



**UNIVERSAL
HOUSE PVT. LTD.**
Eternal values set in concrete

EMBRACE PURE LIVING

**46 WEST
AVENUE**

**46, Hill Road,
Shivaji Nagar, Nagpur**



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Where infinite living comes home



If pure living is experiencing absolute bliss against the constantly changing city skyline, then 46 West Avenue would be at the top of the game.

A serene contrast to the compact urban dwelling, it is designed as an emblem to time, space, and eternal consciousness.

On the west of the sprawling city, where the topography of the land gradually transforms to reveal a fantastic landscape, you are left stunned by this authoritarian structure, holding its ground like it's the only one that can.

And, in so many ways, it's true.

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Designed for living the royal dream



With an imposing geometry and striking contours, 46 West Avenue makes for a spectacular show of detailing and finesse as you ascend floor by floor.

On a prodigious tract of land and at 8 stories, this edifice gazes at you and you cannot look away from it.

**46 WEST
AVENUE**

G+8

2 Flats Per Floor

Openness that elevates everyday life

When a building delivers inside what it promises outside, it is what you call a masterpiece of functional architecture. 46 West Avenue not only gives you the feeling of ownership as you stand watching it in the open air, but you also retain your sense of control once you gain access to one of its epicurean homes. Only 2 apartments per floor, each with 3 gorgeous balconies, keep your privacy untouched, and all the same, offer you a waft of pure and sweet air at any given time.

3 BHK

3 Balconies



46 WEST AVENUE

Not an architectural timepiece. A modern marvel.

A home open on three sides, and with a space designed to indulge, inspires timelessness. As modern as you can get and as unique as you can turn it around, every capacious apartment at 46 West Avenue is meant to give its owner a truly hallowed and laid-back experience.

Yes, you come from somewhere and really learn to cherish your life nowhere but here.





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In embrace of the city's
global nerve center

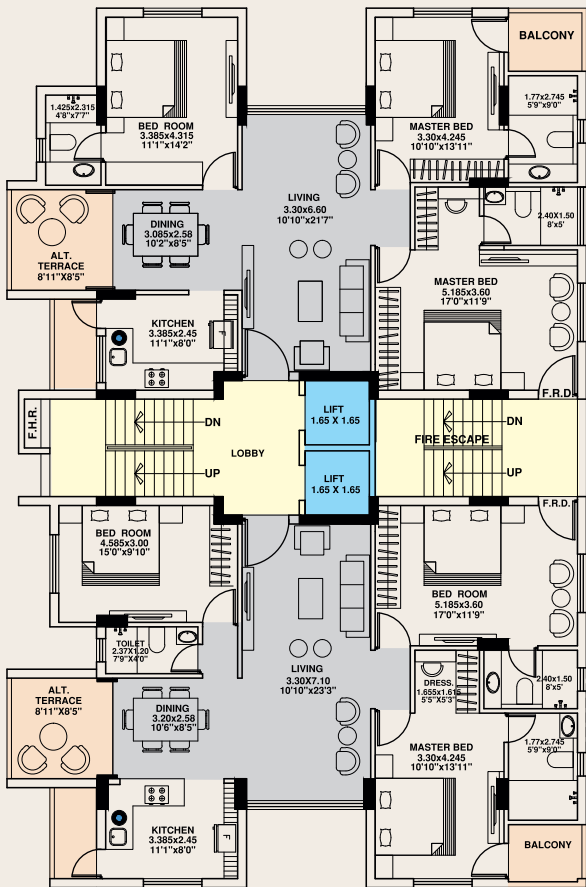


Located in Nagpur's prominent **Hill Road, Shivaji Nagar**, where comes converging the old and the new charms of this smart metropolis, **46 West Avenue** has everything in its vicinity what you could possibly ask for!

The quiet of the most serene part of the city – and the city's cosmopolitan character in general – is all for the taking here. All you need is taking a stroll through this place, and the next thing you know that it's already your home.

**46 WEST
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**Hill Road,
Shivaji Nagar**

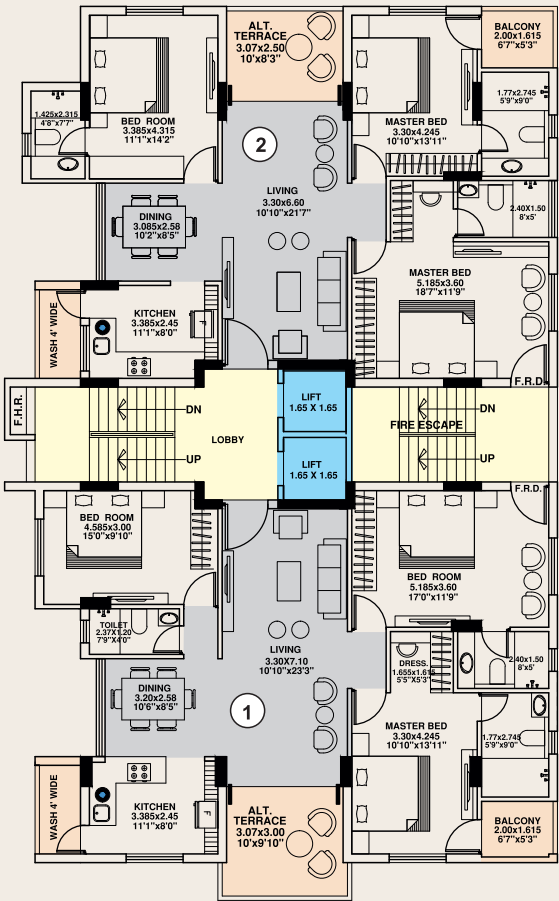


H I L L R O A D

416 WEST AVENUE



1 3 5 7 **FLOOR PLAN**



H I L L R O A D

416 WEST AVENUE



2 4 6 8 FLOOR PLAN

SPECIFICATIONS & AMENITIES

Structure

- RCC Frame Structure

Walls

- 9"/6" thick brickwork masonry for outer walls
- 4" thick brickwork masonry for inner walls

Plaster

- Plain plaster for internal and plain or textured plaster for external walls

Toilets

- Tiles up to 7 ft. height
- Granite stone fascia for door openings
- Jaguar Florentine series or equivalent make White sanitary ware, Wall hung commode

Wash Basins

- Jaguar Alive or Opal series or equivalent make CP fittings
- Single lever hot & cold mixer with overhead shower
- CPVC & PVC Plumbing

Kitchen

- Kitchen platform with black granite top on aluminum stand
- Stainless Steel Nirali make or equivalent kitchen single bowl sink
- Tiles up to Lintel Level on Kitchen Platform

Utility Area

- Washing arrangement with water line and drain
- Ceramic tiles up to 3 ft. height

Electricals

- Concealed copper wiring (Make- Finolux, KEI, Polycab or equivalent)
- Seventy Light points & Five Power Points with Legrand (Mylite, Myrus series) make or equivalent modular switches
- TV point in living & bedrooms.
- AC point in all bedrooms and living room
- Provision of exhaust fan in kitchen & toilets
- Legrand or equivalent make Earth leakage circuit breaker

Flooring

- 36" x 36" or 24"x 48" vitrified tiles flooring
- Anti-skid tiles in toilets, balconies & terraces. (Flooring, Wall & Kitchen Platform Tiles for all the rooms, bathrooms @ Rs. 70/- per Sq.Ft.)

Doors & Windows

- Kalpataru, Greenply or equivalent make plywood frames with veneer door panel and Godrej or equivalent make locks
- UPVC windows (Make -Fenesta, Lingel or equivalent)

Finish & Paint

- Internal walls finished with smooth coating of cement base putty and three coats of velvet touch paint (Make- Asian, Nerolac or equivalent)



46 WEST AVENUE

Legal Notes

- Stamp duty, registration charges, legal documentation charges, society maintenance charges. Water/Electricity meter charges including cable and sub- station cost shall be borne by the purchaser.
- GST, cess or duties levied by the Government/local authorities during or after completion of the building will be borne by the purchaser. In the interest of the continual developments in design and quality of construction, the developer saves all rights to make any changes, including technical specifications, designs.
- Changes/alterations affecting the overall design concept & outlook of the building are strictly NOT PERMITTED during or after the completion. The brochure is intended only to convey the essential design and technical features of the building and shall not be construed to form part of the legal document.



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