

THE
ultimate
LIFESTYLE



S H U B H

mirvana

Malaika Arora



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

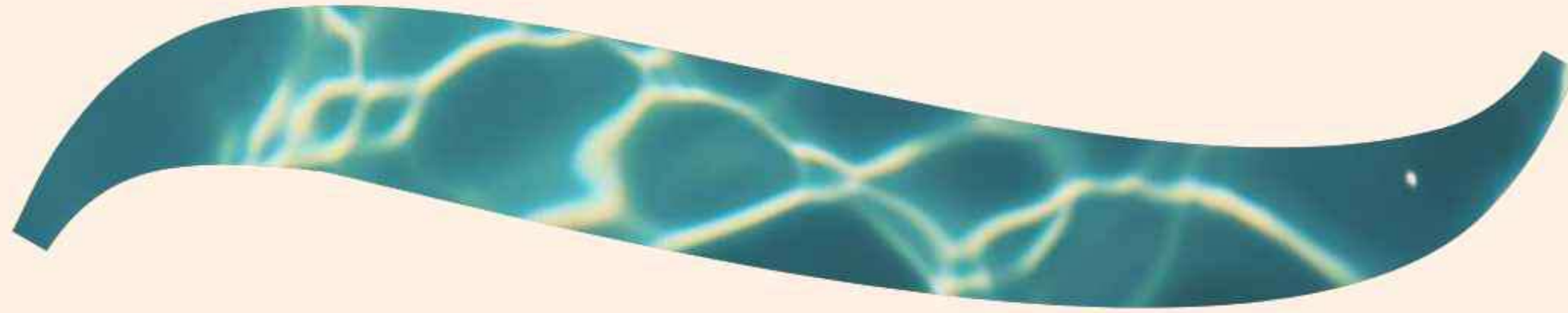


malika arora



SHUBH
nirvana

PREMIUM 3, 4 & 4.5 BHK HOMES
AT VIMAN NAGAR



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.



ARTIST'S IMPRESSION

SYMBIOSIS



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



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



murvana

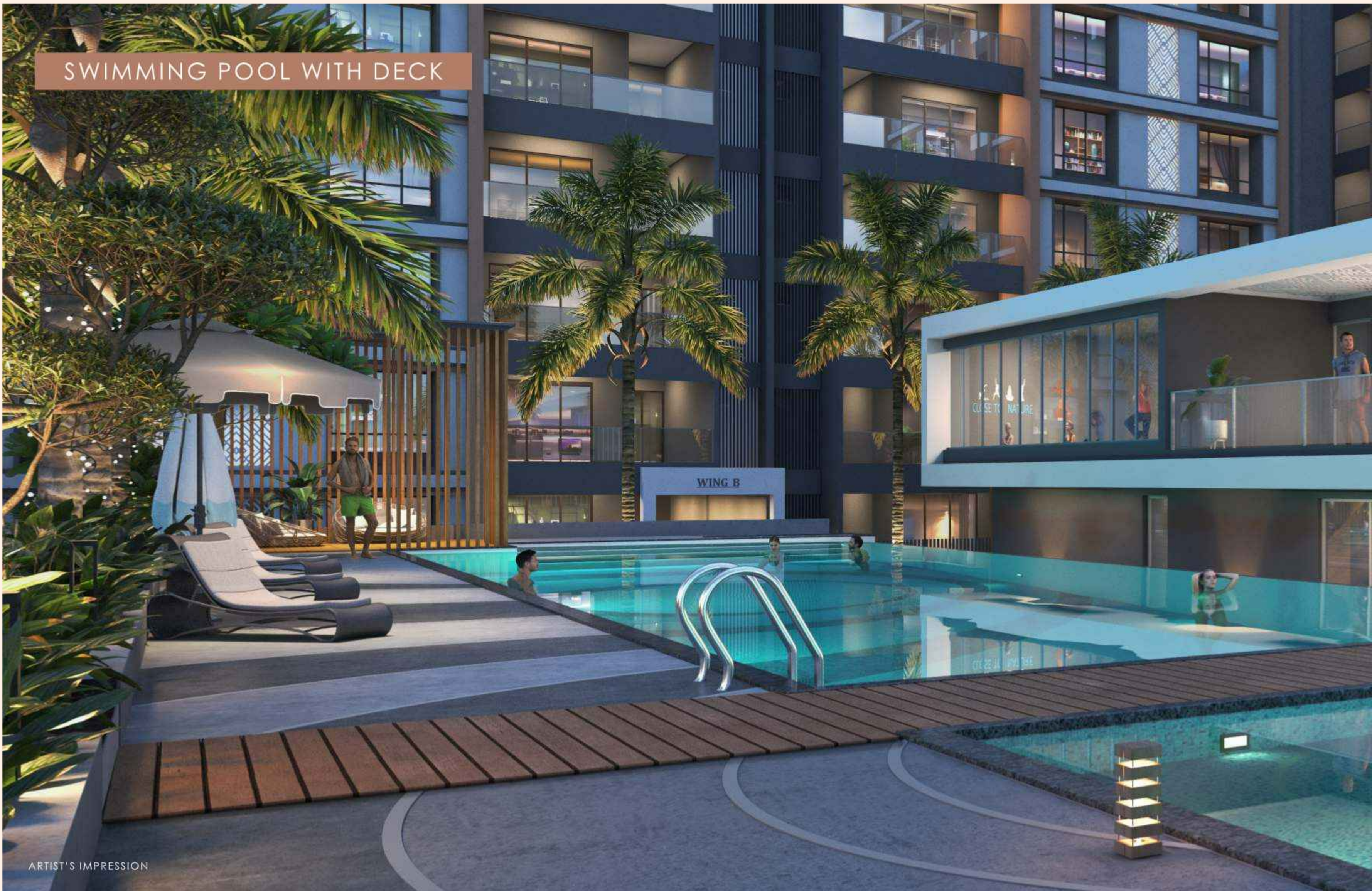
CHILDREN'S PLAY AREA



CLUB HOUSE

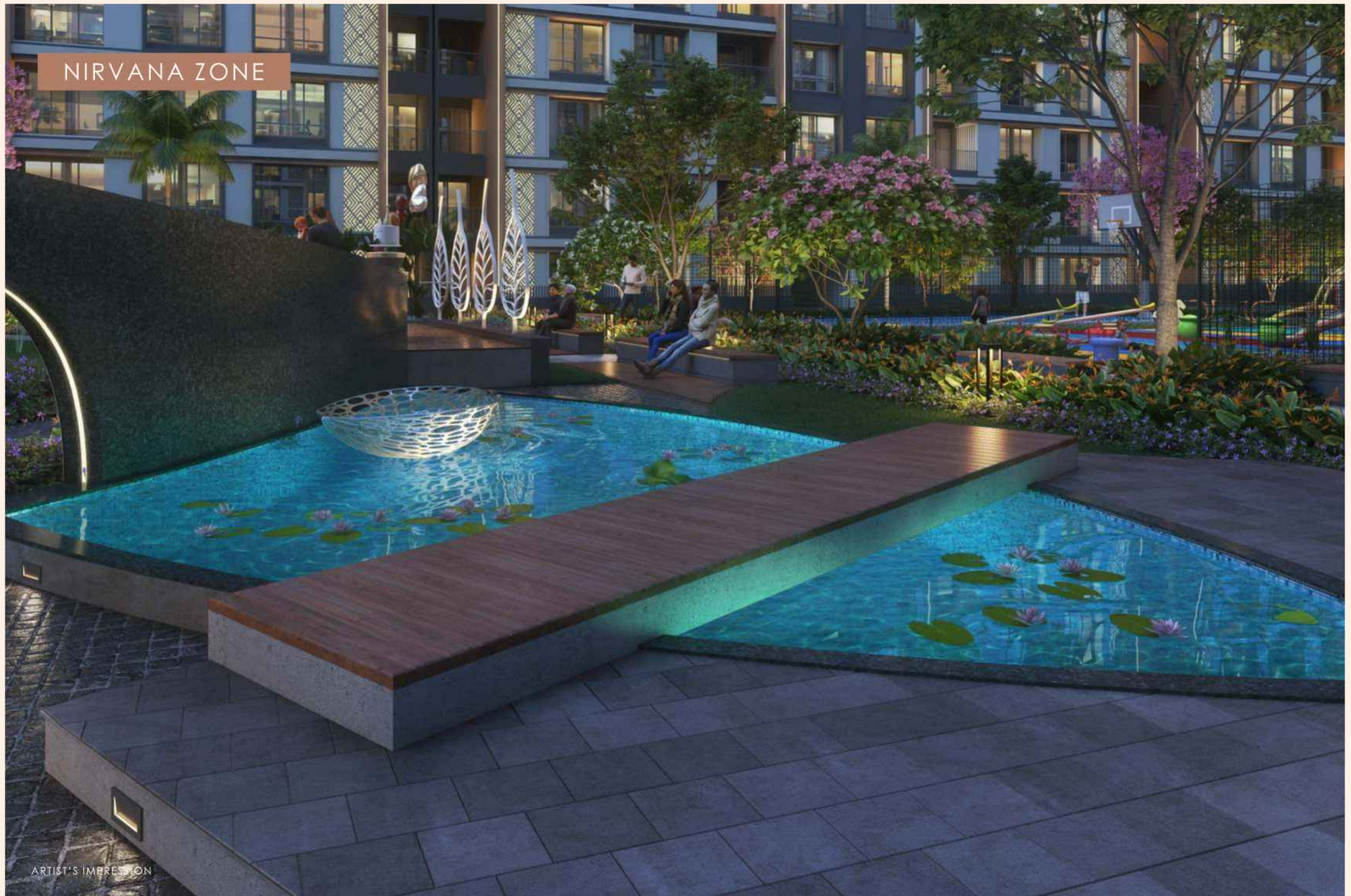


SWIMMING POOL WITH DECK





NIRVANA ZONE



YOGA ZONE



ARTIST'S IMPRESSION

PARTY LAWN





CLUB HOUSE





4 BHK UNIT PLAN

I WING-5 SERIES



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



3 BHK UNIT PLAN

F WING-4 SERIES

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
- Rain water 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.

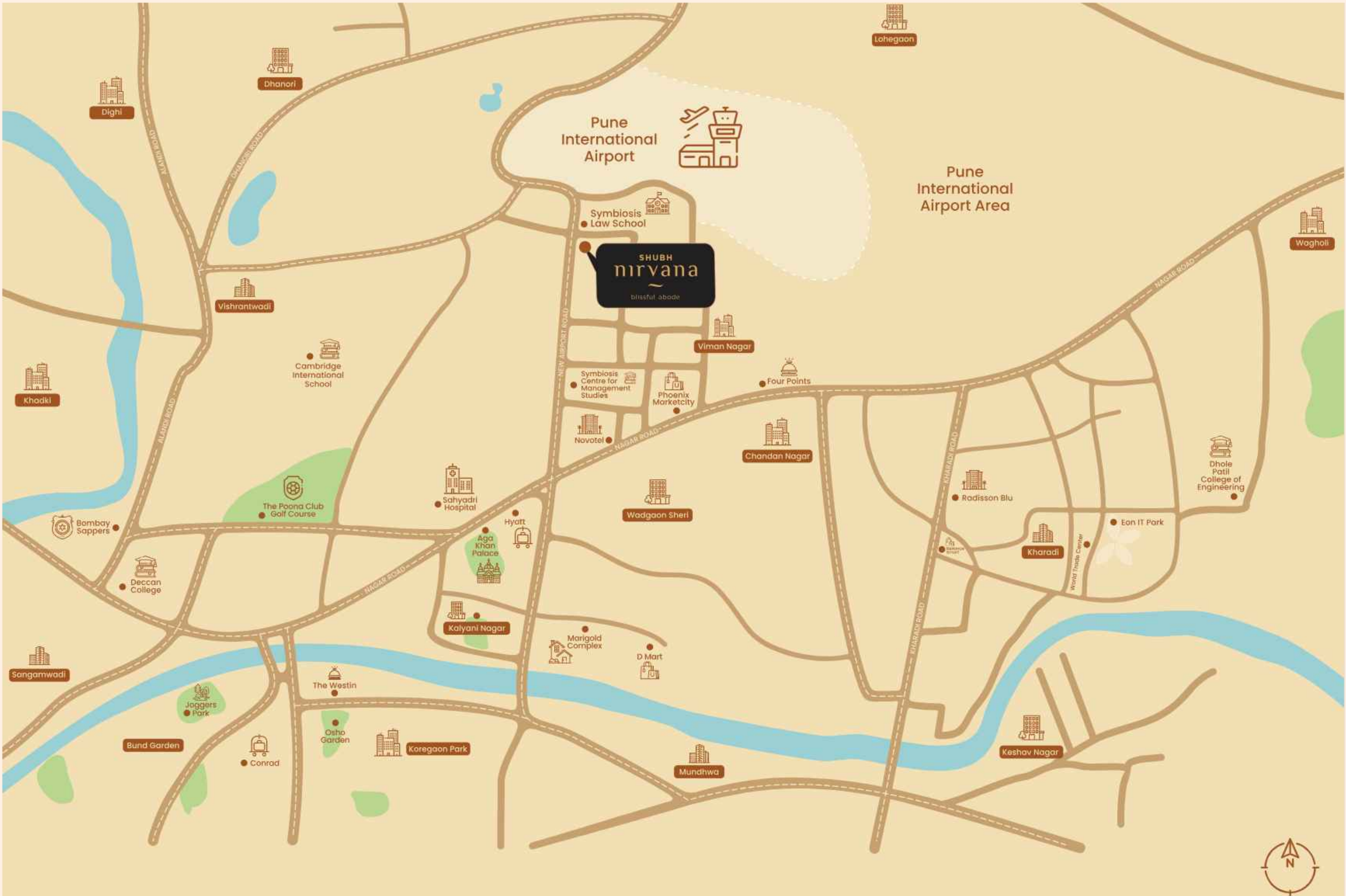


THE
ultimate

ADDRESS FOR
A PRIVILEGED FEW



mirvama



Pune International Airport

Pune International Airport Area

SHUBH nirvana
bitasful abade

Symbiosis Law School

Viman Nagar

Symbiosis Centre for Management Studies

Phoenix Marketcity

Four Points

Chandan Nagar

Novotel

Wedgaon Sheri

Sahyadri Hospital

Hyatt

Aga Khan Palace

Kalyani Nagar

Marigold Complex

D Mart

Radisson Blu

Kharadi

Eon IT Park

Dhole Patil College of Engineering

The Poona Club Golf Course

Bombay Sappers

Deccan College

Sangamwadi

Jaggers Park

Bund Garden

The Westin

Osho Garden

Koregaon Park

Mundhwa

Keshav Nagar

Wagholi

Lohegaon

Dhanori

Dighi

Khadki

Vishrantwadi

Cambridge International School



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

COMPLETED PROJECTS



Opposite EON IT Park, Kharadi
Retail, Restaurants & Offices



Near EON IT Park, Kharadi
Retail, 2.5 & 3 BHK Apartments



Near EON IT Park, Kharadi
Retail & BHK Apartments



Near EON IT Park, Kharadi
Retail, & 2 BHK Apartments



Near EON IT Park, Kharadi
Retail & BHK Apartments

ONGOING PROJECTS



Koregaon Park Avnexe
3 & 4 BHK Luxury Apartments



Airport Road, Viman Nagar
Retail, 2, 3 & 4 BHK Apartments

Credentials

Design Architect
Imran Shaikh, Cubix Architects

Landscaping
Mahesh Chinchalkar, Redbracket

RCC Designer
Strudcom

Interior Designer
Muzzamil Khan, Sketc

Liasoning Architect
Sandeep Hardukar & Associates

Legal Advisor
Adv. Kiran Kothadia

MEP Consultant
Siddhivinayak MRP Consultants

Project Management
Planedge Consultants Pvt. Ltd.



SHUBHTM
DEVELOPERS

LET'S RISE

GET IN TOUCH

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Opp. Symbiosis Law College, Viman Nagar, Pune 411014

Mail: sales@shubhdevelopers.com

Website: www.shubhdevelopers.com
FB: www.facebook.com/ShubhDevelopers

SHUBH ADVERTISING



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P52100050937, P52100055241, P52100055359,
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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; details of which are available on the MAHARERA website <http://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 Maharashtra authority. These apartments/shops under Maharashtra registered project are only offered for advertisement and sale under this correspondence and no other parts from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous parts of larger proposed project buildings will be registered as separate projects and those vertical and horizontal sections of building/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.S.C Apply.

