

Explore the Neral's  
*Nature*



— Spacious —  
**1-2 BHK Homes**  
with Lifestyle Amenities

# Explore the beauty of *Nerals Nature*



FOREST

MATHERAN HILLS  
WATERFALLS

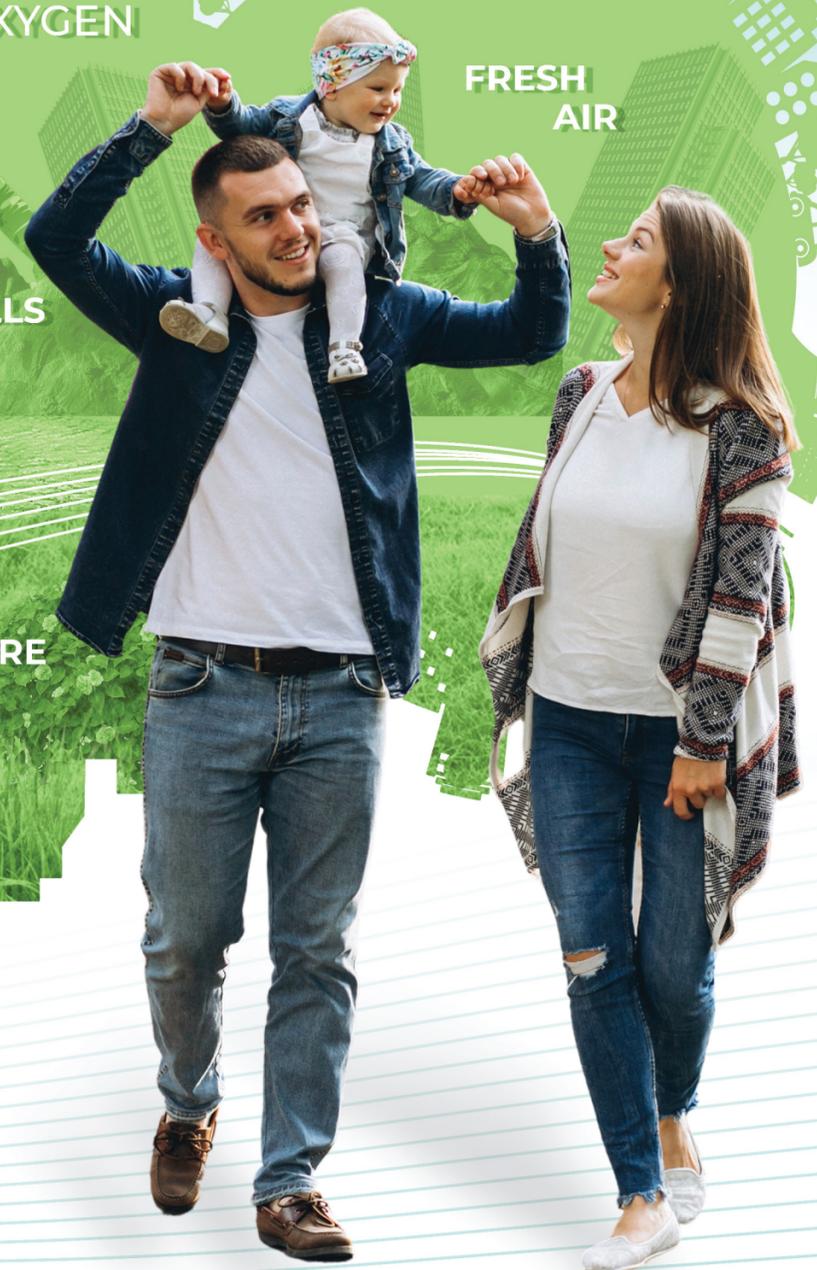


OXYGEN

FRESH  
AIR

MATHERAN HILLS

BREATHE MORE



## About Neral

It is located in the pollution free green area, imposing modern architectural design and provides the experiences of living close to the nature. You will get the feel of Living in the Heart of Nature. Being close to the nature can make you feel alive.

- ▶ Surrounded by lush green mountains
- ▶ Peaceful and quit environment
- ▶ 10 kms from Matheran Hill Station
- ▶ 2 kms from Anandwadi Waterfall



## Project Features

- ▶ A complex of 3 acres of pollution free green area
- ▶ Project approved by Govt. Authorities
- ▶ Stilt+7 Storeyed Building
- ▶ Spacious 1 BHK and 2 BHK flats with dry area & terrace
- ▶ Each room comprises of natural light and ventilation
- ▶ Hassle free weekend location for second home also



A Location that is close to  
*Everything*



## Why Neral?

Neral is home to riverside farms and getaway resorts, away from loud and polluted atmosphere and therefore a popular local gateway. This land is richly endowed with natural beauty from four sides and vicinity to daily families setting up their houses.

- ▶ 5 mins. walking distance from Neral Railway Station.
- ▶ Very close to Matheran Toy Train
- ▶ Neral Railway Terminus Connected to CST & Khopoli
- ▶ 10 kms from Matheran Hill Station
- ▶ 30 min drive from Prop. International Airport





Elegant Living with  
*Astonishing* Views

The place conveys a sense of togetherness & facilitates a relaxing day in your busy life. It is surrounded with so many beautiful open places and gives a sense of joy in the life. It has a great grassy slope to rest on and gaze at the sky.





Gift Yourself

# The Joyful Excellence

The place conveys a sense of togetherness & facilitates a relaxing day in your busy life. It is surrounded with so many beautiful open places and gives a sense of joy in the life. It has a great grassy slope to rest on and gaze at the sky.



Swimming Pool



Kid's Play Area



Jogging Track



Landscaped Garden



Well-Equipped Gymnasium



Indoor Games

## The Project

# Specifications

### Flooring

- 32" x 32" Vitrified flooring tiles in all the rooms. (Somany / Jhonson)
- 24"X24" Anti-skid tiles in toilet, bathroom & terrace area.
- 24"X24" Wall tiles in toilets & bathrooms.

### Doors & Windows

- Standardized safety door in all residences.
- Entrance doors : wooden doors with exclusive fittings and key operated multi point lock system by ( Yale or Godrej )
- Bedroom, toilet & bathroom shall have water proof plywood doors with decorative laminate sheet fittings.
- Anodized windows with mosquito net protection.
- Terrace shall have advance concept French door with safety measures.

### Kitchen

- Designer kitchen platform with built-in glass hob. (Faber)
- Designer granite service kitchen platform
- Aquaguard fitted in dedicated space.

### Toilet & Bathrooms

- Chromium plated fittings. (Jaquar)
- European wall hung water closet (Commode) in master bathroom.
- Sanitary fittings for toilets & bathrooms.

### Walls & Paints

- Dropped ceiling in living room.
- Interior : Right angle finish Gypsum to all the walls.
- Interior : Superior wall-finish with luxury emulsion on walls.
- Exterior : Dead walls with textured finish & anti peel acrylic Paint. (Nerolac / Dulux)

### Electrification

- Concealed copper wiring with earth-leakage circuit Breakers.
- Premium modular switches. (Havells/Legrand/Anchor)
- LED light fittings in the entire residences. (Syska or similar brands)
- Motion sensor lighting system in lobby, staircase & passage.
- TATA Sky cable point for TV in Living room and master bedroom.
- Wi-Fi connectivity provision for all the residences.

### Common Amenities & Features

- Two high speed automatic elevators.
- Power backup for lift, water pump & common lighting areas.
- Decorative entrance lobby and compound wall.
- Heavy Duty decorative interlocking paver blocks for stilt area & open spaces.
- Stand alone Tata sky common dish connection for all residential units.
- Cross bar Ferrari cloth awning for all the residential terraces.
- LED illuminated drive way lights on compound walls.





### Indoor

- 1 Snooker
- 2 Activity Center (Chess, Carrom Board, Table Tennis, etc.)
- 3 Gymnasium

### Outdoor

- 4 Lawn - 1
- 5 Stage For social Activities
- 6 Flower Garden
- 7 Sand pit
- 8 Jogging Track
- 9 Lawn - 2
- 10 Swimming Pool
- 11 Banquet Hall
- 12 Party Lawn
- 13 Deck Area
- 14 Shower



PHASE 2



TYPICAL 1ST, 2ND, 3RD, 4TH, 6TH, 7TH, 9TH, 11TH, 12TH & 14TH FLOOR PLAN



TYPICAL 5TH & 10TH FLOOR



TYPICAL 8TH & 13TH FLOOR

2 BHK Flat



LIVING ROOM - 10'0" X 14'6"  
 KITCHEN - 7'0" X 10'0"  
 BEDROOM 1 - 10'0" X 9'0"  
 BEDROOM 2 - 9'3" X 10'6"  
 TOILET 1 & 2 - 6'0" X 4'0"

1 BHK Flat



LIVING ROOM - 9'3" X 14'6"  
 KITCHEN - 7'0" X 11'9"  
 BEDROOM - 9'0" X 9'6"  
 BATH - 4'0" X 4'0"  
 W.C. - 3'0" X 4'0"

# Location Map



www.shemol.com | 865001178



PROJECT BY



**SAI KRUPA  
DEVELOPERS**



**Site :** Survey No. 489, Plot 1 to 29, Chinchali,  
Near Matheran Gate, Neral, Tal. Karjat 410 101

**MAHA RERA REG. NO. P5200000739 (SAI KRUPA VALLEY PHASE-I)**

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The brochure is indicative of how the furniture can be arranged in the flat. No furniture of any nature is to be supplied to the flat purchaser by the developer.