

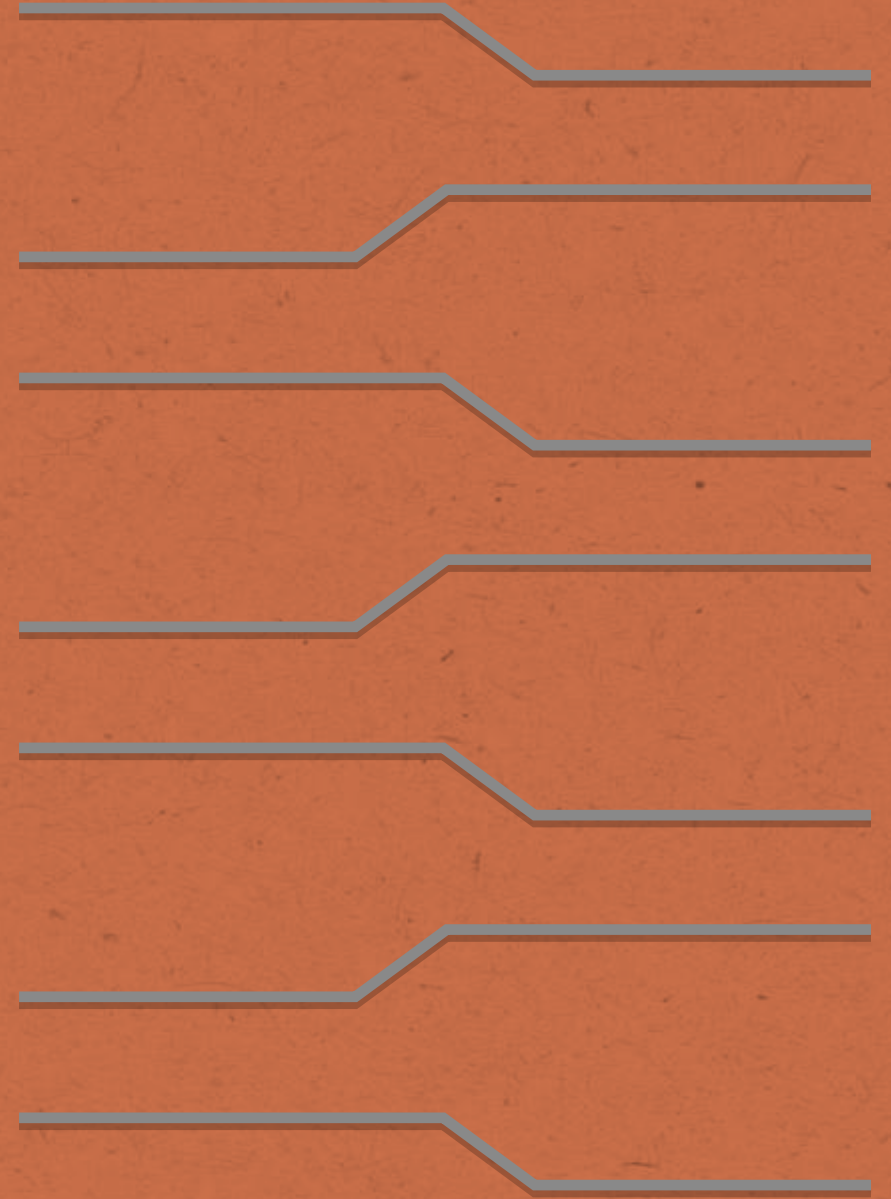
Project By



[www.shantam.co.in](http://www.shantam.co.in)



5B2HK LUXURIOUS VILLA







# FROM FINDING *luxury* TO MAKING IT YOUR ULTIMATE EXPRESSION

Experience the art of creating cherished memories at Shantam Villa. This luxurious 5B2HK villa, nestled within a gated and secure community, welcomes you with an enchanting entrance, adorned with its timeless brick structure. Inside, discover a home designed to maximise every inch. Unwind in your private garden or retreat to the open terrace for moments of tranquillity. Gather loved ones for an unforgettable movie night in the mini home theatre or indulge in community activities at the clubhouse. At Shantam Villa, every moment is an opportunity to weave the tapestry of lasting family memories.



## A BREATH OF FRESH AIR

Step into the lush embrace of the meticulously landscaped garden, where nature's beauty unfolds at your doorstep.

## ABUNDANCE OF SPACE

Let your dreams of an expansive lifestyle come to life. Cultivate your own flourishing garden, nurturing a sanctuary of green, while unwinding and basking in the serenity of your private terrace.

## ABSOLUTE PRIVACY

Experience the epitome of absolute privacy at Shantam Villa, where you'll never have to share a floor with your neighbours.

## INFUSED WITH NATURE

Nestled within this idyllic setting, these luxurious villas offer a sanctuary where every day unfolds amidst the soothing symphony of birdsong and verdant landscapes.





DECORATIVE  
ENTRANCE GATE

## FROM A GATED COMMUNITY TO A SECURE SANCTUARY

Nestled within the confines of a gated paradise, Shantam Villa offers more than just a home; it provides a secure sanctuary where tranquillity and peace of mind flourish. With utmost attention to safety measures, this community ensures a haven for families to thrive, with children frolicking freely and neighbours forging lasting bonds.





## FROM OWNING TO OWNING 3 STOREYS

Indulge in a life of unparalleled grandeur as you ascend three levels of pure elegance. With meticulously crafted interiors, breathtaking views, and a private oasis of relaxation, this prestigious residence offers the perfect blend of lavish living and serene solitude.



At Shantam Villa, space is cherished and ingeniously utilised, leaving no room for wastage. Every corner, every nook, and every cranny of these thoughtfully designed homes embraces the art of minimalism.

## FROM MINIMISING WASTAGE TO MAXIMISING LIVING EXPERIENCE



MINIMAL SPACE WASTAGE

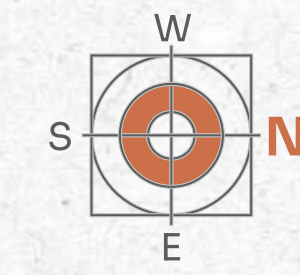


EXCLUSIVE AMENITIES





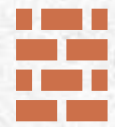
Sr.N.	Plot Area	Sr.N.	Plot Area	Sr.N.	Plot Area	Sr.N.	Plot Area	Sr.N.	Plot Area
01	1455.50	06	1147.50	11	1147.50	16	1147.50	21	1147.50
02	1147.50	07	1147.50	12A	1147.50	17	1147.50	22	1147.50
03	1147.50	08	1147.50	12B	1147.50	18	1147.50	23	1147.50
04	1147.50	09	1147.50	14	1147.50	19	1147.50	24	1147.50
05	1147.50	10	1147.50	15	1147.50	20	1147.50	25	1147.50



LAYOUT PLAN







ATTRACTIVE BRICKS



GOOD VENTILATION

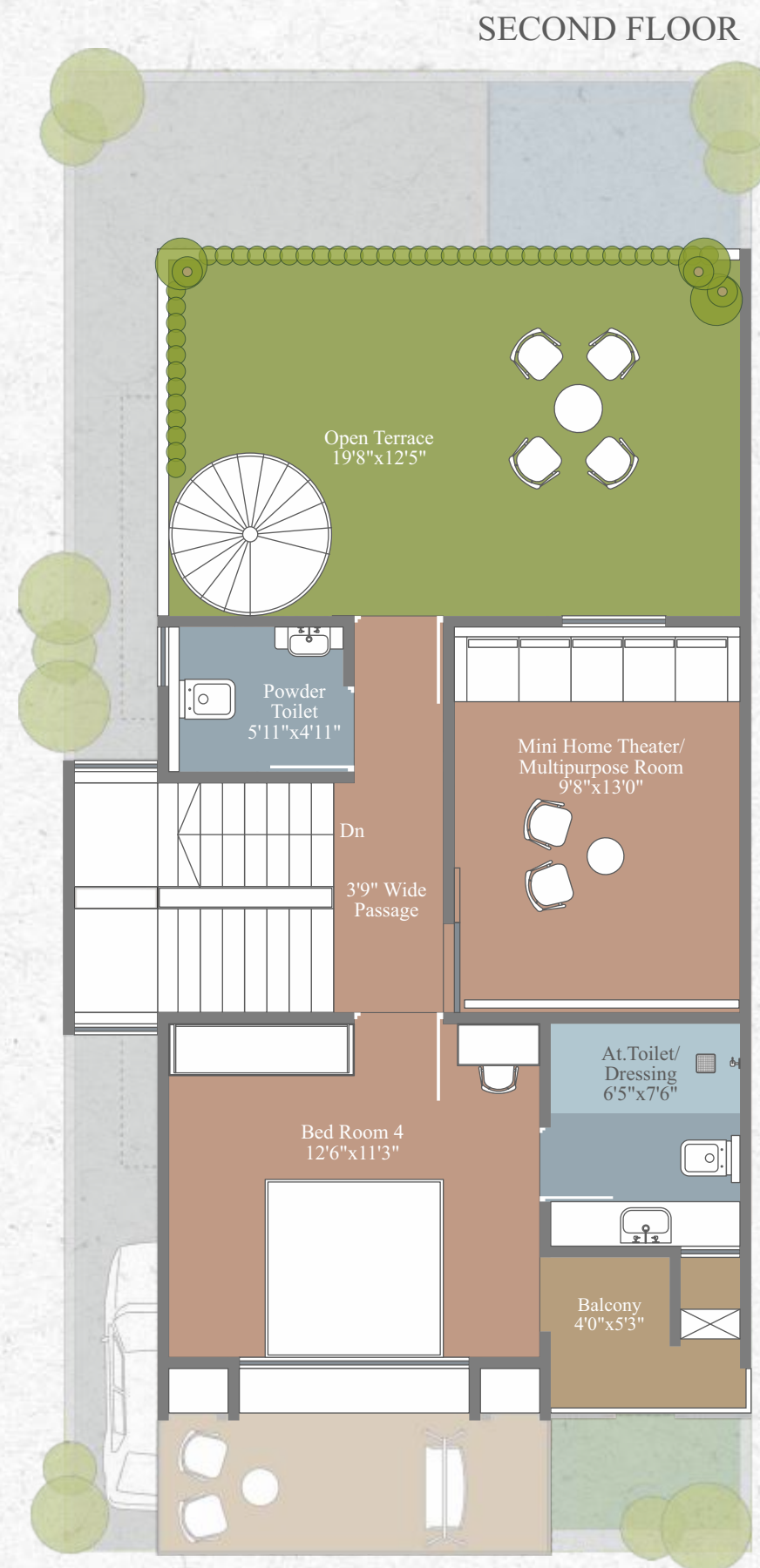
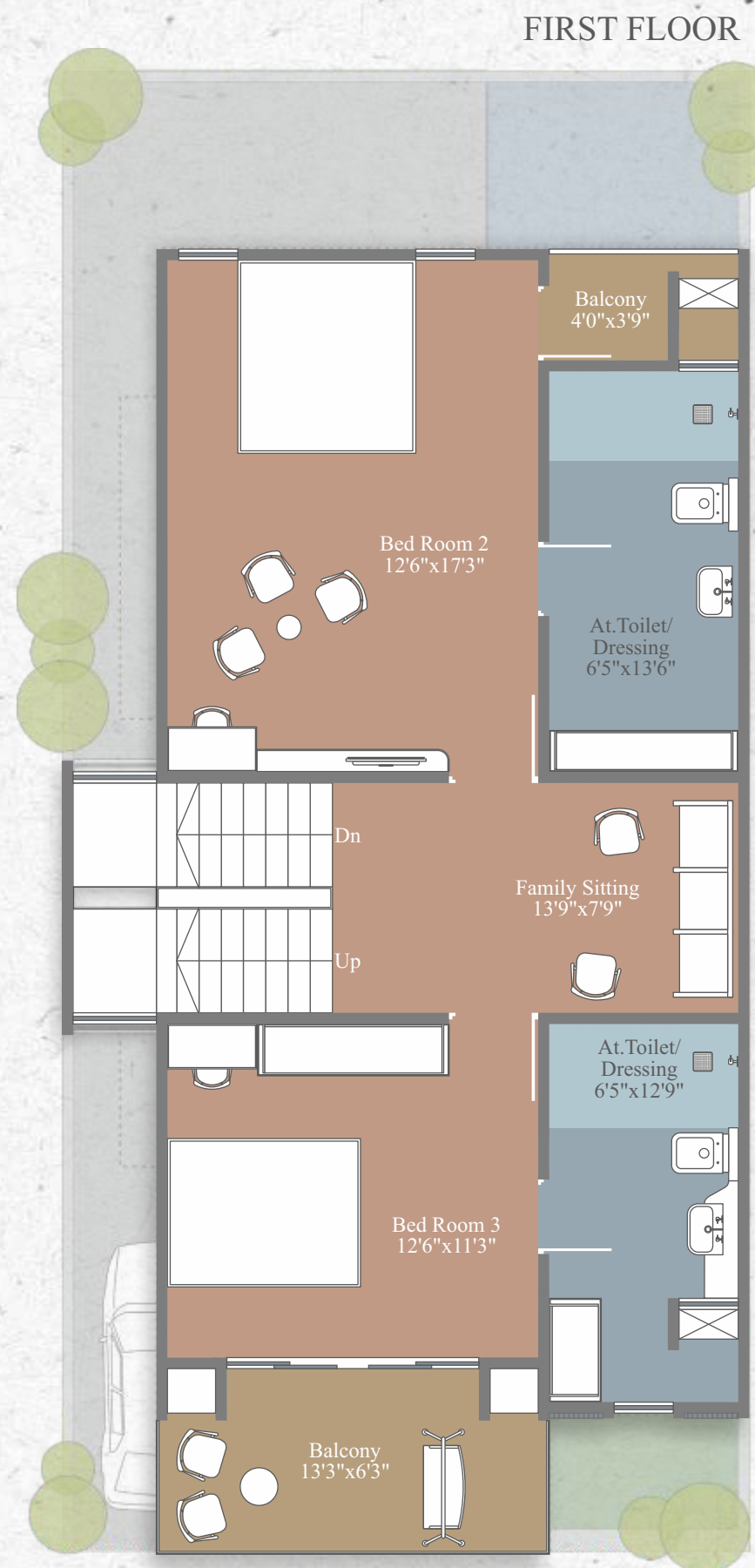
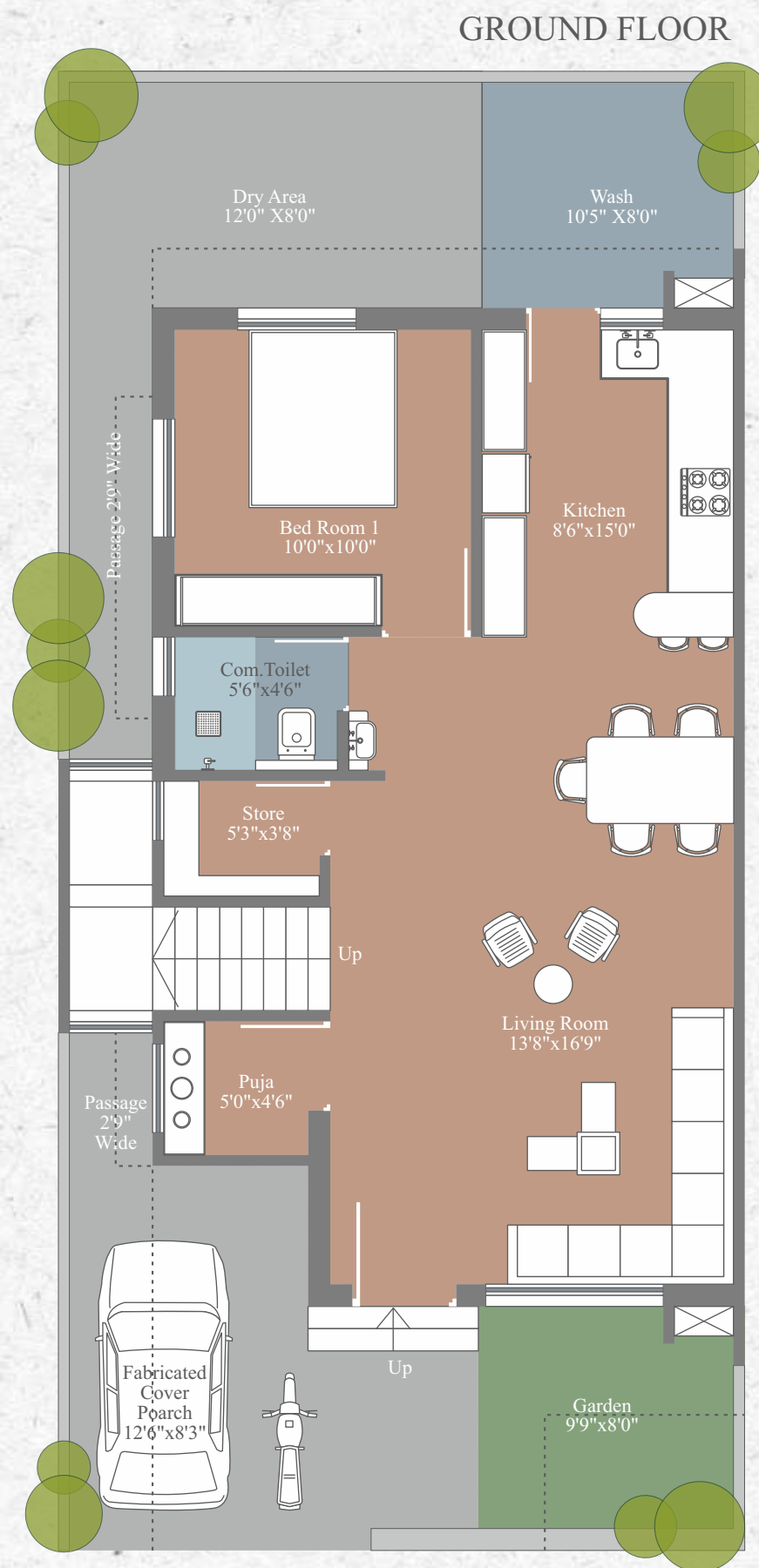
## FROM JUST AESTHETICS TO BEING ENERGY EFFICIENT

Step into a world where brick-clad exteriors not only exude charm but also serve as a testament to durability. The sturdy brick walls of Shantam Villa not only stand strong but also embrace the art of energy efficiency. As the seasons change, you'll experience the perfect harmony of comfort and savings when the brick structure will keep you cozy during winters and cool in summers.



# UNIT PLAN

G.F SLAB	875 Sq.Ft
F.F SLAB	817 Sq.Ft
S.F SLAB	622 Sq.Ft
TOTAL	2314 Sq.Ft







CLIMATE CONSIDERATE  
ARCHITECTURE



SPACIOUS HOMES  
WITH BALCONY

## FROM A TESTAMENT TO BEAUTY TO A FORTRESS OF SAFETY

Beyond its visual allure, the brick exterior of Shantam Villa serves as a shield, protecting you from the chaos of the outside world. The dense structure acts as a barrier, muffling intrusive noises and ensuring that serenity reigns supreme within your sanctuary.





FROM STANDARD  
TO *Supreme*

**STRUCTURE**  
RCC frame structure designed by approved Structural Consultant.



**WATER TANK**  
• 1500 Ltr. Capacity of Underground water tank.  
• 1000 Ltr. Capacity of Overhead water tank.

**FLOORING**  
• 600mm x 1200mm or 800mm x 800mm premium quality glazed vitrified tiles in Living Room, Pooja Room, Kitchen, Dining and Passage with skirting.  
• 600mm x 600mm in all Bed Rooms with skirting.  
• Anti-skid flooring in Bath, Wash, Balcony & Compound Wall.



**WINDOWS**  
• Premium quality powder coated aluminum windows with Mosquito Net and Safety Grill.  
• Granite frame for windows.

**WALL FINISH**  
• INTERIOR: Smooth finish plaster with 2 coat Putty and Primer.  
• EXTERIOR: Double coat plaster with Weather Resistant Paint.



**TERRACE**  
Elegant China Mosaic or cement tiles finish with water proofing treatment.

**ELECTRIFICATION**  
• 3-phase concealed copper wiring as per ISI Standard of RR Kabel / Finolex / Apar or equivalent.  
• Modular switches (Anchor or equivalent).  
• Adequate electric points in each room as per Architect's planning.  
• Geyser point in each bathroom.  
• TV point in Living Room and in two Bed Rooms on first floor.  
• Separate MCB for each room.



**KITCHEN**  
Premium quality granite platform with S.S. sink. Dado up to Lintel Level.

**AIR-CONDITIONING**  
• Copper piping done from indoor unit to outdoor unit for AC point in Living Room & All Bed Room.  
• AC electric point in Living Room and in all Bed Rooms.



**BATHROOMS**  
• Designer bathrooms with premium quality bath fittings and sanitary wares (Jaguar / Kohler / Cera or equivalent).  
• Premium quality ceramic tiles dado up to Lintel Level.

**DOORS**  
MAIN DOOR:  
High quality decorative door with veneer finish on both sides and wooden frame.  
  
INTERNAL DOORS:  
Laminated flush door with granite frame. All other doors with Godrej / Häfele or equivalent lock fittings. Video Door Phone security system to each unit.







## FROM SPACIOUS LIVING TO LIMITLESS POSSIBILITIES

With abundant living space, you'll relish the freedom to arrange your furniture with ease, entertain guests effortlessly, and discover new ways to express your personal style. The roomy spaces provide ample storage options, ensuring that organisation becomes a breeze, while offering the flexibility to nurture your hobbies and passions within the confines of your own sanctuary.







CLUB HOUSE

BASEMENT FLOOR PLAN

Sr.N	Area	Size
01	Lift	5'3"x5'3"
02	Wide Passage	4'9"
03	Home Theater	39'0"x15'9"
04	Indoor Game Area	14'9"x21'6"
05	Office	15'0"x7'0"

GROUND FLOOR PLAN

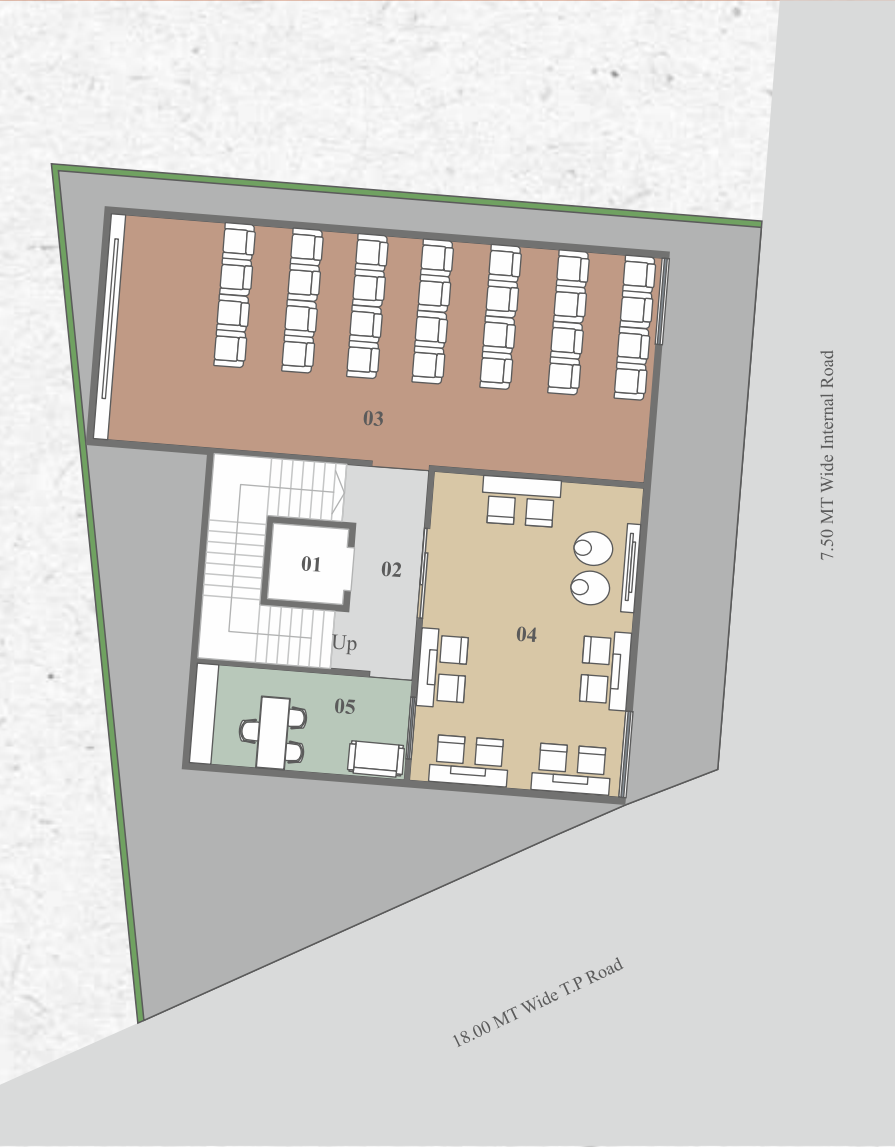
Sr.N	Area	Size
01	Lift	5'3"x5'3"
02	Wide Passage	4'9"
03	Multipurpose Hall	30'0"x15'9"
04	Toilet	5'6"x5'0"
05	Double Height Covered Otl	

FIRST FLOOR PLAN

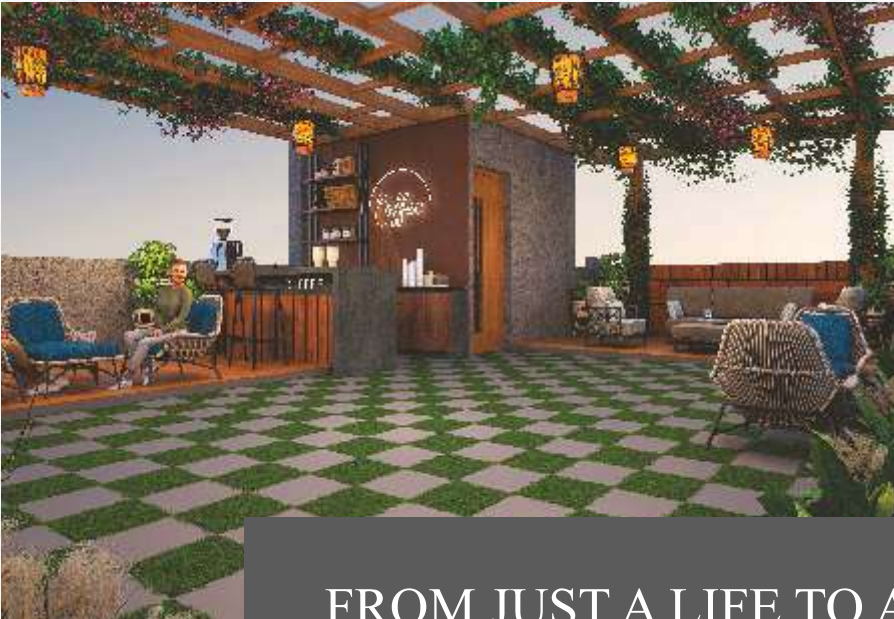
Sr.N	Area	Size
01	Lift	5'3"x5'3"
02	Wide Passage	4'9"
03	Gym	30'0"x15'9"
04	Toilet	5'6"x5'0"
05	Below Double Height Covered Otl	

TERRACE FLOOR PLAN

Sr.N	Area	Size
01	Lift	5'3"x5'3"
02	Wide Passage	4'9"
03	Coffee Machine	—
04	Gazebo	8'0"x8'0"
05	Wide Passage	4'6"
06	Toilet	6'0"x4'0"







FROM JUST A LIFE TO A LIFESTYLE



HOME THEATER



INDOOR GAME



JOGGING TRACK



MULTIPURPOSE HALL



CAFÉ AREA



24x7 CCTV CAMERA  
WITH SECURITY CABIN



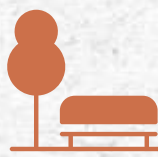
GYM



KIDS PLAY AREA



PARTY LAWN



SENIOR CITIZEN  
SETTING AREA



AMPLE VISITORS  
PARKING

Our commitment is to ensure that, within our vibrant community, everyone discovers a life that transcends mere existence—a life that seamlessly blends convenience, luxury, and opportunities for personal growth. Welcome to a lifestyle where fulfilment and contentment know no bounds.





## ADDITIONAL SPECIFICATIONS

Trimix concrete internal road with streetlight.

Underground cabling for Wire-Free campus.

Single entry campus with CCTV surveillance in common area.

Rainwater harvesting.

Anti - termite treatment.

R.O. to each unit.

Heat pump water geyser for each unit.



Notes: (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all accounts. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Fees, MGVC/L, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, 18% interest per annum will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned only after the sale of the same unit and after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA/Gram Panchayat, MGVC/L or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.