

SHALINNI
VILLA'S
the stylish living

A row bungalow project by



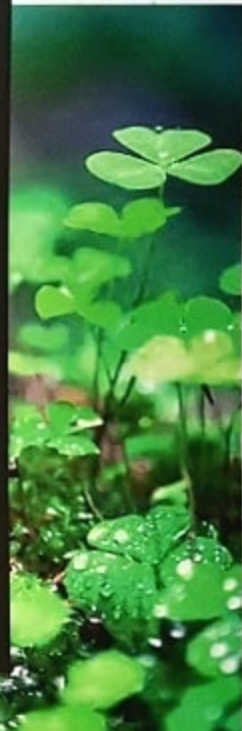
KJ GROUP



KJ GROUP

LUXURY AMPLIFIED

K. J. Group is the most trustworthy, genuine and loyal name when it comes to business and infra structural investments. We were, are and will be the leaders and pioneers in the fields of infrastructure, construction, earth moving, trading and agriculture. We are the ones with years of experience, bringing imaginations and ideas to life. One amongst our impeccable landmarks is the famous 'Shahu Stadium' located at the heart of Kolhapur City! With the blessings of goddess Mahalaxmi we have prospered and progressed in Kolhapur, which is one of the historic landmark cities. Since we started, we never had an opportunity to look back but victoriously we moved ahead, setting milestones of success, one after another! Our name itself is a victorious mark of our accomplishment! Our every project speaks par excellence. We imbibe humility in our hearts and at same time we aim to conquer the future. We are equipped with a force of the finest quality people putting their best efforts in our every work. Our motto is to execute every task with greatest most sincerity and diligence. We covet the hard work of our employees who contribute to our every task. We are the business people with warm hearts. We aim at building lives and society for a better nation! We 'The K.J. Group' believe in exploiting best out of life and bringing the best to people.



A LUXURIOUS FINESSE

People are the ones who add soul to a lifeless house and make it into a lively home. Our houses aren't mere walls and buildings but they are glorious homes which define luxury. We have kept in mind the need of the modern day luxury living and have designed our project in such a way that it would gratify the wholesome need not just for 'a house' but for a stylish, classy and lavish living. Don't settle for average... go for the best!





CRAFTED WITH PERFECTION

Our homes aren't just lines drawn on paper or designs in ink but a life-like portrait! We invest our time and efforts to breathe life into lifeless bricks and stones. Yes, we are the creators of dreams! Our homes are devised and designed to perfection. Every foundation is laid on the virtue of trust and every brick is cemented with pure care. Our architects, engineers, designers and skilled masonry create masterpieces indeed!

JUST 'ME' TIME:

Have you ever dreamed about rising to a peaceful morning in a serene environment? Watching the glorious sunrise, the flowers and the foliage? Listening to birds chirping, bees humming and doing some yoga moves just to keep you charged for the day? How about an evening with a hot cup of tea and sizzling spicy onion 'bhajji' and then a peace fringed night listening to old Bollywood classics? We have it all!



A HOME THAT YOU CAN AFFORD

Every man dreams for a self-owned house! What if get the best home that too in your budget? Our homes are created with a futuristic vision and sensibility. So why wait? Invest in the best! It will be your asset for a lifetime and will be cherished by your generations to come. Kindle your dream of having an affordable and elegant home with us.





- ❶ **Structure:** Earth quake resistant RCC framed structure, with exterior walls of 230 mm BB Masonry and interior walls of 150 mm BB Masonry.
- ❷ **Electrical:** Concealed copper wiring in entire flat with provision of invertors. AC provision for all bed room and living room.

- ❸ **Plumbing:** Premier brand sanitary ware fitting with high quality PVC water pipelines, Drainage and storm water pipes.
- ❹ **Kitchen:** Granite kitchen platform and stainless steel sink with Marbonite tiles dado upto 3' ft from platform.
- ❺ **Flooring:** Marbonite flooring tiles.



- ❶ **Doors:** Main doors with Natural wood and melamine polish. Internal flush door with laminate finishes.
- ❷ **Windows:** Anodized aluminum three track sliding window.

- ❸ **Bathroom and Toilets:** Concealed plumbing with CP fittings, hot and cold mixing units for showers, tile dadoing upto 7' ht, provision of Geyser in Master and other toilets.
- ❹ **Painting:** Interior surfaces: oil bond for living and dining bedroom, premium emulsion paint over putty coating. Exterior surfaces : Premium oil bond.

PLACES CLOSER TO SHALINNI VILLAS



MAHALAXMI
TEMPLE

10 mins



RANKALA
LAKE

2 mins



SHOPPING
MALL

5 mins



LAKE
WATER SPORTS

2 mins



HOSPITAL

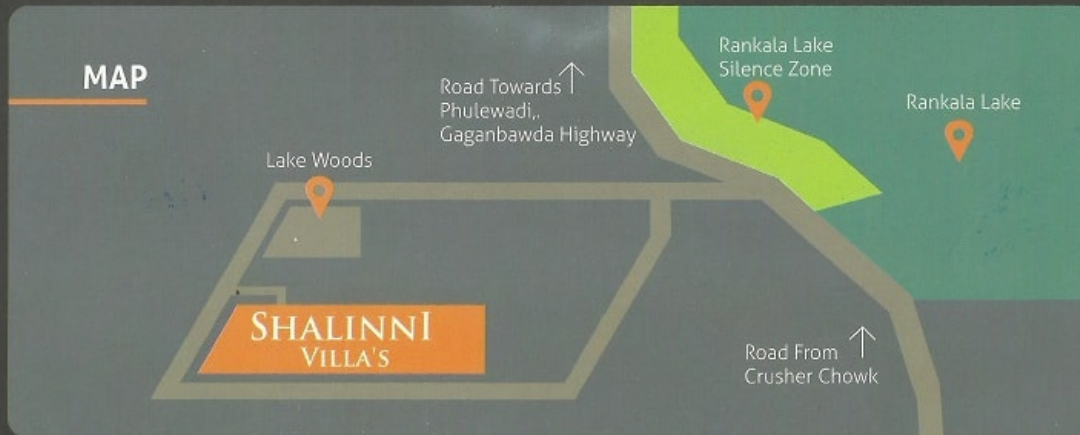
10 mins



RADHANAGARI
GAGAN BAWDA
HIGHWAYS

5 mins

MAP



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