

# shivalik LUXURIA

5 BHK BUNGALOWS & PLOTS





## Indulge in Nature's Passionate Embrace

Bask in the glory of picturesque lushness, get cozy in nurturing greenery, feel pampered by a sense of stylish living, and ascend to a life that entwines with nature itself at ShivalikLuxuria - a blend of natural living amplified by modern conveniences.

Tucked away between lush trees and beautifully gardened landscapes, ShivalikLuxuria offers a refreshing dwelling experience unlike any other. Indulge in its pristine green surroundings, take a breath in its fresh air enriched by the aroma of nature, and give yourself and your family a lifetime of heavenly retreat...

**Come and live in  
the confluence of luxury and nature...  
Come and live in the serenity of  
Shivalik Luxuria...**





## More than a Home, It's your Haven of Happiness

Shivalik Luxuria offers enticing facilities nestled in the backdrop of a picturesque natural environment. The world-class architecture of every home is created keeping in mind luxury, coupled with enriched living, making Shivalik Luxuria is a warm haven in true sense.



LAYOUT







## GROUND FLOOR

### BUNGALOW 7



NO	ROOM	SIZE
1	VARANDAH	20'0" x 6'0"
2	DRAWING	20'0" x 12'0"
3	DINNING	18'0" x 12'0"
4	POWDER	3'3" x 6'0"
5	PUJA	5'0" x 2'0"
6	BED ROOM	11'6" x 14'3"
6A	TOILET	5'0" x 8'0"
7	KITCHEN	10'0" x 14'3"
8	STORE	5'0" x 4'0"
9	WASH	14'9" x 7'6"



# 1st FLOOR

BUNGALOW 7



NO	ROOM	SIZE
1	LOUNGE	7'3" x 12'0"
2	M.BEDROOM	20'0" x 12'0"
2A	TOILET	10'3" x 7'0"
2B	BALCONY	10'6" x 5'3"
3	BED ROOM	11'6" x 14'3"
3A	TOILET	5'0" x 11'0"
4	BEDROOM	10'0" x 14'3"
4A	TOILET	10'3" x 4'6"

# 2nd FLOOR

BUNGALOW 7



NO	ROOM	SIZE
1	LOUNGE	7'6" x 12'0"
2	BEDROOM	11'6" x 14'3"
2A	TOILET	5'0" x 9'0"
3	GYMNASIUM	10'0" x 26'9"
3A	TOILET	5'0" x 5'0"
4	TERRACE	20'0" x 11'6"





## Unwind in the Allure of Nature

Luxuria is designed to foster happiness of your entire family. Its blissful landscape, modern designing and congestion free planning, offer a one-of-a-kind retreat from the bustling city life. Luxuria is also flexible enough, so you can customize your space, in your very own signature way!

There is truly something for every one at Shivalik Luxuria.



## SALIENT FEATURES

- Earthquake Resistant Structural Design
- Internal RCC Roads with Proper Lighting
- Round the Clock Security Service
- Common Bore Well for Uninterrupted Water Supply
- Hydro-Pneumatic Pressure System for Over Head Tanks
- Rain Water Harvesting
- Attractive Main Entrance Gate With Well-Manned Security Cabin

## SPECIFICATIONS

### WALLS

- External Double Coat Texture with Acrylic Paint
- Interior Mala Plaster ( POP Punning )

### FLOORING

- Italian Marble in Drawing & Dining
- Vitrified Tiles in Bed Rooms and Kitchen
- Rustic Tiles in Balcony
- Granite Staircase
- Wooden Flooring in Master Bedroom & Gym

### DOOR & WINDOWS

- Decorative Main Door & All Doors Wooden Frame with Veneer
- Fully Anodized Aluminium Sliding Windows with Stone Seals

### KITCHEN

- Granite Platform
- Tiles DADO up to Lintel Level
- Store with Kota Stone Shelves
- Wash Area Paved in Kota Stone

### TOILETS

- Designer Tiles in All Toilets up to Lintel Level
- Kohler Brand Bath Fitting
- Kohler Brand Sanitary Ware
- Overhead & Under Ground Water Tank

### ELECTRIFICATION

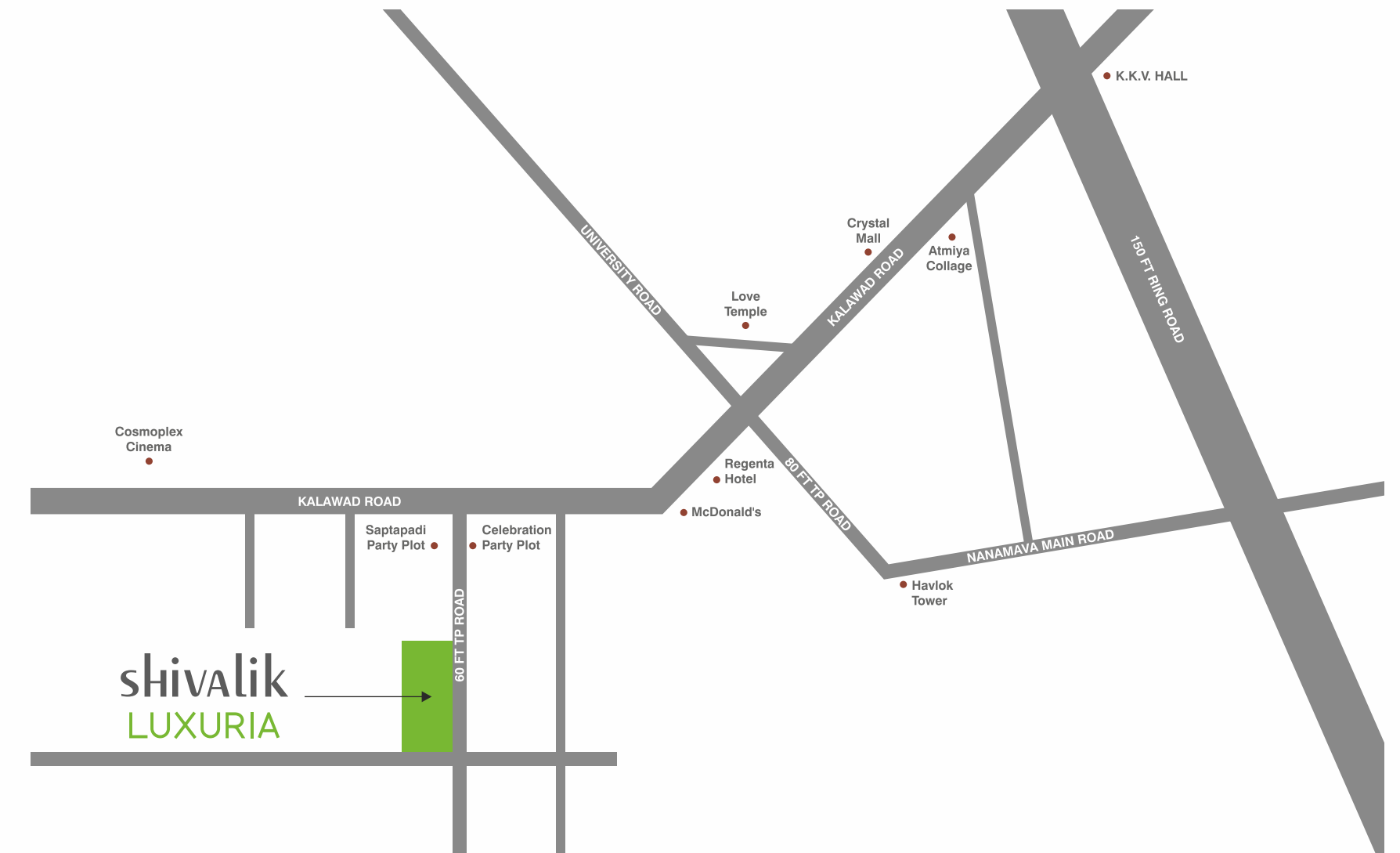
- Concealed Copper Wiring with Modular Switches
- 3 Phase Power Supply from GEB

### TERRACE

- China Mosaic in Terrace Area for Water Proofing & Heat Resistance

### INDIVIDUAL LIFT & GARDEN IN EACH BUNGALOWS

## KEY MAP



### Terms:

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the bungalows at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- Any taxes like Service Tax and any other taxes will be paid extra.
- All the payments shall be in favor of "S. N. Infraspace Pvt. Ltd."

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.





Best Realty Brands 2015  
by The Economic Times

**shivalik<sup>®</sup>**

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