



Where inner joy heals your soul

shifavilla

3 BHK BUNGLOWS

Home is heaven. Home is the sanctuary where
souls are healed and beam with inner joy.
Welcome to Shifa Villa - one such cocoon of
joy, peace, safety, and love built with trust and
passion. This brand new 3 BHK Villa project,
redefines luxury, leisure, and grandeur in a new
way.



Here opens the gateway to Grandeur!

Gift yourself and your loved ones the most exotic,
exuberant, and exhilarating living experience with Shifa Villa
- The painstakingly crafted blissful world of joy, happiness,
and comfort.



shifavilla
3 BHK BUNGLOWS

BLUEPRINT OF
perfect life

SHIFA
VILLA



Aesthetically crafted 3 BHK villa in the heart of the city, that extends a warm welcome into the world of grandeur and luxury. A safe cocoon where your loved ones will cherish every moment with joy and delight.



shifavilla
3 BHK BUNGLOWS

THE EPITOME OF
perfection



Thoughtfully planned Villa Project, where each villa
has its share of verdant nature, unparalleled
pleasure, and unmatched grandeur.

A fine view of perfection



Mivan technology

The **MIVAN formwork system** is a modern construction technique that involves using pre-assembled aluminum panels to form the shape of concrete structures like walls, columns, beams and slabs. These panels are lightweight, durable and easy to handle, making the construction process faster and more efficient compared to traditional methods.

Overall, The MIVAN formwork system offers a cost-effective, time saving and environmentally friendly solution for modern construction projects.



amenities

shifavilla
3 BHK BUNGLOWS



ENTRANCE
GATE



MOSQUE



LANDSCAPE
GARDEN



GAZEBO



PARTY
LAWN



CHILDREN
PLAY AREA



INDOOR
GAME



SENIOR CITIZEN
SIT OUT



JOGGING
TRACK



MULTI PURPOSE
COURT



GYM
MALE & FEMALE



CCTV
CAMERA



An enriching lifestyle experience for those
who wish to indulge in only the finest comes
from the fairytale world of Shifa Villa.



shifa villa
3 BHK BUNGLOWS

HARMONY MEETS
happiness

shifa villa
3 BHK BUNGLOWS



Beautifully crafted lifestyle with the finest amenities to pamper you to the core. Meet your spiritual side with a mosque in the complex or let your seniors reconnect with joy in the company of blissful and peaceful nature.



WELCOME TO
grandeur




shifavilla
3 BHK BUNGLOWS

refresh
YOUR SENSES !




shifa villa
3 BHK BUNGLOWS

master plan



Built with love and with an advanced MIVAN Framework System ensuring the highest quality and affordability. Shifa Villa is your dream for luxury fulfilled in your budget.



FOREVER!

cherish

A VIEW OF BEHOLD AND

Shifa Villa

3 BHK BUNGLOWS



PASTING AREA



master plan



*Where inner peace
meets outer joy!*



Where days will be enchanting and nights will be magical. A faraway land of your fantasy has come alive to make each day magically magnificent.



PASTING AREA

GROUND FLOOR PLAN

LEGEND

- 01 ENTRANCE GATE
- 02 WATCHMAN CABIN
- 03 SITE OFFICE
- 04 JOGGING TRACK
- 05 CHILDREN PLAY AREA
- 06 SEATING SPACE
- 07 FEMALE GYM
- 08 PARTY LAWN
- 09 STAGE
- 10 SCULPTURE
- 11 FEMALE INDOOR GAME
- 12 SENIOR CITIZEN AREA
- 13 MALE INDOOR GAME
- 14 MULTI PURPOSE COURT
- 15 MALE GYM
- 16 MOSQUE
- 17 YOGA DECK & GAZEBO



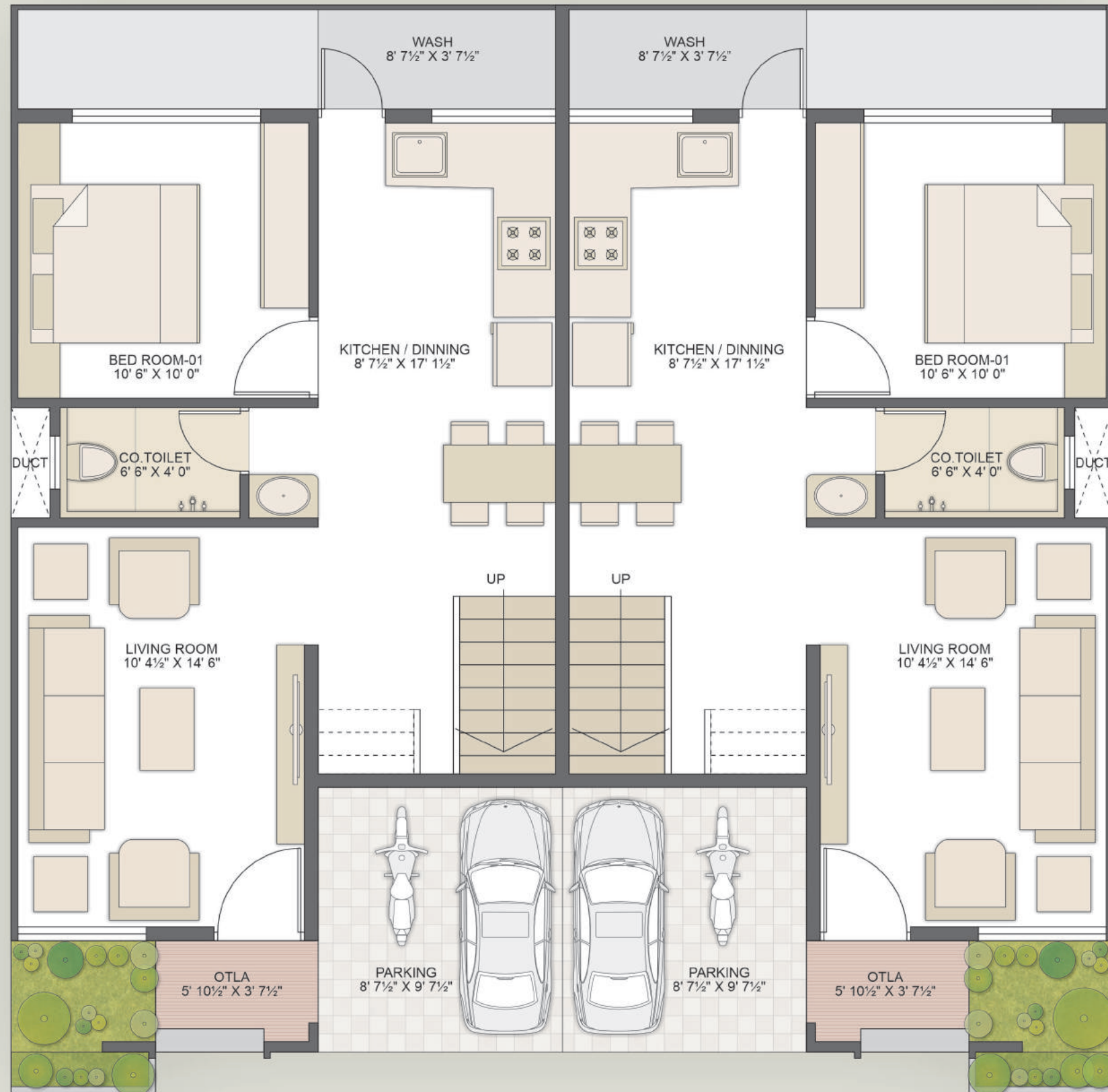
shifa villa
3 BHK BUNGLOWS

An exquisite living experience that comes,
once in a million years!



3 BHK
BUNGALOW

GROUND FLOOR PLAN



3 BHK
BUNGALOW

FIRST FLOOR PLAN





shifavilla
3 BHK BUNGLOWS

ROGUE FITNESS

THINK POSITIVELY
EXERCISE DAILY
EAT HEALTHY
WORK HARD
STAY STRONG
WORRY LESS
DANCE MORE
LOVE OFTEN
BE HAPPY

HARMONY MEETS
health





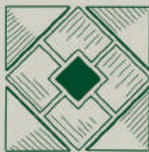

shifa villa
3 BHK BUNGLOWS

indoor game



SPECIFICATION



	RCC Framed Structure 6" Thick external & Internal Walls RCC Walls. External Acrylic Texture & Internal POP / Putty Finish	Plumbing concealed Plumbing With Hot & Cold Mixer Unit Branded Sanitary & C.R. Fittings.	
	Electrical Adequate Electrical Points Concealed Wiring Modular Switches.	Painting External weather proof apex paint.	
	Flooring 2X2 Vitrified Flooring Tiles Granite / Marble Kitchen Platform. With SS Sink Designed Glazed Tiles Above Kitchen Platform. Toilet & Bath Anti Skid Floor Tiles For Balcony. Toilet & Bathroom design With excelent Glazed tiles.		
Doors & Windows Laminate flush main door Internal flush doors With both side laminated. Aluminum Sliding Windows With marble still. Marble doors frames for W.C & Bath			



- Adequate parking for two & four wheeler designed
- Designed lobby with name plate board
- Adequate lighting in parking.

INQUIRY : +91 99988 05536

SITE ADDRESS : Shifa villa, Nr. Para masjid, Saras olpad road Surat.



- WE REQUEST
- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
 - GST, TDS & all other Taxes levied in future will be borne by the purchaser.
 - Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
 - In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
 - Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
 - Any RCC member (beam, column & slab) must not be damaged during your interior work.
 - Low-voltage cables such as Telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
 - No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior face.
 - Common passage / landscaped area not allowed to be used for personal purpose.
 - This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

- NOTES
- All rights for Alteration / Modification and development in design or specifications by architects and / or development shall be binding to all the members.
 - BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
 - This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER

*All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product. # All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products. All the measurements written int his document are only for presentation purpose & maybe rounded off as required this shall not be considered as final provided measurements

Developer By:

SHIFA DEVELOPERS
