

nivaasa

3 BHK EXCLUSIVE LIVING

159 EXCLUSIVE UNITS

FLOORS 14

03 TOWERS

BASEMENT 02

ROAD

SIDE VIEW



GARDEN

SIDE VIEW



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By Rashmi & Bluvian

"Nivaasa" is an exclusive residential property located on **VIP Road**, Shela, that offers 3BHK Apartments for luxurious living. Each apartment in Nivaasa is thoughtfully designed to provide an exquisite living experience, with modern amenities and high-quality finishes.

LIFESTYLE BEYOND
JUST LIVING



THE HOME

This is a 14 floor modern high-rise apartment building in the midst of a **VIP road** shela, featuring a sleek glass façade and rectangular windows that stretch vertically along the building's height. The top section has a rooftop terrace or garden area, while the lower levels feature balconies overlooking the bustling street below. Despite its urban setting, the image conveys a sense of calm and orderliness, with clean lines and geometric shapes dominating the composition.



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1ST FLOOR

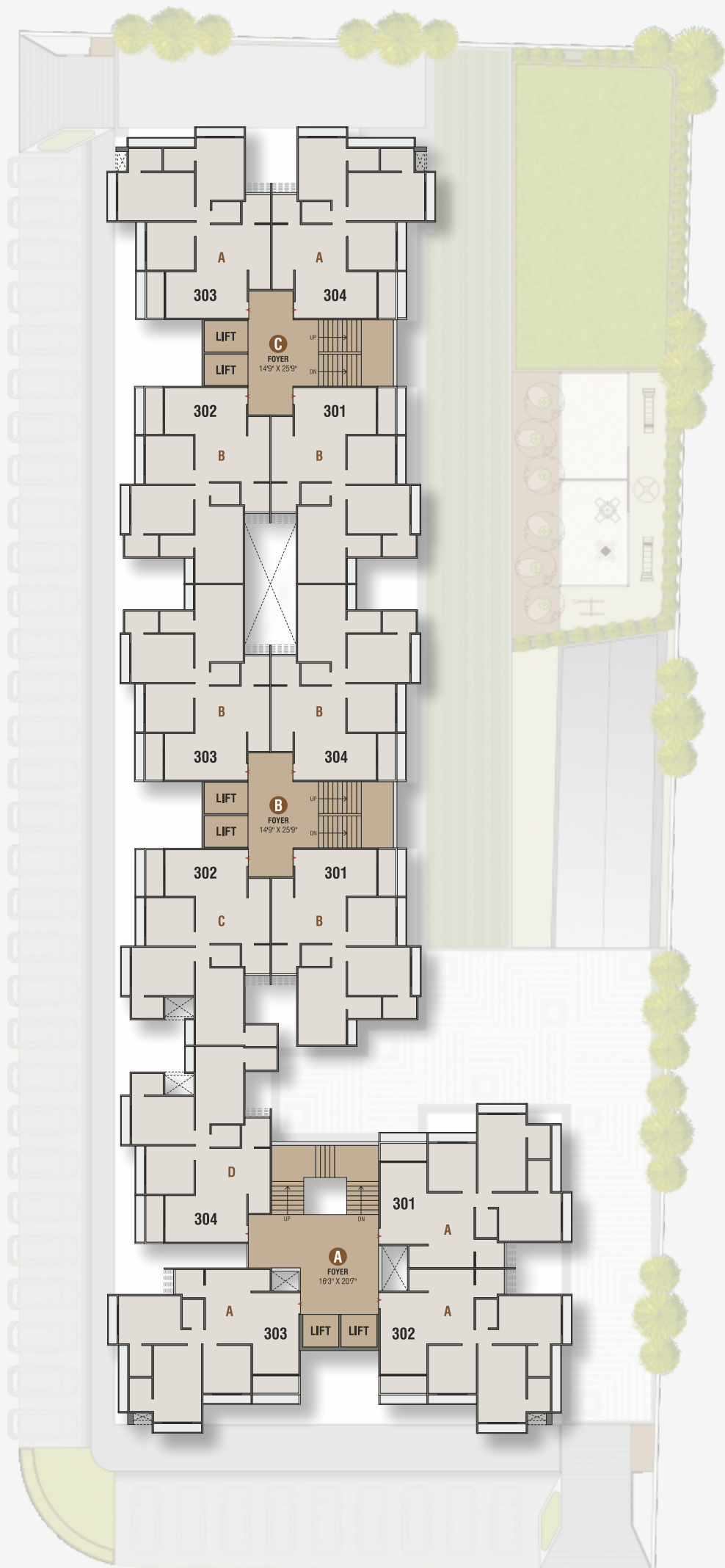


SHOP	SIZE
101	72'5" X 17'0"
102	31'0" X 10'1"
103	30'8" X 10'0"
104	26'4" X 10'0"
105	26'4" X 10'1"
106	31'9" X 16'10"

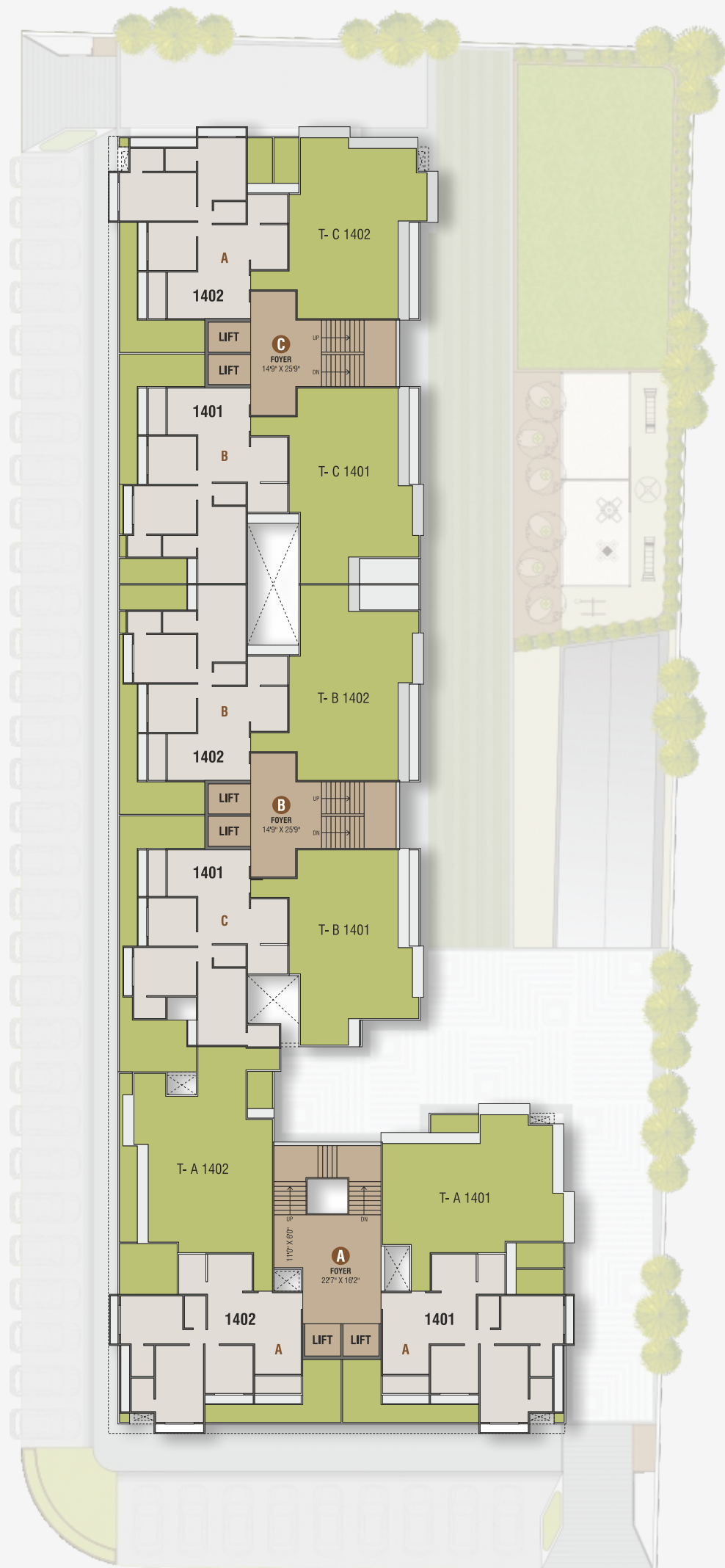


2ND FLOOR





3RD TO 13TH FLOOR



14TH FLOOR





15+ RECREATIONAL AMENITIES

Amenities help to enhance the quality of life for people by providing them with essential services and facilities within their reach. They offer convenience, comfort, and relaxation, which can help to reduce stress and improve overall well-being.

- 
YOGA DECK
- 
MOTHER SITTING DECK
- 
TERRACE SCREENING
- 
GYMNASIUM
- 
CHILDREN PLAY AREA
- 
TODDLER PLAY AREA
- 
GARDEN AREA
- 
MULTIPURPOSE HALL
- 
24X7 SECURITY
- 
2 LEVEL BASEMENT PARKING
- 
CCTV CAMERA
- 
FIRE SAFETY
- 
BRANDED ELEVATOR
- 
INDOOR GAMES
- 
SENIOR CITIZEN SIT OUT AREA



SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC framed structure

FLOORING

- Premium vitrified tiles flooring

DOORS & WINDOWS

- Main Door: Flush Door with Venner finish sheet both sides with wooden frame
- Internal Door: Flush Door with both sides Laminated sheet with Granite frame
- International quality powder coating aluminium with 5 mm glass

WASH AREA

- Floor: Kota or Rustic vitrified tiles
- Dedo: Premium ceramic or vitrified tiles

PAINTS

- Inside: Putty finish
- Outside: Acrylic paint / Texture

BALCONY

- Rustic tiles/ Granite

KITCHEN & STORE

- Flooring: Vitrified Tiles
- Platform: Natural granite
- Dedo: Premium ceramic tiles
- Store Shelf: DP Kota / Granite shelf

ELECTRIFICATION

- Conceal ISI copper wiring with modular switches
- MCB distribution panel

SECURITY

- Entire campus covered under CCTV surveillance
- Security cabin and boom barrier

TOILETS

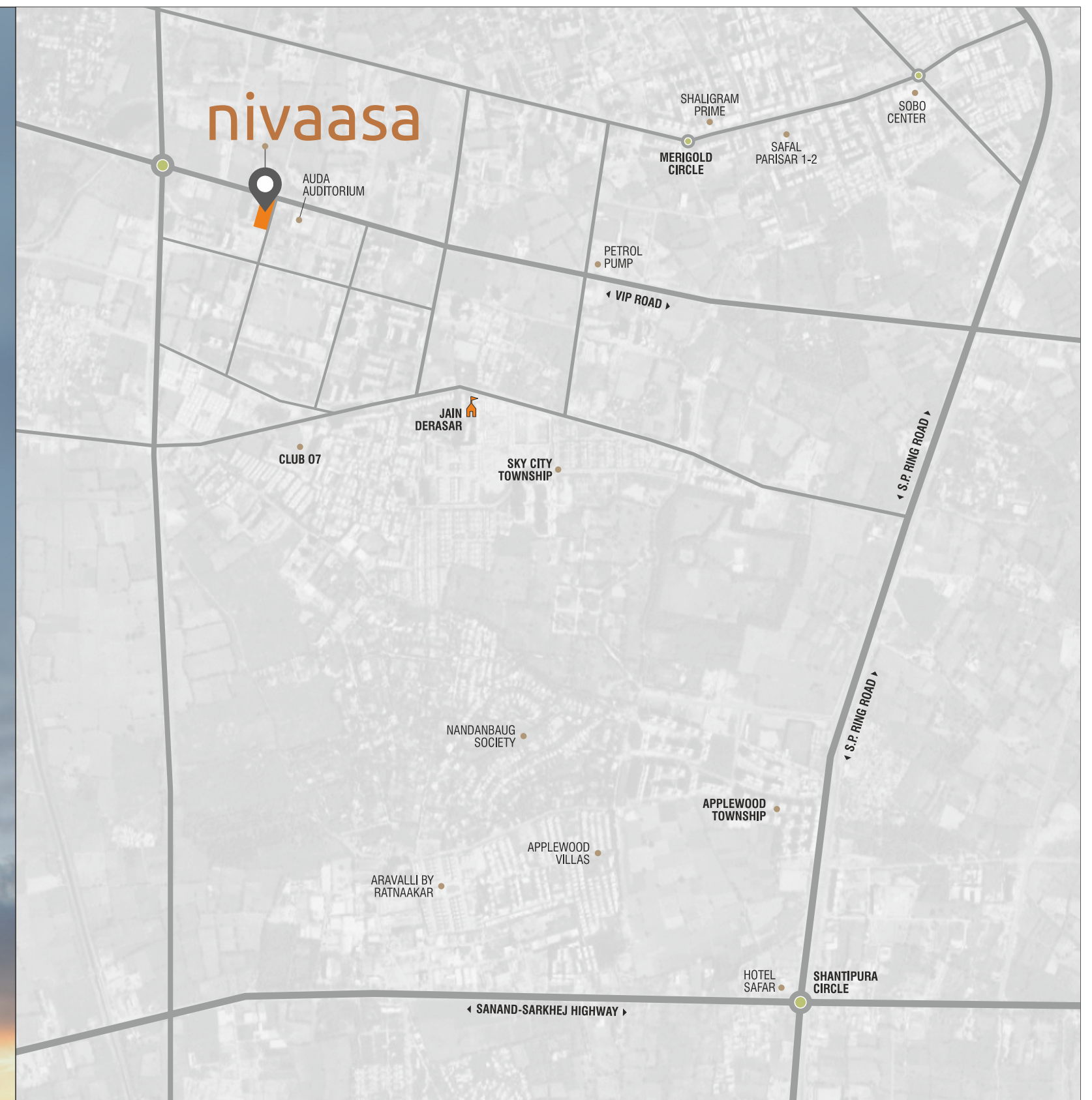
- Premium ceramic tiles upto lintel level
- Granite /counter basin
- EWC-Wall hung type-Jaguar/equivalent
- CP Brass fitting - Jaguar/ equivalent

RAILINGS

- MS railing



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STRATEGIC LOCATION

Strategic location refers to a geographical location that offers significant advantages for a specific purpose or goal.

- Super Market **1 Min Away**
- School **2 Min Away**
- Restaurant **3 Min Away**
- Hospital **4 min away**
- Temple **4 min Away**
- Bank **5 Min Away**
- Sindhu bhavan **9 Min Away**
- Prahlad nagar **12 Min Away**
- Satellite **15 Min Away**

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+91 78618 71785
www.rashmiengicon.com
www.bluvian.com

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