



DECORA
SKY HILLS
 FULFILL YOUR DREAMS
 4 BHK LUXURIOUS APARTMENTS

DECORA
 GROUP
 A BETTER TOMORROW
www.decoragroup.com

Site Address
DECORA SKY HILLS
 JNI Associates, Decora Road,
 Near ISKCON Temple,
 Kalawad Road, Rajkot - 360005
 Booking Contact – 93271 09999, 97271 99988
 RERA Registration:
 PR/GJ/RAJKOT/RAJKOT/Others/MAA06246/241019

Member of
CREDAI
 Rajkot

RBA
 RAJKOT BUILDERS ASSOCIATION

Architect
Apurva Amin

Structural Engineer
Ducon Consultants

MEP Consultant
Jhaveri Associates

Legal Adviser
Saurabh Patel

3D Animation &
 Marketing Communication
Eyecon

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COMPLETED & ONGOING PROJECTS



As the most trusted and adored real estate developer of Rajkot, we strive for perfection in everything we do. We wish to create wonderful landmarks adorned with brilliant planning, spectacular elevation, high-end luxuries and dreamlike lifestyle embellishing the skyline. Upholding the highest ethical standards by maintaining superior quality, transparency and integrity, we wish to inspire the sense of joy and pride in our customers for being a valuable member of Decora Group.

ARCHITECT APURVA AMIN

"Great architecture is designed with immense passion which is driven by inspiration, imagination and innovation." Renowned for designing aesthetically beautiful and intelligently planned world-class architecture, Ar. Apurva Amin is the principal architect for Decora West Hills. It's his vision and talent of his team that has enabled us to offer this marvelous ultra-luxurious development to our esteemed customers.

LUXURIOUS
APARTMENTS

4 BHK



#



Project highlights



Largest landscaped gardens



Largest foyers between two apartments



Squash court



Multipurpose hall



Imperial reception area



Private elevator + 1 stretcher sized elevator

INDIVIDUAL CLUB FOR EACH TOWER



Sewage treatment plant



3-tier security system



Yoga & meditation area



Children play area



2 swimming pools



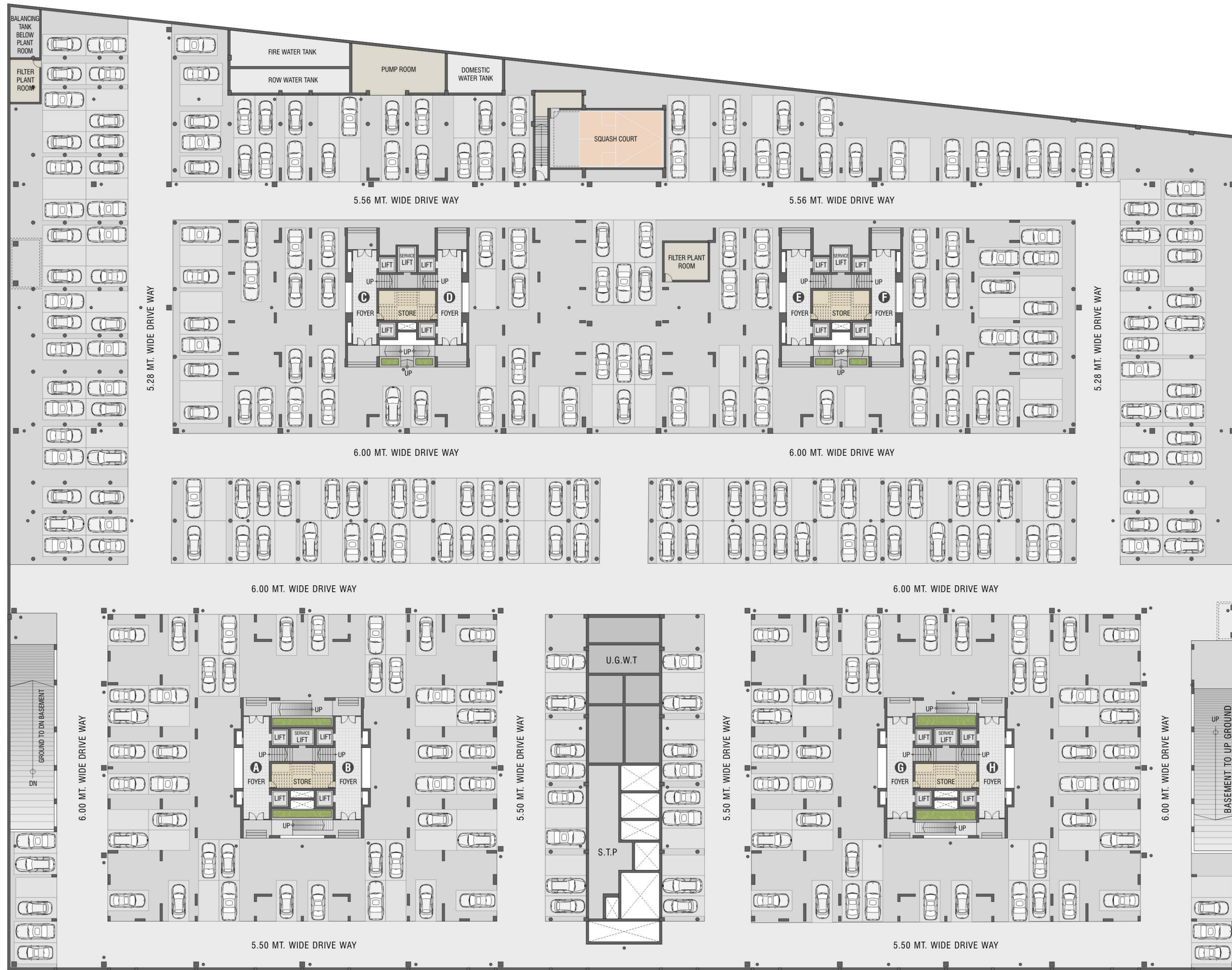
Multipurpose court





BASEMENT

PLAN



*GROUND FLOOR PLAN

LEGEND

- 01 ENTRY & EXIT GATE
- 02 SECURITY GATE
- 03 WATER BODY
- 04 DROP OFF ZONE
- 05 DECK
- 06 SERVICE YARD
- 07 ENTRANCE FOYER
- 08 G. TOILET
- 09 STORE
- 10 HOUSE KEEPING
- 11 METER ROOM
- 12 MULTIPURPOSE HALL
- 13 MALE TOILET
- 14 FEMALE TOILET
- 15 KIDS INDOOR AREA
- 16 INDOOR PLAY AREA
- 17 MOVIE THEATRE
- 18 GYMNASIUM
- 19 MALE TOILET & CHANGING ROOM
- 20 FEMALE TOILET & CHANGING ROOM
- 21 YOGA
- 22 KIDS POOL RAISE POOL
- 23 DECK
- 24 LOUNGE POOL
- 25 SWIMMING POOL
- 26 METAL BRIDGE
- 27 SPA
- 28 LOWER DECK
- 29 UPPER DECK
- 30 KIDS POOL
- 31 INFINITY POOL
- 32 RAMP TO BASEMENT
- 33 PARKING
- 34 ENTRANCE PLAZA
- 35 WATER FEATURE WITH TREE AND LIGHT COLUMNS
- 36 CONGREGATION LAWN
- 37 DECK ADJACENT DENSE TREES
- 38 OPEN AMPHITHEATER
- 39 WATER BODY
- 40 SEATING DECK WITH PERGOLA AND CREEPERS
- 41 LAWN
- 42 BENCH SEATING
- 43 BOX CRICKET
- 44 SIT-OUT PLAZA
- 45 MULTI-PURPOSE PLAY COURT
- 46 CHILDREN PLAY AREA WITH EQUIPMENTS
- 47 SEATING DECK
- 48 LAWN ADJACENT TO CENTRAL PLAZA
- 49 CENTRAL PLAZA WITH SCULPTURE TREES
- 50 GATHERING DECK
- 51 PARTY LAWN
- 52 WALKWAY ALONG EXTENDED LAWN
- 53 COURT OF FRAGRANCE
- 54 SWING



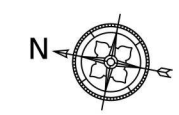
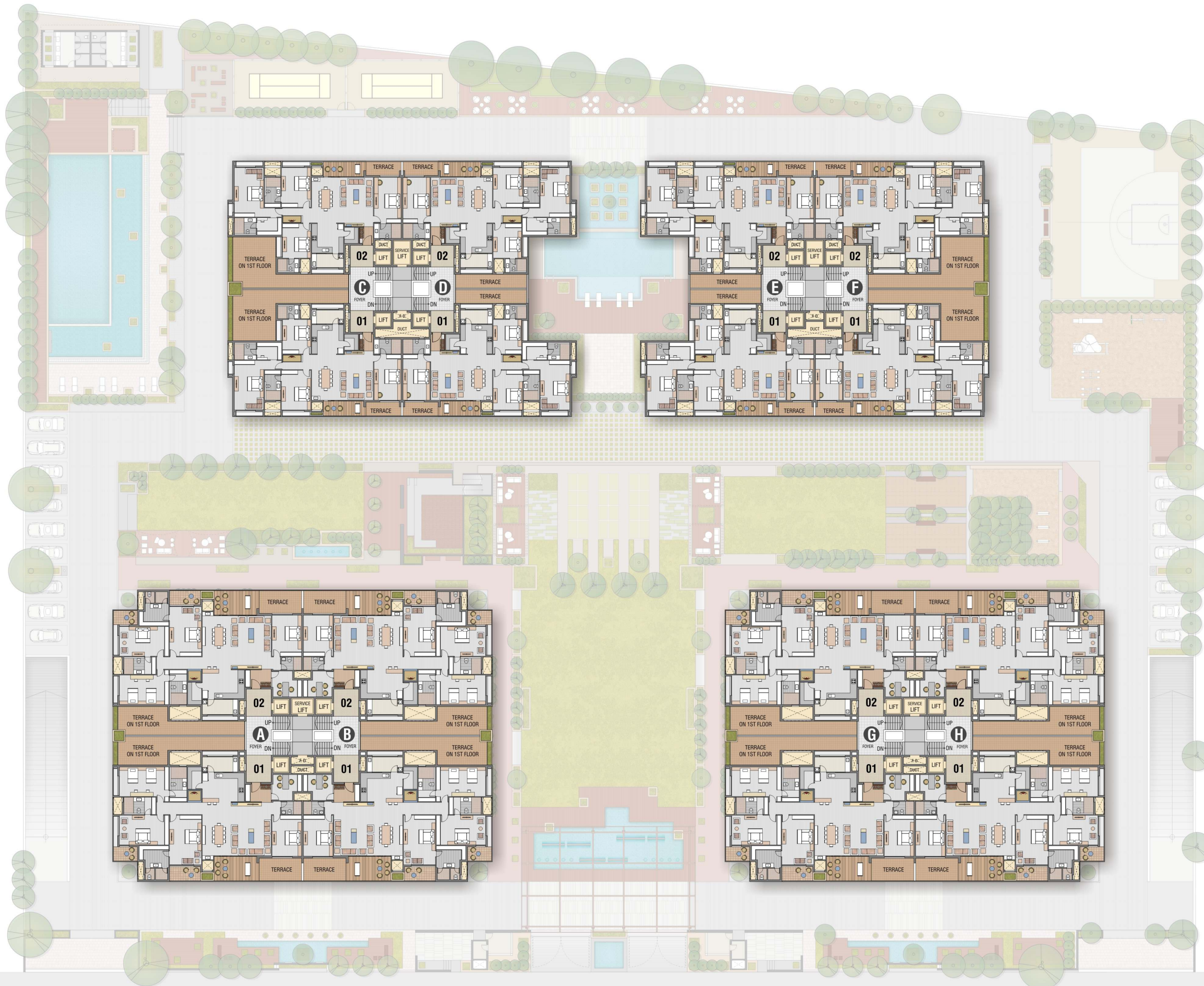
12.00 M. WIDE DECORA ROAD

*** TYPICAL**
FLOOR PLAN

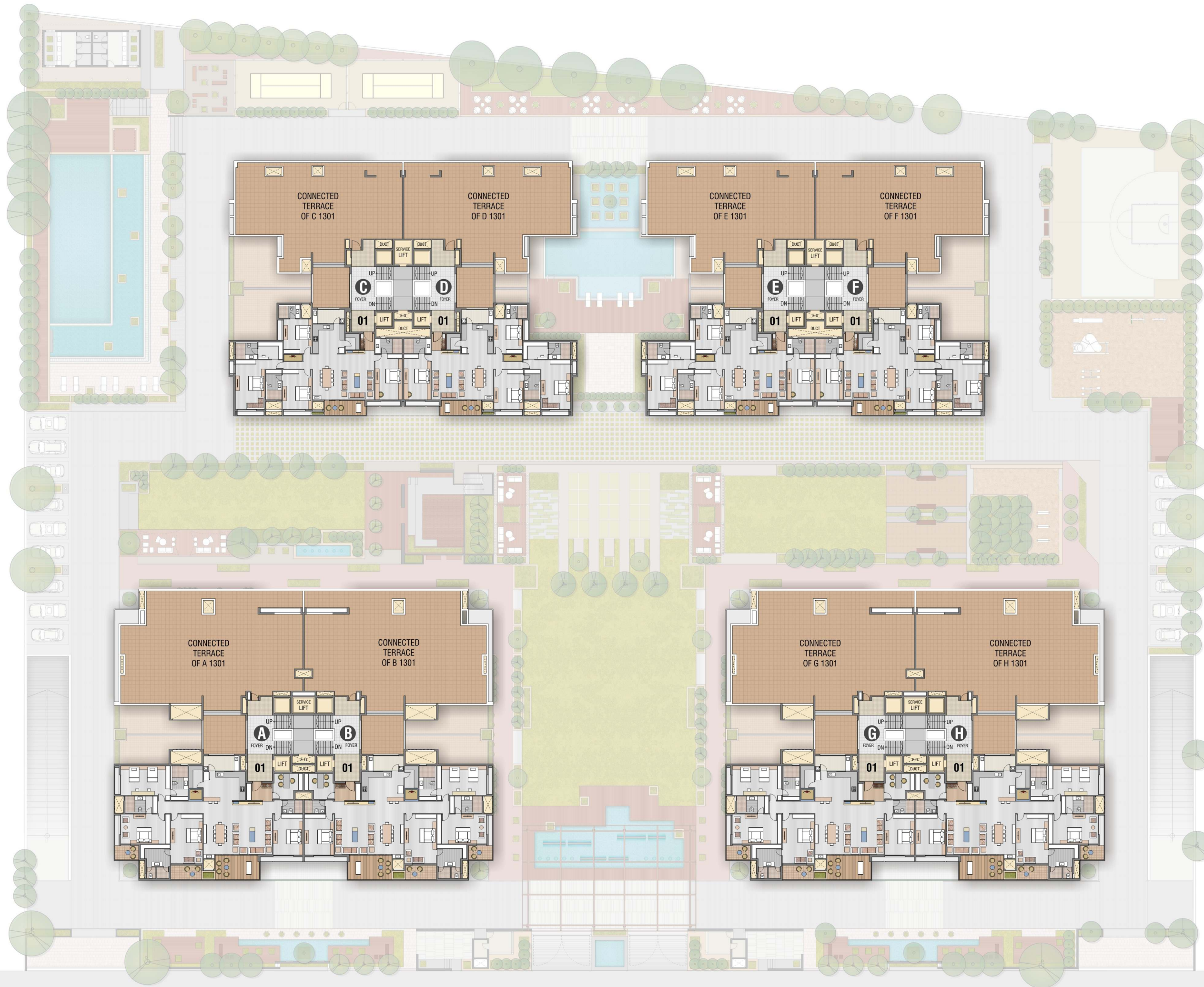
TOWER - A,B & G,H
TERRACE AREA 547 SQ.FT

TOWER - C & F
TERRACE AREA 613 SQ.FT

TOWER - D & E
TERRACE AREA 208 SQ.FT

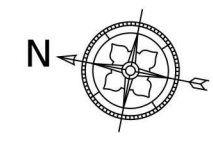
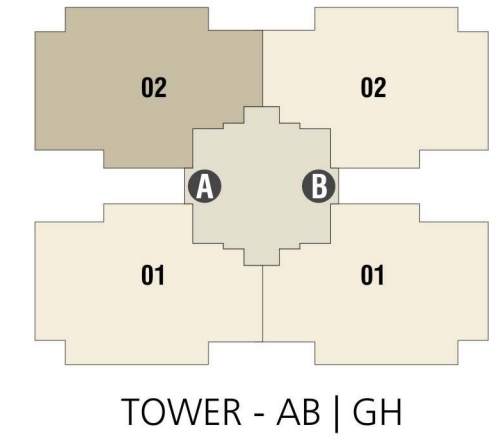


*13th
FLOOR PLAN



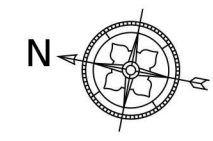
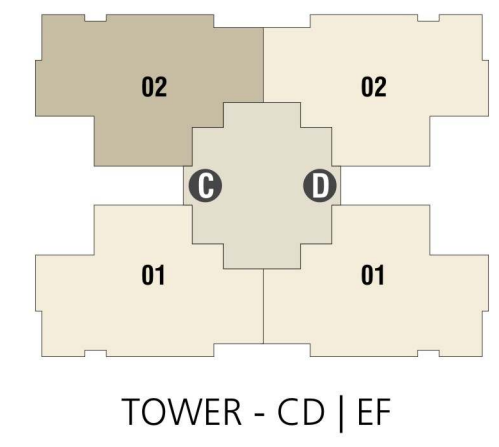
* 4 BHK

UNIT PLAN



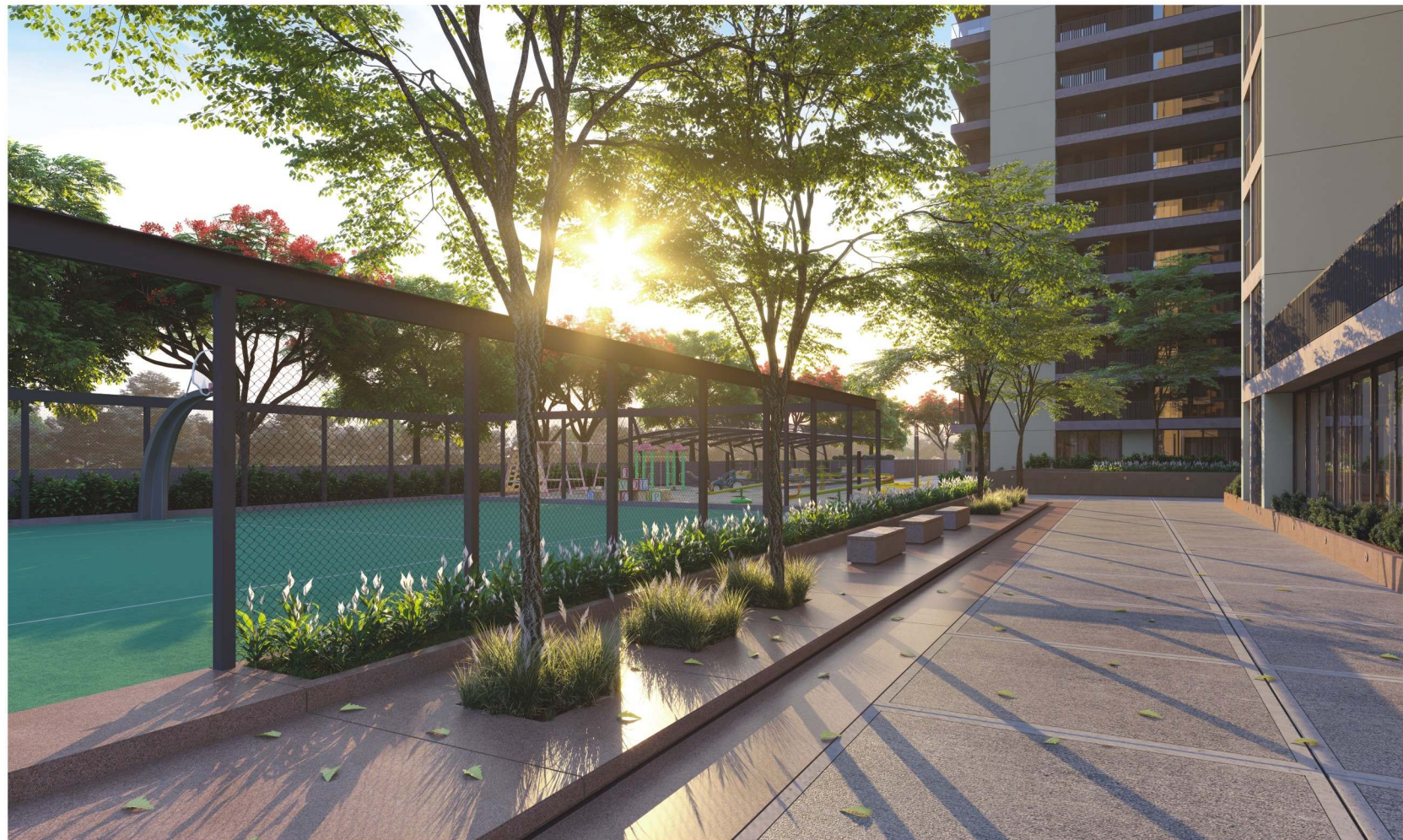
RERA CARPET - 290.24 SQ. MTR.
I.S.A - 3204 SQ. FT.

*** 4 BHK**
UNIT PLAN



RERA CARPET - 214.16 SQ. MTR.
I.S.A - 2376 SQ. FT.







#



ACTUAL SITE PHOTOS

CONSTRUCTION DONE USING LATEST FORMWORK TECHNOLOGY FROM PERI, GERMANY

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SPECIFICATIONS



FLOORING

- Premium vitrified tiles flooring



DOOR

- Main Door - Plain Flush Door
- We do not provide internal doors & doors frame



WINDOWS

- International quality anodized aluminium with 5mm toughened glass



WASH AREA

- Floor : Kota or Rustic vitrified tiles
- Dedo : Premium ceramic or vitrified tiles
- Provision for RO plant, washing machine, dish washer & dryer



SECURITY

- Highly secured face detection control system for Elevator, Reception Lobby & Basement Lobby
- Video door phone security system to be linked with reception and access control in the lobby
- Entire campus covered under CCTV surveillance



KITCHEN & STORE

- Flooring : Vitrified tiles
- Platform : Natural granite / Composite marble
- Dedo : Premium ceramic tiles
- Shelf : D.P Kota shelf with white ceramic dado
- Floor : Rustic / Vitrified tiles



BALCONY

- Rustic tiles / Granite



ELECTRIFICATION

- 3 phase power connection
- Concealed ISI copper wiring with modular switches
- MCB distribution panel



RAILINGS

- MS / Aluminum / Toughened glass railing



PAINT

- Inside : Putty finish
- Outside : Acrylic paint / Texture



TOILETS

- Premium ceramic tiles upto lintel level
- Granite / Composite marble counter basin
- Sanitaryware - Duravit or equivalent
- CP bath fittings - Grohe or equivalent
- Body jets in one master bed



ELEVATOR

- High speed, auto door elevators - Toshiba or equivalent