



HIMANSHU
LUXURIYA

3BHKD BOUTIQUE ONE FLOOR ONE FLAT

@ JALNA ROAD, SEVEN HILLS TOWN CENTER, CIDCO.

CHHATRAPATI SAMBAJINAGAR



HIMANSHU LUXURIYA



Isometric View



Parking Floor Plan



First To Seventh Typical Floor Plan



Location



KEY DISTANCE

HIGHWAYS

Jalna Road	0.2 km
Jalgaon Road	1.2 km
Beed Bypass	2.9 Km

TRANSPORTATION

CIDCO Bus Stand	1.4 km
Mukundwadi Railway Station	2.5 Km
Airport	4.4 Km

HOSPITALS

MGM Hospital	0.2 Km
Cigma Nursing Home	0.7 km
Miedicover Hospital	0.7 km
Seth Nandlal Dhoot Hospital	3.5 km

SCHOOLS

Harsha & Sanjay's beauty school	0.1 km
MGM Management School	0.2 km
Fransalian School	0.4 km
SFS School	0.6 km
Bhagwan Homeopathic College	0.8 km
JNEC Engg College	0.9 km
Vasantrao Naik Mahavidyalaya	1.1 km
St. Lawrence High School	1.1 km
Cambridge School	8.5 km

DAILY NEEDS

The Dhobi Junction	0.1 km
Maniyar Market	0.2 km
Relance Mart	1.0 km
Relance Digital	1.25 km

BANKS

Punjab National Bank	0.2 Km
Saraswat Bank	0.2 km
HDFC Bank	1.1 km
State Bank of India	1.2 km
Axis Bank	1.2 Km
ICICI Bank	1.3 Km
Bank of Maharashtra	1.3 Km
Kotak Bank	1.4 Km

SHOPPING & ENTERTAINMENT

Nupur Cinema	0.2 Km
Dwarakadas Shyamkumar	0.6 Km
Cannought Garden	0.9 Km
Fame Tapadia	1.3 Km
Reliance Mall	1.3 Km
Prozone Mall	1.8 Km

HEALTH & SPORTS

Body Kraft Gym	0.1 Km
GYM Planet	0.3 Km
MGM Swimming pool	0.6 Km
Health and Harmony	0.8 Km
TNT Gym	0.9 Km
Sutgirni Stadium	2.2 Km
Kalagram	2.4 Km

LANDMARKS

Hotel Atithi	0.2 Km
Seven Hills	0.3 Km
Raj Petrol Pump	0.3 Km
Fire Brigade /Station	0.3 Km
High Court	0.5 Km
Gajanan Mandir	0.9 Km

SPECIFICATION



STRUCTURE

RCC framed earthquake resistant structure



WALLS

External Walls 6" Thick
Internal Walls 4" Thick



PLASTERING & PAINTS

Internal Plaster – Gypsum finish
External Plaster – Double coat sand face plaster
Sand Faced Internal Paint – Acrylic / Plastic emulsion paint,
External Paint – Acrylic emulsion paint



TILES & GRANITE

Vitrified tiles flooring, granite platform for kitchen with branded stainless steel sink, anti-skid tiles for balcony, bathroom with designer tiles and anti-skid flooring tiles, stair case steps of natural stone / vitrified tiles



CP FITTINGS & SANITARY

Plumbing and sanitary fixtures of Jaquar (ESCO) or equivalent make.



DOORS

Decorative main door with both side laminates, toilet doors are of granite frame with proper lamination. rest of the doors are flush door with both side laminations.



WINDOWS

Powder coated aluminium sliding windows with mosquito net, safety grills & granite window sill.



ELECTRIFICATION

Concealed copper wiring with branded modular switches & MCB'S, A.C. point in living & master bedroom, washing machine point in dry balcony, Tv point in living & master bedroom.



OTHERS

Internal height of floor: Slab to Slab: 3.00 mtrs,
Vastu compliant: East entry to all flats.
Flat number on main door & in parking space.



AMENITIES



Video door phone



Power backed lifts
KONE / OTIS / Schindler



Designated Covered Car Park



Designer lights for
common areas



Name Plates and
letter boxes



CCTV surveillance system for
selected common areas



Firefighting system as per
fire department norms



Scan for
Location



Scan for
Broucher

CREDITS :

Architect

Manoj Kala & Associates

RCC Consultant

Core Consultant

Legal Advisor

Adv. Laxmikant Kathar

3D Rendering

3D POWER, Ranjeet Patil

Brand Promotion

MicroGRAFIX

CONTACT FOR BOOKING :

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SITE ADDRESS :

Plot 19, Behind Hotel Atithi & Nupur Cinema,
Town Center Cidco, Chhatrapati Sambhajinagar

OFFICE ADDRESS :

Office No. 24, 2nd Floor, Tapadia Cine Market,
Town centre Cidco, Chhatrapati Sambhajinagar

Project By :



"Himanshu Luxuria" will stand proudly at the city center on a corner plot, featuring 7 boutique 3BHKD flats. Each flat is carefully crafted to offer a blend of modern requirements and Vastu Shastra compliance. Following Vastu Shastra principles, the layout and design harmonize the spaces, encouraging a positive flow of energy throughout the living spaces. Residents benefit from the advantage of individual parking spaces, and the strategic positioning on a corner plot allows ample natural light and refreshing cross ventilation. Dual balconies and sit-outs on both sides of the flats offer tranquil retreats within the urban environment, providing the perfect spots to unwind and enjoy the cityscapes. The modern facade of the building complements the spacious living concept, where a single flat per level ensures a sense of exclusivity and privacy, embodying contemporary aesthetics. Tailored for modern living, the flats are spacious and equipped with modern amenities, presenting a perfect blend of comfort and elegance.

Note : This brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be deemed to be part of any agreement. Photographs are not necessarily comprehensive of current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc. may be revised. Promoters reserve the right to amend layouts, plan elevations, designs, specifications, amenities, area etc. without notice.