

Step into the World of *Luxury Style*


SHAGUN
VATIKA

Premium Villas with Royal lifestyle



Welcome to Shagun Vatika

After the grand success of Shagun Villa and Shagun Royal Owais Group presents Shagun Vatika a new symbol of comfortable living. Shagun Vatika located at Pukhraj Enclave, Manpura Chandrasal New 120 feet wide road, Kota. At Shagun Vatika you will find yourself the world with full of happiness and green environment, come is a part of green and luxury lifestyle.

Owais Group
presents
Shagun Vatika

in association with
Pukhraj Group





World of Grandeur
with a lap of grandness
are awaiting for you.

Recreational, Innovative,
Calmness and Satisfaction are
the commodities that shadow
in this alluring community.



Reliability and Assurance for the entire life span.

An admirable resolve in a life, makes you perceive sheltered and assured for the intact life. The villa turns into the home when makes an alliance of affection, vitality, alteration, fulfillment and tranquility.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size : 25'-0" X 50'-0"

2 Bedroom + 2 Toilet + 1 Kitchen + 1 Hall / Drawing Dining

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All around greenery
with spontaneity
blessed for
Excellent Livelihood.



Radiant, Spirited and uncluttered home for your beloved ones.



Semi Duplex Villa




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Breathe in a Pleasant and Blissful Ambiance

Shagun Vatika presents you with a lifestyle to live in independent semi-duplex villas. The villas offer you a privileged and independent way of living. Adore the happiness of pleasant and soothing life free from the hustle bustle noises of neighbours. Relish the enjoyment of living in the calmness and peaceful ambiance with your beloved ones.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size : 25'-0" X 40'-0"

2 Bedroom + 2 Toilet + 1 Kitchen + 1 Hall / Drawing Dining



Flat Specifications

Interior that depicts your Class

Exhilarated and amusing lifestyle charging in perspective of your privacy when the guest transpires



Designed that suit your Certainty

Smell the savour of spices for tempting cooking with the assist of customizable kitchen.

	Structure	<ul style="list-style-type: none"> RCC composite structure with Brick Masonry Cement plastering and Putty finish Reinforcement steel from (Fe 500) Stone and Tiles Cladding on exterior walls Earthquake resistant structure
	Flooring	<ul style="list-style-type: none"> Ground Floor :- Vitrified Tiles First Floor :- Vitrified Tiles Staircases :- Marble Balcony / Wash Area :- Rough Tile Et Porch Area (Parking) Marble/Tiles
	Bathroom	<ul style="list-style-type: none"> Designer Ceramic Tiles upto Door Height Premium Brand CP Fittings (Hindware / Jaquar and equivalent Brands) Premium CP fittings in Master Toilet Provisions for Exhaust fans and Geyser
	Sanitary Ware	<ul style="list-style-type: none"> Parry Ware / Hindware / Jaquar or Equivalent Brands Wall-hung WCs with concealed Flush valve in Master Bedroom Wash Basin in Toilets
	Kitchen	<ul style="list-style-type: none"> Sem-Modular Kitchen Granite Working Counter Fittings / Fixtures : CP Fitting with Stainless Steel Sink Ceramic Wall Cladding above Kitchen Counter-2' height Provisions for Exhaust fans, Geyser Et Aqua guard
	Wooden	<ul style="list-style-type: none"> Saal Wood Chokat with wooden chaukhat Designer flush door with both side Sunmica laminated Windows wood with teak wood
	Furniture	<ul style="list-style-type: none"> Counter wash basin in Dinning area Good Quality of Hardware Stainless Steel Railing in Staircases
	Electrical	<ul style="list-style-type: none"> Modular Switches (Haveles / Veto / Amron / Simon or 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) Provision for Inverter line in villa
	Paint	<ul style="list-style-type: none"> Designer POP work in Bedroom / Kitchen/ Dining / Drawing / Bathroom Emulsion Paint for all Internal Walls Weather Proof Paint for External Walls Combination in Selected color Et Acrylic Emulsion Paint in walls
	Water Supply	<ul style="list-style-type: none"> 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
	Extra Features	<ul style="list-style-type: none"> Earth wire prevents Electric shocks Anti-termite Treatment for each villa Over Head Electrical Line for Street Light and each villa Eco Friendly Township 100% Power back-up for common areas. CC Road in all Colony Street Lights Landscaping in paved Areas
	Security <small>(Managed by Society)</small>	<ul style="list-style-type: none"> Round the Clock Security at Entrance Gate Entire Campus will be Surrounded by Walls Hi- Tech Security system Round the clock security by professional agency

SHAGUN VATIKA

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Site Plan



Previous Project - Shagun Villa

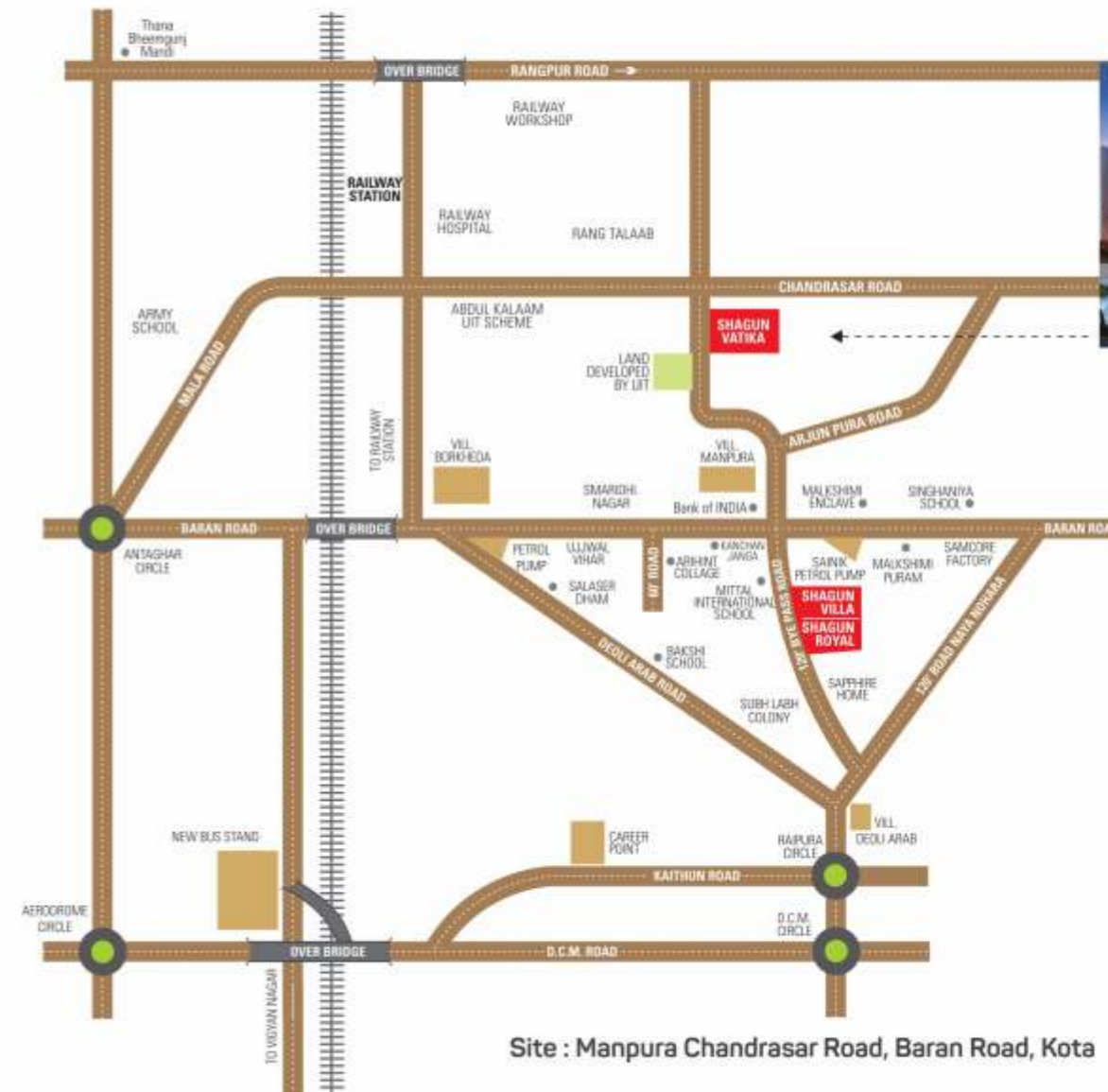


Running Project - Shagun Royal

Project By
OWAIS
 OWAIS CONSTRUCTION
 COMPANY Pvt. Ltd.

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 "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.



SHAGUN VATIKA
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Site : Manpura Chandrasar Road, Baran Road, Kota

Builders Et Developers

In Association with



Owais Constructions Company Pvt. Ltd.

Lajpat Complex, opp Balaji Bagichi, Borkhera, Kota

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Finance facility available from Major Banks

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