

The signature of excellence awaits a discerning few...

# SHILPA DACHA

  
**SHILPA™**  
GLORIOUS CREATIONS  
SINCE 1980



SHOT AT LOCATION

The Shipla Group established in 1980 by Tallam R Rajan as a civil contracting company with strong brand loyalty, today Shilpa is a Group Company with focus, vision and dynamism, propelling to emerge as a successfully diversified organisation. Shipla's activities span a spectrum of business initiatives such as Home Automation, Facade Engineering, Realty, Contractual Construction, Builders of Residential, Commercial, Educational, Health Care, Hospitality, Industrial and SEZ projects.



# PROJECT OVERVIEW

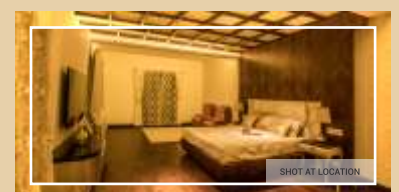
A Shilpa DACHA is a Russian seasonal nestled in countryside estates providing a much needed retreat, fresh air and nature at her finest. A self-contained lifestyle community built in 3.25 acres with just 27 Villa's with bespoke centrally air-conditioned Dachas, large private gardens, internal lifts, a large clubhouse, luxurious amenities, exclusive and tranquil Dacha that blend the fineries of the 'Russian Dacha Lifestyle' with the needs of only the most discerning Indian families.

All villas have Double height ceilings, Multiple Family lounges and Dedicated Home-theatre connected to a large terrace, 2 covered Car parking, and we have luxury club house which includes Banquet hall, amenities like Swimming Pool, Squash, Basketball, Table Tennis, children's play area and indoor games.

Shilpa Dacha Villas plots are East Facing, however the main door is North facing (You will walk towards North while coming out of the villa).



Built by thought "Home is not a place...it's a feeling." Shilpa Dacha gives you endless reasons to visit to see your next dream home. And one might well say that mankind is divisible into two great classes: hosts and guests, **we invite you to Shilpa Dacha and will be honored to take you around your kind of home.**



# SPECIFICATION

## LUXURY DACHA

- 3762 Sq.ft Plot Area Onwards
- 5505 Sq.ft Build Up area onwards
- 6.8 CR All Inclusive
- East and West Facing
- 4BHK+6 Toilets
- Total 2 Car Parks

### Ground Floor

- Private Garden
- living room
- Guest Bedroom with Attached bathroom
- kitchen
- Kitchen Utility
- Dining Area
- Puja Room
- Powder Room
- Barbeque deck area
- Maid Room with attached Bathroom

### First Floor

- Family Living
- Childrens Bedroom
- Master Bedroom
- Balcony
- Master Bedroom Balcony
- Terrace Party Area

### Second Floor

- Teenager POD
- Home Theater Area+ Toilet
- GYM Area + Toilet
- Party Space



## GRANDEUR DACHA

- 4304 Sq.ft Plot Area Onwards
- 5591 Sq.ft Build Up Area Onwards
- 6.91 CR All Inclusive
- East Facing
- 4BHK+6 Toilets
- Total 3 Car Parks

### Ground Floor

- Private Garden
- Living Room
- Guest Bedroom With Attached Bathroom
- Kitchen
- Kitchen Utility
- Dining Area
- Puja Room
- Powder Room
- Barbeque Deck Area
- Maid Room With Attached Bathroom

### First Floor

- Family Living,
- Childrens Bedroom
- Master bedroom
- Balcony
- Master bedroom Balcony
- Terrace Party Area

### Second Floor

- Teenager POD
- Home Theater Area+ Toilet
- GYM Area + Toilet
- Party Space



## OPULENCE DACHA

- 8512 Sq.ft Plot Area Onwards
- 10133 Sq.ft Build Up Area Onwards
- 12.52 CR All inclusive
- East Facing
- 4BHK+6 Toilets
- Total 4 Car Parking

### Ground Floor

- Private Garden
- Private swimming pool
- Private Office Space
- Fish Spa
- Conversation pit
- living room
- Guest Bedroom with Attached bathroom
- WET kitchen
- Dry kitchen
- Kitchen Utility
- Dining Area
- Puja Room
- Powder Room
- Barbeque deck area
- Maid Room with attached Bathroom

### First Floor

- Family Living
- Children Bedroom
- Master bedroom
- Terrace Party Area

### Second Floor

- Teenager POD
- Home Theater Area+ Toilet
- GYM Area + Toilet
- Party Space





# LOCATION



Shilpa Dacha is strategically located on HSR Layout Sarjapur Road, 800 Meters from outer ring road, just 2 minutes from Wipro Corporate office, providing- Columbia Asia (Sarjapur Road), all within 5 minutes drive from the project.

Easy access to top International schools - TISB, Greenwood High, Inventure Academy, Bethany High, Indus, Head Start etc, Oakridge.

Major IT hubs - Outer Ring Road, Whitefield and Electronic City.



For detailed information and bookings, please contact:  
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