



## Location Map



### Corporate Office

Nanik Group, Shop No. 8 To 11, Power Grid Square, Nari Ring Road, Nagpur - 26

#### STRUCTURAL CONSULTANT

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## NANIK'S ASHTAVINAYAK UPPAL'S

### PREMIUM APARTMENTS

# Sheraton

Where Life is Full Of Happiness



Elite  
Way of Life



## About Nanik Group

Over the years Nanik Group has grown from strength to strength, laying the foundation of trust and quality. With a clear vision to transform the way people perceive quality construction with the best value for money. We are no doubt Nagpur's most trusted brand with years of glorious experience in real estate.

We specialise in multi faceted development with top in class Residential and Commercial projects throughout the city. Our passion is to create chic urban design plans for modern lifestyle! We are committed to high standard quality construction, excellence in design, space ergonomics and timely delivery. It is our endeavour to gain and safeguard the trust of our esteemed customers by providing them their dream home equipped with all modern amenities. We aim to give our clients a modern, unique and comfortable lifestyle so that they are always at the pinnacle of luxury.



NANIK  
GROUP



# Alavish Lifestyle...



## About Sheraton

Conceived by Nanik group, Sheraton is a prestigious 20 storey premium apartment building equipped with modern amenities and facilities. Every floor has two 3 BHK & two 4 BHK spacious apartments each featuring ample floor space, good ventilation, and natural light.

One of the most attractive features of the scheme is the podium on the first floor. This beautiful space includes a lush green garden and cozy sitting area, kids play area, yoga and meditation space, jogging tracks, and many other amenities.



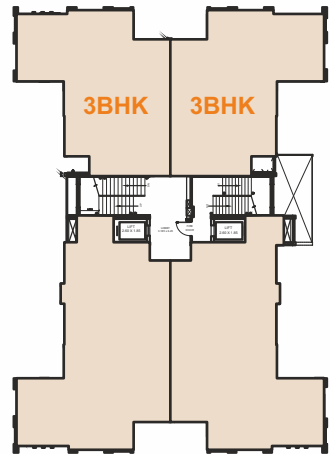
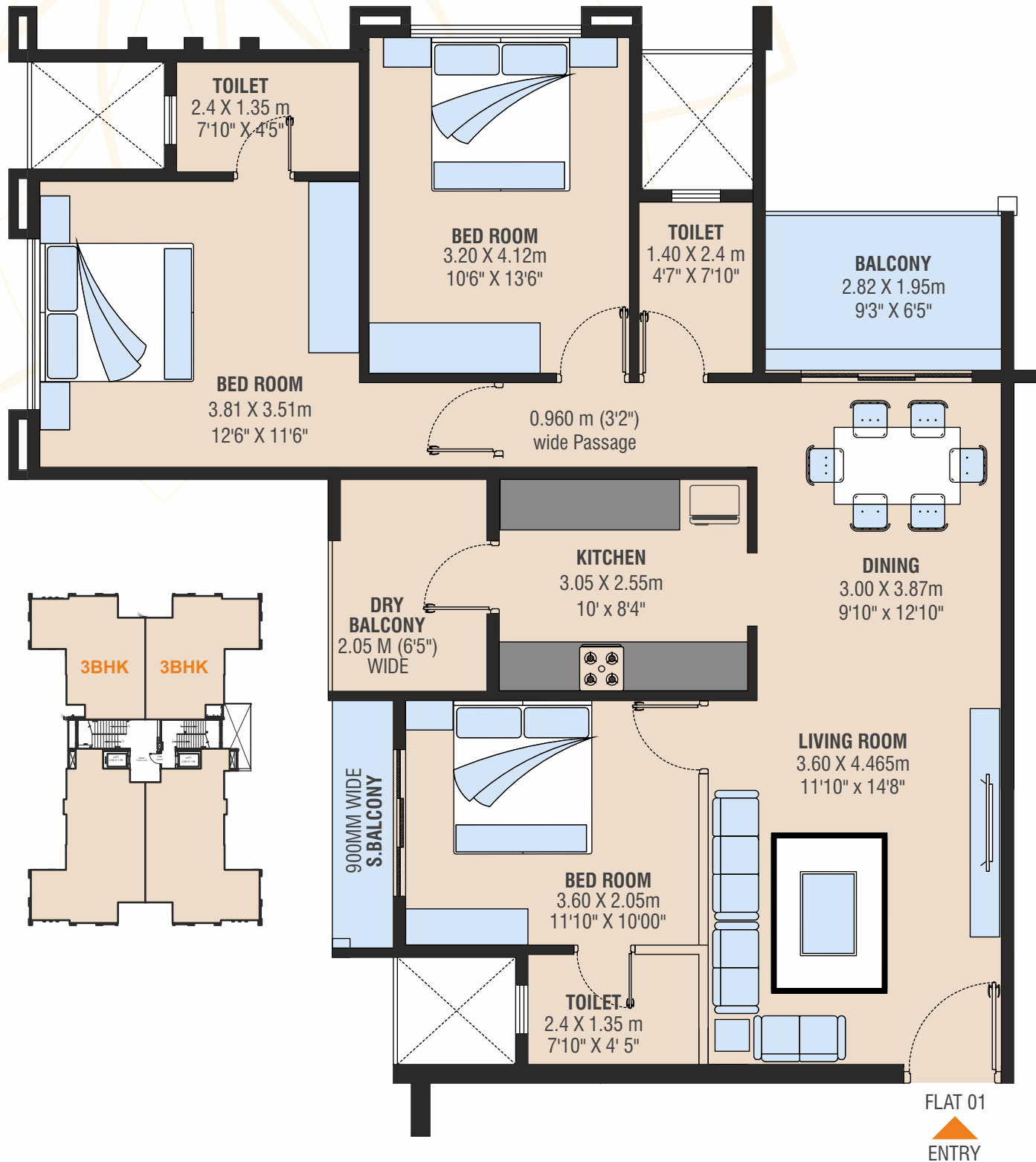
**SHERATON**

Site Address:  
Plot No. 30, Kabdi Square, Behind  
Metro Station, Nagpur



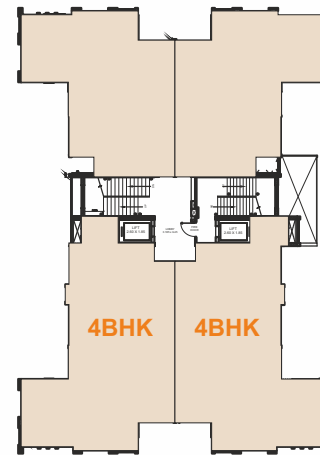
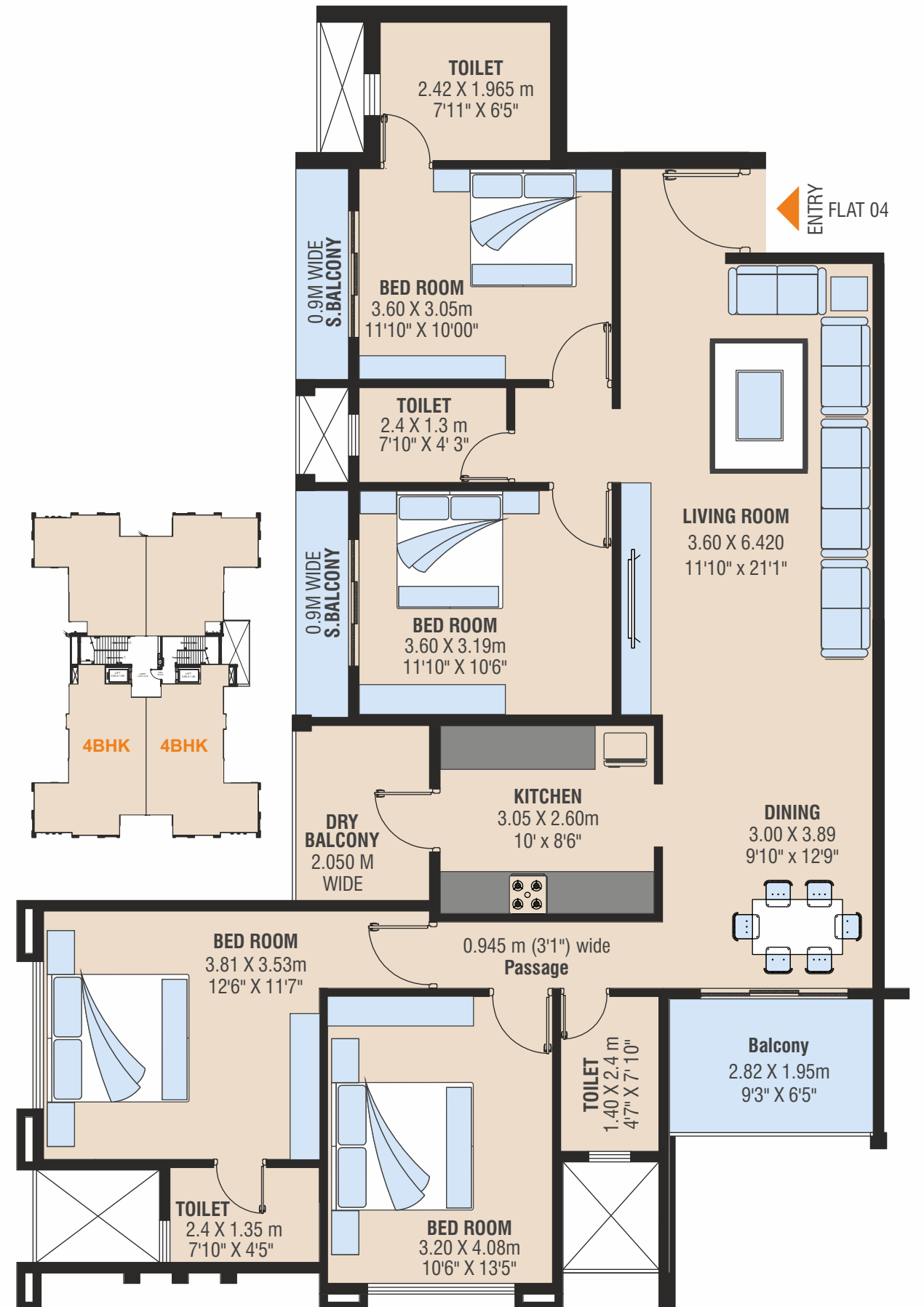
# 3BHK Floor Plan

TOP VIEW

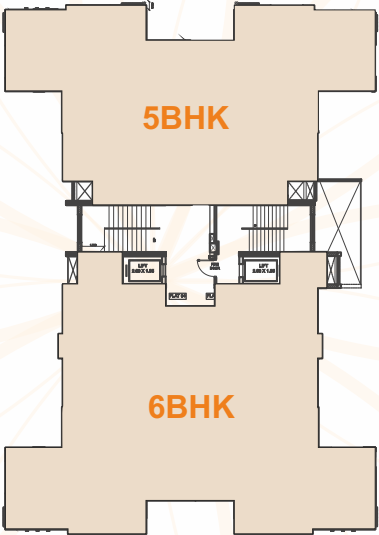
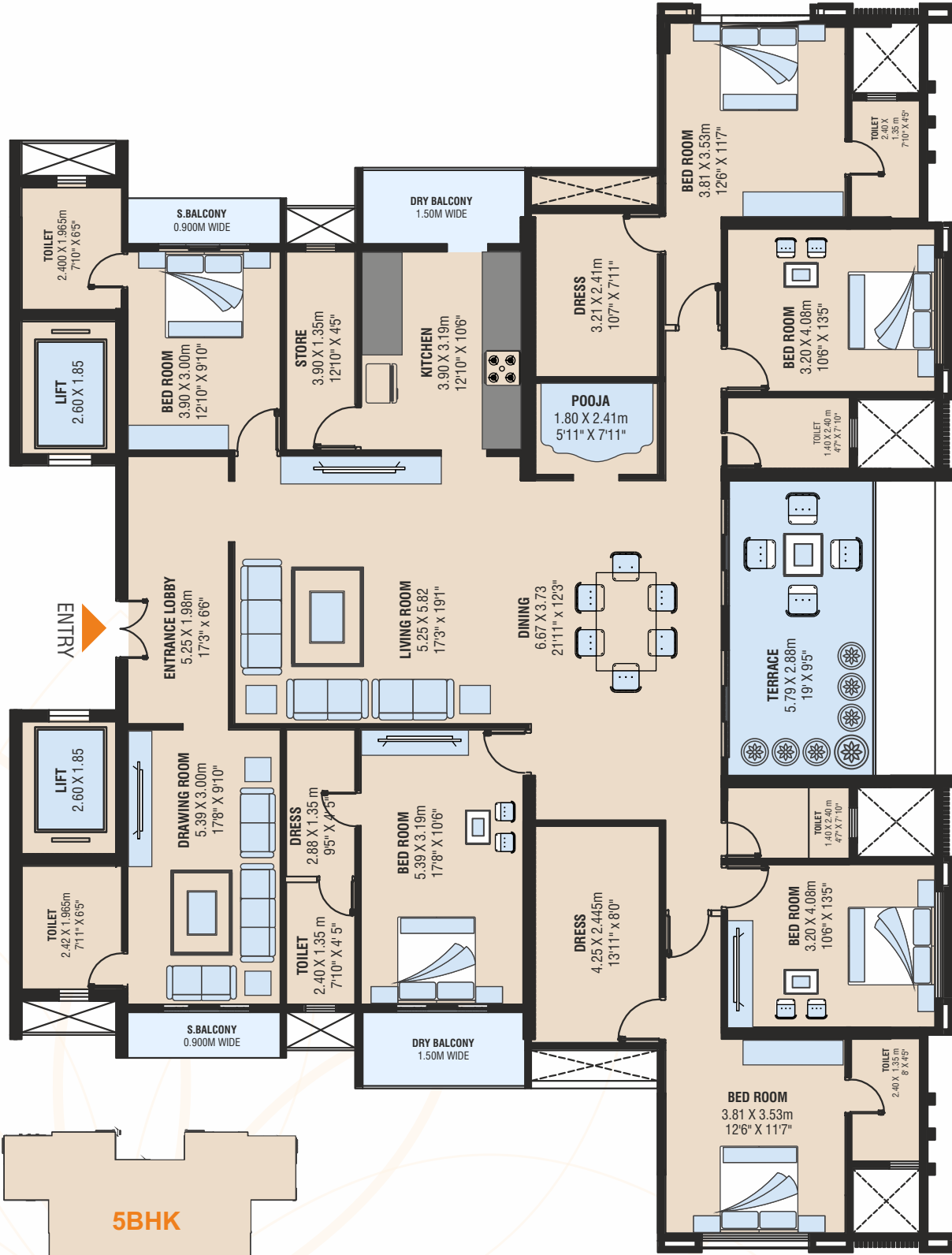
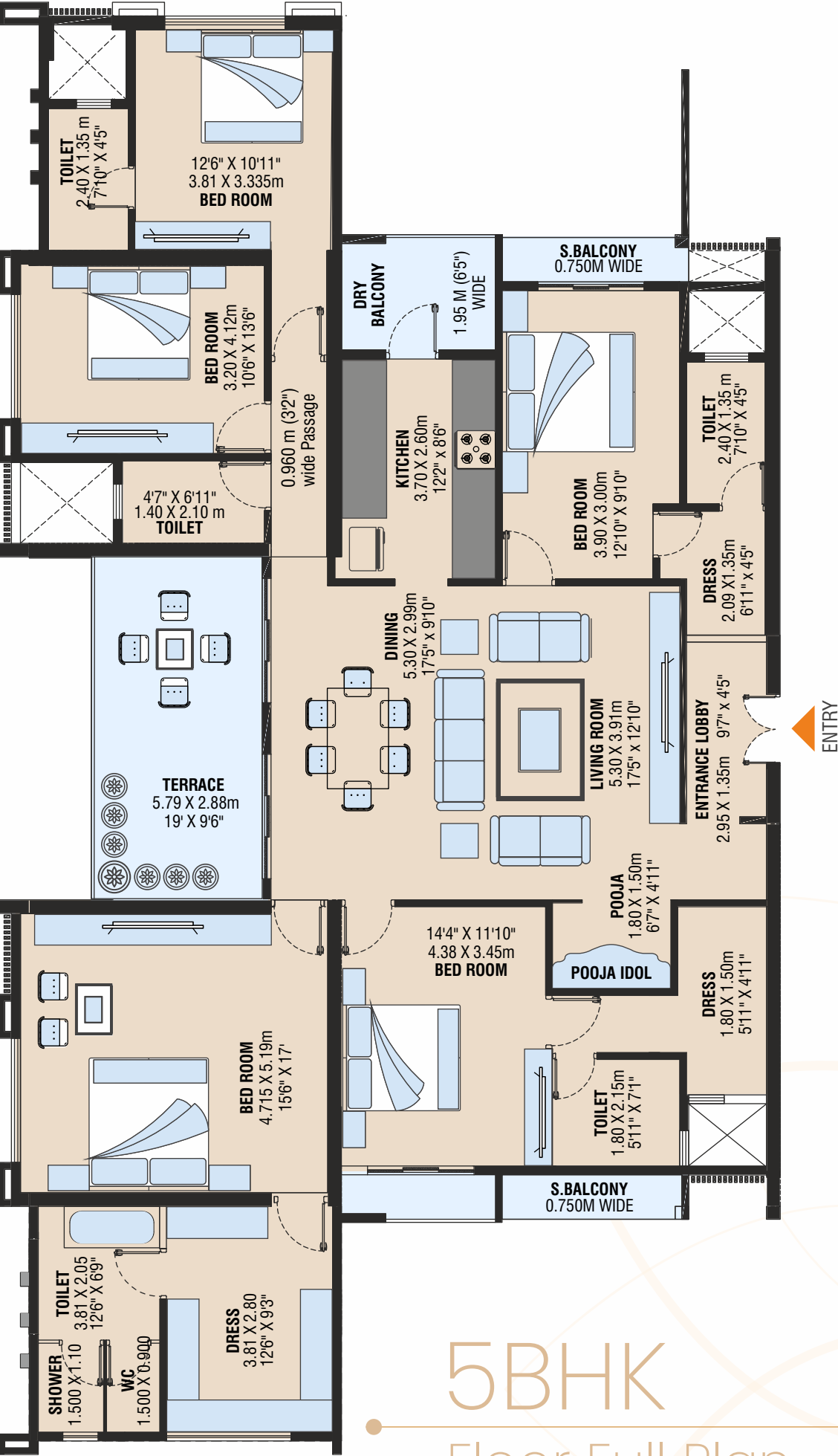


# 4BHK Floor Plan

TOP VIEW









# AMENITIES

## FIRST FLOOR

Podium Garden



Gymnasium



Yoga Space

Indoor Games



Meditation Area



Home Theater



Sit Out Area



Kids Play Area



## TOP FLOOR



Party Hall



Multipurpose Hall



Rooftop Terrace & Lounge







Interior Views

Special Amenities



# SHERATON

## SPECIALIFICATIONS

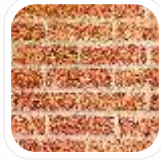
### STRUCTURE

- Earthquake resistant RCC structure



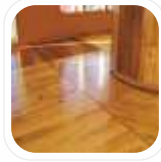
### WALLS

- 6 inch external walls and 4.5 inch internal walls



### FLOORING

- vetrified flooring in all rooms
- Anti skid flooring in terraces, washrooms, and dry balconies.



### ELECTRICAL

- Concealed electrical copper wiring
- Modular switches of reputed brand
- Adequate number of electrical points
- TV and telephone points in living room and all bedrooms
- AC point in all bedrooms



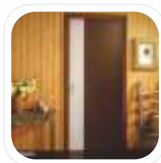
### WINDOWS

- UPVC windows
- Granite windows sills powder coated
- aluminum louvered windows in washroom
- Provision for exhaust in the kitchen and washrooms



### DOORS

- Attractive main entrance T.W. door
- All bedrooms toilet and terrace doors will be molded doors
- Toilet door frame in granite



### KITCHEN

- Granite kitchen platform with SS sink
- Attractive full height kitchen dado with tiles
- Provision for water purifier in kitchen



### WASHROOMS

- Designer glazed tiles dado upto full height
- Jaguar or other equivalent brand CP fittings
- Concealed internal plumbing
- Premium sanitary ware



### LIFTS

- Two Stretcher Automatic Lifts



### SECURITY

- CCTV surveillance of all common areas
- 24 hours security personnel



### ELECTRICAL BACKUP

- Generator backup for lifts and common utilities



## SPECIAL FEATURES

Video Door Phone



CCTV Cameras in Common Areas



Basement and Ground Floor Mechanical Parking



Rainwater Harvesting

Solar Electric panels for common lightning and utilities



P.O.P in all rooms

