



SHUBHANGAN
HOMES THAT MATCH YOU



Redefining the way

PANIPAT LIVES



A New Landmark
of Flourishing Panipat



It is an experience you have often dreamt of, it is a promise you have often made to your family, it is an ambition you have often shared with your friends. Bringing all your aspirations within your reach, here is one of Sunbreeze Builders & Developers Pvt. Ltd. best offerings - **Shubhangan!**

Rise of the new landmark of flourishing Panipat, we are bestowed with all the modernity and advancements that the city itself boasts of. Providing world class amenities under a single roof and sprawling across 9.48 acre of prime land in a plush neighbourhood, we have been crafting as a seamless extension of your own ultramodern personality.

Now presenting - **Shubhangan . .**

Nestled amid the luxurious, the cosy green plots, villas, floors & shops are distinct as they offer all the charms of an expensive high-end lifestyle without compromising.

These low-rise affordable luxury floors bring together the best of all your worlds.





Step connected with all that matters...

Just 500 meters away from NH 1, GT Road, the Shubhangan is located in the plush Sector 40 of Panipat City. All your everyday needs will be in easy reach with reputed educational institutions, suave shopping malls and super-speciality hospitality being in close proximity, keeping you real close to future advantages.



"I am in love with the green earth"

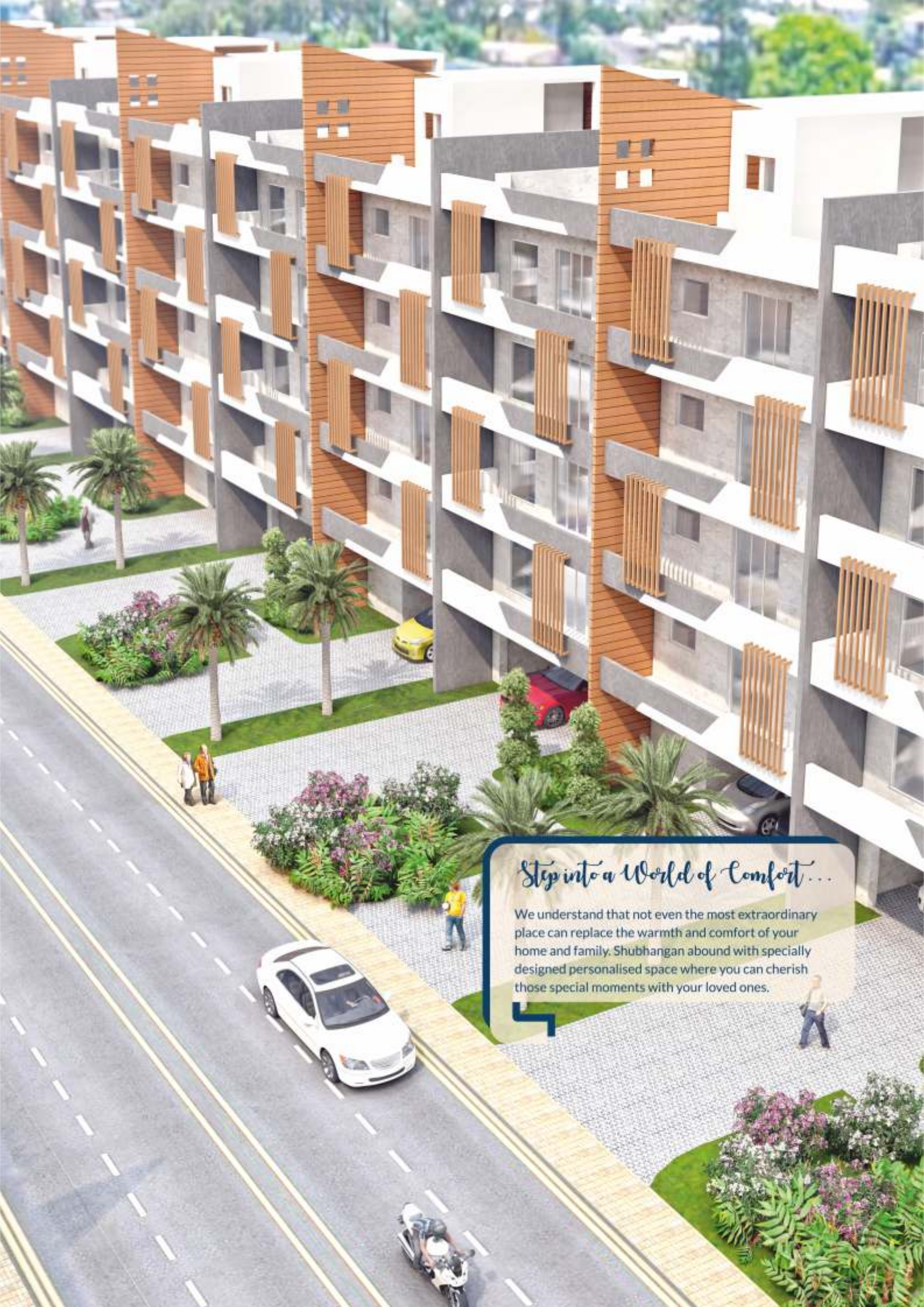




*Add a touch of elegant to your
everyday routine . . .*

At Shubhangan, each house has been provided with distinctive conveniences designed to meet your individual needs. Spacious, well-lit bedrooms and living room, high-end kitchen and bathrooms, all replete with the latest in technology will leave you pampered.





Step into a World of Comfort...

We understand that not even the most extraordinary place can replace the warmth and comfort of your home and family. Shubhangan abound with specially designed personalised space where you can cherish those special moments with your loved ones.



Daily Needs Shopping...

SHUBHANGAN

HOMES THAT MATCH YOU



SPECIFICATIONS



Green & Peaceful living entertainment, Gated Colony, Well lit roads and Exteriors, Two Tier Security Services, Dedicated utility area and backyard, beautifully landscaped ...

- **Living / Dining / Bedroom**
 - Vitrified Tiles (Size 24" * 48" or above)
 - Wooden Flooring in Master Bedroom
 - Premium quality Cupboards in all bedrooms
 - Partly false ceiling in drawing – dining area
 - Designer fans in drawing and dining areas
 - Spacious living space
 - Adequate Light / Ventilation
 - Modular electrical switches, sockets and electrical fittings
 - Acrylic emulsion paint on walls
 - UPVC Sliding window and glazing in exterior
 - Melamine Polished Teak wood frames with designer flush doors in interior
- **Flooring**
 - Good quality tile in living / Dining Space / Bed Rooms
 - Anti-skid ceramic tiles in bathroom, kitchen, balconies & common areas
- **Wall Finish**
 - Acrylic emulsion paints of architects choice in interiors
 - Weatherproof acrylic emulsion paints of architects choice in exteriors
 - Ceramic tile dado upto 7' in bathrooms and 2' over counter in kitchen
- **Bathroom Toilet**
 - Anti-skid ceramic tile flooring (Size 24" * 24" or above)
 - Ceramic tile dado upto 7' (Size 24" * 48")
 - Good quality C.P. and sanitary fittings of Jaquar or equivalents
- **Kitchen**
 - Anti-skid ceramic tile flooring (Size 24" * 24" or above)
 - Ceramic tile dado upto 7' (Size 24" * 48")
 - Semi modular kitchen
 - Stainless kitchen sink with drain board and sink mixer
 - Countertop good quality granite
 - Counter washbasin as per specifications
- **Landscaping / Water Supply**
 - Beautifully designed front garden
 - Grass paver tiles in front yard, Green in backyard
 - In-house water treatment & Boosting station
 - Under ground and Overhead water tank for each floor
- **Security**
 - Intercom from security to all units
 - Secure gated community manned by guards at Main entrance
 - CCTV at strategic points
 - Automatic boom barriers with manual gates at Main entrance
- **Electrical Fittings**
 - LED lights, Fans and Exhaust fans in all floors.
 - Copper wiring
 - Good quality modular switches
 - MCB and DB as per ISI standard
 - TV, Telephone points at appropriate places.

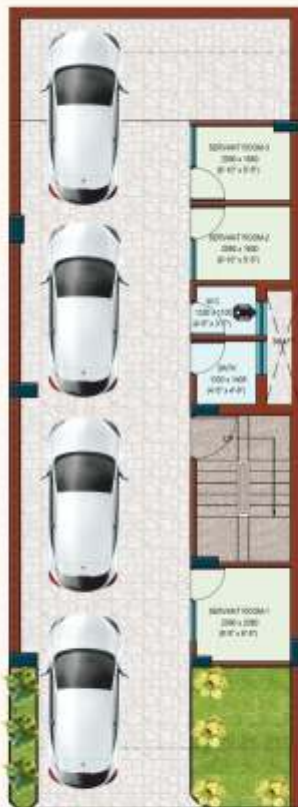
ADDITIONAL FEATURES

- Seismic Zone compliant, (earthquake resistant) RCC framed structure
- Permanent weather proof exterior paint with cladding and texture paint in selected areas
- UPVC sliding windows and glazing and provision of mosquito mesh
- Selected good quality lockset and suitable hardware for windows and doors
- Fire safety / Fire Cylinders in all common area
- Automated elevator of reputed brand with stainless steel interiors
- Parking of car in stilt area
- Heat insulation for required units
- Stainless steel railings in Balconies & Staircase
- 24*7 Power Backup
- Complete Water Harvesting System

2 BHK



UPPER, 1st, 2nd and 3rd FLOOR



STILT PLAN

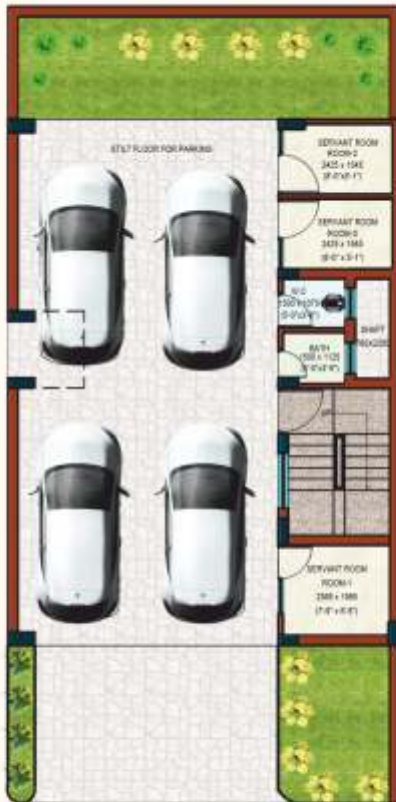


TERRACE PLAN

3 BHK



UPPER, 1st, 2nd and 3rd FLOOR



STILT PLAN

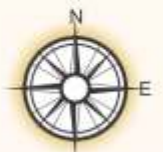


TERRACE PLAN

LOCATION MAP



Just 2 KM from proposed Rapid Metro Station



Sunbreeze Builders & Developers Pvt. Ltd.

Corporate office : C-9/15, First Floor, Sector-7, Rohini, Delhi-110085

Phone : 011-43710710 | E.Mail : sunbreezeblders@gmail.com

Site office : Nizampur Road, Sector-40, G. T. Road, Panipat, Haryana - 132103

www.amvgroup.in

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