



VIRAJ ESTATES • VIRAJ REALITY
BEYOND TRUST

NIRVAAN

RESIDENCY



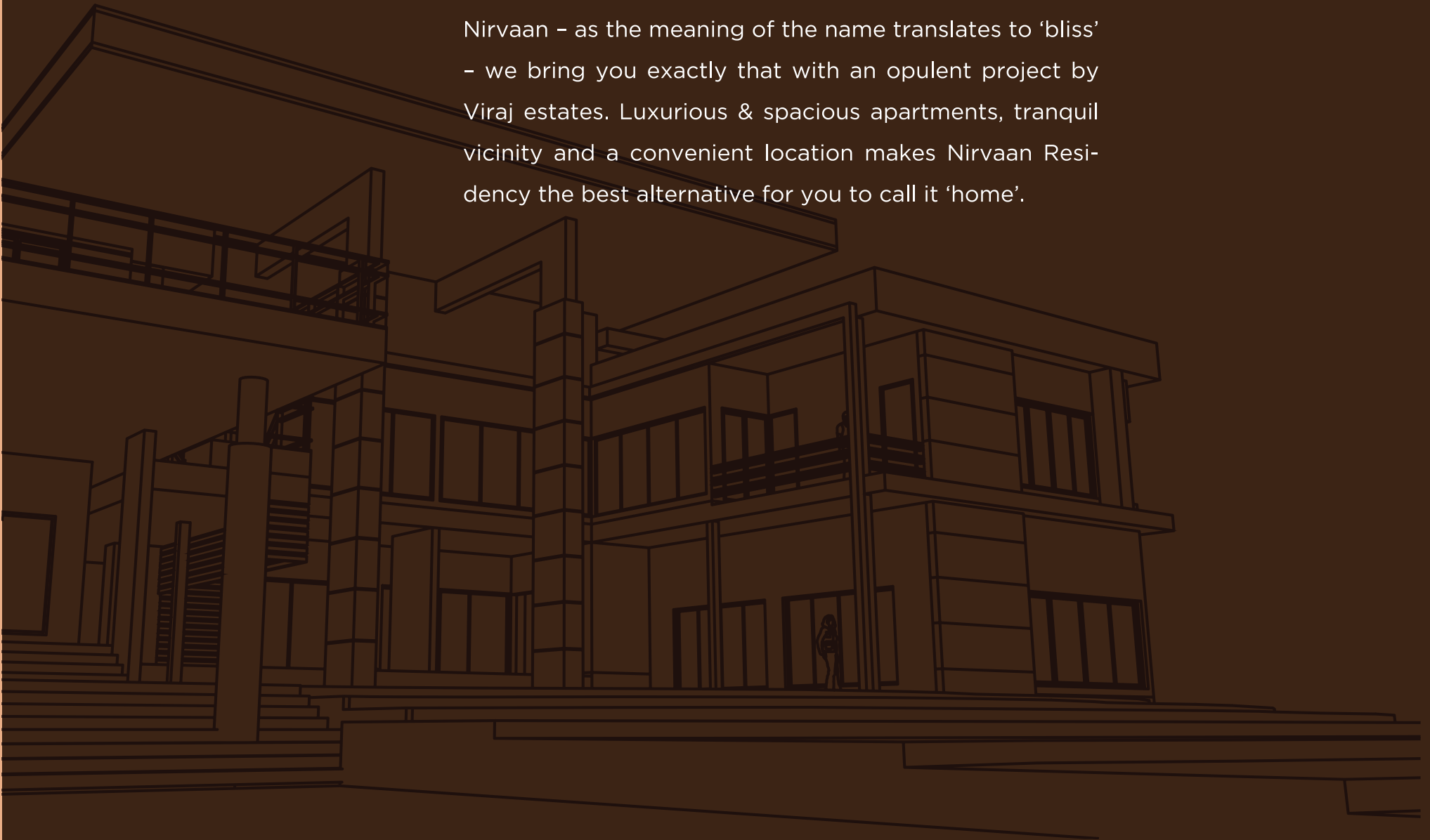
This Project is registered under **MahaRERA No. P51600022659**
And details of the registration can be sought from
<https://maharera.mahaonline.gov.in>

ABOUT NIRVAAN RESIDENCY

‘ Experience luxury
living in the heart
of the city ’
—

Welcome to Nirvaan Residency - a luxurious/ yet humble abode situated in the heart of the city. Conceived and designed with the purpose of creating a world-class living habitat.

Nirvaan - as the meaning of the name translates to ‘bliss’ - we bring you exactly that with an opulent project by Viraj estates. Luxurious & spacious apartments, tranquil vicinity and a convenient location makes Nirvaan Residency the best alternative for you to call it ‘home’.



‘ Celebrate the joy of copious views of the greens; celebrate the bliss of elegant life ’

Located in the city center, this only high-rise property in the vicinity has custom-crafted apartments that bring to you a feeling that you reside in your own bungalow. A design with expansive floor living wrapped up impeccably with terraces, gives Nirvaan an enriching edge. The commodious 3BHK & 4BHK units with a patio designed exquisitely on every terrace give you the beautiful illusion of living on the ground floor.

Beaming natural light, courtesy of the high ceilings, 3 side open apartments and ample ventilation are a few highlights you can't overlook because there's nothing better than spacious independent living.

Bask in the solitude as you soak in the morning sun from your patio or enjoy a tête-à-tête with your loved ones in your personal terrace.



DOUBLE HEIGHT A/C LOBBY



Disclaimer: The electrical fittings/fixtures/artifacts shown in the image are only indicative* in nature and are only for the purpose of illustrating/indicating a possible floor plan and do not form apart of the standard specification/amenities/services to be provided in the apartment by the builders. The same is for illustration purpose only. All specifications of the apartment shall be as per the final agreement between the parties.



Now, luxury prevails in the heart of the city

The developers have not only focused on offering a world class design but also created superior infrastructure through this project. The precise location at Racca Colony, Opp. Shree Vardhman Jain Shwetambar Temple, can be easily accessed from all the prominent places in the city.



FROM THE DIRECTORS DESK

'At Viraj Estates, our goal is to go above and beyond to deliver an experience that is fulfilling for our clients. We realize our business is based on relationships and that every individual interaction makes a difference. Our vision has always been focused on facilitating world class projects to the skyline of this city and to be the market leaders in our industry.

-Rajendra Shah & Vilas Shah



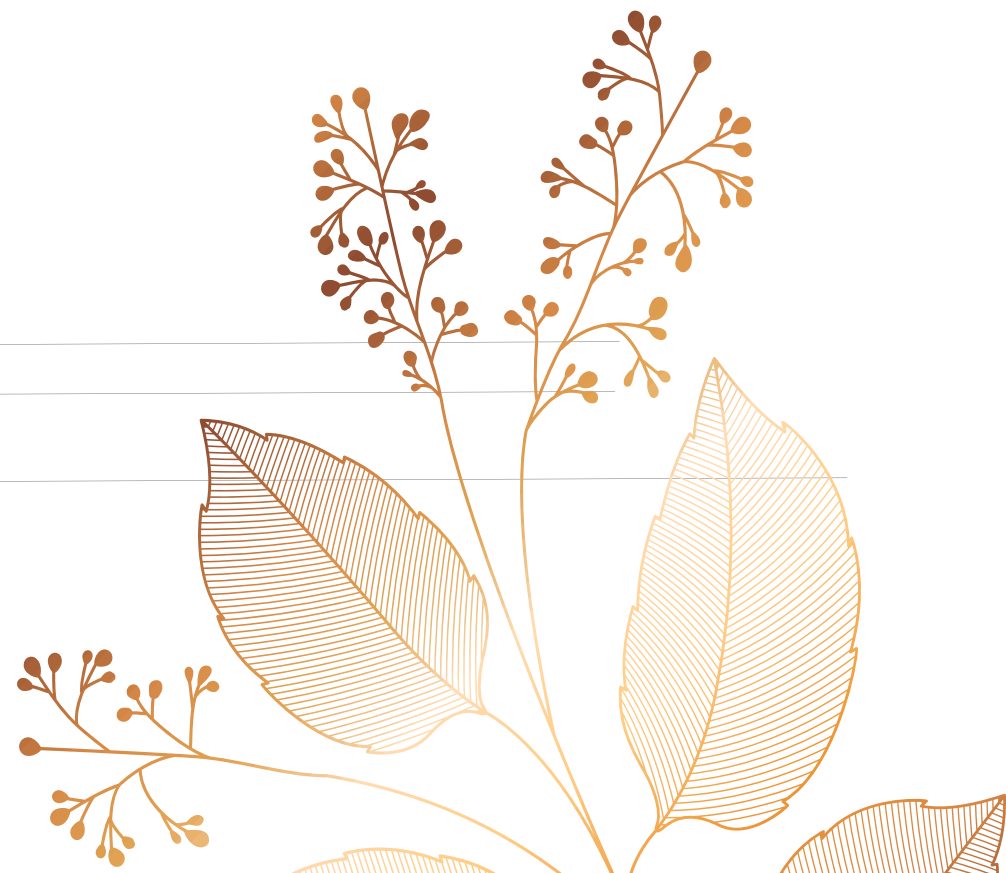
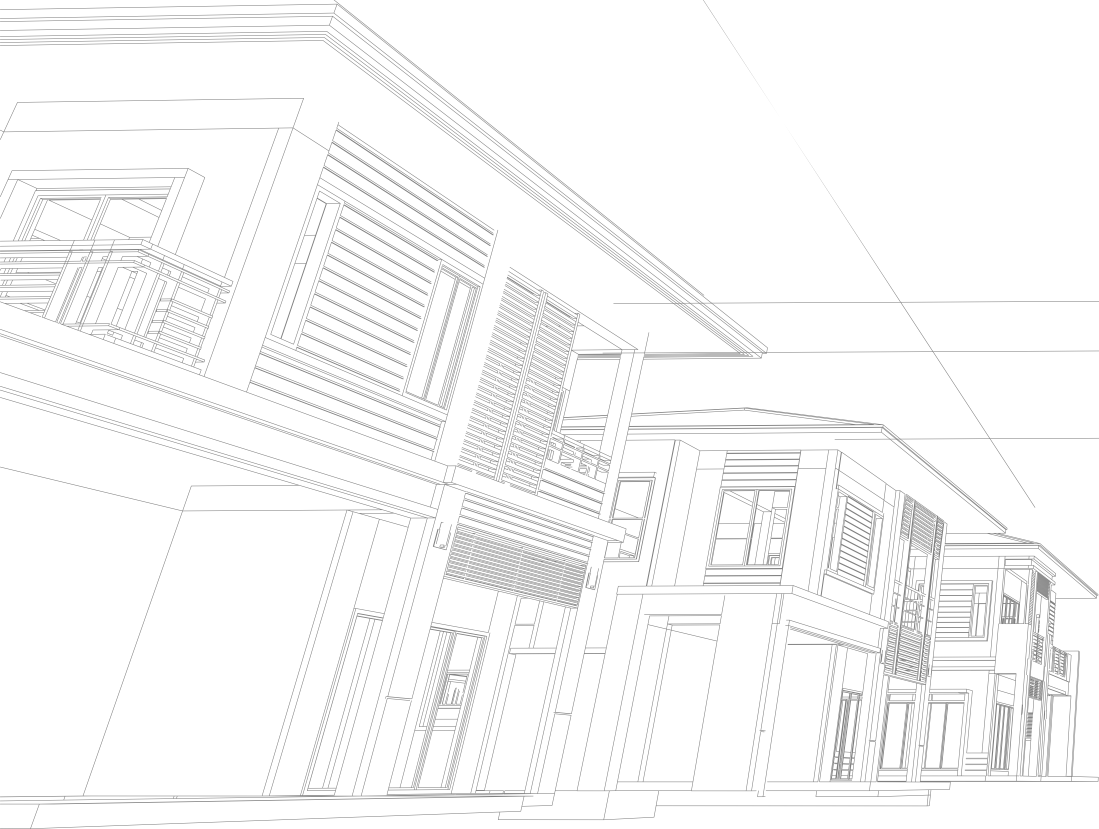
'With Nirvaan Residency we aim to bring a whiff of luxury in the warm, tranquil vicinity of the Jain Temple. We also execute expeditiously to address our clients' needs and provide the best of amenities. We are passionate about giving back and making a positive impact in our community by helping and growing with them'.

-Viraj Shah & Karan Shah

ARCHITECT'S WORD

“The significance of the project was to create a sense of horizontality by enfolding the building with balconies and terraces and to create green, livable and commodious spaces. These green terraces create a panoramic view and give a beautiful illusion of living in a bungalow, surrounded by nature.”

- **Ar. Ajay Sonar**
A for architecture





Disclaimer: Exterior Colour Scheme of the building as shown in the advertisement provided may change if required for better aesthetic look as determined by the project Architect or promoter] The electrical fittings/fixtures/Landscape shown in the image are only indicative* in nature and are only for the purpose of illustrating/indicating a possible floor plan and do not form a part of the standard specification/amenities/services to be provided in the apartment by the builders. The same is for illustration purpose only. All specifications of the apartment shall be as per the final agreement between the parties.



PROJECT SPECIFICATIONS

Total no. Of Floors

Ground Floor + Podium + 15 Floors

Total no. of units

64

DUPLEX

2 Units

4 BHK

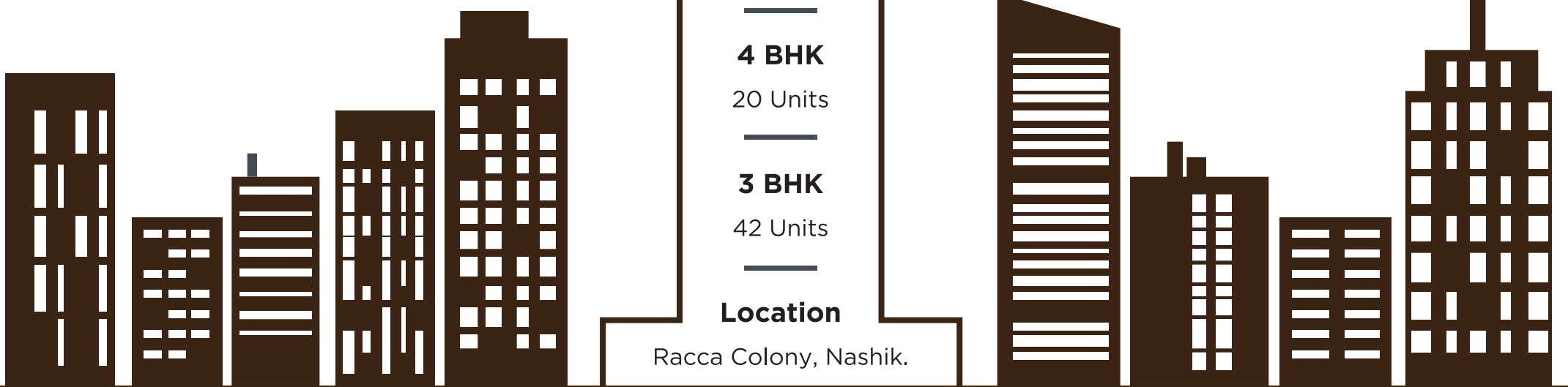
20 Units

3 BHK

42 Units

Location

Racca Colony, Nashik.



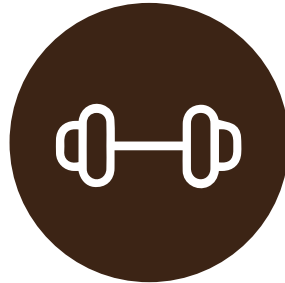


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AMENITIES AT NIRVAAN RESIDENCY



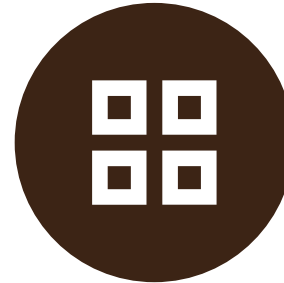
**Rooftop Deck
with Party Area**



Gym



**UPVC
Windows**



**4x4 Italian
Finish Tiles**



**IP Based D2H Service
for all Flats**



**POWEReasy Smart DB
for comprehensive
electrical safety!**



**Video
Door Phone**



**Wooden Deck
Floor for Outdoor
Terrace**



**Wooden Ceiling
for Double Height
Terraces**



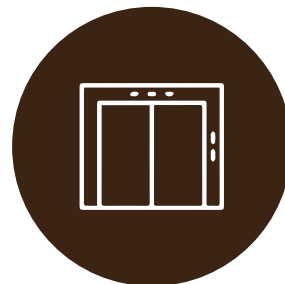
**Podium
Parking**



**Double Height A/C Lobby
with Dedicated
Drop Off**



**3 Nos. of
Passenger Lift - KONE
Or Equivalent ISI Brand**



**1 Dedicated Service
& Goods Lift**



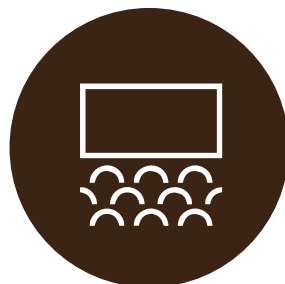
**Jaquar/GROHE or
ISI Equivalent Brand
Sanitary Ware & Fittings**



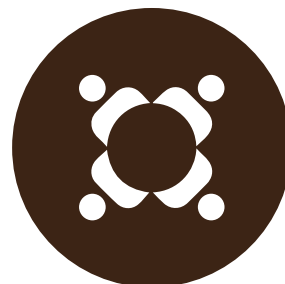
**High Speed
Wi-Fi In Common
Areas**



**Star Gazing
at Rooftop**



**Theater
Room**



**Co-Working
Spaces at Rooftop**



**Game Room/Kids
Play Area**



**Multi-purpose area
for Yoga/Dance/Zumba**



PROJECT HIGHLIGHTS

- **Situated opposite Shree Vardhman Jain Shwetambar Temple at Racca Colony.**
- **Easy accessibility to schools and colleges.**
- **Easy approachability to all the main markets.**
- **Best location in locus with the Jain Community.**
- **Well connected to all the major areas of the city.**
- **In close proximity to the central bus station of the city.**





TYPICAL 3BHK VIEW
TYPE 1





◀ **TYPICAL 3BHK VIEW**
TYPE 2





TYPICAL 3BHK VIEW
TYPE 3





◀ TYPICAL 4BHK VIEW





TYPICAL DUPLEX VIEW
LOWER

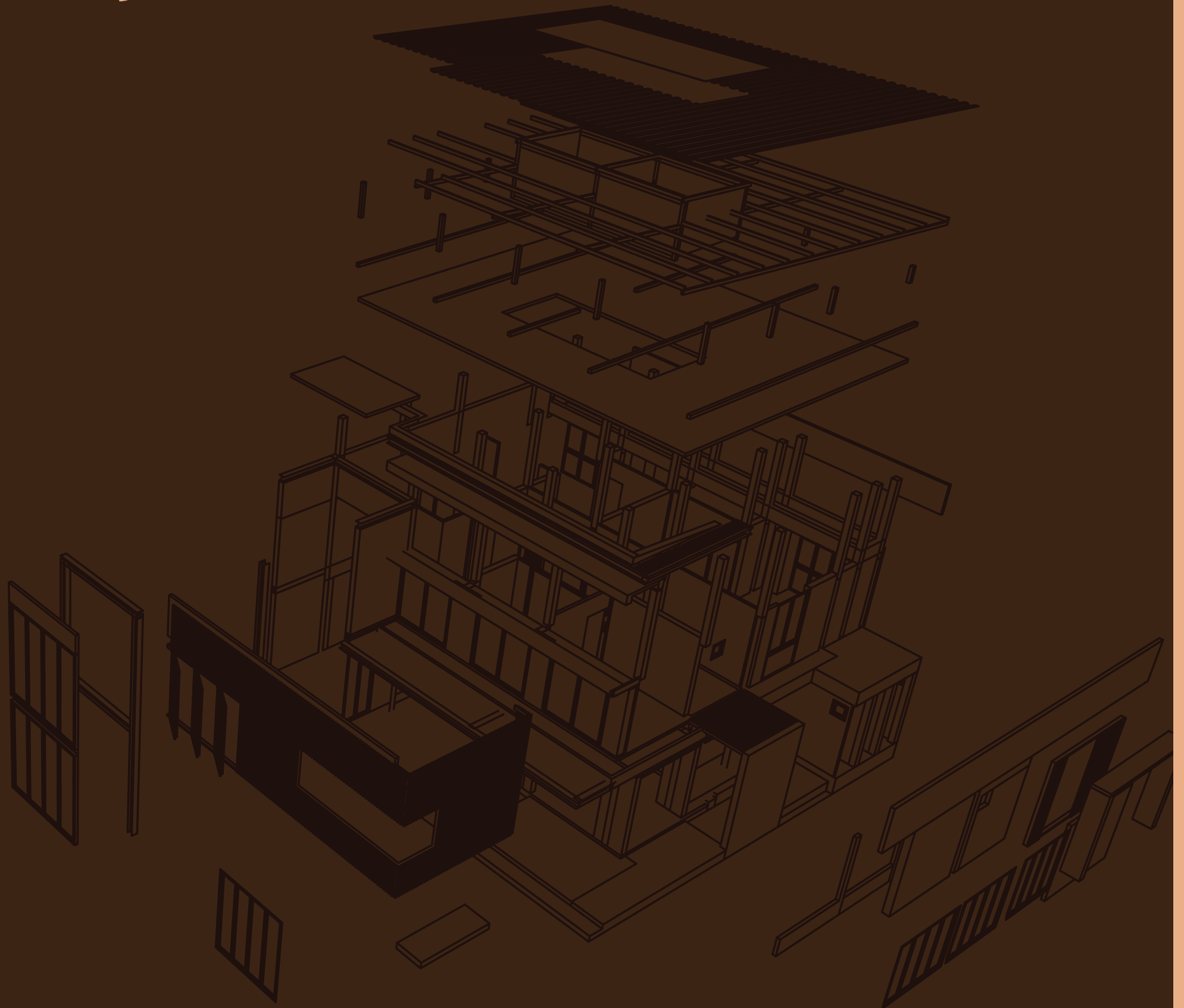




◀ **TYPICAL DUPLEX VIEW**
UPPER



Reinventing modern
city living, one building
at a time





About Viraj Estates

Viraj Reality

A trusted name in the world of Real estate, Viraj Estates was established in the year 1979. Viraj Estates| Viraj Reality has adorned the city of Nashik with successful projects consisting of Residential Apartments, Commercial Premises, and Land Development.





Site Address: Nirvaan Residency, opp. Shree Vardhman Jain Shwetambar Temple,
Racca Colony, Sharanpur Road, Nasik, Maharashtra - 422002
Phone: 0253-2582109 | +91 9823969656 | +91 7298999919



01st

FLOOR PLAN CARPET AREA

3 BHK NO.101
CARPET AREA (RERA) - 1166.39 SQFT
BALCONY AREA - 89.13 SQFT.
DOUBLE HEIGHT TERR. - 128.31 SQFT

3 BHK NO.102
CARPET AREA (RERA) - 1094.81 SQFT
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR. - 53.17 SQFT

3 BHK NO.103
CARPET AREA (RERA) - 1154.65 SQFT
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR. - 172.22 SQFT



5 BHK DUPLEX NO.105
CARPET AREA (RERA) - 3491.41 SQFT
BALCONY AREA - 267.92 SQFT.
DOUBLE HEIGHT TERR. - 1731.43 SQFT

5 BHK DUPLEX NO.104
CARPET AREA (RERA) - 3361.49 SQFT
BALCONY AREA - 349.94 SQFT.
DOUBLE HEIGHT TERR. - 1705.77 SQFT



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02nd

FLOOR PLAN CARPET AREA

3 BHK
NO.201
CARPET AREA (RERA)-1164.88 SQFT
BALCONY AREA - 89.13 SQFT.
DOUBLE HEIGHT TERR. - 77.50 SQFT

3 BHK
NO.202
CARPET AREA (RERA)-1096.96 SQFT
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR. - 101.61 SQFT

3 BHK
NO.203
CARPET AREA (RERA)-1159.19 SQFT
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR. - 218.40 SQFT



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3rd, 7th & 11th FLOOR PLAN CARPET AREA

3 BHK
NO.301,701,1101
CARPET AREA (RERA)-1166.39 SQFT.
BALCONY AREA - 89.13 SQFT.
DOUBLE HEIGHT TERR. -128.31SQFT.

3 BHK
NO.302,702,1102
CARPET AREA (RERA)-1094.81 SQFT.
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR.- 53.17 SQFT.

3 BHK
NO.303,703,1103
CARPET AREA (RERA)-1154.65 SQFT.
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR.- 172.22 SQFT.

4 BHK
NO.305,705,1105
CARPET AREA (RERA)-1764.43 SQFT.
BALCONY AREA - 364.58 SQFT.
DOUBLE HEIGHT TERR. -355 SQFT.

4 BHK
NO.304,704,1104
CARPET AREA (RERA)-1673.80 SQFT.
BALCONY AREA - 337.02 SQFT.
DOUBLE HEIGHT TERR.-349.4 SQFT.



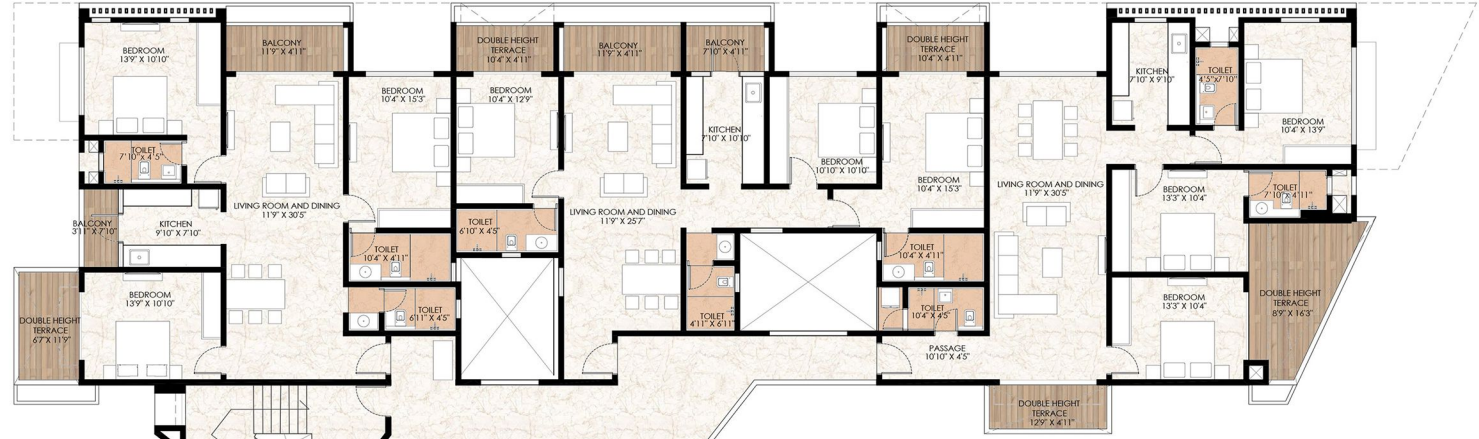
4th

FLOOR PLAN CARPET AREA

3 BHK
NO.401
CARPET AREA (RERA)-1164.88 SQFT.
BALCONY AREA - 89.13 SQFT.
DOUBLE HEIGHT TERR. -77.5 SQFT.

3 BHK
NO.402
CARPET AREA (RERA)-1096.96 SQFT.
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR.- 101.61 SQFT.

3 BHK
NO.403
CARPET AREA (RERA)-1155.19 SQFT.
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR.- 218.4 SQFT.



4 BHK
NO.405
CARPET AREA (RERA)-1764.43 SQFT.
BALCONY AREA - 364.58 SQFT.
DOUBLE HEIGHT TERR.- 0.00 SQFT.



4 BHK
NO.404
CARPET AREA (RERA)-1673.80 SQFT.
BALCONY AREA - 337.02 SQFT.
DOUBLE HEIGHT TERR.- 0.00 SQFT.



5th & 9th

FLOOR PLAN CARPET AREA

3 BHK
NO.501,901
CARPET AREA (RERA) -1166.39 SQFT.
BALCONY AREA - 87.13 SQFT.
DOUBLE HEIGHT TERR. -128.31SQFT.

3 BHK
NO.502,902
CARPET AREA (RERA) -1094.81 SQFT.
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR. - 53.17 SQFT.

3 BHK
NO.503,903
CARPET AREA (RERA) -1154.65 SQFT.
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR. -172.22 SQFT.



4 BHK
NO.505,905
CARPET AREA (RERA) -1764 SQFT.
BALCONY AREA - 361.02 SQFT.
DOUBLE HEIGHT TERR.- 349.40 SQFT.

4 BHK
NO.504,904
CARPET AREA (RERA) -1710.29 SQFT.
BALCONY AREA -361.02SQFT.
DOUBLE HEIGHT TERR.- 295.69 SQFT.



6th & 10th

FLOOR PLAN CARPET AREA

3 BHK
NO.601,1001
CARPET AREA (RERA) - 1164.88 SQFT.
BALCONY AREA - 89.13 SQFT.
DOUBLE HEIGHT TERR. - 77.5 SQFT.

3 BHK
NO.602,1002
CARPET AREA (RERA) - 1096.96 SQFT.
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR. - 101.61 SQFT.

3 BHK
NO.603,1003
CARPET AREA (RERA) - 1155.19 SQFT.
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR. - 218.4 SQFT.

4 BHK
NO.605,1005
CARPET AREA (RERA) - 1764.00 SQFT.
BALCONY AREA - 361.02 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQFT.

4 BHK
NO.604,1004
CARPET AREA (RERA) - 1710.29 SQFT.
BALCONY AREA - 361.02 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQFT.



8th

FLOOR PLAN CARPET AREA

3 BHK
NO. 801
CARPET AREA (RERA) - 1164.88 SQFT.
BALCONY AREA - 89.13 SQFT.
DOUBLE HEIGHT TERR. - 77.5 SQFT.

3 BHK
NO. 802
CARPET AREA (RERA) - 1096.96 SQFT.
BALCONY AREA - 96.88 SQFT.
DOUBLE HEIGHT TERR. - 101.61 SQFT.

3 BHK
NO. 803
CARPET AREA (RERA) - 1155.19 SQFT.
BALCONY AREA - 0.00 SQFT.
DOUBLE HEIGHT TERR. - 218.4 SQFT.

4 BHK
NO. 805
CARPET AREA (RERA) - 1764.43 SQFT.
BALCONY AREA - 364.58 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQFT.

4 BHK
NO. 804
CARPET AREA (RERA) - 1673.80 SQFT.
BALCONY AREA - 337.02 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQFT.



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12th

FLOOR PLAN CARPET AREA

3 BHK
NO.1201
CARPET AREA (RERA) - 1164.88 SQFT.
BALCONY AREA - 166.63 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQ.FT

3 BHK
NO.1202
CARPET AREA (RERA) - 1096.96 SQFT.
BALCONY AREA - 198.49 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQ.FT.

3 BHK
NO.1203
CARPET AREA (RERA) - 1155.19 SQFT.
BALCONY AREA - 141.98 SQFT.
DOUBLE HEIGHT TERR. - 62.86 SQFT.

4 BHK
NO.1205
CARPET AREA (RERA) - 1716.75 SQFT.
BALCONY AREA - 364.58 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQFT.

4 BHK
NO.1204
CARPET AREA (RERA) - 1673.80 SQFT.
BALCONY AREA - 337.02 SQFT.
DOUBLE HEIGHT TERR. - 0.00 SQFT.



13th

FLOOR PLAN CARPET AREA

1301
 RERA CARPET AREA- 1285.76 SQFT
 BALCONY AREA - 330.02 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 524.42 SQFT

1302
 RERA CARPET AREA- 1268.97 SQFT
 BALCONY AREA - 396.87 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 724.96 SQFT

1304
 RERA CARPET AREA- 1764.00 SQFT
 BALCONY AREA - 487.38 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 349.40 SQFT

1303
 RERA CARPET AREA- 1710.29 SQFT
 BALCONY AREA - 487.38 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 295.69 SQFT



15th FLOOR PLAN



16th

FLOOR PLAN CARPET AREA

1601
 RERA CARPET AREA- 1285.76 SQFT
 BALCONY AREA - 260.76 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 0.00 SQFT

1602
 RERA CARPET AREA- 1268.97 SQFT
 BALCONY AREA - 323.24 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 62.86 SQFT

1604
 RERA CARPET AREA- 2634.70 SQFT
 BALCONY AREA - 447.03 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 0.00 SQFT

1603
 RERA CARPET AREA- 2597.35 SQFT
 BALCONY AREA - 447.57 SQFT
 DOUBLE HEIGHT/ TERRACE AREA - 0.00 SQFT



17th

FLOOR PLAN CARPET AREA

