

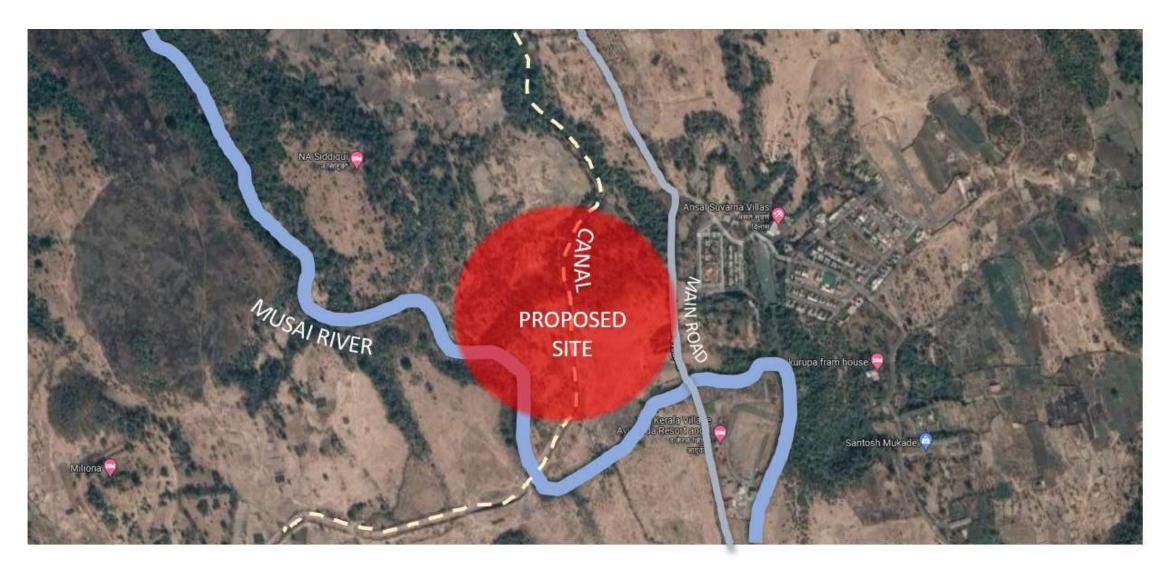
Codename VENICE

THE VENISCAPE

OWN YOUR LAND OWN YOUR HOUSE

Shahapur, Thane

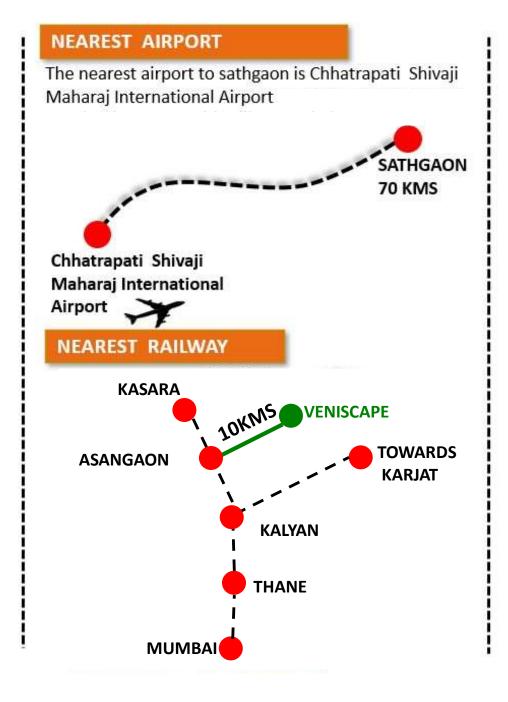
Location



- 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



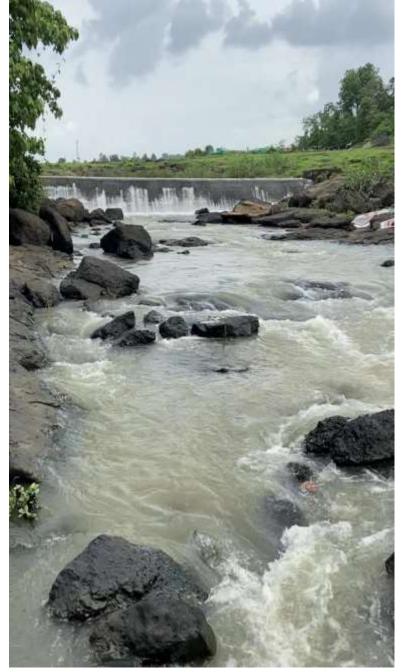


Site Images











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.

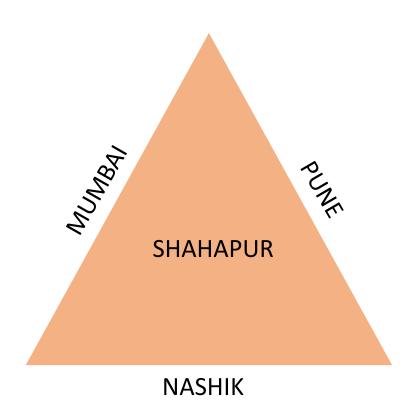
Famous For



WHAT MAKES SHAHAPUR HOTTEST INVESTMENT DESTINATION?



Features Contributing In Making Shahapur An Investment Destination

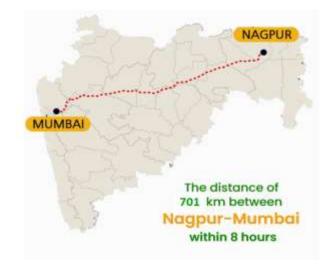


- Shahapur is situated right between MUMBAI & NASHIK ON NH-3
- Shahapur falls right between the TRIANGLE of Mumbai-Nashik –Pune



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).

The second street who are not extend the measuring on and opening as THE REAL AND RIVE THE CONTRACTOR WITH THE MARKET WHEN place he as many after hope of one first green in your off or After 16 at theirs we now the time were more again, and after to the AND ally been of become along to have manual an unit on his red along place of the second of the same and the same of the same of

the last and outside extent the not dense by mind the last and the last

शहापूरमध्ये नवी नगरी
मुंबई-नागपूर समृद्धी महामार्गावर वसवणार नवे शहर

ettangrup.com

THE SPREAMED SHIT give from pave at net tick MARE SEEN THE WEST PRINTER. THE THE DWG RESIDENCY. patemp and marrie O'T STREET THE STREET WHICH



DISTRIBUTION IN mentit tree

 चील्य शक्त तत अर unfd ud-chart gu

and arms by at 4 क्षांच्य अवार्त व्याप्त आस्याः आति महा एकास्यत केवर समृत को हकाया तेवा औं होल्द - य स्क्रोर नाएव स्वरेश स्त्रापत



the time species on relieved. He we by the safety and feature with with the street of the second street and the second DOLLARS OF THE PARTY AND PERSONS AND PERSONS ASSESSED. balle of regular between all more \$1,901

163	-	NAME OF TAXABLE PARTY.
ш	Sept.	Market .
		And the Control of th

ASSECT	सामधा	कार्य- विश्वतासमूक	अधिगृष्टि वर्गेत (वेक्टाकर्गे)	regised .	-
PATE STATE S	がない。 を を を を を を を を を を を を を	व्यान्त्रम्	ANTA TARVA STARVA SARTA SARTA SARTA SARTA	केरण पूर नहीं प्रकार केरण पूर्व प्रकार केरण पूर्व प्रकार कुर प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार पूर्व प्रकार प्रकार प्रकार पूर्व प्रकार प्रकार प्रकार प्रकार पूर्व प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार	10 MIN 10

66 क्रोसपूर्व सर्वार्थकी बंदाकी होते. अन केवन क्रावारथम् अन्य कामे मुख्य आहे. राज्यकील को कार तथा और उन्हें एकतन्त्र में कृष्टि वर्गा अस्तुकृत, मुक्ति और देखर माही महमार्गाकीन कर् RESPONDE THE THE WHEN PERSON THE PERSON NAMED IN

तिकारित कार्यक्रम अपनीता प्रोप्तकाराई एवं ब्रिटवी केवन । नगरावीत ब्रोमीचे सेवली पूर्व वार्त आपना के प्रमुख मोन केली ा विकास काम वन्त्रका रक्षणा से वर्ष कीनकावन्त्री असे और उसीन मार्गते में की प्रांत्रका प्रवीकत है का ार्थ क विकारों १९९६ दिया। सार्टिनोंने प्रीक्तन प्रदेशनों होते. पूर्व प्रमुप्त्य नगार्थ मेननों सूत्र आस्पाने प्रीकार मेने स्थिति है।

नरगमारी शेरक-पांचा प्रदोतकाची विदेशीखारी पुराचार प्राचा

गांक बांस गांककांच्य अरचनी मामणानीन पहिन्य ८ मारचेंची आने में बी अन प्रतासक के के

अंथरुणास खिळल

म, रा. विशेष प्रतिनिधी, मूंब

RELABILITY SELLER GOVERN धारान्त्रे धारानान विश्वन असतेत्व महीकार्थ करेन् प्रतिकास सहकार बार, शुक्रवारक्ष्य सम् तेत्रा सह अरेरे व/प्रं उपरात्त्र प्रातिक



क्षोरोना यक्षामारीयुक्ते मालयस मृतवणुक्तीमध्ये शहरासान्या मध्यवसी भागांचेवजी बीमावर्ती भागांचे महस्य बादलं आहे. कोरोमोसर काळात संकण्ड होमचा टेण्ड पुना लोकप्रिय प्रोडेल, असंदेखील कारी प्रोपरी तज्ज्ञीचे म्हणाणं आहे. अक्रावेशी महापर परिसर क्रिपरी गुनवणुकीमाडी

को का सम्मान DESD'S BOX MAN NO TIME ers underst gewinder und न्तरीय कार्याचील संस्था अस selfo, redry to their Grand WE'V REMOVE THE BUT mys switches facelle ut Will knowed predest DECIMAL NEWSTITED FOR BYS white and there we use erse into softene Speci year James year rate SHIP SHIPS SHIPS spread whill little trees Deeply good sale, Toron abbles many franchises. the two little with piet wife Mad would wrest salt.

महत्त्वाचा दशः लागला

HARMSTONEY AND TRANSP. patient was It during the tions and reduce and activational year from States good from goldings was OR THE WARREN THE ... THE HANDLE WAS BUT AND WAY EMPLE DE WHIT MORE ellisor, adds in Distriction systems. this nervender for STATUTE, STREET, MICH. uget set due ufe least during list reed. ant grayacide also med, many artist art server meteral and should fruit MEDICAL PROPERTY AND PERSONS

septem the extrapol



severá direct area except SEA WASHING AND ARROWS. FORMAL SERVICE AND RUSH WE THE NEW DESIGNATION you wrom over usel. METER PAINT WE SHEETE and rough within offistrike were aftered errors red. Biller revroetge der Scorena de empresa francia offeriors wire replies some real. MALWAY. WHEN R DRIVERSON NO.

on deployers to fix of where set, use who wends SPRINGER STREET, SHITSTER STREET BYTES THE OTHER SHADE AND AND DESIGNATION. margine terrespoil forces ALL Nother success for study of as decreased the h MANUFACTURE ASSESSED, VIRGINES RESUMENT SHARE SHE GROOM. from all how repayment sales out next west mountain point surpre sen int. rief के लिए हैं जुनका है जिल्ला No. of Large & schwerzend. these the may settle the supplies first street reasonab. ACCUPANT STREET, SAME STAFF THE PERSON NAMED IN CO. Steint State die eines Tillrery sprept on main with del-leftly with dat-MIC AND REPORT SHEETEN

Staff, appropriate to fit of.



setting setting seem state

TREAS MADE IT STERNING

special service in management.

and cornell worse fallow

14 Aprellieren tr utter apud.

Regist the summer to beside

This programme for thousand

when sufficiency within

servated enrors have

satisfy the servery finance.

William Big verse differ from dealer som der servicele auf som se diagon somiand if after pals winescools. Serves, spring note path process. Affirment Street unitable specified by wall said from a smaller some from execu-WHEN PERSONS WITH THESE ET WE WAS MITTING THE spiller police reasons a treat too the fact remain waste selfenting graphores from seasts. 200, respirit mergras scannispecialistic with Secretarion the bellioners when he was follown. moved assembly had day THIS WIT

> get, refree aute en er THE PERSON NAMED IN COLUMN warp k front-chat abilities William abete bet, same grangh-school force in shiphu de sere stowe. NO SERVICE THE WHILE bred no all logs some selfe accessors reportants Wilders Trees pitz drawn without this steep report ME THEN WHEN THEIR PROPERTY. this afterferments ANTONIO GRAND PRI Steller were sale, open, states there are not total one standed separate solder our management format.

> > - टीम राष्ट्रमा प्रापरी

99acres

Knowledge Centre v

Buy . Enter Locality / Project / Society / Landmark









Knowledge Centre > Articles > Thane Real Estate

Why is Shahapur a popular investment destination in Thane?

#investment #Locality Profile #Residential #Thane Real Estate



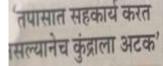




3 min read • Sep 23, 2022

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.





er, fesire scholadt, det

sales feetible twitte NY AUTO REVOCUE DE

अंधेरीतृन प्रायोगिक

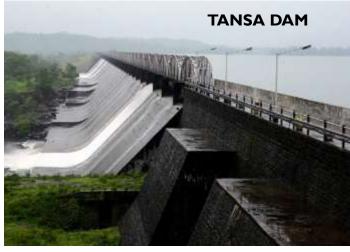


Nearby Attractions

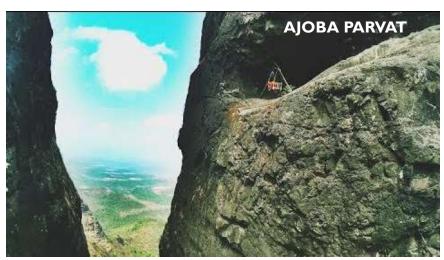












PREFERRED SECOND HOME & RETIREMENT HOME DESTINATION

- •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 @Ikm 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

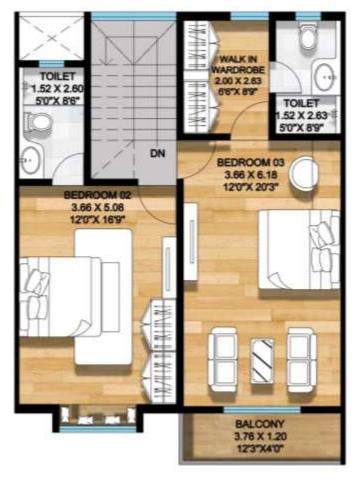


VILLAS

ORGANIC FARMING 4.41 X 1.48 146 X 49 DN

CASA - A - SCHIERA

ROW HOUSES



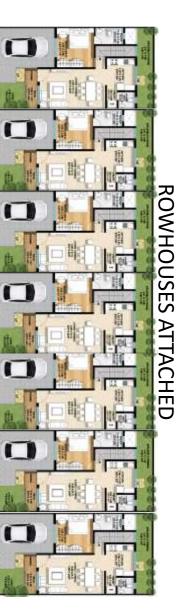
FIRST FLOOR PLAN

3BHK

AVG. PLOT AREA – 1200.00 SQ.FT.

Rera carpet – 1347.65 sq.ft.

Usable carpet - 1277.36 sq.ft.



ROAD





ORGANIC FARMING 6.08 X 1.50

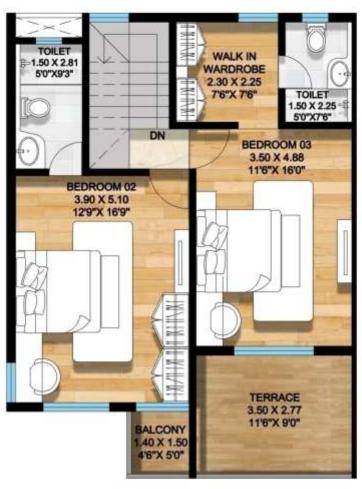
GEMELLO

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.

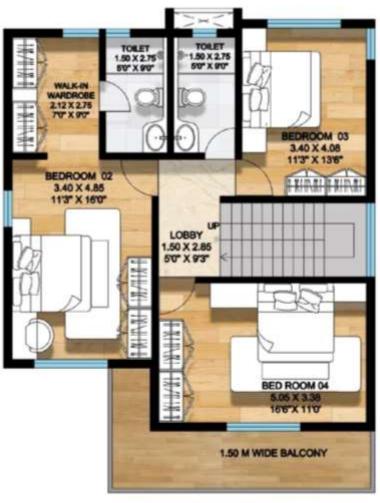
Rera carpet – 1448.00 sq.ft.

Usable carpet - 1369.00 sq.ft.

VALLINO - LUXURY

VILLA





4BHK

AVG. PLOT AREA - 2000.00 SQ.FT.

FIRST FLOOR PLAN

Rera carpet – 1640.00 sq.ft.

Usable carpet - 1552.00 sq.ft.





VILLA



FIRST FLOOR PLAN

COMMON TERRACE 4.06 X 3.96 133" X 130"

TOLET 1.63 X3.53

53" X116"

3.40 X 4.90 113" X 160"

WALKIN WATCHCOSE 180 X350 ET ATTE TOILET 1.50X2.75 50° X90°

> 340 X 4.63 117 X 157

3.35 X 3.73 110" X 123"

4BHK

AVG. PLOT AREA - 2500.00 SQ.FT.

Rera carpet – 1813.00 sq.ft.

Usable carpet - 1723.00 sq.ft.



VILLA





FIRST FLOOR PLAN

GROUND FLOOR PLAN

3BHK

AVG. PLOT AREA - 2900.00 SQ.FT.

Rera carpet – 1493.00 sq.ft.

Usable carpet - 1421.00 sq.ft.

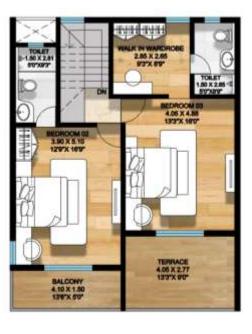
DESIGN 01



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



1.75 X 3.70 59°X123° 5.05 X 4.35 106"X14"3" TOILET 2.90 X 1.80 96"X8"0"

FIRST FLOOR PLAN

VENEZIA - LUXURY VILLA

4BHK

AVG. PLOT AREA - 3000.00 SQ.FT.

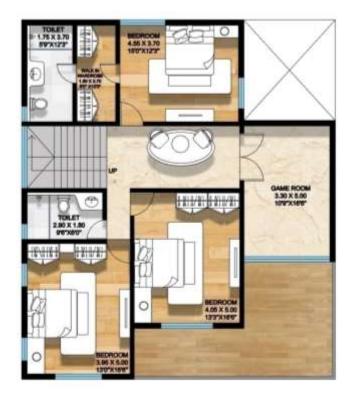
Rera carpet – 2291.00 sq.ft.

Usable carpet - 2183.00 sq.ft.



VILLA





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

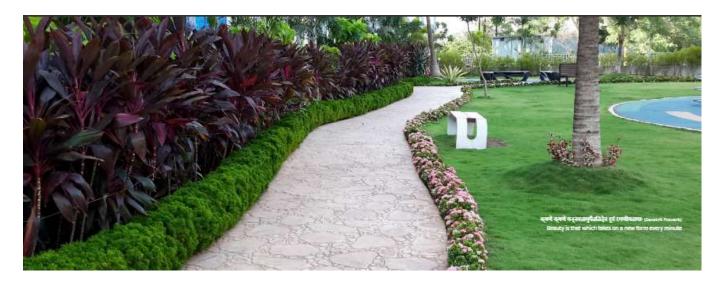




Garden Amphitheatre



Pathways And Pergolas





Jogging Track



Cycling Track

Electric Cycle Stops



Cycles available on Rent (Rental Shops)

Amv Facility

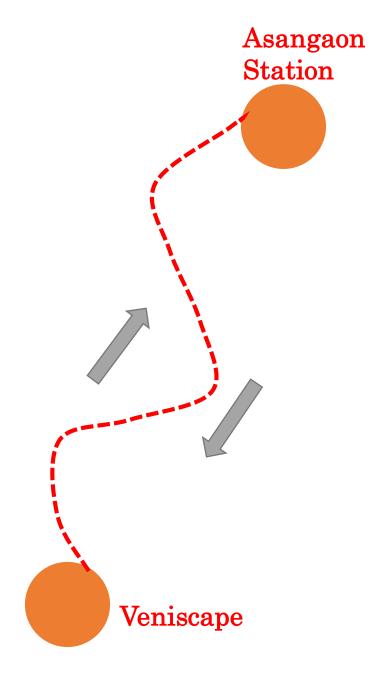
Electric Charging Points





Transportation Facility





Security



CCTV And Gated Community

Wifi



PROJECT ATTRACTIONS

Play Of Water





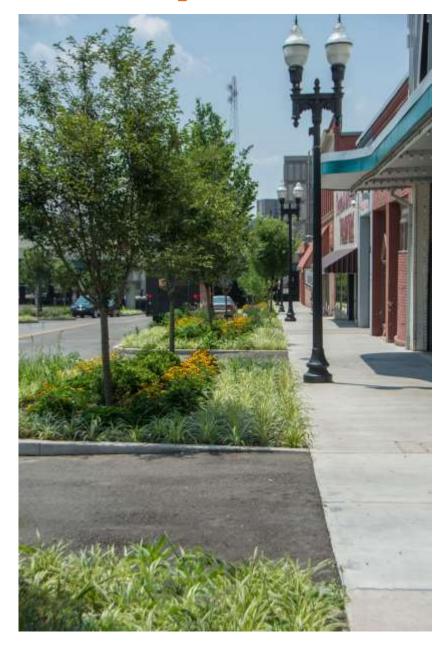




Flower Gardens - An Intergral Part Of Landscape



Streetscape – An Artistic Representation Of The Venice Style











Sculptural Islands





Welcoming Garden



Children's Play Area With Innovative Outdoor Activities



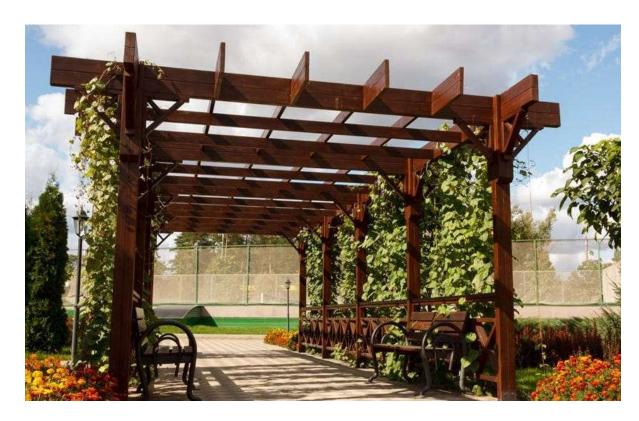








Gazebo's





Naturopathy / Meditation



Evaluation Of Architecture







Thank You