

VARAD INFRA

Varad Residency

LUXURY 3BHK LIVING | WHERE ELEGANCE MEETS COMFORT

<https://varadinfra.org>

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WELCOME TO VARAD RESIDENCY

Discover a refined living experience designed for modern families who value space, comfort, and elegance.

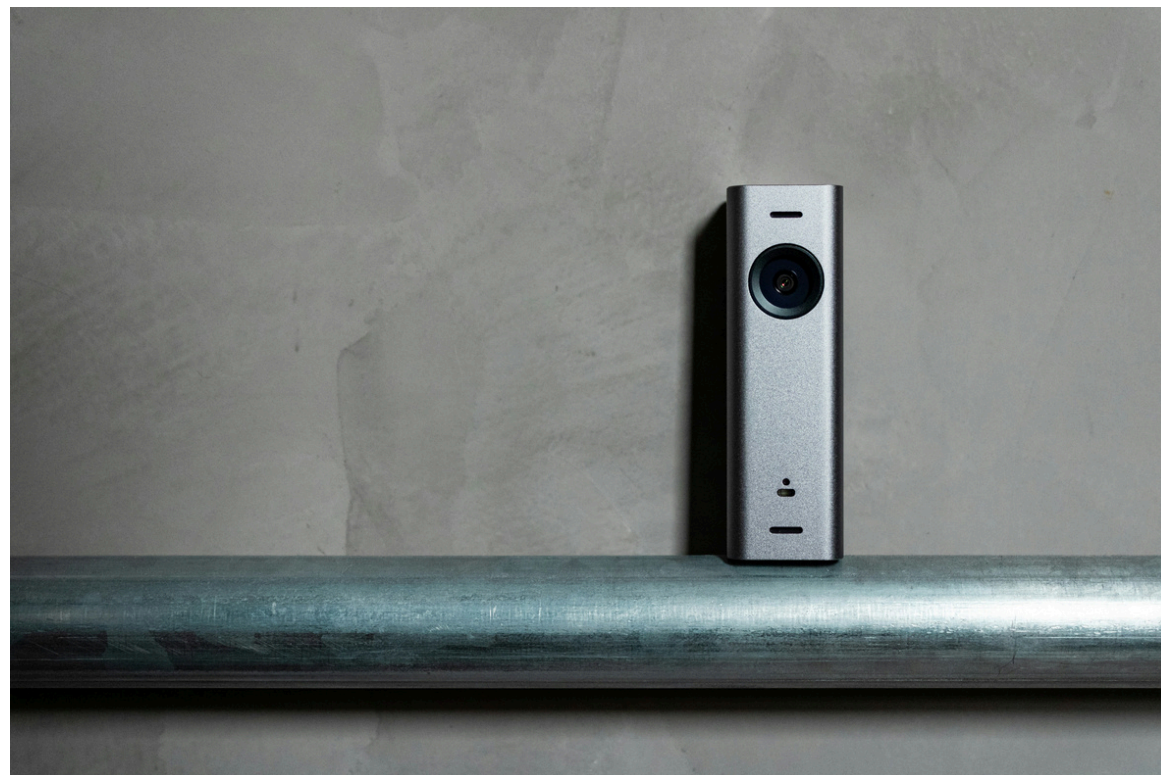
Varad Residency offers thoughtfully planned 3BHK residences with contemporary architecture, premium finishes, and a lifestyle that blends functionality with luxury.

Every detail is crafted to elevate your everyday living.

PROJECT OVERVIEW

- Premium 3BHK Residences
- Thoughtfully Designed Layouts
- Spacious Balconies
- Ample Parking
- Modern Elevation Design
- High-Quality Construction





PROPERTY KEY FEATURES

- Modular kitchen
- POP (Bedroom + Hall)
- PVC Ceiling (All Balconies)
- Mosquito mesh installation for sliders and windows
- Video doorbell security system
- Lift with power backup
- Solar system for common area lighting
- Vastu-compliant design
- Dedicated parking space



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PARKING PLAN

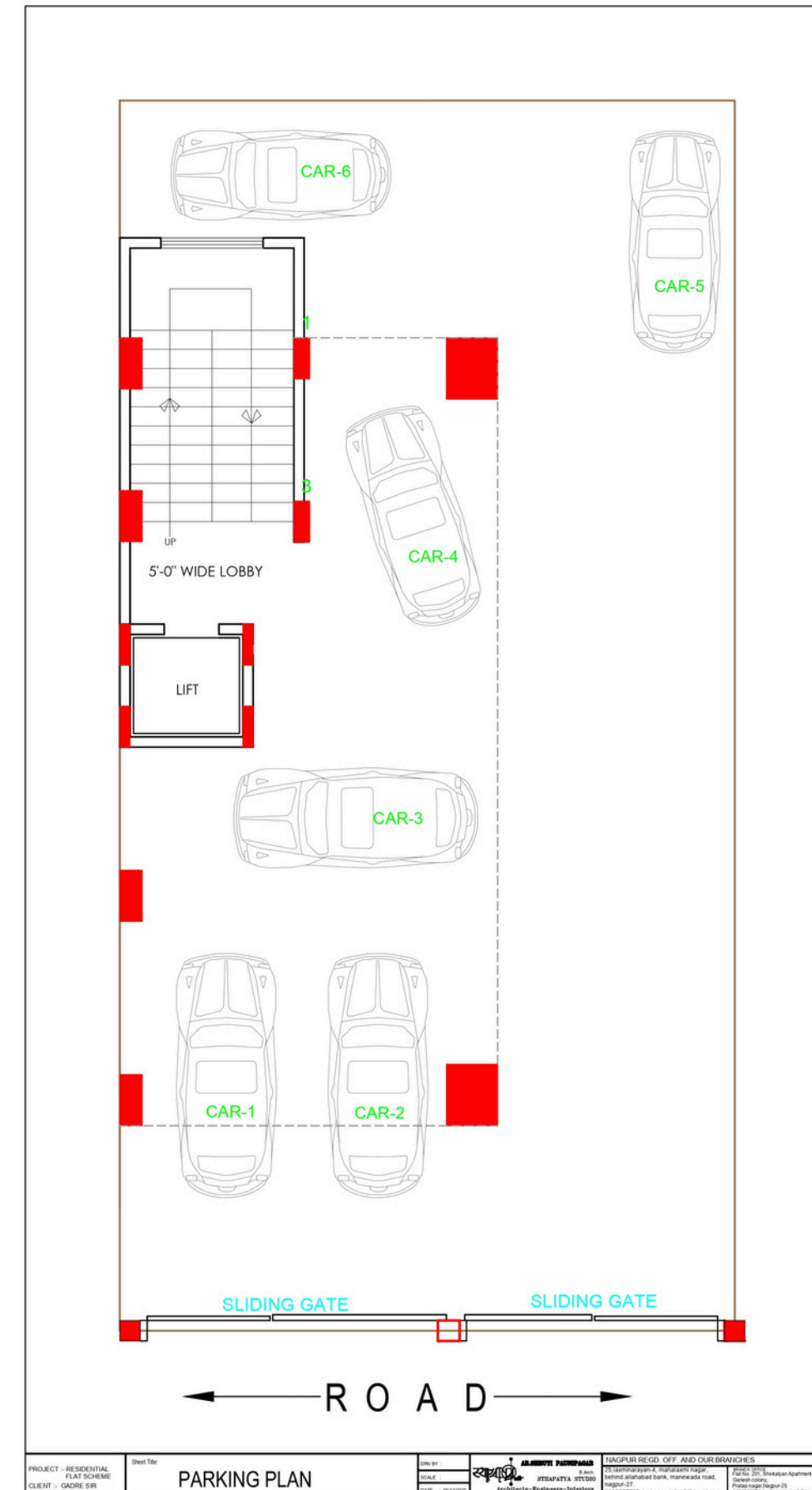
CONVENIENCE BEGINS THE MOMENT YOU ARRIVE

The ground floor is thoughtfully planned to ensure smooth vehicle movement, easy accessibility, and maximum parking efficiency.

With clearly designated parking spaces and a well-structured layout, residents enjoy a hassle-free and secure parking experience every day.

HIGHLIGHTS

- Dedicated Car Parking Spaces
- Easy Entry & Exit Access
- Wide Driveway for Smooth Movement
- Safe & Organized Layout
- Convenient Lift & Staircase Access



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WE INVITE YOU TO CAREFULLY GO THROUGH THE FOLLOWING PAGES TO FULLY UNDERSTAND THE SPECIFICATIONS & AMENITIES. FOR ANY QUERIES OR ADDITIONAL INFORMATION, PLEASE CONTACT OUR SALES TEAM AT [9270287449](tel:9270287449).



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STRUCTURE :	Earthquake Resistant Design Features: Clay bricks to keep building Thermal Resistant, Energy Efficient & Sound Insulation.
WALL :	Internal 4" thick Brick wall. External 6" thick Brick wall
PLASTER :	Internal : 12mm Thick Smooth Plaster Finish. External : Double Coat Sand Faced Plaster.
PAINT :	Internal : Emulsion paint for Interior. External : Weather Proof Emulsion paint (Ultima).
WINDOW :	3Track Aluminium Powder Coated Windows with M.S Grill.

DOORS :	Front Door : Flush Door with Mica on front with ply Veneer Frame. Internal : Flush door with Mica on Front with Ply Veneer frame.
KITCHEN :	Modular Kitchen with Black granite Platform & SS Sink. Full Glazed tile Dado.
ELECTRIFICATION :	Wires Polycab/ Kei/ Greatwhite concealed wiring with ISI marked wire & Switches. T.V. Point in drawing room and master bedroom Greatwhite / Legrand.
TOILET :	2X4 Dado tiles upto Ceiling, 2X2 Anti Skid Tiles on Floor.
BATHROOM FIXTURES ::	Jaguar Essco/ Asian Bathsense Fixtures.



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SANITARY WARE :	JAQUAR / CERA wash basin wall hung commode Orissa Pan.
WATER SUPPLY :	Separate Overhead water tank for corporation water For Drinking purpose. Boring water for utility purpose.
RAILINGS :	Glass Railings for Balconies & SS Railing in Staircase.
LIFT ::	Lift with ARD System & Power Backup (JOHNSON / KONE / OTIS).
PARKING :	Individual Parking for Car.
WATER PROOFING :	Water Proofing for Terrace & Toilet Block.

WHY CHOOSE VARAD RESIDENCY?

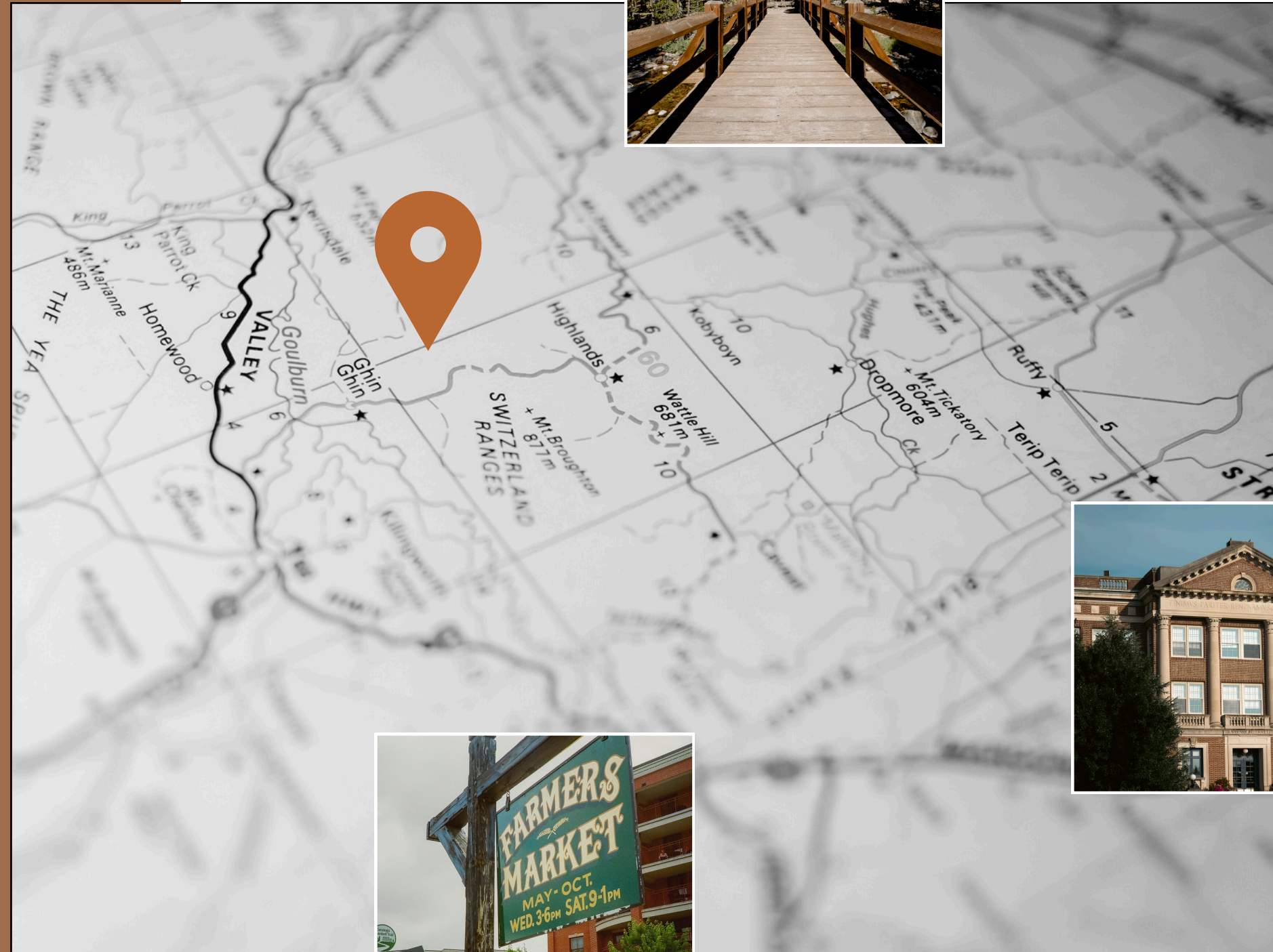
- Perfect Balance of **Luxury** & **Comfort**
- Designed for **Modern Families**
- High **Investment Potential**
- **Quality** You Can **Trust**

**SITE: PLOT NO. 20, DINDAYAL NAGAR, IN FRONT OF
SWAWLAMBI NAGAR RAM MANDIR, NAGPUR**

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KEY LOCATION ADVANTAGES

- **Strategic Connectivity:** The area is well-connected to major parts of Nagpur via **Hingna Road**, **Umred Road**, and the **Outer Ring Road**, **London Street**. It is situated near prominent neighborhoods like **Subhash Nagar**, **Jaitala**, and **Trimurti Nagar**.
- **Proximity to Metro Stations:** Residents benefit from quick access to multiple metro stations, including **Subhash Nagar Metro Station** (approx. 1.7 km), **Jaiprakash Nagar Metro Station** (approx. 2 km), and **Ambazari Lake Metro Station** (approx. 2.6 km).
- **Educational Hub:** The locality is close to several reputed educational institutions, such as **Bhavan's B.P. Vidya Mandir** (1.1 km), **Somalwar High School** (1.2 km), and **School of Scholars** (1.8 km).
- **Healthcare Facilities:** Major hospitals are within easy reach, including **Viveka Hospitals** (1.4 km), **Orange City Hospital & Research Institute** (2.1 km), and **Wockhardt Cancer Institute** (2.8 km).
- **Recreation & Natural Beauty:** It is in close proximity to **Ambazari Lake and Garden**, one of Nagpur's largest scenic spots, offering activities like boating and swimming. The area also features several well-maintained local parks and playgrounds like the **NIT Playground** and also the scenic **Swawlambi Nagar Ram Mandir**.
- **Shopping and Lifestyle:** Everyday convenience is ensured by nearby markets and commercial hubs. Notable outlets include **Haldiram's** (600 m), **Zudio** (1.2 km), and **Chaudhari Lifestyle** (1.6 km).



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BEAUTY THAT TRANSFORMS WITH TIME



PRELIMINARY

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THE PRICING

3BHK Residences Starting From: ₹ 1.13 Cr (Negotiable)

Flexible Payment Plans Available

Other Applicable Charges: As per agreement

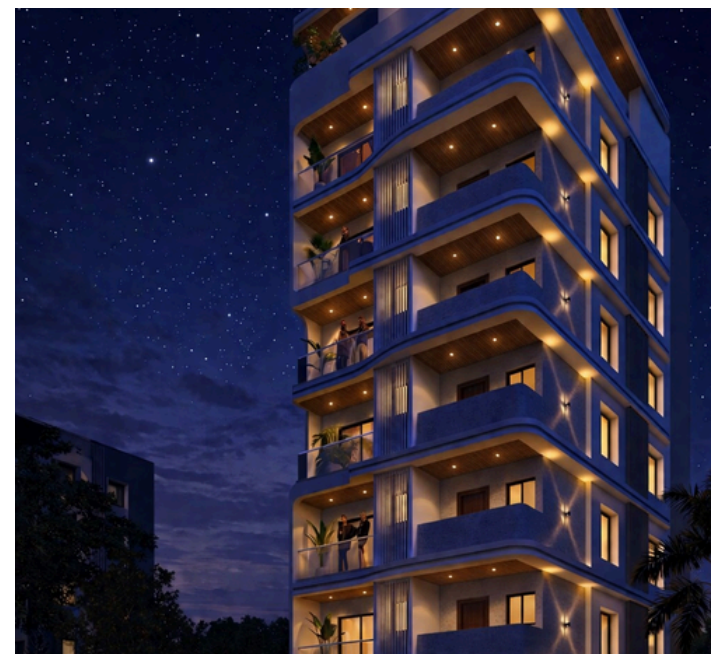
10% Down Payment

Easy Installment Structure During Construction

Other Applicable Charges: As per agreement

THE PRICING

- Individual electricity meter charges will be borne by the purchaser.
- Any additional work beyond standard specifications will be charged separately and must be paid in advance.
- All government legal charges will be borne by the purchaser.
- Documentation and legal fees are payable by the purchaser.
- No deductions will be made for changes from standard specifications.
- GST and other statutory charges, if applicable, will be charged extra.



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CONTACT INFORMATION

VARAD INFRA

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Thank you

SCHEDULE A SITE VISIT TODAY.

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