

Project by
Sunraj Construction

Plot No 2, Rajiv Nagar, Somalwada,
Wardha Road, Nagpur - 440025

Contact for Booking

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MAHA RERA NO. P50500077192

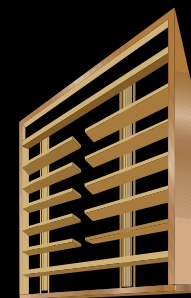
<https://maharera.mahaonline.gov.in>



Architects
Ravi Sonkusare
Architects

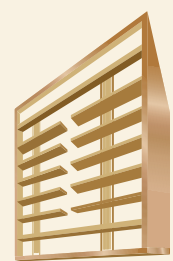
Structual Consultant
P.S. Patankar
& Consultants

Disclaimer : This brochure is purely conceptual presentation and not a legal offering,
developers reserve the right to alter or to make any changes in the elevation plan or
specification as deemed fit.



MODERN
-LOFT-

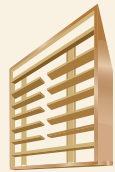
PREMIUM 3BHK APARTMENTS



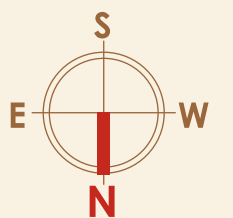
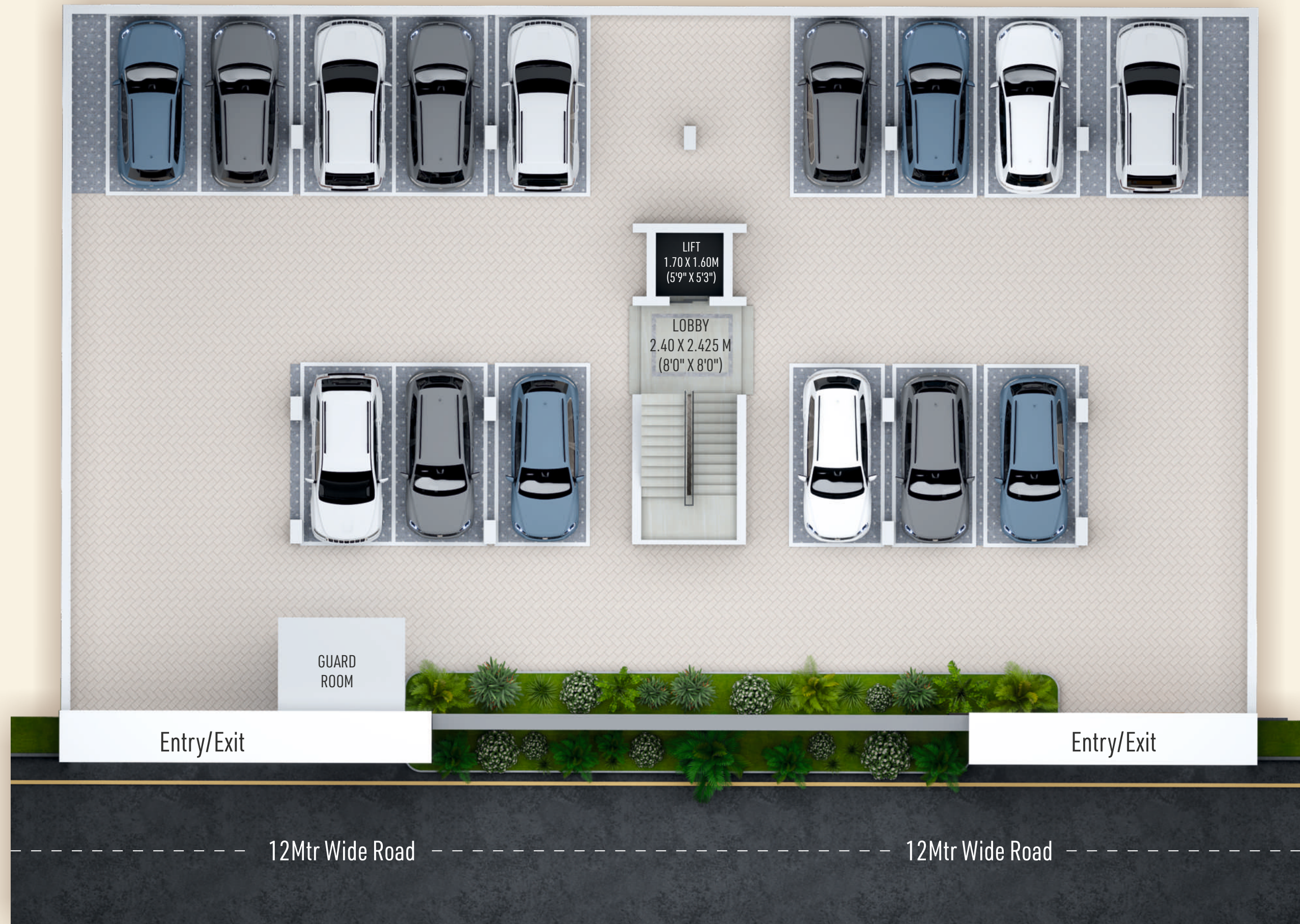
MODERN -LOFT-

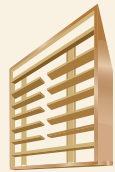
"Modern Loft" is a spacious 3BHK residential building designed with contemporary living in mind. Each apartment boasts open-plan layouts, and large windows, allowing for ample natural light and ventilation. The Apartments is thoughtfully designed having living spaces, including a luxurious master bedroom, two additional spacious bedrooms, and a versatile living area. Perfect for families or professionals, "Modern Loft" offers a harmonious blend of style, comfort, and functionality.





Ground Floor Plan



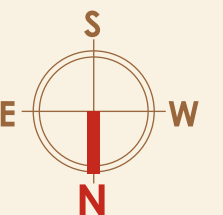


Typical Floor Plan (1st to 7th)



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	TOTAL AREA	S/BUILT UP AREA
101 TO 701	3BHK	958.92	199.96	1158.88	1500.00
102 TO 702	3BHK	958.92	199.96	1158.88	1500.00

All Area in Sq.ft.





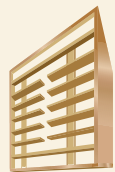
SPACIOUS
ENJOY NATURAL LIGHT IN OUR
WELL VENTILATED HOMES

LEISURE
REJUVENATE, RELIVE
AND REFRESH YOURSELF!



3D Cut View of Flat





Specifications



STRUCTURE

Earthquake Resistant - RCC Framed Structure.
M-25 Concrete slab



WALLS

Internal - 115mm thick red brick masonry
External - 115mm thick red brick masonry



PLASTERS

Inner Walls - 12mm thick smooth finish plaster
with 2 layers of base coat (Putty- Waterproof)
Outer Walls - 15 - 20mm thick smooth finish
double coat plaster



PAINTING

Interior : Putty Finish with Acrylic Emulsion Paint.
Exterior: Waterproof acrylic finish paint.



DOORS & WINDOWS

Entrance Door: B-Secure door with all safety features.
All Internal Doors: Laminated Flush Doors.
Windows: Powder Coated Aluminum Sliding Windows
with MS Safety Grills



KITCHEN

Granite counter top with stainless steel sink.
Glazed ceramic tiles up to lintel level.
Tap Fittings for Sink.



W.C. & TOILETS

Concealed Plumbing with Branded CPVC Pipes.
Color Ceramic Dado Tiles up to lintel level.
Sanitaryware & Bath Fittings.
Provision for geyser & exhaust.



FLOORING

Hall/Dining & Bedroom : Vitrified Tiles
Kitchen: Anti-skid Vitrified Tiles
Toilet & Balconies: Anti-skid Tiles
Lobby/Staircase: Tiles with Granite Frame for Lift Door



ELECTRICAL

Concealed wiring with adequate points & ISI
standard modular switches.
AC points in master bedroom.
TV points in hall & master bedroom.



LIFT

High speed elevator of 8 passenger enabled
with power backup.



WATER SUPPLY

Overhead Water Tank (Domestic & Drinking Separate),
Underground Water Tank, Borewell, Corporation
Water Supply.



PARKING & COMMON AREAS

Ample car parking space.
Paver Blocks in Margin Space.

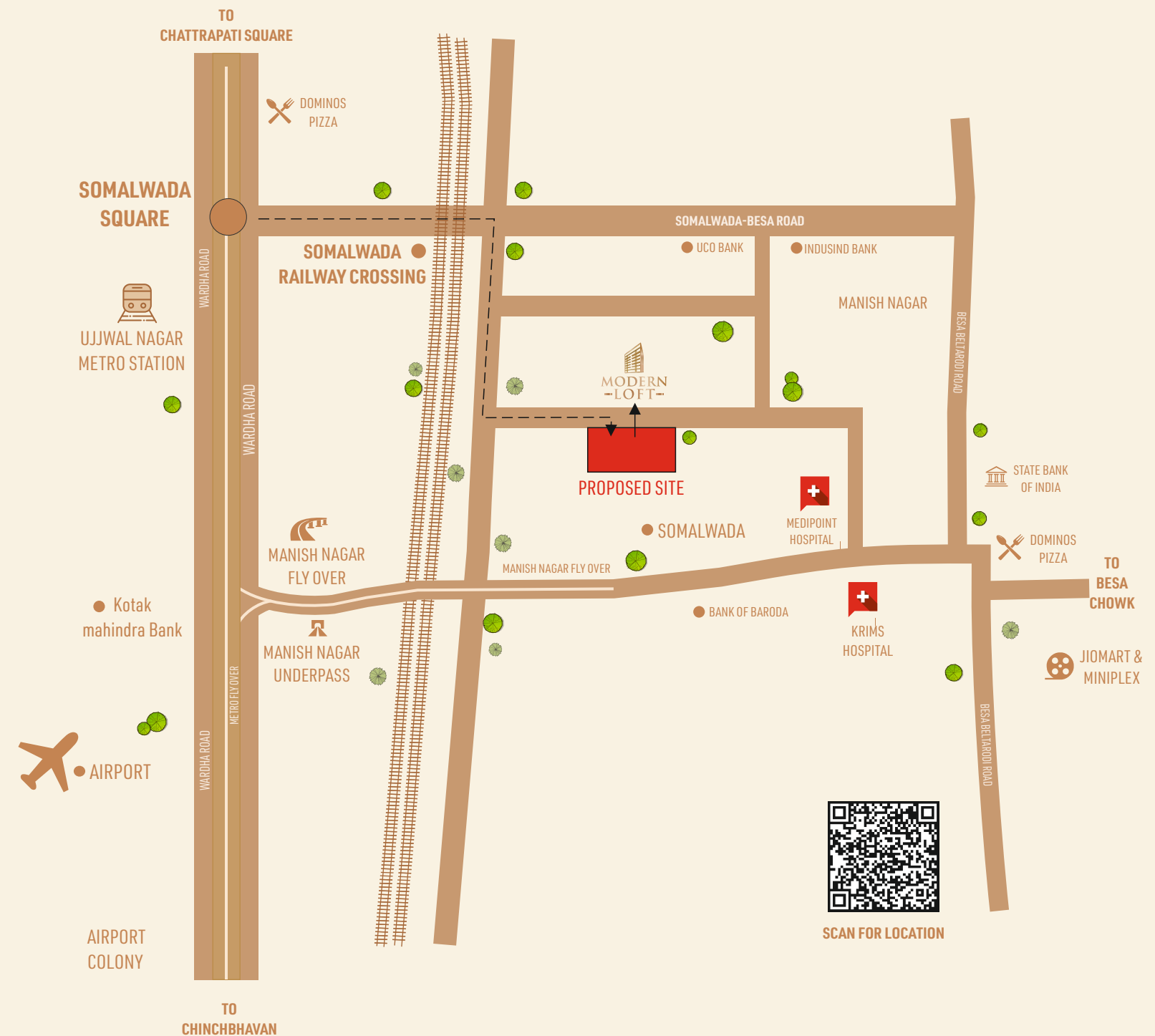


FACILITY

CCTV Surveillance for common areas.
Rain Water Harvesting.
Sewer Treatment Plant.
Owner's Name plate at Ground Floor



Location Map



PRIME AVENUES
within 5mins



4 STAR HOTEL
IN 500 MTR AREA



MANY FOOD JOINTS
IN 500 MTR AREA



HOSPITALS IN
1KM AREA



PETROL PUMP
IN 300MTR AREA



CLOSE TO MANY
FAMOUS SCHOOLS
& PARKS



BANKS, SUPER MARKETS,
ATMS & MANY MORE



NEAR TO
METRO STATION