



MAJOR HOTSPOTS & CONVENIENCES

- HOSPITALS :**
- Krishna Hospital & Medical Research Centre : 1.8 Km
 - Sahyadri Super Speciality Hospital : 4.4 Km

- SCHOOLS :**
- KCT's Krishna School Karad : 2.2 Km
 - Bachpan Play School, Karad : 1.3 Km

- | | | | |
|----------------------------|----------|------------------------------|----------|
| McDonalds | : 2.6 Km | Maruti Suzuki Service center | : 550 m |
| D-Mart Malkapur | : 950 m | Kolhapur Naka | : 3.2 Km |
| TATA Motors service centre | : 450 m | Karad ST stand | : 4.2 Km |

SHIVANU, Sr. No: 67, Plot No: 3, Opposite D-Mart, Pune - Bangalore Highway, Malkapur, Karad, Dist Satara, Maharashtra - 415 539

For Booking Call us on : +91 9225 572599 | +91 9225 572699

Legal Consultant :	Architect :
Adv. Narendra Sadanand Chingale	Ar. Vaibhav Bondarde (Pune)
Mob : +91 0000 00000	Mob : +91 73500 95004
Email : name@gmail.com	Email : Ar.Vaibhavb@Hotmail.com



Disclaimer:

This brochure is purely conceptual and is not a legal document. It cannot be treated as part of final purchase agreement. All dimensions are approximate and subject to construction variances. Interior designing used in the plan and image are only for illustrative purpose. Developer reserves the rights to amend architectural specification during development stage.



SHIVANU

LUXURIOUS FLATS, COMMERCIAL SHOWROOMS
& OFFICE SPACES AT MALKAPUR, KARAD.

#CONTINUOUS CYCLE OF LIFE, ENERGY AND LOVE



P52700054875 Scan for Rera Details



For Selected



Families

Welcome to **SHIVANU**, where every corner is enriched with modern-day amenities and lifestyle. Our state-of-the-art residences redefine the standards of urban living, at the same time offer a harmonious lifestyle, sophistication, and convenience.

Commercial spaces & residential Flats have a melange of high-quality construction and professional planning.

At **SHIVANU** all residences are designed to offer peace and happiness. Choose from a variety of meticulously designed floor plans to suit your lifestyle:

- 3 Bedrooms : Finest For Luxury living**
- 2 Bedrooms : Ideal for medium families**
- 1 Bedroom : Perfect for individuals or couple**

81

Elite Luxury
Flats

14

Premium Class
Shops

Say hello to spacious commercial spaces & residential Flats which is melange of high quality construction and professional planning to provide you full control over the internal space planning according to your taste. Attention to every little detail for you to have a space that feels like home yet has a distinctive look is the key to living luxe lifestyle.



Prime
Location



Earthquake
Resistant Structure



As Per
Vastu Plan



NH 48 Direct
Road Connectivity



Karad - Malkapur
DP Road Attached



Municipal
Water Facility





An Address Blooming With Premium Amenities

Shivanu is dedicated to providing you with the highest quality Amenities. The finest amenities, delivered by top-match brands that are abend of the game and impeccable facilities that are unrivaled in class and quality!



Solar Street Lights



Yoga Space



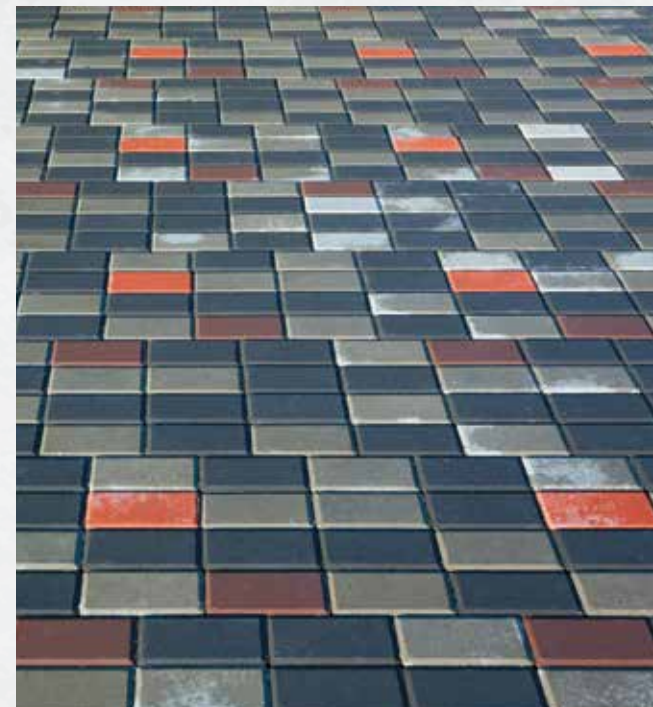
Electric Backups for Common Areas & Lift



Video Door Bell



CCTV Security System



Internal Paver Blocks Roads



Lift With Battery Backup



Security Cabin

TYPICAL FIRST FLOOR PLAN



TYPICAL SECOND TO SEVENTH FLOOR PLAN



JODI UNITS (1 BHK + 1 BHK)



2 BHK UNITS



1 BHK UNITS



Specifications



STRUCTURE & FINISHING

- Single magnificent G+7 storey tower
- Earthquake-resistant Framed RCC Structure
- Siporex block structure
- Internal Oil Bound Distemper
- External Walls Finish with Semi Acrylic Paint



DOORS & WINDOWS

- All Doors - Wooden Doors frame with wooden shutter
- Powder-coated French windows with glass & Mosquito net
- Granite sill for all windows
- Toilet windows with aluminium louver



LIFTS

- One High-Speed stretcher lift from reputed brand
- One High-Speed passenger lift from reputed brand



KITCHEN

- Granite Counter Top SS Sink
- Wall Cladding with Tiles above Counter up to 600 mm



TOILET

- Sanitaryware-Jaquar or Equivalent
- CP Fittings Jaquar or Equivalent
- Wall Cladding (All Restrooms)- 2100mm high



ELECTRICALS

- Modular Switches- Legrand / L&T / Reputed Brand
- Provision for Cable TV, Internet, AC Points
- Provision for inverter point in each flat

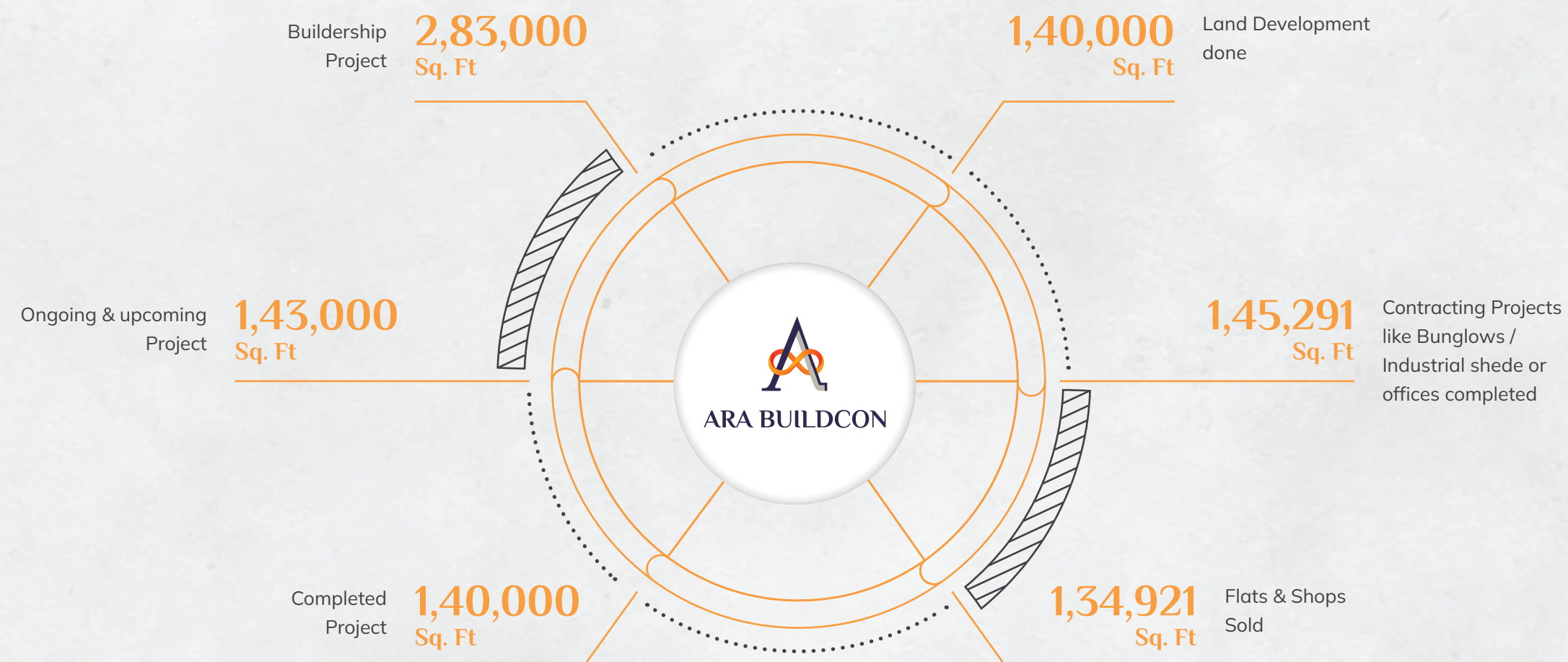


FLOORING

- Living/Dining-Vitrified Tiles 800 x 800
- Master Bedroom - Vitrified Tiles 800 x 800
- Other Bedrooms-Vitrified Tiles 800 x 800
- Balconies-Anti-skid Tiles 200 x 1200
- Utility Area-Anti-skid Tiles
- Master Restroom-Anti-skid Tiles
- Other Restrooms-Anti-skid Tiles
- Kitchen-Vitrified Tiles



The company is committed to quality construction and customer satisfaction, using innovative technology and sustainable construction practices to create functional and environmentally friendly projects. Our mission is to create spaces that are not just homes but lifestyles



Completed Projects



Vrundavan City, Godali, Satara.



DPS Karishma Park, Shanivar Peth, Satara.



Nakshtra, Machi Peth, Satara.



Anant Vihar, Chandan Nagar, MIDC, Satara.



INFI Corner, 950, Shanivar Peth, Satara.



Infinity Homes, Kesarkar Peth, Satara.