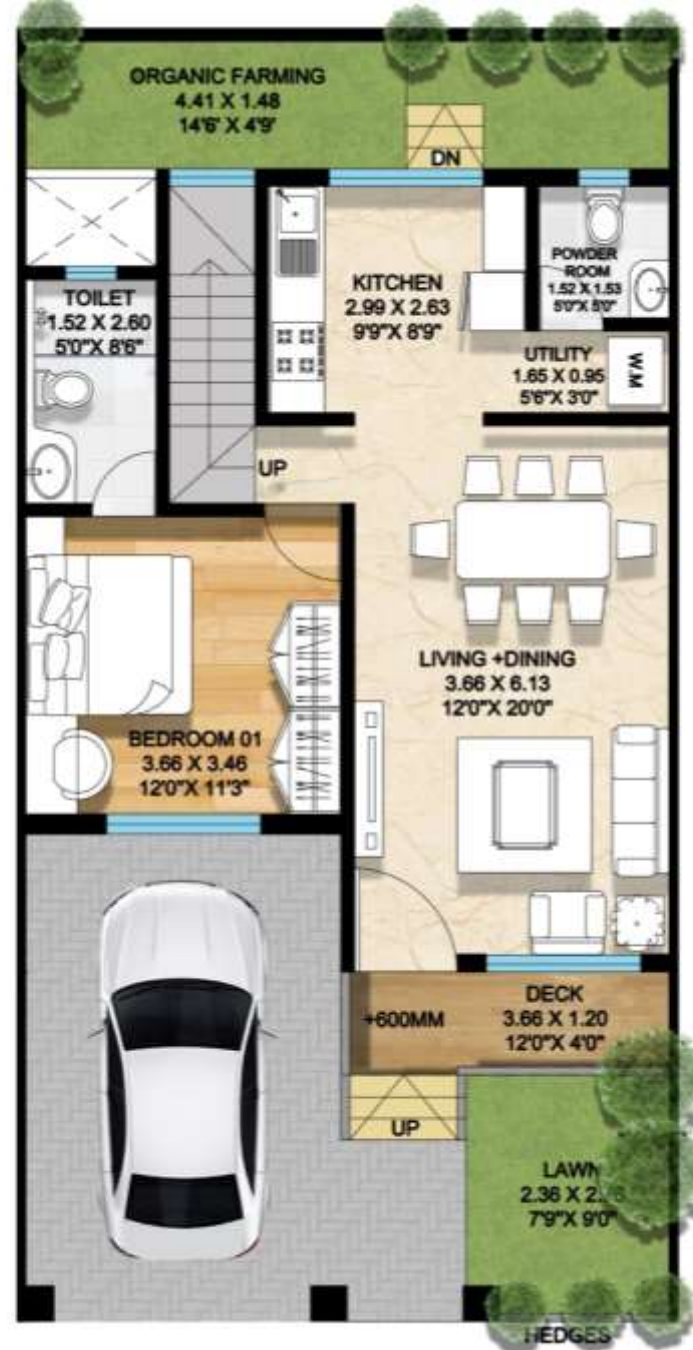


VILLAS

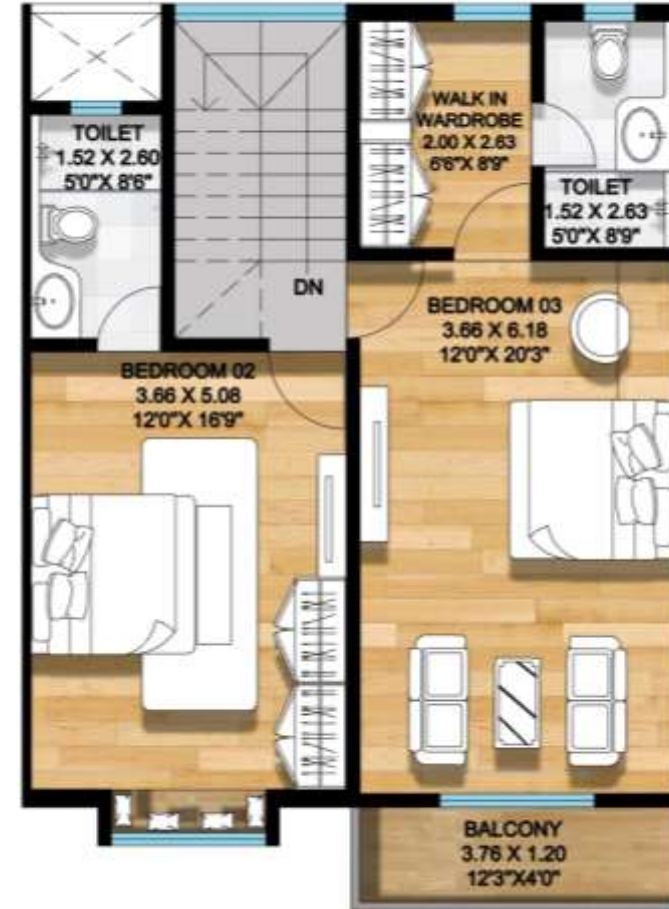


# CASA - A - SCHIERA

## ROW HOUSES



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**3BHK**

**AVG. PLOT AREA – 1200.00 SQ.FT.**

Rera carpet – 1347.65 sq.ft.

Usable carpet – 1277.36 sq.ft.





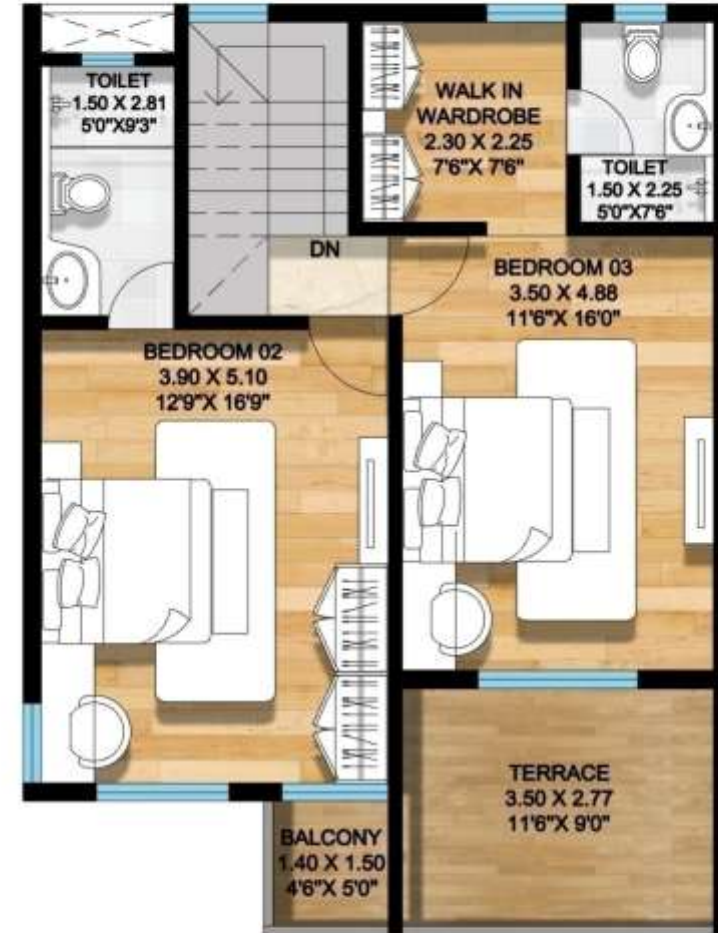


# GEMELLO

## TWIN BUNGALOWS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**3BHK**

**AVG. PLOT AREA – 1500.00 SQ.FT.**

Rera carpet – 1289.00 sq.ft.

Usable carpet – 1220.00 sq.ft.





# DESIGN 01



GROUND FLOOR PLAN

# VALLINO - PREMIUM

## VILLA



FIRST FLOOR PLAN

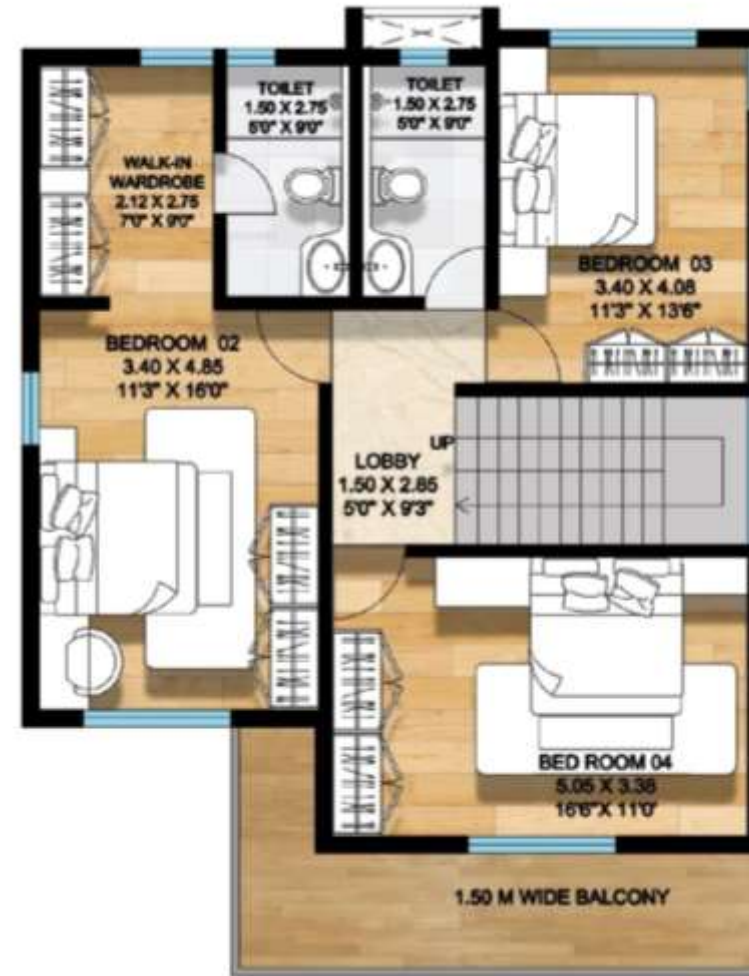
**3BHK**

AVG. PLOT AREA – 2000.00 SQ.FT.

Rera carpet – 1448.00 sq.ft.

Usable carpet – 1369.00 sq.ft.





FIRST FLOOR PLAN

**4BHK**

AVG. PLOT AREA – 2000.00 SQ.FT.

Rera carpet – 1640.00 sq.ft.

Usable carpet – 1552.00 sq.ft.





# MURANO

## VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**4BHK**

AVG. PLOT AREA – 2500.00 SQ.FT.

Rera carpet – 1813.00 sq.ft.

Usable carpet – 1723.00 sq.ft.



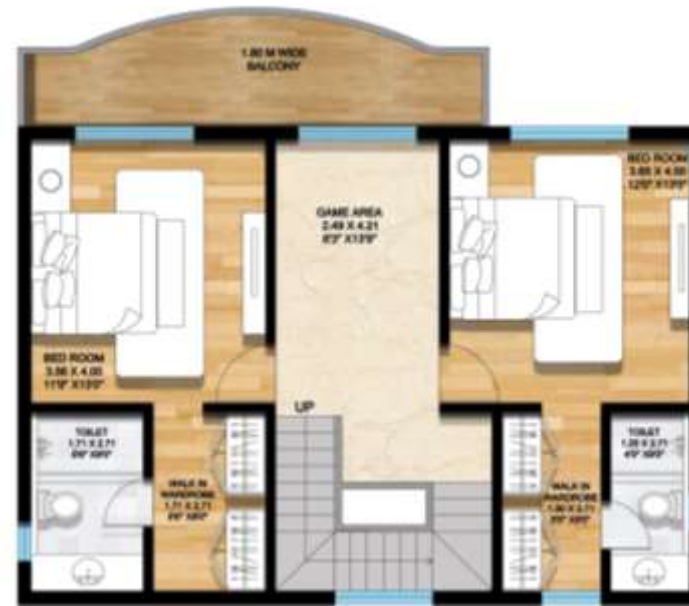


# BURANO

## VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**3BHK**

**AVG. PLOT AREA – 2900.00 SQ.FT.**

**Rera carpet – 1493.00 sq.ft.**

**Usable carpet – 1421.00 sq.ft.**



# DESIGN 01



GROUND FLOOR PLAN

# VENEZIA - PREMIUM

## VILLA



FIRST FLOOR PLAN

## 3BHK

AVG. PLOT AREA – 3000.00 SQ.FT.

Rera carpet – 1485.00 sq.ft.

Usable carpet – 1410.00 sq.ft.

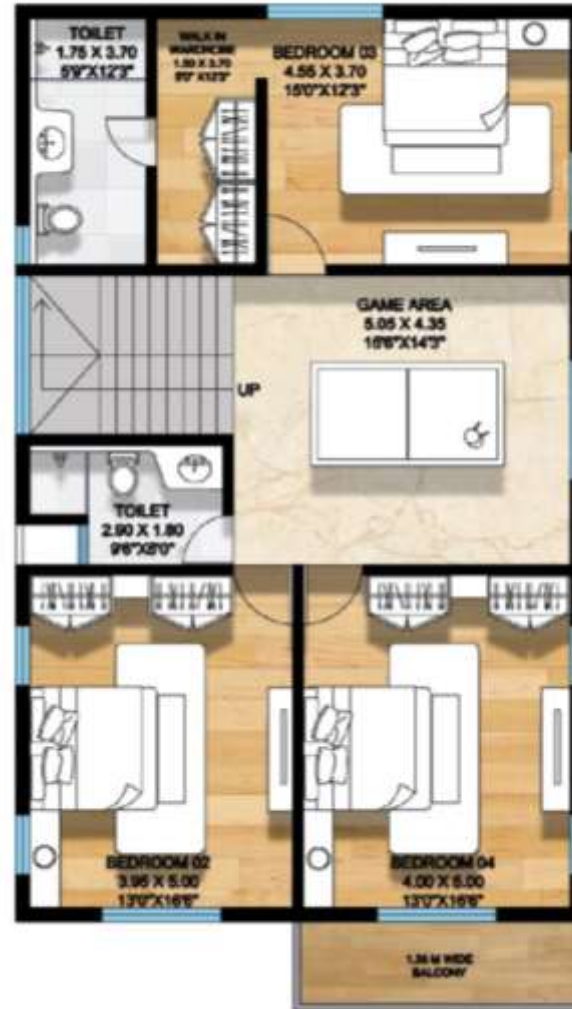
# DESIGN 02

# VENEZIA - LUXURY

## VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**4BHK**

**AVG. PLOT AREA – 3000.00 SQ.FT.**

**Rera carpet – 2291.00 sq.ft.**

**Usable carpet – 2183.00 sq.ft.**



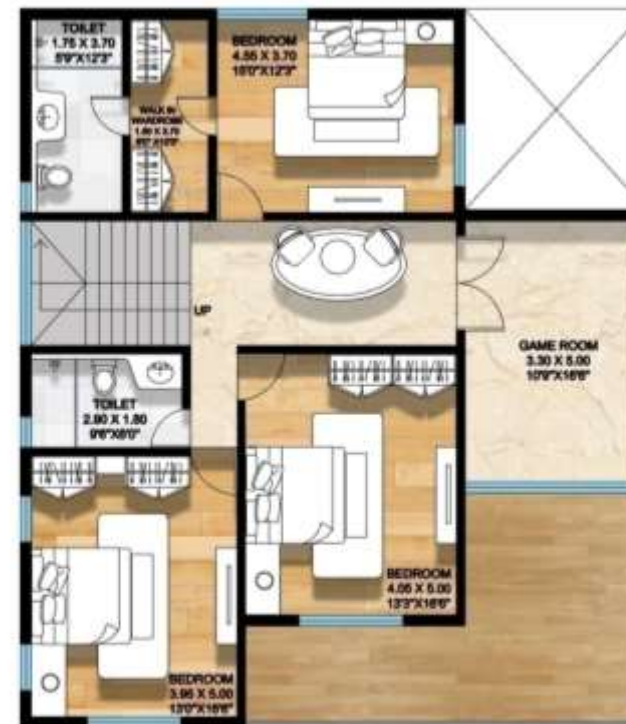


# LAGOONA

## VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**4BHK**

**AVG. PLOT AREA – 4000.00 SQ.FT.**

**Rera carpet – 2610.00 sq.ft.**

**Usable carpet – 2490.00 sq.ft.**



# PROJECT AMENITIES

# Grand Welcoming Entrance





# Restaurant And Café's



# Club House





**Health Leisure**  
**Steam / Spa / Sauna**



**Spa & Sauna**



**Steam**

## Swimming Pool



## Toddler's Pool





# Indoor Games



SNOOKER



CHESS



CARROM BOARD



TABLE TENNIS

# Outdoor Multipurpose Court And Turf





# Garden Amphitheatre





# Pathways And Pergolas





# Jogging Track





## Cycling Track



## Electric Cycle Stops



Cycles available on Rent (Rental Shops)



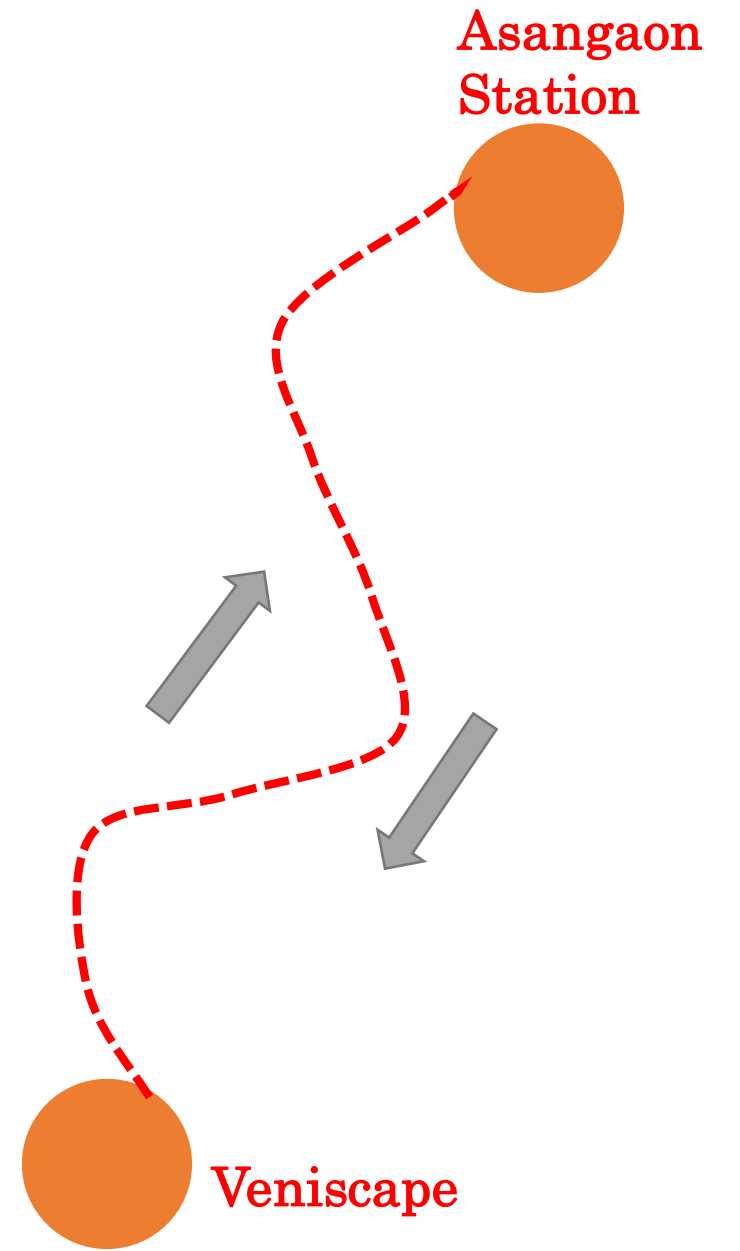
# Amv Facility



# Electric Charging Points



# Transportation Facility





## Security



CCTV And Gated Community

## Wifi



# PROJECT ATTRACTIONS



# Play Of Water





# Flower Gardens - An Intergral Part Of Landscape





# Streetscape – An Artistic Representation Of The Venice Style



# Sculptural Islands





# Welcoming Garden





# Children's Play Area With Innovative Outdoor Activities





# Gazebo's





## Naturopathy / Meditation





# Evaluation Of Architecture



Thank You