



LAND BY

Varma Group



SITE ADDRESS:
VRAJ HILL VIEW,
GURU GOBINDSINGH COLLEGE ROAD,
OPP METRO ZONE, NASHIK 422010

CORPORATE OFFICE:
KRRISH GROUP, FORTUNE ARCADE,
YEOLEKAR MALA,
BH. SHRADDHA MALA COLLEGE ROAD,
NASHIK. 422005

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• All the elements, objects, treatments, materials, equipments & colour scheme shown are artistic impression and purely for presentation purpose. • Dimensions mention in building/unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles. • The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser. • All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images. • The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation. • The prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. • Additional amenities and / or utilities may be required as per the law, though its not mentioned or shown in the brochure. Demolition will be not be done after completion of work. • Subject to Nashik Jurisdiction

EXTRA CHARGES

• Extra Internal work/alteration work. • All government expenses & advocate fees. • Sale Deed. • M.S.E.B, Water & infrastructure charge. • G.S.T as per government rules. • Deposit maintenance Charges.

BREATHTAKING VIEWS



SHOPS, 2 | 3 BHK APARTMENTS & 4 BHK DUPLEX PENTHOUSES

SCAN FOR
RERA



Pm1220002500473

NESTLED IN ONE OF NASHIK'S MOST PROMISING AND RAPIDLY DEVELOPING NEIGHBOURHOODS, VRAJ HILLVIEW IS AT A VANTAGE POINT. THIS IS A PLACE WHERE MORNINGS BEGIN WITH SUNRISE OVER THE HILLS, AND EVENINGS WIND DOWN WITH GOLDEN SUNSETS. BE IT THE LUSH SURROUNDINGS, THE VIBRANT COMMERCIAL SPACES, OR THE RICH LIFE WITHIN VRAJ HILLVIEW PROMISES YOU A DAILY DOSE OF INSPIRATION, PEACE, AND PRIDE. AFTER ALL, WHEN YOUR HOME IS PERCHED AT THE PERFECT HEIGHT, EVERY MOMENT BECOMES A VIEW WORTH TREASURING.

VRAJ HILLVIEW

WHERE
EVERY VIEW
IS A TREASURE

THE FOUNDATION OF OUR VISION

AT VRAJ HILLVIEW, WE ENVISION A LIFESTYLE WHERE PROGRESS MEETS COMFORT, WHERE MODERNITY BLENDS SEAMLESSLY WITH CONVENIENCE. LOCATED IN ONE OF NASHIK'S MOST PROMISING AND RAPIDLY DEVELOPING AREAS, VRAJ HILLVIEW IS DESIGNED FOR THOSE WHO ASPIRE TO BE AHEAD OF THEIR TIME. THE VISION BEHIND VRAJ HILLVIEW IS TO CREATE A HUB THAT EMBODIES THE ESSENCE OF URBAN DYNAMISM. OUR PROJECT IS BUILT ON THE FOUNDATION OF CONNECTIVITY, CONVENIENCE, AND POTENTIAL. WE WANTED TO DESIGN SPACES THAT ARE NOT JUST FUNCTIONAL BUT FORWARD-THINKING WHERE FAMILIES CAN GROW, BUSINESSES CAN THRIVE, AND COMMUNITIES CAN FLOURISH. AT ITS CORE, VRAJ HILLVIEW IS OUR VISION THAT BRINGS TOGETHER PEOPLE, POSSIBILITIES, AND PROGRESS UNDER ONE ROOF.



90
2BHK
UNITS

36
3BHK
UNITS

04
DUPLEX
PENTHOUSE
UNITS

23
COMMERCIAL
UNITS

35+
AMENITIES
FOR
RESIDENTIAL

THE PROJECT IS IN A PRIME 30-METER ROAD FRONTAGE.



THE NEW PEAK OF SUCCESS

AT VRAJ HILLVIEW, YOUR SUCCESS IS OUR PRIORITY. OUR PREMIUM RETAIL SPACES ARE THOUGHTFULLY PLANNED TO MAXIMIZE FUNCTIONALITY, WITH LAYOUTS THAT PRIORITIZE CUSTOMER COMFORT AND OPERATIONAL EFFICIENCY. AMPLE PARKING, WIDE CORRIDORS, AND MODERN INFRASTRUCTURE ENSURE THAT YOUR BUSINESS NOT ONLY STANDS OUT BUT BECOMES THE DESTINATION OF CHOICE FOR SHOPPERS. STEP INTO THE FUTURE, WHERE INNOVATION, ACCESSIBILITY, AND GROWTH CONVERGE.



IT'S HIGH UP THERE

WELCOME TO VR9J HILLVIEW, A PROJECT THAT REDEFINES URBAN LIVING WITH MODERN DESIGNS, CONNECTIVITY, AND OPPORTUNITIES. VR9J HILLVIEW OFFERS 98 PREMIUM RESIDENTIAL UNITS AND 34 THOUGHTFULLY DESIGNED COMMERCIAL SPACES, MAKING IT THE PERFECT BLEND OF MODERN LIVING AND BUSINESS POTENTIAL. AVAILABLE ARE CONTEMPORARY 2BHK, 3BHK, AND PENTHOUSE LAYOUTS TO RETAIL AND OFFICE SPACES DESIGNED FOR FUNCTIONALITY AND GROWTH. EXPERIENCE A LIFESTYLE THAT'S TRULY HIGH UP THERE.

130
PREMIUM
RESIDENTIAL FLAT

23
COMMERCIAL
UNIT

2,3BHK FLATS & 4BHK DUPLEXES PENTHOUSE




 23 COMMERCIAL
 UNITS


 CONVENIENT
 RETAIL SPACE


 EASY
 CONNECTIVITY

THIS IS YOUR OPPORTUNITY TO OWN AN
 ADDRESS THAT TRULY STANDS OUT.
 PROXIMITY TO MAJOR BUSINESS DISTRICTS
 AND TRANSPORTATION HUBS MAKES IT IDEAL
 FOR BOTH LIVING AND WORKING. WITH THE
 AREA'S RAPID DEVELOPMENT, HILLVIEW
 PROMISES NOT JUST A GREAT LIFESTYLE BUT
 ALSO A SOUND INVESTMENT FOR YEARS TO
 COME. HERE, EVERY ELEMENT HAS BEEN
 DESIGNED WITH DISTINCTION, ENSURING THAT
 YOUR HOME OR BUSINESS IS A PART OF THE
 EXTRAORDINARY.

AN
ADDRESS
 OF DISTINCTION



ENJOY IT ALL

HILLVIEW'S STRATEGIC LOCATION ENSURES THAT YOU ARE ALWAYS AT THE HEART OF THE ACTION. SITUATED IN ONE OF NQSHIK'S MOST PROMISING AREAS, HILLVIEW IS DESIGNED TO ELEVATE EVERY ASPECT OF LIFE, OFFERING AN IDEAL BLEND OF RESIDENTIAL LUXURY, THRIVING COMMERCIAL SPACES, AND UNMATCHED CONNECTIVITY. THIS IS THE ULTIMATE DESTINATION FOR ELEVATING YOUR BUSINESS, FINDING YOUR DREAM HOME, OR MAKING A SMART INVESTMENT.



A PERFECT RETAIL SPACE FOR



SPORTS



HOME DECOR



GROCERY

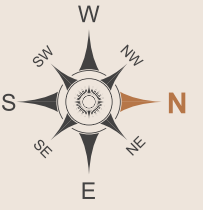


FASHION

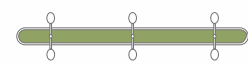
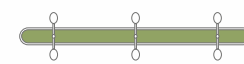
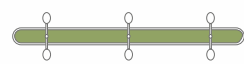
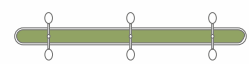
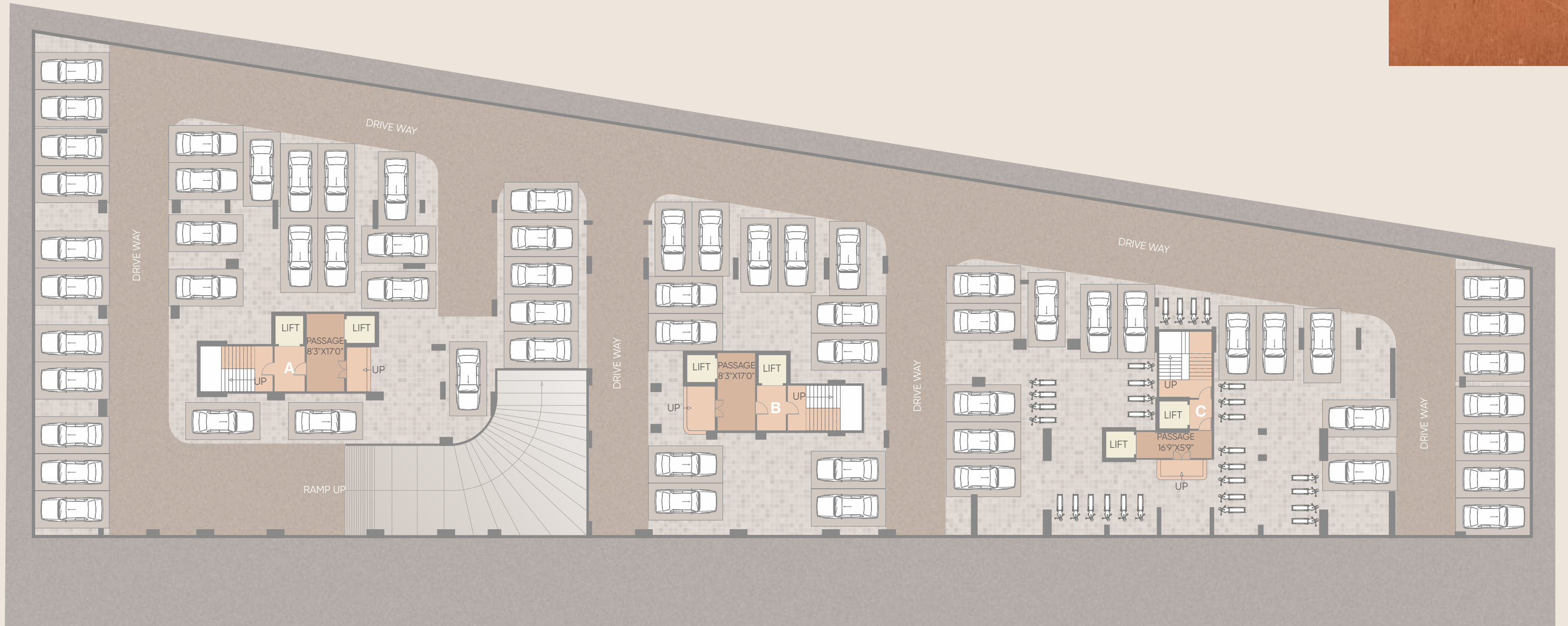
STEP INTO A FUTURE FILLED WITH OPPORTUNITIES BECAUSE SUCCESS BEGINS WITH THE RIGHT ADDRESS. THE ELEGANCE OF ITS ARCHITECTURE AND THE FUNCTIONALITY OF ITS LAYOUTS COME TOGETHER WITH A SINGULAR PURPOSE TO HELP YOU MOVE FORWARD AT VRAJ HILLVIEW. THIS IS A DESTINATION THAT OPENS UP TO ENDLESS POSSIBILITIES. IDEALLY LOCATED IN THE FAST-EVOLVING HUB OF NASHIK, VRAJ HILLVIEW STANDS TALL ON A 30-METER WIDE ROAD, OFFERING UNMATCHED ACCESSIBILITY TO BUSINESS ZONES, EDUCATIONAL INSTITUTES, HEALTHCARE FACILITIES, AND LIFESTYLE DESTINATIONS.

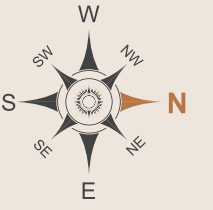
A
GATEWAY
OF SUCCESS



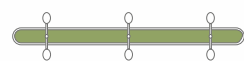
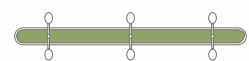


LOWER
BASEMENT
FLOOR
LAYOUT

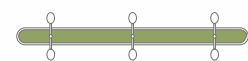
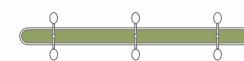


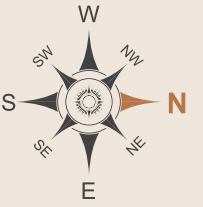


UPPER
BASEMENT
FLOOR
LAYOUT

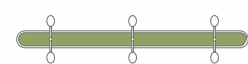
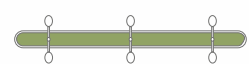


30.00 MT WIDER ROAD

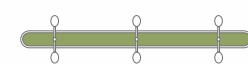
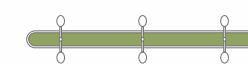


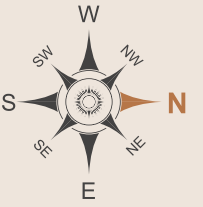


GROUND & FIRST FLOOR LAYOUT



30.00 MT WIDE ROAD



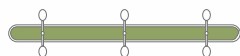
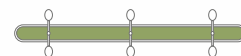


SECOND FLOOR LAYOUT

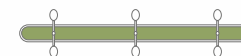
RESIDENTIAL FLATS WITH TERRACE

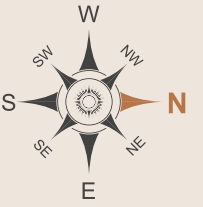
LIVING LARGE, LIVING HIGH

12 METER ROAD.



30.00 M T W I D E R O A D



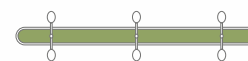
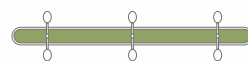
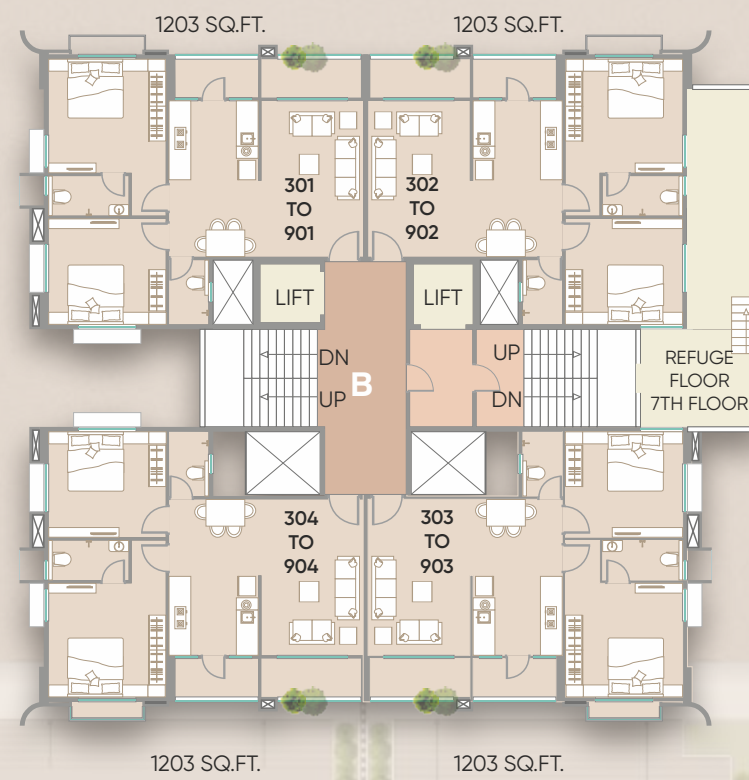
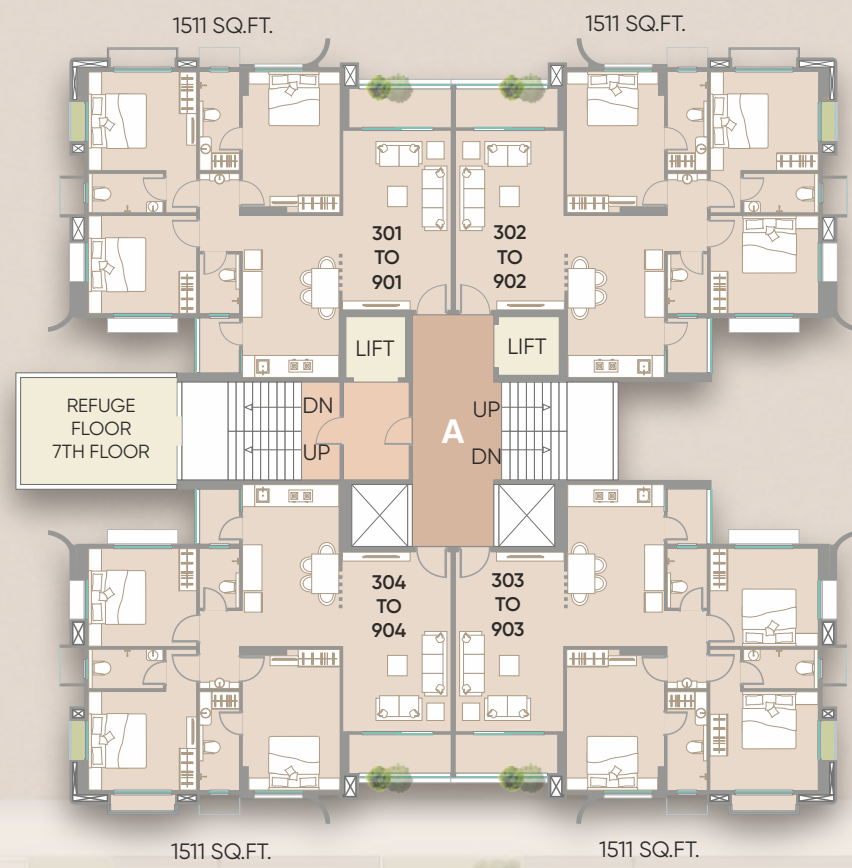


TYPICAL FLOOR LAYOUT

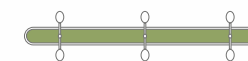
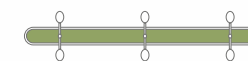
(3RD TO 9TH FLOOR)

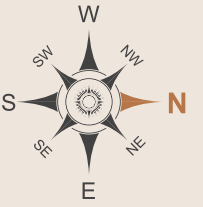
OPEN UP TO POSSIBILITIES

12 METER ROAD.



30.00 M T W I D E R O A D





AMENITIES AREA

NO.	AREA NAME	NO.	AREA NAME	NO.	AREA NAME
01	RECEPTION	16	RECEPTION	31	TOILET
02	FEMALE GYM	17	JOGGING TRACK	32	WASH
03	LOCKER ROOM	18	NET CRICKET	33	KITCHEN
04	DRESSING ROOM	19	WIDE PASSAGE	34	STORE ROOM
05	CHANGING	20	WIDE PASSAGE	35	SERVER ROOM
06	STEAM ROOM	21	TOILET	36	TEMPLE
07	TOILET	22	TOILET	37	OFFICE
08	TODDLER ROOM	23	INDOOR PLAY	38	RECEPTION
09	AREA	24	TOILET	39	ACCOUNT OFFICE
10	TOILET	25	STORE ROOM	40	TOILET
11	UTILITY AREA	26	STORE ROOM	41	CONFERENCE
12	FOOD STALL	27	STORAGE	42	RECEPTION
13	CAFÉ AREA	28	BANQUET HALL	43	STEAM ROOM
14	TOILET	29	SEATING AREA	44	TOILET
15	YOGA ROOM	30	CHANGING ROOM	45	MALE GYM

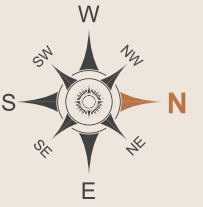
10TH FLOOR LAYOUT

(10TH FLOOR FLOOR)
(AMENITIES FLOOR)

FEEL THE HEIGHTS
OF LEISURE



30.00 MT WIDER ROAD



11TH FLOOR LAYOUT

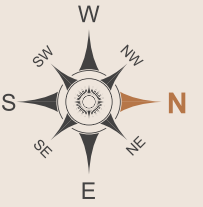
RESIDENTIAL FLATS WITH TERRACE

A FLOOR THAT FLOWS

12 METER ROAD.



30.00 M T W I D E R O A D

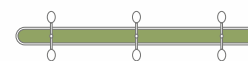
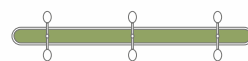
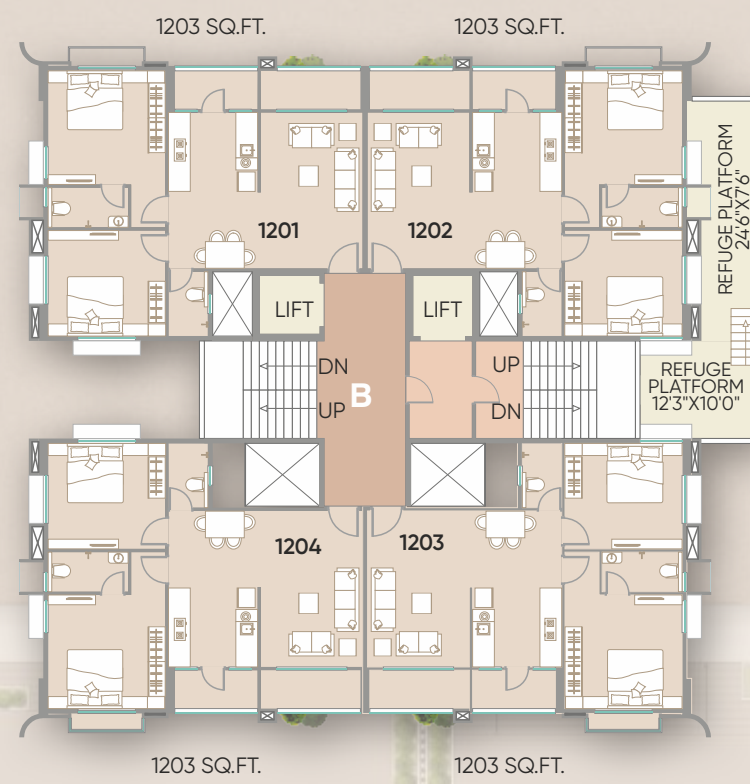


12TH-LOWER PENTHOUSE FLOOR LAYOUT

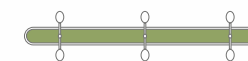
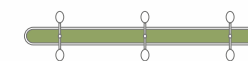
WORTH OF THE TOP

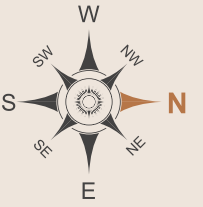
A WING FOR
UPPER & LOWER
DUPLEXES
PENTHOUSE

12 METER ROAD.



30.00 M T W I D E R O A D



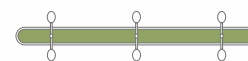
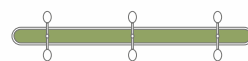
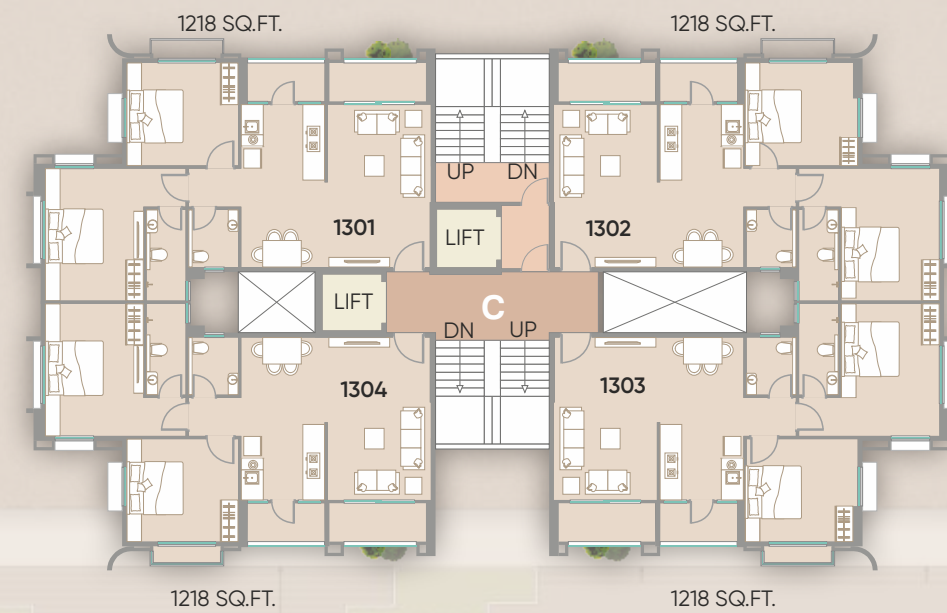
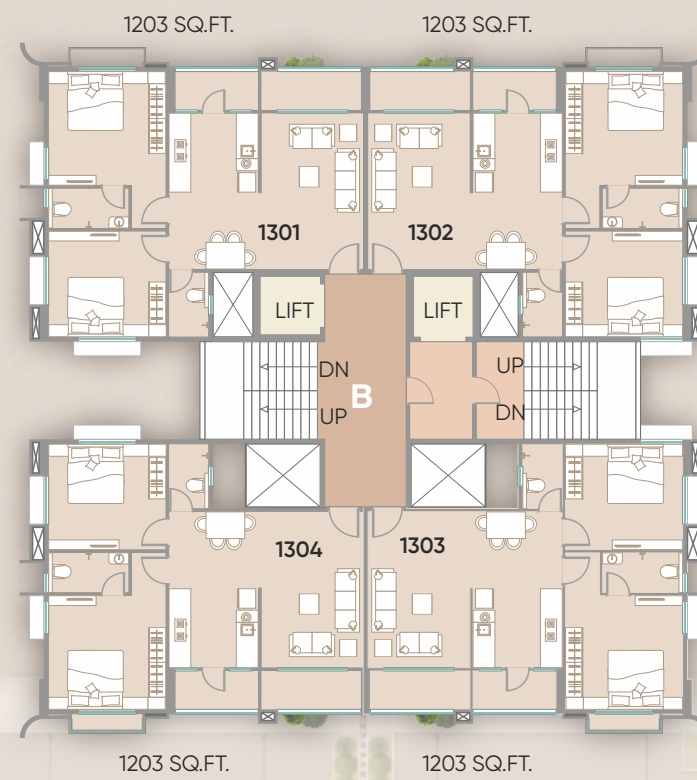


13TH-UPPER PENTHOUSE FLOOR LAYOUT

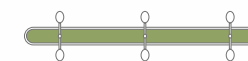
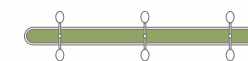
THE CROWN FLOOR

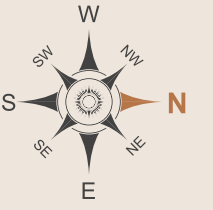
A WING FOR
UPPER & LOWER
DUPLEXES
PENTHOUSE

12 METER ROAD.



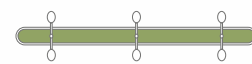
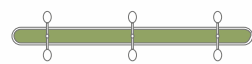
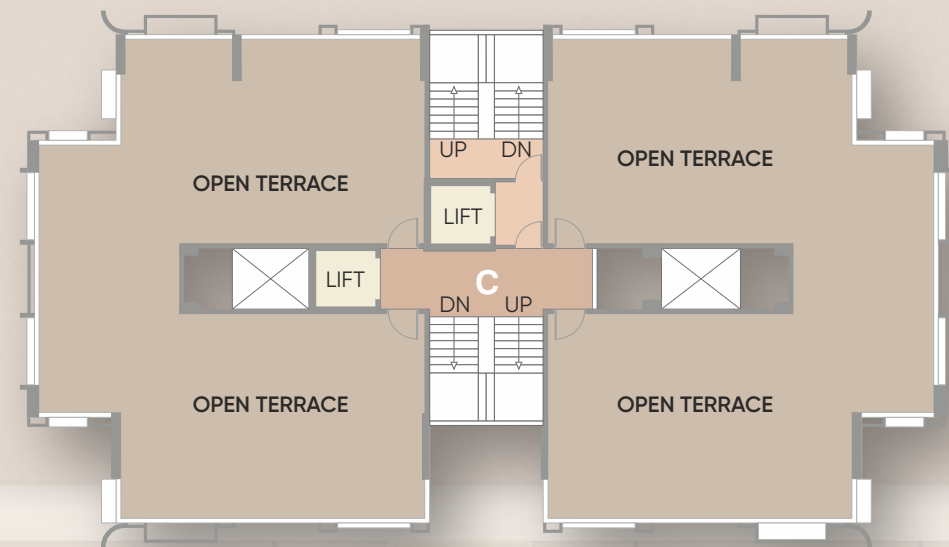
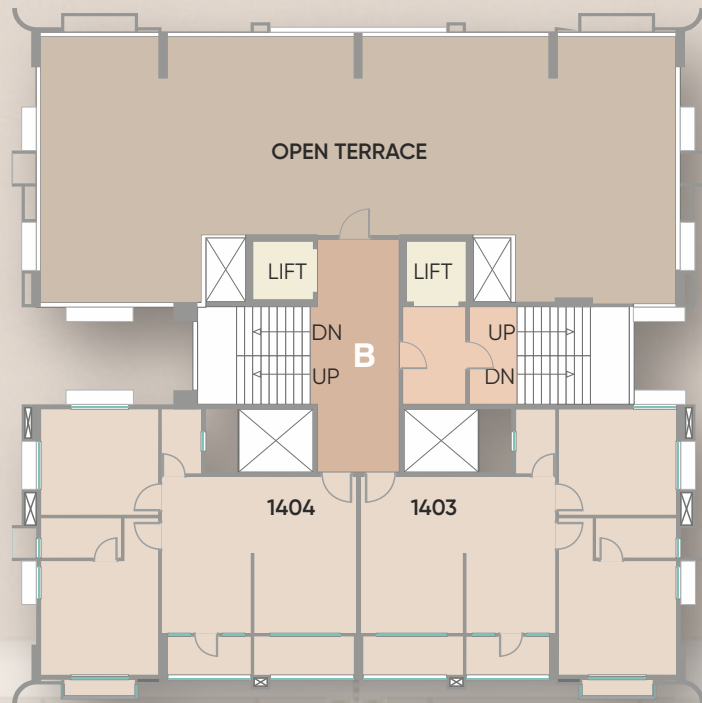
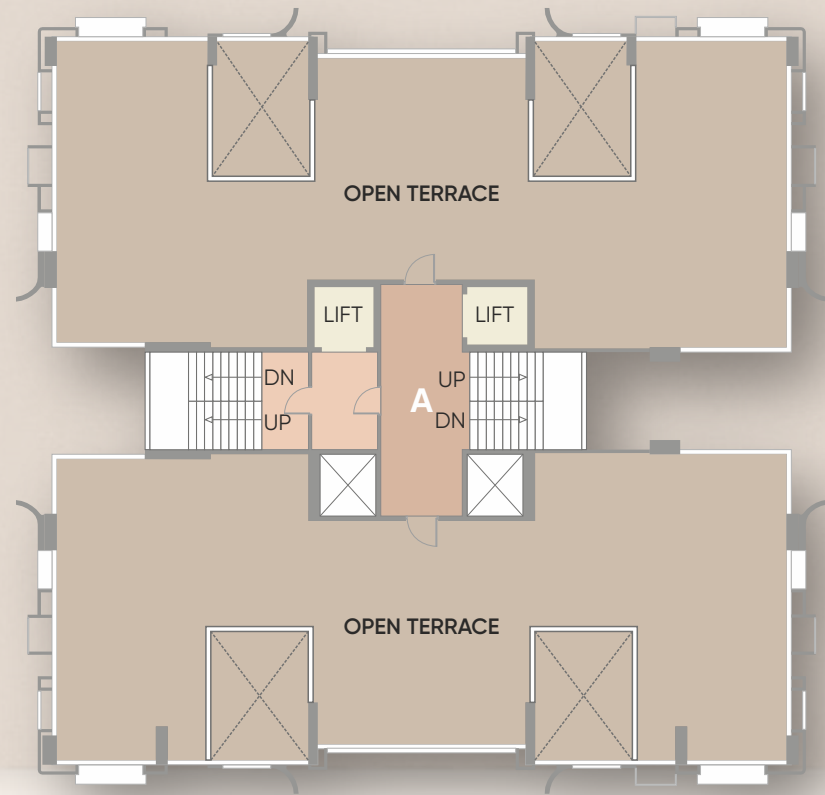
30.00 M T W I D E R O A D



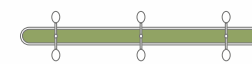
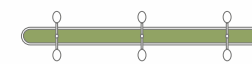


14TH FLOOR LAYOUT

12 METER ROAD.

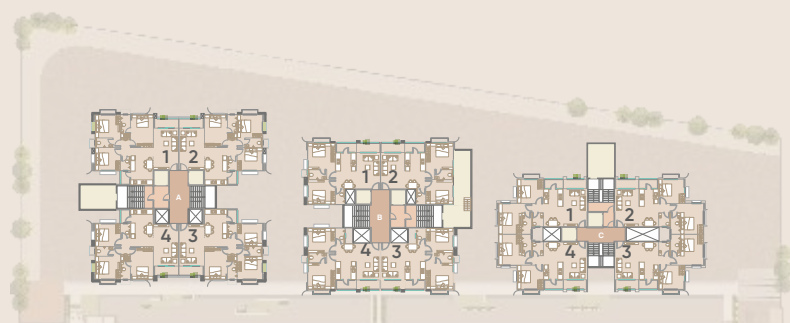


30.00 M T W I D E R O A D



3BHK
FLOOR
PLAN
(TOWER A)

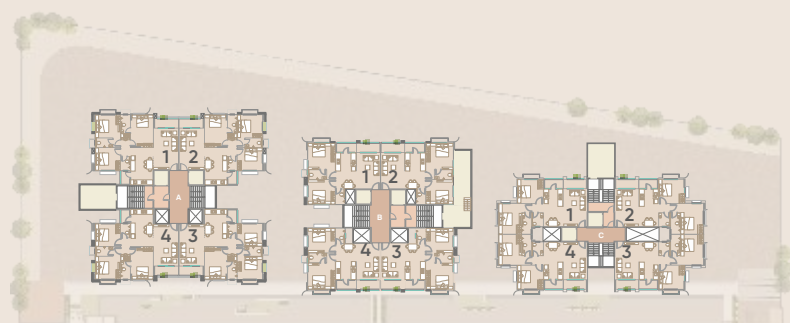
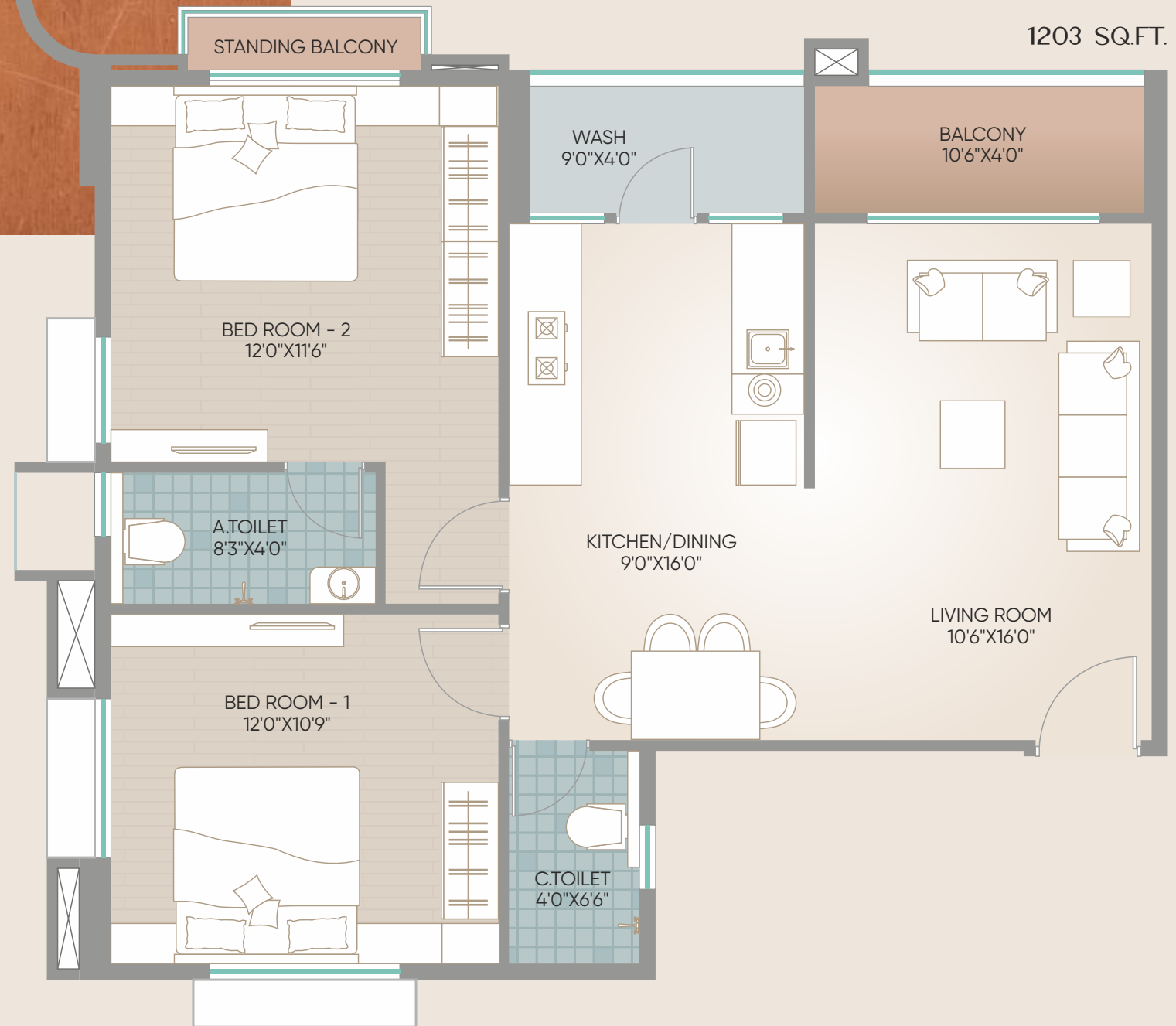
1511 SQ.FT.



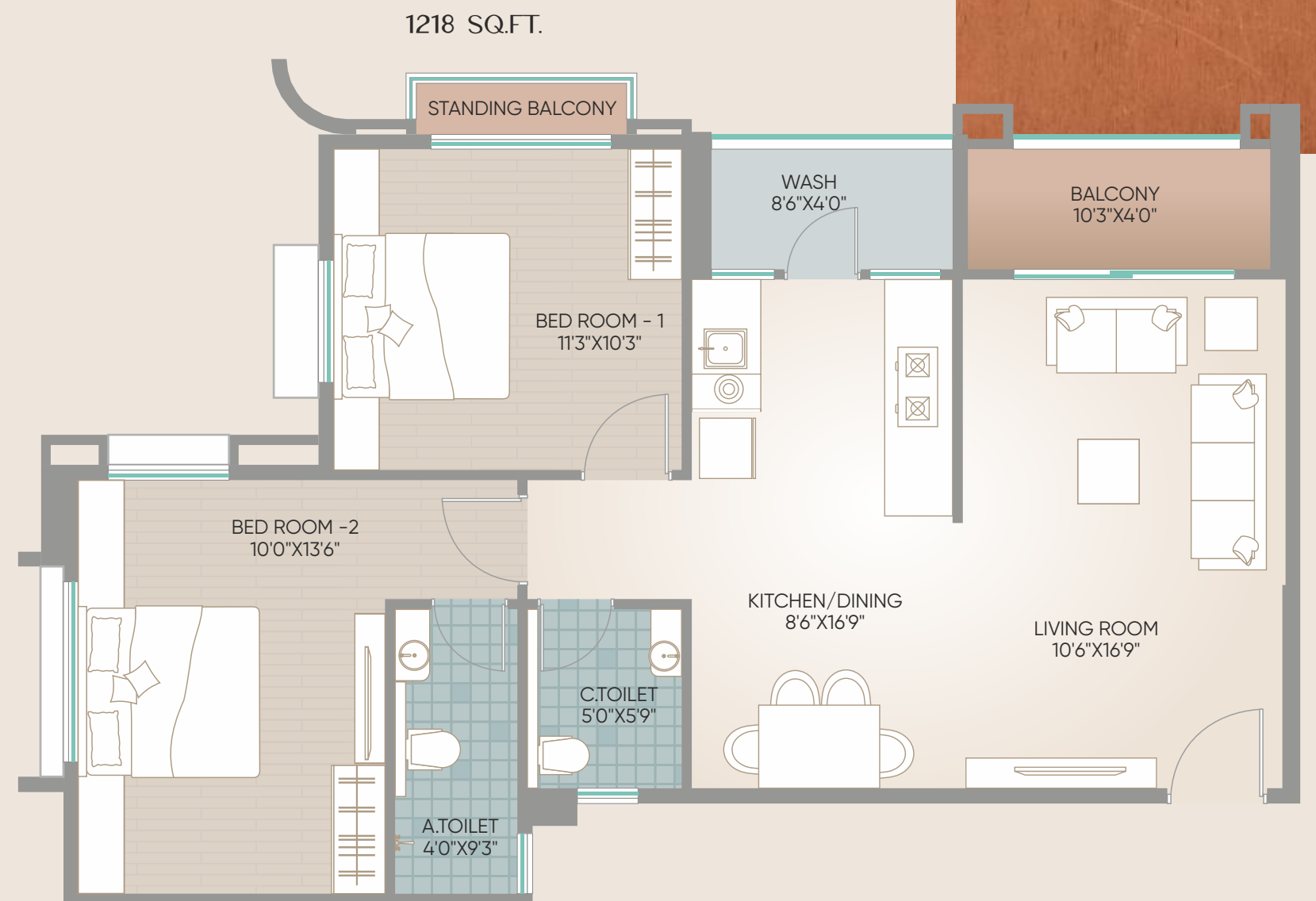
THE PERFECT
PLACE
TO CALL
HOME

STEP INSIDE, AND YOU'LL IMMEDIATELY NOTICE THE ATTENTION TO DETAIL. ELEGANT FLOORING, SLEEK KITCHENS, AND LUXURIOUS BATHROOMS ENSURE THAT YOUR HOME FEELS AS GOOD AS IT LOOKS. SPACIOUS INTERIORS ALLOW YOU TO CREATE A HOME THAT REFLECTS YOUR PERSONALITY, WHILE THE OPEN LAYOUTS PROVIDE A SENSE OF FREEDOM AND FLOW. THE ADDITION OF PRIVATE TERRACES ENHANCES THE LIVING EXPERIENCE, OFFERING A TRANQUIL ESCAPE TO THE OUTDOORS. HILLVIEW IS WHERE YOU'LL FIND THE LIFE YOU'VE ALWAYS DREAMED OF.

2BHK
FLOOR
PLAN
(TOWER B)



2BHK
FLOOR
PLAN
(TOWER C)





THE
FUTURE
LIVES HERE

VR@J HILLVIEW STANDS AT THE HEART OF A NEIGHBOURHOOD THAT'S QUIETLY FLOURISHING INTO ONE OF NASHIK'S MOST SOUGHT-AFTER AREAS. THE WIDE, THOUGHTFULLY DESIGNED STREETS ENSURE EASE OF MOVEMENT, CREATING AN ENVIRONMENT THAT'S BOTH EFFICIENT AND SERENE. WITH A NETWORK THAT CONNECTS YOU EFFORTLESSLY TO MAJOR HIGHWAYS, BUSINESS HUBS, AND LIFESTYLE DESTINATIONS, THIS PREMIUM PROJECT OFFERS THE CONVENIENCE OF BEING AT THE CENTRE OF IT ALL WITHOUT COMPROMISING ON TRANQUILITY.



RISE

ABOVE THE
ORDINARY

AT VRJ HILVIEW, EVERY SPACE IS A REFLECTION OF YOUR AMBITION, YOUR TASTE, AND YOUR DESIRE TO LIVE BETTER. THAT'S WHY EVERY ELEMENT HERE IS DESIGNED NOT JUST TO MEET EXPECTATIONS, BUT TO EXCEED THEM. BE IT BUILDING A FUTURE WITH YOUR FAMILY OR SCALING NEW HEIGHTS IN YOUR BUSINESS, THIS MARKS THE POINT WHERE THE ORDINARY ENDS AND THE EXTRAORDINARY BEGINS. WELCOME TO A WORLD WHERE EVERY DETAIL IS INTENTIONAL, EVERY SPACE IS INSPIRING, AND EVERY MOMENT FEELS LIKE A REWARD.



LET
THE GOOD
TIMES REACH
NEW HIGHS

OTHER AMENITIES

AMPLE CAR & TWO
WHEELER PARKING.

RAIN WATER HARVESTING
SYSTEM FOR RECHARGE
BORE WELL.

POWER BACK-UP THROUGH
GENERATOR FOR COMMON
FACILITY.

LED LIGHTINGS IN COMMON
AREA TO MINIMIZE
POWER CONSUMPTION.

ELEGANT ENTRANCE FOYER
AND SPACIOUS LIFT LOBBY
IN EACH BUILDING.

AUTOMATIC ELEVATOR WITH
POWER BACK-UP.

ATTRACTIVE ENTRANCE GATE
WITH SECURITY CABIN.

CCTV SURVEILLANCE IN
COMMON AREA FOR
SECURITY PURPOSE.

INTERCOM FACILITY FORM
MAIN GATE AND RECEPTION
AREA.

WELL EQUIPPED FIRE
HYDRANT SYSTEM.

SECURITY CABIN

DESIGNED FOYER

SENIOR CITIZEN SIT OUT

WAITING AREA

PLEASANT SIT OUT

INTERNAL ROAD

DESIGNER GATE

SOLAR SYSTEM FOR
COMMON AREA &
AMENITIES



THE FUTURE LIVES HERE

VR0J HILLVIEW STANDS AT THE HEART OF A NEIGHBOURHOOD THAT'S QUIETLY FLOURISHING INTO ONE OF N0SHIK'S MOST SOUGHT-AFTER AREAS. THE WIDE, THOUGHTFULLY DESIGNED STREETS ENSURE EASE OF MOVEMENT, CREATING AN ENVIRONMENT THAT'S BOTH EFFICIENT AND SERENE. WITH A NETWORK THAT CONNECTS YOU EFFORTLESSLY TO MAJOR HIGHWAYS, BUSINESS HUBS,



SPECIFICATION

EVERY MATERIAL, EVERY FINISH, AND EVERY FITTING HAS BEEN HANDPICKED TO ENSURE A SUPERIOR LIVING EXPERIENCE THAT LASTS FOR YEARS. STEP INSIDE, AND YOU'LL NOTICE THE DIFFERENCE IN THE SMALLEST TOUCHES. IT'S THIS ATTENTION TO DETAIL THAT SEPARATES YOUR HOME FROM THE REST. BECAUSE HERE, IT'S NOT JUST ABOUT WHAT YOU SEE, INSTEAD, IT'S ABOUT WHAT YOU EXPERIENCE, EVERY DAY, IN EVERY CORNER OF YOUR HOME.

RCC STRUCTURE

- EARTHQUAKE RESISTANCE R.C.C. STRUCTURE AS PER ISO CODE.

FLOORING

- 24" X 48" OF STANDARD VITRIFIED FLOORING OF STANDARD COMPANY IN LIVING, KITCHEN AND DINING AREA.
- 24" X 48" OF STANDARD COMPANY VITRIFIED FLOORING IN ALL BEDROOMS.

TOILET & PLUMBING

- ANTI-SKID TILES FLOORING AND DESIGNER WALL TILES OF STANDARD COMPANY UP TO LINTEL LEVEL.
- FAUSSET FITTINGS OF STANDARD COMPANY IN ALL BATHROOM AND TOILET.
- SANITARY FITTING OF STANDARD COMPANY IN ALL BATHROOM AND TOILET.
- CPVC/UPVC OF STANDARD COMPANY PIPES FOR PLUMBING.

INTERNAL WALL

- SINGLE COAT PLASTER WALLS WITH PUTTY FINISH.

ELECTRIFICATION

- CONCEALED COPPER WIRING WITH SUFFICIENT POINT OF STANDARD COMPANY.
- CONVENIENT PROVISION OF AC & TV POINT IN EACH FLATS.
- MODULAR SWITCHES OF STANDARD COMPANY FOR EACH UNIT.

PAINT WORK

- WEATHER PROOF PAINT OF STANDARD COMPANY ON EXTERIOR WALL.

PARKING

- ALLOTTED CAR PARKING FOR EACH UNIT.

DOOR & WINDOWS

- WELL DESIGNED MAIN DOOR WITH WOODEN FRAME AND PREMIUM FITTING.
- LAMINATED FLUSH DOOR WITH STANDARD HARDWARE FITTING.
- ANODIZED/POWDER COATED SLIDING ALUMINUM SECTION WINDOWS WITH MOSQUITO NET.
- STANDARD ONEWAY VISION REFLECTIVE GLASS FOR HEAT REDUCTION FOR WINDOWS.
- INVISIBLE GRILL FOR ALL WINDOWS.

KITCHEN & WASH

- FULL BODY VITRIFIED SLAB PLATFORM AND SINK OF STANDARD COMPANY.
- DESIGNER WALL TILES OF STANDARD COMPANY ON DADO PLATFORM UP TO LINTEL LEVEL.
- ADEQUATE ELECTRICAL, PLUMBING AND RO POINT PROVISIONING WASH AND KITCHEN AREA.

PROXIMITY

SCHOOLS

1.1KM
INDO SCOTS GLOBAL SCHOOL

1.3KM
GURU GOBIND SINGH SCHOOL/COLLEGE

2.3KM
DAY CARE SCHOOL

2.4KM
NOSHNIK CAMBRIDGE

HOSPITALS

2.1KM
SIGMA HOSPITAL

2.1KM
VRUNDAVAN HOSPITAL

1.7KM
PLATINUM HOSPITAL

5.2KM
ASHOKA HOSPITAL

RETAIL SHOPS

1.6KM
CROMA

1.6KM
FIRSTCRY.COM

2.2KM
RELIANCE DIGITAL

1.7KM
ZUDIO

350 MTR.
THE RAYMOND SHOP

2.6KM
TRENDS

1.7KM
MR. DIY

