



# SHYAM ORNATE

A Project By



**SHYAM**  
BY THE UNIVERSITY



*Here's to new beginnings  
and amazing memories in your new place*





# A Home That Makes You Believe Everything!

Home..

It's a loaded word. It means so much of four walls and a place to lay your head. So much more than a place for a family to grow. It is a part of your identity.

Obviously, then the home you choose has to 'play the right tune.'

Experience **SHYAM ORNATE**

The unique combination of vibrant surrounding, extremely high quality construction standard and a professional approach sets a part.

The luxury apartment project with modern looks and features has 2-3 BHK units spread in 7 floors.

Along with lots of attractive terrace amenities.

The most invaluable things about it is the design that makes optimum utilisation of space.

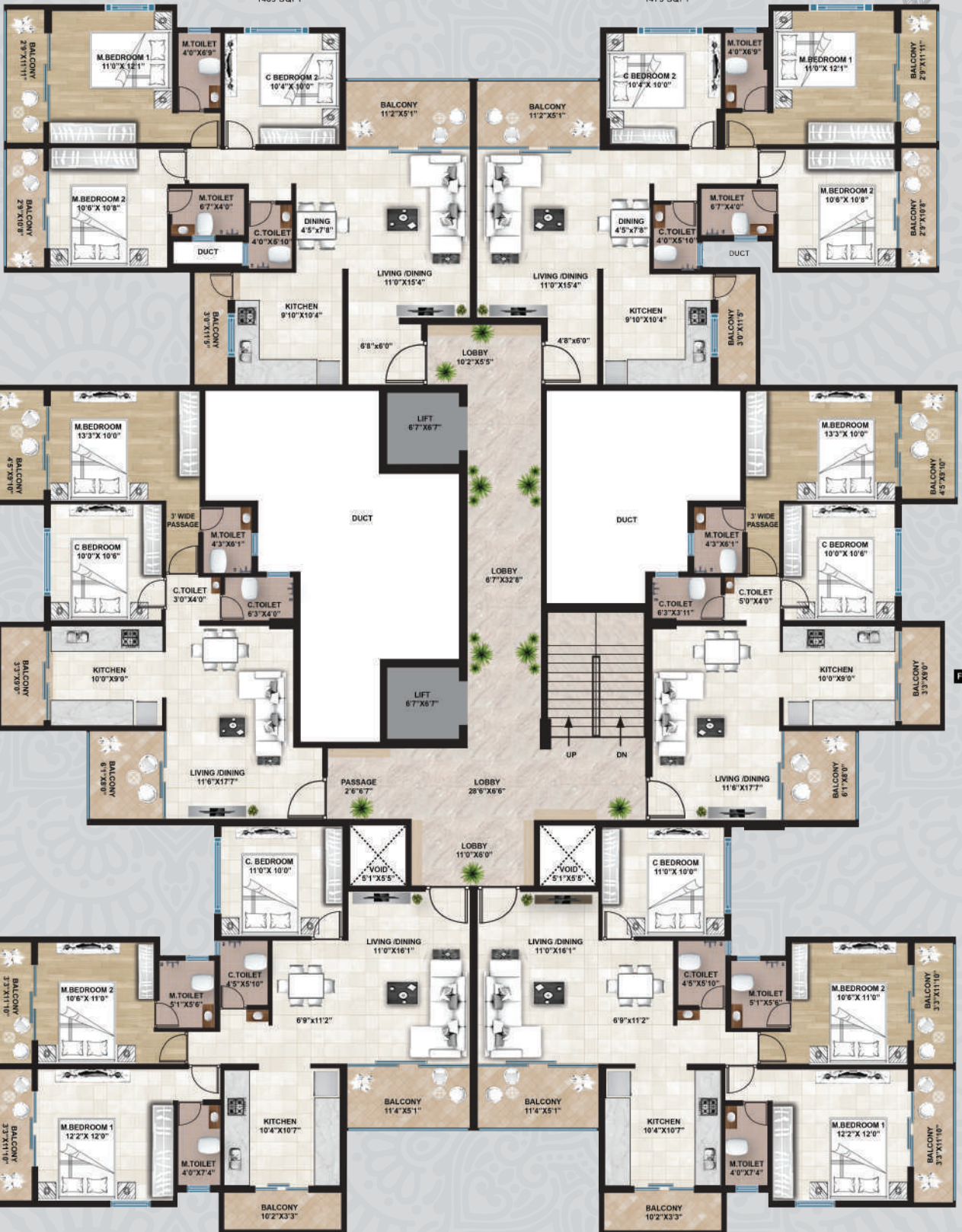
Come, possess most precious luxury **SHYAM ORNATE...**

FLAT NO 105 to 705

3BHK  
1489 SQFT

FLAT NO 106 to 706

3BHK  
1475 SQFT



FLAT NO 103 to 703

3BHK  
1545 SQFT

FLAT NO 102 to 702

3BHK  
1545 SQFT

### TYPICAL FLOOR PLAN



## AREA STATEMENT

FLAT NO:	BLUP AREA
101 to 701	1135 Sq.Ft.
102 to 702	1545 Sq.Ft.
103 to 703	1545 Sq.Ft.
104 to 704	1154 Sq.Ft.
105 to 705	1489 Sq.Ft.
106 to 706	1475 Sq.Ft.







**3BHK  
CUT VIEW  
1545 SQFT**



**3BHK  
1475 SQFT**



**MEDITATION  
AREA**



**ELEGANT  
SEATING**



**YOGA  
AREA**



**WALK  
WAY**



**SPLENDID  
LANDSCAPING**







# SPECIFICATIONS

## **RCC Work:**

- RCC frame structure with standard ISI marks cement & steel.

## **Brick Work:**

- External wall 6" & internal wall 4"thick.

## **Plaster Work:**

- Double coated external plaster / Gypsum finish in internal wall.

## **Plumbing Work:**

- Concealed plumbing with ISI marked CPVC material.

## **Electrification:**

- Concealed electrification with sufficient points. AC points, inverters points and electric geyser points in bath.
- Polycab/KEI wiring.

## **Bathroom:**

- Well designed Tiles up to Slab Level
- Provision of faucets , shower, diverter and Wall hung toilet.
- Bath fitting of jaquar and essco jaquar group.

## **Kitchen:**

- Black Granite kitchen platform with service platform with stainless steel sink.
- Digital Tiles up to slab level.

## **Living room:**

- POP False ceiling With gypsum board.

## **Flooring:**

- 2' x 4' GVT Flooring in living and kitchen
- Wooden Finish vitrified tiles in master bed

## **Door:**

- All Doors are laminated with Granite Door Frame and wooden frame For main door.

## **Window:**

- All windows are in granite frame with safety grill.
- Three track Powder coated sliding windows with glass and mosquito net.

## **Lift :**

- Fully automatic SS. finish cabin with mandatory safety device & Battery backup

## **Paint:**

- Fully Acrylic weathershield Paint For Exterior & Emulsion Paint for Interior.

## **Parking:**

- Anti-skid parking Tiles / paver Block.

## **AMENITIES**

### **Terrace garden**

### **Elegant seating**

### **Yoga area**

### **Meditation area**

### **Walk way**

## **Note:**

All dimensions are brick to brick work.

Extra amount will be charged for extra work / alterations.

“Shyam Ornate is just perfect!  
Congratulations on finding just the  
right place to live in, laugh in and  
grow as a family.”



# LOCATION MAP



## SCHOOL

- RYAN INTERNATIONAL SCHOOL **1.2 km**
- KK WAGH UNIVERSAL SCHOOL **1.2 km**
- SACRED HEART SCHOOL **2.3 km**
- ASHOKA UNIVERSAL SCHOOL **1.6 km**

## BANK

- HDFC BANK **450 m**
- INDIAN OVERSEAS BANK **850 m**
- ASHOKA MARG GARDEN **1.5 km**

## HOSPITAL

- GAJARE MATERNITY HOSPITAL **1.2 km**
- SANJIVANI BLOOD BANK **600 m**
- PET CLINIC & SHOPPEE **600 m**
- PIONEER HOSPITAL **350 m**

## ENTERTAINMENT

- INOX CINEMA **650 m**
- CROMA **750 m**

# SHYAM ORNATE

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BOOKING CONTACT

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SITE ADDRESS

Plot No.25-26,  
Royal Colony, B/H. Fame Theatre,  
Ravi Shankar Marg, Nashik.



Note :

The contents of this brochure are purely conceptual & no legal bindings on us. developers reserve the right to amend the layout plans, number of floors & unit, elevation, colour scheme, specifications & amenities.