

SANTVAN
Lexon
3 BHK LIFESTYLE





ESTABLISHED IN 1999, Santvan Group has been involved in the construction of residential and commercial projects par excellence. Group has successfully completed 11 PROJECTS with total constructed space of 2.25 MILLION SQ FT, developed around 2000 residential units so far.

Santvan group is equipped with incomparable technical excellence to create comfortable as well as modern buildings with elegant designs. Its planning ensures that the customers enjoy optimum space, natural light & ventilation, sufficient parking, long-lasting material and lush green landscape. All these standards speak volumes about our work. We are widely appreciated for our attention to small details in each project, transparent legal process and minimum hassle for the customer.

Having a team of veteran architects, engineers and designers is a matter of pride for Santvan group. Our vision is to become a leading developer with pan India presence.

We at Santvan believe that our customers and business acquaintances are our most valuable assets. Our client-centered approach, honesty and integrity in trade practice put the group on the summit. We understand people's changing needs and aspirations. Their joy and positive emotional response, after experiencing our products and services are our great achievements.



A home is where our heart resides, our heart is where our family resides.



WHERE LAVISH LIVING DEFINES A PERFECT LIFE

A vision for exceptional condominium
residences in Lexon, A legacy property that your family
will enjoy for generations to come



THE FUSION OF ERAS

Connected to the greens and roads
it makes a super choice to gain
a better standpoint of lifestyle than elsewhere.



Creating marvelous experiences through **20+ Amenities** Like lush green lawn, water body, calm ambience and a beautifully designed gazebo, that transform comfort into rare experiences.



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The feeling of high when you own **3 BHK Lexon Homes**
is something you can't just ignore.



Multipurpose court, Everything you need and some more...





Where every sunrise holds promise & every sunset peace.



Work hard and play harder, outdoor play area for children.



Watch the skies from your green, Magnificent haven.

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A STATUS SYMBOL FOR MANY,
A PRESTIGIOUS ADDRESS FOR A FEW





THE NEW PARADIGM OF UBER-LUXURY LIFESTYLE

A comfortable life isn't enough anymore. You deserve that little extra while buying a home.



INCREDIBLE EXPERIENCES AT YOUR DOOR STEP

Let your heart do more at Lexon where your eyes will find an era of amenities like indoor games

Practice Yoga for Soulful immersion in your inner world.



At GYM Take your strength to greater heights.

W  E | **GROUND LAYOUT PLAN**

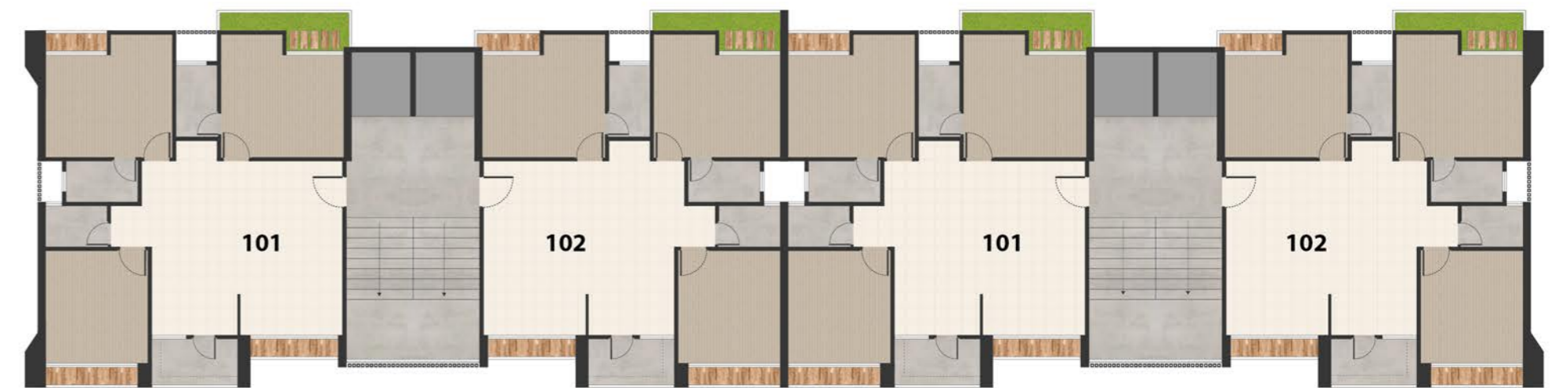


W  E | TYPICAL LAYOUT PLAN





BUILDING - A, B, C, D, E & F | 1st, 3rd, 5th, 7th, 9th, 11th, 13th



BUILDING - A, B, C, D, E & F | 2nd, 4th, 6th, 8th, 10th, 12th, 14th



BUILDING - G, H, I & J | 1st, 3rd, 5th, 7th, 9th, 11th, 13th



BUILDING - G, H, I & J | 2nd, 4th, 6th, 8th, 10th, 12th, 14th



Discover serenity and moments of serendipity.



SPECIFICATION

STANDARD FLAT FINISHES

- FLOORING**
 - 32" X 32" Granamite tiles in Hall, Kitchen, Dining and all Bedroom areas.

- DOORS & WINDOWS**
 - Decorative main door with Biometric auto lock, internal flush door with Teak wood frames.
 - 60mm anodized aluminium section window with reflective glass.

- WALL & CEILING FINISHES**
 - All internal wall finished with birla or equivalent brand putty.

- ELECTRIFICATION**
 - Electrification will be done with Finolex, R.R or equivalent brand cable.
 - Modular switches of Hager or Equivalent brand.

- WATER SUPPLY**
 - Soft water supply in each flats.

- BATHROOM**
 - Porcelain tiles dedo upto lintel level.

- PLUMBING**
 - Concealed plumbing in U.P.V.C pipe fitting for cold water and C.P.V.C. pipe for hot water supply of Ashirwad or equivalent brand.

- SANITARY WARE**
 - All toilets are to be equipped with designer wall hung WC & uniquely designed basin of standard brand.

- SANITARY FITTINGS**
 - All toilets are equipped with flush tank, combination of mixer and diverter with overhead shower of Kohler or equivalent brand.

- KITCHEN**
 - Platform made of standard quality granite with SS sink.
 - Dedo finished with designer tiles upto lintel level.
 - Marble stone rank in store with glazed tiles on wall.

- WASH**
 - Electric and plumbing point for washing machine.

- RAILING**
 - M.S. Railing in all flower bed balcony and deck.

LEXON AMENITIES

A high rise that rises up to your expectations.



CHILDREN'S PLAY AREA



INDOOR GAMES ZONE



GAZEBO



WATER BODY



ASSURED CAR PARKING

Basement and
Ground level parking



VIDEO DOOR PHONE

Video door phone in each flats
with intercom facilities



MULTI PURPOSE COURT



TODDLER PLAY ZONE



WALKING TRACK



LUXURY ENTRY GATE



CENTRAL GARDEN AREA



SECURITY

Security cabin with
CCTV camera



FIRE SAFETY

Fire fighting system as per
regulation of urban local body



AUTOMATIC GENERATOR

DG back-up for 8 points in each flat,
and all common areas



YOGA/AEROBICS



EXTERIOR FINISHES

Texture on outside wall surface with
I.C.I. weather shield MAX colour



MULTI PURPOSE HALL



SENIOR CITIZEN SITTING



**SOCIETY OFFICE
& CLASS ROOM**



ELEVATOR

2 high speed auto-door lift with
elegant interiors



FOYER/WAITING AREA

Elegant & modern entrance foyer
in each building



DROP-OFF ZONE

Space for children pick up and
drop off at the main gate



GYM



BUILDING FLOOR

Basement Parking
+ Ground floor Parking & Amenities
+ 1st to 14th Typical floor



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DEVELOPER
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Disclaimer: • Premium quality materials or equivalent branded products shall be used for all construction work • DGVCL charges, Legal charges and other Govt. Charges shall be paid separately.
 • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specification will be reserved with the developer, Which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and GST charges on allotment and possession of the property shall be born by purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & condition will be as per separate agreement.
 • This brochure is meant only for information, presentation & guidance purposes, it is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulation and our policy of improvement.