

SANTVAN  
SERON

3BHK SKYLINE





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.





# WELCOME THE WONDROUS LIVING

Santvan Seron is seated nestled in the beautiful green area, Lake District,  
which provides easy access to feel the beauty of nature.  
It stands as the pole start of grandeur & glamour, which refurbishes lifestyles





THE GLAMOROUS TENDRIL OF ONE WORLD







WELCOME TO **SERON**. IT'S NOT JUST A LIFE, IT'S A LIFESTYLE



THE HORIZONS AND BEYOND  
**MAGNIFICENT  
SKYLINE**







LET'S YOUR KIDS MAKE JOYFUL MEMORIES WITH AMENITIES LIKE A KIDS PLAY AREA





A MYRIAD OF CHOICES FROM RECREATIONAL AND KIDS PLAY AREA TO SENIOR CITIZEN SITTING







WE OFFER EVERYTHING YOU CAN IMAGINE. SUPERLATIVE ACCESSIBILITY & MATCHLESS AMENITIES





ABSORB THE AMAZING LIVING IN THE SIGNATURE RESIDENCES OF SERON



LIVE SERON LIFESTYLE, AMENITIES BEYOND THE AGE LIMIT





SERON OFFERS A HOST OF SERVICES WITH EXCLUSIVE ACCESS FOR ITS RESIDENTS FROM A MYRIAD OF CHOICES FOR RECREATIONAL AND INDOOR GAMES FACILITIES TO TODDLER ZONES.





GROUND LAYOUT PLAN







TYPICAL LAYOUT PLAN





BUILDING : A, B, C, D, E & F | TYPICAL FLOOR PLAN



WHERE LAVISH LIVING DEFINES A PERFECT LIFE!





# 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.





THE HARMONY OF SPACES.  
OPEN-FEE WITH MAXIMUM UTILIZATION OF SPACE.

## SERON AMENITIES



**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



**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 6 points in each flat,  
and all common areas



**EXTERIOR FINISHES**

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



**MULTI PURPOSE HALL**



**SENIOR CITIZEN SITTING**



**MEETING/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



**BUILDING FLOOR**

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





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DEVELOPER  
**MARUTI ENTERPRISE**  
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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 borne by purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by laws, stamp duty gov. 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.





**SANTVAN**<sup>®</sup>  
G R O U P

ISO 9001:2015