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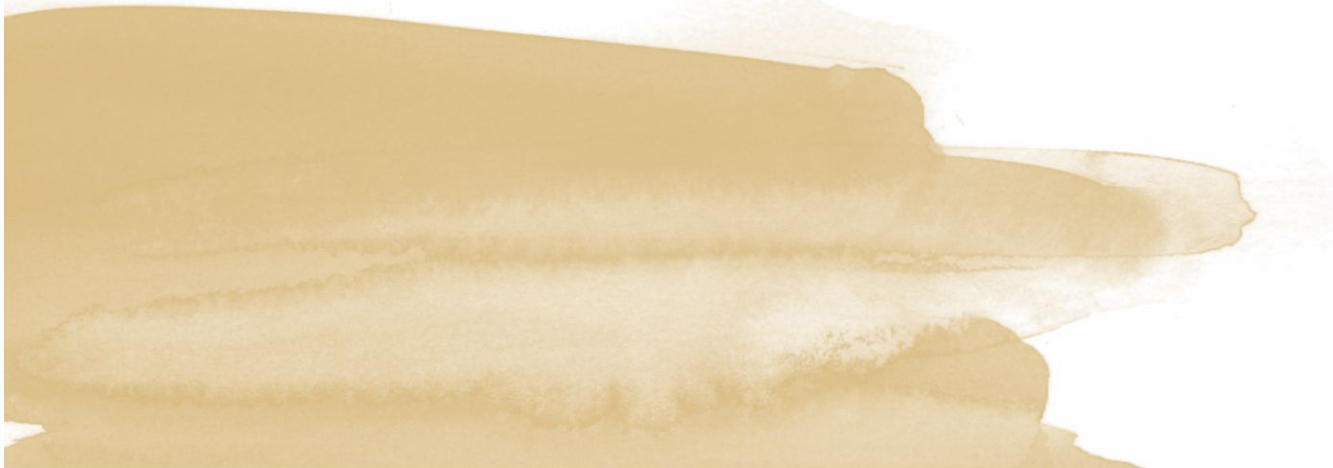
ESPECIALLY DESIGNED FOR



FAMILIES



SHIKHAR *Pride*
3|4 BHK OPULENT HOMES



3 & 4

**LUXURIOUS
LIVING**

WITH 5 UNIQUE REASON



REASON

01

GET
FRESH AIR

We know oxygen is an important component of life and fresh air is a free gift which we need to breathe freely.

Air is the most essential element for anyone on the earth. There are a myriad of health benefits we get from fresh air.



REASON

02

GET 2 ROAD
CORNER FLATS

Natural light gives out the positive vibes needed to start the day afresh. Along with the lighting benefits, you also get a flat on the corner of two roads.

Feel the freshness and be in your cozy corner.



REASON

03

GET
PRIVACY

We value your privacy and have taken conscious measures to ensure it to you. There are no common walls between apartments for the sound to travel or for sight.

The apartments are designed to ensure comfort with the living room, also just two families living on each floor i.e. two flats per floor.



REASON

04

Mechanical
PARKING

The Automatic Parking facility provided is high-class and ensures it occupies minimum space and volume per car increasing the total space for parking. Simply put, more space for all your cars to be parked in the provisional Mechanical parking zone.

The system ensures it is able to fit your car with full security and comes with 15 feet height.



REASON

05

GET 3 SIDE
OPEN SPACE

The building is the center of attraction of the plot with three-sided open space surrounding it for the beauty to be admired around it. The beautiful gardens, the room for fresh breeze.

It forms a part of urban planning and designing. Carefully mapped spaces for front open, side ways and backend spaces are provided.



OTHER FEATURES



Only 2 Units Per Floor



2 Lifts Each Floor



Children Play Area



Senior citizen sitting area & garden area



Allotted Parking



Mechanical Parking (provisional)



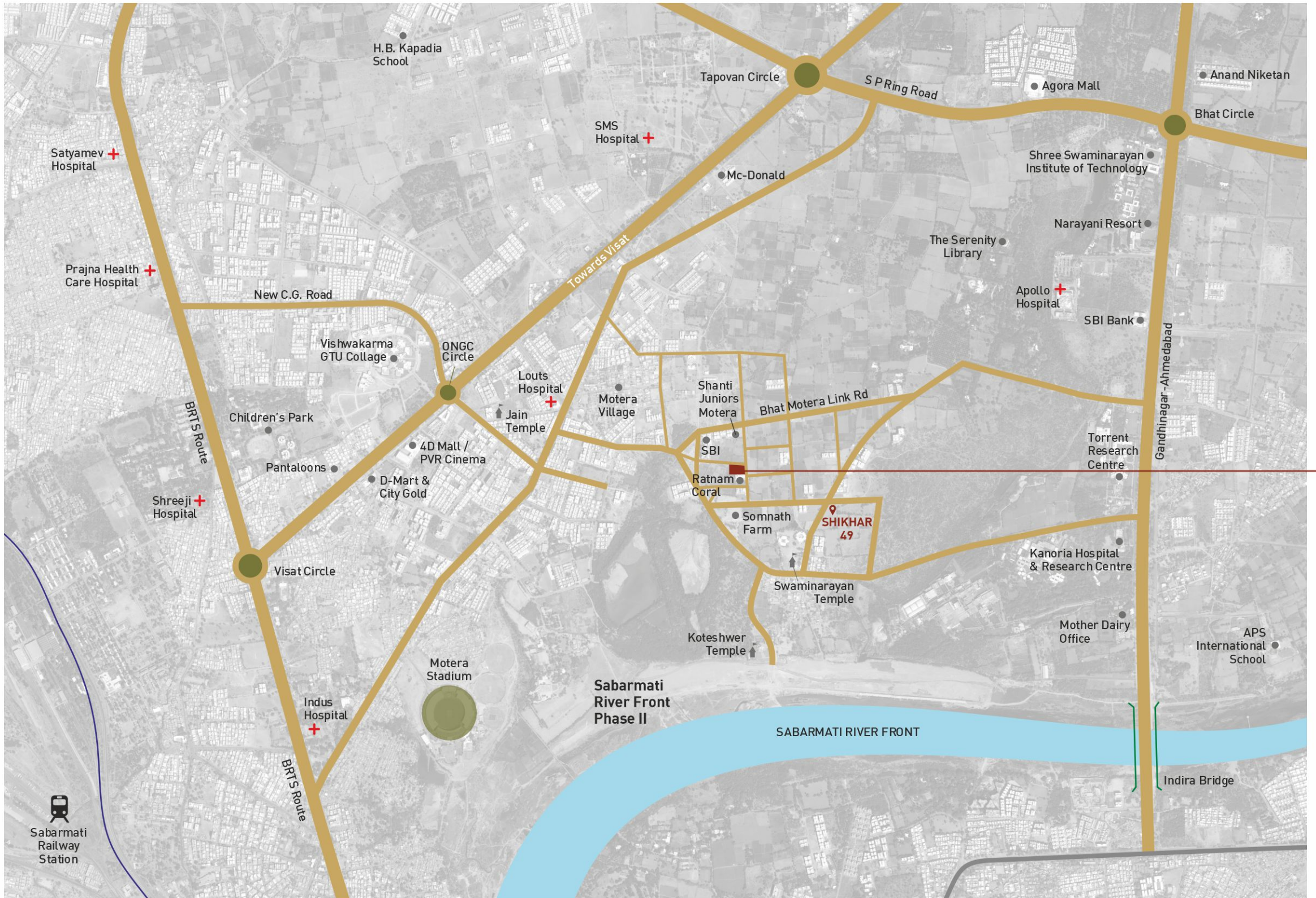
Open Gym



24X7 CCTV Camera & Security



Walking Track



H.B. Kapadia School

Tapovan Circle

S P Ring Road

Agora Mall

Anand Niketan

Bhat Circle

Satyamev Hospital

SMS Hospital

Mc-Donald

Shree Swaminarayan Institute of Technology

Prajna Health Care Hospital

New C.G. Road

Towards Visat

The Serenity Library

Narayani Resort

Vishwakarma GTU Collage

ONGC Circle

Louts Hospital

Motera Village

Shanti Juniors Motera

Bhat Motera Link Rd

Apollo Hospital

SBI Bank

BRTS Route

Children's Park

Pantaloons

4D Mall / PVR Cinema

Jain Temple

Motera Village

SBI

Ratnam Coral

Torrent Research Centre

Shreeji Hospital

Visat Circle

D-Mart & City Gold

Somnath Farm

SHIKHAR 49

Kanoria Hospital & Research Centre

Motera Stadium

Swaminarayan Temple

Kotesher Temple

Mother Dairy Office

APS International School

Sabarmati River Front Phase II

SABARMATI RIVER FRONT

Indira Bridge

Sabarmati Railway Station

BRTS Route

Indus Hospital

Gandhinagar-Ahmedabad

LOCATION CONVENIENCE



EDUCATIONAL INSTITUTE

NIFM Ahmedabad Branch
INIFD Gandhinagar
ALLEN Career Institute
Vishwakarma GTU College
Anant Institute
Ethmos Institute
Sahjanand Education Institute
Institute For Plasma Research
Jay Para Medical Institute



SHOPPING MALLS

4 D Square Mall
Sangath Mall
S Mall Decathlon
North Plaza
Shree Balaji Agora Mall
Aaron Elegance
D-Mart
Palladium Mall



MULTIPLEX

City Gold
PVR Motera
SB Multiplex



HOSPITALS

Louts Hospital
Panchshil Hospital
Indus Hospital
Prajna Health Care Hospital
Apollo Hospital
Satyamev Hospital
SMS Multi-Speciality Hospital



TEMPLES

Someshwar Mahadev
Hanuman Tekri Temple
Vishwakarma Temple
Shree Swaminarayan Mandir
Jain Temple



SHIKHAR *Pride*
3 | 4 BHK OPULENT HOMES

Near Ratnam Coral, Koteswar Motera Road,
Koteswar, Gandhinagar, Ahmedabad.





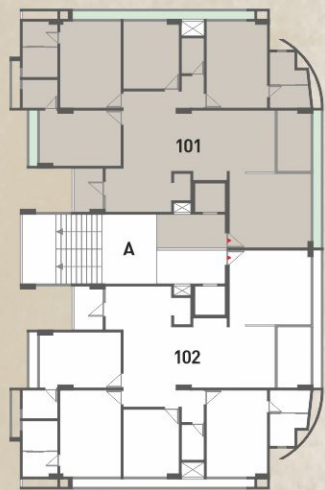




UNIT - 1 (4BHK)

A & C

1	Verandah	13'0" x 6'7½"
2	Drawing	16'0" x 14'8"
3	Living	18'10" x 12'0"
4	Balcony	6'7½" x 12'0"
5	Puja	6'9" x 1'9"
6	Kitchen	13'0" x 9'0"
6A	Store	3'9" x 5'4½"
6B	Wash	5'9" x 8'7½"
7	Dining	11'0" x 14'9"
8	Bed Room	16'0" x 11'0"
8A	Toilet	7'0" x 5'7½"
9	Bed Room	12'0" x 17'0"
9A	Toilet	7'0" x 11'0"
10	Bed Room	11'0" x 13'3"
10A	Com. Toilet	4'6" x 7'0"
11	Bed Room	12'0" x 17'0"
11A	Toilet	8'0" x 11'0"






SHIKHAR *Pride*
3 | 4 BHK OPULENT HOMES

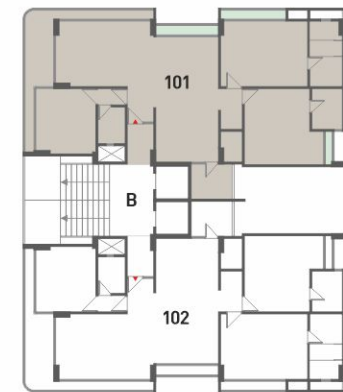
NOW QUIT THE BANQUET,
Organize parties in your grand living area

UNIT - 2 (3BHK)

B



1	Verandah	7'4½" x 4'10½"
2	Drawing/Living	12'0" x 18'0"
3	Balcony	12'4½"x 5'3"
4	Puja	3'6" x 4'0"
5	Kitchen	10'0" x 11'6"
5A	Store	5'7½" x 4'0"
5B	Wash	6'6" x 7'6"
6	Dining	13'0" x 11'10½"
7	Bed Room	12'0" x 11'0"
7A	Toilet	6'9" x 5'0"
8	Bed Room	12'0" x 16'0"
8A	Toilet	12'0" x 6'0"
9	Bed Room	14'0" x 12'0"
9A	Com. Toilet	7'6" x 5'7½"






SHIKHAR *Pride*
3|4 BHK OPULENT HOMES

NOW FORGET THE RESTAURANT,
have quality dinner with your family everyday.

TYPICAL FLOOR

ENTRY
/EXIT GATE

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

30' WIDE ROAD

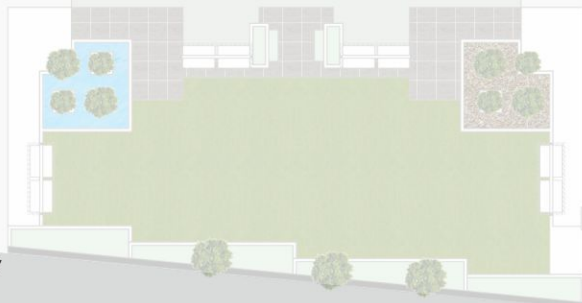
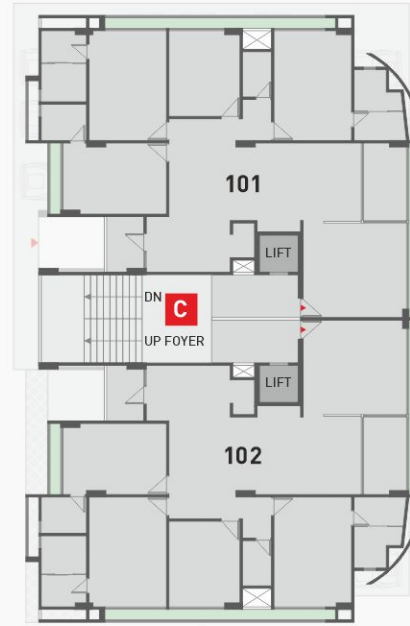
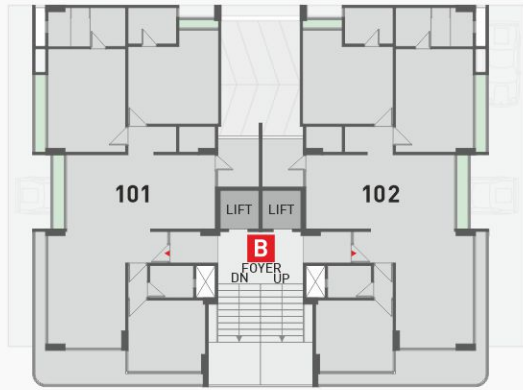
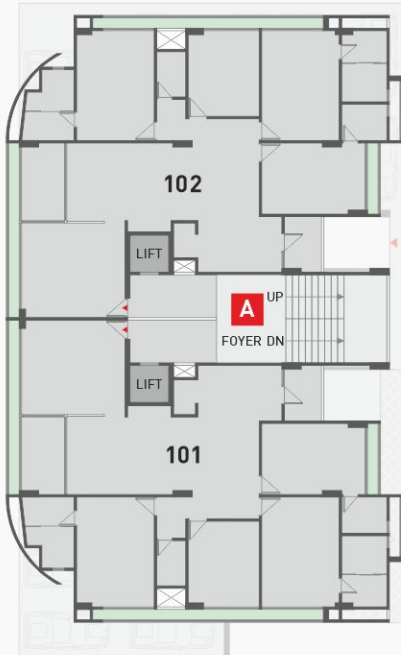
30' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

20' WIDE ROAD

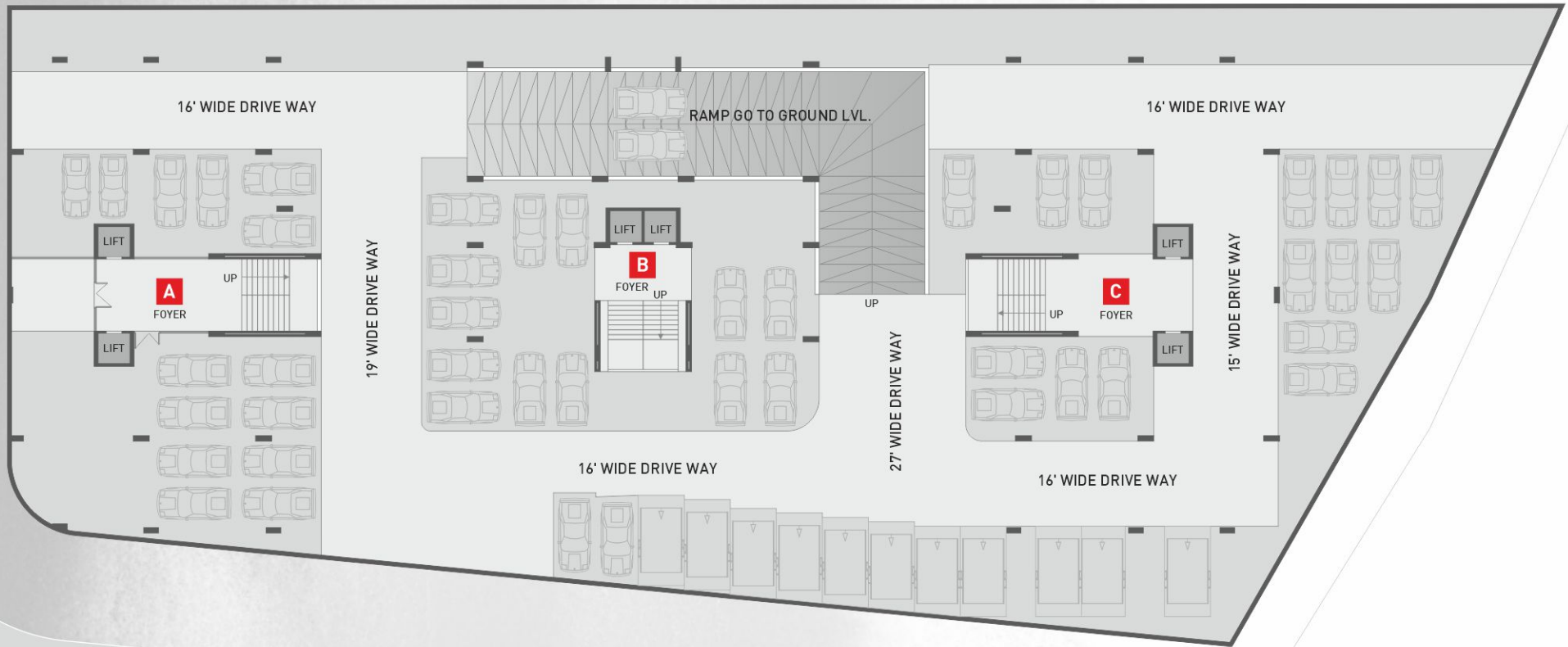
MAIN ENTRY/
EXIT GATE



GROUND FLOOR



BASEMENT







SPECIFICATION

STRUCTURE

- Quality controlled, Earth quake resistant, RCC frame work structure
- Basement parking facility
- Professionally water-proofed terrace
- Structure design for seismic condition as per regulation and code

PLASTER WORK

- Polymer textured external walls with premium acrylic paint
- Smooth finished plastered internal wall with white cement-based putty

FLOORING & TILING

- Premium quality large format dado tiles in all toilets
- Drawing, Living, Kitchen, Dinning, Passage and all Bedrooms in bigger size vitrified tiles

DOOR & WINDOWS

- Decorative polished veneer main entrance door with Hi-quality locking system
- Wooden frame with polish premium quality flush door with polish & Premium SS/ BRASS hardware & handles
- Premium segment aluminum windows
- Granite jambs for all windows

PLUMBING & SANITATION

- Pressurized water-supply for all toilet with energy efficient supply system
- Premium quality sanitary ware & fitting in all toilets
- Hi-quality concealed CPVC plumbing lines
- Hot-Cold diverter for shower in all toilets
- Central gas geyser provision

KITCHEN

- Premium quality granite
- Premium SS sink
- Store room with pre-designed polished kota stone

COMMON AREA

- High speed automatic two elevator for each tower
- Stone finished stair case

SECURITY

- 24*7 Security with CCTV surveillance within the campus (Parking area, Elevator lobby, Entrance foyer)
- Fire safety

PARKING & INTERNAL ROAD

- Basement & Ground parking with personal car space allocation

ELECTRIFICATION

- 3-Phase Concealed electrical copper cabling (ISI, Fire retardant) with ample electrical points & MCB + ELCB protection
- A.C. Points in all rooms with split A.C. piping provision
- Premium quality modular switches
- Provision for DTH -TV connectivity
- Provision for hi-speed internet connectivity

COMPOUND WALL & ENTRANCE GATE

- Designed compound wall as per architectural design based on the building theme
- Attractive entrance gate as well as covered security cabin



Special notes: Developers reserve the rights for alteration of specification and design. All dimensions / area are approximate, average & subject to variations irregular payments shall cause cancellation of booking. AUDA, electricity, legal expenses, GST & other GOVT charges, stamp duty & registration, maintenance charges, maintenance deposit & membership fees shall be borne by the members. This brochure is not to be treated as part of the legal document, it is for the easy presentation of the project. Subject to Gandhinagar Jurisdiction.

Disclaimer: The details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and are subject to modifications / compliance required as per RERA act.

All furniture/object shown in the plan are for presentation & understanding purpose only.



Developer

VARDAN CORPORATION

Contact

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Architect

9th Street Architect

Structure Engineer

Achal Parikh

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR

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www.gujrera.gujarat.gov.in

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