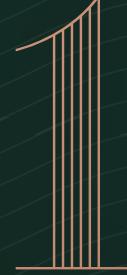


Emporio 1

AT QUILLION PARK



From the House of Viraj Estates Private Limited

*Experience
the Quillion
Way of Life*



Q ~ COMMUNE ~ BREATHE ~ CONNECT



Contents

01 *Overview*

Quillion Park Township
Brand Keys
Brand Values
Project Overview
Master Plan

02 *Emporio 1*

About Emporio 1
Commercial & Retail
Key Amenities
Configuration & Floor Plans

03 *The Legacy*

About Viraj Estates
The Architect

04 *Location & Contacts*

Address, Landmark & Map
Enquiry Details
Legal Information

A Township that Quills together all Aspects of Life



Quillion Park, from the house of Viraj Estates, is an integrated township in Nashik, that offers luxury living with its pivotal brand keys, i.e., Breathe, Connect & Commune. The project serves as a landmark where breathable spaces are brought to life & needs are catered at your doorstep while being connected to your loved ones & to the world outside.

Located in the heart of the city, Quillion Park is well connected to all aspects of the city while being close to nature. The township offers exclusive Residential, Commercial and Retail spaces to accommodate all needs at one place.



200+ Commercial Spaces

40ft. High Entrance Lobby

5000 Sq. Ft. of Front Facing Offices

07 Multipurpose Spaces in One Complex

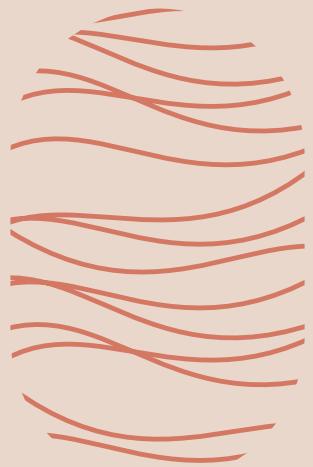
& Large Central Atrium Space

Brand Keys

A landmark where you can breathe, connect and commune.

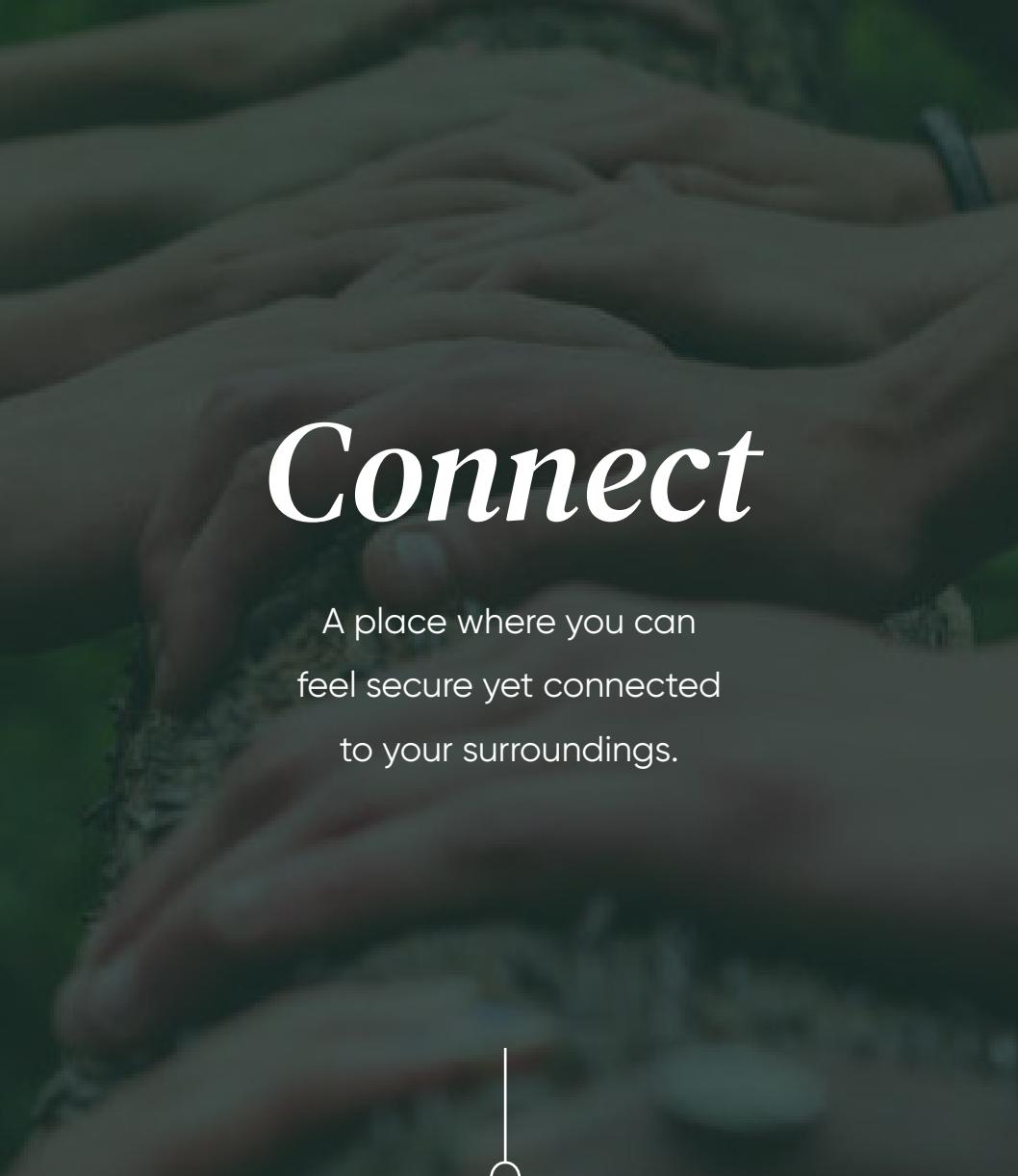
Breathe

A place where you can simply breathe in the fresh air.



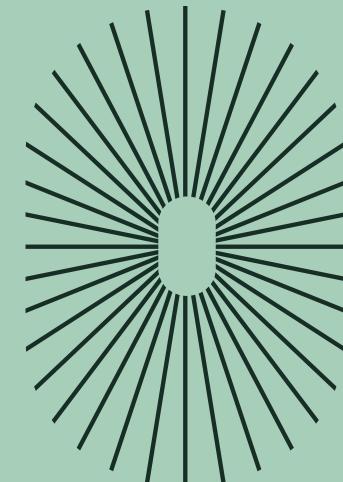
Connect

A place where you can feel secure yet connected to your surroundings.



Commune

A place of togetherness where you can grow a strong bond.





Mission

To Build a Future

With a mission to provide a timeless experience, the township project Quillion Park from the house of Viraj Estates offers a serene and lush environment for its residents & associates.

Distinctly designed, the focus is to take a leap from the fast paced life and give access to incomparable concepts and unmatched value for money with being the epitome of uncompromised quality of living.

Vision

To Focus on the Best

We seek to leave behind a legacy that has a legendary renown for developing creative and innovative spaces. We believe in keeping our customers at the center of our endeavour as we aim to enrich not only the lives of our stakeholders & business associates but also of the society.

Quality

Timely Delivery

With pioneering thoughts of innovation, to elevate your lifestyle for you to experience the Quillion way of life we deliver only excellence and aim to exceed expectations in everything we do.

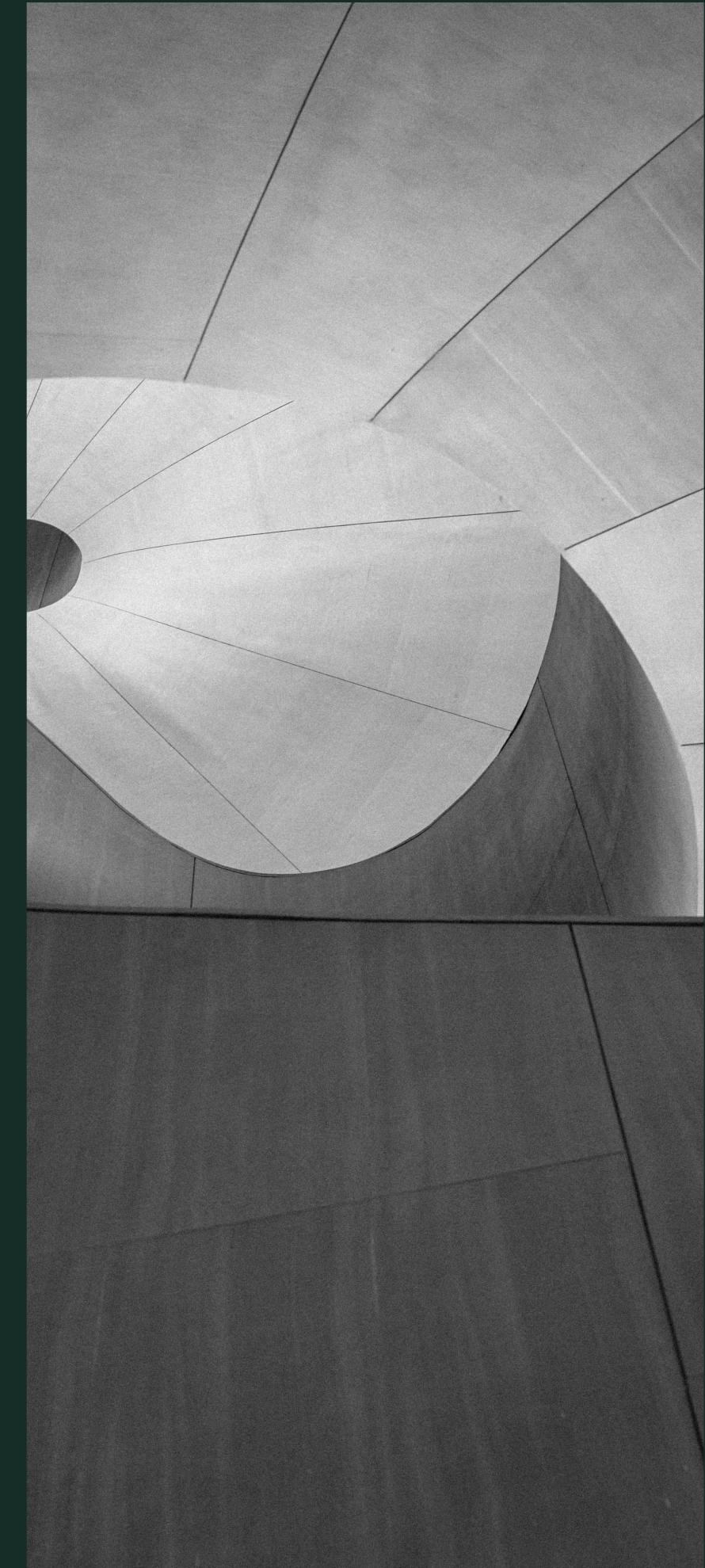
Innovation

Providing the highest quality of services and building your dream home is our priority.

Trust

Beyond Trust

At Quillion, we believe that transparency is the key to a trusted, healthy customer relationship. Thus our tagline- "Beyond Trust" envisions us to have a strong, long lasting and an extremely loyal customer base.



PROJECT OVERVIEW

*Reaching New
Heights Providing
an Elevated
Lifestyle*



LOCATION

GOVIND NAGAR
(NASHIK)



BOOKING START DATE

SEPTEMBER 2021



PROJECT TYPE

TOWNSHIP

RESIDENTIAL, COMMERCIAL & RETAIL



RERA NUMBER (COMMERCIAL)

P51600028464

RERA NUMBER (RESIDENTIAL)

P51600028464



PRICE STARTING FROM

30 LACS*
(FOR COMMERCIAL)

1 CRORE*
(FOR RESIDENTIAL)

*T&C Apply



TOTAL SQ.FT. OF CONSTRUCTION AREA

1.9 MILLION



*A Dream-Like Cluster of
Urban Oasis...*



ABOUT EMPORIO 1

Where Business & Retail Thrives

Emporio 1 is an ergonomically styled destination with a strong structural presence, to accommodate retail and work spaces with a careful consideration to separate the designated residential spaces within the township premise.

With an iconic architecture, Emporio 1 at Quillion Park will serve as a commercial centre that allows you to work, commune, shop and dine all under one roof.

EMPORIO 1

Key Highlights



A Sculptural
Presence

This iconic building twists upwards in different directions creating a strong sculptural presence and a unique addition to the city.

2 Level Car Parking
Basement

Planned in a way allows cross ventilation to all the homes with minimal circulation and maximum utilization of areas.

30 Feet High
Entrance Lobby

The built form will be a unique addition to the skyline becoming a landmark for the city.

600-5K Sq. Ft Large Central
Atrium Space

The offices vary in size from 600 sq. ft to 5000 sq.ft of central atrium space for shops and restaurants.

07 Multipurpose Spaces
in One Complex

A commercial centre that allows you to work, commute, shop and dine all under one roof.

COMMERCIAL & RETAIL

Interlaced With Modern Convenience

Situated on an arterial city road, Emporio 1 is a mixed-use building with retail spaces of varying sizes at the 3 lower levels, a planned restaurant floor at the 3th level & offices above.

Entered through an atrium each shop has complete visibility at the shopping levels.

This iconic building twists upwards in different directions creating a strong sculptural presence & a unique addition to the city.



Amenities

COMMERCIAL

Mall entrance



First Floor Atrium

Office lobby



Restaurant

45 Seater Conference Room



Mall Lobby





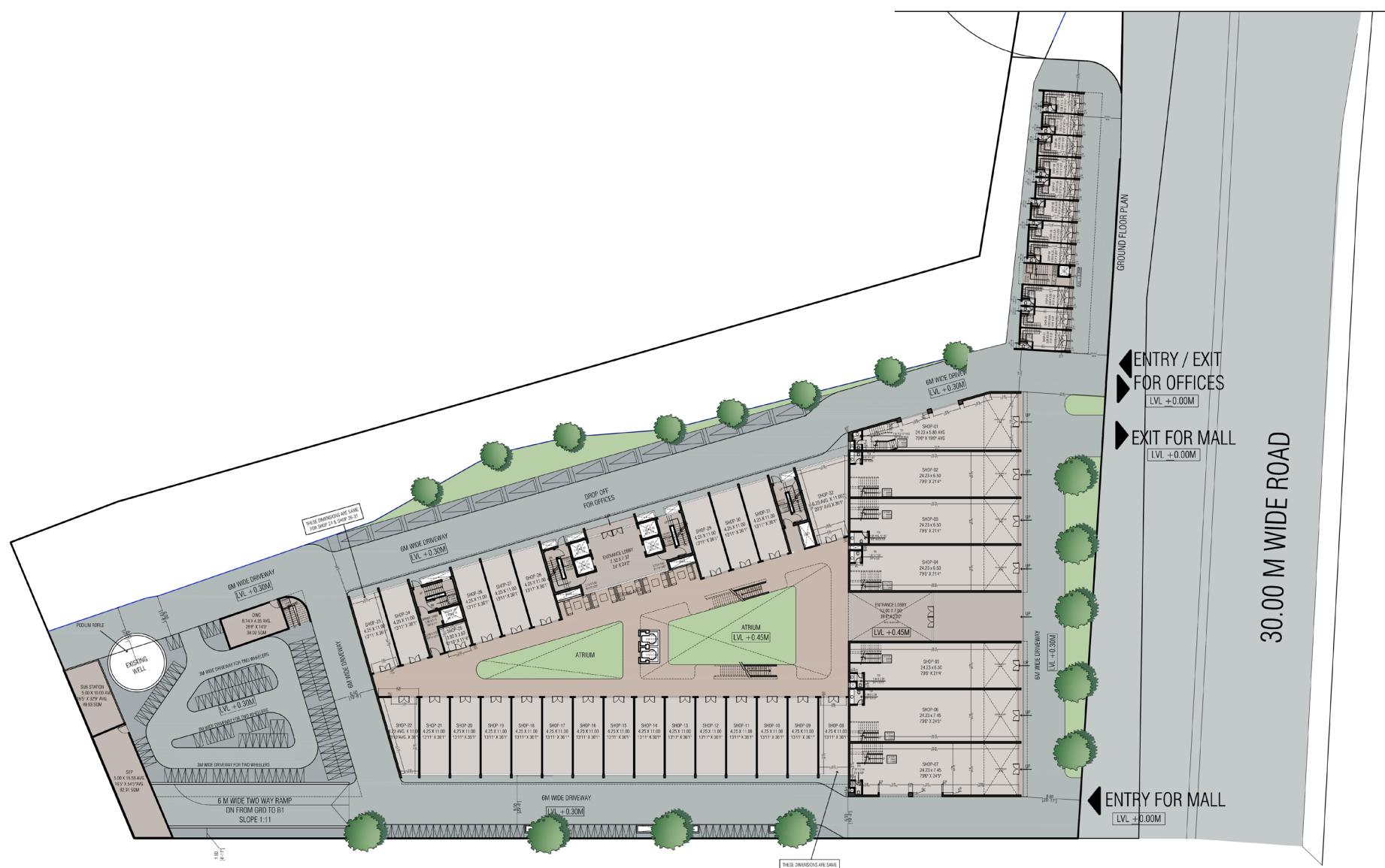
Emporio Building D&E

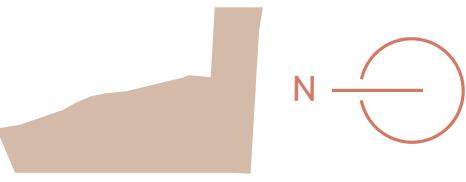
Ground Floor Plan

TYPE: RETAIL

UNIT/FLOOR: GROUND

RERA CA SHOPS	47.3 SQ.M. / 509.14 SQ.FT.
RERA CA TERRACE	-
RERA TOTAL CA	763.71 SQ.FT.





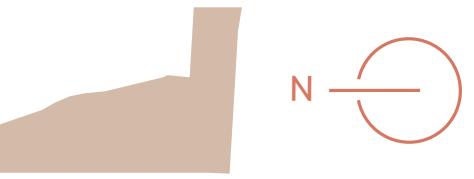
First Floor Plan

TYPE: RETAIL

UNIT/FLOOR: 1

RERA CA SHOPS	36.67 SQ.M. / 394.72 SQ.FT.
RERA CA TERRACE	-
RERA TOTAL CA	592.07 SQ.FT.





Second Floor Plan

TYPE: RETAIL

UNIT/FLOOR: 2

RERA CA SHOPS	36.67 SQ.M. / 394.72 SQ.FT.
RERA CA TERRACE	-
RERA TOTAL CA	592.07 SQ.FT.





Third Floor Plan

TYPE: OFFICES & RESTAURANTS

UNIT/FLOOR: 3

RERA CA OFFICE	36.49 SQ.M./ 392.78 SQ.FT.
RERA CA TERRACE	4.71 SQ.M./50.7 SQ.FT.
RERA TOTAL CA	665.22 SQ.FT.





Fourth Floor Plan

TYPE: OFFICES

UNIT/FLOOR: 4

RERA CA OFFICE	36.49 SQ.M./ 392.78 SQ.FT.
RERA CA TERRACE	3.89 SQ.M./41.87 SQ.FT.
RERA TOTAL CA	651.98 SQ.FT.





Fifth Floor Plan

TYPE: OFFICES

UNIT/FLOOR: 5

RERA CA OFFICE	36.49 SQ.M./ 392.78 SQ.FT.
RERA CA TERRACE	3.89 SQ.M./41.87 SQ.FT.
RERA TOTAL CA	651.98 SQ.FT.





Sixth Floor Plan

TYPE: OFFICES

UNIT/FLOOR: 6

RERA CA OFFICE	36.49 SQ.M./ 392.78 SQ.FT.
RERA CA TERRACE	3.89 SQ.M./41.87 SQ.FT.
RERA TOTAL CA	651.98 SQ.FT.





Seventh Floor Plan

TYPE: OFFICES
UNIT/FLOOR: 7

RERA CA OFFICE	36.49 SQ.M./ 392.78 SQ.FT.
RERA CA TERRACE	3.89 SQ.M./41.87 SQ.FT.
RERA TOTAL CA	651.98 SQ.FT.





Eighth Floor Plan

TYPE: OFFICES

UNIT/FLOOR: 8

RERA CA OFFICE	74.55 SQ.M./ 802.46 SQ.FT.
RERA CA TERRACE	7.79 SQ.M./83.85 SQ.FT.
RERA TOTAL CA	1329.46 SQ.FT.





Ninth Floor Plan

TYPE: OFFICES & AMENITIES

UNIT/FLOOR: 9

RERA CA OFFICE	74.55 SQ.M./ 802.46 SQ.FT.
RERA CA TERRACE	7.79 SQ.M./83.85 SQ.FT.
RERA TOTAL CA	1329.46 SQ.FT.



A Commitment to Deliver Excellence based on 40 Years of Trust & Experience



Viraj Vertex
Corporate Office

Viraj Estates is set to redefine the luxury housing sector and commercial spaces of Nashik City. Viraj Estates ventured in land development over four decades ago. The company was majorly into the creation of land layouts, providing plots to end users for residential projects / Townships and commercial activities. While along the way dabbling into few stand-alone construction projects in some of the prime locations in Nashik City.

Backed up with a vigilant practice of prioritizing trust in every step of the way, Viraj Estates has been developing a loyal customer base. With some of the ventures spread across Aurangabad, Ahmednagar, Malegaon and the surrounding areas, the company has been impeccably creating visionary projects defined by inspirational ideas.

Crafted to Shape a Better Tomorrow



Sanjay Puri Architects is listed in the Top 100 architects worldwide by Archdaily. Architizer, New York includes Sanjay Puri Architects in their list of Top 136 design firms worldwide. Having a diverse portfolio across multiple countries, they continue their quest for creating innovative design solutions.

Quillion Residences comprises four slender towers atop a landscaped podium with open views on both sides. The built form is a unique addition to the skyline with 20 feet high balconies woven to create an interesting pattern to evolve an architectural masterpiece.

Entered through an atrium, each space in Emporio 1 has complete visibility at the shopping levels. This iconic building twists upwards in different directions creating a strong sculptural presence. Emporio 1 is planned as a new benchmark for a retail and commercial destination.

Our Partners



SANJAY PURI ARCHITECTS

Prinicpal Architect
Mumbai



PANKAJ DHARKAR ASSOCIATES

MEP Consultant
Ahmedabad



Dr. Kelkar Designs Pvt. Ltd.

Consulting Civil – Structural Engineers

KELKAR DESIGNS
Structural Consultant
Mumbai



A R . PANKAJ JADHAV
Liasoning Architect
Nashik



ROOTS
Landscape Architect
Pune



CCS
Branding
Mumbai



MAYABIOUS ART
3D Animation
Kolkata

Mars Pro Pack
Printing Solution
Mumbai

Nashik

MAHARASHTRA, INDIA

Quillion Park, Tidke Colony Link Road,
Govind Nagar, Nashik, Maharashtra, 422009

Landmark: RD Circle, State Bank Of India,
30m Wide Link Road.

LEGEND



Firms



Bank



Park



Hospital



Mall



Highway

Quillion Park



Kidney Care Hospital & Research Center



Ashok Brother Liquor Mall



Shreya Heights



Shreya Heights



Pimprikar Hospital

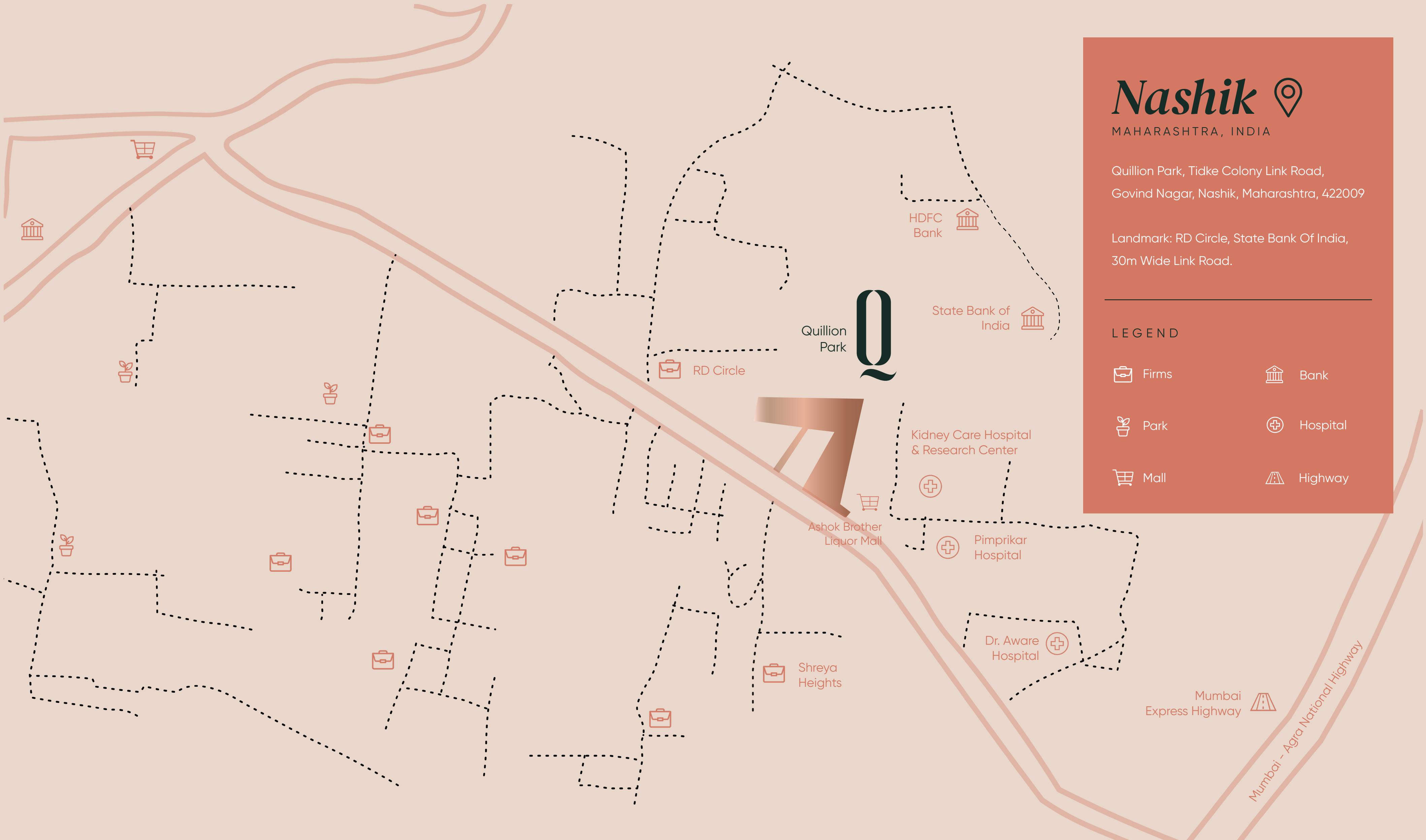


Dr. Aware Hospital

Mumbai Express Highway



Mumbai - Agra National Highway



Legal Information

RERA NUMBER:

P51600030440

LEGAL ADVISORS:

ADV. Sharad Laxman Deshpande

ADV. Ujwal Laxman Deshpande

ADV. Swapnil Ujwal Deshpande

LAND PARTNERS:

Arkk Builders & Developers

Vedang V Naik

Visit Us at our Experience Center



Quillion Park, Tidke Colony Link Road, Govind Nagar,
Nashik, Maharashtra, 422009

Landmark: RD Circle, State Bank Of India, 30m Wide Link Road



+91 7378-9999-48



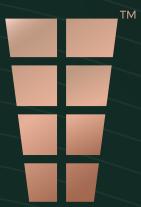
sales@virajestates.com



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Photographs of interiors, surroundings or location are digitally enhanced. Not all photos may have been shot at site. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference only. The colours shown in the images are for the purpose of representation only and may vary upon actual construction.



VIRAJ ESTATES

BEYOND TRUST

Quillion Park, Tidke Colony Link Road, Govind

Nagar, Nashik, Maharashtra, 422009.