



Sun Palacio

5 BHK - 4 SIDE OPEN LUXURIOUS BUNGALOWS

DEVELOPERS SHIVAM INFRA

SUN PALACIO - Beside Broadway Venture,
Behind Priya Cinema, Opp. Vihav Parvarish,
Sevasi TP. 2, Vadodara 391101.

Contact Details :
+91 98242 09497
+91 99989 57922

Architect :
ASQUARE
ARCHITECT & INTERIOR DESIGNER

Structure :
Ashok Shah &
Associates



Payment Schedule :

• 10% Booking • 15% Agreement For Sale • 15% Plinth • 15% Ground Floor Slab • 15% First Floor Slab • 10% Second Floor Slab • 5% Masonry • 5% Plaster • 5% Flooring • 5% Finishing

Notes : (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty Registration Charge, GST or any new Central Govt State Govt. VUDA taxes, if applicable shall have to borne by the client. (4) Continuous default payments leads to cancellation (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) Incase of delay in electrical connection by authority, developers shall not be responsible (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. (9) Common compound wall of individual unit will be as per architect design. (10) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premises is re-booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge Rs 50,000. (11) Any plans, specifications or information in this brochure cannot form part of an offer, contract agreement. (12) All members shall have to essentially be part of the society formed by the association members and shall have to abide by the society bylaws. (13) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance, gardening, electricity bill etc. shall borne by society members. (14) Members of society are not allowed to change elevation of bungalows in any circumstances. This brochure shall not be treated as a legal document; It is only for the purpose of information.

Design by Shivam Infra +91 98242 09497



an inherited luxury

Welcome to your Palace

Welcome to Sun Palacio

Sun Palacio are 5 BHK 4 side open exquisite lifestyle bungalows at Sevasi TP-2, all ready to reinvent the wheel of comfort and lavishness, inspired by the attention bestowed upon its predecessor Sun Palacio. Sun Palacio is a project created for those who see a living above the ordinary, complete with luxurious furnishings and high-end amenities.



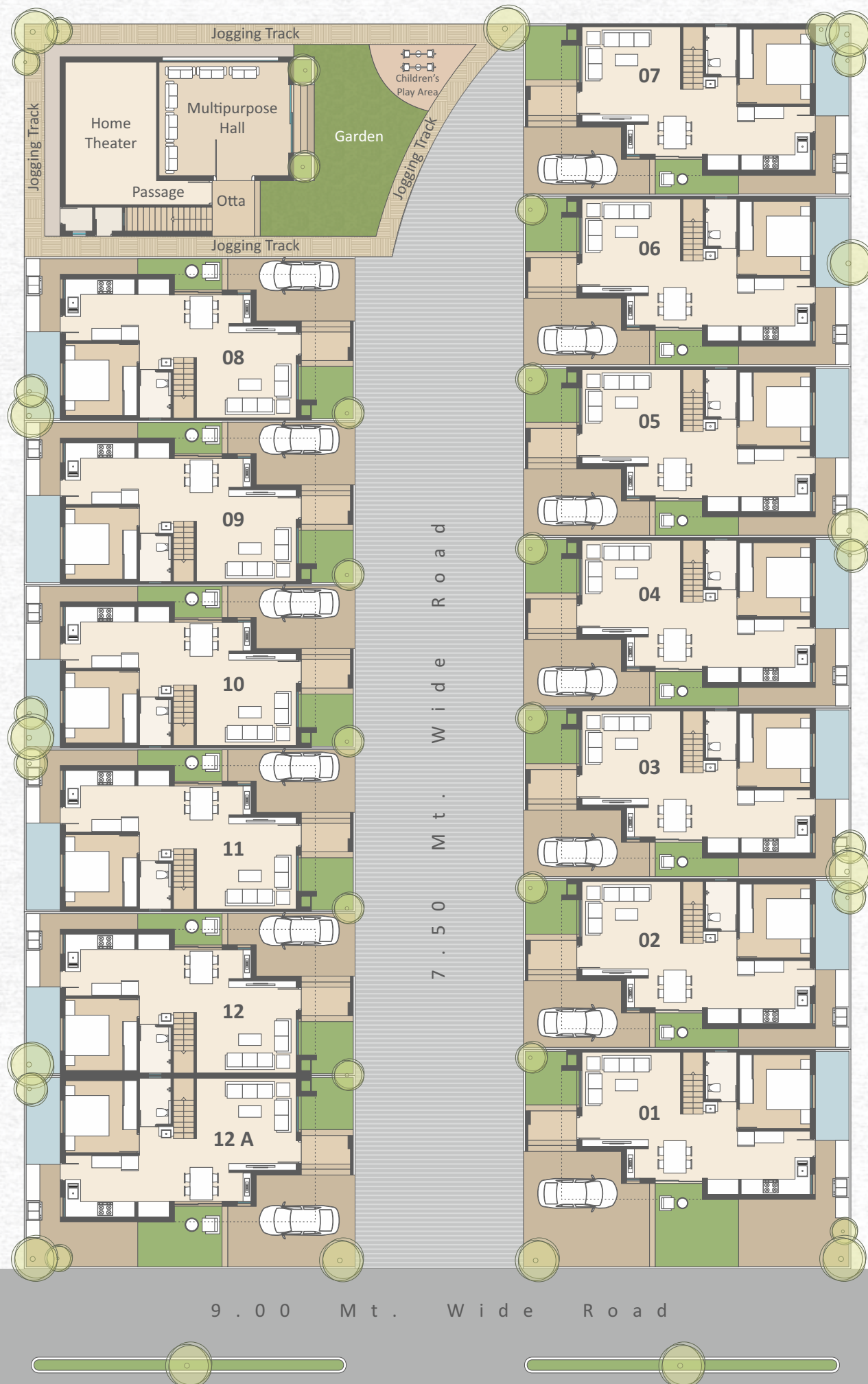


"THE ADDRESS"
for the rich and famous adds
status to your lifestyle.



Sun Palacio's ideal location in City Light's most quiet pocket gives you the peace of mind you desire after work. Only 13 High-End Bungalows enhance your exclusivity and Privacy.

Layout Plan



Plot Area Table

NO.	AREA
01	1542.00 sq.ft.
02	1200.00 sq.ft.
03	1200.00 sq.ft.
04	1200.00 sq.ft.
05	1200.00 sq.ft.
06	1200.00 sq.ft.
07	1210.74 sq.ft.
08	1164.00 sq.ft.
09	1164.00 sq.ft.
10	1164.00 sq.ft.
11	1164.00 sq.ft.
12	1164.00 sq.ft.
12 A	1370.12 sq.ft.

Specifications

STRUCTURE

- All RCC & Masonry work as per structural engineer
- Elevation work as per Architect's Design.

FINISH

- Internal • Inside smooth plaster with Acrylic Primer Putty.
- External • Outside double coat plaster with weather resistant paint & texture Rendering

FLOORING

- 1200x800 / 900x900 vitrified tiles flooring in all room
- Stair are with Engineer Stone / Natural stone (Granite)

DOORS & WINDOWS

- Main Door with higher quality wooden box frame with veneer paneling & finish
- Internal Door : Granite frame and flush door with both side decorative laminate
- High Quality anodized / powder coated aluminum windows with safety bars

KITCHEN

- Granite / Quartz sandwich platform with S.S. / Quartz sink, under mount ceramic tiles upto slab level

ELECTRICALS

- Good quality modular switches with sufficient points
- Concealed copper wiring for AC in all room
- T.V., Telephone, Video door & Internet points
- Geyser point in all bathrooms

TOILET

- Designer wall tiles up to lintel level
- CP & Sanitary fitting of jaquar or equivalent make

TERRACE

- Conventional B.B. Waterproofing with designer china mosaic



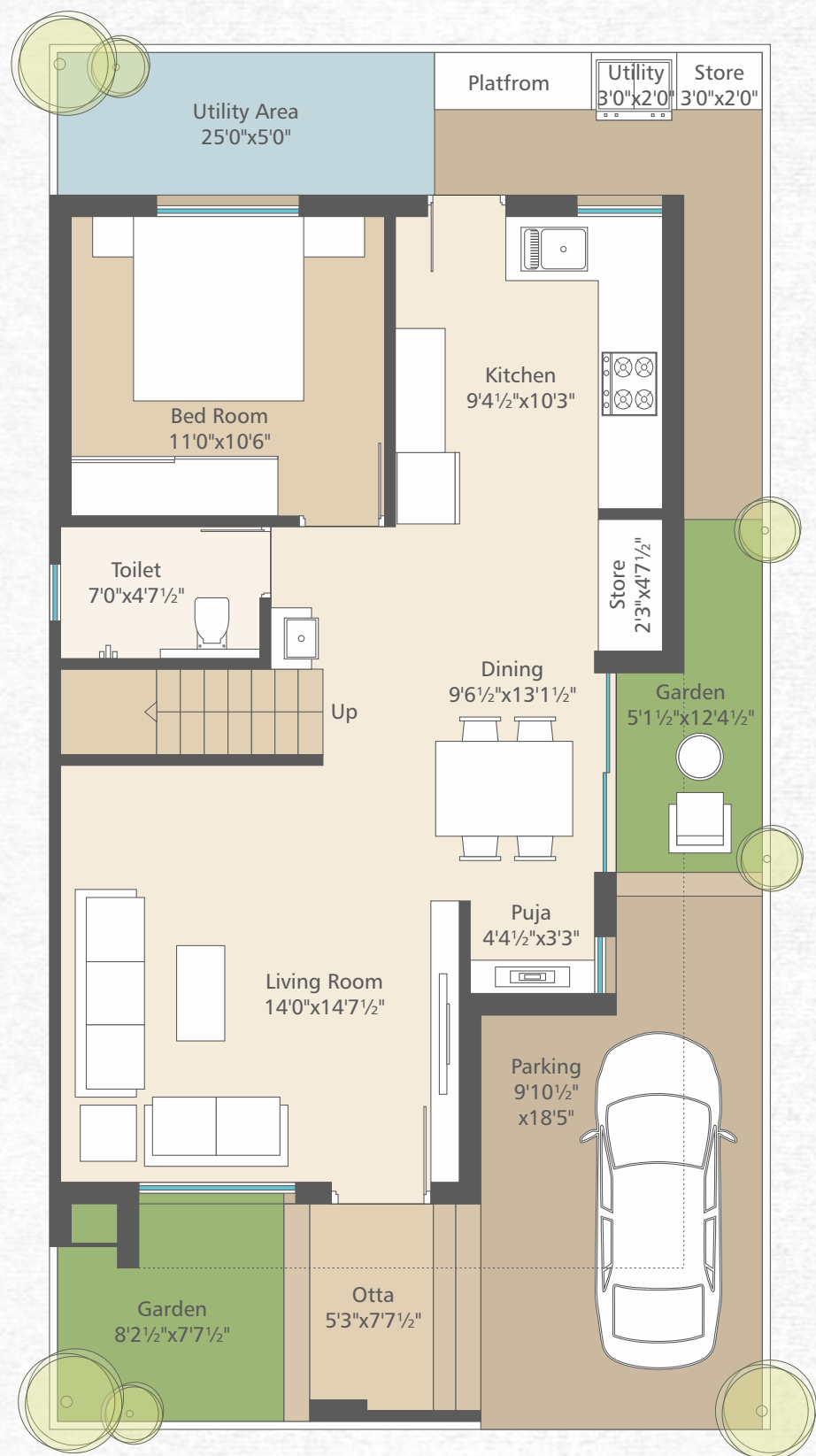


Live a
hassle-free Lifestyle.

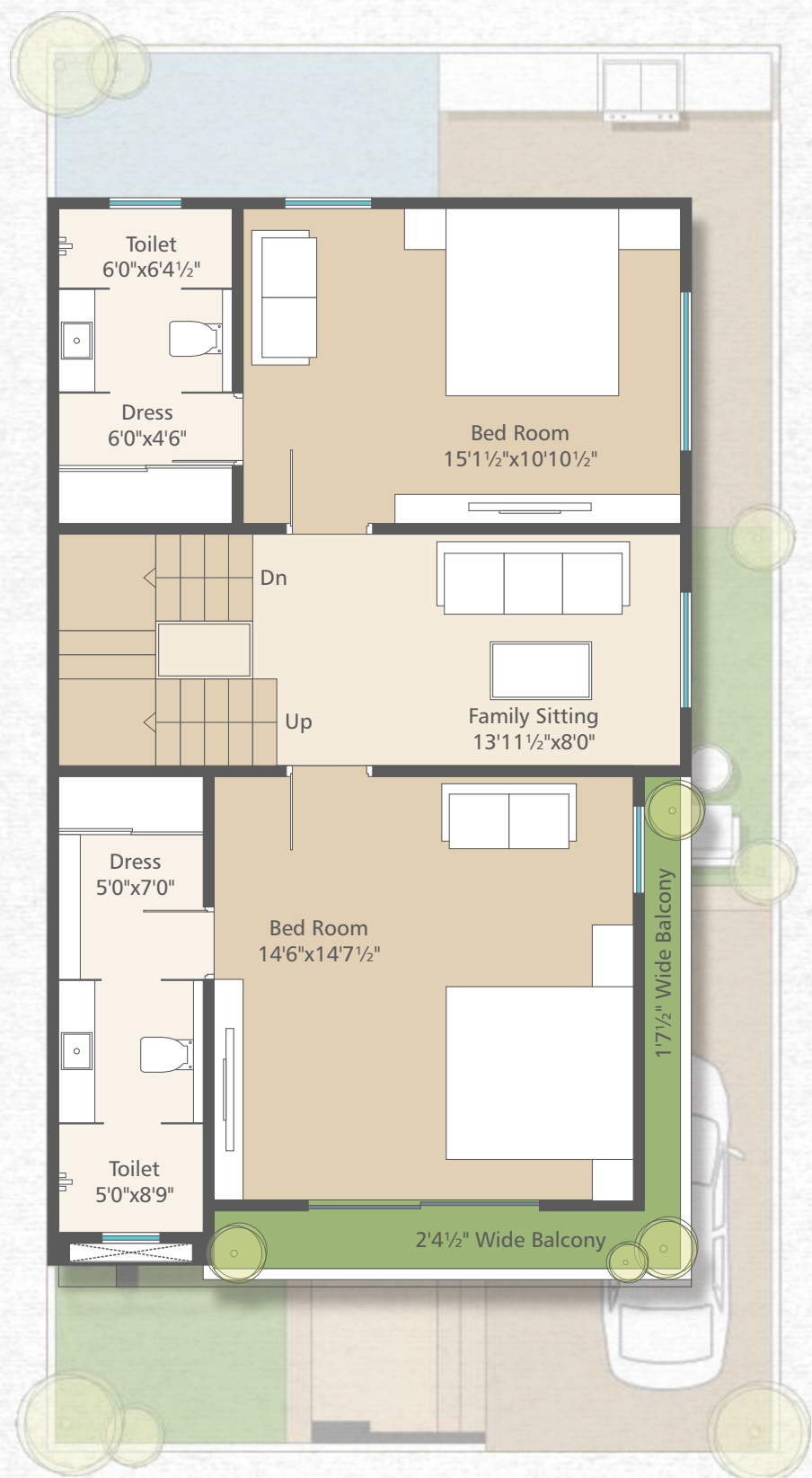
Experience the execution of the creatively crafted
designs and the details engraved with it.

Plot 1 to 7

GROUND FLOOR PLAN



FIRST FLOOR PLAN

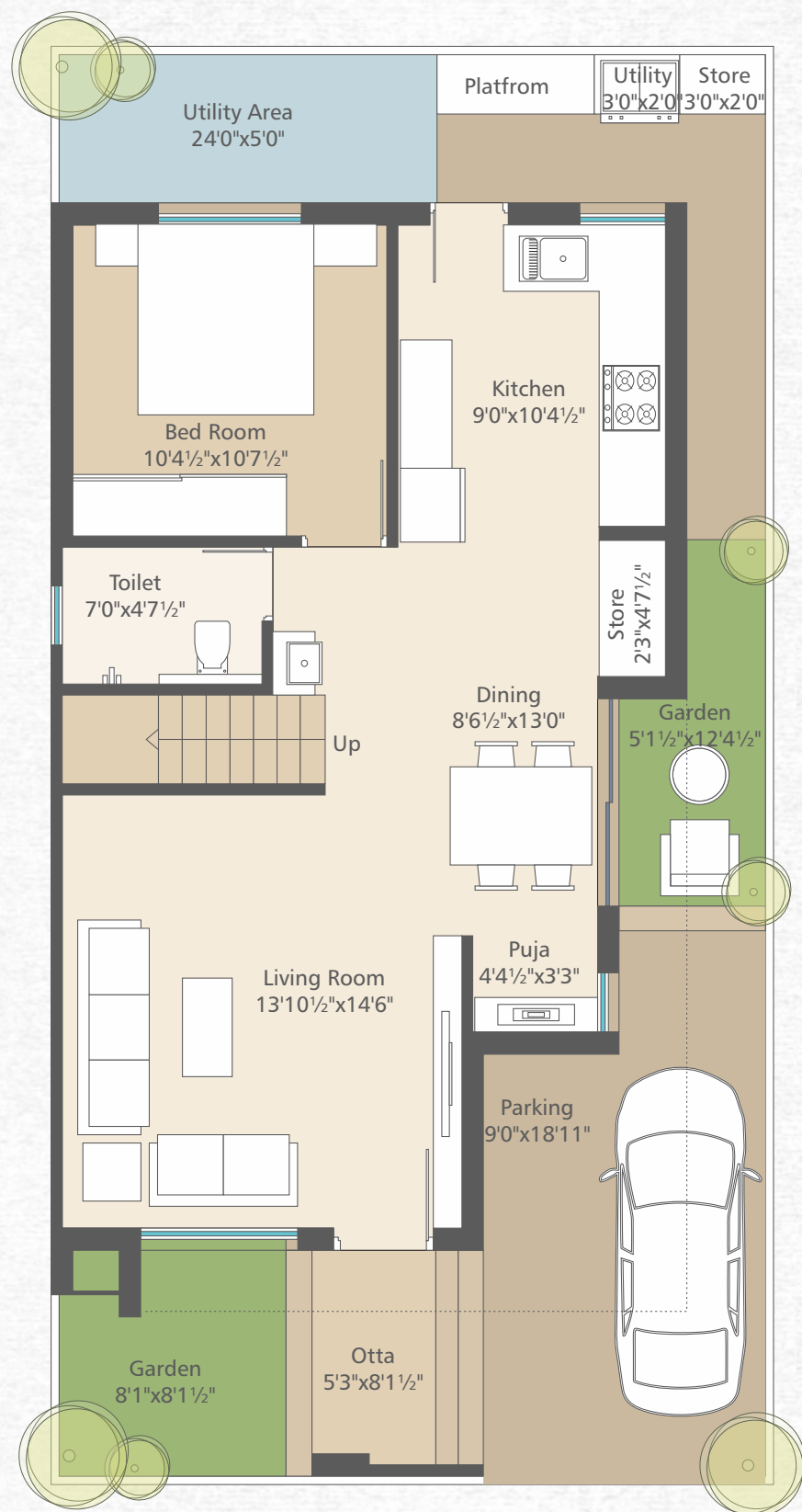


SECOND FLOOR PLAN

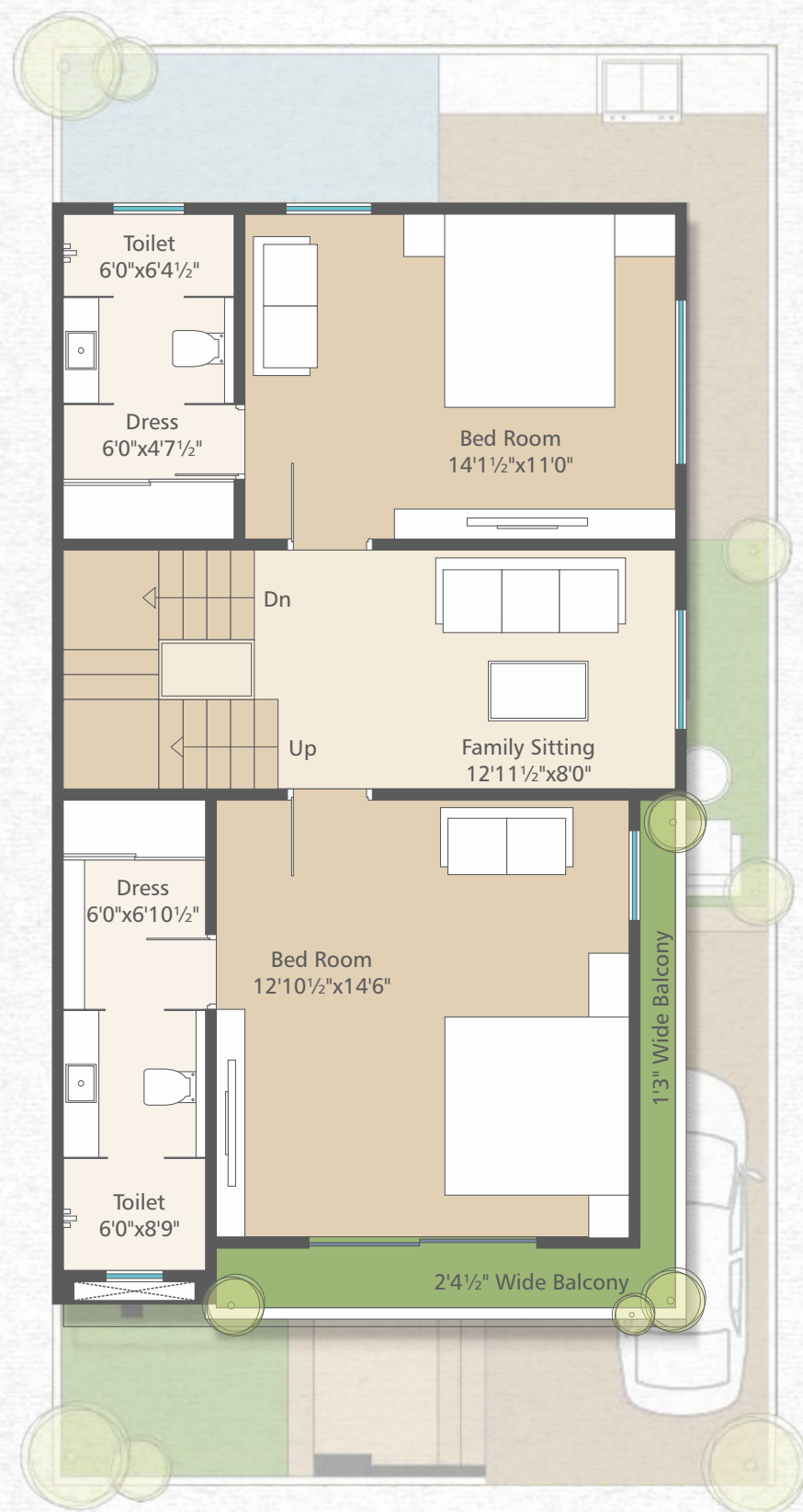


Plot 8 to 12A

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





Amenities



Decorative Main gate with security cabin by 24x7



Beautiful Landscaped Garden With Jogging Track



Underground cabling - MGVCL



AC Home Theater State-in-Art



Smart CCTV Surveillance system



AC Indoor Games



Internet Wi-fi connection in common area



AC Gymnasium



Solar Panel Electrification for common area



Yoga Deck



Clubhouse with Air-Condition Multi Purpose Hall



Rain Water Harvesting

Value Additions



Individual Garden in all Units



11 Feet slab height on all Floors



Home Automation



Underground & Overhead Tank



Video Door System



AC Piping in all rooms



Anti Termite Treatment with Piping

