

THE  
*ultimate*  
LIFESTYLE

~

S H U B H  
mrvana



We proudly present Malaika Arora as our distinguished brand ambassador. Malaika, a timeless icon of grace and style, effortlessly embodies the essence of our brand. Her magnetic persona resonates seamlessly with Shubh Developers' commitment to crafting spaces exuding luxury and refinement. As the face of Shubh, Malaika Arora brings a touch of glamour and sophistication that perfectly complements our vision.



INTRODUCING THE *ultimate*  
BOLD & BEAUTIFUL **MALAIKA ARORA**  
**AS OUR BRAND AMBASSADOR**



malaika

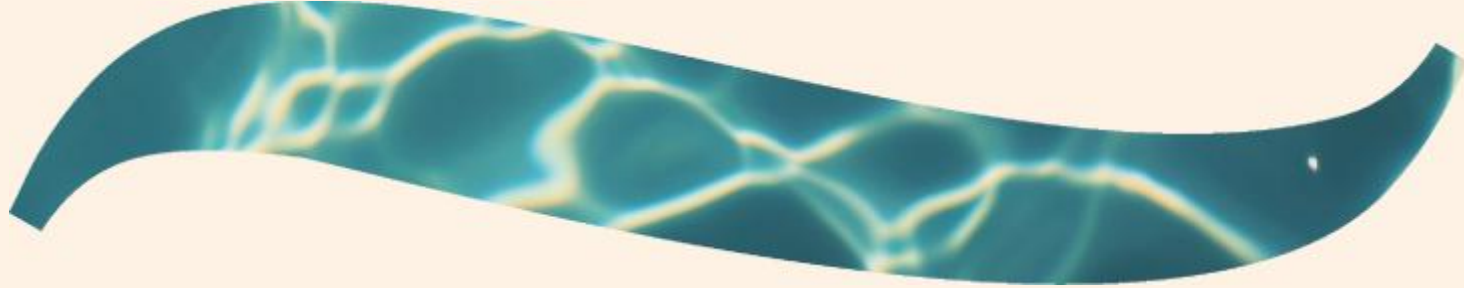




SHUBH  
nirvana  
~

PREMIUM 3, 4 & 4.5 BHK HOMES  
AT VIMAN NAGAR

STOCK IMAGE



THE  
*ultimate*  
NATURE OF NIRVANA  
~

Nirvana, rooted in ancient Sanskrit, represents the ultimate state of enlightenment. We take this idea to heart. For us, it's crafting a living environment that goes beyond the ordinary, embracing the pursuit of a fulfilled & balanced life. For you, it's a sense of completeness, peace & contentment. Nirvana is a commitment to making your home a haven of tranquility where you can experience fulfilling every moment.





25+  
LIFESTYLE  
AMENITIES

7  
ACRE  
PROJECT

600+  
RESIDENCES

CRAFTING  
*an ultimate*  
LIFESTYLE AROUND A HOME

Coming home is one of the most beautiful things, but everyone desires a world around this home to explore, experience, and express the many joys of life. Nirvana embodies this essence, envisioning a community where amenities, architecture, and landscaping seamlessly intertwine with the needs of contemporary urban dwellers. This harmonious fusion leads you home, to a VIP lifestyle—an ultimate address for those who seek the extraordinary.





ARTIST'S IMPRESSION

# THE *ultimate* GUARDIAN GATEWAY

Indulge in a haven meticulously designed to spoil you; an environment meticulously shaped to satisfy your every wish. Inhabit a magnificently roomy dwelling infused with opulence. Dwell, unwind, engage, and celebrate within the protected confines of an exclusive gated community. Take your day-to-day living to new heights.

Welcome to Shubh Nirvana!







ARTIST'S IMPRESSION

## THE *ultimate* JOY



Encourage the youthful spirit to roam freely, exploring, learning, and playing without limits. At Shubh Nirvana, we are firm believers that play is integral to a child's comprehensive development, acting as a powerful catalyst for growth and fostering a profound sense of wonder. Immerse yourself in a realm where creativity takes flight, bonds are formed, and joy is a constant companion.







## THE *ultimate* AMENITIES

1. Jogging / Cycle Track
2. Swimming Pool
3. Kids Pool
4. Gazebo
5. Temple
6. Party Lawn
7. Nirvana Zone
8. Yoga and Meditation Area
9. Senior Citizen Plaza
10. Badminton Court
11. Multipurpose Court
12. Children's Play Area
13. Box Cricket
14. Open Air Gym
15. Hotfoot Court
16. Dog Park
17. Multipurpose Hall
18. Indoor Gymnasium
19. Indoor Games Arena
20. Co-Working Space
21. Guest Rooms
22. Salon
23. Massage Room
24. Day Care

ARTIST'S IMPRESSION





Crafted with meticulous attention to detail, each residence is a sanctuary where comfort meets elegance. From the stylish interiors to the expansive windows that invite natural light, every element is thoughtfully designed to enhance your living experience.



LIVE  
THE  
*ultimate*  
LUXE LIFE





CHILDREN'S PLAY AREA



ARTIST'S IMPRESSION

CLUB HOUSE



ARTIST'S IMPRESSION



SWIMMING POOL WITH DECK





NIRVANA ZONE



ARTIST'S IMPRESSION

YOGA ZONE



ARTIST'S IMPRESSION



PARTY LAWN





CLUB HOUSE







## ultimate AIRFLOW PRECISION



Well-ventilated homes offer a multitude of benefits that contribute to both physical health and overall well-being. They ensure fresh air in abundance and reduce fatigue and accidents.

Each residence at Shubh Nirvana is thoughtfully crafted to maximize airflow, ensuring a continuous exchange of clean, fresh air. Large windows and well-planned layouts allow natural light to flood the interiors, creating a bright and cheerful ambiance throughout.

Wind-Focused Residences

Higher Air Exchange Rate

Large Windows & Balconies





# ultimate BRIGHTNESS

The benefits of ample natural light extend far beyond aesthetics. Sunlight is a natural mood enhancer. Beyond the psychological benefits, natural light contributes to energy efficiency by reducing the need for artificial lighting during the day.

Large, strategically placed windows and thoughtfully designed layouts are the keystones of our approach to harnessing natural light.



Solar Axis Aligned Homes

Less Heat, More Natural Light

Larger Shaded Windows & Balconies

# ultimate SPECIFICATIONS



## STRUCTURE

- Earthquake resistant RCC framed structure
- AAC Blockwork in internal and external walls



## PLASTER

- Sand faced double coated external plaster
- Gypsum finished internal plaster



## FLOORING

- 800 mm x 1600 mm vitrified tiles with matching skirting
- Anti-skid tiles in bathrooms, balconies, terrace and dry balcony



## DOOR

- Laminated flush doors and frame for main door and bedrooms
- Granite frame in balcony doors
- Mortise lock and handle for bedroom and bathroom doors
- Main door with biometric lock with access via key, password and fingerprint (Make - Yale / Godrej / Europa or equivalent)
- Video door phone



## PAINT

- Internal walls - Acrylic emulsion paint (Make - Asian / Berger or equivalent)
- External walls - Weather shield acrylic paint (Make - Asian / Berger or equivalent)



## WINDOW

- All windows with granite frame
- UPVC windows (partially fixed) with mosquito net from skirting up to lintel level
- Glass louvres / openable shutter in bathroom windows
- Stainless steel railing with toughened glass in balconies



## KITCHEN AND DRY BALCONY

- Glazed wall tiles up to lintel level in kitchen area
- L-type black granite otta with two stainless steel sinks
- Electrical and plumbing provision for washing machine and dishwasher in dry balcony



## BATHROOMS

- Concealed internal slung plumbing
- Glazed wall tiles up to lintel level
- Hot and cold water diverter in shower area
- Premium C.P. fittings (Make - Grohe / Kohler / Jaquar / Schell or equivalent)
- Premium Sanitary fittings (Make - American Standard / Toto or equivalent)
- Acrylic false ceiling
- Exhaust fans
- Electrical and plumbing provision for boilers
- Water supply provision from solar water heater in master bedroom's washroom only
- Glass partition in bathrooms attached with bedrooms



## ELECTRICAL AND CABLING

- Provision for Inverter
- Concealed copper wiring (Make - Polycab / Finolex or equivalent)
- Modular switches and sockets (Make - Legrand / Schneider or equivalent)
- Adequate electrical points with circuit breakers
- AC points in living, dining and all bedrooms
- Electrical points for boilers in all washrooms
- Electrical point for internet router



## ELEVATORS

- Automatic full S.S. elevators with 24-hour power backup (Make - Kone / Otis / Schindler / ThyssenKrupp or equivalent)



## COMMON AREAS

- 3 Tier security with access control for lobbies
- CCTV surveillance in common areas
- Rainwater harvesting
- 24-hours DG Backup in entire flat (except power sockets)
- STP as per statutory norms
- Water softener plant





Distinguished for its strategic location and lively atmosphere, Viman Nagar emerges as a thriving and dynamic suburb in Pune. With its close proximity to the **Pune International Airport**, **Viman Nagar** seamlessly integrates urban convenience with tranquility, showcasing its abundant green spaces and recreational amenities. Shubh Nirvana, essentially, embodies the essence of everything this vibrant locale has to offer.



THE  
*ultimate*  
ADDRESS FOR  
A PRIVILEGED FEW



nirvana





# Well-connected

## TO A LIFE OF CONVENIENCES

### LOCATION



Pune Airport	0.4 Km
Kalyani Nagar	3.5 Km
Vishrantwadi	4.5 Km
Koregaon Park	5.5 Km
Kharadi	6.9 Km
Pune Railway Station	7.9 Km

### IT COMPANIES



Business Bay	4.5 Km
Panchasheel Tech Park	4.5 Km
Kumar Urban	4.7 Km
Commerzone	5 Km
World Trade City	7.3 Km
Eon IT Park	7.6 Km

### HOSPITALS



Apollo Clinic	1.9 Km
Sahyadri Super Specialty Hospital	4.3 Km
Columbia Asia Hospital	7.4 Km
Ruby Hall	7.7 Km

### SHOPPING MALLS



Phoenix Marketcity	2.8 Km
Creaticity Mall	3.6 Km
D Mart	3.8 Km

### EDUCATION



Symbiosis College	0.1 Km
The Bishop's Co-Ed School	3.4 Km
VIBGYOR High School	5.1 Km





## CREDENTIALS

### Design Architect

Imran Shaikh, Cubix Architects

### Landscaping

Mahesh Chinchalkar, Redbracket

### RCC Designer

Strudcom

### Interior Designer

Space Unfold

### Liasoning Architect

Sandeep Hardikar & Associates

### Legal advisor

Adv. Kiran Kothadia

### MEP Consultant

Siddhivinayak MEP Consultants

### Project Management

Planedge Consultants Pvt. Ltd.

## GET IN TOUCH

Site Address: Sr. No. 227, Plot No. 4,  
Opp. Symbiosis Law College, Viman Nagar, Pune 411014

Mail: [sales@shubhdevelopers.com](mailto:sales@shubhdevelopers.com)  
Telephone: **99000 98712**

Website: [www.shubhdevelopers.com](http://www.shubhdevelopers.com)  
FB: [www.facebook.com/ShubhDevelopers](https://www.facebook.com/ShubhDevelopers)



MahaRERA Registration No.:  
P52100031263, P52100050937, P52100055241, P52100055359  
<http://maharera.mahaonline.gov.in>

Disclaimer: This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and stock images for illustrative purpose and no warranty is expressly or impliedly given that completed development will comply in any degree with such artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.

The subject project identified as "VNSVL Shubh Nirvana Phase 1" with MAHARERA Registration No. P52100031263, "VNSVL Shubh Nirvana Phase 2" with MAHARERA Registration No. P52100050937, "VNSVL Shubh Nirvana Phase 3" with MAHARERA Registration No. P52100055241, "VNSVL Shubh Nirvana Phase 4" with MAHARERA Registration No. P52100055359; details of which are available on the MAHARERA website <https://maharera.mahaonline.gov.in>. The subject project is registered for the identified and defined part of a larger project having multiple buildings as shown in the entire display of the larger project. The entire larger project having multiple buildings shown as future development are not part of the subject registered project. The subject project under this correspondence only includes apartments/shops that are registered with MahaRERA authority. These apartments/shops under MahaRERA registered project are only offered for advertisement and sale under this correspondence and no other part/s from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous part/s of larger proposed project building/s will be registered as separate projects and those vertical and horizontal sections of building/s are not part and parcel of the subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered projects. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's address with prior appointment and intimation. \*T&C Apply

