



**There are many who build houses.
Only a few build homes.**

WELCOME TO HAPPY HOME, A PLEASURE OF PREMIUM LUXURY LIFESTYLE!

Happy Home Group builds home that incarnates a taste which is refined and truly exquisite. Happy Home Group resonates the philosophy of innovation and excellence to the real estate industry. Every facet is spiced up with all the desirable modern amenities laid out in a simple but innovative way.

A living and investment opportunities are par at excellence. Happy Home Group has all the ingredients for continuing marketability and price appreciation. Yielding smiles amongst people is what inspires us to build homes. Making Happy Home your home is testimony to your good taste and passion for a life extraordinary!



Can you Dream your Bungalow having Royal Amenities???

Then "NEST VENEZIA" for you

Happy Home Group has set an unparalleled & unprecedented benchmark in Althan Region. The new feather in this region is "Nest Venezia" is certainly a place to match your dignity. It is a 49 well planned Lavish Bungalow Project located in Surat's one of the fastest developing area. A self-sufficient locality with the latest Infrastructure. The Aesthetic exteriors bring tranquility to your life, & the security & exclusivity here make Nest Venezia a perfect choice for spending a lifetime.

Masterpiece of acclaimed sculpture by Italian architect Michelangelo.



Nest Venezia is tribute to that Masterpiece
By very Glorious Group of Surat, Happy Home Group.



GATEWAY TO YOUR OWN KINGDOM



Gateway to Precisely Well Organized Zone

It's about Luxury that's as royal as you. It's about living your way, with the world's finest Landmarks at your service night and day.

Time Savvy Location

Mahavir College of Pharmacy – 2 min

Banks SBI, BOB – 2 min

Khatu Shyam Temple – 1 min

L.P.Savani & Agrawal School – 3 min

VIP road, BRTS – 1 min

City Light, Parle Point, Bhatar area – 5 min

Petrol Pump – 2 min

Airport – 10 min

Nearby Landmarks

Textile Market – 10 min

Railway Station – 10 min



Feel the Royal Luxury & Real Treasure.



Gateway to your Imperial Feeling

Welcome to Extraordinary Living by your rules, A place where most could only
Dream of Living. Get in way for the most serene life.



Extraordinary living

Stunning Entrance Gate

Boom Barrier | CCTV Monitoring | Drop of Zone | Superior Compound Wall



Gateway to your Magnificent Fantasy

We capture the Essence of Tranquility, Recreating a World of Lavish Lifestyle,
A special place for special you.



Ramesh L. Patel
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Ramesh L. Patel
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Ramesh L. Patel
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Essence of Tranquility

A Complete Urbane Lifestyle

Ultramodern Facade | Unique Name Plate with Lighting fixtures



Glorious Venezia

Comfy Swing at Terrace | Grass Flooring in Part of Terrace



A Marvelous Corner View

3 Car Secured Parking | Designer Sliding M.S. Parking Gate

 Type A
Ground Floor



- ◆ 3 Car secured Parking
- ◆ Designer Sliding M.S. Parking
- ◆ Garden with Sitting
- ◆ Anti-Termite Treatment

 Type A
Upper Ground Floor



◆ Italian Marble Flooring ◆ 'C' Shaped Granite Platform

◆ S.S Railing with Glass ◆ Composite Marble Door & Window Frames

 Type A
First Floor



- ◆ Wooden Flooring
- ◆ Shower Panel & Shower Jet
- ◆ Pressure Pump System
- ◆ Solar Geyser System

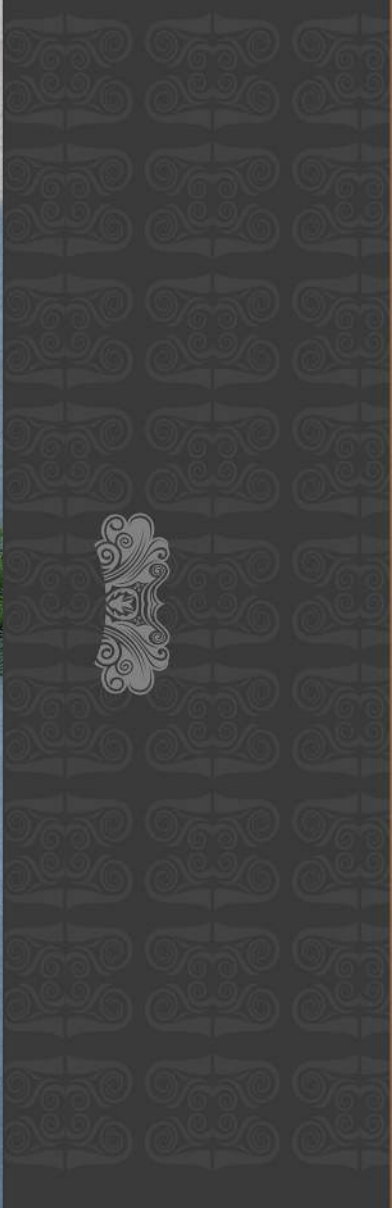
 Type A
Second Floor



◆ Comfy Swing at Terrace ◆ Balcony with Artificial Grass Flooring

◆ Intercom Connectivity ◆ Hi - Grade Aluminum Window Section







Gateway to your own Colosseum

The Entertainment and Relaxation Hub, We place you at the Centre of an Exciting
Community life that Encourages Healthy Lifestyle.



Encourages Healthy Lifestyle.

▶ Ultramodern leisure Clubhouse

Banquet Hall | Gym | Indoor Games | Skating Ring

Lush Green Space!

Nurture your Mind, Body & Soul with true nature



Contoured Lawn with Manicured Garden | Sculpture | Senior Citizens Sit - outs | Jogging Track | Society Office



Sitting Area for Women & Cafeteria



Wooden Pergola Sitting



Park Rides



Scenic Water Fountain



Gateway to Royal Exclusivity

A Host of Lavish Amenities, We have made no Compromise
to make you feel like you are truly living a life King Size.



King Size Living

Grand A.C. Multipurpose Hall

Wooden Stage | DJ Sound with Projector Screen

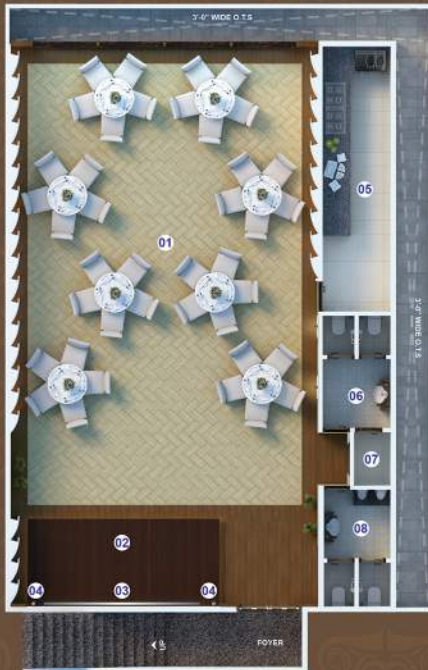


Impressive meet !

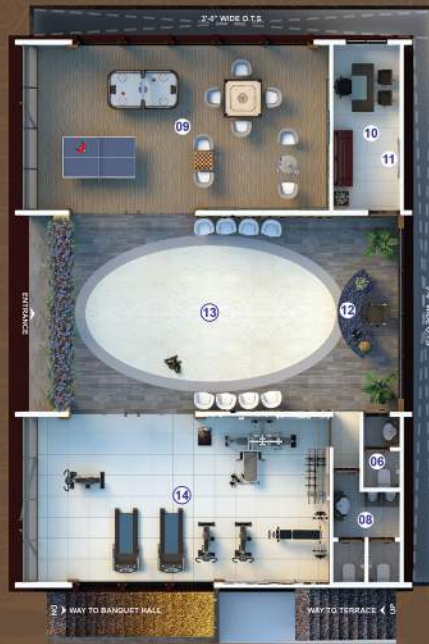
Fancy dinner party in progress

Banquet | Changing Room | Kitchen with Storage

Clubhouse Layout



BASEMENT LEVEL PLAN



GROUND LEVEL PLAN



TERRACE LEVEL PLAN

Legend

- | | | | |
|--------------------|------------------------|--------------------|-----------------------|
| 1 Banquet Hall | 5 Kitchen with Storage | 9 Game Zone | 13 Skating Ring |
| 2 Wooden Stage | 6 Ladies Toilet | 10 Society Office | 14 Gym |
| 3 Projector Screen | 7 Changing Room | 11 CCTV Monitoring | 15 Women Sitting Area |
| 4 DJ Sound System | 8 Gents Toilet | 12 Reception | 16 Cafeteria |



Glamorous Environ!



Elegant Reception | Indoor Skating Ring



Well Equipped State-Of-The art A.C. Gymnasium

Lavish Amenities!

All leisurely whims, A refreshing complete workout session or tune into Indoor Games, All are the best part of Luxury Living.



Indoor Games : Air hockey, Table Tennis, Carom, Chess, Card



Specification

FLOORING

Italian Flooring in Living Room, Kitchen, Pooja & Dining
Wooden Flooring in Two Suit Bed Room
Grass Flooring in Part of Terrace
24 x 24 Vitrified Granamite Flooring in remaining Area
Kota Stone Flooring in Wash & Parking area
China Mosaic Flooring on Terrace for Heat Protection

KITCHEN

'C' Shaped Granite Platform with Vitrified Dado
Single Bowl Sink with Drain Board

STAIRCASE

S.S. Railing with Glass
Granite Treads & Granamite Risers

STORE

Granite Racks with Granamite Dado

WASH

Polished Kota Stone Flooring & Granamite Dado with Granite Sill Top
Standing Granite Platform with S.S. Sink

TOILET

Designer Granamite in Floor & Wall
Shower Panel in 1 Suite BR Toilet
Shower Jet in 1 Suite BR Toilet
Wall Hung Closet & Basin
Single Lever Diverter in other Toilets

PLUMBING

Corrosion Free CPVC / UPVC Pipes
Central Plumbing System on Terrace for Hot Water

MAIN DOOR

Elegant Main Door with Wooden Frame

INTERNAL DOOR

Polished Flush door with Composite Marble Frame

HARDWARE

Stainless Steel Hardware Fittings

WINDOW

Anodized Coated Hi-Grade Aluminum Section with Composite Marble Frame
Single Vision Reflective Glass

WATER TANK

Underground W.T. - 5000 litres
Overhead W.T. - 2000 litres
Inside Wall with Water Proofing & Glazed Tiles

ELECTRIFICATION

Complete Copper Wiring with Modular Switches
MCB in each Unit
Sufficient Electric Points in each Unit

INSIDE UNIT FINISH

Smooth Plaster with 2 coat White Acrylic Lapi Finish

EXTERIOR FINISH

Double Coat Plaster with Texture finish
2 Coat of Weather Sealed Acrylic Asianpaints / ISI Brand Paint



Amenities

LAVISH AMENITIES

Immaculately Designed A.C. Multipurpose Banquet/Yoga Hall
Changing Room with Attached Toilet for Social Events
Wooden Stage, Kitchen with Storage facility in Banquet Hall
Furnished Society Office
DJ Sound System for Fun Parties
Well Equipped State-Of-The-art A.C. Gymnasium
Open Terrace Tea / Coffee Cafeteria
Outdoor /Indoor Projector Screen for Watching IPL/Movie
Contoured Lawn with Manicured Garden
Scenic Water Fountain
Sculpture in Garden

ROYAL FACILITIES FOR EACH BUNGALOW

Unique Name Plate with Lighting fixtures
3 Car Secured Parking + 4 Bike Parking
Designer Sliding M.S. Parking Gate
Comfy Swing at Terrace
Solar Geyser System for Central Hot Water Supply
Individual UG & OH Water Tank with Submersible Pump
Pressure Pump System for Uninterrupted flow
Anti-Termite Treatment

KIDS & TEENAGE ZONE

School Bus/Van Pick-Up Stand near Entrance Gate
Indoor Games : Air hockey, Table Tennis, Carom, Chess, Card
Park Rides : Double Arc Swing, Roller Slide, See Saw
Indoor Skating Ring

LEISURE ZONE

Relaxing Seating for Senior Citizens
Dedicated Sitting area for Women
Jogging Track
Wooden Pergola Sitting

COMMUNICATION & SAFETY GADGETS

Intercom Connectivity in each Bungalow & in Common Areas
CCTV Monitoring of Entrance Gate & at Common Areas
LED TV in Society Office

SAVE EARTH GO GREEN

Percolating Bore Well for Rain Water Harvesting
Ample Tree Plantation in Campus
Zero Pollution Environments

STATE OF THE ART CAMPUS

Ultramodern Facade
Boom Barrier for Restricted Entry
Stunning Entrance Gate with Security Cabin
Superior Compound Wall
RCC Road & Paver Block with Ample Designer Street Lights
Well Planned area for D.G. Set & Transformer

DEDICATED COMMON FACILITIES

Efficient Power back-up for Common Amenities
Security Room
Bore Well with Submersible Pump in COP
Well Secured and Safe Living
SMC Water & Drainage Connection
24 x 7 Three Tier Security

TECHNICAL PARAMETERS

Structural Design : As per IS-456 & IS-875
Concrete Grade : M20 (20 N/mm²)
Steel Grade : ISI - TMT - Fe 500 (IS 1786/1599-2000)
Cement Grade : OPC - 53 grade for RCC & PPC - 43 grade for Plastering & Masonry
Water : Potable Water
Wall Masonry: Heat Proof, Fire Resistant & Environment Friendly Autoclaved Aerated Concrete Block (ACC)

QUALITY STANDARD

Environment Management System : ISO 14001 - 2004
Quality Management System : ISO 9001 - 2008
Occupational Health & Safety : ISO 18001 - 2007



Plan of Kingdom



Kingdom



Layout Plan





Legend	
1	Entrance Gate
2	Security Cabin
3	Drop-Off Zone
4	Sculpture
5	Jogging Track
6	Senior Citizen Sit-Outs
7	Wooden Pergola Seating
8	Children Park Rides
9	Water Fountain
10	Contoured Garden
11	Indoor Games
12	Skating Ring
13	Well Equipped Gym
14	Society Office
15	Way to Banquet Hall

Unit Details				
Unit No.	Nos. of Unit	Size of Unit	Area in Sq.yd.	Extra Land in Sq.yd.
1,	1	52'3" x 35'0"	203	89
2 to 9, 32 to 39	16	52'3" x 20'1.5"	117	3
10, 31	2	52'3" x 30'1.5"	175	61
11, 30	2	50'9" x 30'1.5"	170	56
12A to 19, 22 to 29	16	50'9" x 20'1.5"	114	0
20, 21	2	50'9" x 35'7"	201	87
40,	1	52'3" x 38'0"	209	85
41, 49	2	33'1.5" x 53'6"	197	83
42 to 48	7	20'1.5" x 53'3"	119	5



Project Summary

- Nos. of Unit : 49
- Nos. of Floor : G + 3
- Rooms : 4 BHK + Family Lounge + Study Room + Servant Room
- UG Floor Height : 12' (Slab top to Slab top)
- Parking, First Floor & Second Floor Height : 10' (Slab top to Slab top)

Legal Assurance

- SMC Development Permission
- Resident Zone
- NA Order
- Loan Able Titles
- Registered Sale Deed
- Building Use Certificate (BUC)

Extra Charges

- Legal Documentation, Society Maintenance, Society Formation & Legal File Charge, I.C. (Incremental Contribution) of SMC, Grill Charges, Gujarat Gas, All GEB Charges (incl. Meter + Transformer + Cable & Others)
- SMC Taxes, Service Tax / GST, VAT etc. shall be borne by the Purchaser.

Notes

- Any additional taxes levied by the Government/Local authorities during or after completion of the Project shall be borne by the Purchaser.
- External & Internal changes shall not be allowed.
- Irregular Payment may cause to cancellation of booking.
- Developer reserve all rights, all details shown in this booklet are for easy understanding only & it cannot make part of any legal agreement.

Associated Product Brand

Electrical Wire  

Switches  

Kitchen Sink  

Hardware  

Ceramics  

Cock & Shower Panel  

Window  

Glass  

Paint  

CCTV  

Note: Brands may be substituted by Equivalent Brands in case of non-availability of Products or any other reasons.

Key Location



Site Office

- ◆ Near Atlanta Shopping Center, Opp Nest View, Althan, Surat
- ◆ +91 909999-89224



ISO 9001 : 2008
ISO 14001 : 2004
ISO 18001 : 2007

www.happyhomegroup.co.in

HAPPY 2 HELP (24 x 7) ☎ 7878 808080

Visit us:   

