

SAI VILLA-9

Location Map

SITE ADDRESS :
Nagrik Suvichar Gruhnirman Sahkari Sanstha Maryadit,
Mouza Chikhali Khurd, Ward No. 14, Nagpur

Scan for Location

Member **CREDAI** NAGPUR

A Project By
NX CORPORATE INFRA TECH LLP

14, 15, Rudrashakti Enclave, Near HDFC Bank,
Manish Nagar, Nagpur - 440037

Promoters

- SUDHIR S. KACHORE • AMIT K. BHOLE
- PRAKASH G. TITRE • YASH D. BHONDE
- SAGAR S. GAHALOD

For Booking Contact

Proud Member of

NATIONAL REAL ESTATE DEVELOPMENT COUNCIL
Under the aegis of Ministry of Housing & Urban Affairs, Government of India

RERA No.

P50500055553

Architect: Sameer Kachore
Structural Designer: S. B. Malode
Legal Advisor: Adv. Ritesh Mahendra

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SAI VILLA-9

2 BHK | 3 BHK | MODERN AMENITIES

Seamless blend of
Architectural elegance & Comfort



SAI VILLA-9



Transforming
spaces to perfection!

The plush exterior of "SAI VILLA - 9" is a clear reflection of what lies within. The beauty of the facade is a curtain raiser to the symphony of perfection that waits you.



2 BHK | 3 BHK
42 Units | 28 Units





Dedicated to
all ages



Podium landscape are the focal point of modern developments. Being striking and impressive, take visual hard edge off bricks ,concrete and look down on soft oasis green lawn, kids play area, and find serenity in the sacred ambience of temple.



Children Play Area




SAI VILLA-9
2 BHK | 3 BHK | MODERN AMENITIES

Your children
will love you



Watch them relax, stroll or play in the huge open spaces and gardens. Whether it is a creche or a well equipped children play area, "SAI VILLA - 9" takes care of your children as they grow towards an enriching life.



Spacious Rooftop Garden



SAI VILLA-9

2 BHK | 3 BHK | MODERN AMENITIES

Apartments that redefine
the language of luxury

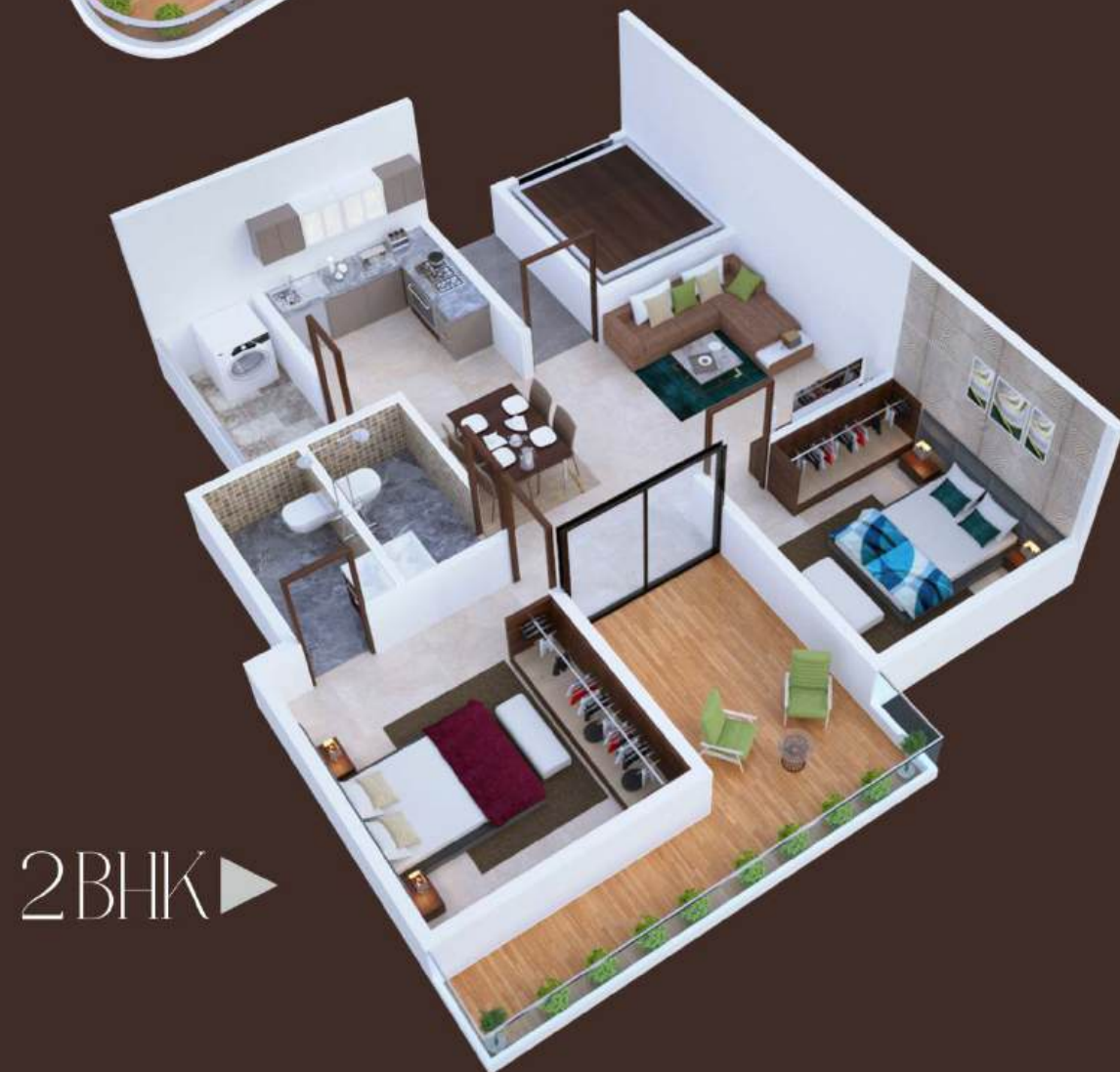


Rooftop gardens are becoming increasingly popular in urban environments for their aesthetic, environmental, and practical benefits. Creating a rooftop garden in an apartment building can offer numerous benefits and a unique space for residents to enjoy.

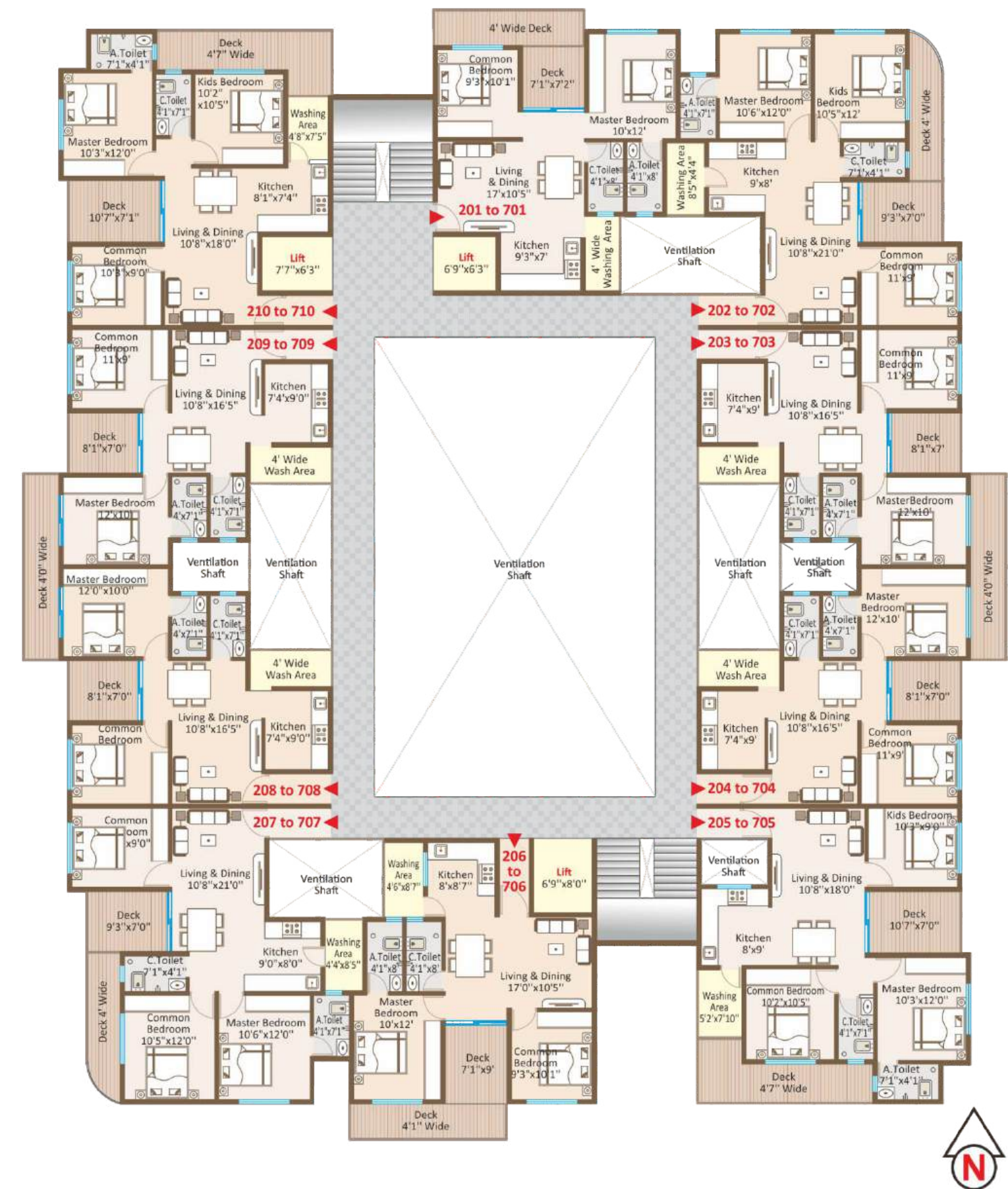
GROUND FLOOR (Parking) Plan

1st Floor Plan



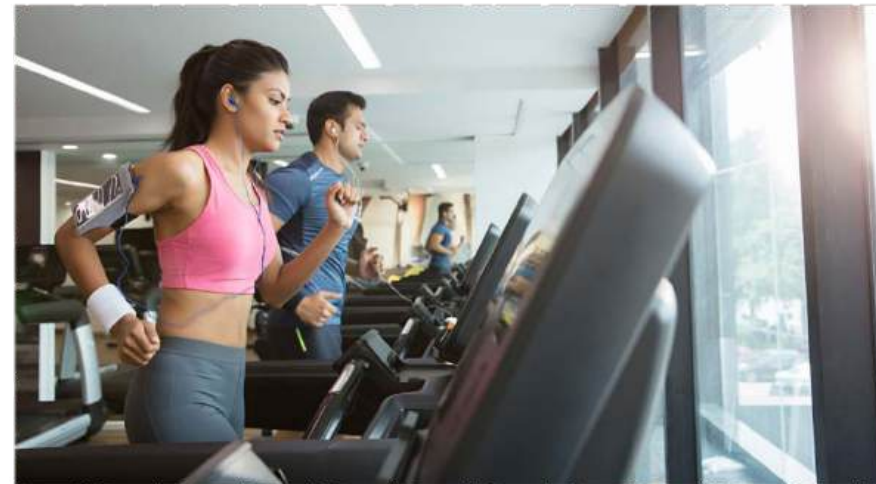


Typical 2nd to 7th Floor Plan





Amenities & Features



- Community Hall
- Gymnasium
- Jogging / Walking Track
- Rooftop Garden
- Recreation Centre - Snooker, Table Tennis, Carrom
- CC TV at common Passage
- Allotted Car & Two wheeler Parking
- Landscape Garden
- Senior Citizen Seat Out
- Children Play Area



FEATURES

- Video Door Bell
- Power Backup With Generator
- Rain Water Harvesting
- 24 Hrs Security
- EV Charging Station
- Solar Electricity for Common Lighting




Specifications

- STRUCTURE**
 - Earthquake resistant R.C.C. frame structure
- FLOORING**
 - 24"X48" Vitrified flooring in entire flat
 - Anti-skid tiles in terrace, dry balcony & bathrooms
- KITCHEN**
 - Granite kitchen platform with stainless steel sink
 - Designer Dado tiles
 - Provision for Exhaust fan
- POP**
 - POP in all rooms.
- BATHROOM**
 - Premium sanitary & C.P. fittings (Jaquar or Equivalent)
 - Hot & Cold diverter with overhead shower
 - Provision for Exhaust fan, water geyser
- PLASTER**
 - External : 12mm thick double coat sand-faced cement plaster
 - Internal : 12mm thick smooth finish plaster/gypsum plaster
- PAINTING**
 - External Wall weather-proof acrylic paint of premium brands and approved colour
 - Internal Wall primer with branded waterproof paint and 2 coat putty
- DOORS**
 - Main door : 30mm thick door with veneer polish & Teak wood frame or equivalent decorative door with door frame.
 - Internal doors : 32 mm flush doors, lamination on both sides with granite frame.
- WINDOWS**
 - Powder coated 3 track sliding windows with mosquito net.
 - Safety grills for window
 - Granite window sill
 - Sliding doors on terrace

- ELECTRIFICATION**
 - Branded concealed copper wiring with MCB of Havells, Great White, Anchor or equivalent
 - Adequate electrical point with premium modular sockets & switches
 - Split AC points in Living & M. Bed, T.V. point in Living
 - Provision for Inverter
- BRICK WALL**
 - External 6" & Internal 4" thick
- WATER SUPPLY**
 - Ground water through sump and overhead tank
- LIFT**
 - Automatic high-speed lifts Johnson of superior make in each wing
- PARKING**
 - Allotted two 2 wheelers and one 4 wheeler parking
- Note :
Extra charges for M.S.E.B. Network, Stamp Duty & Registration charges. GST as applicable. Extra work will be done with extra payment in advance.

