



# SKYROS

4 BHK LUXURY CONDOMINIUM

# SOARING WITH STYLE

From inception, SKYROS is designed to be unlike any other Sindhu Bhavan road address. Offering a limited collection of 40 condominiums designed by the famous Creative studio. Exclusive two homes per floor tower residences dramatically showcase endless 360-degree views of the fast developing west Ahmedabad. All crowned by two signature duplex penthouses.





# A CRAFTED ARRIVAL



The residential entrance is crafted through an immaculate landscaped walkway to a larger than life entrance lobby.

Welcome to your private oasis.







## A GREEN OASIS

Breaking away from the conventional, the tower's architectural details express a harmonious coexistence between the built and the nature, paving the way for a sensory experience like no other.





# AN EXCLUSIVE OUTLOOK TO LIFE



The second level is a private Residents' Club with a collection of amenities envisioned by the architects, that will be a natural extension of the modern luxury living embodied at SKYROS.

Indulgent in scale and thoughtful in design, the amenities are exclusively reserved for the 40 homeowners. Residents will enjoy a stunning pool, a state-of-the-art gym and yoga studio, a private residents' lounge, indoor game courts and a children's playspace to name a few.





A modern indoor swimming pool with a wooden deck, a wall of vertical slats, and a large window with a view of greenery. The pool is surrounded by a wooden deck and a wall of vertical slats. A large window on the right side provides a view of greenery and a building. The ceiling is made of horizontal wooden slats with recessed lighting. A television is mounted on the wall above the pool. A door with a gold frame is visible in the background.

THE POOL  
EXPERIENCE









## MODERN TOWER RESIDENCIES

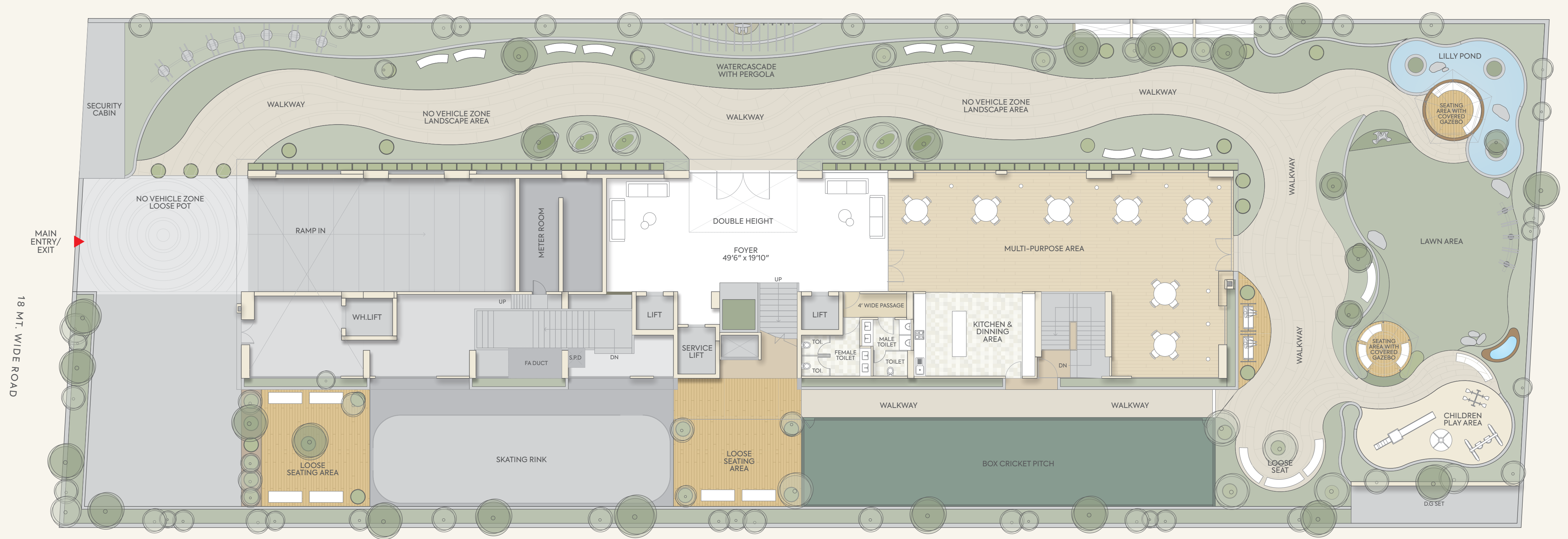
With a privileged viewpoint on floors, you will be coming home to breathtaking city skyline views. The four bedroom Tower Residences offer endless views of the Sindhu Bhavan road.





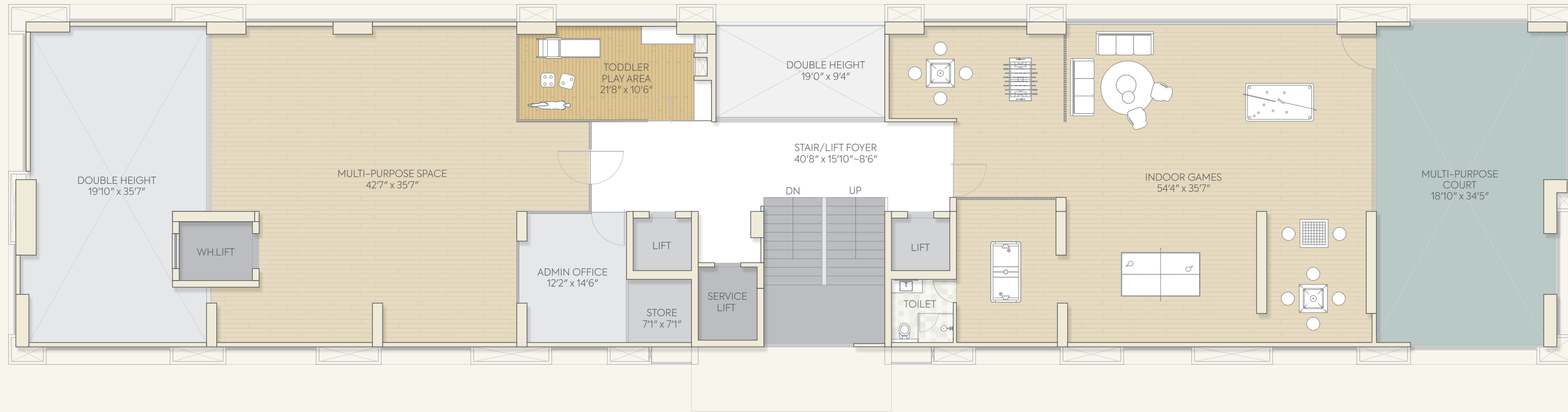


# GROUND FLOOR PLAN

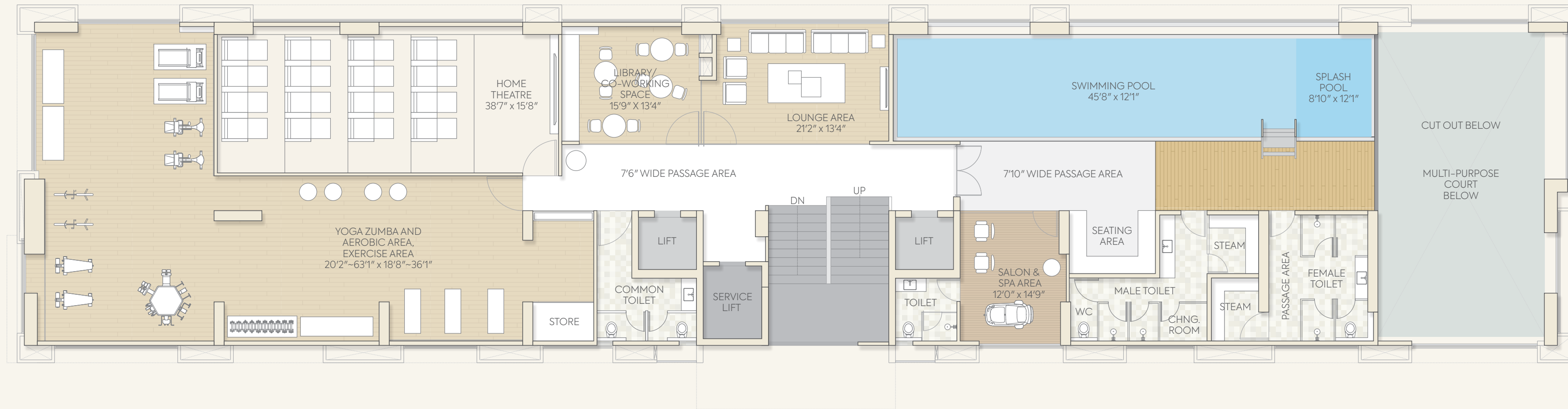




# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

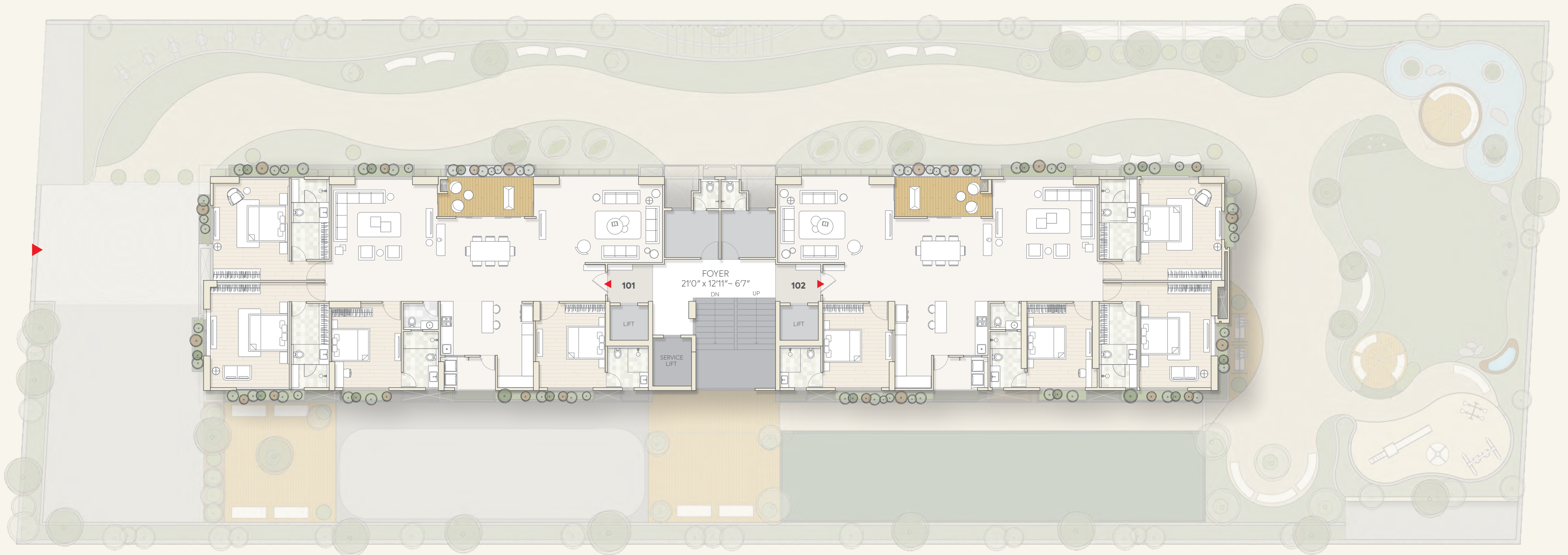




TYPICAL  
FLOOR  
PLAN

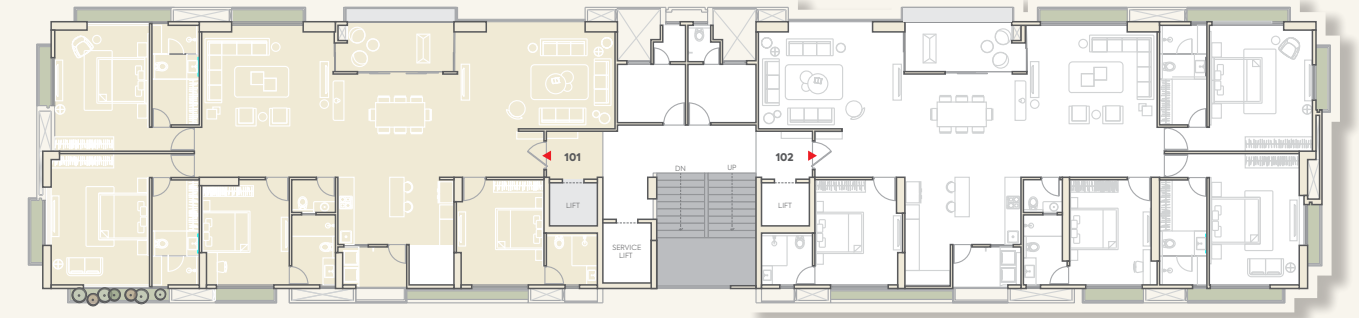


18 MT. WIDE ROAD



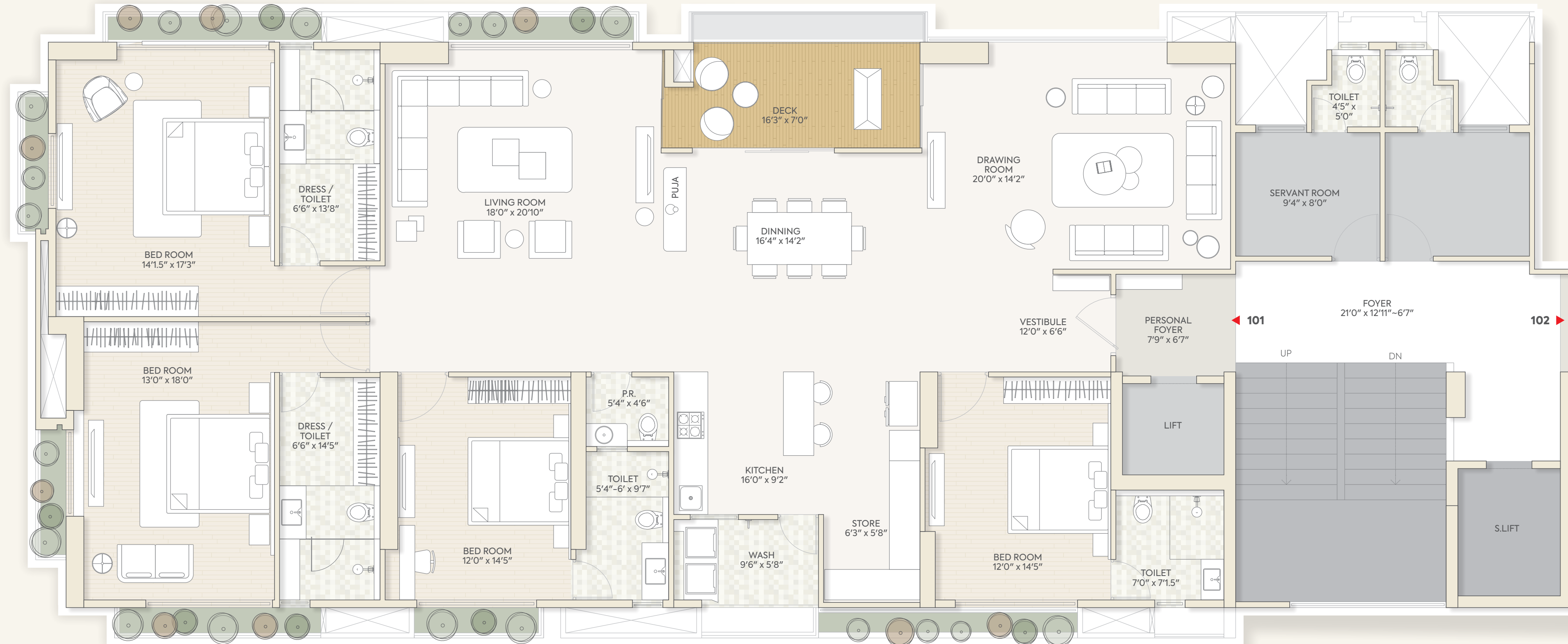
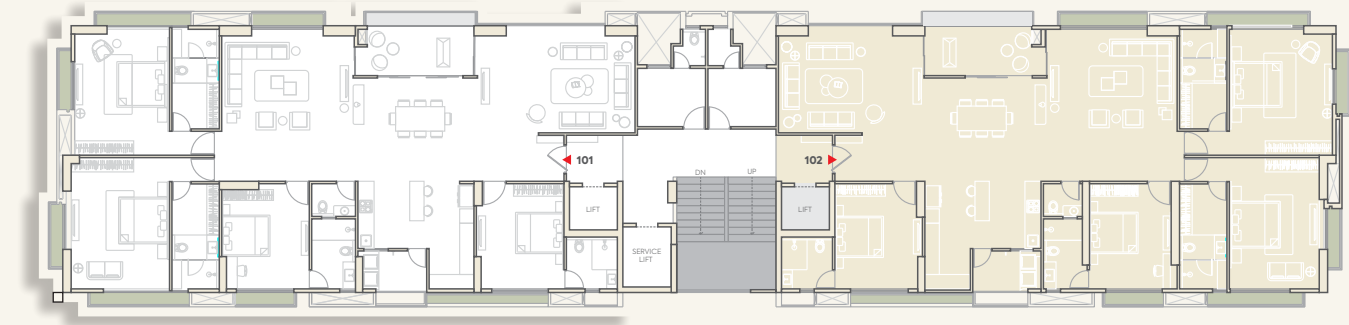


# UNIT PLAN





# UNIT PLAN





# SPECIFICATIONS

## FLOORING

Italian marble flooring in open area and vitrified tiles for other room except wet areas.

## DOORS

High Quality wooden frame Main door with veneer panelling, polish & Smart safety lock. All other doors with wooden frames.

## WINDOWS

DGU or equivalent in glazing window.

## ELEVATOR

Two Smart & safe access private elevator. One multi purpose elevator.

## TOILETS

Grohe / Duravit / Toto or equivalent bathroom fittings.

## ELECTRICAL

Good Quality Modular switches. Provision for T.V, Telephone and Internet points at convenient locations.

## AC

Provision for VRV system for each apartment.

# FEATURES

- Prime location with Sindhubhavan view.
- 70 mt height of a building giving an open view from all sides.
- Exclusive of 40 units which includes 2 limited lavish penthouse.
- 2 units per floor.
- 3 lifts each floor.
- No Common Wall.
- Personal foyer in apartment.
- Attractive main door.
- Adequate spaces for residents and visitors in 3 levels of parking.
- VRV system for air conditioning.
- Column less area of formal living, family and dining room.
- High tech security system.
- Entrance foyer with sculpture and centrally air conditioned.
- Feature wall with green space.
- Roof top party area with service counter.
- Designer lighting concept.
- Earthquake resistance structural plan.
- Water softner.

# AMENITIES



### Disclaimer:

- All plans are subject to any amendments approved by competent authorities.
- The areas are indicative only and the measurements mentioned may vary at the time of construction.
- All the landscape shown is conceptual and shall be as per Architects design.
- All images shown are just illustrations to give an approximate idea of the project.
- While utmost care is taken to provide this information, the developer cannot be held responsible for any inaccuracy.
- The developer reserves all the rights to make any changes as may be required from time to time in the overall layout, building plan, and specifications without any prior notice and they shall be binding to all the members
- Stamp duty, registration, maintenance deposit, lawyer / legal fees, GST, other taxes applicable will be paid by the client on actual basis. (any changes in rates or its applicability in future will be borne by the client)
- The Brochure should not be considered as any kind of legal documents. It is just a project presentation by visuals. For accurate information, one should refer to the Guj RERA website before the booking. Once booking is made, it will be assumed that you have gone through RERA website regarding the project details.



# KEY PLAN





## SCHOOL

-  01 Sattva Vikas School
-  02 Anand Niketan Campus
-  03 AIS School
-  04 Vishwabharati English Medium School
-  05 Udgam School for Children
-  06 St. Kabir Institute of Professional Studies
-  07 SKUM School
-  08 Prakash School

## CLUB & HOTEL

-  01 Rajpath Club
-  02 Courtyard by Marriott Ahmedabad
-  03 TGB Banquets and Hotel Limited
-  04 Pride Plaza Hotel
-  05 Taj Skyline Ahmedabad
-  06 Double Tree by Hilton Ahmedabad
-  07 Hotel Planet Landmark
-  08 Binori A Boutique


## SHOPPING MALL & ENTERTAINMENT

-  01 Pandit Dindayal Upadhyay Auditorium
-  02 Iscon Mega Mall
-  03 PVR Acropolis Ahmedabad
-  04 D-Mart
-  05 Fun Blast - SBR



## HOSPITALS

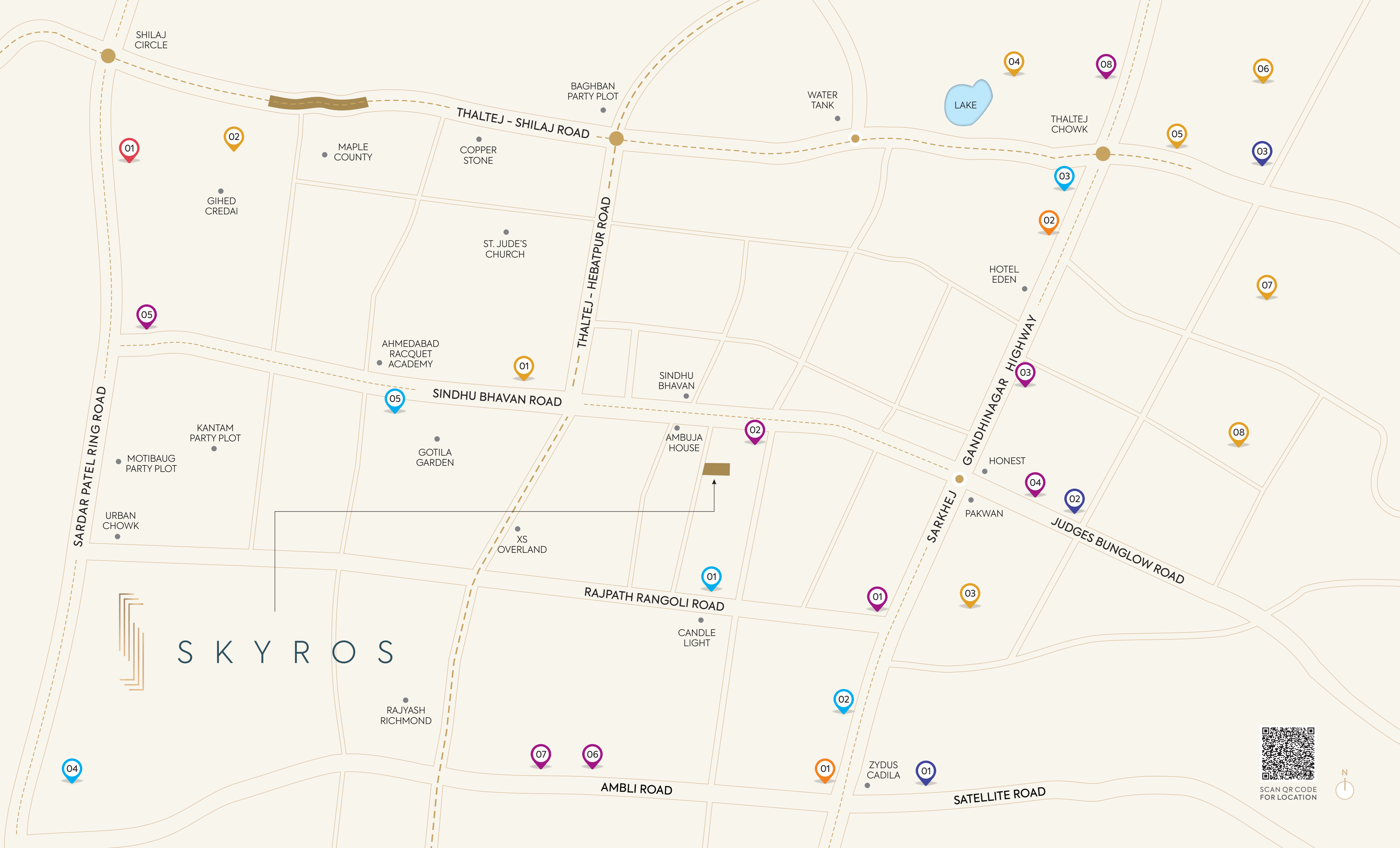
-  01 Health 1 Super Speciality Hospital, Shilaj

## POLICE STATION

-  01 Bodakdev Police Station
-  02 Satellite Police Station
-  03 Vastrapur Police Station

## TEMPLE

-  01 ISKCON Ahmedabad Temple
-  02 Gurudwara Gobindham



SCAN QR CODE FOR LOCATION





DEVELOPERS



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