



# Swapna Shruti

2 BHK LUXURIOUS FLATS

HAPPINESS BEGINS...



Welcome to



# Swapna Shruti

2 BHK LUXURIOUS FLATS

When you think of a home, we know you expect acres of space, lush green gardens and a spacious apartments amidst of it. A home that surpasses your imagination in every respect is now at SWAPNA SHRUSTI, It is a one of a kind premium luxury apartment that offers a premium amenities.





METICULOUSLY PLANNED  
INTERIORS & OUTDOORS



Located at the fast-emerging residential locality of Bhimrad Canal Road, Swapna Shursti offers you the most complete living experience. Intelligent design. Elegant 2 BHK apartments and impeccable finish come together within a charming gated community to offer you a premium lifestyle. Though set in a serene locale close to nature, the campus is within corporation limits and is close to all major utilities and conveniences. A perfect harmony of well-planned community and well-defined communal spaces, Swapna Shursti promises a lifetime of bliss for you and your family.

COME HOME TO HAPPINESS



A HOME THAT MAKES  
YOUR WORLD COMPLETE

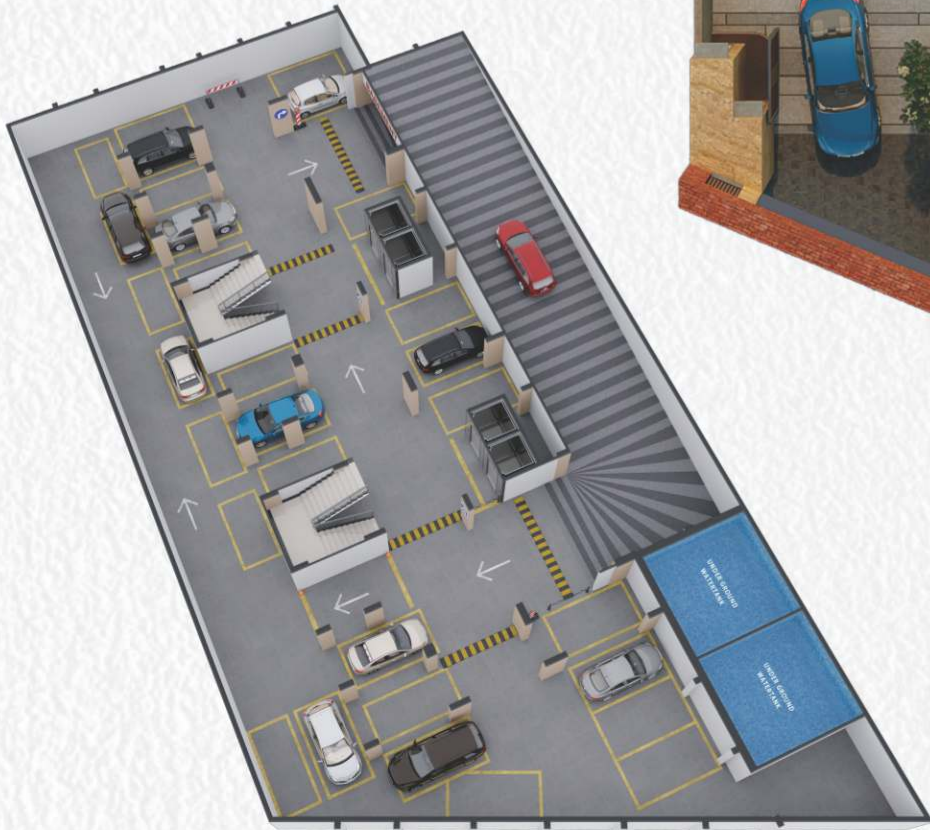


# A COMPLETE WORLD IN AN OUT

GROUND FLOOR PLAN



BASEMENT PARKING PLAN



LAYOUT PLAN



## OPTIMUM SPACE UTILIZATION

The well-planned interiors give you more usable space. The clutter-free planning gives provision to plan out the furniture layout without having to compromise. The large windows, spacious balconies, well-laid out kitchens add grace to the indoors. The planned outdoors have variations in the balconies to add more attraction to your elevations.



## TYPICAL UNIT FLOOR PLAN



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YOUR WORLD COMPLETE



The gated community is grandiose in every detail. Right from the lavish entrance down to the project's last detail, it has finesse written all over. Artistically designed to ensure free flow of air and sunshine and is spaced flawlessly to allow enormous lung space, Colossal thoroughfares and luxurious open green spaces further make living a pleasure. In other words, It's a lifestyle with absolutely no compromises.

  
**Swapna Shruti**  
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## A SAFE, SECURE & JOYFUL COMMUNITY

Security is simply top-notch. Mounted CCTV and a security vigil put to rest the safety concerns of children and adults. The sprawling play areas provide ample opportunity to play in outdoors. Play area inspire adults and children to actively engage in sports. In today's world, where the kids are always zoned in on their gadgets, it's time to rejuvenate them with outdoor activity that's both amusing and healthy.



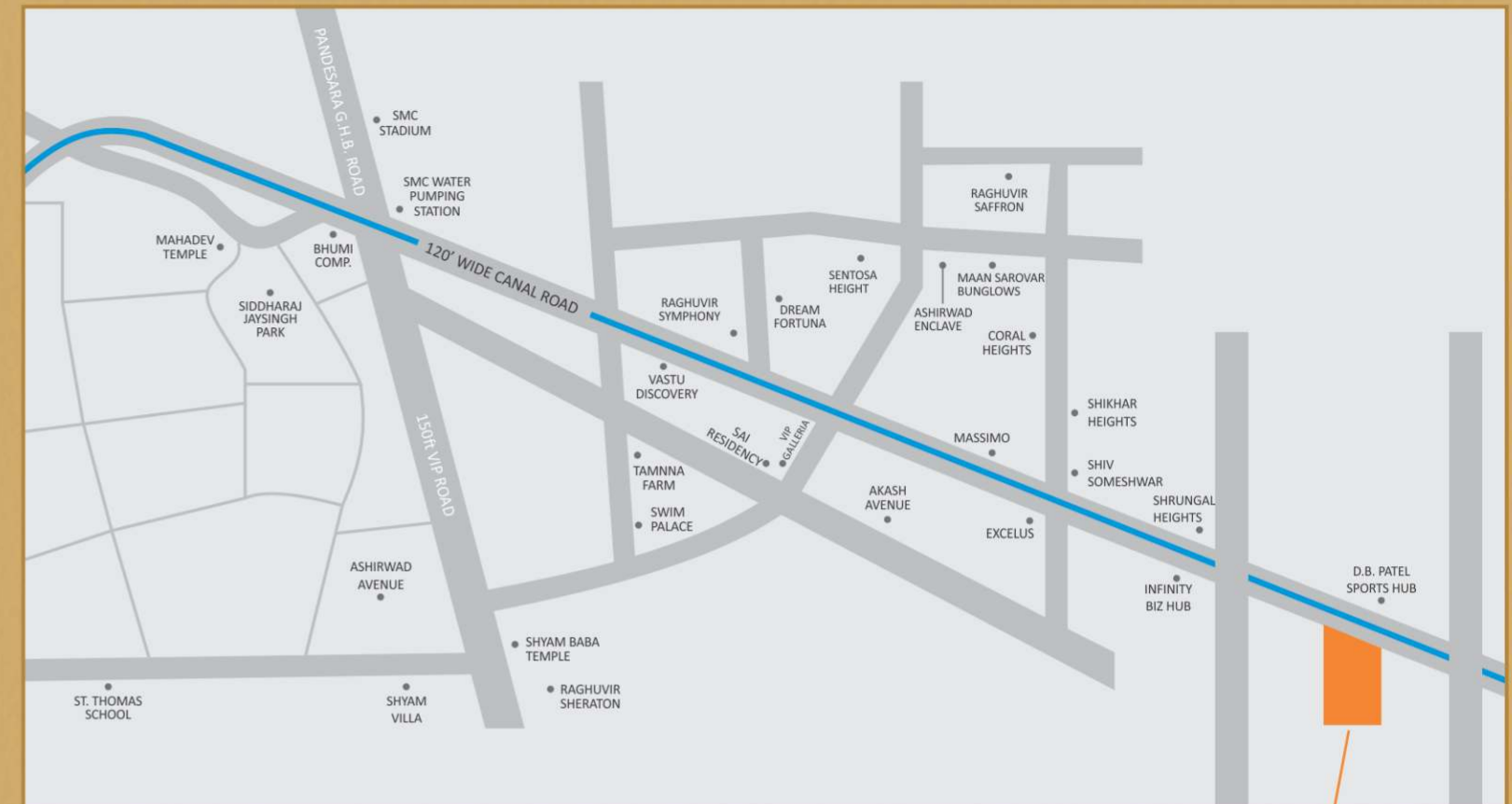
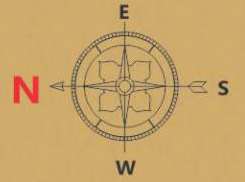
## CAMPUS AMENITIES

- Multi-purpose hall.
- Senior citizen sitting area.
- Woden sitting area.
- Gazebo sitting.
- Grand Entrance Gate With Security Cabin
- Indoor game zone.
- Gym
- Children Play area.
- Loanable clear title.

## INTERNAL AMENITIES

- **Floor Height**
  - 10' feet slab to slab.
- **Foyer, Stair & lobby**
  - Aesthetic entrance foyer with guest waiting lounge.
  - Elegantly designed lobby at all floor levels.
  - Granite & vitrified tile flooring on stairs.
- **Flooring**
  - Premium quality 32" x 32" granamite flooring in living, dining & kitchen area.
  - Premium quality 24" x 24" granamite flooring in bed rooms.
- **Kitchen**
  - Granite kitchen platform with a S.S sink and glazed tile dado.
- **Store**
  - Best quality granite platform and tile dado.
- **Wash & Utility**
  - Granamite tile flooring with adequate electrical, plumbing and drainage points.
- **Toilets**
  - Designer tiles on floor and walls.
  - Centralized gas geyser piping in all bathrooms.
  - Sanitary fitting of standard company.
  - Aesthetic C.P. fittings of standard company.
  - Branded company plumbing & drainage pipes.
- **Door-window**
  - All window granite stone frame with anodized aluminum section window, glass of standard quality, well-designed
  - Each door with granite frames & flush doors.
- **Railings**
  - Well-designed glass Railing in living room & bedroom.
- **Wall surface**
  - Internal wall with putty finish.
- **Electrical**
  - Sufficient points in concealed copper wiring.
  - Modular switches of standard company.
  - Common earth Leakage protector M be provided with single phase meter.
  - Service points for washing machine/dryer in wash area.
- **Parking**
  - Under Ground Parking.
  - Under Ground Water Tank.
- **Gas**
  - Gas connection in each flat.
- **Air conditioner**
  - One air conditioner in master bedroom.
  - A.C. Electrical & drainage point in livingroom & bedrooms.
- **Water Supply**
  - Underground and overhead water tanks with adequate capacity.
  - Separate tanks for municipal water and bore water for kitchen, wash, shower, flush each building, finished with fully glazed tiles.
- **Plumbing & drainage**
  - Standard quality C P.V.C. / P.V.C. pipe
- **Television & Telephone**
  - T.V. & internet points in all flats.
  - Intercom facility in livingroom.
  - \*as per company terms & conditions.
- **Waterproofing**
  - Toilets and terraces will be completely water proofed.
- **Elevators**
  - Two fully automatic passenger elevators in each tower from basement to terrace.
- **Electrical & Power back-up**
  - Generator of sufficient capacity with adequate power back up for elevators, water pumps and common lighting.
- **Security & safety**
  - CCTV coverage of entire common area.
  - Intercom & high-tech security system.
  - Fire safety provisions.
  - Structure design considering last earth-quake.
- **Plaster**
  - Roller finished plaster.
- **Paint**
  - Texture with weather resistant paint of standard company.

## LOCATION MAP



ARCHITECT



DEVELOPERS



SITE ADDRESS

" Swapna Shrushti "

Opposite Db Patel Sports Ground, Beside Infinity Business Hub,  
Main Bhimrad Canal Road Touch, Surat.

BOOKING CONTACT

Mo. 99251 20063 | Mo. 98251 33911



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Scan For Location



### Disclaimer:

- Purchaser shall bear all charges like stamp duty, registration and advocate fees of legal document.
- GST as applicable shall be borne by the purchaser.
- Society maintenance and society formation charges to be borne by the purchaser.
- Any additional taxes levied in the future by the government shall be borne by the purchaser.
- External changes are strictly not allowed, internal changes shall not be allowed without prior permission.
- All plans/drawings/specifications are subject to approval of respective authorities and maybe changed if necessary.
- The discretion remains with the developers. All rendering/floor plans/photos and maps are just for depiction.
- The brochure is intended only to convey the essential and technical features of the scheme and does not form part of any legal document.
- No Extra charges for G.E.B meter.
- No Extra Charges for Gas connection.
- No Extra charges for drainage.
- No Extra charges for IC charges by SMC.
- No hidden Charges concept for the first time.

# DEVELOPERS



**Global Group**  
&  
**Silicon Group**