

SHANTI LUXURIA

SHILPHATA, THANE



A PROJECT BY
ADITYA GROUP



FOLLOW YOUR HEART AND
EXPERIENCE THE
ROYAL DESTINATION



The prime location of Shanti Luxuria is at Shilphata, Thane is an opportunity of a lifetime. Surrounded by comfort and conveniences at all times, it truly gives you a royal experience which lasts forever.



SHANTI LUXURIA
ETERNAL PEACE



SHILPHATA, THANE

Who says luxury can't dwell in 1 BHK and 2 BHK residences.
Welcome to a project that is ideal in terms of space and design.
Live at the heart of Thane surrounded with serene environs of Shilphata.
The homes that are abundant with all the modern luxuries, await your arrival.

PROJECT HIGHLIGHTS

G + 30 Storied Residential 3 Towers

1 BHK & 2 BHK apartments

Podium Landscape Garden

Ample parking Space

4 High Speed elevators including a stretcher elevator

Air-conditioners grand entrance lobbies

Within TMC Limits.

Every flat is vastu compliant.

Well ventilated interiors with sufficient natural light.

23 ft clear commercial height with 30 mtr.
wide road facing annexe for commercial spaces



Near by Railway Station



Business Park

LOCATION ADVANTAGES

- Thane Railway Station - 35 mins
- Kalyan, Dombivli, Ambernath and Badlapur - 30 mins
- Ghansoli & Kopar Khairane Railway Station in Navi Mumbai - 15 mins
- Mahape Business Park - 10 mins
- Proposed International Airport - 35 mins
- Banks and financial institutions in vicinity
- Prominent schools, colleges, hospitals, hotels and restaurants in close proximity



Eastern Express Highway



International Airport



**A WORLD OF SPLENDOUR
WITH A LIFESTYLE OF CLASS
TO RULE OVER
THE LUXURIES OF LIFE**



Extraordinary Tower Features
and Lifestyle Amenities



LIFESTYLE AMENITIES

Swimming Pool , Steam, Sauna and Jacuzzi , Lush green landscape garden , Children toddlers play area and Sand pit
Senior citizen sit outs , Tennis court , Net cricket and indoor games , Meditation park , Multipurpose community hall .

A REALM OF GRANDEUR
EMBEDDED WITH ELEGANCE,
A SIGNATURE OF IMPERIALISM
FOR THE FORTUNATE FEW.

Unparalleled Apartment Features
and Internal Amenities

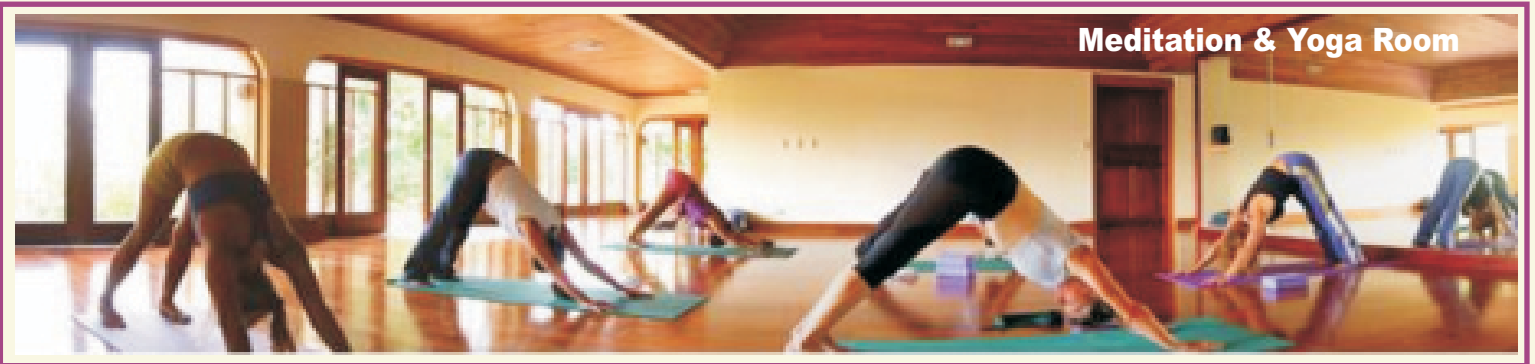
INTERNAL AMENITIES

- 🏠 *State of the art Gym*
- 🏠 *Spa-Steam and Sauna*
- 🏠 *Multipurpose banquet hall*
- 🏠 *Carrom, Chess and Snooker Indoor Games*
- 🏠 *Meditation and Yoga room*

Spa-Steam and Sauna



Meditation & Yoga Room



Snooker Room





**LUXURY IS A HABIT
WITH US, IT BECOMES AN ADDICTION**



MODERN AMENITIES

FLOORING

- Vitrified flooring in all rooms
- Anti-skid tiles in attached terrace area

KITCHEN

- Granite kitchen platform
- Stainless steel and sink mixture

TOILETS

- Designer bathroom with branded sanitary ware
- Concealed plumbing with premium C. P. fittings
- Geysers connection to all bathrooms

DOORS AND WINDOWS

- Attractive main door with elegant big handles and locks
- Anodized aluminium sliding windows with tinted glass

SECURITY

- Modern security system with CCTV at security cabin
- Intercom facility in each flat

ELECTRIFICATION

- Branded concealed copper wiring with isolater / MCB
- TV, telephone & internet points in all rooms

WALLS AND PAINTS

- Gypsum finished internal walls with plastic paints

STRUCTURAL FEATURES

- Earthquake resistance RCC frame structure
- Decorative compound wall & building entrance gate
- Premium quality pure acrylic external paint of building

GENERAL FEATURES

- Parking space in the ground
- Decorative main entrance lobby with air-conditioned lounge
- Branded high speed elevator
- One stretcher lift
- Decorative checkered stone tile in surrounding compound area

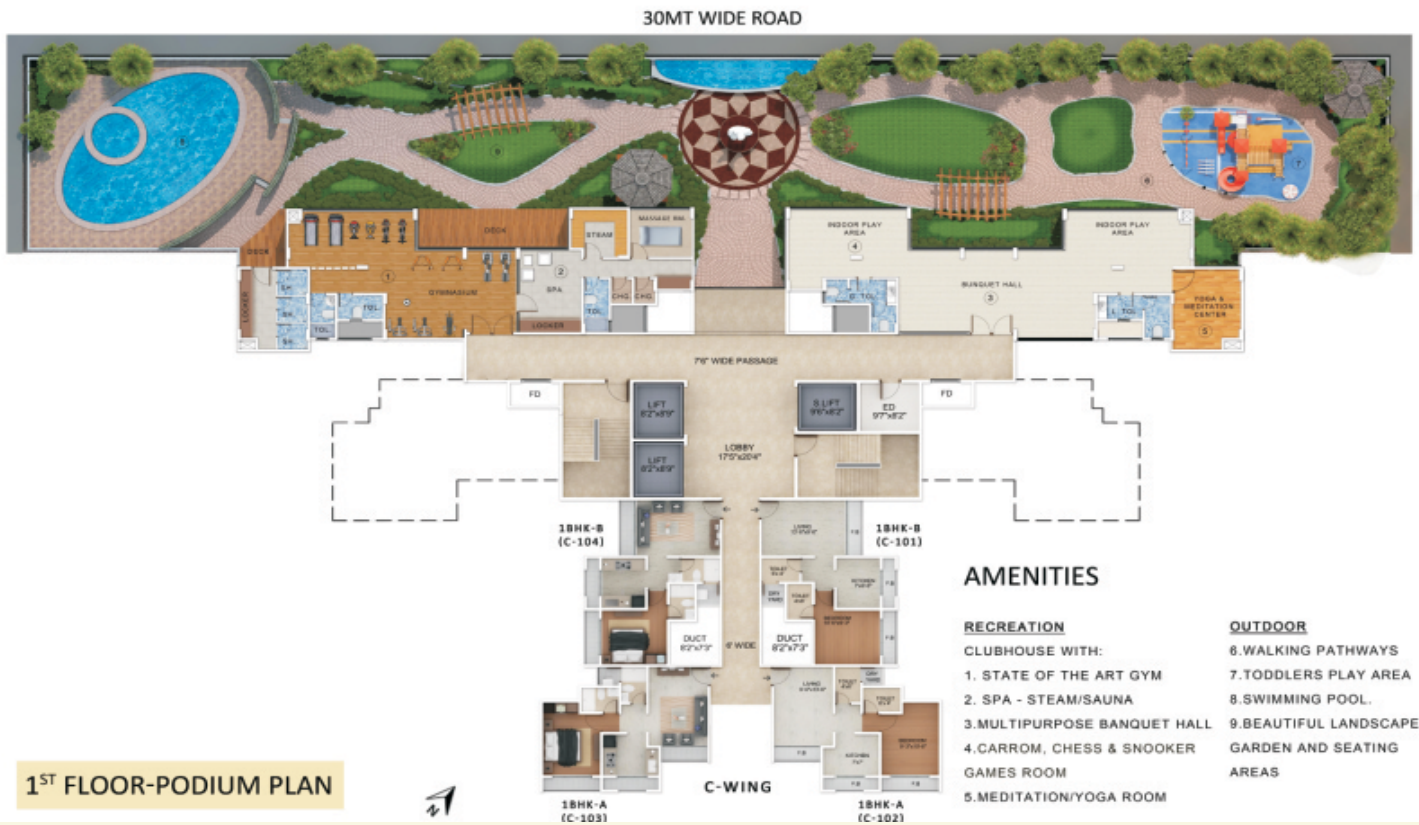
FLOOR PLANS



LEGEND

- | | |
|--|---------------------|
| 1. ENTRY & EXIT TO RESIDENTIAL COMPLEX | 5. WAITING AREA |
| 2. ENTRY & EXIT TO COMMERCIAL | 6. LANDSCAPE GARDEN |
| 3. COMMERCIAL | OUTDOOR AMENITIES |
| 4. ENTRY PLAZA | 7. BADMINTON COURT |
| | 8. CRICKET NET |

GROUND FLOOR PLAN



AMENITIES

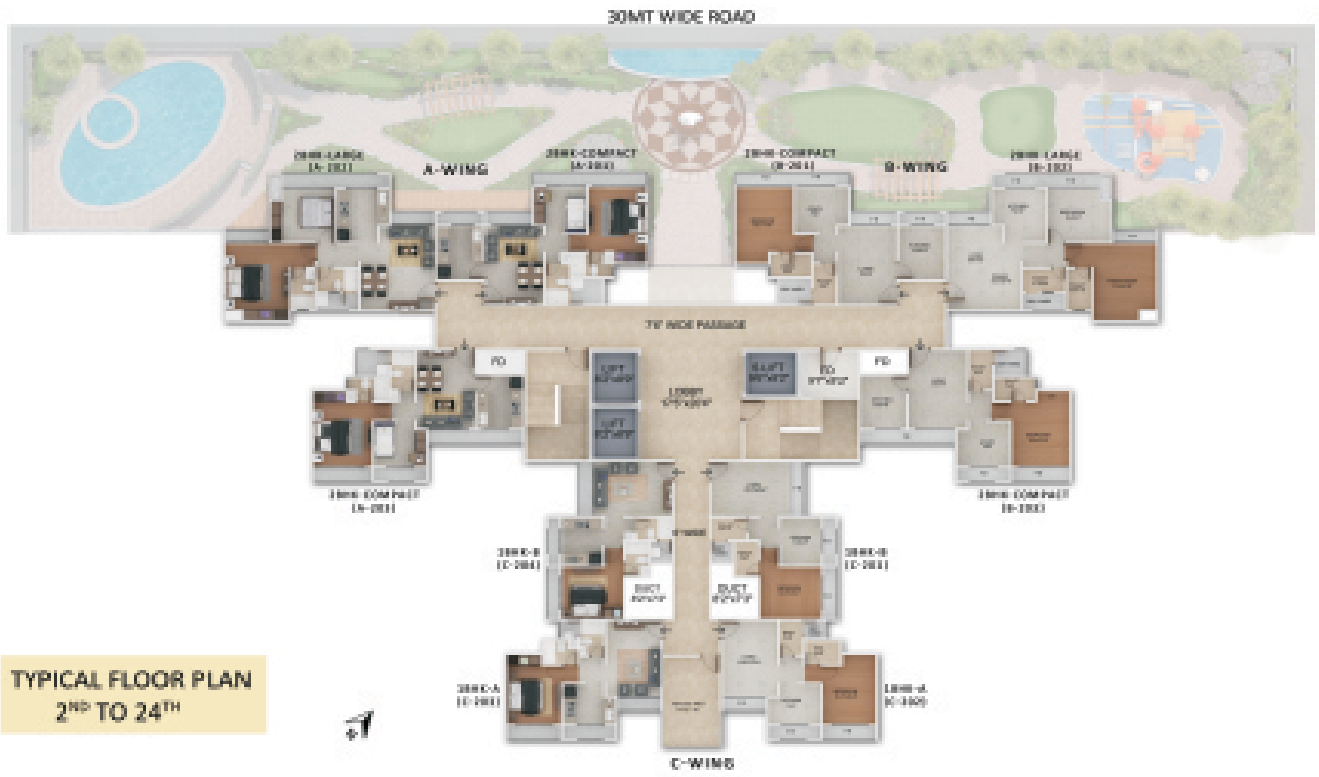
RECREATION

- CLUBHOUSE WITH:
1. STATE OF THE ART GYM
 2. SPA - STEAM/SAUNA
 3. MULTIPURPOSE BANQUET HALL
 4. CARROM, CHESS & SNOOKER GAMES ROOM
 5. MEDITATION/YOGA ROOM

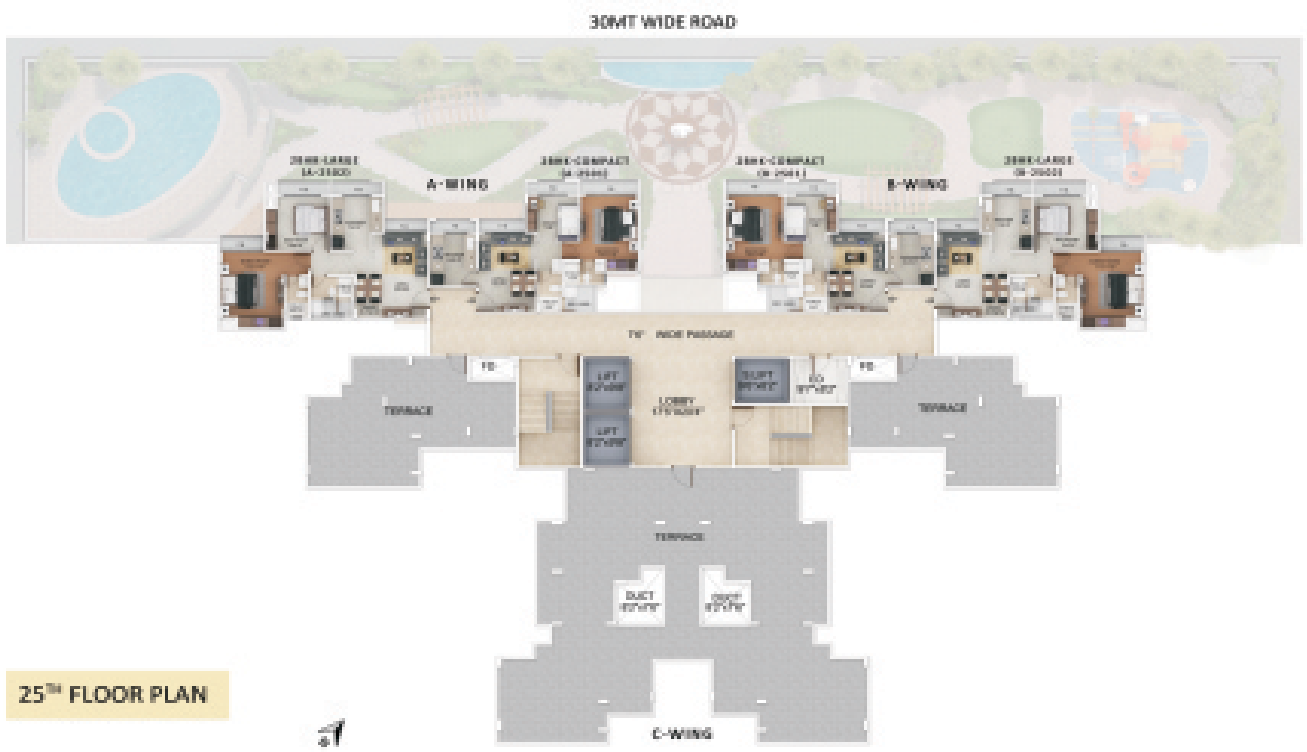
OUTDOOR

6. WALKING PATHWAYS
7. TODDLERS PLAY AREA
8. SWIMMING POOL
9. BEAUTIFUL LANDSCAPE GARDEN AND SEATING AREAS

1ST FLOOR-PODIUM PLAN



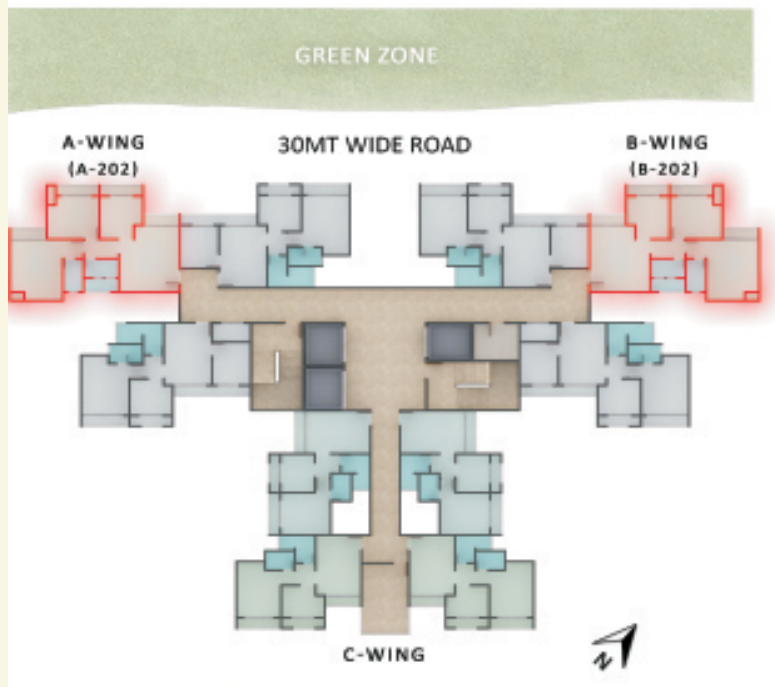
TYPICAL FLOOR PLAN
2ND TO 24TH



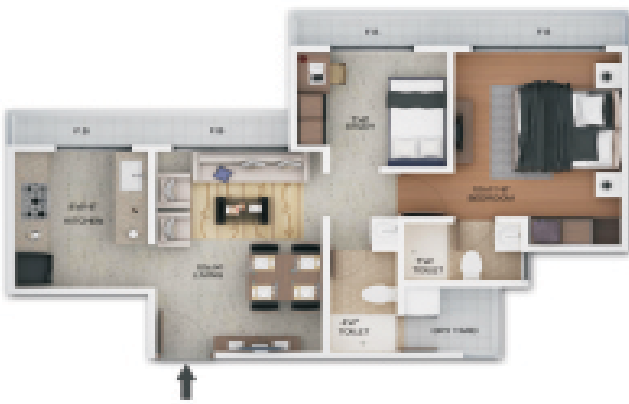
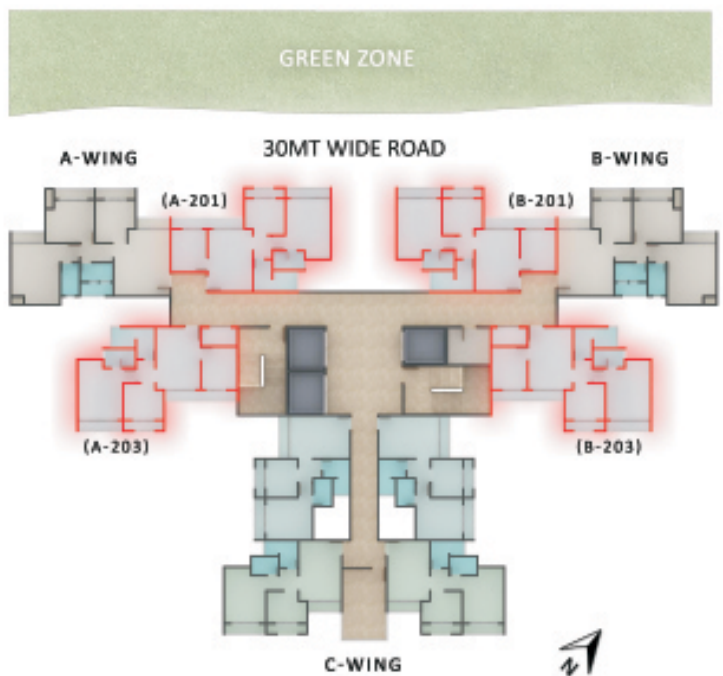
25TH FLOOR PLAN



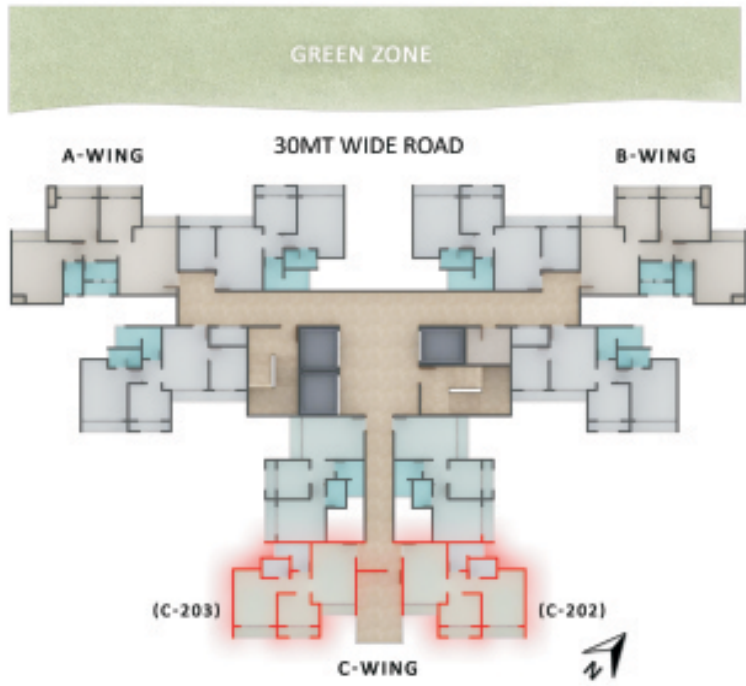
2BHK - DELUXE



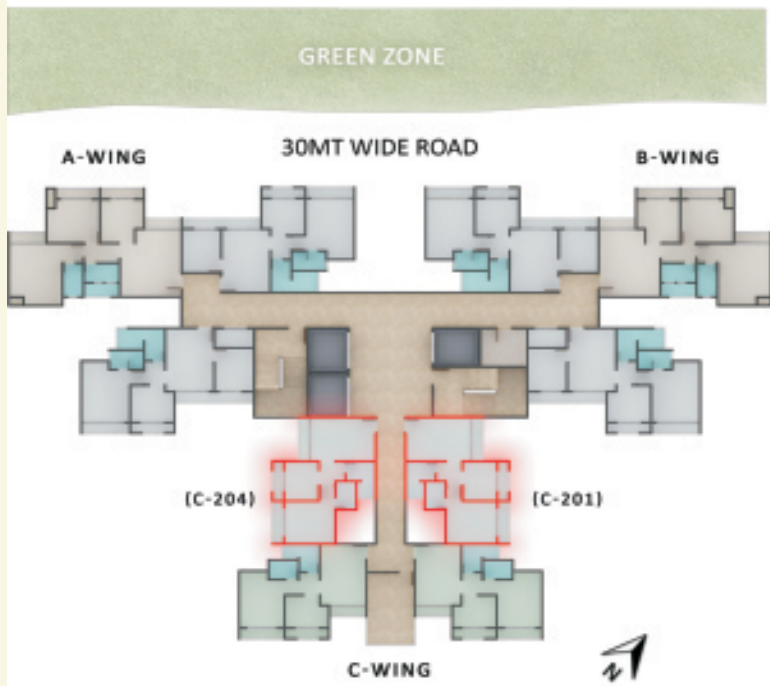
2BHK - COMPACT



1BHK - A



1BHK - B





PRESENTS

Site Add : Survey No. 58/2, Shiphata, Thane

Office No. 316, NBC Complex, Plot No. 43, Sector - 11, Opp. Belapur Station, CBD Belapur, Navi Mumbai - 400 614.