# SHIVALAYA HEIGHTS

SHOP 1 & 2 BHK BALCONY HOMES

@ **KHIDKALI**

# Plush Spaces for Happy Faces

Our life is defined by the moments that manifest happiness.

We create space for our dreams through a grand lifestyle.

With our loved ones we cherish the special times.

Creating memories of a lifetime, surreal and spectacular.

Redefining the true art of living.

**Now is the time to live life the ‘Shivalaya Heights’ way.**



Artist's Impression

# Rise High with Shilphata's
# High Rise Tower Near Khidkaleshwar Mandir

SHIVALAYA
HEIGHTS

Life is always about looking up. Finding a place that houses dreams.

A space that accommodates your innermost desires. **Rudis Group** with a line of successful projects across Navi Mumbai, comes with **Shivalaya Heights** @ Shilphata, A perfect address you would look up to and evolve every day.

## PROJECT HALLMARKS

- G+20 Storey High Rise Tower
- Exclusive spacious 1 BHK with Master Bedroom / Balcony
- Exclusive spacious 2 BHK with Balcony
- Aesthetically Designed Lobby
- Dedicated Reception Space
- High Speed Elevators





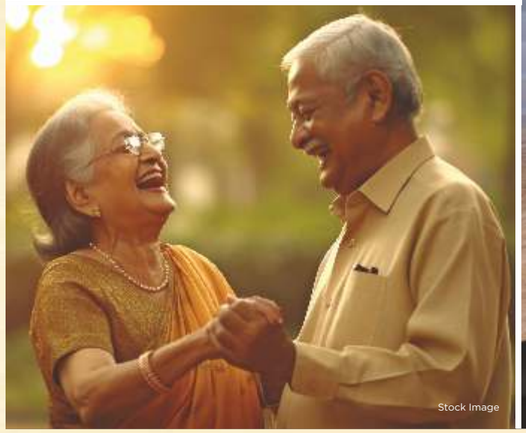


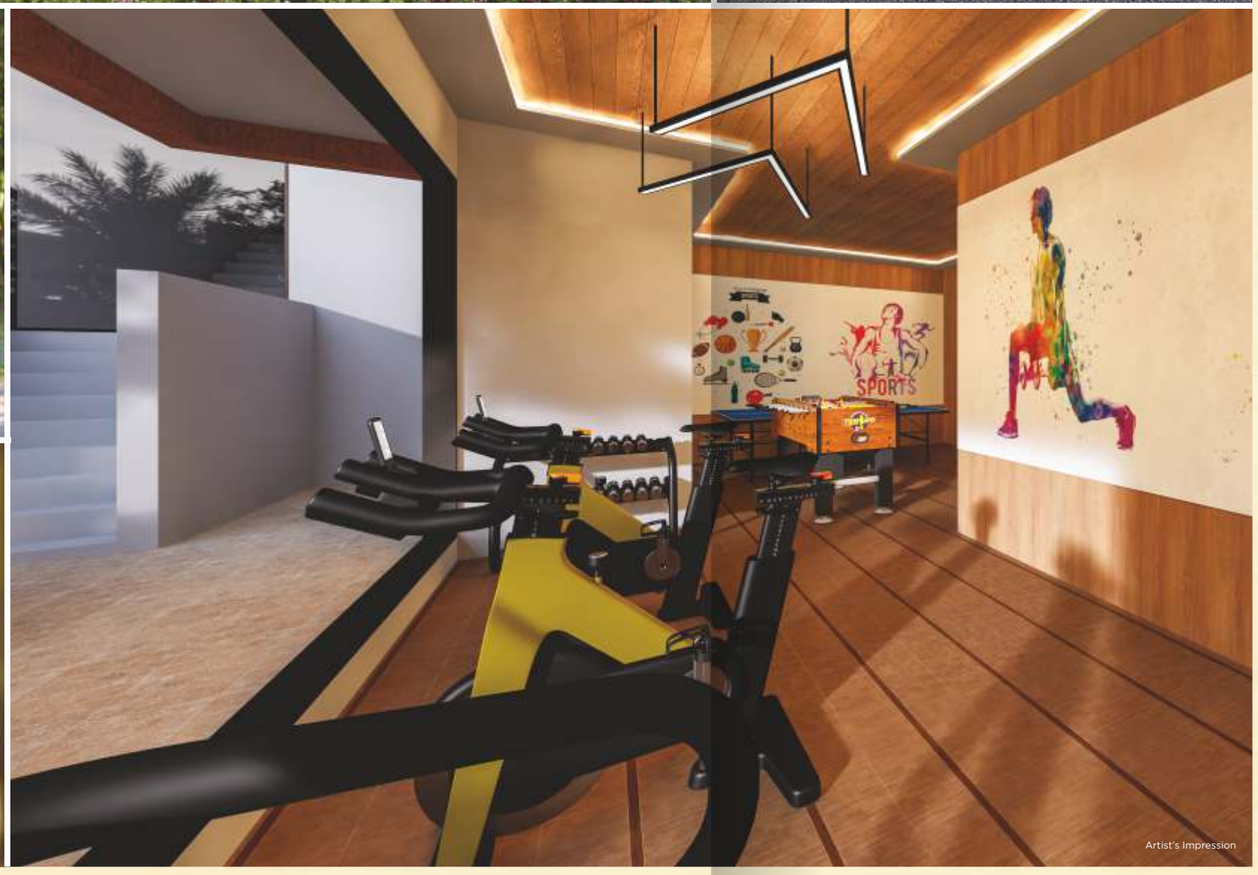





- Air-Conditioned Gymnasium
- Twin Decorative Entrance Lobby
- Decorative Entrance Gate
- Indoor Games
- Children Play Area
- Gazebo
- Provision for Inverter Power Backup
- Commercial Plaza









Actual Image with Artist's Impression



1 BHK WITH MASTER BEDROOM



2 BHK WITH BALCONY




Artist's Impression


Artist's Impression

# Specifications

**FLOORING**
- Vitrified Flooring in all Rooms.
- Anti - Skid Flooring in Toilet & Bath.

**KITCHEN**
- Granite Kitchen Platform with S.S. Sink.
- Designer Glazed Tiles upto Beam Height.
- Provision for Water Purifier Point.

**DOORS & WINDOWS**
- Decorative Laminate Main Door with Wooden Frame.
- Decorative Laminate Internal Doors with wooden Frame.
- Powder Coated Aluminum Sliding Windows.

**BATHROOMS**
- Designer Glazed Tiles upto Beam Level.
- Branded Sanitary wares.
- Premium Quality C.P. Fittings.

**ELECTRICAL**
- Concealed Copper Wiring of Premium Make with MCB's.
- Adequate Electrical Points in All Rooms.
- ISI Modular Switches of Premium make.

**WALL & PAINTS**
- Putty Finished Internal Walls.
- Emulsion Paints for Internal Walls.
- Asian Apex Paints / Equivalent for External Walls.

**ELEVATOR**
- Lift of Well Known Brand.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# Thane – a place whose time has come

Massive infrastructure projects around **Shivalaya Heights** are set to transform Shilphata into a major urban hub and vastly improve connectivity all around.

**1** **Multimodal Corridor**
This 126km long project runs very close to Shivalaya Heights and comprises road, metro, bus lanes and greenways for pedestrians and bicycles. It runs all the way from Virar to Alibaug and is set to be a major boost for development.

**2** **Airoli-Katal Tunnel Road**
This proposed tunnel road will provide direct connectivity to Airoli and the central suburbs. This will drastically reduce road travel times by enabling commuters to bypass Shilphata, Mahape and Mumbra.

**3** **Monorail**
The proposed monorail project between Mahape & Kalyan will pass through Shilphata.

**4** **Bullet Train Station**
The Thane station of the bullet train is located on the central railway line, just 10min from Shivalaya Heights. This will fast track the development of the entire area, and lead to rapid development of the DP roads as well to provide proper access to the station.

**5** **Mumbai Metro Line 12**
The upcoming Line 12 of the Mumbai Metro will connect Shivalaya Heights to Kalyan and Bhiwandi on one side and Taloja on the other side.

**6** **Vasai-Panvel Rail Expansion**
This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Panvel and Vasai. Datiwali station on this line is just 5 minutes from Shivalaya Heights.

**7** **Mumbai-Ahmedabad High Speed Rail Corridor**
The proposed bullet train line connecting the Ahmedabad and Mumbai will be India's first high-speed rail line. The line runs very close to Shivalaya Heights with the Thane station nearby. The project will further accelerate development in the area.

**8** **Corporate Hub**
Major Commercial & Industrial Hub Mahape / Airoli Just 20 to 30 Mins Away from Shilphata.

Disclaimer: The above information has been obtained from government websites and Development Plans published by the government as available when this material was printed and may be subject to change. Rudis Group holds no responsibility for the accuracy of the same.


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# Convenience

**Railway Connectivity**
- Ghansoli Station 10 km
- Nilje Station 3.5 km
- Diva Station 9 km

**Workspace**
- Millenium Business Park
- Dhirubhai Ambani Knowledge City
- Lodha Supremus

**Life Care**
- Neon Hospital
- AIMS Hospital
- Kokilaben Hospital

**Shopping**
- Xperia Mall
- D Mart
- Moj Mart

**Education**
- Lodha World School
- Podar International School
- ERA Global School
- Pendharkar College
- Jondhale College of Engineering

A Project By

RUDIS INFRA

**Site Address :**
Survey No 153/1/1 & 153/2, Village Khidkali, Kalyan Shil Road,
Opp. Shalu Dhaba, Near Khidkaleshwar Mandir, Ta & Dist Thane - 421204

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**RCC Consultant :** S. V. Patel & Associates

**Legal Advisior :** Lawmen Concept

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