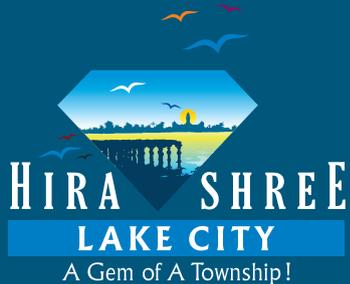


Discover the Jewel of Modern Living



LAUNCHING PHASE 4

HIRA SHREE
LAKE CITY
PHASE 4

BUILDING
R

The Epitome of
Comfort &
Exquisite Living



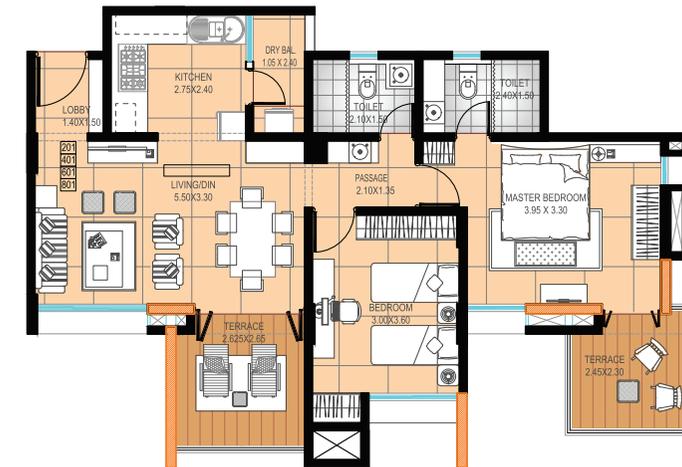
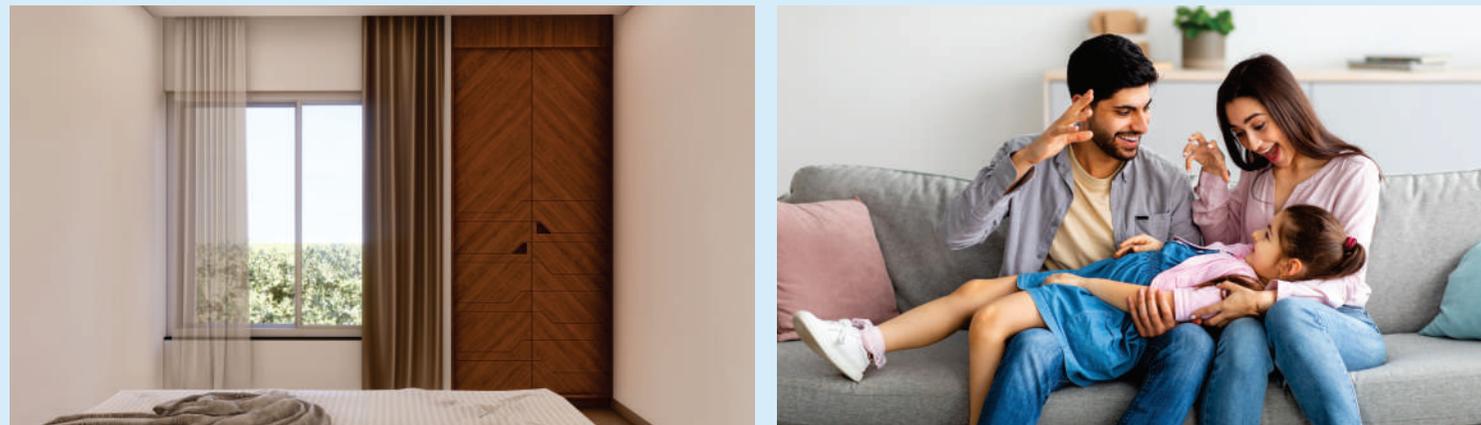
- Premium Amenities
- Superior Specifications
- Best-In-Class Construction
- Serene Location



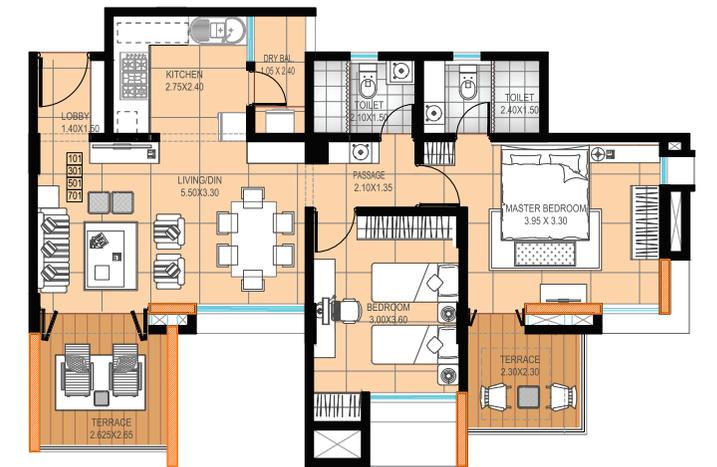
Designed for Modern Elegance & Living

Indulge in refined luxury and premium family living, featuring spacious 2BHK flats where every detail is meticulously designed for your ultimate comfort and happiness.

Spacious 2BHK Flats



RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL USEABLE AREA SQ.M	TOTAL USEABLE AREA SQ.FT
66.74	0.60	2.52	12.45	82.31	885.66



RERA CARPET AREA SQ.M	CUB AREA SQ.M	DRY BALCONY AREA SQ.M	TERRACE 100% AREA SQ.M	TOTAL USEABLE AREA SQ.M	TOTAL USEABLE AREA SQ.FT
66.84	0.60	2.52	11.90	81.86	880.81



Impeccable
Design,
Unmatched
Quality



Amenities Crafted for Lovers of Luxury

- ◆ Amphitheatre
- ◆ Club House
- ◆ Street Light In Premises
- ◆ Underground & Overhead Water Tanks of Adequate Capacity
- ◆ Indoor Games
- ◆ Swimming Pool
- ◆ CCTV Security System
- ◆ Fire Fighting System
- ◆ Children's Play Area
- ◆ Gym
- ◆ Solar Water Heating System
- ◆ Sewage Treatment Plant
- ◆ Basketball Court
- ◆ Jogging Track
- ◆ Solar Power Grid
- ◆ 24/7 Corporation Water Supply
- ◆ Multipurpose Hall
- ◆ Society Office
- ◆ Automatic Elevators
- ◆ Power Backup for Lift & Common Areas
- ◆ Gazebo
- ◆ Intercom System
- ◆ Internal Paved Concrete Roads



STRUCTURE

- ◆ Earthquake-resistant R.C.C. framed structure.



BRICKWORK & PLASTERING

- ◆ 6" thick Fly Ash Bricks/A.A.C. blocks for external and internal walls.
- ◆ Smooth gypsum finish internal plaster.
- ◆ Sand-faced plaster & texture finish for external walls.



FLOORING

- ◆ 32" x 32" vitrified tiles in all rooms.
- ◆ Antiskid tiles in toilets and terraces.
- ◆ 3" skirting all over.



DADO

- ◆ Glazed tile dado up to lintel level from kitchen platform level.
- ◆ Dado up to slab level in bathroom.
- ◆ Dado 2' above common wash basin.



KITCHEN

- ◆ L Shape Granite platform with SS sink.
- ◆ Dry balcony with washing machine point.
- ◆ Water purifier, Exhaust fan & Power plug points.



PLUMBING

- ◆ A-PVC Astral or equivalent pipe for water supply.
- ◆ C-PVC Astral or equivalent pipe for internal concealed plumbing.
- ◆ Astral Echo Drain/SWR or equivalent pipe for external plumbing.



BATHROOM

- ◆ C.P. bath fittings and White coloured sanitary ware of Jaquar or equivalent made.



ELECTRIFICATION

- ◆ Concealed copper wiring of I.S.I. mark with M.C.B.
- ◆ Modular switches of Legrand or equivalent made.



PROVISION OF ELECTRIC POINTS

- ◆ 2 light points, 1 fan point, 1 plug for each room.
- ◆ 1 TV, Telephone, & Inverter point in the living room.
- ◆ 1 AC Point in master bedroom.
- ◆ Water Heater and Exhaust fan points in bathroom.



DOORS

- ◆ Post-form laminated main and internal doors with fittings & night latch.
- ◆ Post form laminated flush door with granite frame for bathrooms.
- ◆ Powder-coated MS French terrace doors.



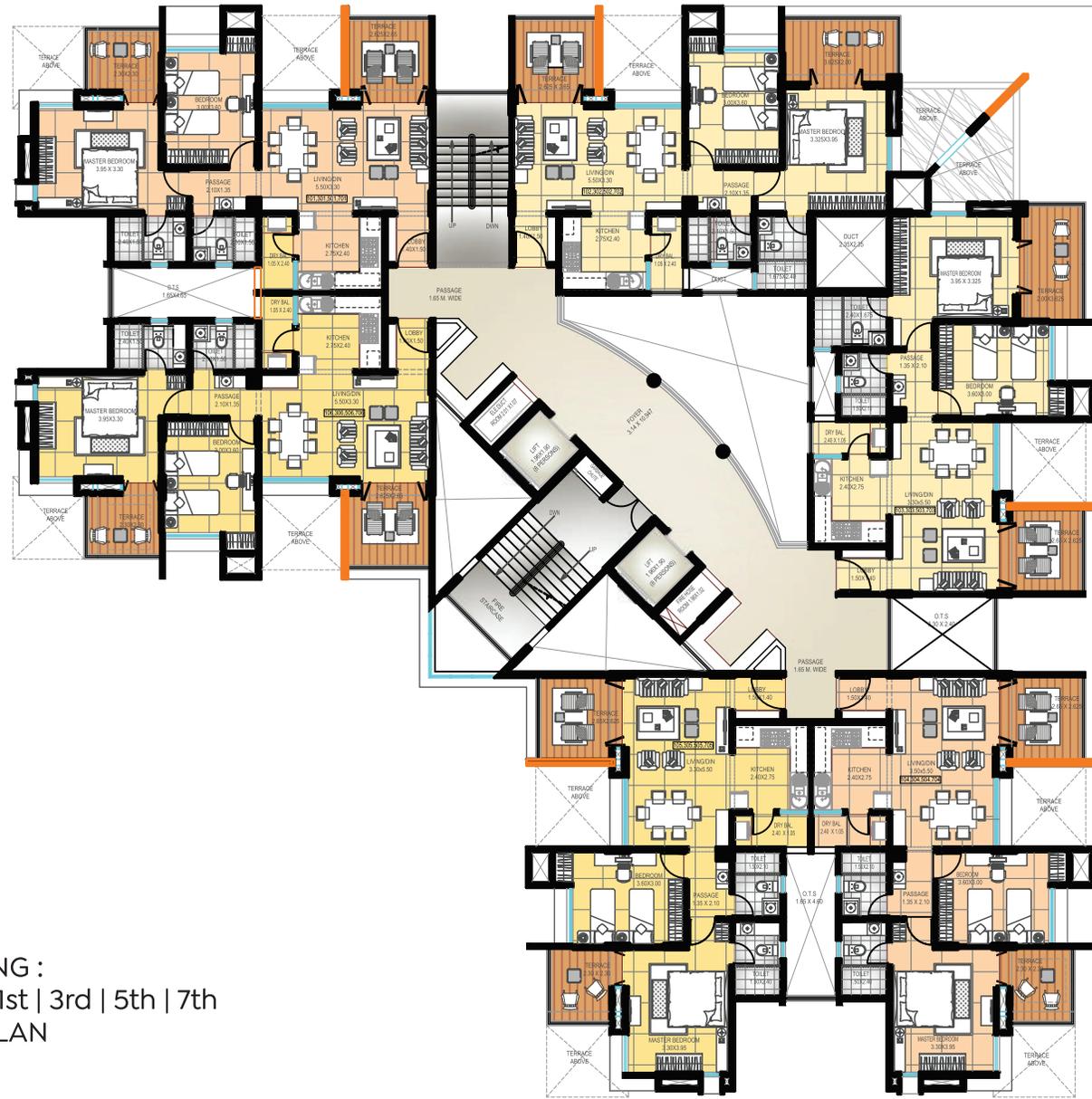
WINDOWS AND RAILING

- ◆ UPVC sliding windows with MS safety grill, granite sill, & mosquito net.
- ◆ SS railing with 3.5' high toughened glass for adjoining terraces.

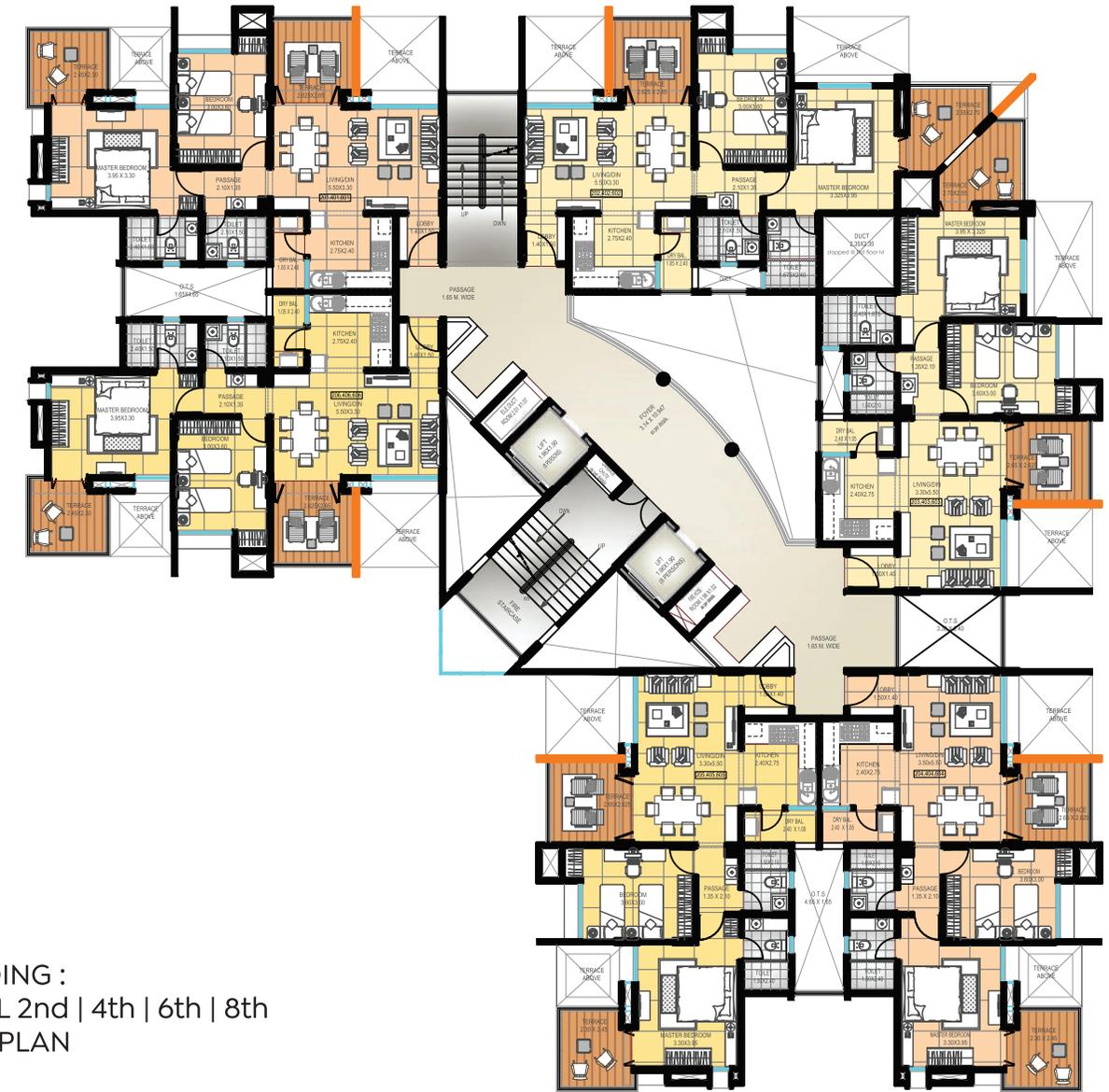


PAINTING

- ◆ Acrylic paint for external walls.
- ◆ Good quality emulsion paint for internal walls.
- ◆ Smooth wall putty on internal walls.



F BUILDING :
TYPICAL 1st | 3rd | 5th | 7th
FLOOR PLAN



F BUILDING :
TYPICAL 2nd | 4th | 6th | 8th
FLOOR PLAN

UNIT TYPE	FLAT NO	RERA CARPET AREA SQ.M.	CUB AREA SQ.M.	DRY BALCONY AREA SQ.M.	TERRACE 100% AREA SQ.M.	TOTAL USEABLE AREA SQ.M.	TOTAL USEABLE AREA SQ.FT.
2BHK	101/104, 105/106, 301/304, 305/306, 501/504, 505/506, 701/704, 705/706	66.84	0.60	2.52	11.90	81.86	881
2BHK	102/103, 302/303, 502/503, 702/703	67.46	0.60	2.52	14.05	84.63	911

UNIT TYPE	FLAT NO	RERA CARPET AREA SQ.M.	CUB AREA SQ.M.	DRY BALCONY AREA SQ.M.	TERRACE 100% AREA SQ.M.	TOTAL USEABLE AREA SQ.M.	TOTAL USEABLE AREA SQ.FT.
2BHK	201/204, 205/206, 401/404, 405/406, 601/604, 605/606, 801/804, 805/806	66.74	0.60	2.52	12.45	82.31	886
2BHK	202/203, 402/403, 602/603, 802/803	67.30	0.60	2.52	12.88	83.30	896

Project Location Advantage

	Rankala Lake Park	0.25 Km
	D-Mart	0.25 Km
	Shree Mahalaxmi Temple	2 Km
	CPR Hospital	3 Km
	High Court Bench	3 Km
	CBS & Railway Station	4 Km
	Podar International School	4 Km
	Sayaji Hotel & DYP Mall	5 Km
	D. Y. Patil College (Engineering & Medical)	6 Km
	Kolhapur Airport	12 Km



Project Master Plan

Scan for more project details



ARCHITECT
AR. Sambhaji Patil
Archland Architects,
Interior and landscape

STRUCTURAL DESIGNER
Dr. A. B. Kulkarni
& Associates (Sangli)



Site Address:
R. S. No.1110A/1A,
Behind Shalini Palace,
Rankala Park, Kolhapur-416012



HIRA SHREE LAKE CITY, Phase 4 - 'F' Building

This 'F' Building project has been registered via MahaRERA Registration Number: P53000053944 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



Office Address:
DC Plaza, Office No. F - 06,
1st Floor, Nagala Park,
Kolhapur - 416 003.

Disclaimer : All images, layouts, and plans in this brochure are for illustrative purposes only and may not represent the final product. The developer reserves the right to make changes to the project design, specifications, and amenities without prior notice. The information provided herein is deemed reliable but may not be guaranteed and may subject to change. Prospective buyers are advised to verify all details independently before making a purchase decision.

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