



*U*ltimately, there really is no place like Home!



Welcome to Kota The emerging City of Education and Energy

Welcome to Shagun Villa an enchanting community at Borkhera, Kota.

Sylvan, expansive and serene, Shagun Villa offers you sensitively designed independent villas. The villas have been designed to facilitate a smooth visual flow of the outdoors to indoors, thus promising you a life of undisturbed privacy and unfettered freedom to live life to the fullest. Shagun Villa is a perfect combination of design and comfort, the exterior facade designed with rich and beautiful pink Jodhpur stone and interiors are designed with very practical approach.

So, come wake up to a new dream at Shagun Villa !



Elegant night view of Shagun Villa



The Privileged Life


SHAGUN
VILLAS
Premium Villas with Royal lifestyle



The Shagun Villas at Baran Road, Kota offer complete luxury and privacy. Living here is a matter of great pride and symbolises a high stature in the society. These villas are well ventilated and allow proper air and sunlight into the interiors. Homes here available in two sizes 25 X 40 feet and 25 X 50 feet. These luxury villas are further distinguished as 3 bedroom habitats. Out of these, limited villas also enjoy and exclusive view to mother nature.



Elegant and enriched lifestyle

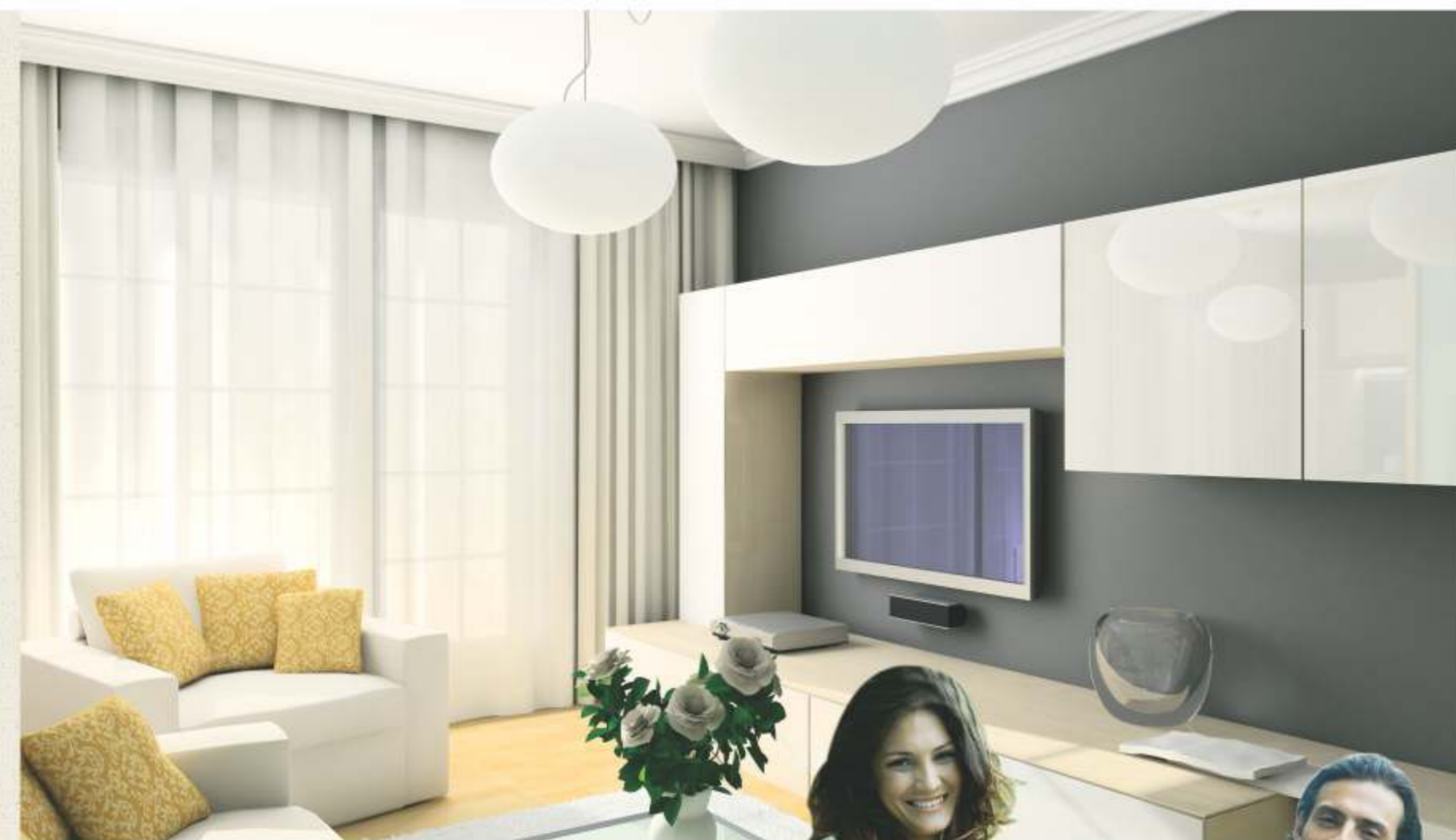


Enjoy the possession in the pinnacle of luxury



Presenting an Exclusive Lifestyle with an Exclusive Address


SHAGUN
VILLAS
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... and a lavishly detailed space

Shagun Villa is packed with the comforts of an royal lifestyle, while revelling in nature. It is all set to woo you with its pleasing interiors. Inspired by the best, Shagun Villa creates the magic of finely crafted design.



Villa Type **A** Size : 25'-0"X50'-0"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Area Details

Ground Floor Area	1250.00 Sq.ft.
First Floor	466.00 Sq.ft.
Built Up Area	1716.00 Sq.ft.
Super Built Up Area	1730.00 Sq.ft.



SHAGUN
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Villa Type **A** Size : 25'-0"X50'-0"

3D
Plan

Villa Type **B** Size : 25'-0"X40'-0"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Area Details

Ground Floor Area	1000.00 Sq.ft.
First Floor	437.00 Sq.ft.
Built Up Area	1437.00 Sq.ft.
Super Built Up Area	1450.00 Sq.ft.

SHAGUN
VILLAS

Premium Villas with Royal lifestyle



Villa Type **B** Size : 25'-0"X40'-0"

3D
Plan



- 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 & open Area
- Near Saink Petrol Pump



Making a difference to the quality of your life

These luxury villas are further distinguished as 2 & 3 bedroom habitats. Out of these, limited villas also enjoy an exclusive view to mother nature.

Superb Specifications...

Structure

- RCC composite structure with Brick Masonry Cement plastering and Putty finish
- Jodhpur Stone Cladding on exterior walls

Flooring

- Vitrified Tile /Marble flooring
- Designer Tiles in Wash Rooms and Balcony

Doors & Windows

- 30mm designer flush doors.
- Wire mesh panel door
- Saal Wood Chokat with Teak Wood

Windows

- Good quality of hardware.

Kitchen

- Semi Modular Kitchen
- Granite Counter with Stainless Steel Sink
- Ceramic Wall Cladding above

Kitchen Counter

- Provisions for Chimney, Exhaust fans, Geyser & R.O.

Bathroom

- Designer Ceramic Tiles upto Door Height
- Premium Brand CP Fittings
- Single lever shower diverter
- Provisions for Exhaust fans and Geyser

Paint

- Plastic Emulsion Paint for all Internal Walls
- Weather Proof Paint for External Walls

Electrical

- Modular Switches
- Segregated power and Lighting Circuits
- Concealed conduit with Fire Resistant Copper Wires
- AC Provision in Bed Room and Drawing Room

- TV Points in all Bed Room and Living Room
- Geyser and Exhaust Fan Point in Bathroom and Kitchen

Security

- Round the Clock Security at Entrance Gate Entire Campus will be Surrounded by Walls

Water Supply

- Centralized underground sump and Individual Water Storage Tanks in each Villas

Extras Features

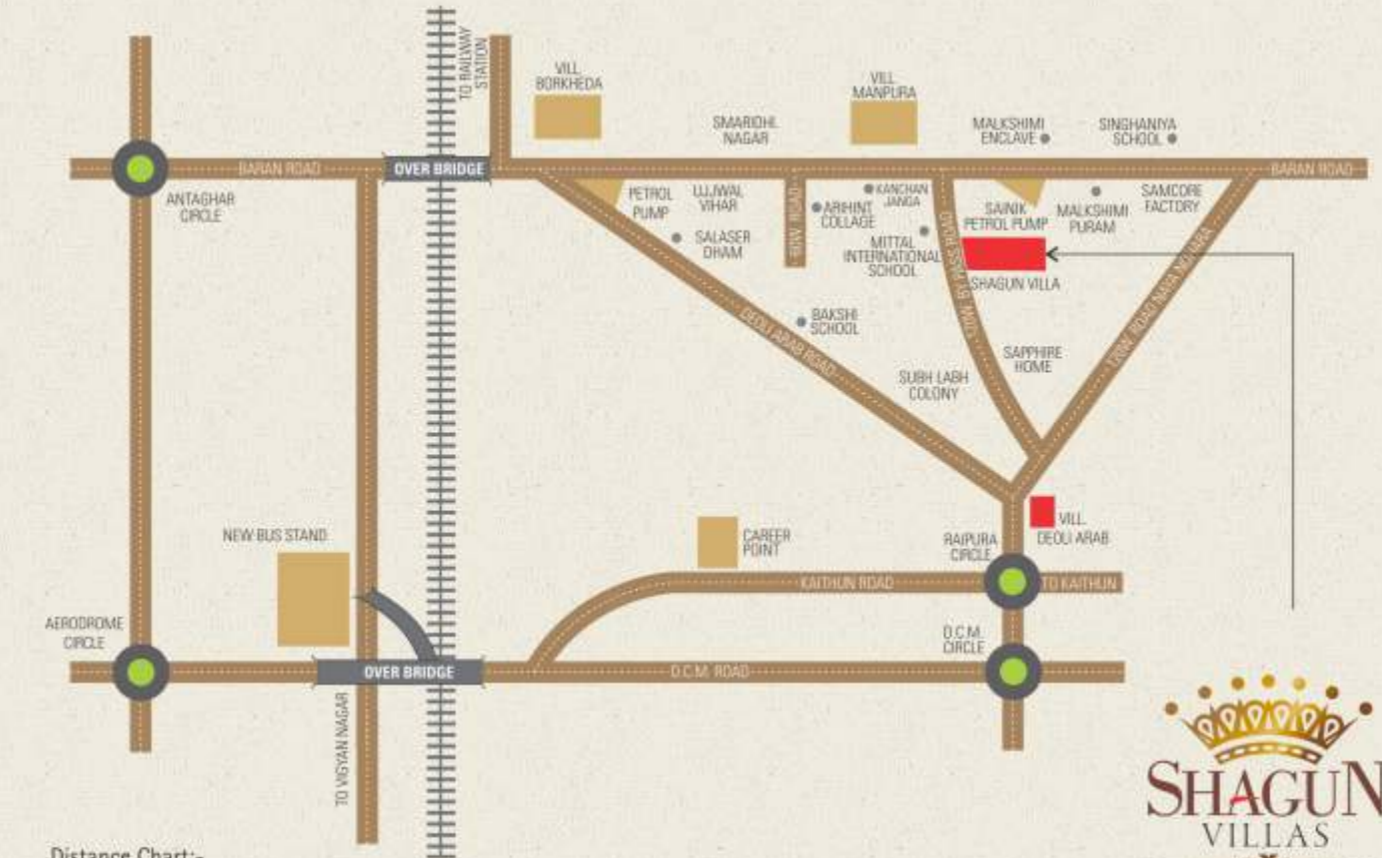
- Earth wire prevents Electric shocks
- Anti-termite Treatment for each villa
- Under Ground Electric Cable for Street Lights & each Villas.
- Eco Friendly Township
- Grocery Shop



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.

Location | Not to Scale



Distance Chart:-

Railway station	- 6 Km
Aerodrome Circle	- 5 km
New Bus Stand	- 3 km





Builders & Developers



Owais Constructions Company Pvt. Ltd.

Lajpat Complex, opp Balaji Bagichi, Borkhera, Kota

Ph.: 0744-2321766, 95712-71766, 97850-06151, 98290-61198

email : shagunvilla246@gmail.com

Design and Conceived by:

The Concepts

Ph.: 95717-29699

Structure Consultants

Manuka Struds Pvt Ltd.

Jaipur

Finance facility available from Major Banks

Disclaimer : This Brochure is purely conceptual and not a legal offering. Further the Promoters/Architect reserve the right to add/delete/ modify any details/specifications/elevation mentioned here in.