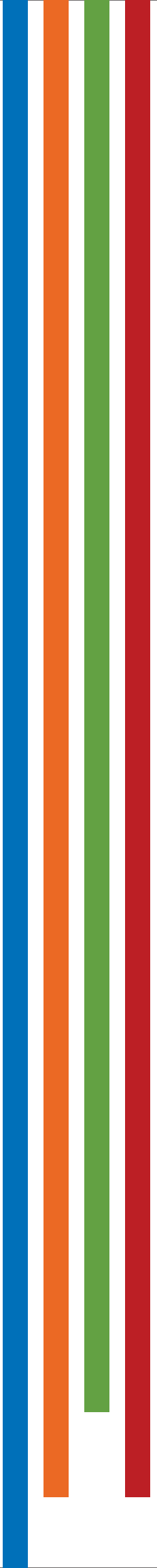


The Shell

4 BHK Exclusive Homes
MARKETYARD





ALL
GOOD THINGS
COME IN
ALLURING PACKAGES

The 4 BHK homes at **The Shell** are designed for the needs of a growing family. Space is optimally used and elegant looks are woven seamlessly into the stylish architecture. To raise your senses and bring joy to your family, we have equipped these cozy and comfortable flats with premium fixtures, marble flooring and other high-grade features.





The Shell

Be overwhelmed by the elegant planning and attention to detail in the design of **The Shell**. Aesthetic architecture, sleek lines and impeccable finishes – the elevation of this single-building offering is sure to get noticed.

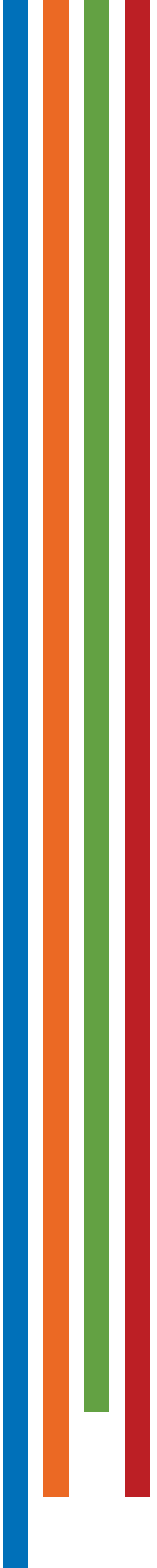
Up your glamour quotient...invest in a plush life at **The Shell**.





ALL
GOOD THINGS
COME IN
VIBRANT PACKAGES

The location, design & ambience of **The Shell** is designed for joy and happiness. Step into the designer lobby and you'll feel instantly at home. To add colour and charm to life, we have constructed homes with spacious layouts, charming sit-outs and cozy **bedrooms pre-fitted with air-conditioners.** Celebrate with your family and loved ones in the new-age homes at **The Shell.**



4 BHK CUT SECTION



4 BHK FLOOR PLAN



TYPICAL 1ST TO 5TH FLOOR PLAN

FLAT NO.	CARPET AREA SQ.FT.	TERRACE AREA SQ.FT.	TOTAL SALEABLE AREA
101	1292.71 SQ.FT	146.00 SQ.FT	1942.00 SQ.FT
201			
301			
401			
501			



4 BHK PARKING PLAN



SPECIFICATIONS

R.C.C. & BRICKWORK

- Earthquake resistant R.C.C. frame structure
- Eco-friendly bricks / Blocks with plaster

FLOORING

- Marble flooring in living & dining room
- 2 x 2 vitrified tiles in rest of the flat
- Anti-skid floor tiles in toilets & terraces

KITCHEN

- Parallel granite kitchen platform with stainless steel sink
- Designer tiles dado up to ceiling level
- Exhaust fan in kitchen

DOORS

- Elegant main entrance door with name plate
- Internal laminated flush doors
- Granite door frames for toilets
- Sturdy cylindrical locks for all doors

WINDOWS

- MS safety grills for windows
- Granite sill for windows

LIFT

- Lift with power back-up

SAFETY

- Video door phones
- Well designed security cabin at the entrance gate

TOILETS

- Glass partition in master toilets
- Designer decorative tiles dado up to lintel level
- Wall mounted commode with flush valve
- All sanitary fittings of superior quality
- High quality CP fittings of Jaquar / Equivalent make
- Concealed plumbing with hot & cold mixer for shower
- Exhaust fans for toilets

ELECTRIFICATION

- Concealed copper 3 phase wiring with 3 phase M.C.B.
- Provision for T.V. cable & telephone connection in all rooms
- Branded electrical fittings - Siemens / Equivalent

FLAT FEATURES

- Air Conditioner in all bedrooms
- Water purifier in the kitchen
- Exhaust fan in kitchens and toilets
- Solar water heater for all bedrooms
- Glass railing for terraces
- Plumbing and electrical provisions for geyser
- Intercom facility
- Wi-Fi connectivity

PAINTING

- Luster paint for internal walls
- Quality external paint



ALL
GOOD THINGS
COME IN
SMART PACKAGES

The convenient location of **The Shell** makes it a smart choice for those looking at easy connectivity. Conveniently situated, your home at **The Shell** will be just a few minutes' drive from Mahatma Gandhi Road, Marketyard and Bibvewadi. Wanowrie and Kondhwa are also easily accessible, so you always enjoy excellent connectivity and convenience at **The Shell**. Travelling to work and back will be a breeze when you live at **The Shell**. What's more, with ready Wi-Fi enabled infrastructure, instant e-connectivity too, is now just a click away.





The Scapers is the sweet fruit of conjunction of two of the most reputed names in the industry who have united together to completely redefine and re-erect challenging residential masterpieces. With a successful foothold in their respective individual construction course, **Tyagi Properties** and **Rameshwar Group** have sought union to give rise to the joint venture called –The Scapers.

The Scapers is a result of the desire to bring forth demanding, contemporary and captivating private homes to the masses.

COMPLETED PROJECTS



Jai Ganesh Vishwa, Vishrantwadi



Jai Ganesh Vardhast, Pimpri



Whistling Palms, Wakad

ON-GOING PROJECTS



Six Wishes, Talegaon



Sai Mystique, Katraj Ambegaon



Uttam Town Scape, Vishrantwadi



Grand View 7, Katraj Road



Marvel Bounty, Hadapsar

NEW PROJECT



The Leaf is literally inspired from the leaf! Smallest, yet the most vital part of a complete ecosystem; leaves form the basis of life sustenance in nature. And so we have chosen this petite, but important, unit of nature – The Leaf – to deem upon its paramount significance. Likewise, The Leaf is actually constructed in the shape of a leaf to deliver utmost life convenience to its inhabitants!

With a well-thought tagline - More Oxygen per square foot - The Leaf is literally inspired from the most integral part of nature, the leaf itself. In whichever manner you take it - The Leaf is life-sustaining in every way for its inhabitants. Stationed in the serenely rapt locales of the Katraj-Kondhwa Road, The Leaf is engulfed in green landscapes, pristine waters and of course more oxygen. It's a premium residential project of 2 BHKs, actually constructed in the shape of a leaf to deliver utmost life conveniences!



9225155155 / 9225655155
020- 69734567 • www.thescapers.in

LOCATION PLAN



CREDITS

Architect
RIM'S DESIGN STUDIO

RCC
G. A. BHILARE CONSULTANTS PVT. LTD.

Legal Advisor
N.K. AGARWAL

www.thesheelpune.com



A project by



Site Address: Plot No. 20, Sr No. 588/1, Market Yard, Next to New Era Society, Pune 411 037

For bookings call +91 9011 373737 • E-mail: info@theshellpune.com