



THE HILLS

4 BHK + 1 LR

Contemporary Dwellings



THE HILLS

The Hills is a spacious 4-BHK with 1-Lifestyle Room apartment project, which offers state-of-the-art facilities and amenities to the new-age homeowners. These contemporary dwellings have been developed and designed by the renowned Shree Siddhivinayak Buildcon.

Luxury
is in the details

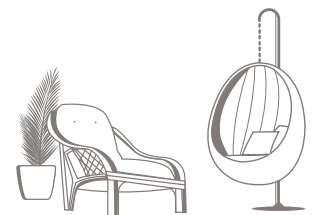


Night View



admire
Luxury
that feels
supreme

**THE HILLS IS
EXPANDING THE
IMAGINATION** of
potential homeowners
in and around Rajkot.





4 BHK + 1 LR

Typical Floor

Living Room



Living Room



Living Room



Lifestyle Room



Kitchen



Master Bedroom 1



Master Bedroom 1



Master Bedroom 2



Master Bedroom 2



Master Bedroom 3



Master Bedroom 3

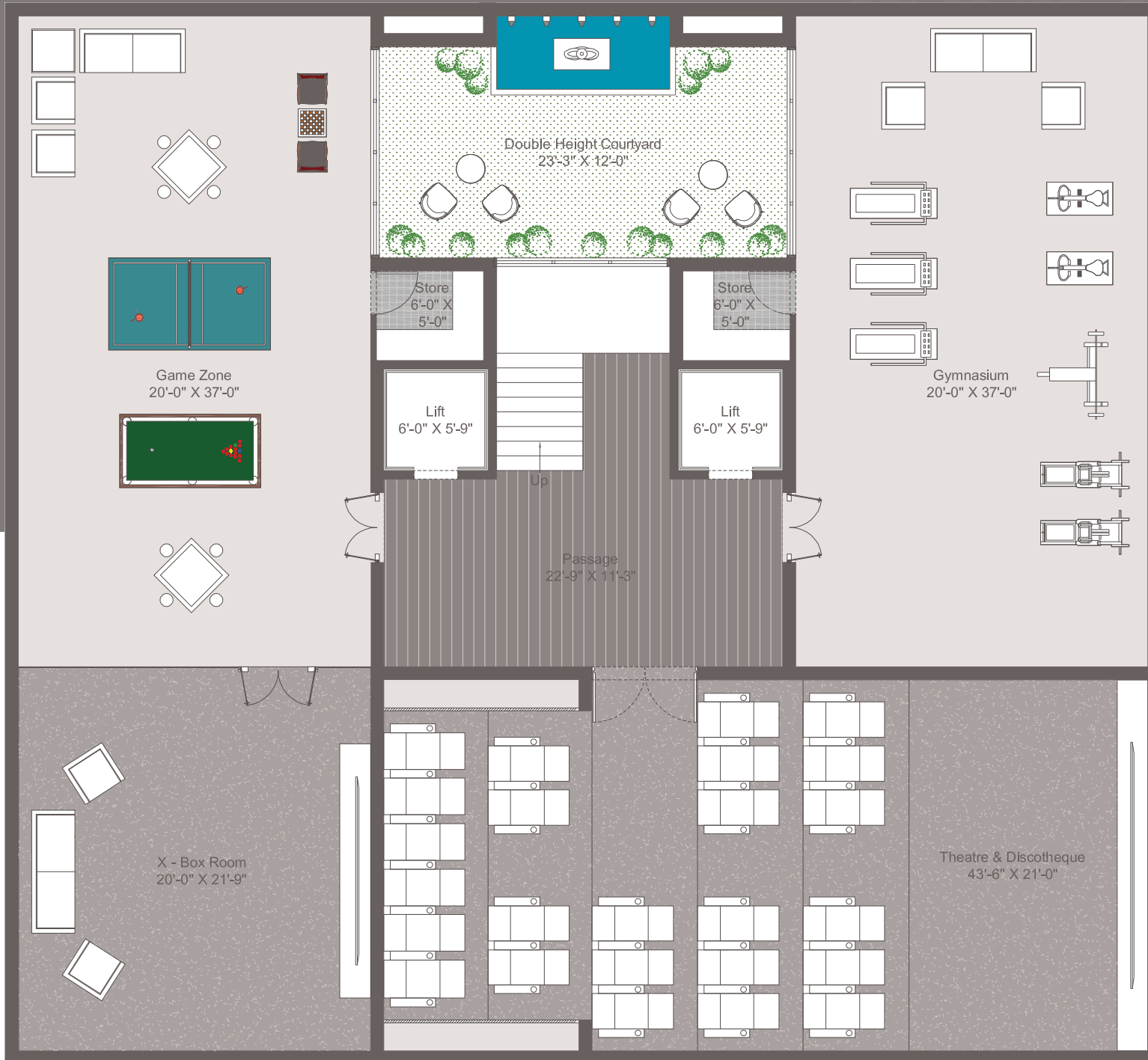


modern
homes for

Modern
folks

The Hills is a first of its kind of modern residential project to be developed in the city of Rajkot. In line with the booming infrastructure around the city, this project is setting new benchmarks in the residential space.







Theater

The homeowners at The Hills will also have access to a multi-seat private movie theater with a large screen and advanced sound system.



Sit back and

watch

timeless
masterpieces



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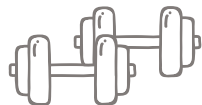
Sit back and

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masterpieces



Focus on your *Fitness*

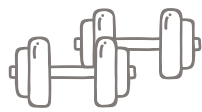


Gym

To complete the list of modern facilities, The Hills will have a Gymnasium well equipped with all the necessary exercise equipment for the fitness lovers.



Focus on your *Fitness*



Gym

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THE HILLS

Double Height Court Yard



Because having *fun* is important



Game Zone

THE HILLS HAS A STUNNING GAME ZONE, which will be the perfect place for you to unwind and enjoy with friends and family.



Because having

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X Box Room

The Game Zone will have a number of board games, a pool table, a table tennis area, a dedicated video game space with the latest consoles.



perfect place for
you to *enjoy*

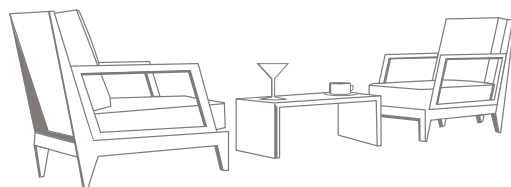


Terrace Floor



Relax

amidst urban finesse



THE HILLS UNDERSTANDS THE **IMPORTANCE** of putting your feet up after a long, tiresome week.



Peaceful

THE HILLS HAS A WOODEN DECK on the terrace, a perfect relaxation spot for you and your loved ones.



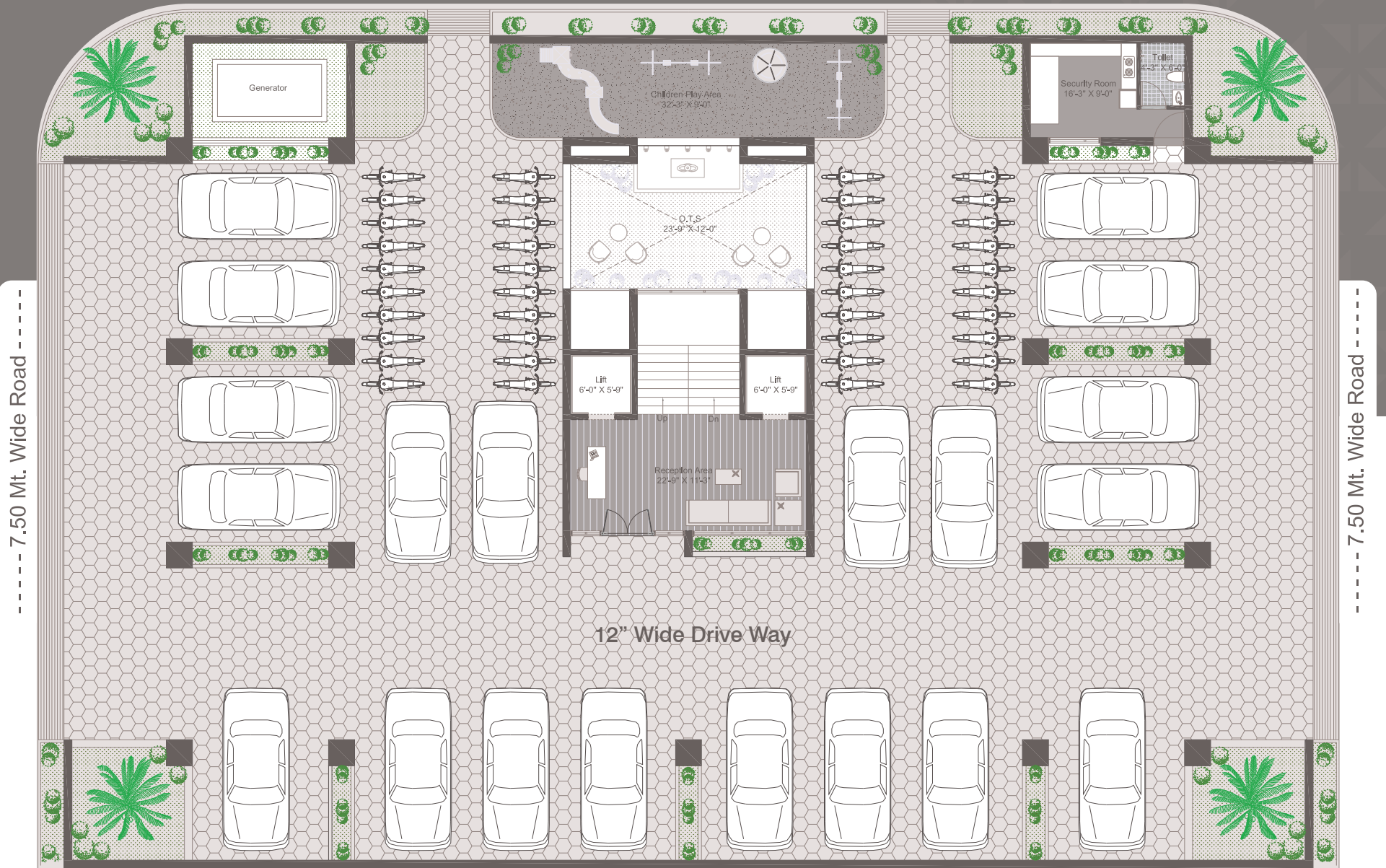
Blissful


THE HILLS





----- 7.50 Mt. Wide Road -----



Common Plot

Ground Floor

Parking



Parking



Parking



Parking



It's like *Living*
in a dream



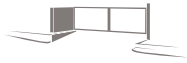
Night View

Apartment Attributes

- The Hills is located on high hills and open from all sides. It is located on the very famous AVADH ROAD of Rajkot and Very close to Kalawad Road.
- A spacious living and dining room with a covered balcony and a personal garden. The unit has an ample cooking compartment intelligently designed with grocery stock room.
- Four king-sized bedrooms with projected outside standing space for exploring views. Each Master bedroom comes with an attached bathroom and a dressing closet. The area is more than enough for freshening up, showering & singing, which gives a feel of monarchial living.
- The Lifestyle Room can be used as a multipurpose room for a home theatre, personal gym, library, home office, a meditation & yoga room & more.
- A powder room in the dining area has been made available as a common washroom.



Amenities



Wide & Attractive Entry/Exit



Jogging Track



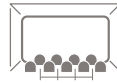
Gymnasium



Alloted Reserved
Car Parking



24x7 Security



Multi Purpose Hall



Game Zone



Alloted Reserved Two
Wheeler Parking



Children Play Area



Terrace Gazebo



Theater



Double Height Courtyard



CCTV Camera



Wooden Deck



X-Box Room



Water Body



Flooring:

- For flooring, The Hills has only used premium quality, large vitrified tiles, which add to the luxury of the project.



Doors:

- Intelligently designed main door with a digital lock.
- We do not provide internal doors or door frames.



Windows:

- International quality aluminum sliding windows to enjoy panoramic views and healthy living.



Plumbing:

- Elite plumbing network suggested by a plumbing consultant with the installation of top-class vendor accessories for a soft touch flow feeling.



Bathrooms:

- Decorative tiles up to a comfortable height, which are easy to maintain.
- Standard Sanitary EWC – Wall hung fitting, which adds even more beauty to the already beautiful bathroom.
- The CP fittings in the bathrooms are of Jaquar, Grohe, Kohler or any other equivalent brand.



Electrification:

- Best quality electric cable grid designed by a skilled electrification consultant for long-lasting & safe electric supply with required power connection.
- State-of-the-art modular switches and MCB distribution panel to satisfy one's lifestyle.



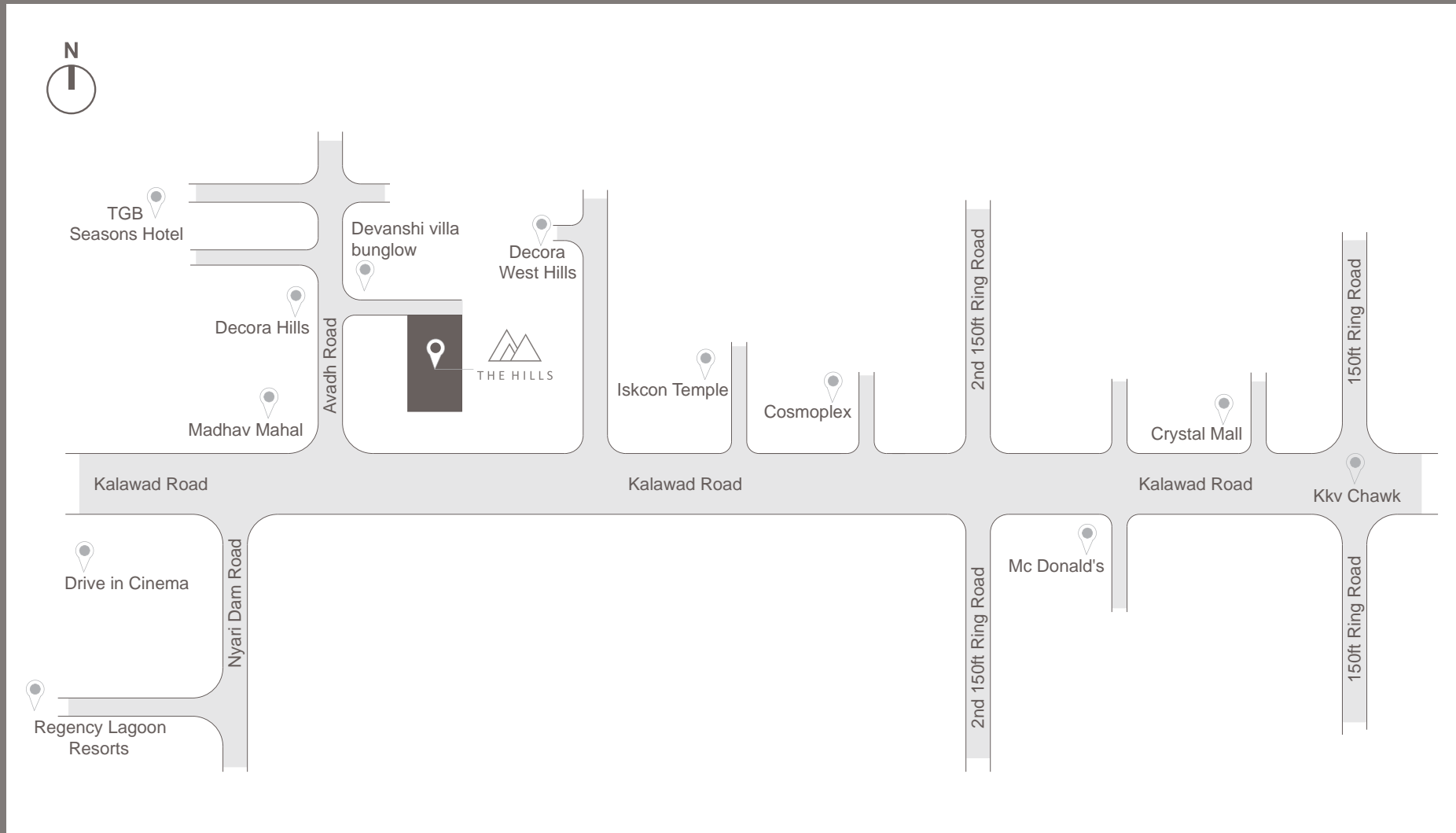
Elevator:

- Two high speed S.S. Auto Door elevators with ERD system.

Miscellaneous Features –

- Most advanced silent power back up system for zero noise pollution & uninterrupted electric supply.
- TV reception system at all important places like activity halls, gym, reception area, etc. to stay updated while doing other activities.
- Energy conserving water heater systems for each bathroom.

Key Plan



Site Address:

THE HILLS

Jadav Park, Opp. Decora Hills, Nr. Madhav Mahal,
B/h. Devanshi Villa Bungalow, Avadh Road, Kalawad Road, Rajkot.

Tel.: +91 99252 99998

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of the final deliverable product.
- All the elements, objects, treatments, materials, equipment & color scheme depicted are artisan's impressions & purely for representation purposes. By no means it will form a part of the amenities, features or specification of our final product.

NOTE:

All rights for alteration / modification & development in design or specifications by architects & / or developer shall be binding to all the members. B.U.C. (Building Use Certificate) as per RUDA rules, clear title for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract.

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- Stamp duty, Registration charges, Legal charges, PGVCL / RUDA charges, Society maintenance deposit etc. shall be borne by the purchaser.
 - VAT, Service Tax, TDS, TCS, GST & / or any other taxes levied in future will be borne by the purchaser as applicable.
 - Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser.
 - In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning layout & all purchases shall abide by such changes.
 - Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
 - Any RCC member (Beam, Column, Slab) must not be damaged during your interior work.
 - Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of Developer / Builder's office. No wire/ cable/ Conduit units shall be laid or installed such that they are visibly hanging on the exterior of the building.

Common passages / landscaped areas are not allowed to be used for personal use.

Designed by:



Structured by:

Chetan Sayani

B.E. (Civil)

A Project by:



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