

URS
VILLAS

Premium Villas



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Limited Edition Living

URS Villas is indeed a rare project...imagine a villa at a very attractive investment, just a few minutes drive from Virar Station on the fast developing Maramberpada Jetty 20 mtrs. road.

With the serene oceanic breeze and green surroundings, your home shall be set just a few km away from the sea. You will enjoy serene ocean breeze and green surroundings, allowing you a resort-like feel 365 days a year.

An elegant elevation, spacious plot & room sizes, premium quality material specifications and construction quality ensures a home that shall bring happiness for you and your family for a long time.

The URS Group is dedicated to offering homeowners luxurious 3-4 BHK Villas at attractive investments. Our focus on quality & providing true value to customers differentiates us from the rest.





Specifications

STRUCTURE:

- All R.C.C. & Masonry work as per structural engineer's design.

FLOORING:

- High-grade Nano-finish vitrified tile flooring
- Flooring in Parking Area

PAINT & FINISH:

- **Interiors:** Smooth Plaster with Wall Putty & Primer
- **Exteriors:** Double Coat Plaster with waterproof and fungal-resistant paint

DOORS & WINDOWS:

- **Doors:** Elegant Wooden Entrance Door, Internal Flush Doors, Granite frames in all doors
- **Windows:** Anodized Coated Aluminium Section Windows

KITCHEN:

- Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level

BATHROOMS & TOILETS:

- Designer bathrooms with Premium Tiles upto lintel Level
- Branded Premium Bath fittings
- Premium Branded Plumbing Fixtures and Vessels

ELECTRIFICATION:

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points as per architect's plan

WATER SUPPLY:

- 24 hours water supply through overhead & underground tank of sufficient size

TERRACE:

- Open terrace finished with chemical water proofing

Layout plan



AREA TABLE

PLOT NO.	SQ.FT.	PLOT NO.	SQ.FT.	PLOT NO.	SQ.FT.	PLOT NO.	SQ.FT.
1	1345	6	1194	11	1237	16	1227
2	1194	7	1184	12	1076	17	1216
3	1194	8	1076	13	1130	18	1194
4	1194	9	1076	14	1345	19	1184
5	1194	10	1141	15	915	20	1173



Value Added Amenities

-  Elegant Society Entrance Gate

-  Number Plate to maintain the uniformity of the project

-  Water & Drainage Facility

-  Termite Resistance Treatment

-  Electric Connection

-  Tremix Concrete / Heavy Paver Block internal road with designer street lights



Type-A

Ground Floor Area : 613.00
First Floor Area : 613.00
Second Floor Area : 613.00
Staircase Area : 130.00
Open Terrace Area : 483.00



Ground Floor



First Floor



Second Floor



Type-B

- Ground Floor Area : 677.00
- First Floor Area : 677.00
- Second Floor Area : 677.00
- Staircase Area : 130.00
- Open Terrace Area : 547.00



Ground Floor



First Floor



Second Floor



Type-C

Ground Floor Area : 712.00
First Floor Area : 712.00
Second Floor Area : 712.00
Staircase Area : 130.00
Open Terrace Area : 582.00



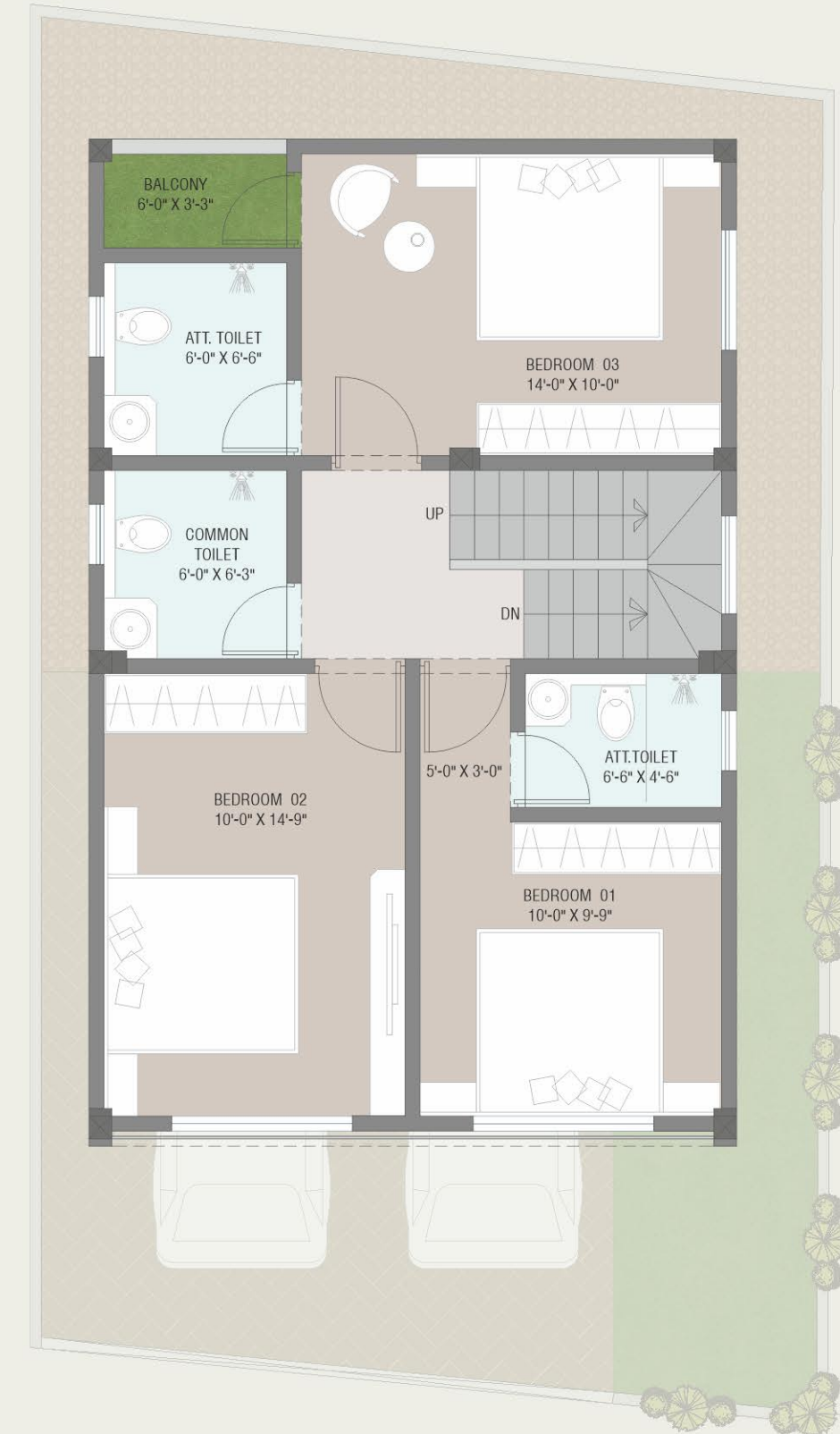
Ground Floor



First Floor



Second Floor



Gateway to Happiness



Ever wondered what driving into happiness would feel like? All you have to do is drive just 5-6 km from Virar Station to reach your dream Villa...drive further for just a few km and you reach the pristine Maramberpada Jetty. Set on a fast developing 20 meters road this location is poised to develop into a tourist hub in the near future with the upcoming Ro-Ro Ferry project that shall connect it to Palghar and many other locations in and around Mumbai.

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. Actual specifications, layout, and amenities may vary at the time of possession. This is not a legal offering. All plans and approvals are subject to change as per authorities' direction and developer's discretion. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Palghar Jurisdiction.



Developer:

URS
VILLAS



Site: URS Villas,
Behind Global City, Maramberpada Jetty Road,
Opp. Sai Baba Temple, Virar (West), Tal. Vasai.



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Architect:


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Liasoning Architect:

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