



**Shagoon Green**  
Trust | Quality | Luxury  
**2 BHK**





Let the wind carry the whisper from your lips,  
let it make true your every wish

Let your desires be fulfilled at just a glance,  
come to where nothing is left to chance.

Come to a paradise that never ceases to amaze,  
to live a dream in your very own space.

Come to life in a different dimension,  
in the heart of golf course extension.

Come to a home like you have never seen before,  
we welcome you to The SHAGOON GREEN.





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**State Of The Art Infrastructure**  
**The Shagoon Green Offers**  
**Luxurious Future Ready**  
**Lifestyle 2 BHK Apartments.**



Live in an Environment  
where each element has  
been hand - picked,  
just for you...



## Our Planning for your Future Care



Proper Air Ventilation and Natural Lights



Quality Building Materials



Perfectly Utilized Space Management



Open Space at Ground Level With Beautiful Landscape Garden



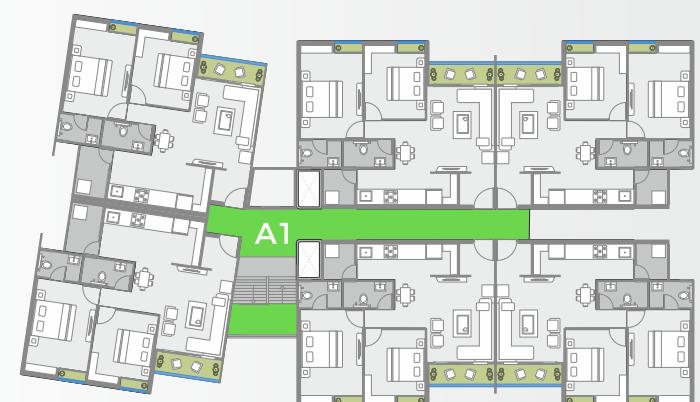
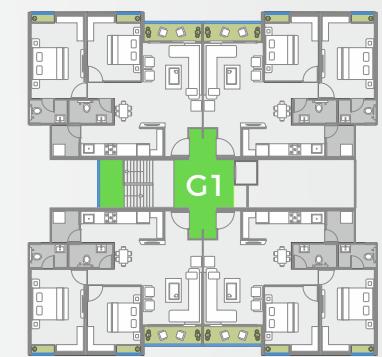
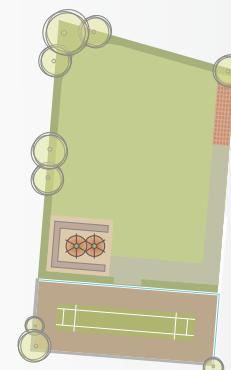
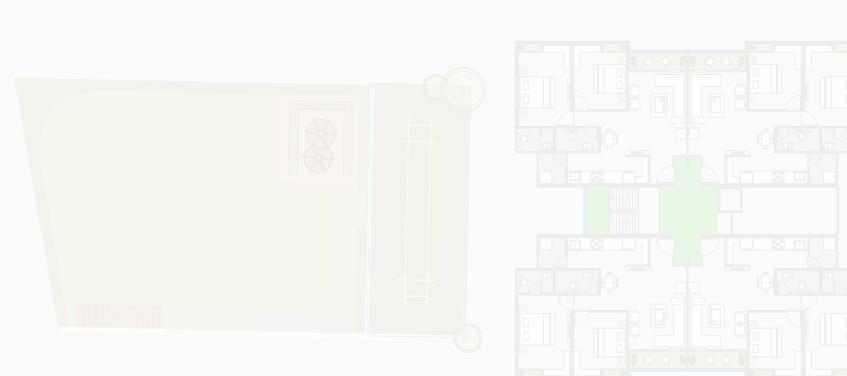
Building Facade which Looks Great Forever



Play Area For Children







N Layout Plan



N Building A1 - 2 BHK



N Building F1 - 2 BHK



Building G1 - 2 BHK



<b>STRUCTURE</b>	:	Structural design for seismic condition as per regulations & codes.
<b>ELECTRIFICATION</b>	:	<ul style="list-style-type: none"> <li>Wire - RR/Polycab or Equivalent Cable.</li> <li>Points - Sufficient points with concealed wiring.</li> <li>Switches - Modular switches of standard make.</li> <li>AC Points - AC point in main bedroom.</li> <li>Inverter / DG - Backup provided for common area of the project.</li> </ul>
<b>PLASTER</b>	:	<ul style="list-style-type: none"> <li>Outside - Double coat / Roller Plaster.</li> <li>Inside - Mala Plaster.</li> </ul>
<b>FLOORING</b>	:	24"x24" Vitrified flooring of standard make
<b>KITCHEN</b>	:	Granite platform with S.S.Sink, kitchen tiles dado up to lintel level & marble shelf for store area.
<b>TOILET / PLUMBING</b>	:	Decorative tiles dado up to lintel level in toilet. Sanitary ware & CP fitting of standard make. Standard quality plumbing & Drainage works.
<b>DOORS / WINDOWS</b>	:	<ul style="list-style-type: none"> <li>Attractive Laminated main door with wooden frames &amp; flush door in bedroom with granite / wooden frame.</li> <li>PVC / FRP doors in bathroom &amp; toilet.</li> <li>Aluminium section windows surrounded with granite / marble frame.</li> </ul>
<b>COLORS</b>	:	<ul style="list-style-type: none"> <li>Interior - Birla / JK or equivalent putty in all plastered wall and ceilings.</li> <li>Exterior - Weather shield color of Asian / berger or equivalent brand.</li> </ul>
<b>TERRACE</b>	:	Finish with water proofing & mosaic tiles for better quality & Durability.
<b>SALIENT FEATURES</b>	:	<ul style="list-style-type: none"> <li>Clear &amp; loanable title.</li> <li>Spacious area planning that suits modern interior concepts.</li> <li>Professionally designed lush green landscaping.</li> <li>Whole campus surrounded with compound wall.</li> </ul>
<b>GENERAL FACILITIES</b>	:	<ul style="list-style-type: none"> <li>Two &amp; Four wheeler parking &amp; dedicated visitor's parking.</li> <li>Standard make elevator in each building.</li> <li>Water &amp; Drainage connection.</li> <li>Underground &amp; overhead water tank with Fully Glazed dado for water storage.</li> <li>Wide internal roads parking with tri-mix or paver blocks.</li> </ul>



#### CLUB HOUSE

- GYM
- Multipurpose Hall



#### SPECIAL FEATURES

- French / Full Window in FB for better air ventilation
- Specious area planning that suits modern interior concepts



#### ENTRANCE FOYER

- Landscape Elegant entrance foyer in each building.
- Waiting lounge in each building foyer



#### PARKING & ROADS

- Organized car parking per flat
- Cement concrete or Paver road with speed breaker



#### WATER SUPPLY

- Overhead & Underground water tank
- RO Filter in each flat



#### ELECTRIC FACILITIES

- DG / Inverter for Common Area (Lift / Water Pump & Lighting in common area)



#### GARDEN

- Beautiful Landscape Garden



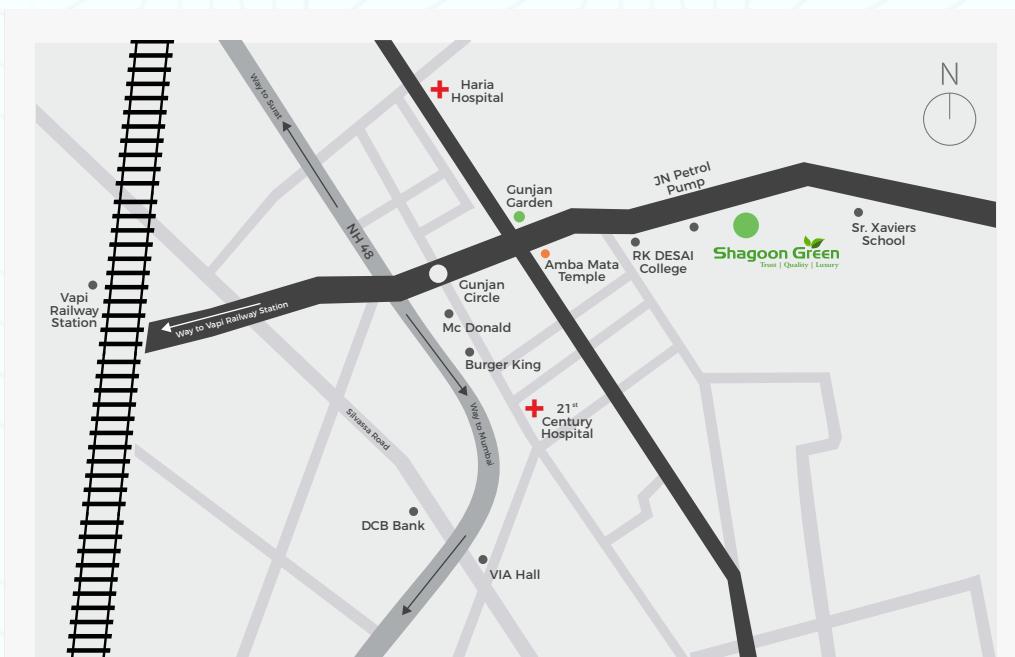
#### SECURITY SYSTEM

- CCTV Camera at main entrance road & all foyers of every building

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**Scan to Reach  
Shagoon Green :**



#### SHAGOON GREEN & IT'S IDEAL LOCATION :

2.5 km	: Vapi Railway Station	1.4 km	: Gyandham School
1.4 km	: National Highway No. 48	1.4 km	: Haria Hospital
1.4 km	: Jeevandeep Hospital	0.5 km	: Ambamata temple
1.3 km	: Surya Hospital	1.4 km	: Morarji Circle
1.0 km	: Gunjan Big Cinema	100 mtr. :	St. Xaviers School
1.4 km	: 21 <sup>st</sup> Century Hospital	100 mtr. :	R.K. Desai College

#### NOTES:

- Stamp duty, registration charges, legal charges, Gas line charges, GEB meter and all electrical infrastructure charges (Quotations Transformer, Cables, Contractor, and other charges) Society maintenance charges (from the date of possession/sale deed) etc. shall be borne by the purchaser.
- GST, VatService Tax, TDS & all other Taxes levied in future shall be borne by the purchaser.
- Any Additional charges or Duties levied by the government/local authorities during or after the completion of the scheme like local Tax, shall be borne by the purchaser In the interest continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the scheme including technical specification, designs, planning, layout & all the purchaser shall abide by such changes.
- Charges/Alteration of any Nature including elevation, exterior colour scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work architect structure engineer permission required if any alteration required in flat)
- Low-voltage cables such as telephone TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer/builder office.
- No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior face.
- Common passage/landscape area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.



“Where your legacy  
finds a home”



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### LEGAL ADVISOR

Vipul S. Kapadia (Advocate)



### ARCHITECT

AR. Chintan Naik  
ER. Swetang Naik



### DESIGN / STRUCTURE

Er. Jalil A Sheikh



### MEP CONSULTANT

Arcon



### CONTACT (SALES)

+91 98244 07600



### E-MAIL

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### SITE ADDRESS

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