

VIYA'S
SHANTI
∞ One

A first-of-its-kind eco-friendly lifestyle...

...now begins in your balcony.





A FIRST-OF-ITS-KIND WAY OF LIFE

First, your home is not just a regular apartment. **ShantiOne** is a Farm Apartment, where along with all the facilities of a regular high-end flat, you will realise that your home also includes a cute little farm in a spacious balcony.

This green corner is for you to nurture vegetables in the most organic fashion and take the first step to lead a healthier lifestyle, first-of-its-kind.

When you nurture your own vegetable farm, the satisfaction you experience while cooking and consuming that food, is truly out of the world. The presence of live plants and vegetables within the premises lends a positive vibe to the entire environment of the home. Farming induces compassion, patience and an attachment to things natural.

And when your children watch you nurture the little plants and vegetables, you are setting an example for them to emulate. They learn the importance of being empathetic, compassionate and nature-loving.

Location	: Shantivan Residential Layout, Thimmaipalle Village, Near ECIL
Location Highlights	: Near ECIL BITS Nalsar Genome Valley Alankrita Resorts ORR
Area	: 1600 Sq. Yds. in 5-acre Resident Community
Farming Space	: 450 Sft.
Towers	: 2
20 Units	: Stilt+5 floors
Sft	: 2264 & 2236



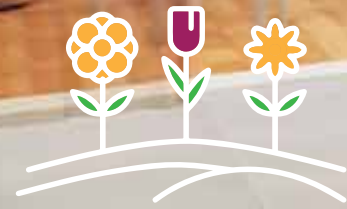
WHERE **NATURE** COMES **HOME**

You have always dreamt of giving your family a healthy, comfortable and convenient lifestyle, enriched with nature's presence. Your search ends at **ShantiOne** farm apartments, for nature can't get closer than this.

While ShantiOne, a part of the Shantivan layout, provides you with a first-of-its-kind lifestyle, it also enables you to lead a life enriched by values. Let's find out how.



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INCLUDE NATURE
in your family
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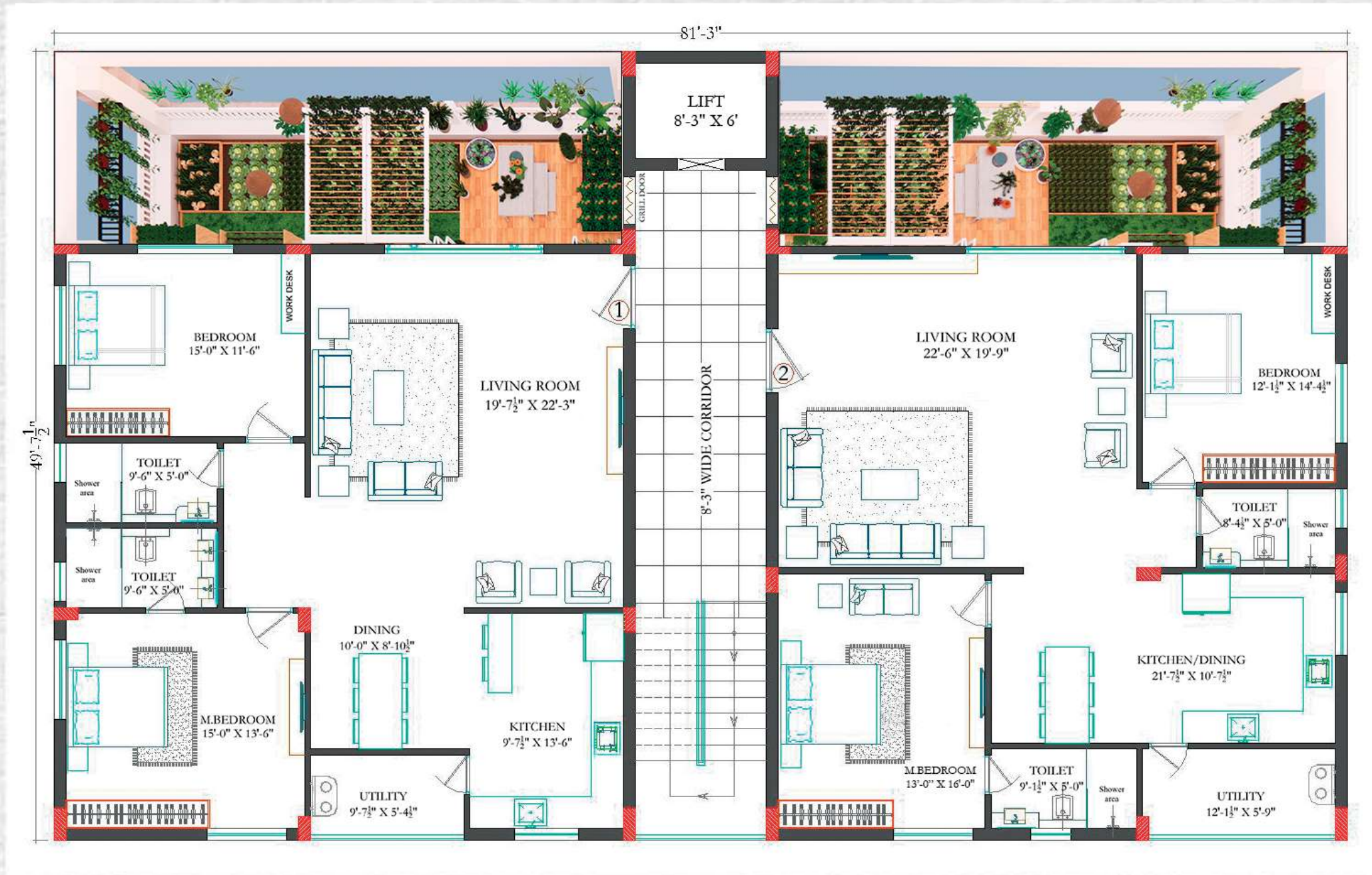
MAKING YOUR APARTMENT, **A FARM APARTMENT**

Does the entire thing sound difficult for you? It needn't be, because our experts will ensure that the design and maintenance of the farm in your balcony is convenient, easy and healthy. Along with healthy food on the table, it enriches the ambience of the house and lends beauty to it.

At ShantiOne, our Agri-farm scientists and supervisors will assist you in maintaining the farm in your balcony without having to enter your farm apartment. They use efficient and sustainable organic farming methods that require minimal soil and water to nurture a diversified array of nourishing greenery, elevating your lifestyle and enabling you to bring chemical-free produce on the dining table. Consuming healthy food in a positive environment adds zest to your day.

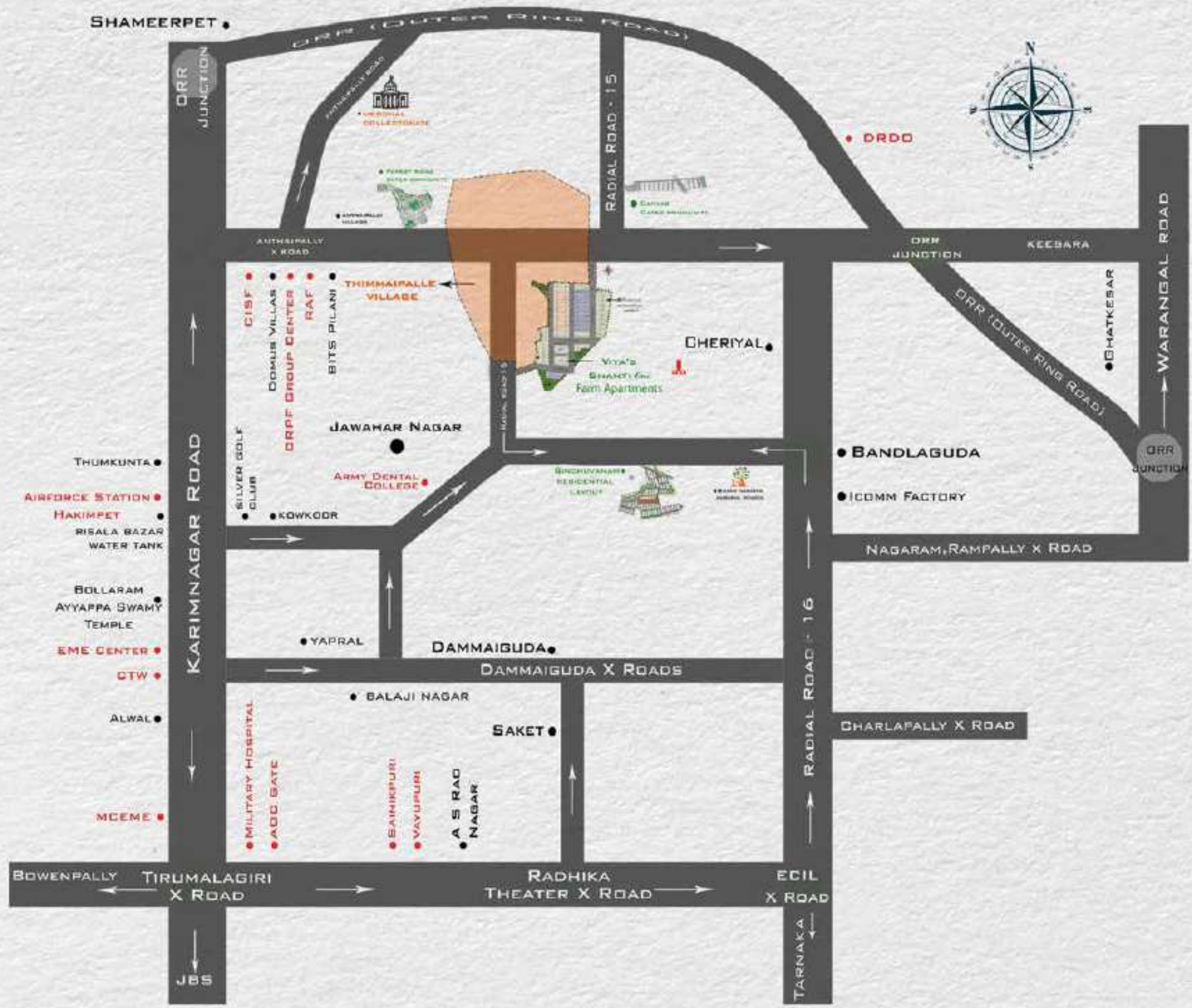
OWNER IN THE LIVING ROOM.
Farmer in the balcony.

Added to this is your meticulously designed home with contemporary features including open kitchen, spacious bedrooms, grand living room etc. Completely a dream come true for you with an eco-conscious lifestyle, powered by a healthy green farm in your spacious balcony.



**OUR PLAN.
 YOUR
 LIFESTYLE.**





CLOSER TO NATURE. NEARER TO LIFE.

At ShantiOne, you are not only closer to nature but also to life itself. The strategic location of our farm apartments ensure that you are conveniently located near to the key landmarks of the city.

- Layout is a part of residential neighbourhood.
- Inside the ORR, 5 mins. to Keesara & Shamirpet exit, on radial road 15.
- 5 mins. to Thumukunta-Shamirpet Road, 20 mins. to ECIL 'X' Roads.
- 15 mins. to Vijaya Hospitals, Srikara Hospitals and Tulasi Hospitals.
- 10 mins. to DRDO Campus, CASF and Batalion Quarters.
- 5 mins. to CRPF Group Centre, Swamy Narayan Gurukul, BITS Pilani, Pallavi International School, St. Andrews School, Geethanjali Engineering College, Army College of Dental Sciences and Forest Ridge.

YOU DON'T HAVE TO STEP
OUT TO BE WITH NATURE.
Just stay in the balcony.



A SPACE YOU WILL FALL IN LOVE WITH

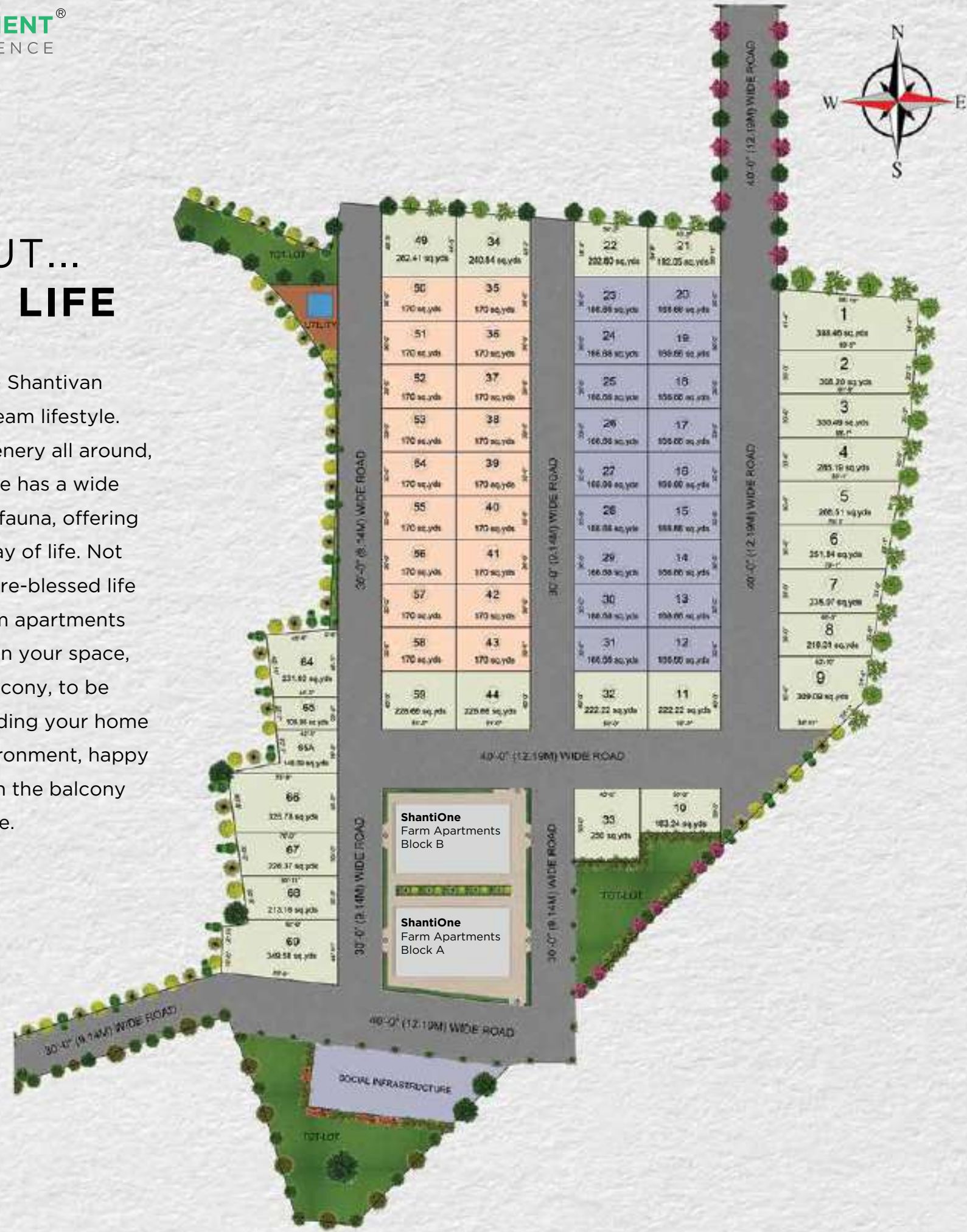
BLOCK-'A'-AREA STATEMENT (in Sft.)			
FLAT NO./ FACING	PLINTH AREA	COMMON AREA	SALEABLE AREA
01-E	1789.00 Sft.	422.00 Sft.	2111.00 Sft.
02-W	1789.00 Sft.	422.00 Sft.	2111.00 Sft.

BLOCK-'B'-AREA STATEMENT (in Sft.)			
FLAT NO./ FACING	PLINTH AREA	COMMON AREA	SALEABLE AREA
01-E	1711.27 Sft.	427.82 Sft.	2139.00 Sft.
02-W	1711.27 Sft.	427.82 Sft.	2139.00 Sft.



A LAYOUT... FULL OF LIFE

Residential Layout - Shantivan is home for your dream lifestyle. Filled with lush greenery all around, this residential space has a wide variety of flora and fauna, offering a first-of-its-kind way of life. Not to mention the nature-blessed life that our special farm apartments offer you right within your space, in your spacious balcony, to be precise. Thus, providing your home with a positive environment, happy vibe, healthy yield in the balcony and a dream lifestyle.



TRANSFORMING DREAMS INTO REALITY

We are Viya Ventures, a distinguished real estate firm renowned for transforming dreams into concrete achievements. Led by Vinod Tandra and Vineeth Tandra, who bring extensive industry knowledge to the table, Viya Ventures has evolved into a dependable entity for those in pursuit of residential or farmland plots. Our adept team of professionals are committed to provide excellence backed with top-tier customer support. Whether your search is an ideal home or investment prospects, it ends at Viya Ventures.



ACCESS TO CLUB HOUSE

SWIMMING POOL

Club House

The club house is the nucleus for the entire community of the Shantivan layout. Everyone can have access to the facilities including different types of indoor games, swimming pool, banquet hall and many more alongside a jogging track. This clubhouse will be a shared facility for all the residents of Shantivan gated community to enjoy an elevated lifestyle with a like-minded community.

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All properties of Viya Ventures exhibit world-class standards. They say God is in the details. The ambitious vision of the leadership is evident in every detail of their properties be it design, infrastructure, amenities or location. I'm delighted with my choice of ShantiOne.

Mr. Vidya Murthy,
Marketing Consultant, Hyderabad

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INDOOR GAMES

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While purchasing a house, my focus is on its distinctiveness and innovation. The idea of the Farm Apartment concept resonated strongly with me. I always wanted to own a farm. This innovative fusion of contemporary residential and traditional farm living in what amazed me.

Mr. Saurabh Charia
Motivational Speaker

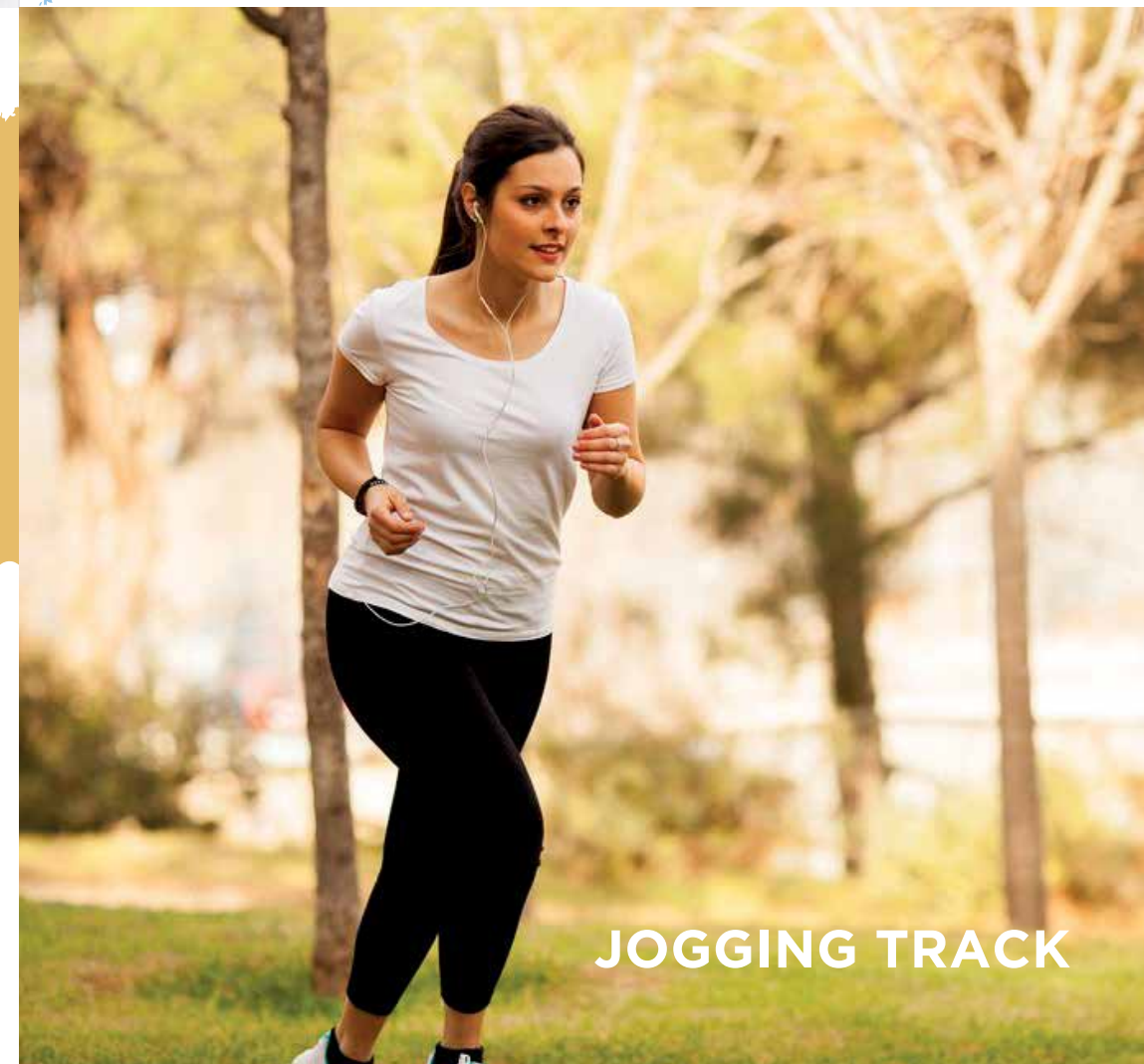
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I bought an apartment in Sindhuvanam. I must say that the property is well-maintained. The staff is very efficient and highly commendable in their service. Kudos to the entire Viya Ventures team for their prompt and excellent customer care.

Mr. Raghu Ram
Apartment Owner, Sindhuvanam

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JOGGING TRACK

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Your investment is safe and secure with Viya Ventures. They will deliver the project absolutely hassle free and on time. The brand as well as their projects stand for quality.

Ms. Madhavi
Plot Owner, Sindhuvanam

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BANQUET HALL



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