



A PROJECT BY :



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MOUNTSCAPE

A canvas of life unfurled in nature...

valenciagroup.co.in

*Serene Mornings,
Soulful Evenings...*



Ever dream of waking to the briskly lit mornings, sleeping in the arms of nature and singing with the chirps of birdies? That may seem like



an elusive wish today, but it's never too late to achieve any dream.

Presenting **Mountscape** 1 & 2 BHK Terrace Apts., a premium offering from **Nayan Buildcon** that is nestled amidst the vicinity of hills and ranges. This project has been scissored to suite the mid-size lifestyle, providing state of the art living spaces and lush amenities.

Come, get enriched and rejuvenate in the modest delights of nature. Prosper in lavish greenery and lead a life of absolute brilliance, delivered straight from the laps of Mother Nature.

Life is where home is...



Mountscape is a lavish offering cradled among the lofty surroundings of mountains. It is a cherished lifestyle inside the confines of Mother Nature. A pristine locale built for those seeking a higher taste of life.

Nayan Buildcon is a collaborative venture with **SSK Developers**. We have always strived in delivering the best of excellence in Residential endeavours. All our projects have a top-class tag with modern build and style blown into each of our architecture.

We are a name synonymous with on-time delivery, promise fulfilment and recognised for our sheer dash of brilliance. Association with us is mutually beneficial, always.



*A positive beginning
is eternal bliss...*



The **SSK Group** has a very strong and vibrant board of Directors and is headed by the two dynamic brothers, Mr . Govind Uttamchandani (B.Tech - Chemical Engineering, MBA) and Mr. Rajesh Uttamchandani (B.E Mechanical Engineering)

SSK GROUP , which was incorporated in 1989, started out with the distributorship of a leading mobile phone, Appliance and T-series cassettes, Today, **SSK GROUP** has been the most successful organisation in the field of distribution across India. The company has product like mobile phone and white goods (Electronics) of multinational companies.

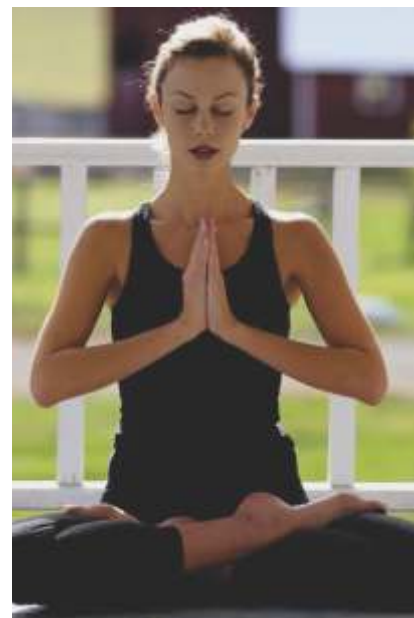
- **SSK** have a strong base of 22 thousand channel partner across India.
- We have direct relationship with all our channel partners and a strong goodwill in the market.
- We are committed on our targets and payments.
- We have a zero claim with the dealers.

With all the positive traits **SSK GROUP** plans to enter into the Construction business and assure all our customers full support and the best of services.



*Posh Amenities,
Lavish Lifestyle...*

Amenities



Uncompromising Convenience

- Solar water heater
- Lift with backup facility
- Backup for common areas
- Fire fighting system
- Rain water harvesting

Aiming Leisure and relaxation

- Library

Designed for fitness and fun

- Club House
- Gymnasium with modern equipment
- Yoga area

- Acupressure path way
- Open air mediation area
- Children/Toddler's play area
- Designer landscaped garden
- Senior citizen sit-out
- Open air Amphitheater / outdoor arena
- Jogging track
- Tennis Court

Ensuring your Safety and Security

- Security Cabin
- Grand entrance lobby
- Approach internal road with street lights
- Elegant compound wall





Specifications

Structure

- R.C.C. frame structure with best material component.

Masonry

- 6" thick brick or cement block for external wall and internal 4" thick wall
- Smooth finish internal plaster and sand faced external plaster

Flooring

- Good quality vitrified tiles in hall, kitchen & all bedrooms
- Balcony & wash area mat finish tiles.

Kitchen

- Granite kitchen platform with stainless steel sink
- Designer glazed tiles dado up to lintel level
- Provision for exhaust fan
- Provision for water purifier system

Bathrooms

- Coloured glazed tiles dado up to 7' height in bathrooms
- W C white glazed tiles dado up to 3' height
- Concealed branded fitting with hot & cold mixture
- Provision for geyser & exhaust fan in each bathroom

Windows

- Powder coated aluminium sliding windows
- Safety grill for all windows
- Marble seal for all windows

Doors

- Decorative main entrance door with wooden door frame & eye hole
- Internal flush door with wooden / steel door frame
- P.V.C door in bathrooms

Electrical

- Concealed copper wiring with adequate light points
- Sufficient points with concealed copper wiring along with modular switches
- Switches of standard make
- Domestic points for fridge, washing machine, hot water geyser and water purifier
- Inverter ready wiring in each flats
- Provision for AC point for master bedroom

Painting

- Internal good quality OBD paint
- External Decorative Acrylic paint

Parking

- Adequate Parking space





1 Bhk Apt.

- Ⓐ Entrance
- Ⓑ Living Room
- Ⓒ Terrace
- Ⓓ Kitchen
- Ⓔ Bedroom
- Ⓕ Toilet
- Ⓖ Master Toilet



2 Bhk Apt.

- Ⓐ Entrance
- Ⓑ Living Room
- Ⓒ Terrace
- Ⓓ Kitchen
- Ⓔ Bedroom
- Ⓕ Toilet
- Ⓖ Master Bedroom
- Ⓗ Master Toilet

A night of sparkle...



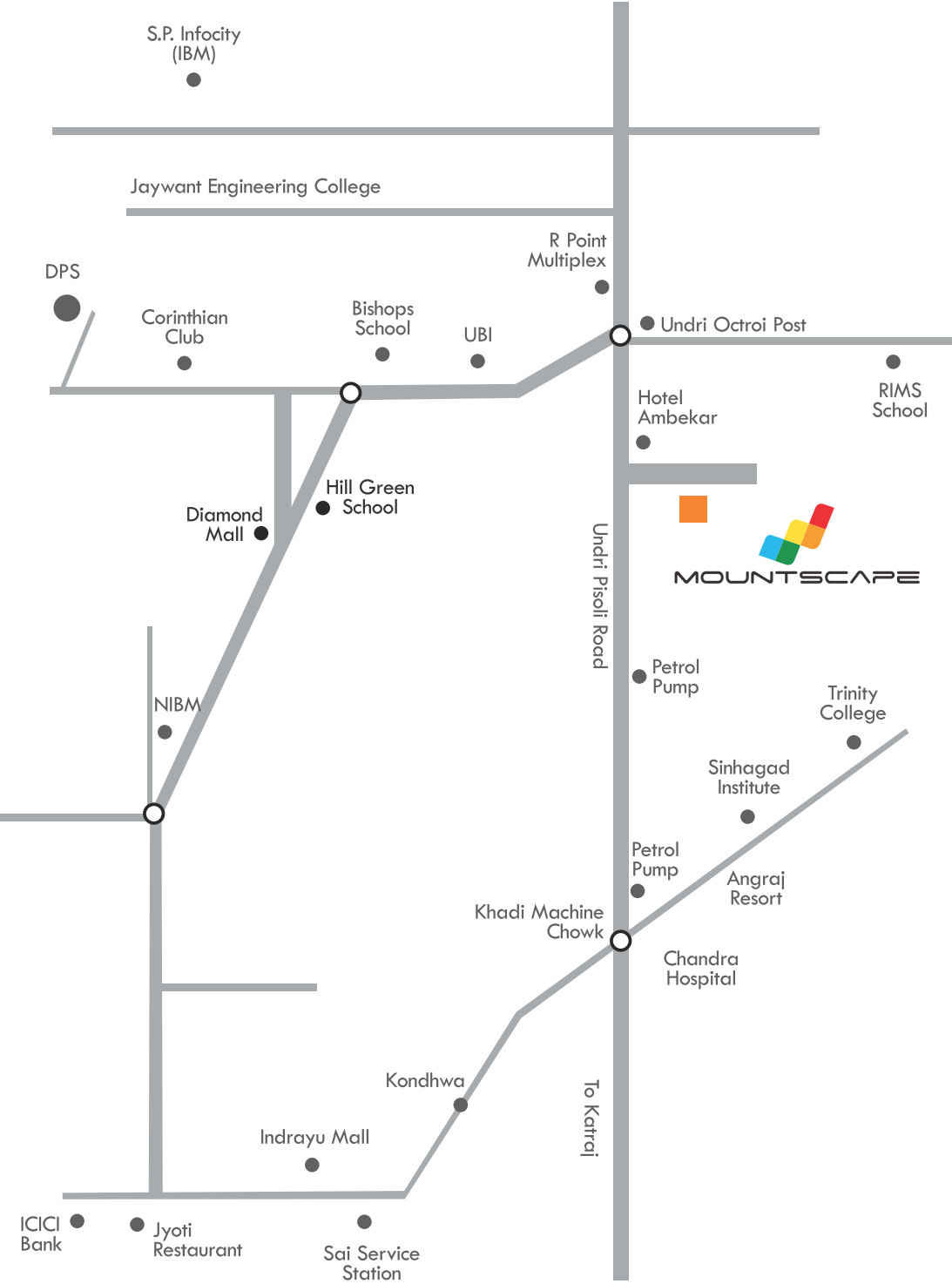
Dreams do come true...



MOUNTSCAPE
1 & 2 BHK TERRACE APTS.

- Ⓐ A Wing
- Ⓑ B Wing
- Ⓒ C Wing
- Ⓓ Entrance Gate
- Ⓔ Amphitheatre
- Ⓕ Landscape Garden
- Ⓖ Children Play Area
- Ⓗ Jogging Track
- Ⓘ Club House
- Ⓙ Sit Out
- Ⓚ Tennis Court

Location Map



Location Advantage

- Picturesque scenic beauty on four sides.
- Brisk sunlight. Be hale and hearty.
- Pristine, pollution-free ambience.
- Commutable distance to Schools, Colleges, Hospitals, Banks, Malls, etc.
- At a favourable distance from Magarpatta Cybercity, SP Infocity, etc.

Credits

- | | |
|--|---|
| ▪ Architect
Atit Admulwar | ▪ Structural Consultant
D M Herlekar |
| ▪ Legal Advisor
Abhijit Kulkarni
Madhukar Kokane | ▪ Landscape Designer
Anup Jumale |