



SHIVRAM
HOUSING

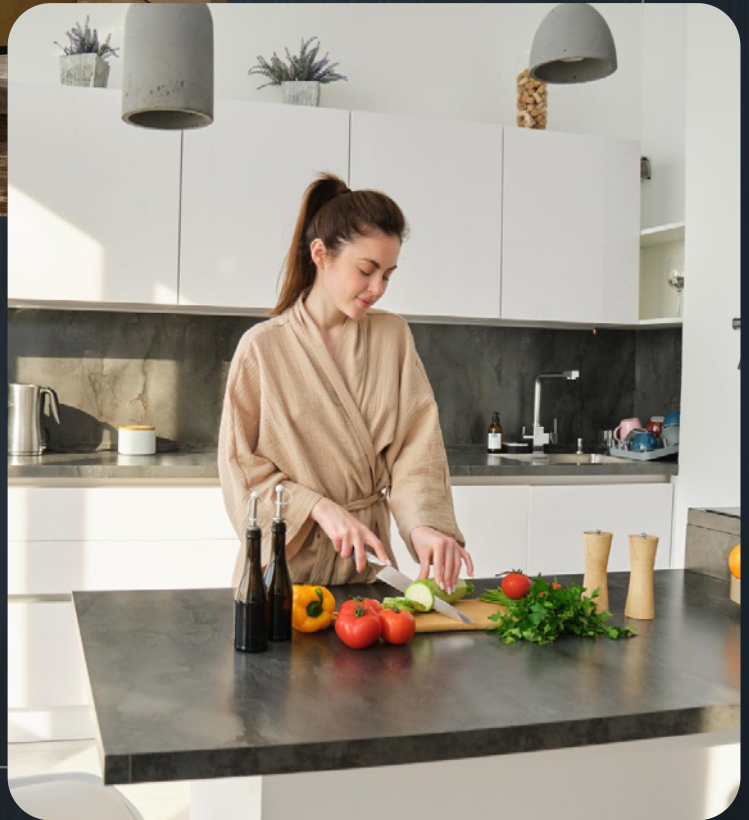
OM VILLAS

Building Homes for Generations



om
villas

- > **EXCELLENCE:** We relentlessly pursue perfection in design, construction, and service delivery, ensuring that every aspect of the home exceeds your expectations
- > **INNOVATION:** We wholeheartedly embrace **new ideas & solutions**, constantly pushing boundaries to enhance our projects and transform the living standards of our customers



STEP INTO A WORLD OF
EXTRAORDINARY
luxury & comfort at OM Villas

*Every detail is
designed to elevate
your living experience
to new heights*

We uphold ethical practices and transparency in all our dealings, fostering trust & confidence

HIGH-QUALITY

LUXURIOUS

Residential spaces for families in Delhi NCR

Our core values are the guiding principles that shape our culture and drive our success.



Perfection
in design

OM VILLAS

Our team of seasoned real estate stalwarts has dedicated itself to crafting homes that resonate with families looking for their dream homes.

OM Villas is a premium dwelling developed by ShivRam Housing Private Limited, a **leading real estate developer** committed to **building high-quality luxurious residential spaces for families** in Delhi NCR. Every residence we create is a testament to our commitment to excellence.

Nestled in the **prime location of Faridabad, Haryana**, OM Villas offers unique combination of luxury and **comfort under the same roof**. Each residence within OM Villas reflects our unwavering dedication to quality and innovation.



MISSION

To build joy-filled homes that elevate the lives of families through comfort, quality, and timeless design.

VISION

To become the unparalleled exemplars of excellence and innovation in home construction, design and service, setting new benchmarks in India's real estate industry.

UNWAVERING COMMITMENT TO EXCELLENCE

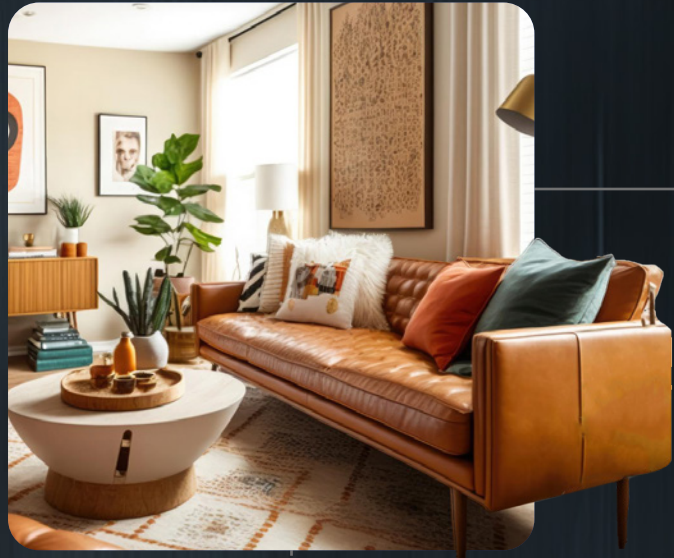
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We **hold ourselves to the highest standards** of design, quality, and customer experience. Meticulously **blending thoughtful design**, premium materials, and impeccable construction, we have **curated a collection of homes** that offer not just **comfort and durability**, but also unmatched aesthetic appeal. With integrity, transparency, and a **deep commitment to the communities** we serve, we are **shaping neighborhoods** that you and your loved ones will **proudly call 'home'**.

AMPLE ROOM FOR A COMFORTABLE LIVING

COMFORTABLE & ENRICHING living experience for all residents

We've meticulously designed an array of amenities aimed at enhancing both convenience and overall well-being.



Thoughtful Amenities



MORDERN AMENITIES

Each residence boasts expansive balconies, convenient lifts, total 12 parking spaces; 3 for each floor, Servant rooms dedicated for each floor and generously proportioned bedrooms.

LUXURIOUS INTERIORS

Get immersed in a realm of opulence with high ceilings, expansive windows, and premium fittings that exude sophistication and create an ambiance of refined comfort in every corner of the home.

FEATURES

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Every aspect of our residence is meticulously crafted to elevate the living experience and meet the need of our customers with ease and sophistication.



CONVENIENT LOCATION

Positioned along a bustling 24-meter road, we offer unmatched accessibility & visibility.



OPTIMAL ORIENTATION

With a north-facing aspect, each residence is bathed in abundant natural light.



SPACIOUS RESIDENCES

Spacious luxury rooms including living area, regular and master bedroom, balcony etc.



PRIME AREA

Quick access to essential facilities such as schools, hospitals, retail outlets, and offices.

Every residence is **thoughtfully designed** with **premium finishes and modern amenities**.

Our residences place everything one needs within **easy reach**, enabling a seamless, hassle-free daily life.

TIMELESS

ELEGANCE

and functional design

A premium range of high quality materials are employed to craft each inch of the OM Villas.



Lifestyle of luxury

om villas

SPECIFICATIONS

Every material, meticulously sourced from leading brands, guarantees superior quality throughout the building, from the flooring to the ceiling.

We've meticulously crafted every aspect of the residence to transcend the ordinary, offering our customers not just a residence, but a **sanctuary of unparalleled luxury** and comfort. Our commitment to excellence is exemplified by the architectural **genius of Mr. Anurag Kapoor & Mrs. Ritu Kapoor.**

LIFESTYLE OF COMFORT, & SUSTAINABILITY



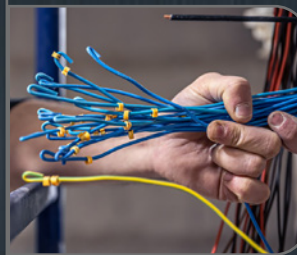
FLOORING

The living space at OM Villas is enhanced with the luxurious touch of Johnson and Nexion Tiles, elevating comfort and imbuing a premium ambiance throughout.



WALLS

Walls boast M30 Grade Concrete, fortified with Ultratech Cement, while Saint Gobain Windows add sophistication, durability, & natural light infusion.



ELECTRICAL

Electrical wiring features high-quality Polycab wires, ensuring safety, reliability, and efficient power distribution throughout OM Villas' residences.



WARDROBE

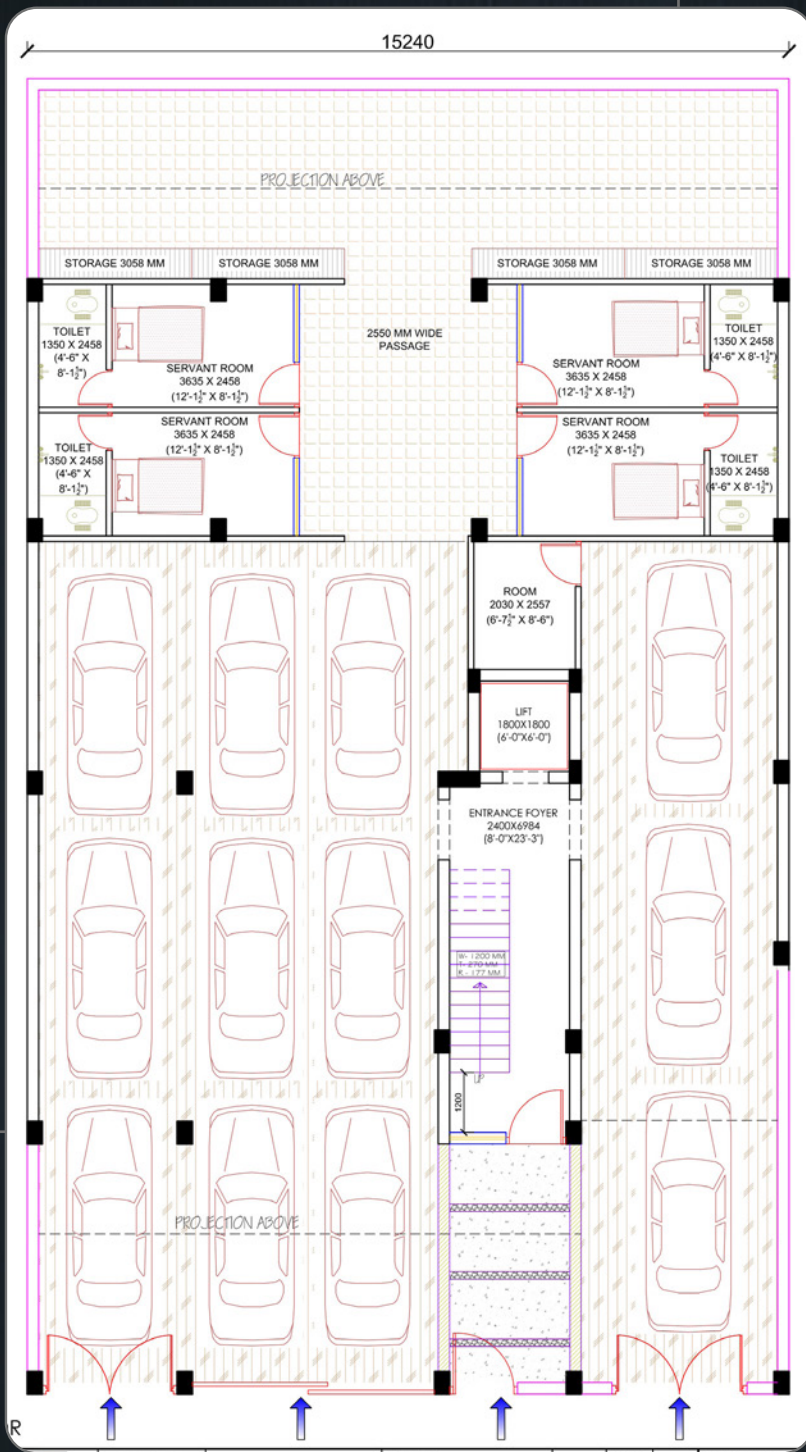
We utilize HDHMR in our wardrobes to ensure that our clients receive high-quality furnishings that enhance the value and appeal of their homes.



ENTRANCE

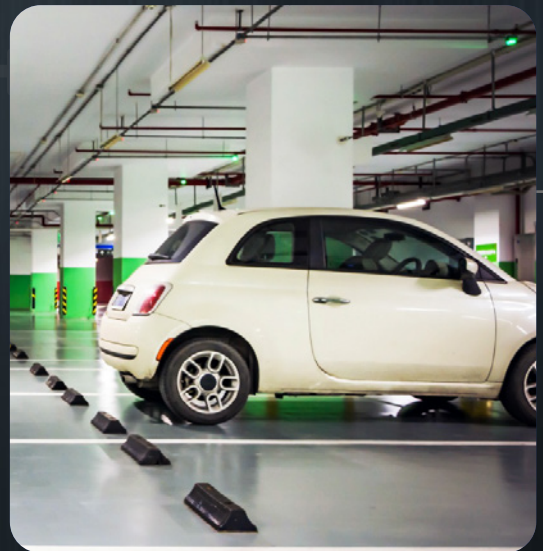
The main gate is automated, offering convenience, security, & elegance, seamlessly welcoming residents into the community with modern technology.

We offer top-tier amenities including Kohler bathroom fittings, Astral pipes, Tata Steel 550D usage, modular kitchen, & Jaguar lighting. Hitachi & Daikin ACs ensure optimal comfort in OM Villas. The building elevation design by Metaguisse Company adds a touch of sophistication to the exterior.



OFFERING CONVENIENCE & SECURITY

Redefining Residential Living with a Contemporary Design



STILT FLOOR PLAN

The residence at OM Villas, comes with covered car parking, offering convenience and security to the customers. Our stilt floor also houses essential amenities such as a 24/7 security office, maintenance office, convenience store, visitor parking, servant rooms, storage rooms and a main entrance lobby exuding warmth and elegance.

Covered car parking

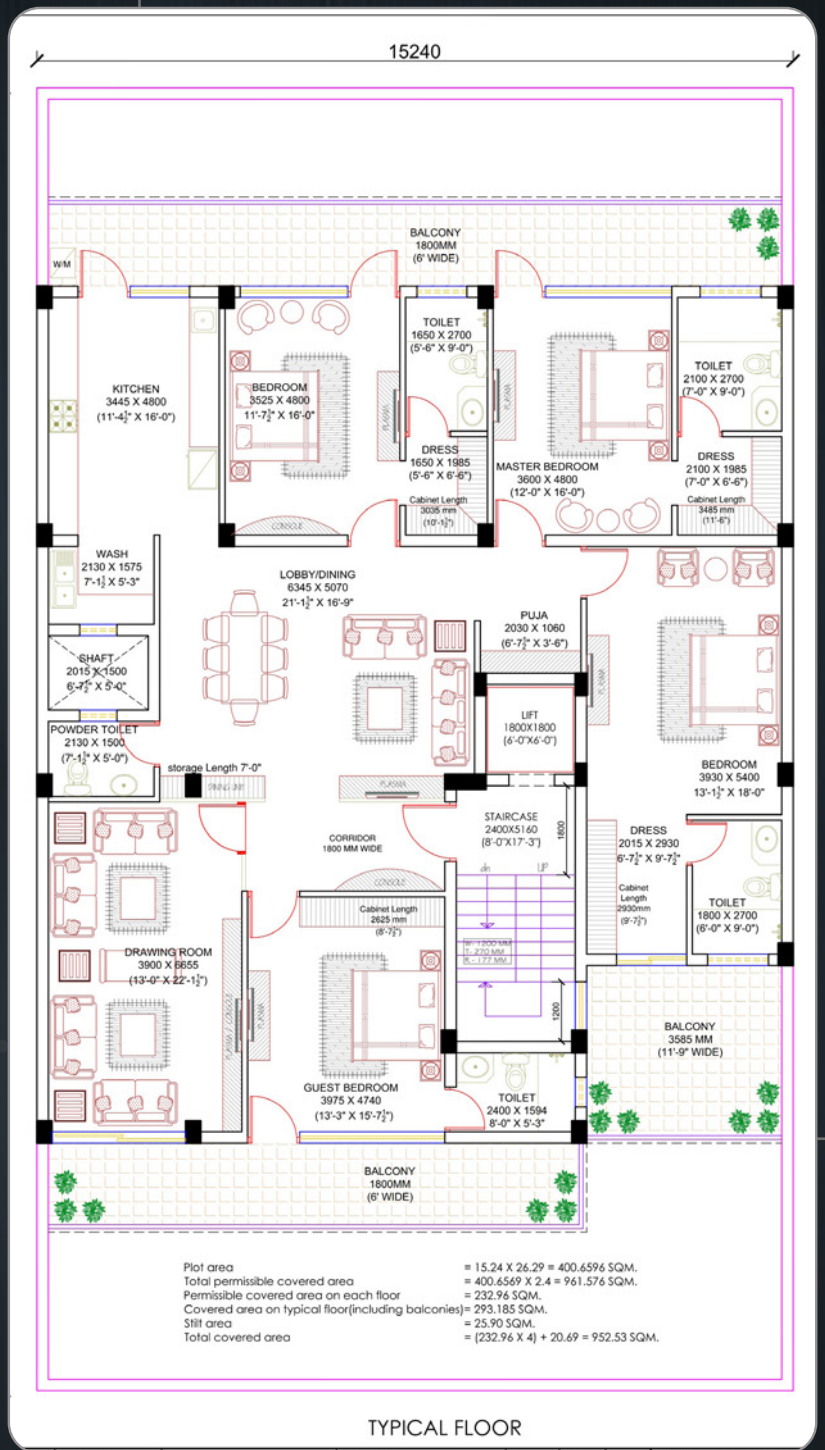
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Experience
Unmatched
Elegance at
Premium
Spacious Units

PREMIUM AMENITIES



Efficient
layout



MAIN FLOOR PLAN

The main floors showcase meticulously designed units, ensuring spacious layouts & **premium amenities**. With units in total 4 floors, each home boasts **balconies**, and ample natural light. Each floor also features vitrified tile **flooring, painted walls, modular kitchens**, two lifts with utility ducts & corridors leading to the units & staircases.

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OM VILLAS (A UNIT OF SHIVRAM HOUSING)



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HOUSING

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