

PROJECT BY



NILKANTH
HEIGHTS

A COMFORT LIVING

3 BHK PREMIUM FLATS

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A BEAUTIFUL WORLD OF OPULENCE

Something very sleek and sophisticated for class apart space is peeping up in your lives for becoming your eternal part as your private space. Yes, it's here in your city where you would really want to have your own settings to live your life. It's yet another latest venture of high-end residential space by none other than renowned Nilkanth Group.

A COMFORT LIVING

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AN EXQUISITE ABODE WHERE
THE WORLD LOOKS UP TO YOU





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WELCOME TO URBAN PALACES INSPIRING GRANDEUR

Something that need no introduction... Something that deserves to be called rare...
Something that exceeds the definition of excellence...



Entrance Gate
With Security Cabin



24X7 Campus Surveillance
Under CCTV Camera



Pick-Up
Zone



Rooftop Solar Panel
For Each Building



Video Door Phone For
Each Flat



2 Road
Corner Project



CANOPY VIEW



Grand Entrance Foyer



Only 76 Units In Campus



Basement +
Ground Floor Parking.



ENTRANCE FOYER



GRAND CORRIDOR TO EMBRACE YOU IN WARM WELCOME

Each tower has thoughtfully designed opulent corridor that greets you in style when you step in and also impresses your esteemed guests.



IMMERSE YOURSELF IN SKY HIGH OPULENCE

When space is luxury, Nilkanth Heights is the ultimate prize you should possess. It's a home that let you enjoy the spaciousness of a bungalow and gorgeous skyline views of a high-rise development.



GROUND LAYOUT PLAN

LEGEND

- 01) Entrance Gate
- 02) Security Cabin
- 03) Ramp To Basement
- 04) Ramp To Ground Floor
- 05) Parking
- 06) Entrance Foyer
- 07) Kids Play Area
- 08) Garden & Sitting Area

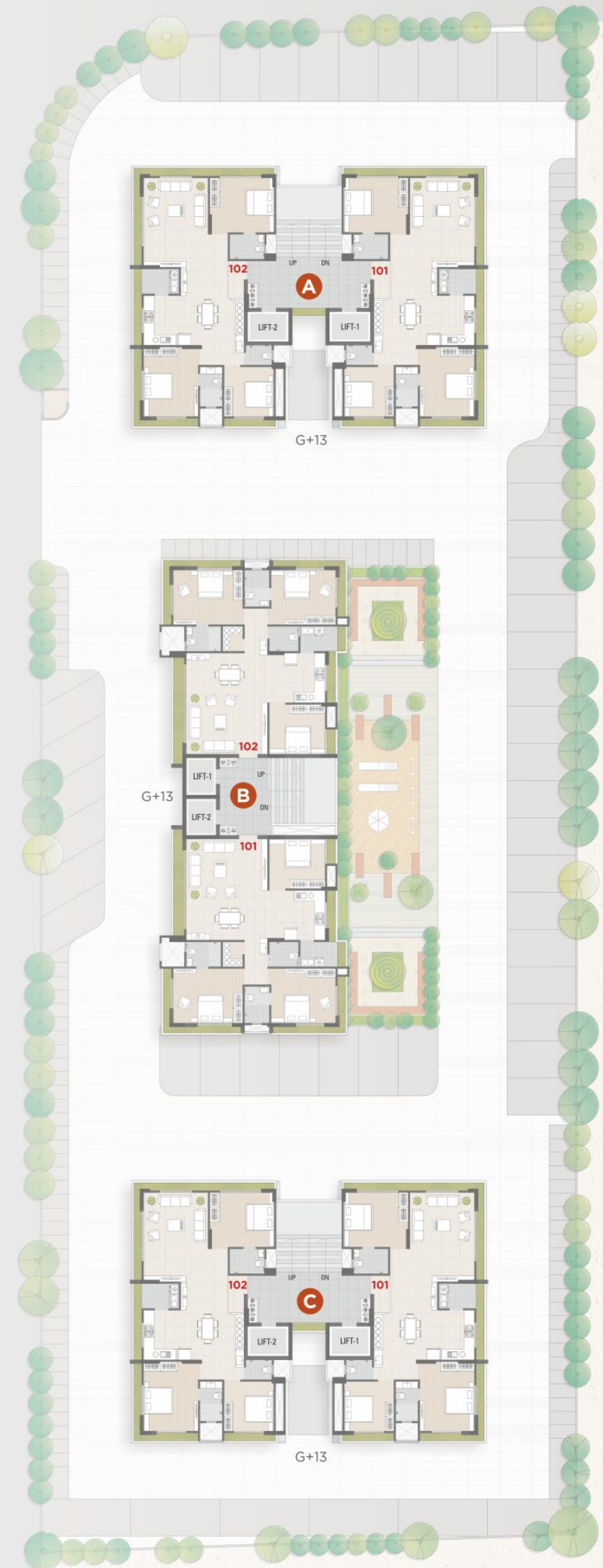


15.00 MT WIDE ROAD

18.00 MT WIDE ROAD



TYPICAL LAYOUT PLAN



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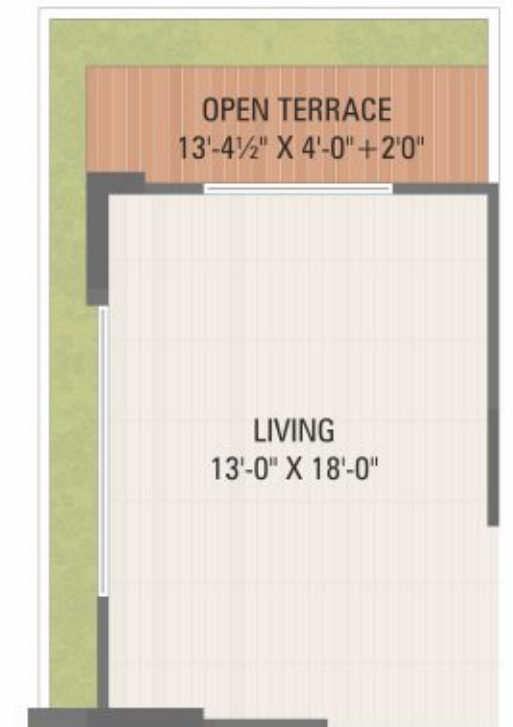


3 BHK

TYPICAL UNIT PLAN

A-C BUILDING

1ST | 2ND | 3RD | 4TH | 5TH | 6TH | 7TH | 8TH | 10TH | 11TH | 13TH FLOOR



9TH FLOOR BALCONY



12TH FLOOR BALCONY



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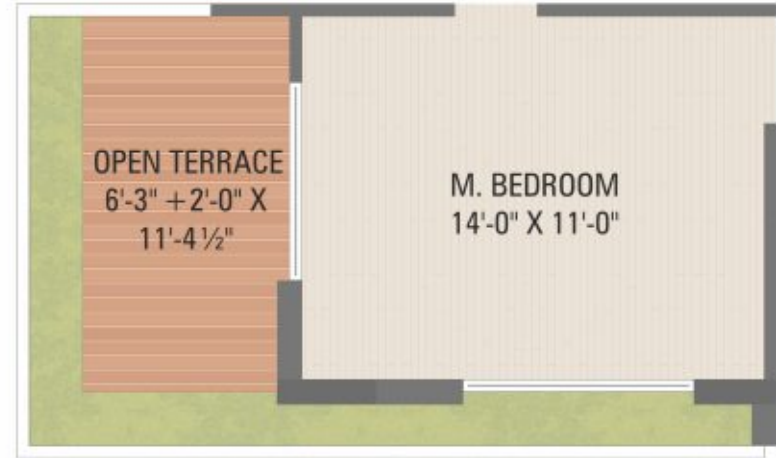


NORTH



3 BHK

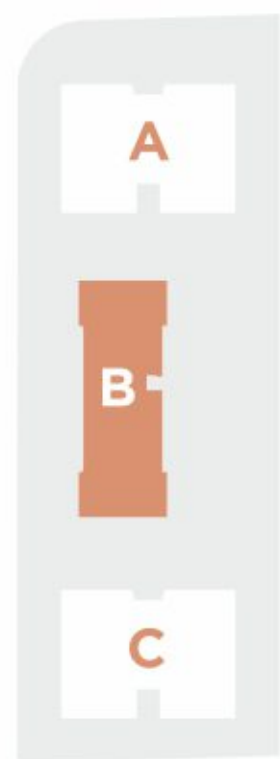
TYPICAL UNIT PLAN



8TH FLOOR BALCONY



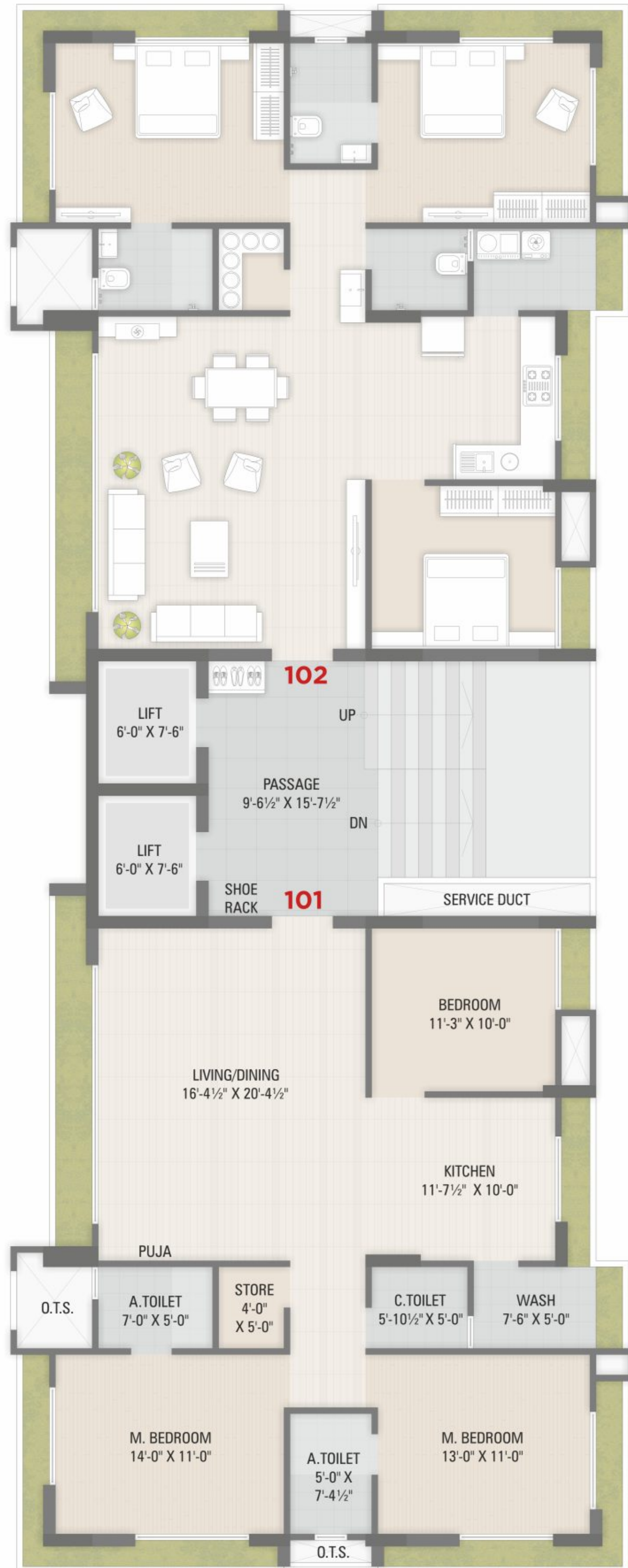
10TH FLOOR BALCONY



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B BUILDING



1ST | 2ND | 3RD | 4TH | 5TH | 6TH | 7TH | 9TH | 11TH FLOOR

A BUILDING



B BUILDING





LIVING ROOM



Well Ventilated
Campus Planning



Only 2 Flats On
Each Floor



Each Flat Road Facing
Or Garden Facing



DECK BALCONY



LUXURY IS A MASTERPIECE TO BEHOLD

Lavish living rooms breathe perfection into an urban luxurious life, It's the perfect place to entertain your guests in style, Living large comes naturally when your home is so magnificently appointed.



AN EXQUISITE
ABODE
WHERE THE
WORLD LOOKS
UP TO YOU

Live life king size is not simply a phrase but a way of living here. These stunning homes are adorned with finest features and superlative craftsmanship. It's a home you will be proud to own and show off.

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UNITS SPECIFICATION

STRUCTURE

- Earthquake Resistance R.C.C. Frame Structure.
- 10'-6" Floor Height In Each Flat.

FLOORING

- 32" X 64" Premium Quality Vitrified Tiles In Living, Dinning And Kitchen Area.
- 32"x 32" Premium Quality Vitrified Tiles In All Bedrooms.

KITCHEN

- Granite Platform With Standard Quality S.S. Sink.
- Decorative Granamite / Glazed Tiles Dado Upto Lintel Level On Platform.
- Gujarat Gas Connection In Kitchen & Wash Area.

TOILET/PLUMBING

- Decorative Granamite / Glazed Tiles Dado Upto Lintel Level.
- Jaquar/ Equivalent C.P. Fitting With Concealed Plumbing.
- Hindware / Equivalent Sanitary Ware.
- Center Geysers Line With Gas Connection.

ELECTRIFICATION

- Standard / ISI Concealed Copper Wiring With Adequate Points In All Rooms.
- Standard / ISI Modular Switches And Accessories.
- A.C. Point In All Bedrooms.

DOORS & WINDOWS

- Designer Laminated Main Door With Wooden Frame & Internal Flush Doors With Oil Paint In Wooden Frame.
- Toilet Flush Door Fixed In Granite Frame.
- All Doors Fixed With Standard Lock & Accessories.
- Anodized/Powder Coated Aluminum Section With Premium Quality Reflective Glass In Granite/Marble Frame.
- S.S./Glass Railing In Balcony.

WALL/PAINT

- Double Coat Plaster With Weather Shield Paint And Texture.
- Inside Wall Smooth Finished Double Coat Putty.
- Chemical Brickbat Coba Waterproofing In Terrace With China Mosaic Flooring.

ELEVATOR

- Standard Quality 2 fully auto elevators for each building.

CAMPUS FACILITY

- Well Designed Landscape Garden.
- Sufficient Parking With Basement.
- Gazebo for Outdoor Seating.
- Designated Kids Play Area.
- Senior Citizen Sitting.
- Entrance Foyer for Each Building.
- Power Backup Generator.
- Fire Safety For Campus.
- CCTV Camera In Common Area For Surveillance.
- Internally Trimix & Paving Road.
- Rain Water Harvesting System.
- SMC Water With U.G. & O.H. Water tank for each Building.
- Borewell With Pump For Each Building.
- Loanable Title Clear Project.

TERMS AND CONDITIONS

• Stamp Duty, Registration Charges, Legal Charges, GST, GEB Power, Gujarat Gas Connection Charges, SMC Charges & Taxes, Society Maintenance Charges & Safety Grills Expense Etc. Shall Be Borne By The Purchaser. • Any Additional Charges Or Duties Levied By The Government / Local Authorities During Or After The Completion Of The Scheme Like SMC Tax, Betterment Charges Will Be Borne By The Purchaser. • In The Interest Of Continual Developments In Design & Quality Of Construction, The Developer Reserve All Rights To Make Any Changes In The Scheme Includes Technical Specification, Design, Planning, Layout & All Purchasers Shall Abide By Such Changes. • Any Type Of External Changes Strictly Not Allowed During Or After The Completion Of The Scheme. • Internal Changes Will Be Done Only By Prior Approval & Will Be Charged Extra With Total Responsibility Of Purchaser. • Any R.C.C. Member (Beam, Column & Slab) Must Not Be Damaged During Your Interior Work. • All External Laying And Drawing Of Low Voltage Cables Such As Telephone, TV, Internet Cables Shall Be Strictly Laid As Per Consultant's Service Drawing With Prior Consent Of Developer/Builder Office. No Wire/Cables/Conduits Shall Be Laid Or Installed Such That They From Hanging Formation On The Building Exterior Faces. • This Brochure Is Intended Only For Easy Display & Information Of The Scheme & Does Not Form Any Part Of The Legal Document. • Subject To Surat Jurisdiction.

LEGAL DISCLAIMER :

- * All Furniture / Objects Shown In The Plan Or Pictorial Images Are For Presentation & Understanding Purpose Only. By No Means It Form A Part Of Final Deliverable Product.
- # All The Elements, Objects, Treatment, Materials, Equipments & Colour Scheme Shown Here Are Artisan's Impression And Purely For Presentation Purpose Only. By No Means, It Form A Part Of The Amenities, Features Or Specification Of Our Final Products. Dimensions Mention In Building Plan, Are Wall-To-Wall Dimensions & It Does Not Include Finishing Details Like Plaster, Putty & Dedo Tiles.



NILKANTH HEIGHTS

A COMFORT LIVING



BEST LOCATION BETTER CONNECTIVITY

- Pal Umara Bridge 1.5 Km.
- Railway Station 9.5 Km.
- Airport 11.0 Km.
- Diamond Bourse 11.0 Km.

RERA NO.: PR/GJ/SURAT/SURAT CITY/SMC/RN9AA09909/180422

SITE ADDRESS :

NILKANTH HEIGHTS
T.P.16 (Pal), F.P.35, Opp. Stuti Universal,
Pal Umra Bridge Road, Surat- 394510.

CONTACT DETAILS
84900 00689

ARCHITECTURAL & STRUCTURAL



LANDSCAPE DESIGNER
VAN STHAPATI ASSOCIATES
ALTHAN, SURAT.