



NANIK'S
ASHTAVINAYAK UPPAL'S



PREMIUM APARTMENTS



Sheraton

Where Life is Full Of Happiness



Elite
Way of Life



About Nanik Group

Over the years Nanik Group has grown from strength to strength, laying the foundation of trust and quality. With a clear vision to transform the way people perceive quality construction with the best value for money. We are no doubt Nagpur's most trusted brand with years of glorious experience in real estate.

We specialise in multi faceted development with top in class Residential and Commercial projects throughout the city. Our passion is to create chic urban design plans for modern lifestyle! We are committed to high standard quality construction, excellence in design, space ergonomics and timely delivery. It is our endeavour to gain and safeguard the trust of our esteemed customers by providing them their dream home equipped with all modern amenities. We aim to give our clients a modern, unique and comfortable lifestyle so that they are always at the pinnacle of luxury.



NANIK
GROUP



About

Shereton

Conceived by Nanik group, Sheraton is a prestigious 20 storey premium apartment building equipped with modern amenities and facilities. Every floor has two 3 BHK & two 4 BHK spacious apartments each featuring ample floor space, good ventilation, and natural light.

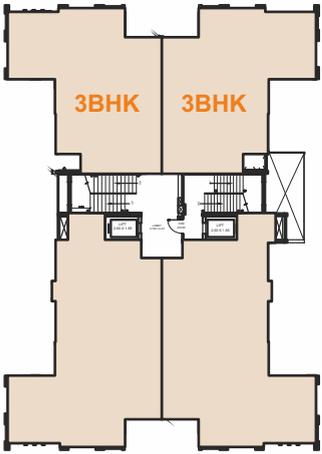
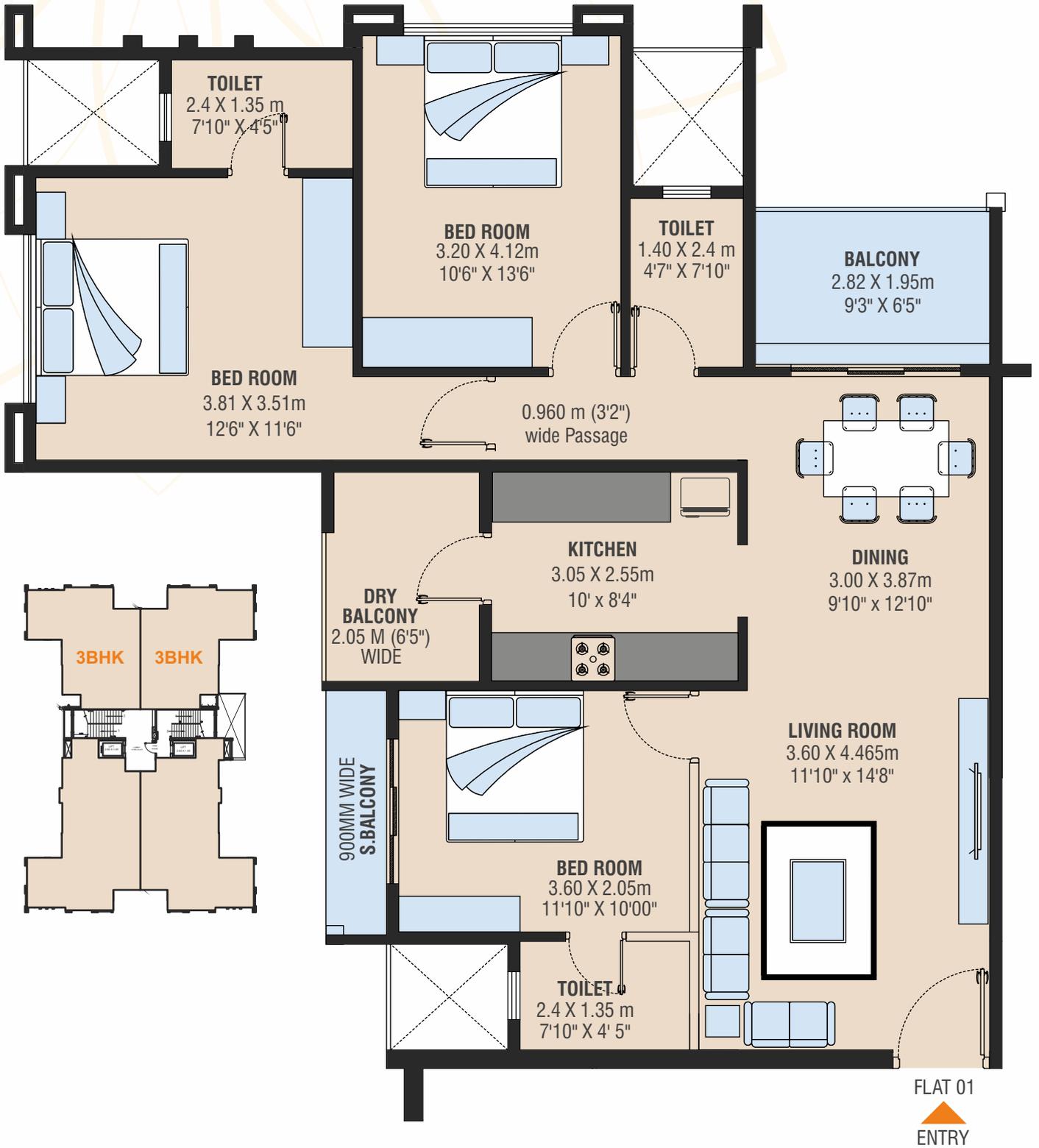
Alqavish Lifestyle...

One of the most attractive features of the scheme is the podium on the first floor. This beautiful space includes a lush green garden and cozy sitting area, kids play area, yoga and meditation space, jogging tracks, and many other amenities.



SHERATON

Site Address:
Plot No. 30, Kadbi Sq, Behind
Metro Station, Nagpur

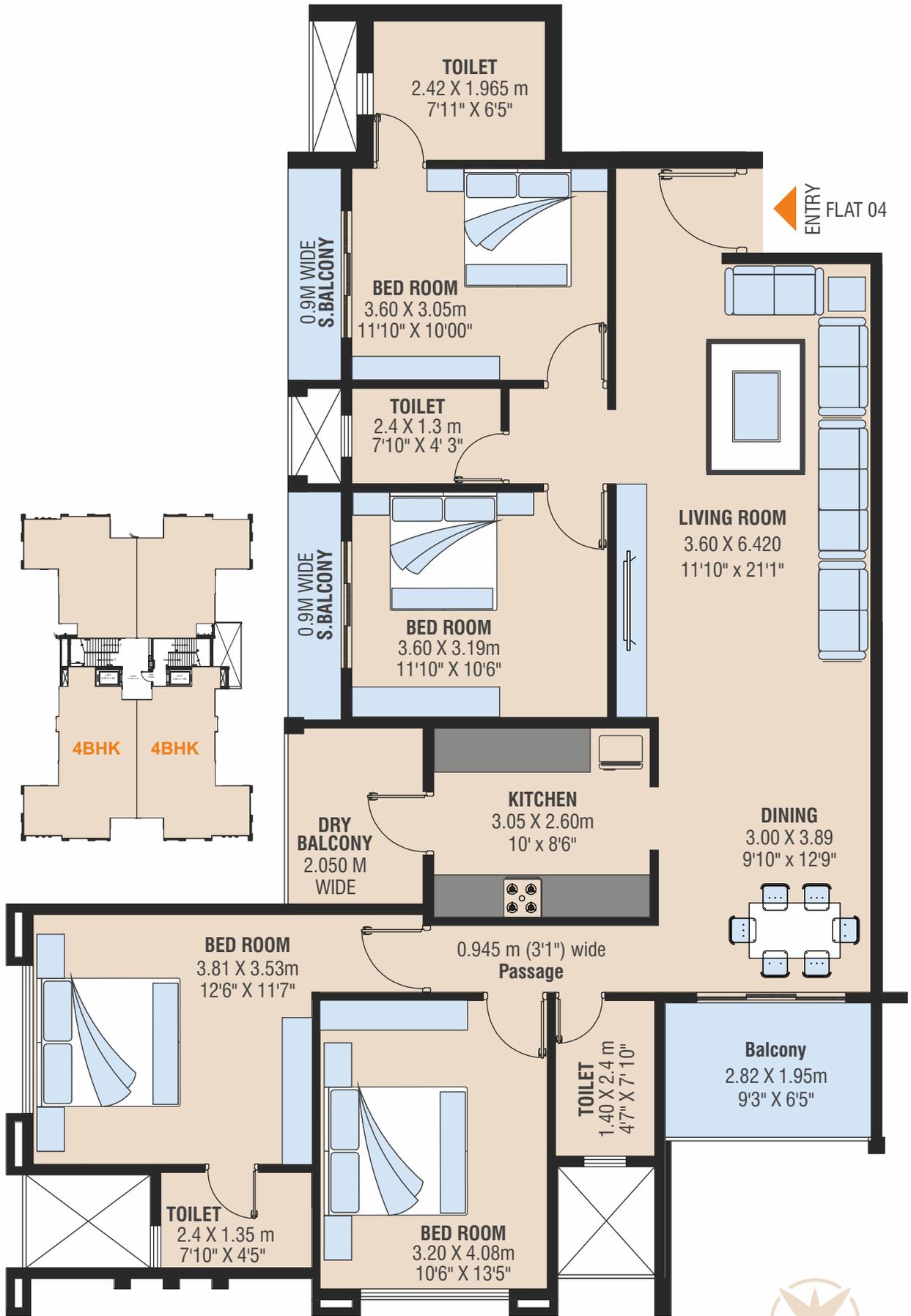


3BHK Floor Plan

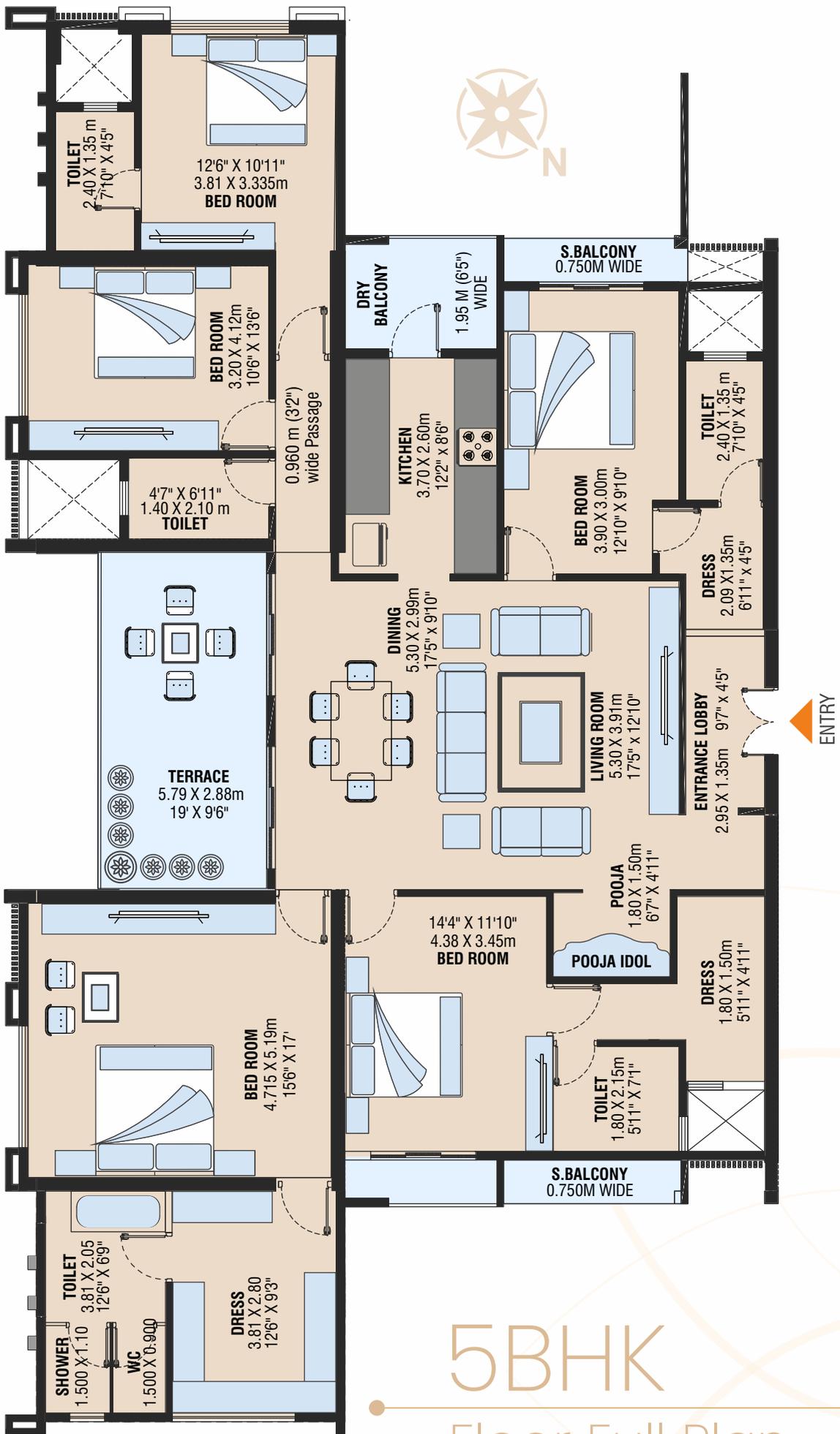
T O P V I E W

4BHK Floor Plan

TOP VIEW



COMBINED FLAT OPTION (5 BHK)



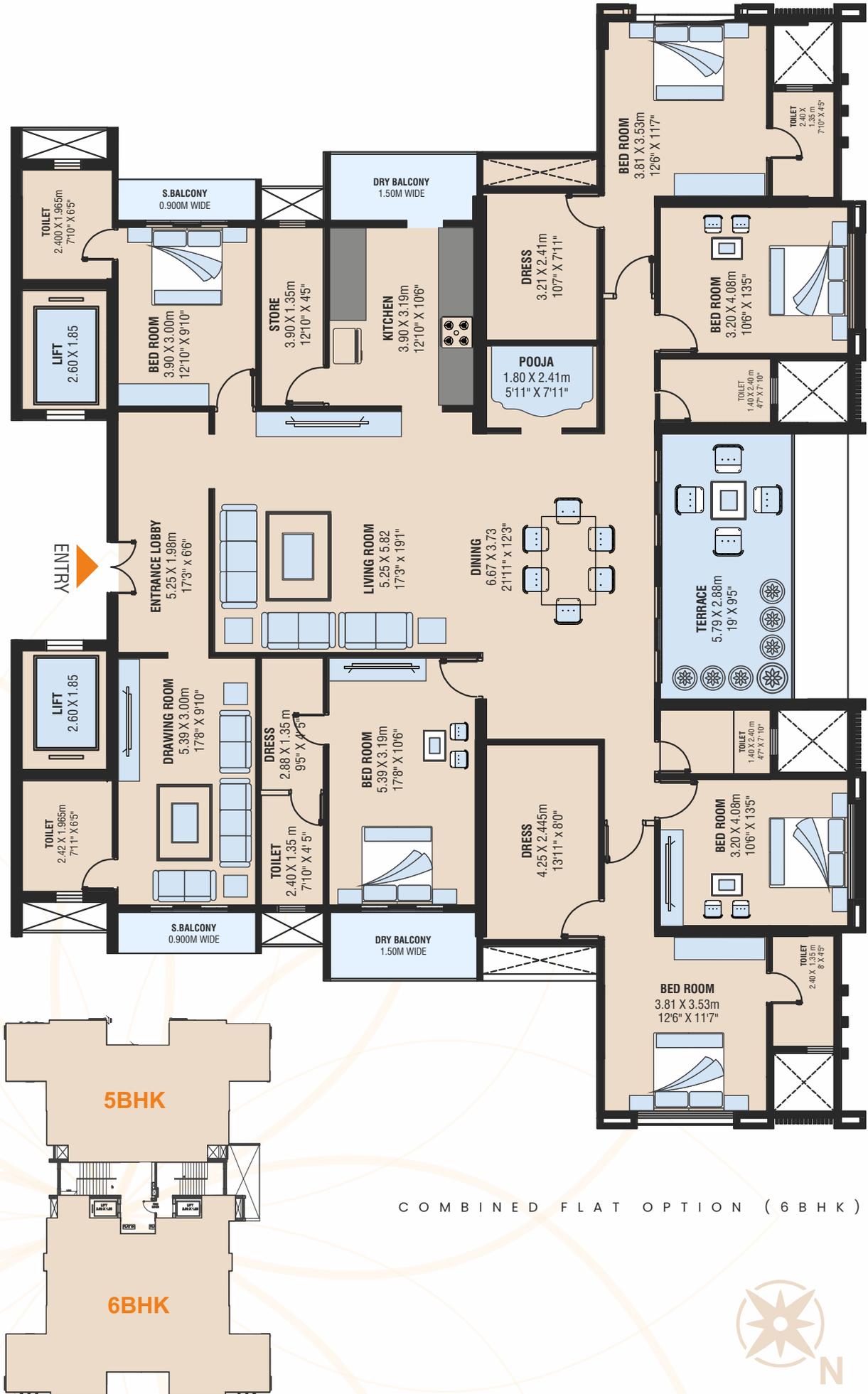
5BHK

Floor Full Plan

TOP VIEW

6BHK Floor Full Plan

TOP VIEW



AMENITIES

FIRST FLOOR

Podium Garden



Gymnasium



Yoga Space

Indoor Games



Home Theater



Meditation Area



Sit Out Area



Kids Play Area



TOP FLOOR



Party Hall



Multipurpose Hall



Rooftop Terrace & Lounge





Interior Views



Special Amenities

SHERATON

SPECIALIFICATIONS

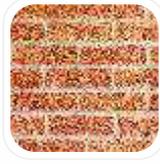
STRUCTURE

- Earthquake resistant RCC structure



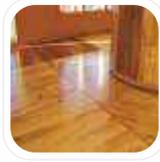
WALLS

- 6 inch external walls and 4.5 inch internal walls



FLOORING

- Vitrified flooring in all rooms
- Anti skid flooring in terraces, washrooms, and dry balconies.



ELECTRICAL

- Concealed electrical copper wiring
- Modular switches of reputed brand
- Adequate number of electrical points
- TV and telephone points in living room and all bedrooms
- AC point in all bedrooms



WINDOWS

- UPVC windows
- Granite windows sills powder coated
- Aluminum louvered windows in washroom
- Provision for exhaust in the kitchen and washrooms



DOORS

- Attractive main entrance T.W. door
- All bedrooms toilet and terrace doors will be molded doors
- Toilet door frame in granite



KITCHEN

- Granite kitchen platform with SS sink
- Attractive full height kitchen dado with tiles
- Provision for water purifier in kitchen



WASHROOMS

- Designer glazed tiles dado upto full height
- Jaguar or other equivalent brand CP fittings
- Concealed internal plumbing
- Premium sanitary ware



LIFTS

- Two Stretcher Automatic Lifts



SECURITY

- CCTV surveillance of all common areas
- 24 hours security personnel



ELECTRICAL BACKUP

- Generator backup for lifts and common utilities

Video Door Phone



CCTV Cameras in Common Areas



SPECIAL FEATURES

Solar Electric panels for common lightning and utilities



P.O.P in all rooms



Rainwater Harvesting



Basement and Ground Floor Mechanical Parking







P50500048137

Corporate Office

Nanik Group, Shop No. 8 To 11, Power Grid Square, Nari Ring Road, Nagpur - 26

STRUCTURAL CONSULTANT

A.V. MOKASHI
M-2, YASHWANT NAGAR,
NORTH AMBAZARI ROAD, NAGPUR
MO: 9422145155, 9096051780

Financial Consultant

CA Suresh Lalwani
+91 82223 60023

ARCHITECTS

SKA CONSORTIUM
O-1, R.P.T.S. ROAD, LAXMI NAGAR,
NAGPUR - 440022, M.S.
Telefax: +91-712-224-5333, 222-1082

FOR FURTHER DETAILS CONTACT : RISHI KAPOOR – M : +91 99234 00120

This brochure is only conceptual presentation of the project & not a legal offering. The promoters reserve the right to add, delete or alter the above specification & plants as deemed fit. Image used are for representation purpose only.

DISCLAIMER

- 1) The information presented by the owner/promoters/developers/builders in brochures, websites, advertisements, print, electronic media, etc., is for general information purposes only and is purely conceptual. It does not solicit any commitment or legal declaration from the customer.
- 2) The information provided by the owner, promoter, developer, website, advertisement, print, electronic media, etc., does not guarantee or commit to adhering to the proposed building plan, construction specifications, technology, standards, project costing, progress of construction, estimated completion time, or other compliances with any existing acts, rules, or legislation. These aspects may change without prior notice or intimation to the customer, and the owner/promoter/developer/builders shall not be held responsible or liable for any such changes.
- 3) The information displayed by the owner/promoter/developer/builders in brochures, websites, advertisements, print, electronic media, etc., does not guarantee the accuracy of the information provided. The owner/promoter/developer/builders shall not be responsible or liable for any decisions made by customers to book or purchase units in the proposed project based on the information provided in such materials. Customers should not rely on the information contained in any such commercial or consider it complete. The owner/promoter/developer/builders do not accept responsibility for any errors, negligence, losses, or damages incurred by customers relying on the information presented in such materials.
- 4) The contents of brochures, websites, advertisements, print, electronic media, etc., are not intended to constitute legal, security, or investment advice or options regarding the proposed project. The appropriateness and use of any information provided in such materials are solely at the customer's own risk. The information contained in such materials is intended for the private usage of customers.