



SHIVEN
MAGNUS

A Style Statement for Your Business



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THE NEW OPPORTUNITY RISING ON THE BUSINESS HORIZON OF VAPI

Vapi, India's number one industrial corridor hosts the **Shiven Magnus**. A project which offers you big sizes of warehouse to support your back storage facility, which is fully equipped with Amenities to support. Set on National Highway No.-48. **Shiven Magnus** represents a new business era with unique concept of warehouses. Exclusive value-added services and dependable infrastructure create an incomparable setting for experiential luxury.

A Style Statement for Your Business



SHIVEN
MAGNUS

Lubi Corporation Kalyan Traders Dabur Group

Ashok LeyLand Akoya Traders Cipla Group

Bajaj Motors Bombay Dyeing Apollo Tyres

Godrej Corporation Videocon Group Mid-Towers Group

B P L Group Asian Paints Moser Baer Apollo Tyres Jindal Steel Larsen & Toubro

Shree Group Jindal Steel B P L Group Raymond Group A.B Corporation



Location that makes ease for logistics

A
DESTINATION
THAT
REDEFINES
YOUR
BUSINESS



When it comes to business and commerce, first impression is often last impression... What is the prime quality of a profitable commercial space? Without a doubt, it is the location. Location and accessibility are the key attributes of success.



Right Place. Space. Price





In Accordance With Customers





LAYOUT PLAN

WESTERN RAILWAY



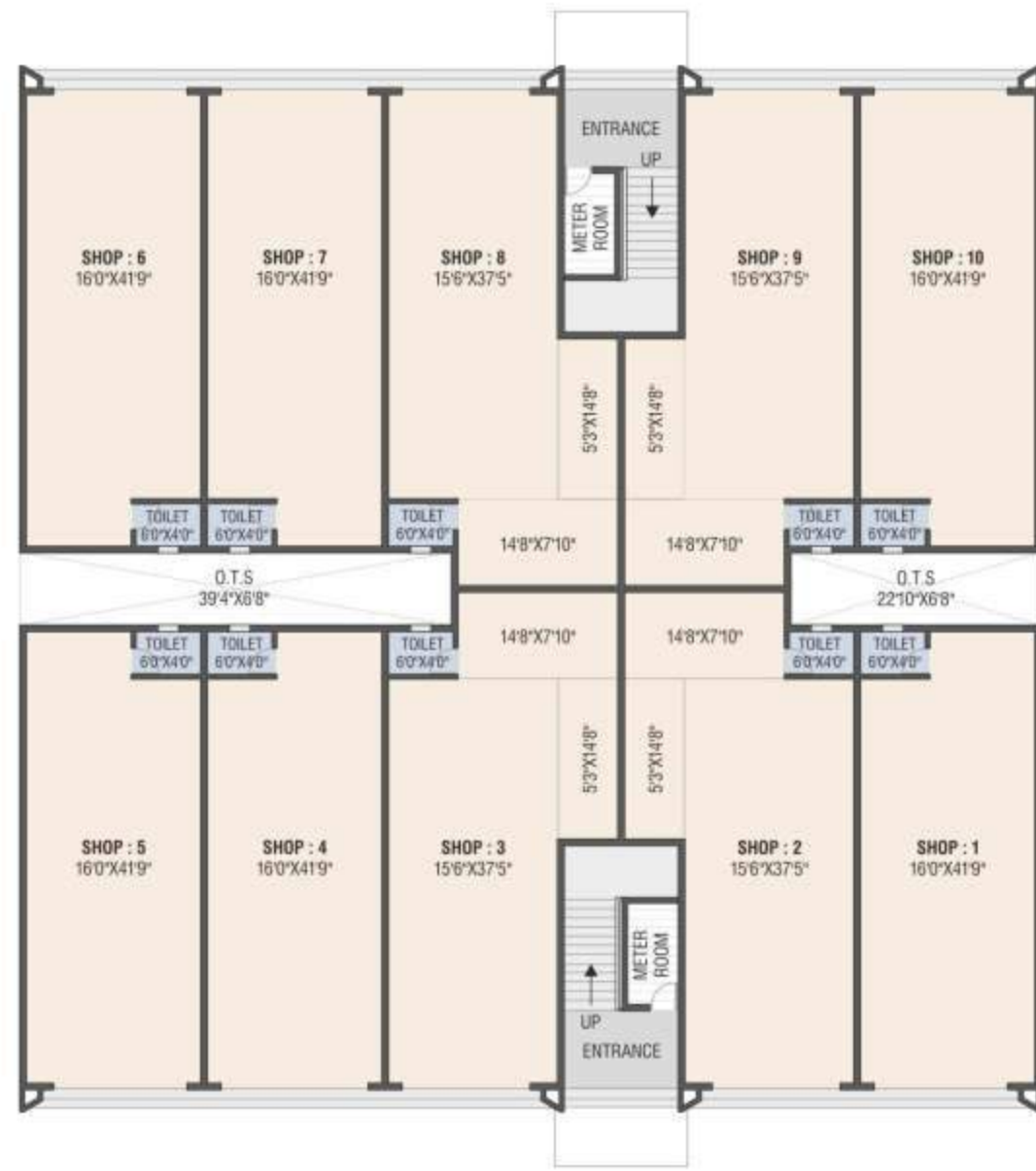
← Towards Mumbai

N.H.- 48

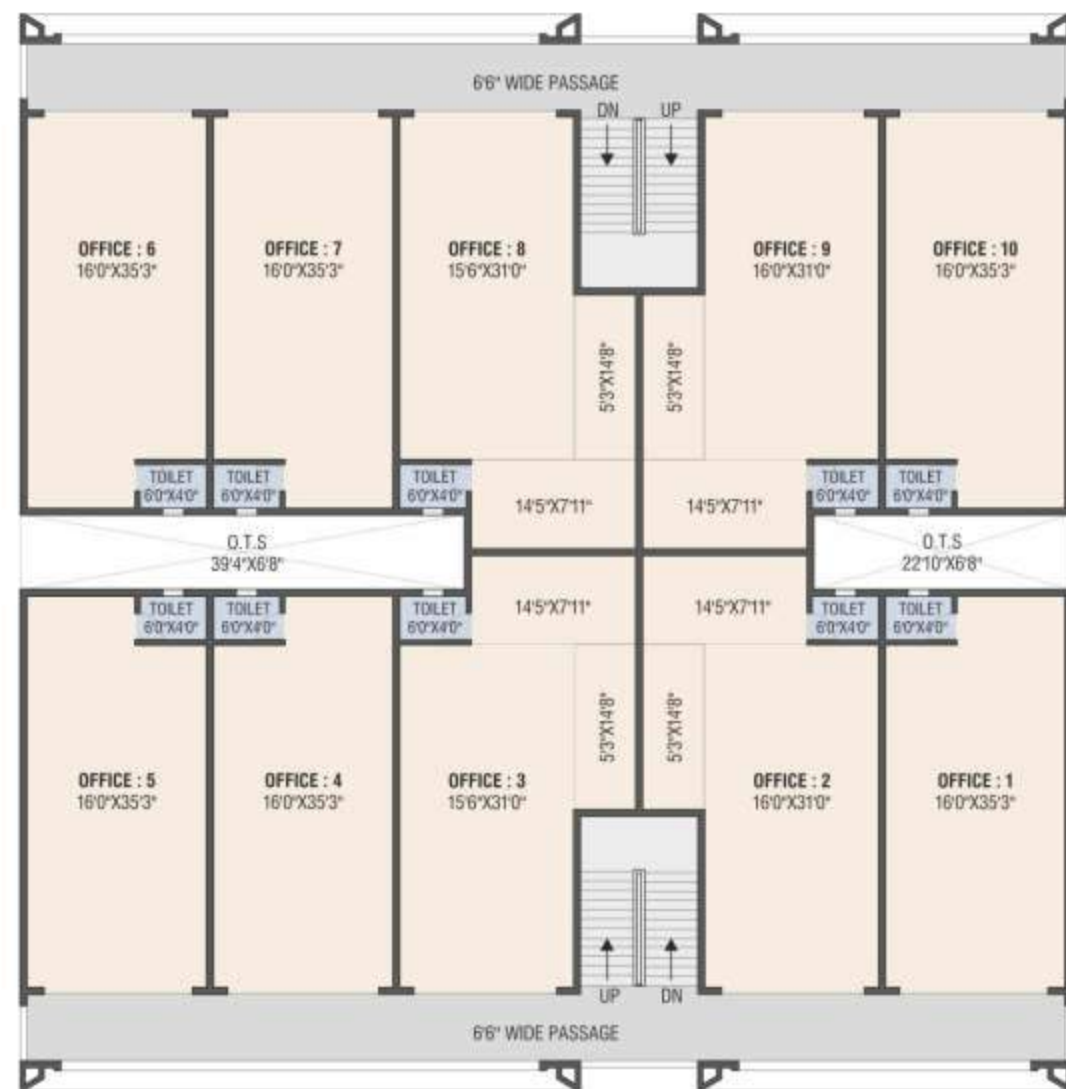
Towards Surat →



A & C BUILDING



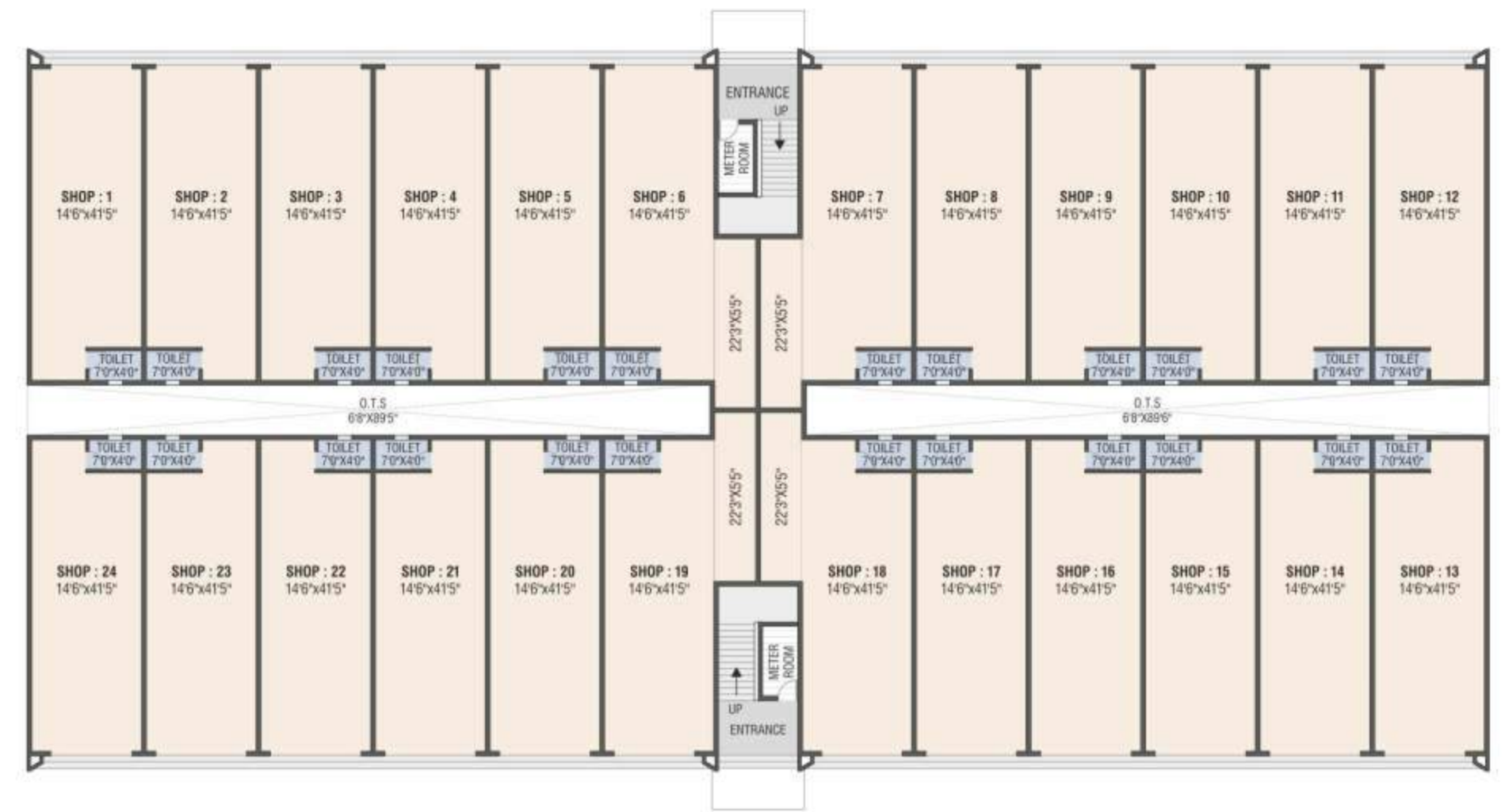
GROUND FLOOR PLAN



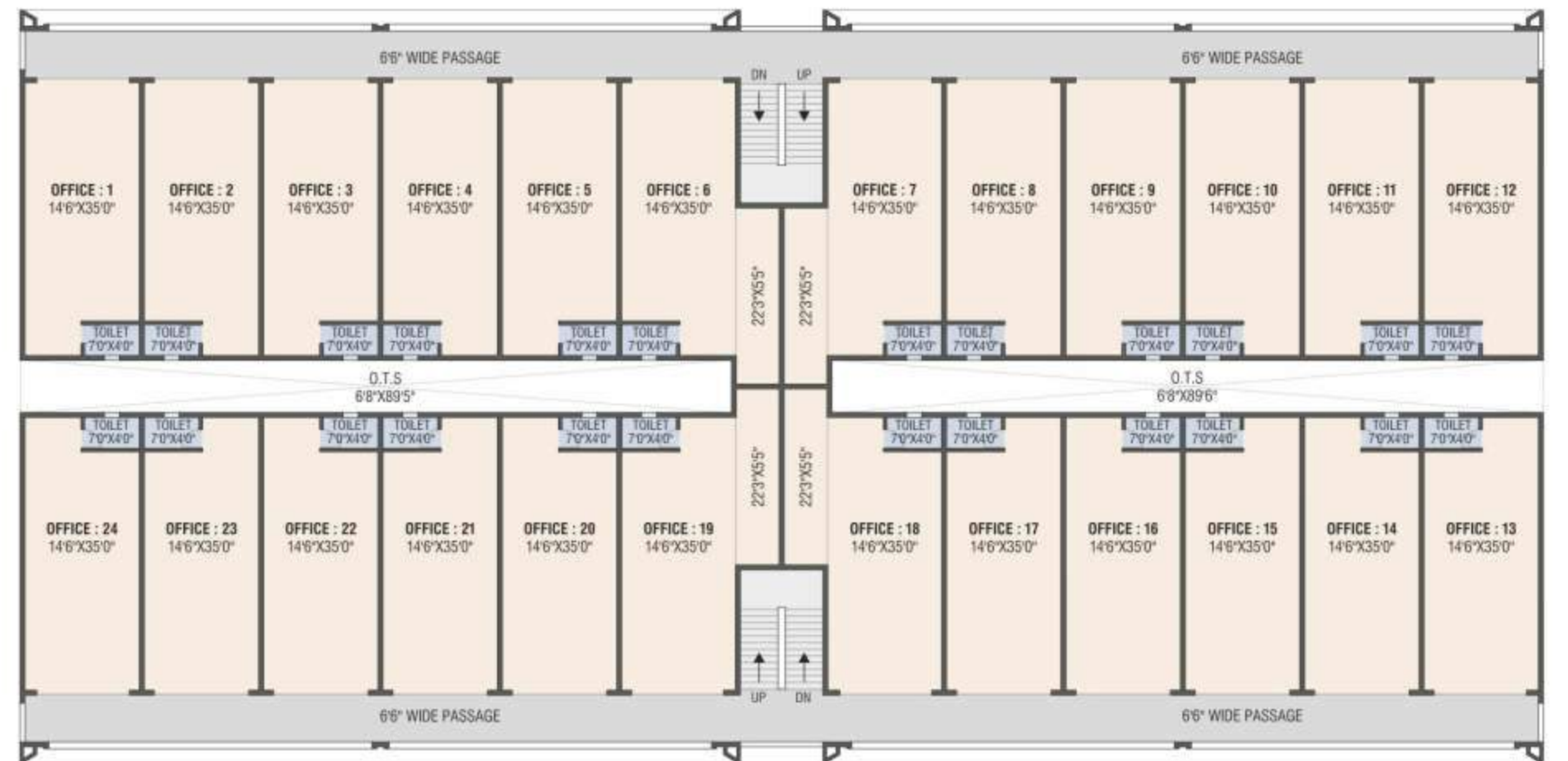
FIRST FLOOR PLAN



B BUILDING



GROUND FLOOR PLAN



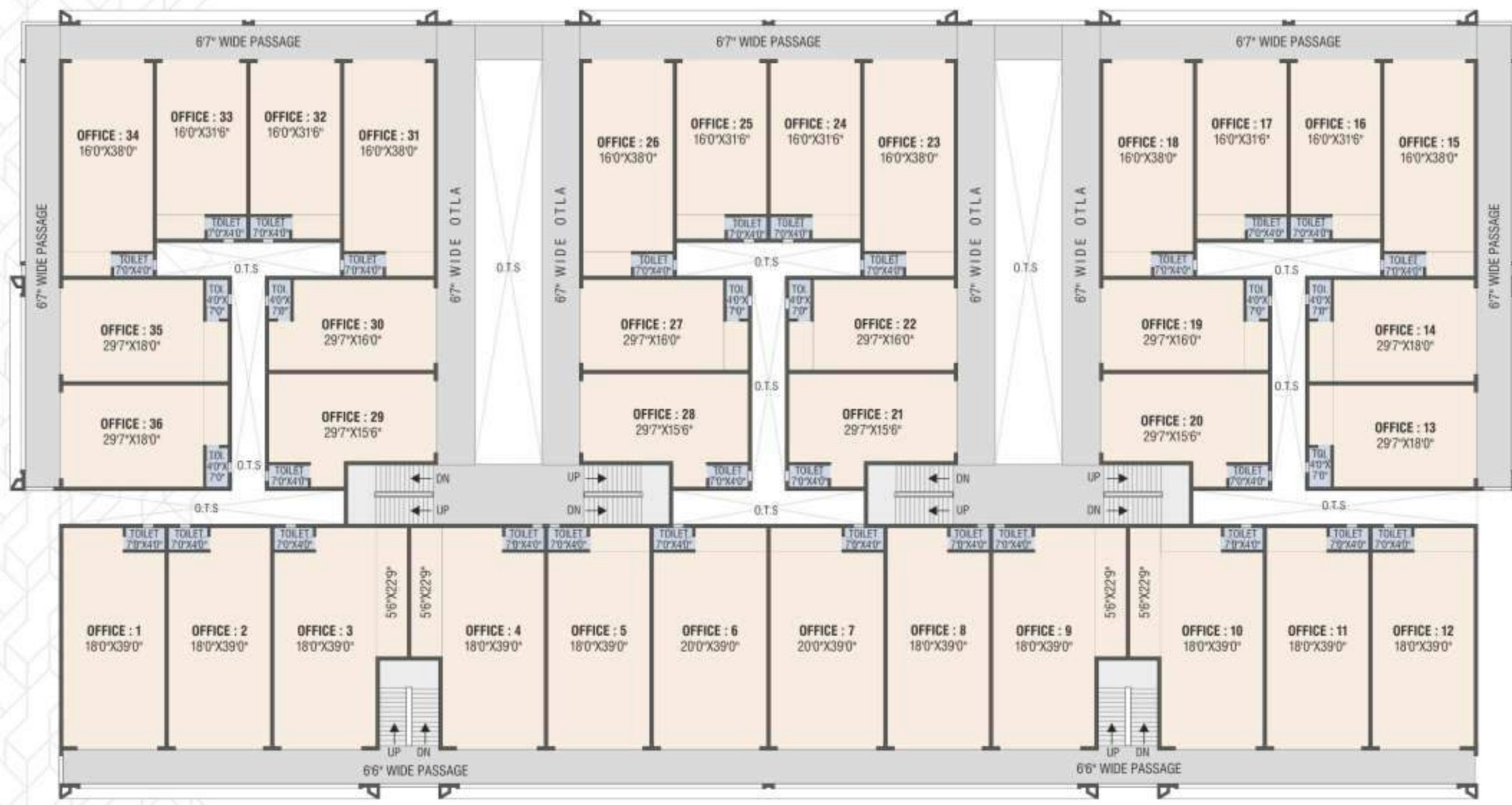
FIRST FLOOR PLAN

N D BUILDING

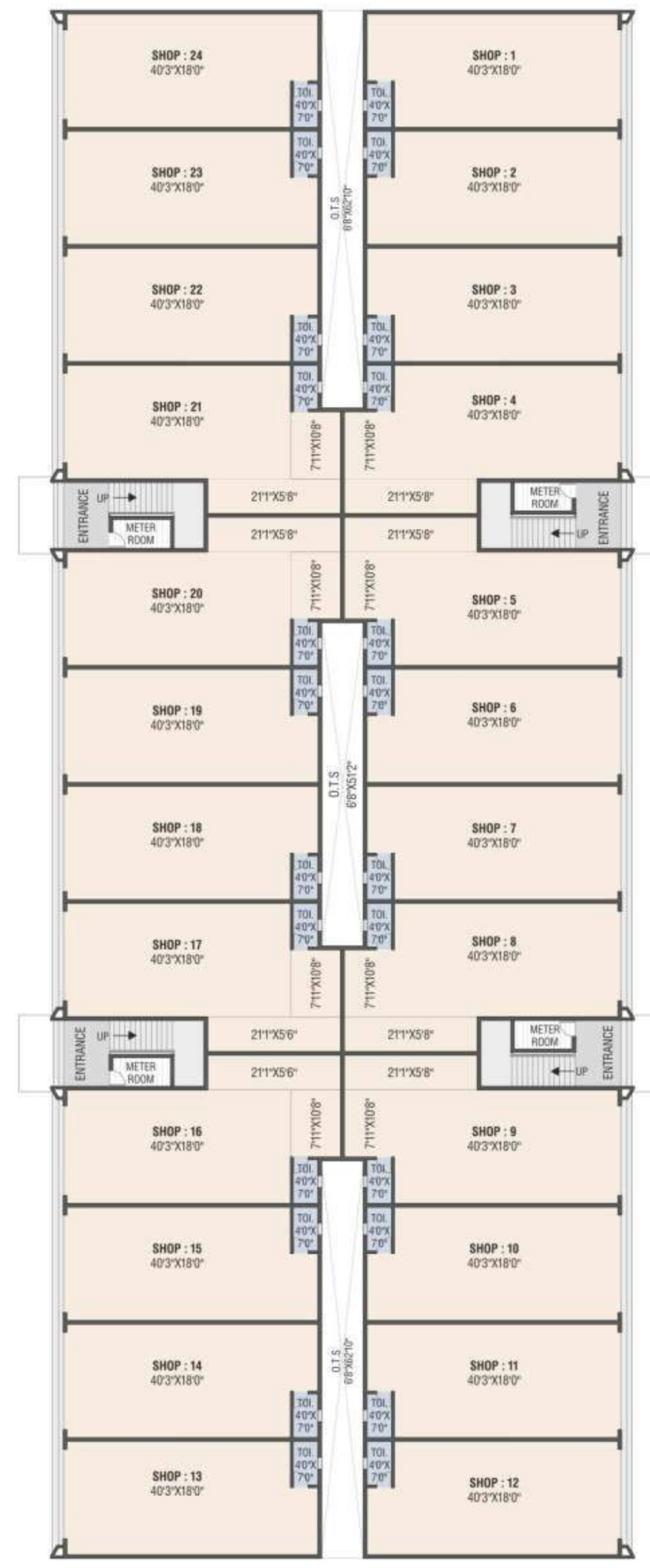
N E BUILDING



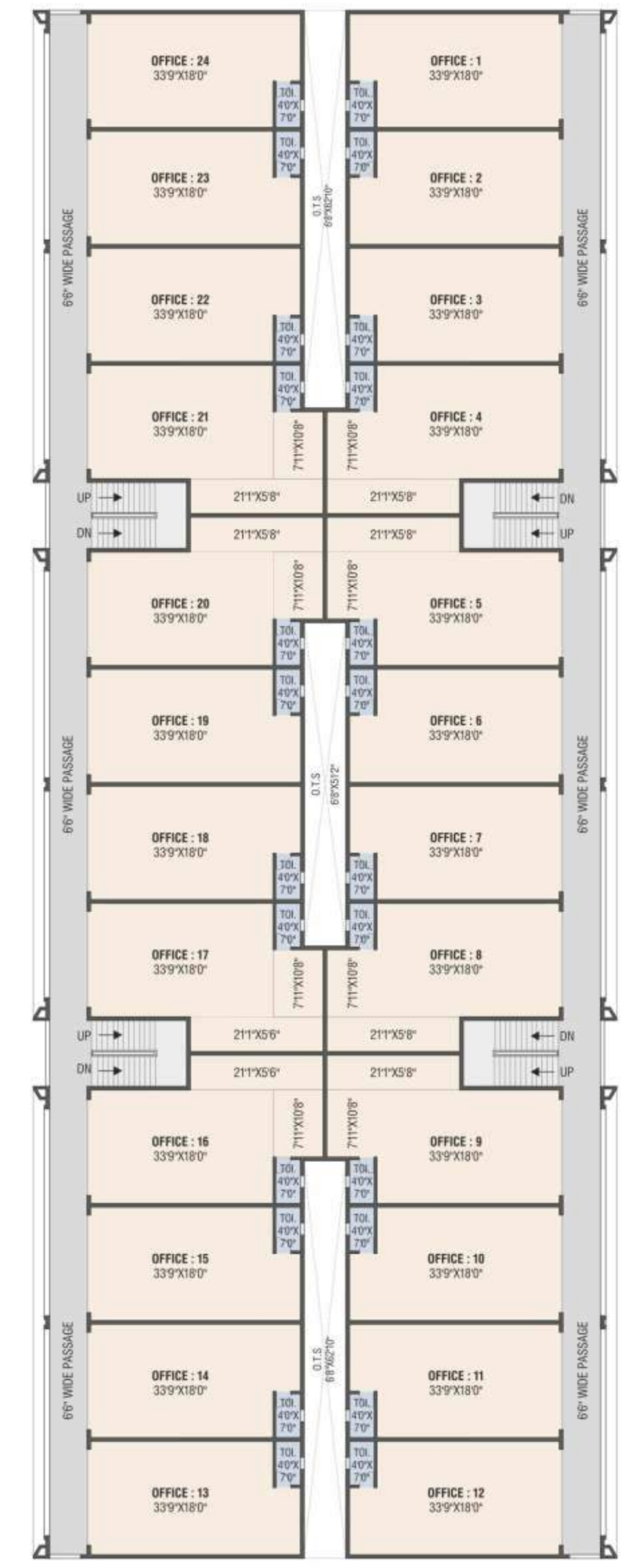
GROUND FLOOR PLAN



FIRST FLOOR PLAN



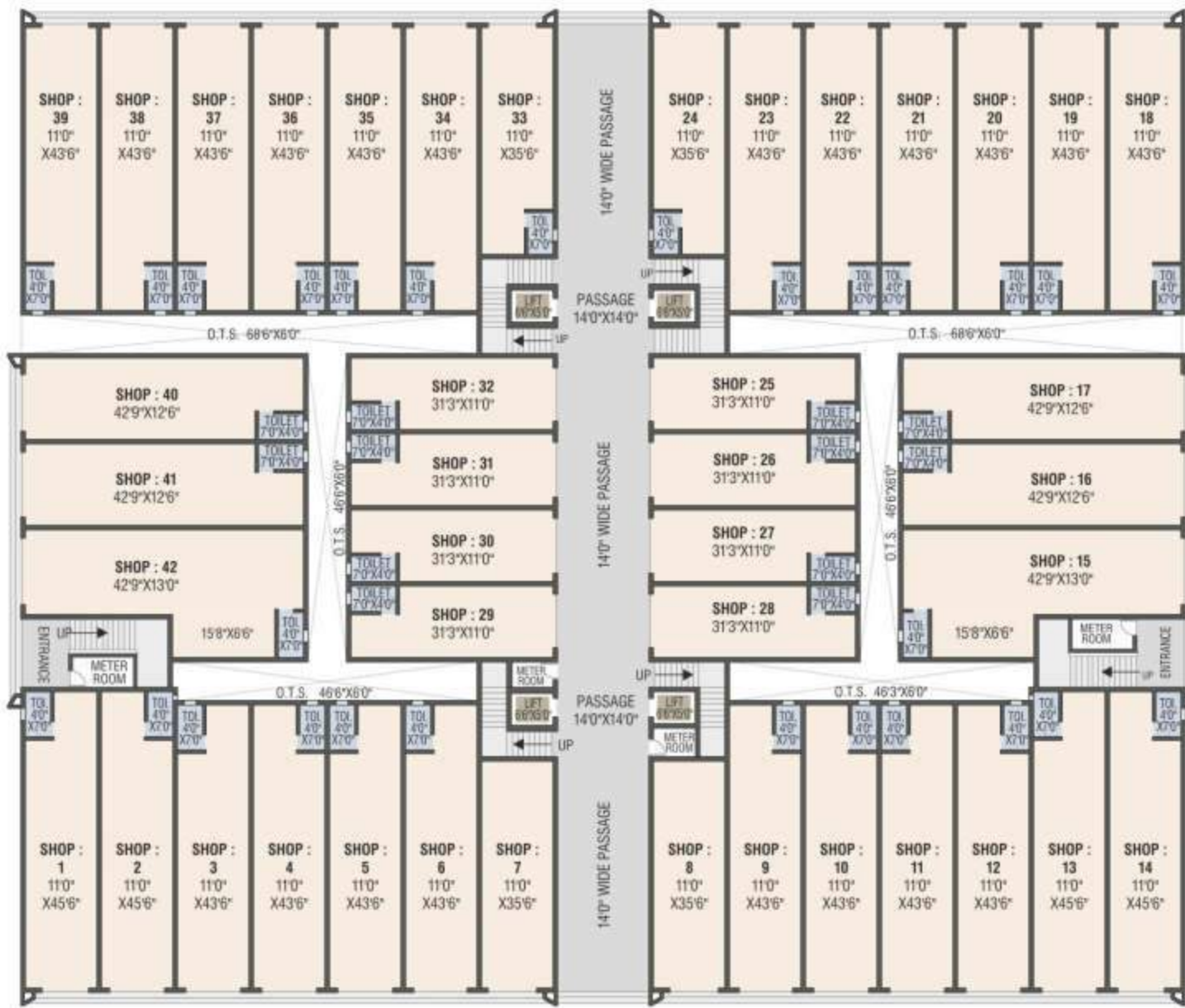
GROUND FLOOR PLAN



FIRST FLOOR PLAN



F BUILDING



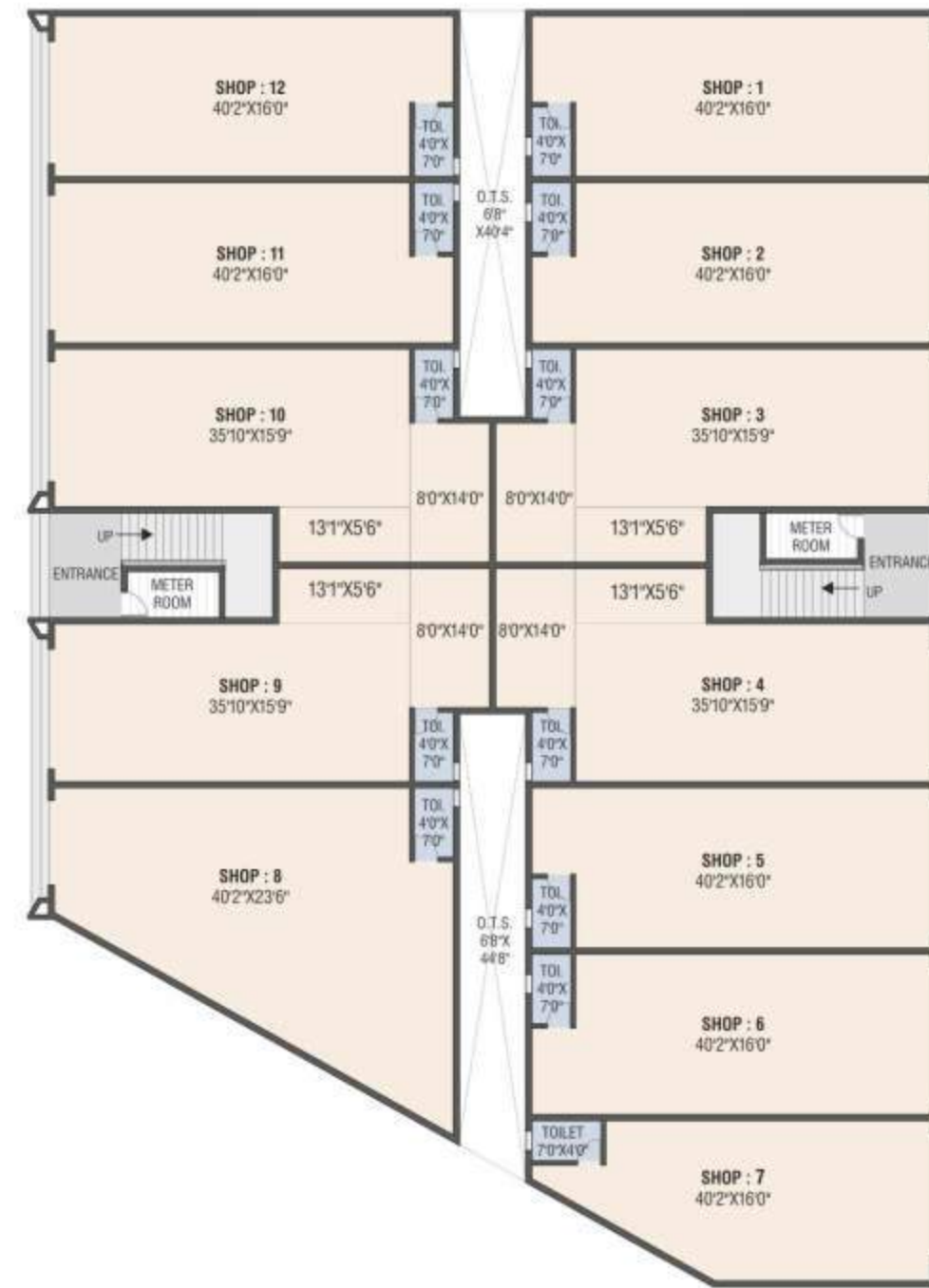
GROUND FLOOR PLAN



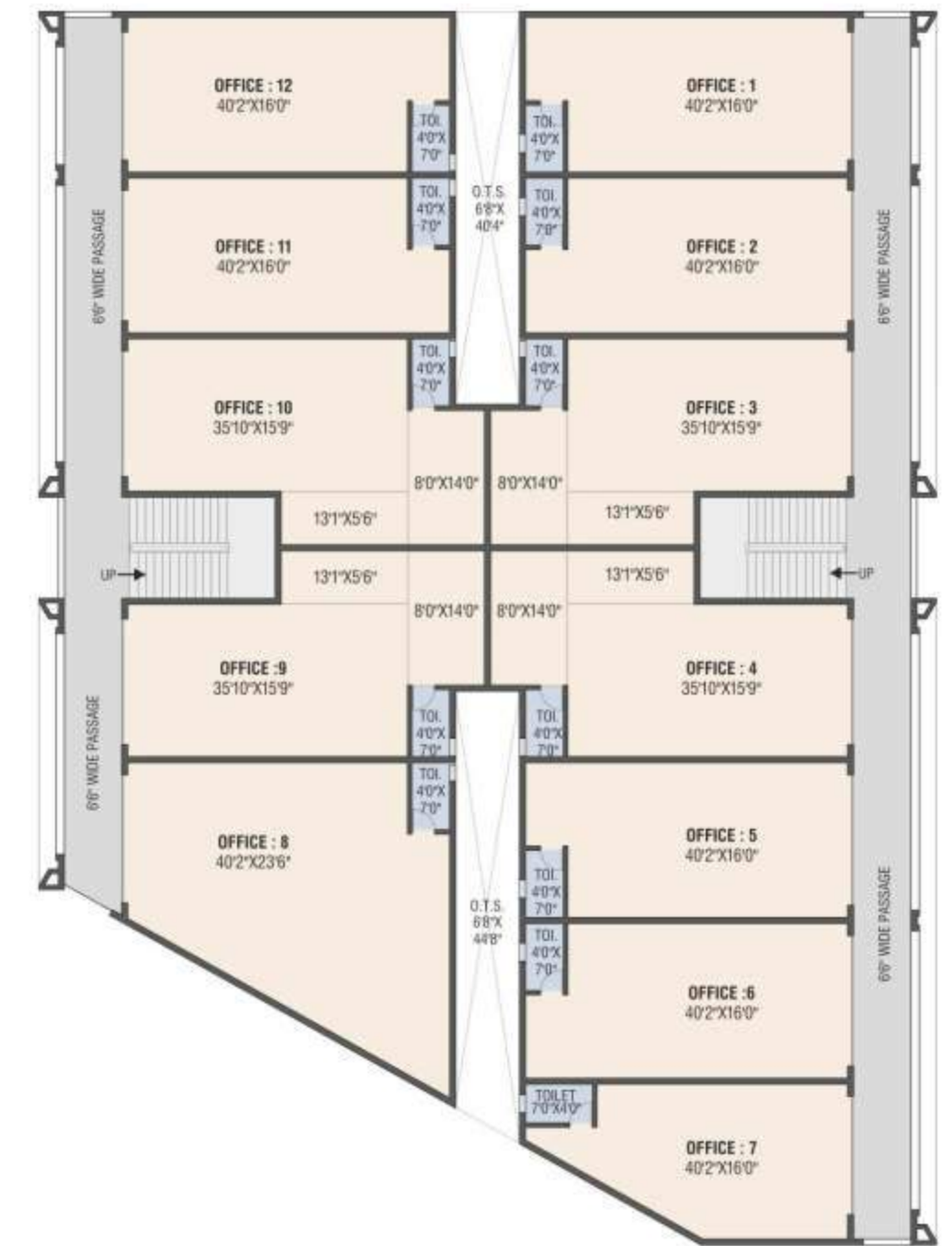
FIRST FLOOR PLAN



G BUILDING



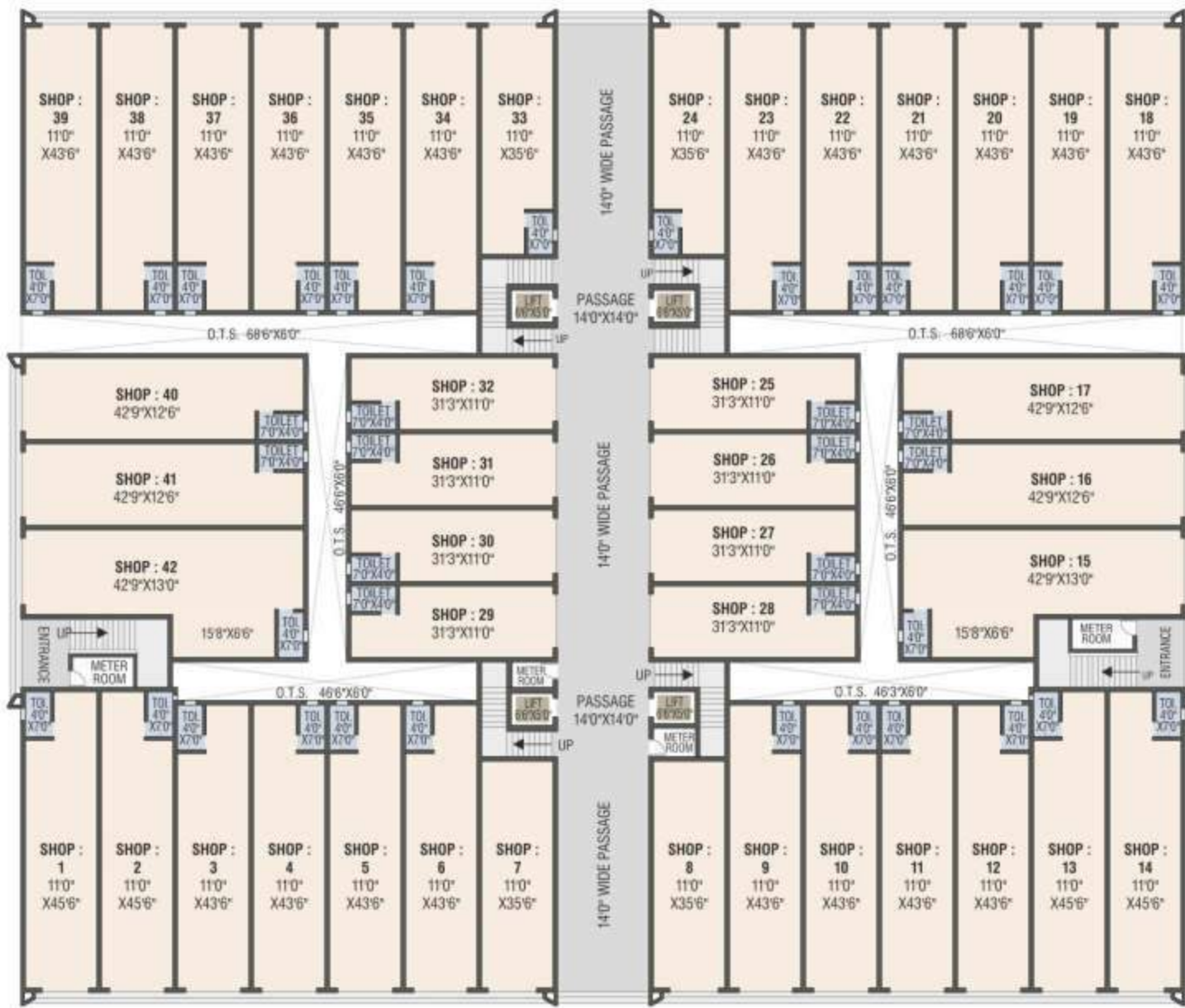
GROUND FLOOR PLAN



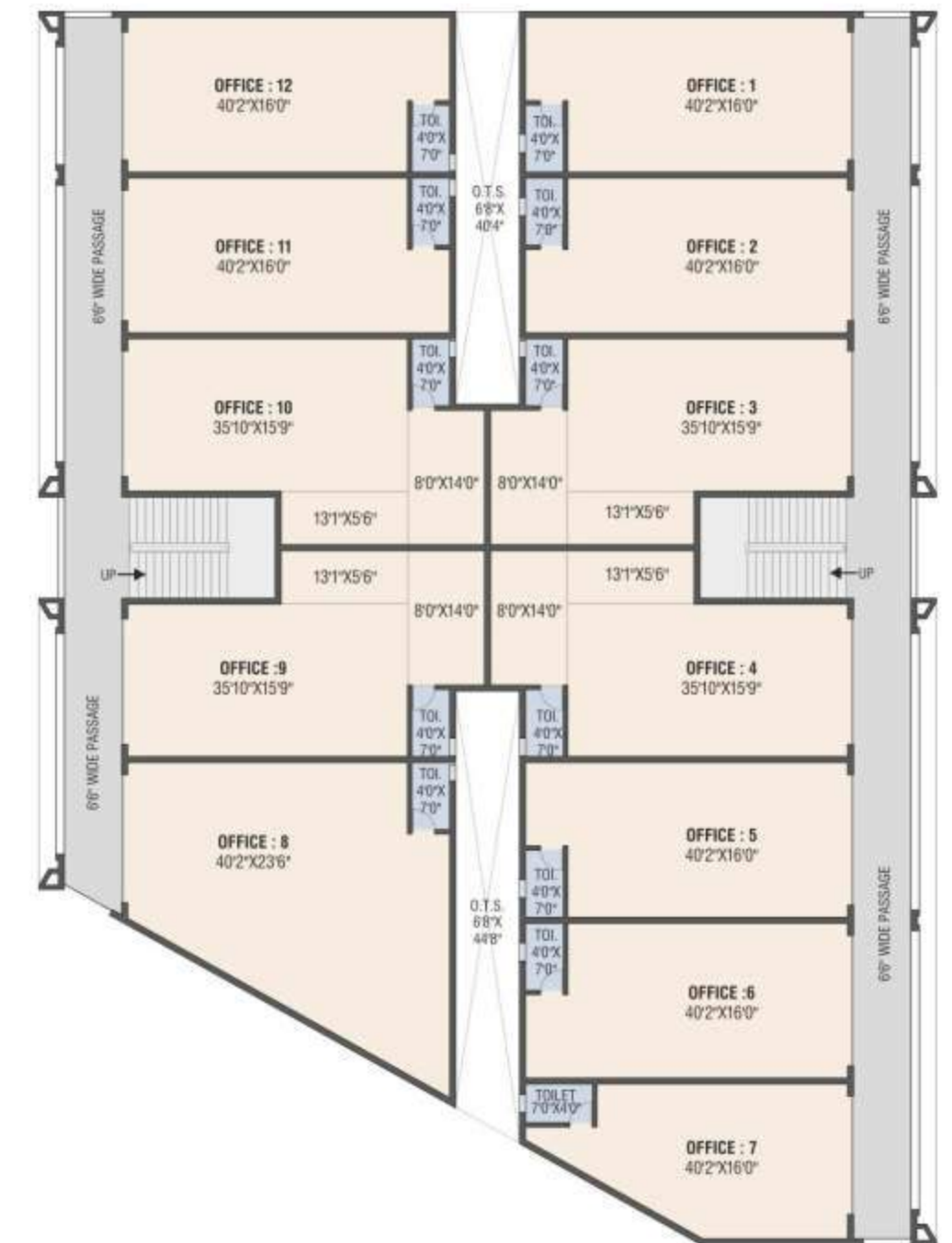
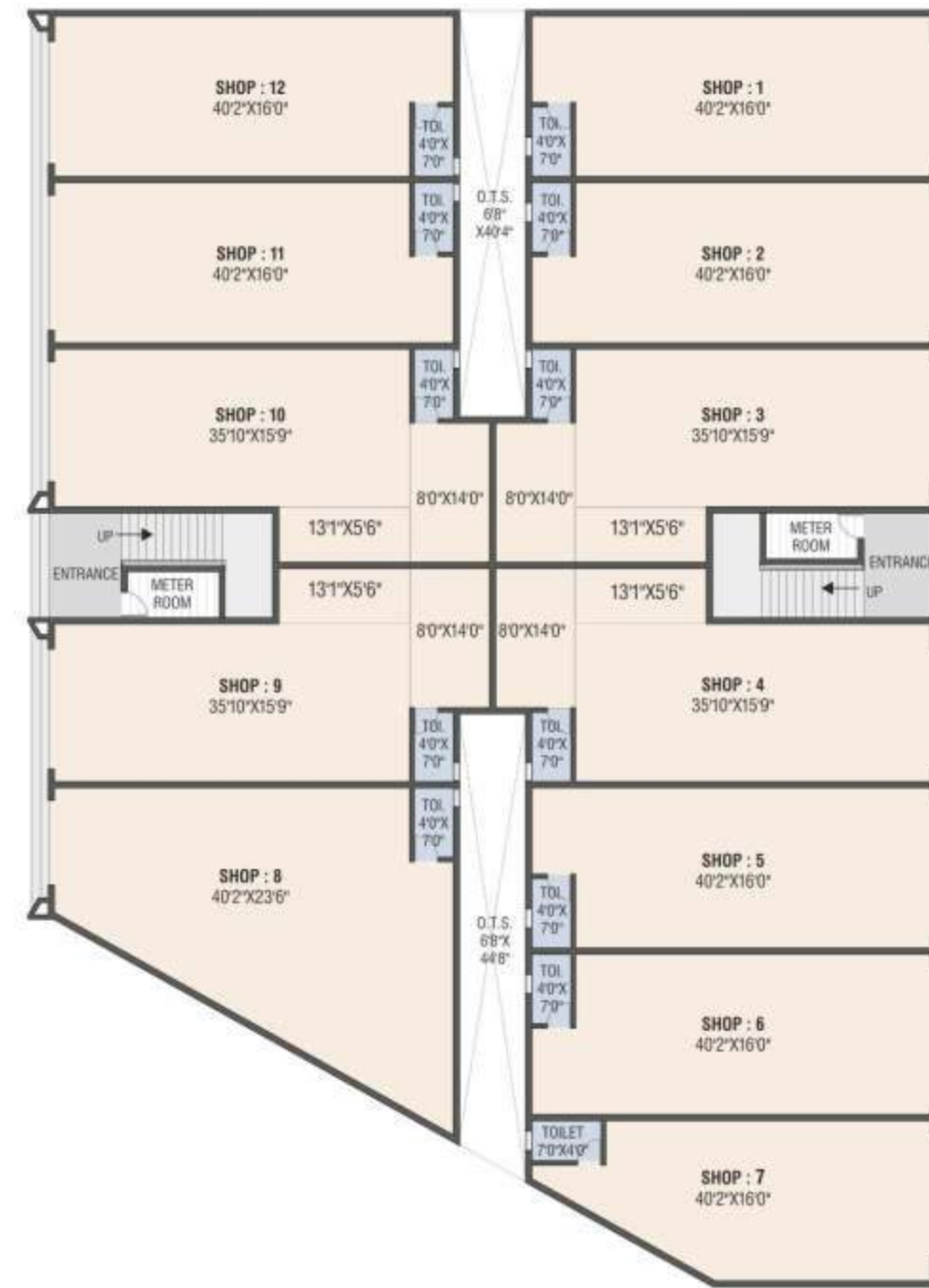
FIRST FLOOR PLAN



F BUILDING



G BUILDING



H BUILDING

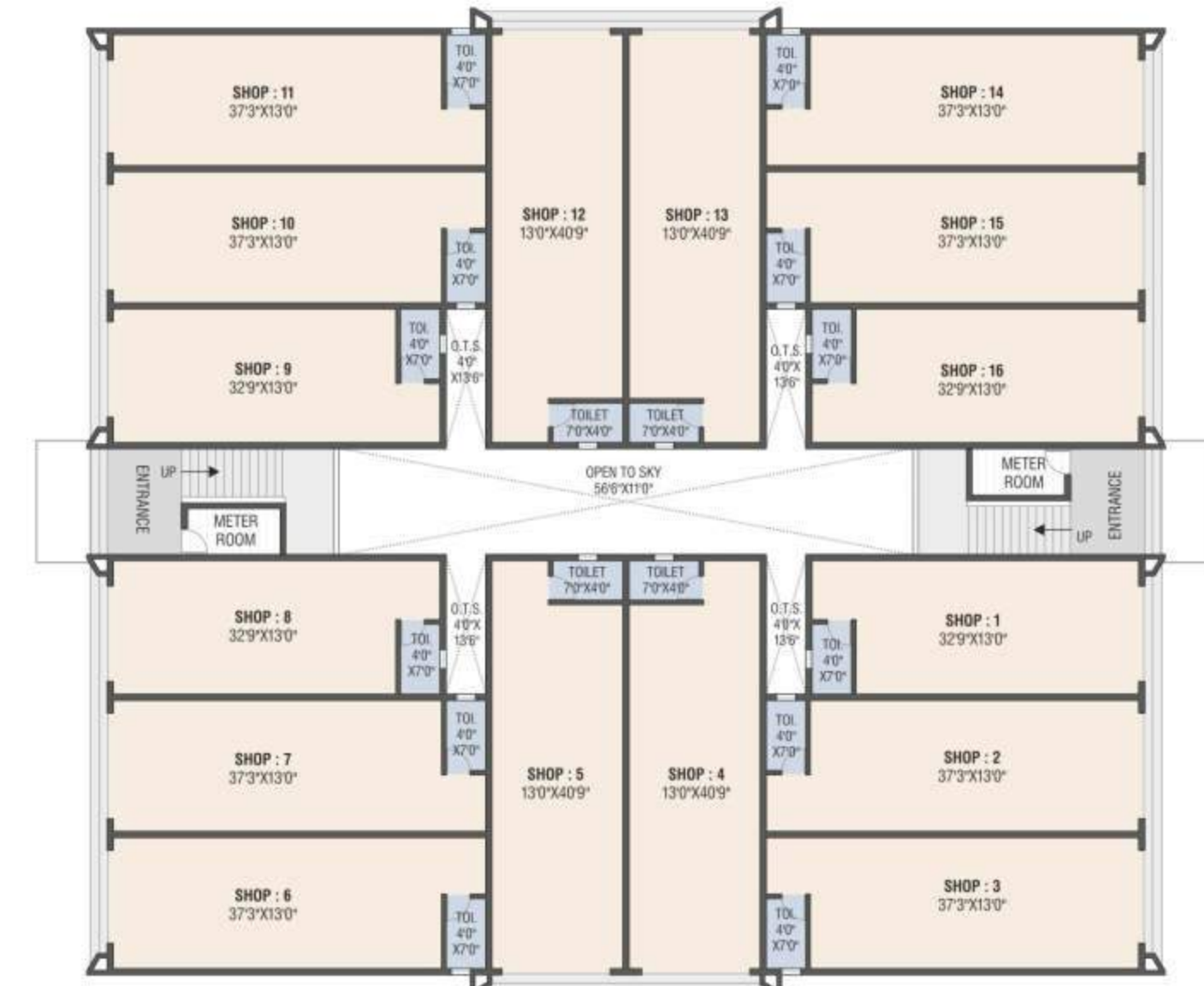


GROUND FLOOR PLAN

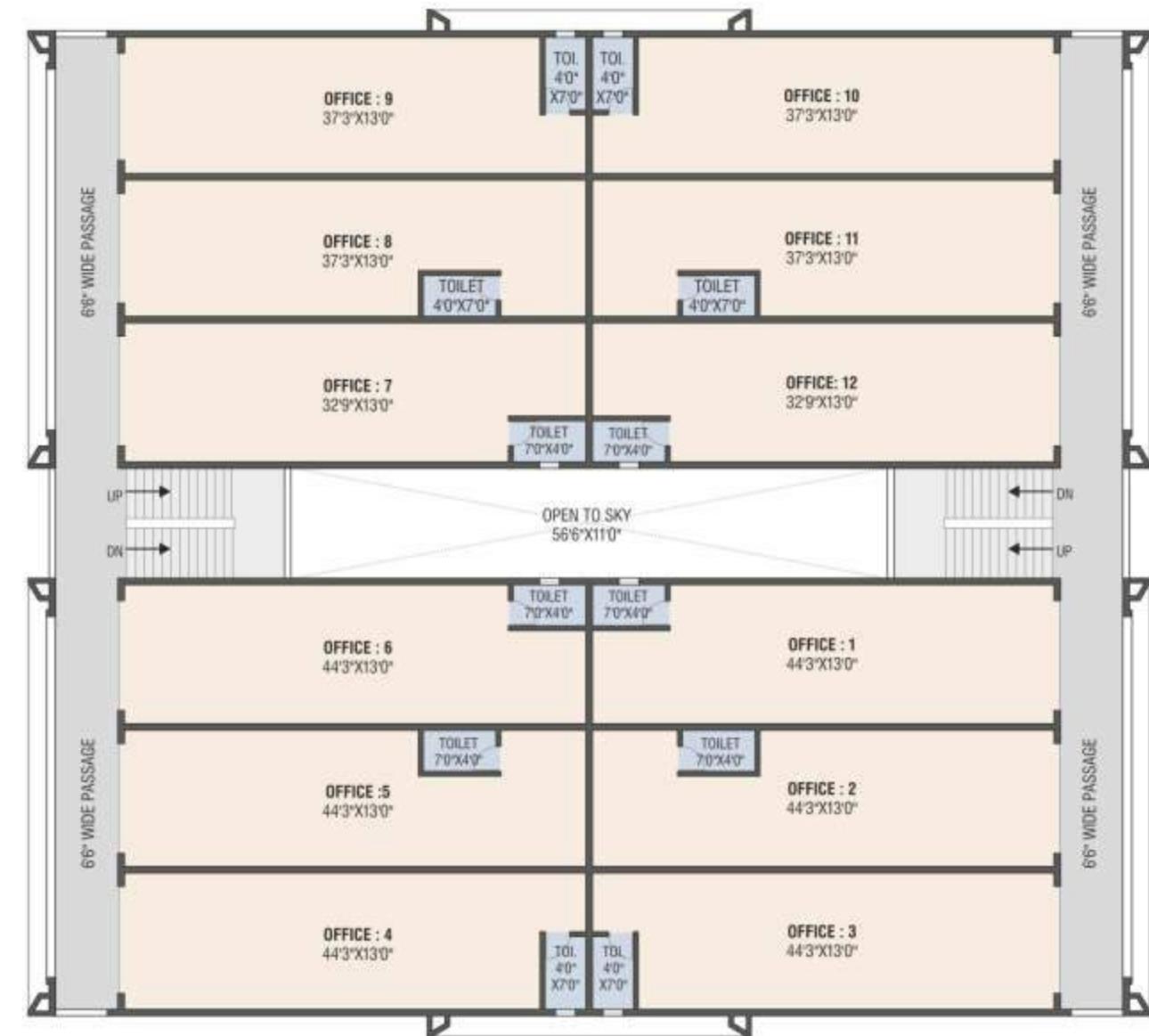


FIRST FLOOR PLAN

I BUILDING



GROUND FLOOR PLAN



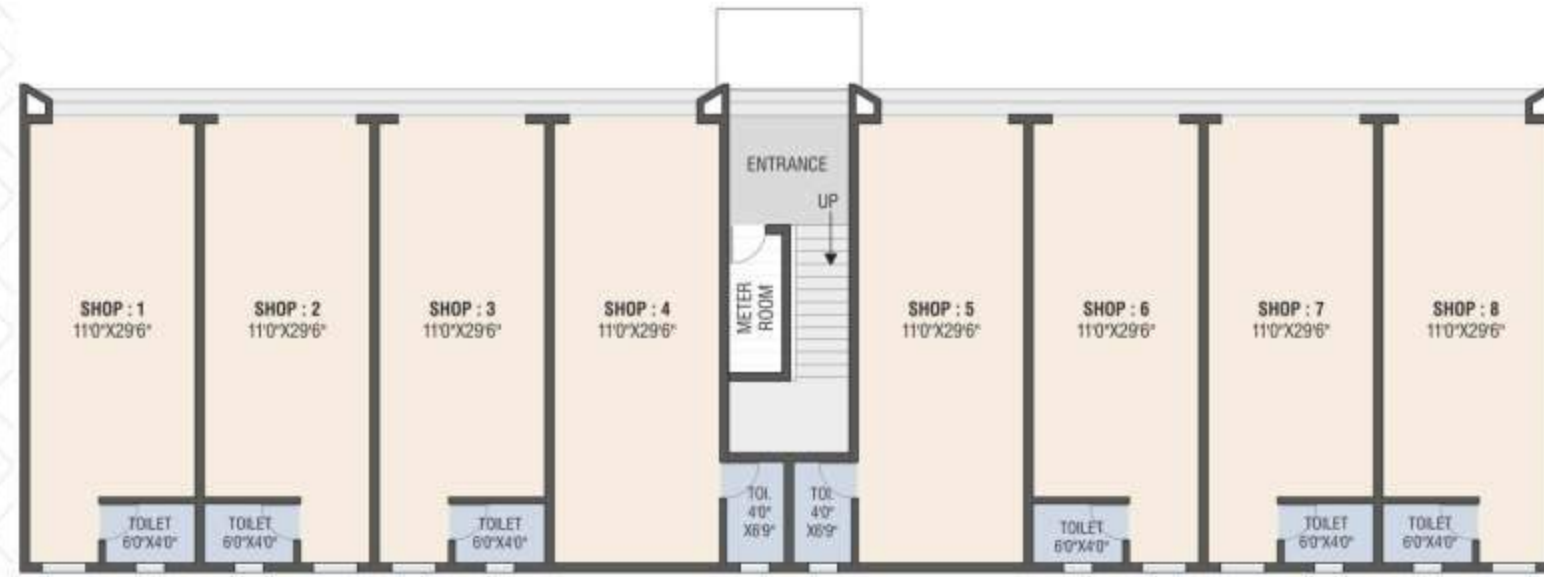
FIRST FLOOR PLAN



J BUILDING



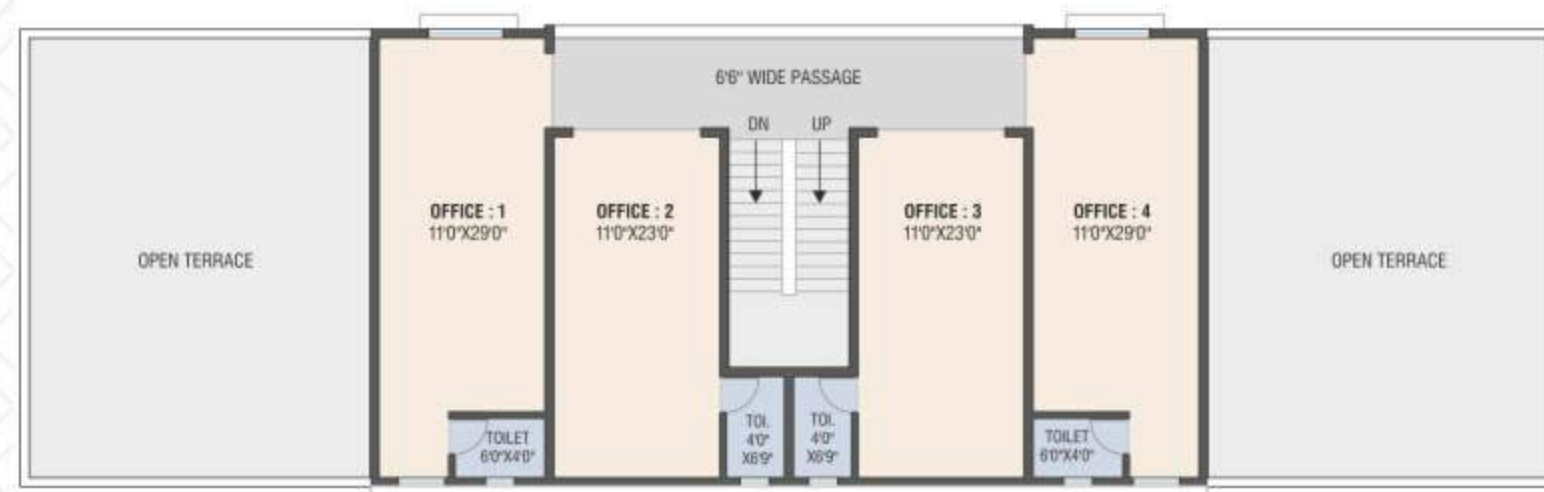
K BUILDING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Implement your business strategies

CREATE
— AND —
DEFINE
— YOUR —
DESTINY



The prestigious high class and convenient warehouse space. Giving you a perfect blend of the best conditions for your business to prosper.



Destination That Adds Value, Subtracts Worries





Space Planned for Performance



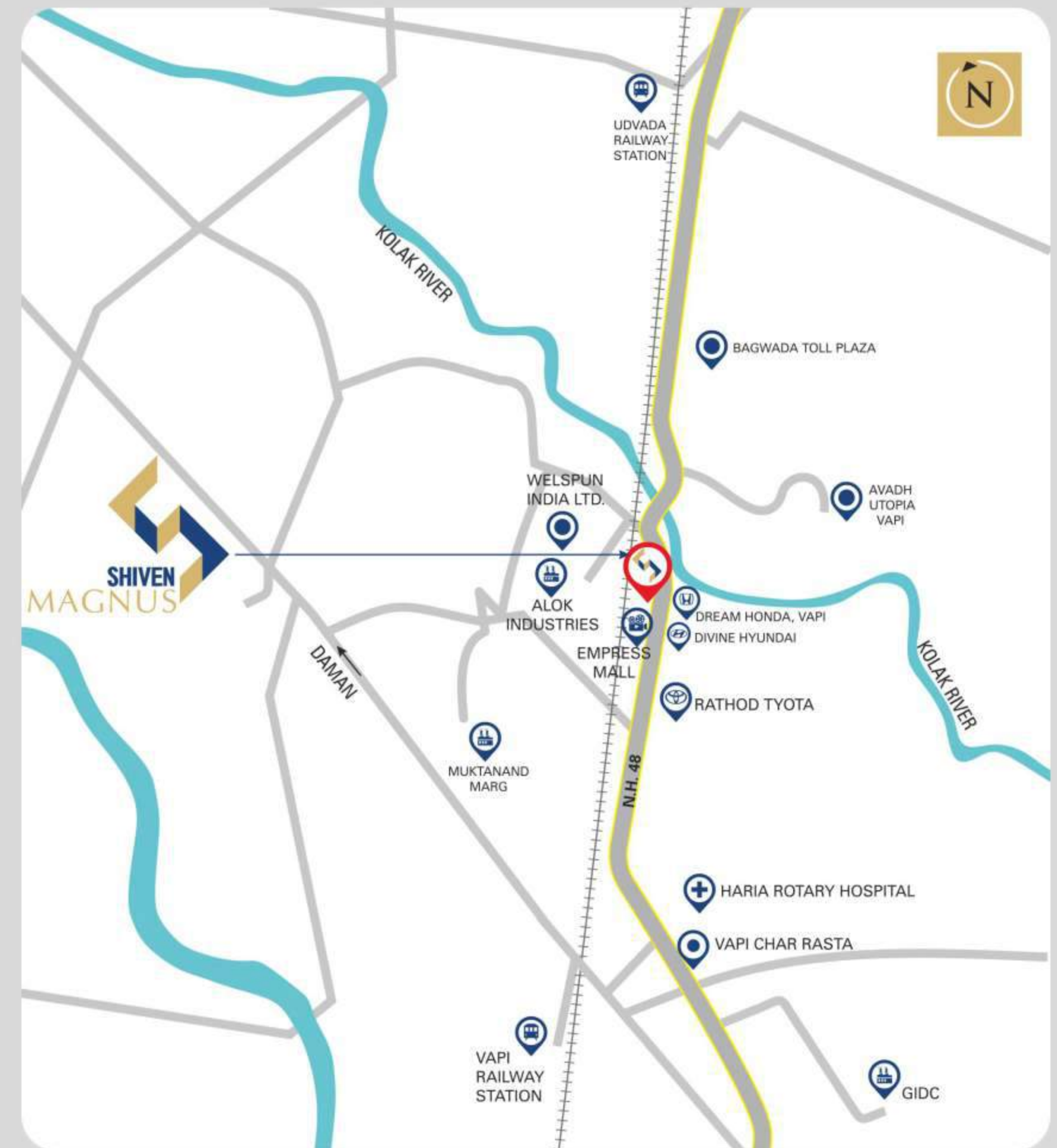


SPECIFICATION

- RCC frame structure building with brick masonry wall.
- Internal mala plaster finished with wall care putty & Outer side sand face plaster finished by acrylic base enamel paint.
- Industrial vitrified tile flooring with skirting.
- Vitrified tile flooring & Glazed tile dado up to 7'.0" height in toilet.
- Brickbat waterproofing on terrace.
- Good quality rolling shutter.
- Anodized aluminum sliding window with marble frame.
- Electrification - Concealed copper wiring with good quality semi modular switches.
- Concealed plumbing in CPVC piping for water supply with good quality C.P. fitting & sanitary ware.

COMMON AMENITIES

- Free hold land with clear title.
- 24 hour water supply by bore well.
- Underground drainage with rain water harvesting system.
- Asphalt finished road.
- Adequate street light on road.
- Decorative entrance gate with security cabin.
- Total premises covered by C.C.T.V. camera.
- Total property boundary covered with compound wall.
- Ample parking facility.
- Ample tree plantation for ecofriendly atmosphere.



DEVELOPER



ENGINEERS & DESIGNERS



MANISH A. SHAH
Garnet, Seven Jewels,
Silvassa Road, Vapi-
396191

SITE ADDRESS

NH - 48, Opp. Divine Hyundai
Showroom, Near Empress Mall,
Salvav, Vapi

CONTACT

70699 91777
70699 90555

Disclaimer

• Purchaser shall bear all charges of stamp duty, registration charges, advocate fees of legal document, GST and local authority taxes. • Any additional taxes levied in future by any government authority shall be borne by purchaser. • Only internal changes shall be allowed with prior permission & shall be charged extra. • No external changes shall be permitted. • Signage & Nameplates: Predefined signage & hoardings. • Permission of sign boards as per developer rights & rules. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • The developer reserves all rights to make any amendments in construction as may be necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per builder's plan. • No change in structural design or layout possible.

