

Discover the Jewel of Modern Living



LAUNCHING PHASE 4

BUILDING  
F

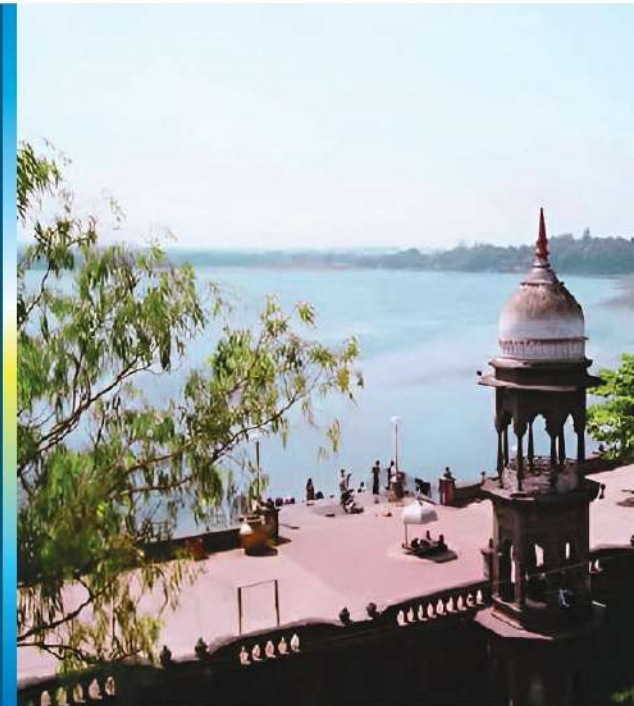
## The Epitome of Comfort & Exquisite Living

Premium  
Amenities

—  
Superior  
Specifications

—  
Best-In-Class  
Construction

—  
Serene  
Location





# ed for Modern ce & Living

Indulge in refined luxury and premium family living, featuring spacious 2BHK flats where every detail is meticulously designed for your ultimate comfort and happiness.



## Spacious 2BHK Flats



RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL SALEABLE AREA SQ.M	TOTAL SALEABLE AREA SQ.FT
66.74	0.60	2.52	12.45	107.00	1151



RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M
67.45	0.60	2.52	





Impeccable  
Design  
Unmatched  
Quality



## s Crafted for f Luxury

- Club House
- Solar Power Grid
- Swimming Pool
- Gym
- Jogging Track
- Society Office
- Street Light In Premises
- CCTV Security System
- Parking
- Automatic Elevators
- Power Backup for Lift & Common Areas
- Underground & Overhead Water Tanks of Adequate Capacity
- Fire Fighting System
- Sewage Treatment Plant
- 24/7 Corporation Water Supply
- EV Charging Point



### STRUCTURE

- Earthquake-resistant R.C.C. framed structure.



### BRICKWORK & PLASTERING

- 6" thick Fly Ash Bricks/A.A.C. blocks for external and internal walls.
- Smooth gypsum finish internal plaster.
- Sand-faced plaster & texture finish for external walls.



### FLOORING

- 24" x 24" vitrified tiles in all rooms.
- Antiskid tiles in toilets and terraces.
- 3" skirting all over.



### DADO

- Glazed tile dado up to lintel level from kitchen platform level.
- Dado is up to the lintel level in all bathrooms.
- Dado 2' above the common wash basin platform.



### KITCHEN

- Granite platform with Stainless Steel Sink.
- Dry balcony with washing machine point.
- Water purifier, Exhaust fan & Power plug points.



### PLUMBING

- A-PVC Astral or equivalent pipe for water supply.
- C-PVC Astral or equivalent pipe for internal concealed plumbing.
- Astral Echo Drain/SWR or equivalent pipe for external plumbing.



### BATHROOM

- Jaguar or equivalent in all bathrooms.
- White-coloured sanitary ware.



### ELECTRIFICATION

- Concealed copper wiring.
- Modular switches and sockets.



### PROVISION OF ELECTRICITY

- 2 light points, 1 fan point in all rooms.
- 1 TV, Telephone, & Internet point in master bedroom.
- 1 AC Point in master bedroom.
- Water Heater and Geyser point in bathroom.



### DOORS

- Post-form laminated doors with fittings & night latches.
- Waterproof flush doors for bathrooms.
- Powder-coated metal frames.



### WINDOWS AND RAILINGS

- Powder-coated aluminum windows with M.S. frames.
- SS railing with 3.5' height in adjoining terraces.



### PAINTING

- Acrylic paint for external walls.
- Good quality emulsion for internal walls.



# Project Location Advantage

	Rankala Lake Park	0.25 Km
	D Mart	0.25 Km
	Shree Mahalaxmi Temple	2 Km
	CBS & Railway Station	4 Km
	Podar International School	4 Km
	CPR Hospital	3 Km
	Sayaji Hotel & DYP Mall	5 Km
	D.Y.Patil College (Engineering & Medical)	6 Km
	Kolhapur Airport	12 Km



Project Master Plan

Scan for more  
project details



ARCHITECT  
**AR. Sambhaji Patil**  
Archland Architects,  
Interior and landscape

STRUCTURAL DESIGNER  
**Dr. A. B. Kulkarni**  
& Associates (Sangli)



#### HIRA SHREE LAKE CITY, Phase 4 - 'F' Building

This 'F' Building project has been registered via MahaRERA Registration Number: P53000053944 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer : All images, layouts, and plans in this brochure are for illustrative purposes only and may not represent the final product. The developer reserves the right to make changes and/or modify to the project design, specifications, and amenities at their sole discretion. The information provided herein is deemed reliable and may subject to change.



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