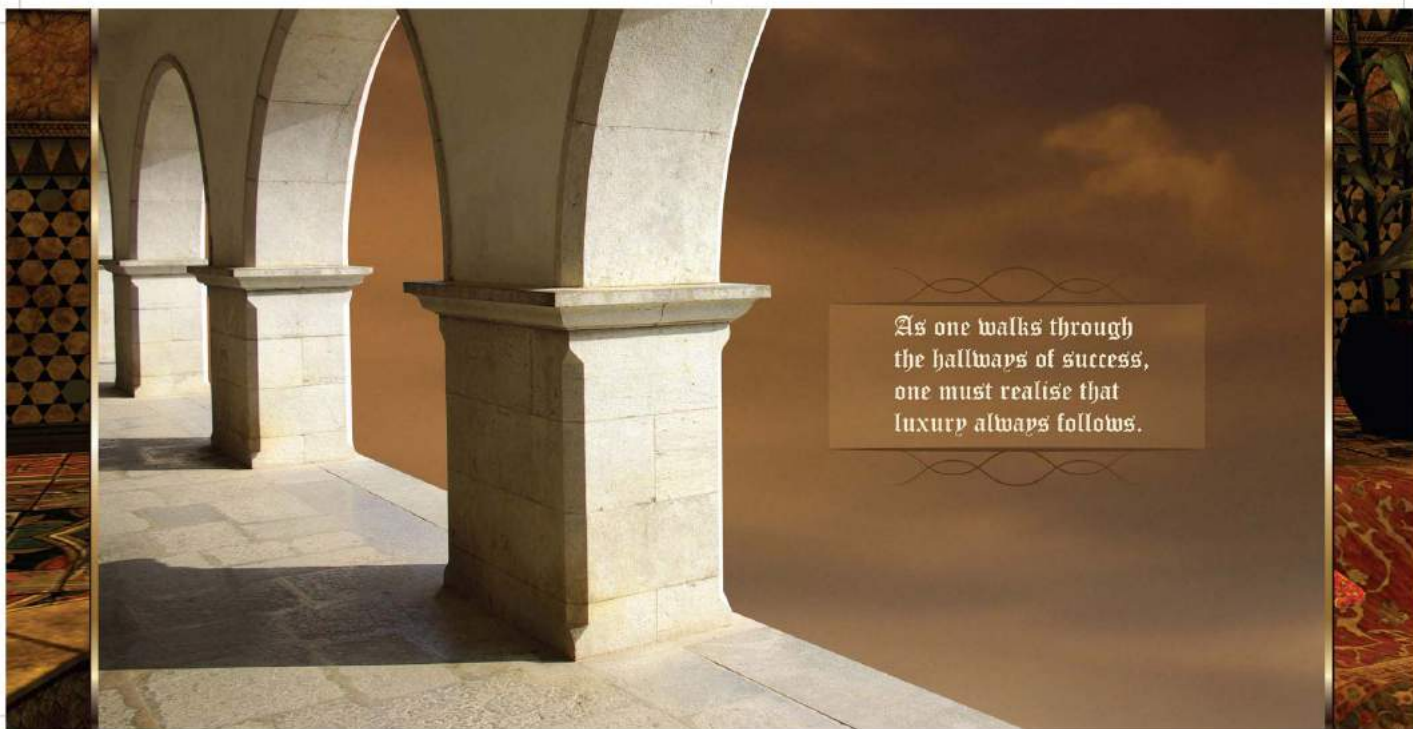


Royalty is not  
a dispensable luxury  
but a factor that decides  
between success & failure.



As one walks through  
the hallways of success,  
one must realise that  
luxury always follows.





CREATION IS ALWAYS A BEAUTIFUL ACT, IRRESPECTIVE OF THE THING BEING CREATED. FOR OVER 25 YEARS, VEENA DEVELOPERS HAVE BEEN INDULGING IN THE PROCESS OF GIVING BIRTH TO LANDMARKS THAT HAVE DONE THEM PROUD. THE GROUP HAS EVOLVED INTO A FORMIDABLE ENTITY IN THE FIELD OF REALTY HAVING ADORNED THE CITY WITH MANY PRESTIGIOUS PROJECTS, BOTH RESIDENTIAL AND COMMERCIAL. THEIR SUCCESS CAN BE ATTRIBUTED TO ONE THING ONLY, AN UNDYING PASSION FOR EXCELLENCE, THE EXPERIENCE AND EXPERTISE OF THE VETERAN HARISH SANGHVI AND THE DYNAMIC TORCH BEARER NIKUNJ SANGHVI, DRIVES THE GROUP TO NEW HORIZONS. ADD TO THAT AN INNATE SENSE OF RESPONSIBILITY TOWARD THE SOCIETY, AND THAT IS WHAT MAKES THEM TICK.

NEEDLESS TO SAY, THIS PASSION IS REFLECTED IN THEIR WORK, WHICH LED TO WIDE ACCEPTANCE IN THE INDUSTRY AND MOST OF ALL, TRUST WITH OVER 2 MILLION SQUARE FEET OF PROPERTY DEVELOPED. THEIR PROGRESS IS ONE OF THE BEST EXAMPLES OF WHERE SINGULAR, FOCUSED PASSION AND A CAPABLE AND PROFESSIONAL TEAM CAN TAKE AN ORGANISATION. COME ABOARD AND ENJOY THE RIDE.

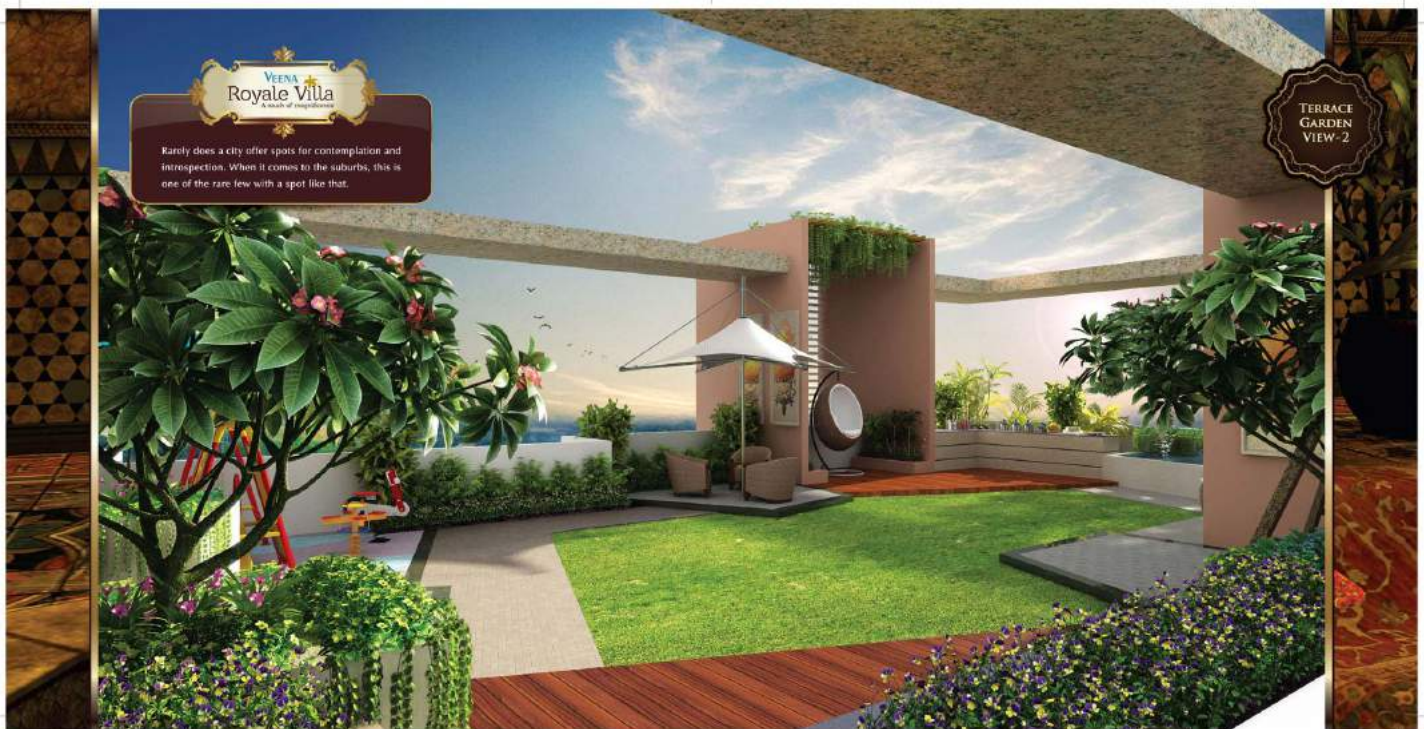
VEENA  
Royale Villa  
A touch of magnificence

TUCKED AWAY INTO A COZY NOOK IN SHANKAR LANE OFF S.V. ROAD, ROYALE VILLA IS A LUXURIOUS SIGN OF THE TIMES. 7 EXCLUSIVE, ROYAL 4 BHK APARTMENTS WAIT TO GRACE THE LIVES OF A HANDFUL OF ACCOMPLISHED INDIVIDUALS WHO HAVE ARRIVED IN LIFE. CONTEMPORARY TO THE CORE WHILE RETAINING A SENSE OF ROYAL AURA, IT IS AS MODERN AS A STRUCTURE CAN GET. FILLED TO THE BRIM WITH THE CHOICEST OF AMENITIES WHICH INCLUDE AN AIR-CONDITIONED GRAND ENTRANCE LOBBY AND A PODIUM PARKING AREA, ROYALE VILLA CAN BECOME ONE OF THOSE HOMES THAT IS IN THE HEART OF THE CITY, YET DETACHED FROM ITS NOISE AND RUSH; A PLACE WHERE YOU CAN FIND YOUR OWN PACE.









VEENA  
**Royale Villa**  
*A touch of elegance*

Rarely does a city offer spots for contemplation and introspection. When it comes to the suburbs, this is one of the rare few with a spot like that.

TERRACE  
GARDEN  
VIEW-2









TYPICAL  
FLOOR  
PLAN  
3D

LIVING ROOM: A 18'10" X 16'7"	DINING : B 9'0" X 11'7"	KITCHEN : C 9'3" X 11'1"	SUN DECK: D 18'10" X 4'7"	BEDROOM E, H : 11'0" X 13'1" K, N : 11'0" X 14'9"	DRESS ROOM: F, I, L 4'11" X 6'5"	TOILET: G, J : 4'11" X 8'2" M, O : 4'11" X 7'11" P : 4'11" X 6'5"	LOBBY: Q 13'8" X 7'0"	SERVICE TOILET: R 4'11" X 3'5"
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APART FROM THE USUAL THRILLS AND FRILLS, THERE ARE MANY FEATURES PACKED INTO THIS VERITABLE PALACE.

THE ROYAL LOOK DOESN'T END ON THE OUTSIDE. THE AMENITIES THAT LIE IN WAIT ARE NO LESS. THE GRAND AIR CONDITIONED LOBBY (WITH BIOMETRIC ACCESS) GREET YOU AS YOU ENTER. YOUR CAR, OF COURSE, HAS ALREADY BEEN PARKED EFFICIENTLY VIA A CAR LIFT IN THE 2 LEVEL PODIUM PARKING AREA. MOVING FURTHER INSIDE, YOU PLACE YOUR FINGER IN THE BIOMETRIC SLOT OF YOUR PERSONAL DECORATED ELEVATOR. YOU CAN CHOOSE TO GO TO THE ROOFTOP GARDEN. OR HEAD HOME. SHOULD YOU CHOOSE THE LATTER, THE HIGH CEILINGS AND LUSTRE PAINTED WALLS OF YOUR APARTMENT GREET YOU. AS DO THE EXQUISITE WOODEN DOOR FRAMES AND BRASS HARDWARE FITTINGS. AS YOU LOOK OUT THE COLOURED POWDER COATED ALUMINUM SLIDING WINDOWS WITH LIGHT TINTED GLASS THAT REST ON ITALIAN MARBLE WINDOW SILLS. THE LIGHT GLINTS OFF THE ITALIAN MARBLE FLOORING IN THE LIVING ROOM AND THE KITCHEN. THE TWO MASTER BEDROOMS BOAST OF WOODEN FLOORING, WHEREAS THE REST OF THE ROOMS FEATURE VITRIFIED FLOORING.

THE KITCHEN, AND WASHROOMS ARE BEDECKED WITH GRANITE AND COMPOSITE MARBLE, WITH THE WASHROOM ALSO HAVING BRANDED SANITARYWARE AND FITTINGS. ELECTRICAL FITTINGS THROUGHOUT THE APARTMENT ARE MODULAR AND BRANDED, WITH CONCEALED FIRE RESISTANT COPPER WIRING AND AN EARTH LEAKAGE CIRCUIT BREAKER.

WHAT'S MORE, YOUR HOME IS REMOTELY CONTROLLED AND AUTOMATED, WITH MOTION SENSORS FOR AUTOMATED LIGHTING IN WASHROOMS AND PASSAGES.

SECURITY WILL NEVER BE A CAUSE FOR CONCERN, WITH THE EMERGENCY ALARMS, GAS DETECTORS AND CONTROLLED ACCESS TO PARKING AREAS.

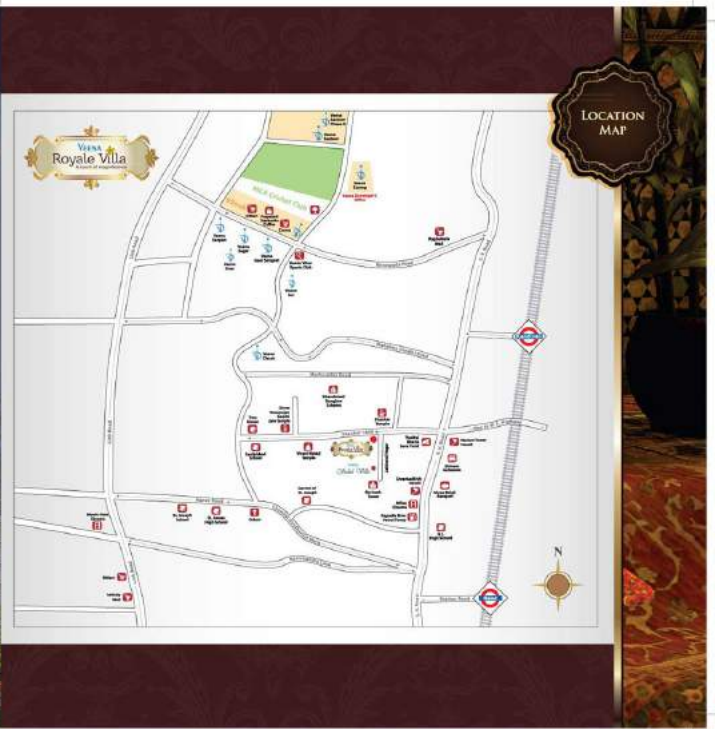
#### AMENITIES







NIGHT  
VIEW



LOCATION  
MAP

ONGOING  
PROJECTS

VEENA  
**DYNASTY**  
A KINGDOM OF YOUR OWN

Evershine City, Vasai (E)

Project Size:  
7,00,000 Sq. Ft.

Configuration:  
1 & 2 BHK



VEENA  
**VELOCITY**  
Live in the Right Direction

Vasai (W)

Project Size:  
3,00,000 Sq. Ft.

Configuration:  
1 & 2 BHK



ONGOING  
PROJECTS



VEENA  
**Sky Heights**  
Life is a vertical story

Mahavir Nagar,  
Borivali (W)

Project Size:  
1,20,000 Sq. Ft.

Configuration:  
2, 3, 4 1/2 & 5 1/2 BHK



VEENA  
**Skyline**  
The Sky is not the Limit

Mahavir Nagar,  
Borivali (W)

Project Size:  
55,000 Sq. Ft.

Configuration:  
3 & 5 1/2 BHK



VEENA  
**Santoor 2**

Mahavir Nagar,  
Borivali (W)

Project Size:  
55,000 Sq. Ft.

Configuration:  
1 BHK



VEENA  
**Crest**

Versova,  
Andheri (W)

Project Size:  
1,00,000 Sq. Ft.

Configuration:  
3 BHK



# UPCOMING PROJECTS

<b>Veena Symphony</b> Ghatkopar (W)	Project Size : 4,00,000 Sq. Ft. Configuration : 2, 2 1/2 & 3 BHK
<b>Veena Legends</b> Siddharth Nagar, Goregaon (W)	Project Size : 2,50,000 Sq. Ft. Configuration : 2, 1/2 & 3 BHK
<b>Veena Legacy</b> Siddharth Nagar, Goregaon (W)	Project Size : 1,50,000 Sq. Ft. Configuration : 1 & 2 BHK
<b>Veena Avenue Park</b> Residential cum Commercial - Link Road, Santa Cruz (W)	Project Size : 1,00,000 Sq. Ft. Configuration : 2 & 3 BHK
<b>Veena Arista</b> Residential cum Commercial - Andheri (E)	Project Size : 1,50,000 Sq. Ft. Configuration : 1, 2 & 2 1/2 BHK
<b>Veena Magnus</b> Malad (W)	Project Size : 1,50,000 Sq. Ft. Configuration : 1 & 2 BHK
<b>Veena Ontario</b> JVPO, North South Road No. 4	Project Size : 55,000 Sq. Ft. Configuration : 6 BHK
<b>Veena Techno Park</b> Industrial Estate - Vasai (E)	Project Size : 4,00,000 Sq. Ft.
<b>Veena Samrajya</b> Palghar (Dhansar)	Project Size : 5,00,000 Sq. Ft. Configuration : 1 & 2 BHK
<b>Veena Velocity</b> Phase III - Vasai (W)	Project Size : 1,50,000 Sq. Ft. Configuration : 1 & 2 BHK

# COMPLETED PROJECTS

## COMMERCIAL TESTIMONIES

<b>V SOUK</b> Kandivali (W)	<b>V MALL</b> Kandivali (E)	<b>NIKUNJ SIGNATURE</b> Vasai (W)
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## RESIDENTIAL TESTIMONIES

<b>Veena Classic</b> Iranwadi, Kandivali (W)	<b>Veena Sargam</b> Mahavir Nagar, Kandivali (W)
<b>Veena Sur</b> Mahavir Nagar, Kandivali (W)	<b>Veena Sitar</b> Mahavir Nagar, Kandivali (W)
<b>Veena Geet Sangeet</b> Mahavir Nagar, Kandivali (W)	<b>Veena Sarang</b> Mahavir Nagar, Borivali (W)
<b>Veena Santoor</b> Mahavir Nagar, Borivali (W)	<b>Veena Saraswati</b> Vasant Nagar, Vasai (W)
<b>Veena Saaz</b> Thakur Complex, Kandivali (E)	<b>Veena Laya</b> Thakur Complex, Kandivali (E)
<b>Veena Sahil Villa</b> Shankar Lane, Kandivali (W)	<b>Veena Sagar</b> Mahavir Nagar, Kandivali (W)

And many more...

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