



SHAGUN

ROYAL VILLAS

Premium Villas with Royal lifestyle

Yet another dream lifestyle !

वही स्वप्निल जीवन फिर से एक बार



After a grand success of Shagun Villa



Presents yet another ambitious project

Welcome to Shagun Royal Villa

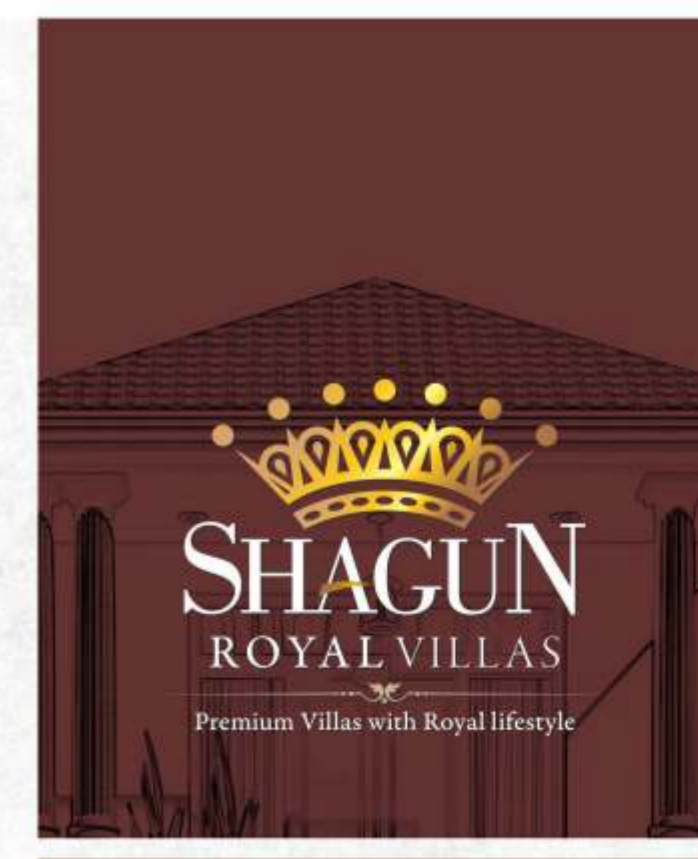


**Luxury designed to
a whole new level.**

Welcome to Shagun Royal Villa an enchanting community at Borkhera, Kota. Shagun Royal Villa offers you a life beyond imagination. Luxurious row houses where one can liberate their desires and fulfill every dream. A well-planned gated community is providing you an unparalleled chance to nurture your aspirations. A home surrounded with panoramic landscaped gardens, well-lit streets, 24 x 7 water and electricity supply with bundle of amenities will change your life completely.

Beautiful Living in a Gated Community @ Borkhera, Kota

A luxurious home with sublime energy and comfort to embrace your well-deserved aspirations.



3/4 BHK DUPLEX VILLAS



MODERN GYM



SWIMMING POOL



GENERAL STORE





The abode of alluring opulence

Shagun Royal Villas is an address that's complete in every aspect. It's a place where luxury flourishes in all its forms. Be it the interior plans or the gardens or the world class amenities, Shagun Royal Villas is the place you'll feel proud to call home. The independent villa comes to you equipped with all lifestyle amenities and is spacious enough to accommodate all your dreams. In short, it's a home meant to transform your lifestyle, where every moment is a gratifying experience.





Life is a celebration here

जीवन है एक उत्सव यहाँ





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Carefully planned for a new experience.

Each Villa is uniquely designed to create a two level experience on the same floor. A rare luxury only a deserving few like you are offered. You're welcome to feel the difference, to watch your living take a beautiful transformation.



Club House 

-  Children Play Area
-  Swimming Pool
-  Paved Path Way
-  Library
-  Well Equipped Gymnasium
-  General Store
-  Society Office
-  Mini Theatre
-  Open Terrace



Lifestyle options do not get any better than this.

Step in to our **clubhouse** to experience it. Be pampered, have delightful moments, share laughs and indulge in a variety of leisure amenities or simply, retreat into the cool shade of the deep Swimming pool. The beautifully landscaped gardens, children's play areas and the clubhouse together make an enticing and engaging lifestyle at **Shagun Royal Villa**



LIVING ROOM

- Ground Floor Vitrified Tile. • First Floor Vitrified Tile
- Designer Ceiling POP Work • Plastic Emulsion Paint for all internal walls
- Designer flush door with both side sunmica laminated



MODULAR KITCHEN

- Semi Modular Kitchen • Granite Working Counter • Provision for Exhaust Fan, Geyser & Aquaguard • Ceramic Wall Cladding above Kitchen Counter • Fittings / Fixtures : CP Fitting with Stainless Steel Sink



BEDROOM

- Ground Floor Vitrified Tile. • Vitrified Tile at First Floor & Master Bedroom.
- AC provision in Bedroom • Designer Ceiling POP Work • OBD Paint for all internal walls
- Provision of copper tubing and drain pipe for split AC in Master Bedroom
- Designer flush door with both side sunmica laminated



- Counter Ceramic Tiles up to Door Height • Premium Brand CP Fittings (Hindware / Jaquar and other Brands)
- Premium Single lever CP fitting in Master Toilet • Provision for Exhaust fans and Geyser • Wall-hung WC with concealed flush valve in Master Bedroom • Granite Counter wash basin in Master Toilet

BATHROOM



Drift into ultimate villa living

The perfect place to be at peace with yourself and with those about whom you care the most. Surrounded by features to make every moment a pleasure to live and enjoy life with state-of-the-art security. It will make you wonder that you are living in a resort, called home




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- Scheme approved by U.I.T., Kota
- Situated at 120' wide road (Baran Road to Deoli Arab)
- Surrounded by famous School and Colleges
- Children's parks Et open Area
- Near Sainik Petrol Pump



Ground Floor Plan

DUPLEX VILLA TYPE A
 Plot Size : 30 X 40
 1200 Sq.ft.
 Total Saleable Area
 2450 Sq.ft.

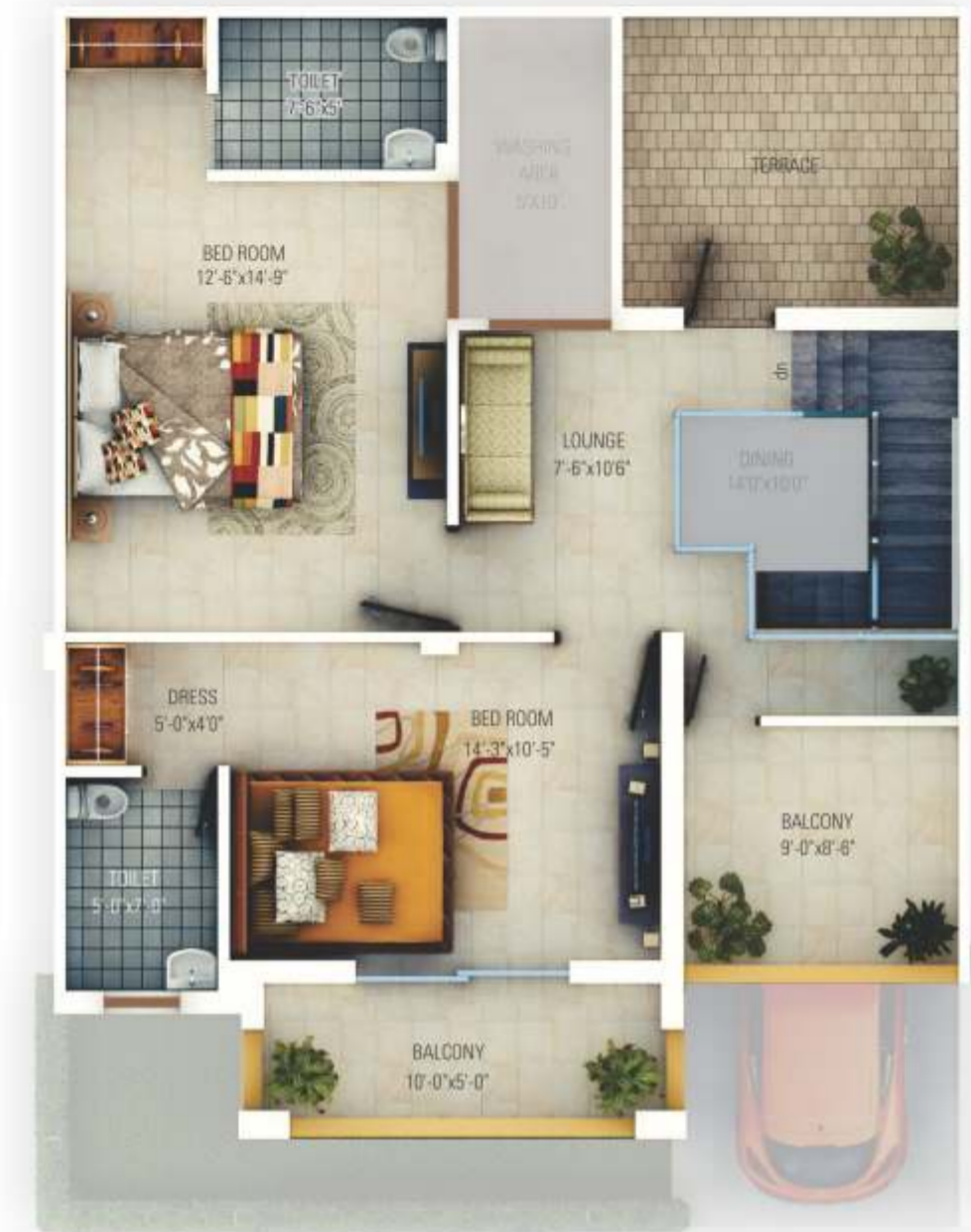


- BEDROOM
- DRAWING
- DINING
- KITCHEN
- WASH AREA
- TOILET X 2
- PARKING
- LAWN
- STAIRCASE

Size : 30' X 40'



- BEDROOM X 2
- DRESS X 2
- LOUNGE
- BALCONY X 2
- TOILET X 2
- TERRACE
- STAIRCASE



First Floor Plan





Ground Floor Plan

DUPLEX VILLA TYPE B
 Plot Size : 30 X 50
 1500 Sq.ft.
 Total Saleable Area
 2750 Sq.ft.



- BEDROOM X 2
- DRAWING
- DINING
- KITCHEN
- STORE
- TOILET X 2
- PARKING
- LAWN
- STAIRCASE

Size : 30' X 50'



- BEDROOM X 2
- DRESS X 2
- LOUNGE
- BALCONY X 2
- TOILET
- TERRACE
- STAIRCASE



First Floor Plan





GROUND FLOOR PLAN (DUPLEX)

DUPLEX VILLA TYPE

Plot Size : 25 X 50
1250 Sq.ft.

Total Saleable Area
2150 Sq.ft.



- BEDROOM X 2
- DRAWING
- DINING
- KITCHEN
- STORE
- TOILET X 2
- PARKING
- LAWN
- STAIRCASE

Size : 25' X 50'



- BEDROOM X 2
- DRESS X 2
- LOUNGE
- BALCONY X 2
- TOILET
- TERRACE
- STAIRCASE



FIRST FLOOR PLAN (DUPLEX)

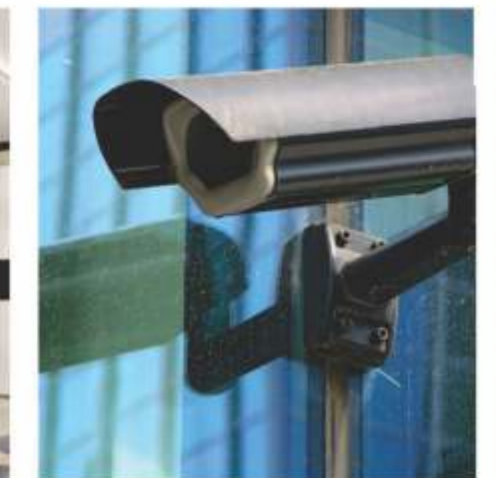


Flat Specifications

Structure	RCC composite structure with Brick Masonry Cement plastering and Putty finish Reinforcement steel from primary Producers Jodhpur Stone Cladding on exterior walls / earthquake resistant structure
Flooring	Ground Floor :- Vitrified Tiles First Floor :- Vitrified Tiles Staircases :- Granite / Marble Balcony / Wash Area :- Anti Skid Tile Et Porch Area (Parking) Marble
Bathroom	Designer Ceramic Tiles upto Door Height Premium Brand CP Fittings (Hindware / Jaquar and Other Brands) Premium CP fittings in Wall in WC Toilet Provisions for Exhaust fans and Geyser
Sanitary Ware	Parry Ware / Hindware / Jaquar or Equivalent Brands Wall-hung WCs with concealed Flush valve in Master Bedroom Counter / Marble Counter in Dining Et Master Toilet
Kitchen	Granite Working Counter Fittings / Fixtures : CP Fitting with Stainless Steel Double Sink Ceramic Wall Cladding above Kitchen Counter Provisions for Exhaust fans, Geyser Et Aqua guard
Wooden	Saal Wood Chokat with Teak Wood Designer flush door with both side Sunmica laminated Windows Sagwan wood with teak wood
Furniture	Semi Modular Kitchen Counter wash basin in master toilet Good Quality of Hardware Stainless Steel Railing in Staircases Iron Sliding Mein Door



Electrical	Modular Switches (Haveles / Veto / Simon/ Amron Equivalent Brands) Segregated power and Lighting Circuits Et Provision for Inverter Fitting Fire retardant high quality wires and cables Provision for AC in Bed Room and Drawing Room TV Points in all Bed Room and Living Room Geyser and Exhaust Fan Point in Bathroom and Kitchen Wiring (V-guard / Polycab/ Havells or Equivalent Brands)
Paint	Designer Ceiling with POP work Bedroom / Kitchen/ Dining / Drawing / Bathroom Asian Tractor Emulsion Paint for all Internal Walls Weather Proof Paint for External Walls Combination in Selected color Et Acrylic Emulsion Paint in walls Et Ceilings
Water Supply	Centralized underground pump and Individual Water Storage Tanks in each Villas CPVC Et UPVC Piping for water supply in each villas 24 hours water supply from own tubewell Boring with Overhead Storage Tank.
Extras Features	Earth wire prevents Electric shocks Anti-termite Treatment for each villa Under Ground Electric Cable for Street Lights Et each Villas. Eco Friendly Township 100% Power back-up for common areas. CC Road in all Colony Street Lights Landscaping in paved Areas all Colony Et Park Development
Security (Managed by Society)	Round the Clock Security at Entrance Gate Entire Campus will be Surrounded by Walls Hi- Tech Security through CCTV surveillance. Round the clock security by professional agency (Managed by Society)





The Group...

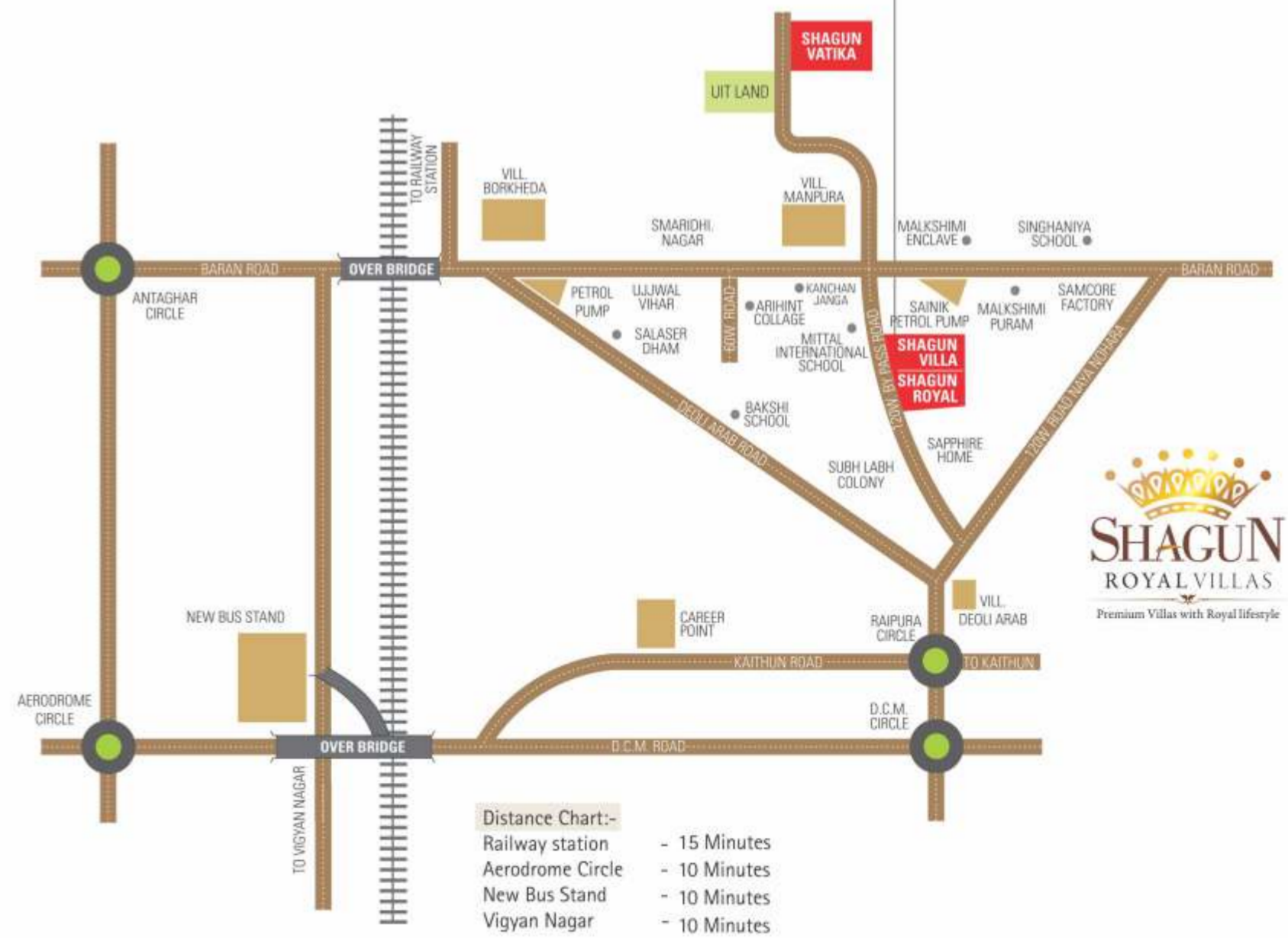
All it takes an idea, which becomes a dream that demands fulfilment. Then comes an opportunity to prove worthy of your aspirations. A commitment to excel and a dedicated team turning visions into reality. Shagun Villa was formed by a group of like "Owais Group" with the aim of providing world class housing, 'lifestyle' options at affordable prices. The group comprises a professional team of engineers, architects, finance and management experts with over 8 years of experience in real estate development construction.



Previous Project - Shagun Villa



Upcoming Project - Shagun Vatika



Site Address : Near Mittal International School, Shagun Villa Ext., Baran Road, Kota

Builders & Developers



Owais Constructions Company Pvt. Ltd.

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