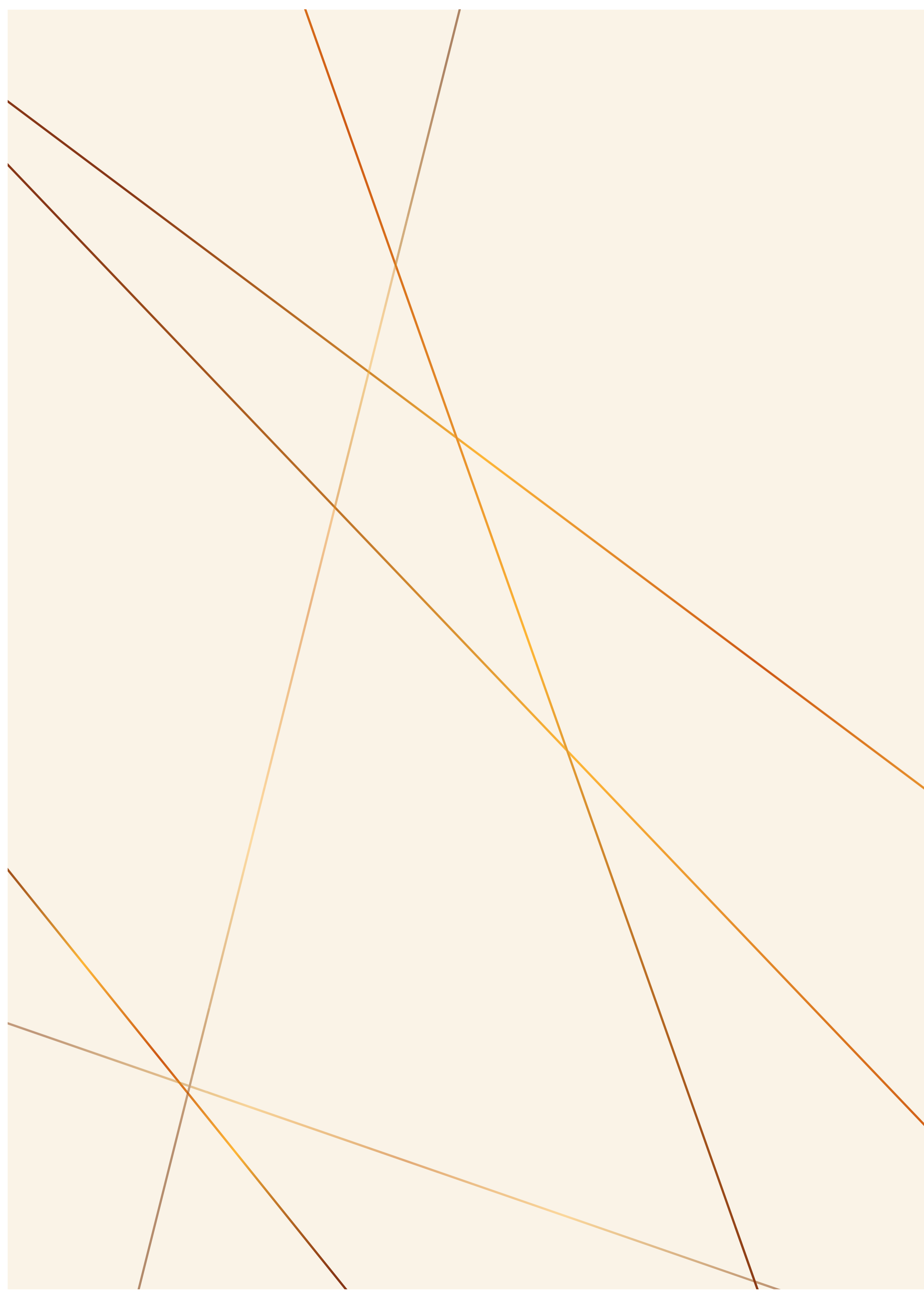


# SWARN {PROSPERA}







 SWARN {PROSPERA}

Where Excellence  
Meets Elegance  










## Welcome to Swarn Prospera

Nestled in the vibrant heart of Nagpur, Swarn Prospera stands tall as an iconic high-rise building that promises to redefine the skyline of this thriving city. With a vision to be the epitome of luxury and innovation, Swarn Prospera aspires to be the premier business center that sets new benchmarks in architectural brilliance and functionality.

## A Business Hub for the Future

In a world where business dynamics are constantly evolving, Swarn Prospera emerges as the ultimate business hub for the future. We understand the needs of modern entrepreneurs and have designed every aspect of this project with their success in mind. From flexible office spaces to cutting-edge amenities, Swarn Prospera is poised to be the driving force behind your business's growth.

Swarn Prospera is not just a real estate project; it's a promise of prosperity, excellence, and elegance. Experience a new way of doing business, where every moment is a step toward success. Welcome to Swarn Prospera, where your dreams take flight, and your business soars to new heights.





## Statuesque Elegance



The confluence of artistic facade and elegant glass windows makes the building a work of art. With roads encasing the frontage, the beauty exudes in all directions.







# Innovative Architects Combined with Experienced Constructors

## Architect Virendra Khare

Mr. Virendra Khare, possessing over four decades of seasoned expertise, has effectively overseen a myriad of projects encompassing retail complexes, cineplexes, educational institutions, information technology enclaves, hospitality establishments, and residential edifices. His proficiency transcends national borders, garnering international acclaim for his consultancy contributions in urban planning, medical facilities, lodgings, and commercial complexes. As the proprietor of M/s V. K. Associates and the distinguished Chairman cum Managing Director of V. K. A. Infra services Pvt Limited, Mr. Khare is resolutely devoted to amalgamating contemporary societal advancements with architectural eminence. He envisions Nagpur as a bastion of culture and fervently endeavors to forge secure and indelible experiences for its denizens.







## Swarnima Khare Mishra

Swarnima Khare Mishra is a visionary developer with an illustrious career marked by a deep commitment to transforming the landscape of Nagpur. Her name is synonymous with excellence and innovation in the real estate industry. With a career spanning over a decade, Swarnima has played a pivotal role in shaping the city's skyline, leaving an indelible mark with her iconic projects.





# Ground Floor Plans



Ground Floor Plan





**Ground Floor Furniture Layout Plan**



# Typical Floor Plans



Typical Floor Plan





**Typical Floor Furniture Layout Plan**

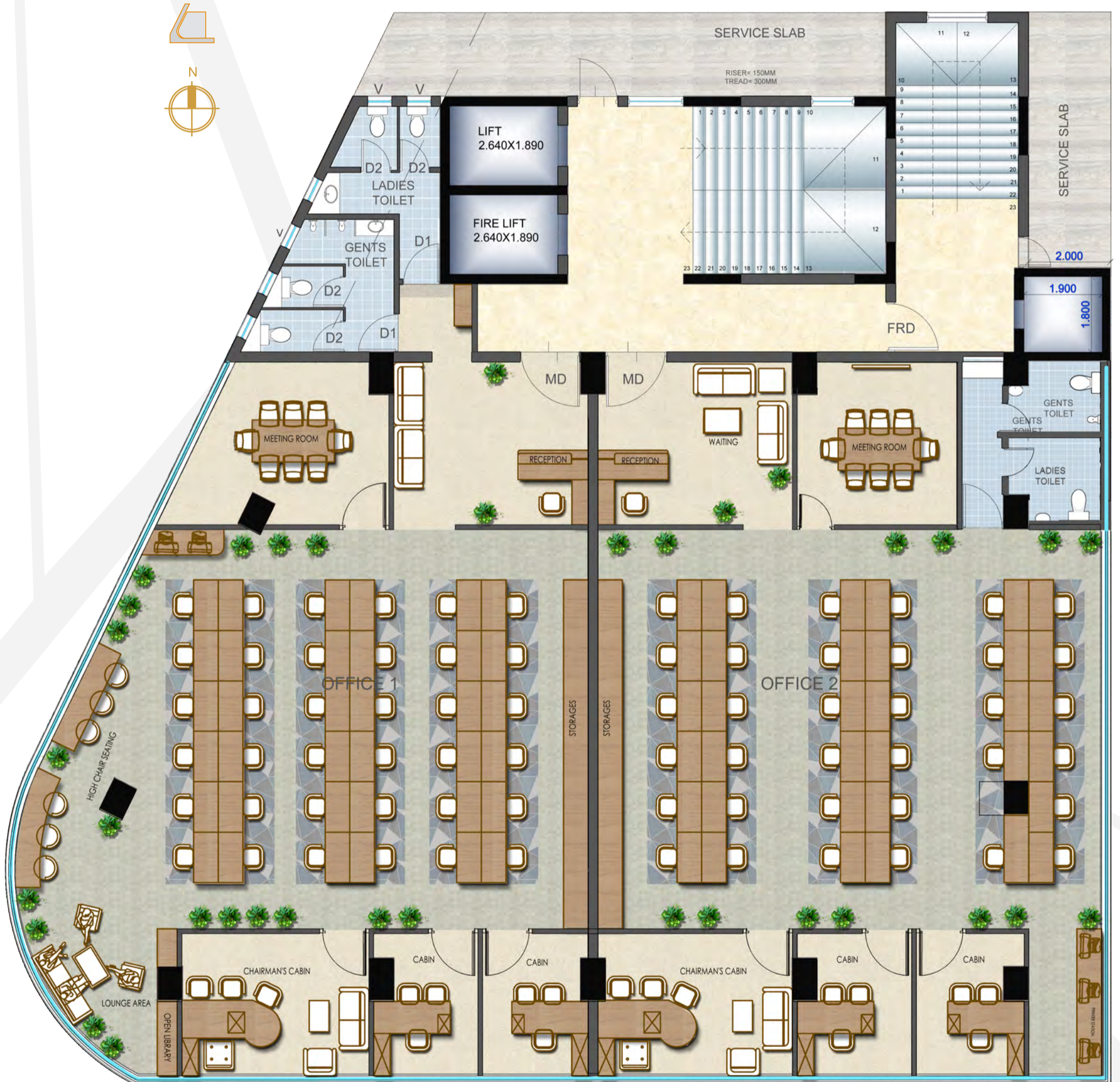


# Twin Office Floor Plans



Twin Office Floor Plan

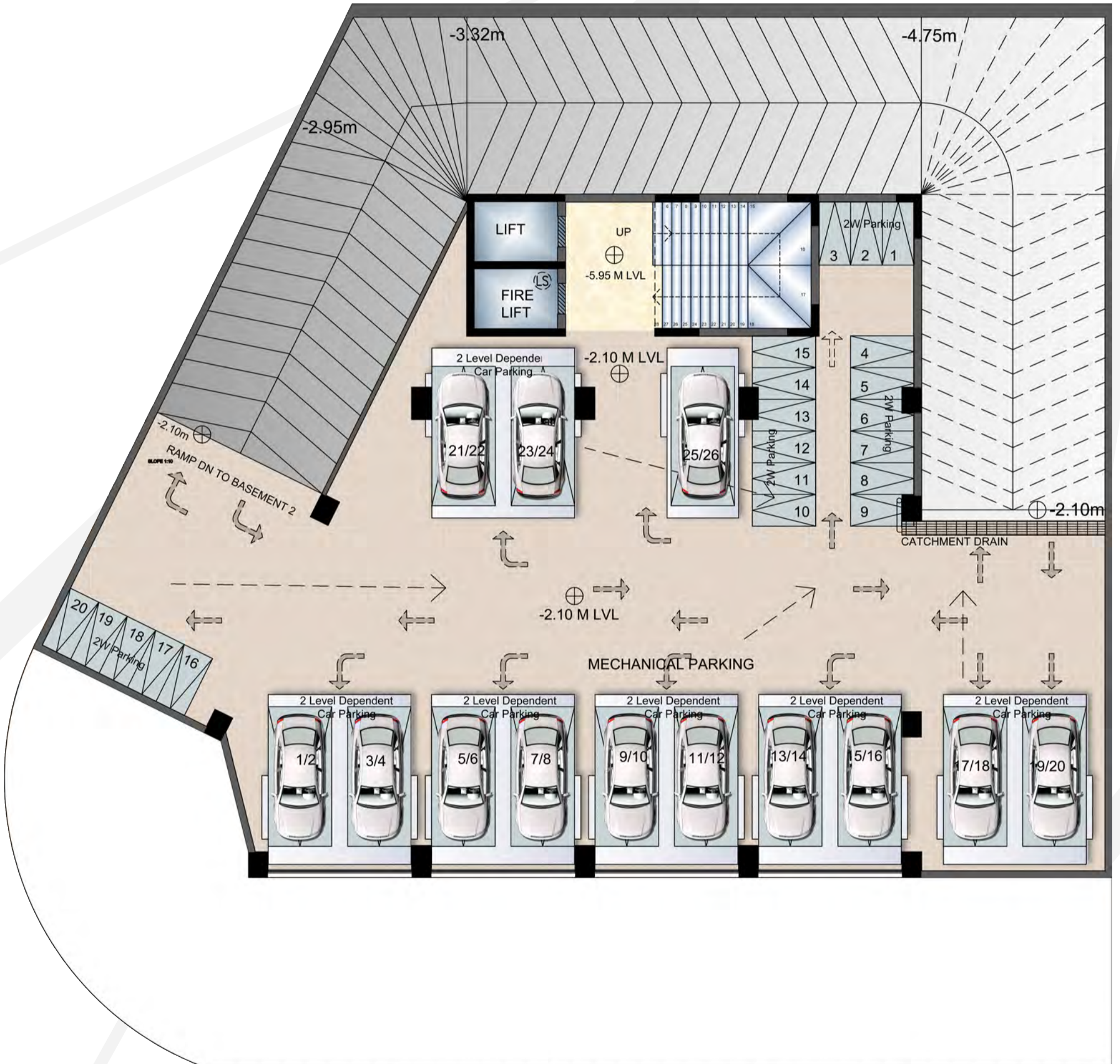




**Twin Office Furniture Layout Plan**

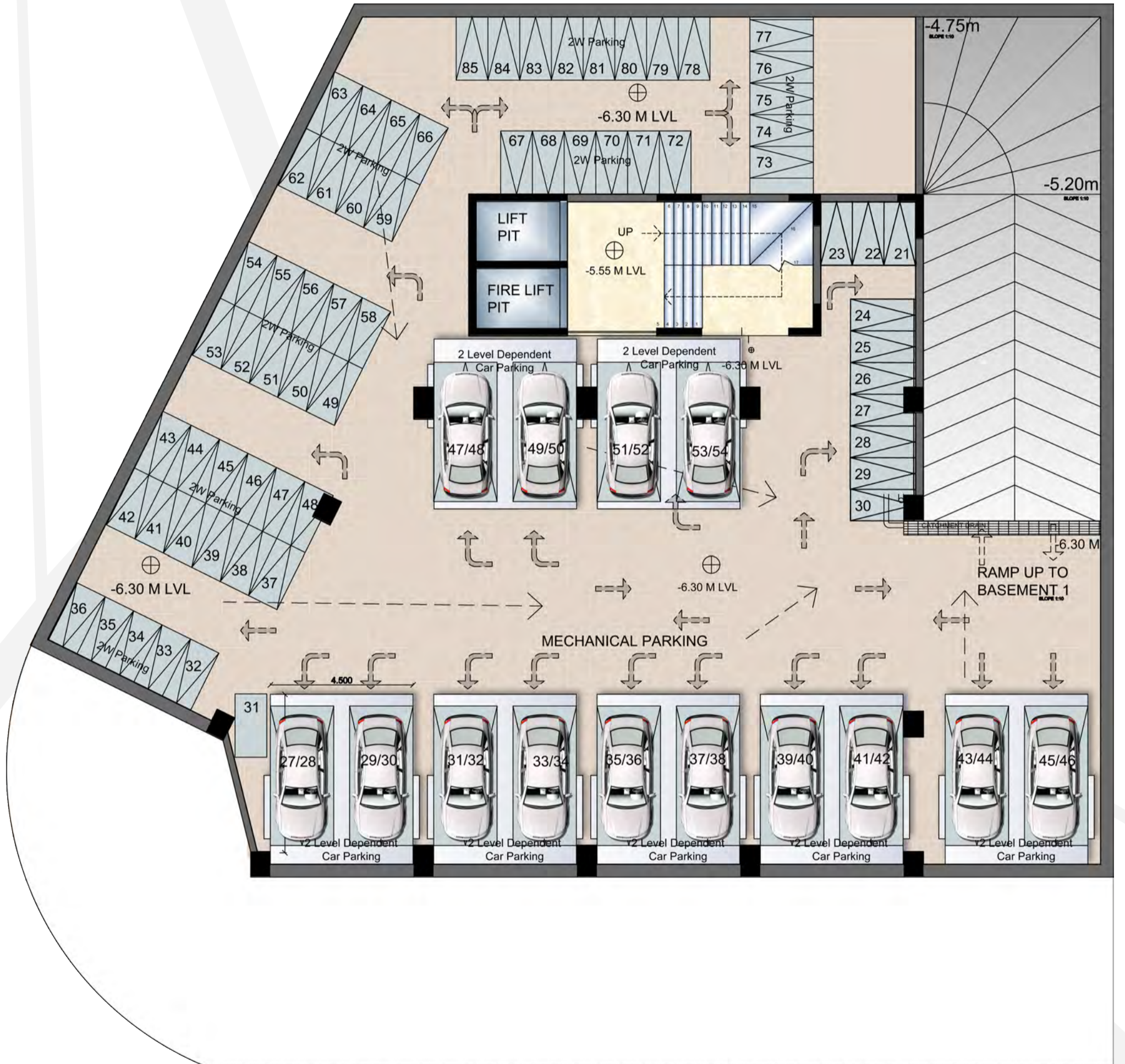


# Multilevel Parking



Parking 1





**Parking 2**



## Luxury Office Space



Our iconic high-rise structure is designed to captivate and inspire. The breathtaking façade and state-of-the-art interior spaces are a perfect blend of aesthetics and functionality. Every inch of Swarn Prospera exudes luxury and sophistication, setting a new standard for high-end real estate.







## Pulsating Heart Of The City



Situated strategically at the heart of Nagpur, Swarn Prospera enjoys a prime location at Ramdaspeth that offers unparalleled connectivity and convenience. Whether you are a thriving entrepreneur or a business tycoon, our location ensures you are always at the center of action. With easy access to major transportation hubs, commercial districts, and cultural attractions, Swarn Prospera offers you a world where every opportunity is within arm's reach.





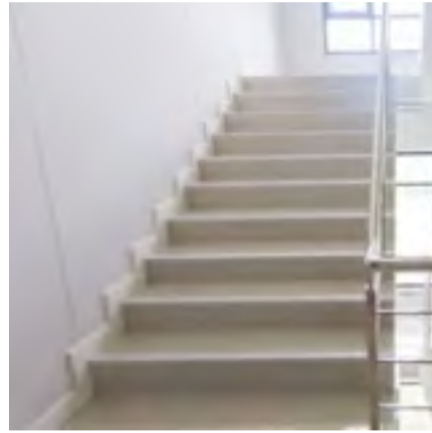




**+**  
Mechanical Car  
Parking



**+**  
Fire control room



**+**  
Fire Staircase



**+**  
Rain Water  
Harvesting



**+**  
BMS System



**+**  
2 Lifts  
(16 Passengers each)



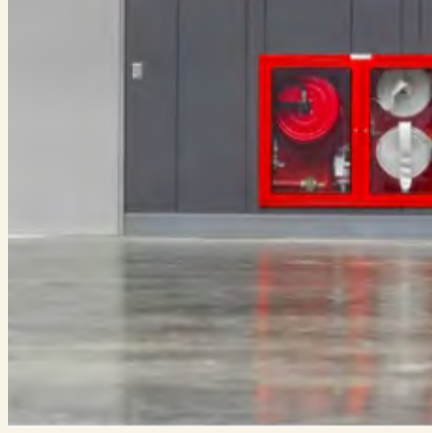
# Amenities



**+**  
Solar System



**+**  
24 Hrs CCTV Surveillance



**+**  
Fire Fighting System



**+**  
Power Backup Generators



**+**  
24 Hrs Water Supply



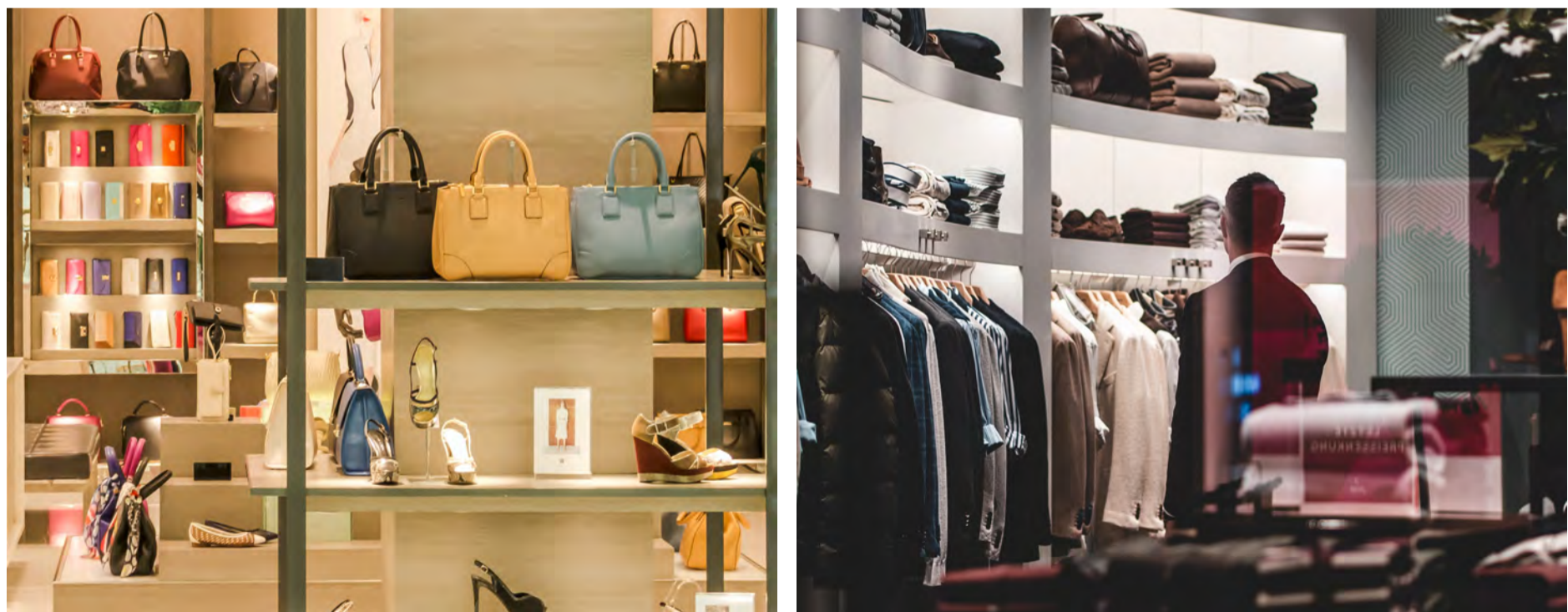
**+**  
Car Calling System







## Luxury Retail Space



We strive to set new standards in the real estate industry through innovation, attention to detail, and a deep understanding of our clients' needs.



# Specifications

<b>STRCUTURE</b>	Earthquake Resistance RCC Structure with Ani- termite Treatment in Foundation	
<b>FLOORING</b>	Basement 2	Parking tiles
	Basement 1	Parking tiles
	Ground floor Common areas	Italian marble/Granite
	Terrace floor	Anitiskid tiles
	Site open space and margins	Antiskid tiles/Parking tiles
	Staircase (Tread)	Granite
<b>WALL</b>	External	230 mm thick AAC Block
	Internal	125 mm thick AAC Bloc
<b>DOOR / WINDOWS</b>	Doors	Laminated flush doors with door frame
	Toilet Door	Granite frame / Laminated flush door
	Windows	UPVC
<b>WALL FINISHES</b>	Smooth finish with acrylic base primer and putty	
<b>TOILETS</b>	Sanitary ware	Branded sanitary ware Duravit/ Kohler / Jaquar or equivalent
	Fittings	Grohe / Jaquar or equivalent
	Water supply	Superior quality CPVC pipes / GI pipes
	Rain water piping	PVC piping with fitting as per IS
	Wall Tiles	Ceramic tiles
<b>STAIRCASE RAILING</b>	SS Railings, MS Railing at fire staircase	
<b>STRCUTURE</b>	Mechanical Parking	
<b>EXTERIOR</b>	Road side elevations	ACP Panels & Structural glazing
<b>STRCUTURE</b>	Common areas ; Passages & Lobby	Gypsum Sheets & PVC
<b>LIFT</b>	Lift provisions Schindler's / Toshiba	
<b>FIRE SYSTEM</b>	INDIAN STANDARD FIRE FIGHTING SYSTEM	





SCAN FOR LOCATION

Located In The Heart Of Nagpur  
 At The Intersection Of East High-court Road  
 And Central Bazaar Road  
 Kachipura Square, Ramdaspeth Nagpur





**P50500053202**

**SCAN FOR RERA CERTIFICATE**



**SCAN FOR WEBSITE**



**SCAN FOR LOCATION**

### **Site Address**

**Plot No. 267, Central Bazar Road,  
Kachipura Square, Nagpur-440010  
+ 91 7499405891,+ 91 9325942224  
Email- swarnprospera@gmail.com**

### **Office Address**

**35/A, Aashirwad Cement Road,  
Shivaji Nagar,  
Nagpur-440010  
+91 88880 61188**

Disclaimer:

\* All views/ amenities are indicative, and subject to change in consonance with regulatory or other requirements.