

# Mirai Villas: Your Dream Home Awaits

Welcome to Mirai Villas, where luxury meets tranquility. Discover the perfect blend of modern amenities and natural beauty in Shahapur.



## Location Advantage

# Strategic Connectivity for a Seamless Lifestyle

Mirai Villas in Shahapur offers unparalleled connectivity, ensuring you are always well-connected to key urban centers while enjoying the peace of nature.

- **Majiwada, Thane:** Just 1.2 hours drive, connecting you to the heart of Thane.
- **Kalyan-Bhiwandi:** A mere 40-minute commute.
- **Bhiwandi Bypass, Mumbai-Nashik Highway:** Easy and quick access to major routes.
- **Samruddhi Mahamarg:** Quick connectivity to Shangrila Waterpark (30 mins).



## Project Milestones

# Building Your Trust, Brick by Brick

### Robust Infrastructure

Dedicated transformer, 10 kW 3-phase load per bungalow, and two inverters with batteries for backup.

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### Green Initiative

1800 trucks of red soil used for landscaping, along with mature mango trees and valuable sandalwood plants.

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### Superior Roads

All roads and flooring are built with PCC (Plain Cement Concrete) and RCC full concrete, ensuring durability.

### Quality Assured

Prince plumbing (5-year warranty), Doctor Fixit waterproofing (10-year warranty), and premium electrical fittings.

Every detail at Mirai Villas is meticulously planned and executed to ensure the highest standards of quality and durability.

# Exclusive Features for Your Comfort

## Thoughtful Design & Security

- **Sliding Gate:** Standard for every bungalow, with an optional motorized (automatic) feature for added convenience.
- **Boundary Wall:** A robust 4-foot height (extendable to 5 feet), plastered on both sides with Ultratech Cement and painted with Asian Paints.
- **Solar Pole Lights:** Environmentally friendly lighting solutions with premium aesthetics in Black, White, and one additional color option.



# Elevated Living with Smart Home Features



## Smart Locks

Bedroom doors fitted with premium Launa/Kubo smart locks.



## Grand Chandelier

A stunning chandelier graces your living room.



## Modular Kitchen

Includes basin, drawers, and ample storage for a hassle-free culinary experience.



## Efficient ACs

Blue Star / Carrier or equivalent ACs: 1.5 Ton in living room (2 BHK), 1 Ton in bedrooms.

Mirai Villas is designed to offer a seamless and sophisticated living experience, integrating technology and thoughtful design into every corner.

Refresh and Relax

# Your Private Oasis: The Swimming Pool

- **Robust Construction:** 100% RCC structure for maximum durability and longevity.
- **Ideal Size:** For 2 BHK, pools are 15x10 ft with a depth of 4-5 ft, holding approximately 24,000 liters.
- **Advanced Filtration:** Equipped with a sand filtration system that filters water hourly, ensuring pristine water quality.
- **Convenient Control Room:** Dedicated control room located behind each house for easy management of the pool system.
- **Ozone Filtration Option:** Enhance your pool experience with an optional ozone filtration system for superior water purification.



## Sustainable Living

# Embracing Nature and Efficiency



### 360° Mountain View

Wake up to breathtaking panoramic views of the mountains.



### Solar Water Heater

Each villa comes with an individual solar water heater on the terrace.



### Water Harvesting

Sustainable water management for a greener future.



### Common Gardens

Enjoy fresh produce from the common vegetable and fruit garden.

Mirai Villas offers a harmonious living experience that respects and integrates with nature.

Beyond the Villa

# Community and Recreation

- **Paintball (Outdoor Games):** Experience thrilling outdoor adventures within the community.
- **Cricket Turf:** A dedicated space for sports enthusiasts to enjoy cricket.
- **Solar Powered Security Camera System:** Ensuring safety and peace of mind with advanced surveillance.
- **Full Township Wifi:** Stay connected with high-speed internet across the entire township.
- **Automated Watering System:** Centralized system for efficient irrigation of green spaces.



Seamless Living

# The Optional Furniture Package

Opt for our comprehensive furniture package to make your move-in effortless.

- **Full Furnishing:** Everything from a fridge and washing machine to a dining set, lights, and cutlery.
- **Move-in Ready:** Just bring your clothes and start living your dream.
- **Pricing:** Around ₹6.7–7 lakh for complete interior furnishing for a 2 BHK.



# Your Future at Mirai Villas



## Customization Options

Personalize your villa with modifications for a bigger wall or different external looks.



## Quality Assurance

Our team ensures proper grading, plastering, water testing, and quick repairs within 7 days.



## Clear Ownership

Each plot comes with an individual 7/12 extract for full transparency.

We look forward to welcoming you to Mirai Villas, where every detail is crafted for your happiness.

# Ready to Live Your Dream?

Thank you for your valuable time. We invite you to take the next step towards owning your dream home at Mirai Villas.

Contact us today to schedule a visit or learn more about our exclusive offerings.

- Phone: +91 8446139471 – Shweta Shetty Sr, Manager

