



SWARNIM  
SENTOSSA

3 & 4 BHK LAKEVIEW LIVING

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HAPPINESS  
IS ABOUT  
LAKEVIEW LIVING

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The luxurious 3 & 4 BHK apartments strategically located on S. G. Highway promises spectacular architecture, unmatched connectivity, thoughtful amenities and more importantly a unique experience of lakeview living.



GET READY  
TO EMBRACE  
JOY OF  
LAKEVIEW LIVING



3&4 BHK

BEAUTY OF ARCHITECTURE | EXCLUSIVITY OF LIFESTYLE



  
AUDA  
GARDEN

  
CHHARODI  
LAKE



# HAPPINESS IS ABOUT QUALITY OF LIFE

Swarnim Sentossa is a home that fulfils all your aspirations, raises your status, offers modern luxuries and is a place where memories for a lifetime are made and cherished.





HAPPINESS  
IS ABOUT  
**EMBRACING NATURE**

Walk, play, meditate or simply sit peacefully and have a delightful chat with your neighbours or loved ones. An open, lush green garden is the perfect place to be at. Here amenities are carefully designed for different age groups to ensure an active day full of fun and joy for everyone.



## HAPPINESS IS ABOUT UTMOST RELAXATION

In today's hectic and chaotic world rejuvenation is the ultimate comfort. Simply, few moments of bliss and solitude are more than enough to revive and reenergize you.





# HAPPINESS IS ABOUT DELIGHTFUL LIFESTYLE

Move to Swarnim Sentossa and spend some quality time with yourself and your loved ones every day. A plethora of amazing lifestyle amenities along with a home overlooking the lush green panoramic view of the garden and lake awaits you.



- |   |  |   |  |   |   |  |
|---|--|---|--|---|---|--|
| <br>ATTRACTIVE<br>ENTRANCE GATE  | <br>SECURITY<br>CABIN | <br>PICK UP & DROP<br>OFF ZONE     | <br>CCTV<br>CAMERA    | <br>DOUBLE BASEMENT<br>PARKING | <br>AEROBICS &<br>YOGA | <br>SENIOR CITIZEN<br>SEATING PLAZA |
| <br>ATTRACTIVE<br>ENTRANCE FOYER | <br>SEATING<br>AREA   | <br>CHILDREN<br>PLAY AREA          | <br>MULTIPLE<br>COURT | <br>TODDLER'S<br>POOL          | <br>PARTY<br>LAWN      | <br>SKATING<br>RINK                 |
| <br>LIBRARY                      | <br>JOGGING<br>TRACK  | <br>BANQUET /<br>MULTIPURPOSE HALL | <br>MINI<br>THEATER   | <br>GYMNASIUM                  | <br>INDOOR<br>GAMES    | <br>FIRE SAFETY<br>SYSTEM           |



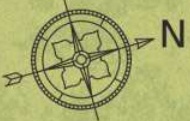
12 MT ROAD



# GROUND FLOOR PLAN

**Legend**

01 Entrance Gate	18 Seating Area
02 Security Cabin	19 Sand Pit & Play Area
03 Waiting Zone	20 Children Play Area
04 Visitors Lounge	21 Volley Ball & Basket Ball Court
05 Library	22 Informal Seating Pockets / Mothers Corner
06 Cabin	23 Wooden Deck
07 Store	24 Walkway
08 Gym	25 Skating Area
09 Indoor Sports Area	26 Seating Plaza
10 Mini Theater	27 Toddler's Pool
11 Aerobics & Yoga	28 Grass Mound
12 Banquet Multipurpose Hall	29 Yoga Deck
13 Kitchen & Wash	30 Senior Citizen Seating Plaza
14 Toilet	31 Ramp To Basement
15 Meter Room	32 Parking
16 Lily Pond	
17 Lawn	



<< TOWARDS S.G. HIGHWAY

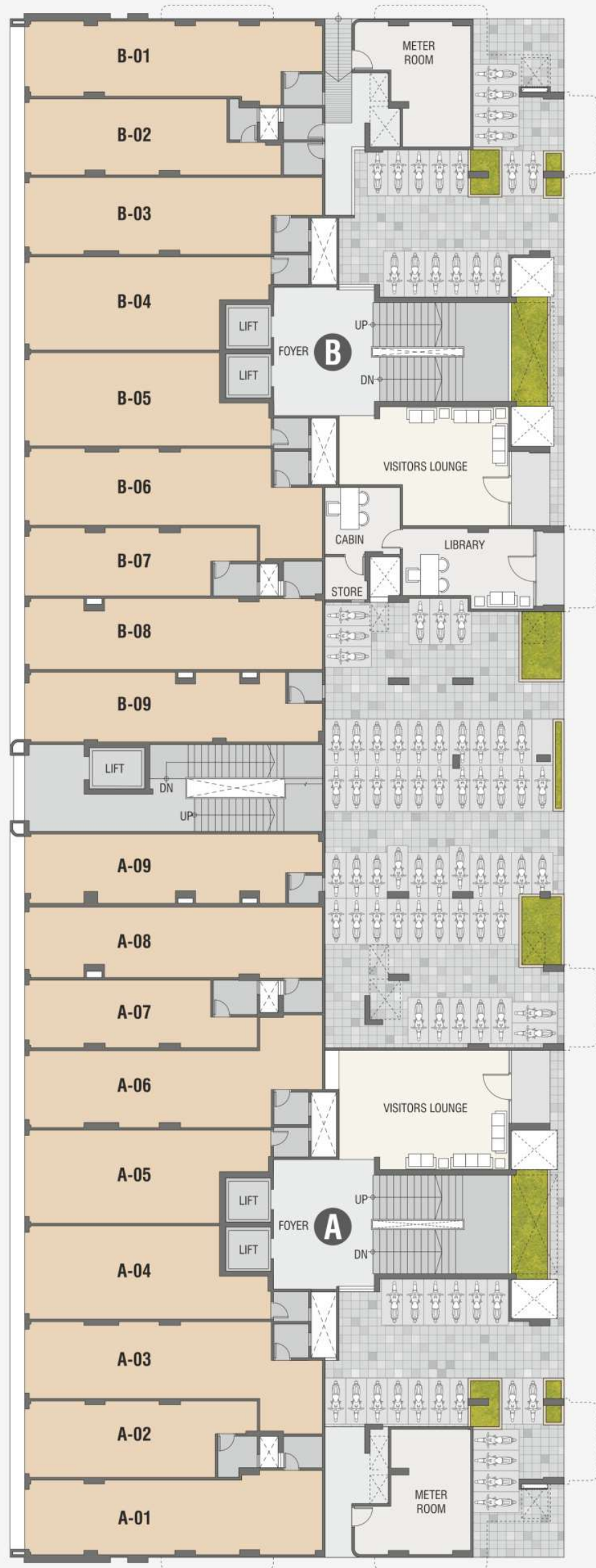
12.00 MT ROAD

30.00 MT WIDE T.P.S ROAD

TOWARDS GODREJ GARDEN CITY >>







## GROUND FLOOR PLAN

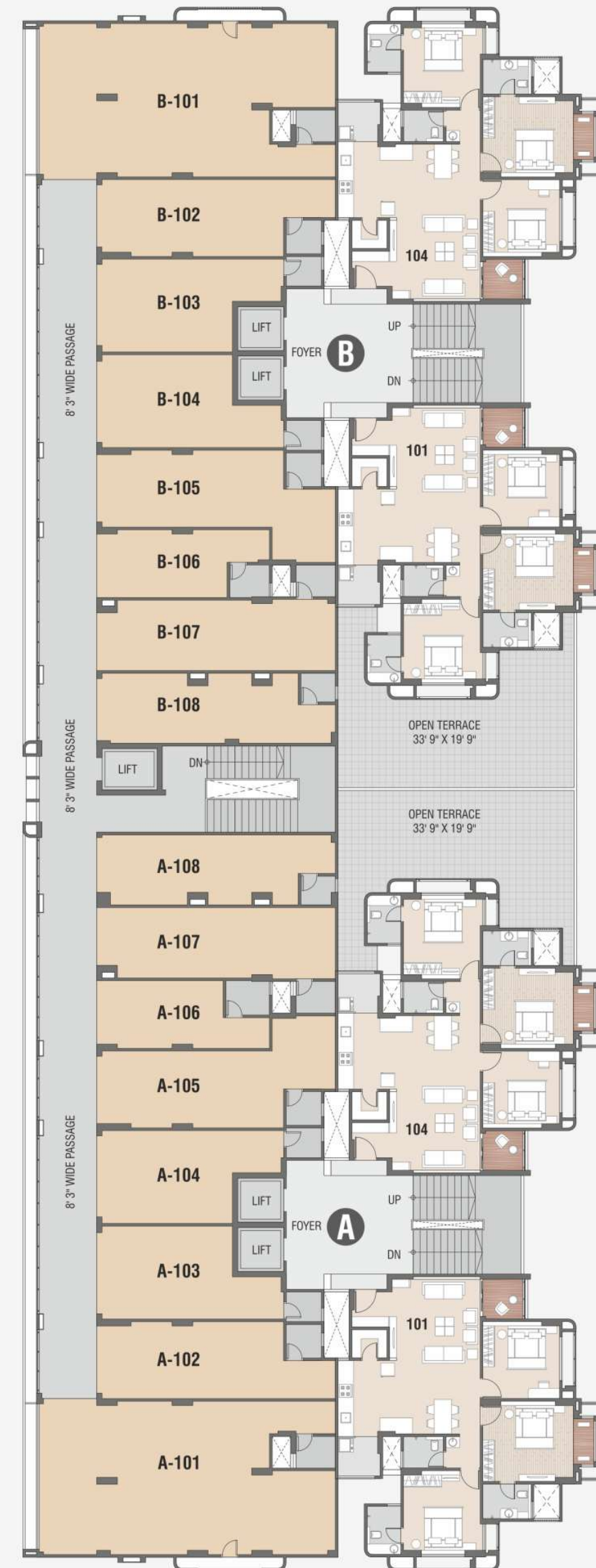
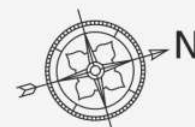
BLOCK - A & B

### BLOCK-A

SHOP	DIMENSION
A-01	42' 9" X 10' 9"
A-02	33' 3" X 11' 0"
A-03	42' 9" X 11' 0"
A-04	40' 9" X 13' 3"
A-05	40' 9" X 13' 3"
A-06	42' 9" X 11' 0"
A-07	33' 3" X 09' 9"
A-08	42' 9" X 10' 0"
A-09	42' 9" X 10' 0"

### BLOCK-B

SHOP	DIMENSION
B-01	42' 9" X 10' 9"
B-02	36' 9" X 11' 0"
B-03	42' 9" X 11' 0"
B-04	40' 9" X 13' 3"
B-05	40' 9" X 13' 3"
B-06	42' 9" X 11' 0"
B-07	33' 3" X 09' 9"
B-08	42' 9" X 10' 0"
B-09	42' 9" X 10' 0"



## FIRST FLOOR PLAN

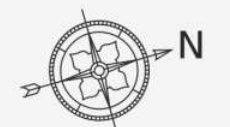
BLOCK - A & B

### BLOCK-A

SHOP	DIMENSION
A-101	42' 3" X 22' 0"
A-102	34' 0" X 11' 0"
A-103	32' 0" X 13' 3"
A-104	32' 0" X 13' 3"
A-105	34' 0" X 11' 0"
A-106	24' 9" X 09' 9"
A-107	34' 0" X 10' 0"
A-108	34' 0" X 10' 0"

### BLOCK-B

SHOP	DIMENSION
B-101	42' 3" X 22' 0"
B-102	34' 0" X 11' 0"
B-103	32' 0" X 13' 3"
B-104	32' 0" X 13' 3"
B-105	34' 0" X 11' 0"
B-106	24' 9" X 09' 9"
B-107	34' 0" X 10' 0"
B-108	34' 0" X 10' 0"





< < TOWARDS S.G. HIGHWAY

12.00 MT ROAD

30.00 MT WIDE T.P.S ROAD

TOWARDS GODREJ GARDEN CITY >>

ENTRY

UP  
RAMP  
UP

EXIT

203 TO 1203 104 TO 1204  
LIFT UP  
B Foyer DN

202 TO 1202 101 TO 1201

203 TO 1203 104 TO 1204  
LIFT UP  
A Foyer DN

202 TO 1202 101 TO 1201

103 TO 1303 104 TO 1304  
LIFT UP  
C Foyer DN

102 TO 1302 101 TO 1301

AUDA GARDEN

CHHARODI LAKE

12 MT ROAD



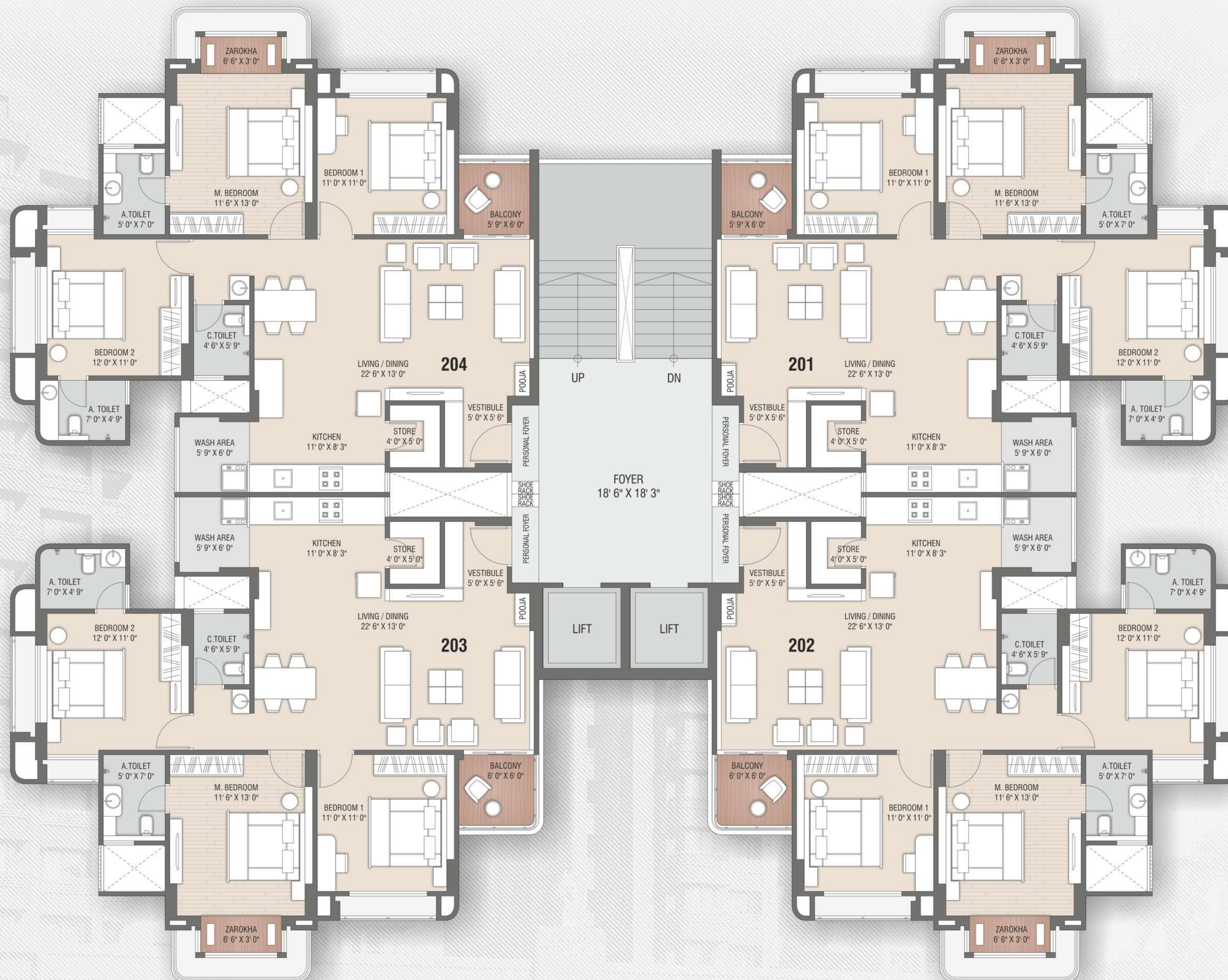
TYPICAL FLOOR PLAN





**TYPICAL**  
FLOOR PLAN

**BLOCK - A & B**  
(2nd to 12th Floor)





**3 BHK**  
UNIT PLAN



BLOCK - **A & B**

FOYER  
18' 6" X 18' 3"

SHOE  
RACK

PERSONAL FOYER

VESTIBULE  
5' 0" X 5' 6"

STORE  
4' 0" X 5' 0"

KITCHEN  
11' 0" X 8' 3"

WASH AREA  
5' 9" X 6' 0"

A. TOILET  
7' 0" X 4' 9"

BEDROOM 2  
12' 0" X 11' 0"

C. TOILET  
4' 6" X 5' 9"

LIVING / DINING  
22' 6" X 13' 0"

LIFT

LIFT

WOOD

BALCONY  
6' 0" X 6' 0"

M. BEDROOM  
11' 6" X 13' 0"

A. TOILET  
5' 0" X 7' 0"

BEDROOM 1  
11' 0" X 11' 0"

ZAROKHA  
6' 6" X 3' 0"





**4 BHK**  
PENTHOUSE PLAN

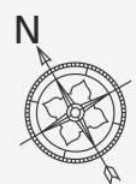
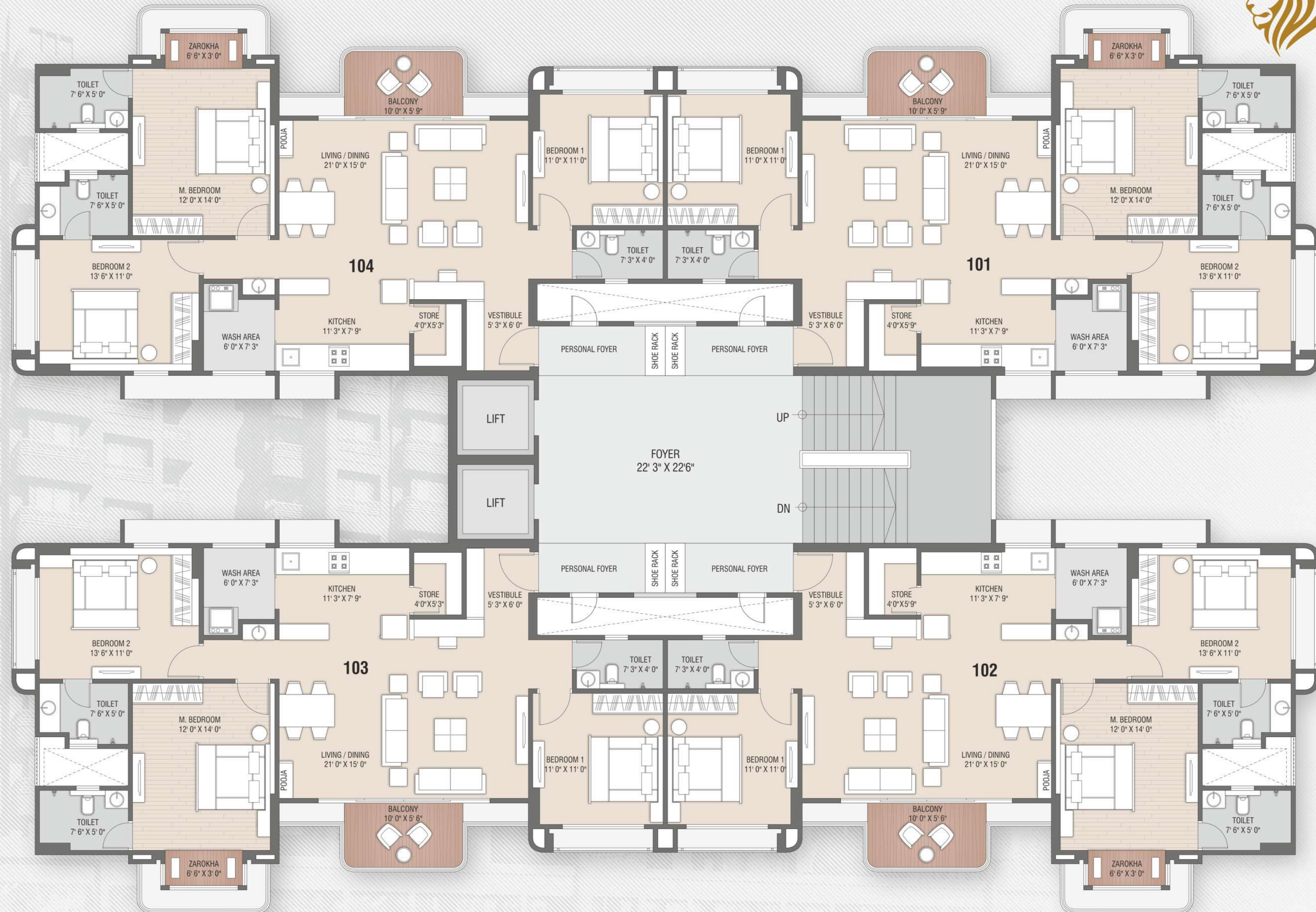
**BLOCK - A & B**  
(13th Floor)





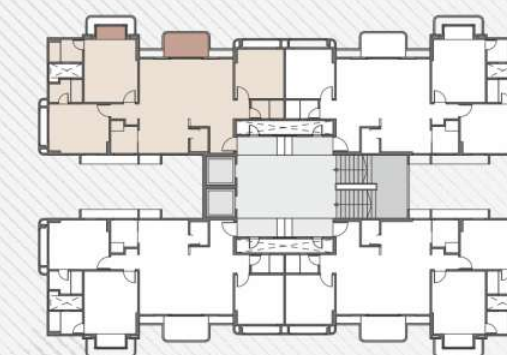
# TYPICAL FLOOR PLAN

BLOCK - C  
(1st to 13th Floor)





**3 BHK**  
UNIT PLAN



BLOCK - C


















HAPPINESS  
IS ABOUT  
**BREATHTAKINGLY  
BEAUTIFUL**

The stunning interiors are crafted as if a masterpiece is being born. As sophisticated as you are, as exquisite as you can imagine and as majestic as you want; your apartment is an opus of all things fabulous.



# SPECIFICATIONS



	<b>STRUCTURE</b>	<ul style="list-style-type: none"> <li>• Earthquake resistant R.C.C. frame structure.</li> <li>• Block walls.</li> </ul>
	<b>FLOORING</b>	<ul style="list-style-type: none"> <li>• Vitrified tiles flooring in drawing, dining, kitchen &amp; all other bedrooms.</li> <li>• Vitrified tiles &amp; natural stone flooring in all foyers.</li> </ul>
	<b>KITCHEN</b>	<ul style="list-style-type: none"> <li>• Mirror polished granite platform with S. S. Sink.</li> <li>• Tile dado upto lintel level on wall above the kitchen platform.</li> <li>• Chimney point, RO point, Washing Machine point, Fridge point.</li> <li>• Natural stone shelves in store.</li> </ul>
	<b>DOORS</b>	<ul style="list-style-type: none"> <li>• Main entrance door polished with natural vaneer.</li> <li>• All other doors flush doors.</li> <li>• Standard quality fittings for all doors.</li> </ul>
	<b>WINDOWS</b>	<ul style="list-style-type: none"> <li>• Aluminium sliding windows with natural stone window jambs.</li> </ul>
	<b>TOILETS</b>	<ul style="list-style-type: none"> <li>• Ceramic tiles for flooring.</li> <li>• Tile dado upto lintel level.</li> <li>• European type w/c pan in all toilets.</li> <li>• Simpolo or equivalent sanitary ware.</li> <li>• Water proofing in all bathrooms.</li> <li>• Jaquar or equivalent plumbing fixtures.</li> <li>• Exhaust fan point provision.</li> <li>• Geysers point in all toilets.</li> <li>• Rigid PVC pipes for drainage &amp; plumbing.</li> </ul>
	<b>ELECTRIFICATION</b>	<ul style="list-style-type: none"> <li>• 3 Phase power supply.</li> <li>• Modular switches, MCB distribution panel, copper wiring safety switch gears of ISI quality.</li> <li>• Sufficient power outlets &amp; light points.</li> <li>• AC points in all bedroom &amp; drawing room.</li> </ul>
	<b>COLOR &amp; WALL FINISH</b>	<ul style="list-style-type: none"> <li>• Internal wall : Single mala plaster with Birla putty.</li> <li>• External wall : All external walls will be finished with double coat sand face plaster /texture.</li> </ul>
	<b>TERRACE</b>	<ul style="list-style-type: none"> <li>• Terrace finished with water proofing with extra 3" thick (average) layer of brick-bat concrete and china mosaic flooring.</li> </ul>
	<b>SPACES (GENERALIZED)</b>	<ul style="list-style-type: none"> <li>• Drive way : Combination of stone flooring and trimix road.</li> <li>• Walk way : Combination of stone flooring and tiles.</li> <li>• Pool side deck : Engineered wooden deck.</li> <li>• Children play area : Multicolor EPDM flooring &amp; sandpit.</li> <li>• Swimming pool : Multicolor mosaics.</li> </ul>
	<b>SHOP</b>	<ul style="list-style-type: none"> <li>• Vitrified tiles flooring in shop.</li> <li>• Natural stone flooring in shop plaza.</li> </ul>



Site Address : Swarnim Sentossa, Opp. Chharodi Lake, Nr. Nirma University, S.G. Highway, Ahmedabad

Booking Contact : **89800 06021, 89800 06023** | E-Mail : [swarnimsentossa@gmail.com](mailto:swarnimsentossa@gmail.com) | [www.swarnimgroup.co.in](http://www.swarnimgroup.co.in)

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Architect  associated architects (i) pvt. ltd. Ahmedabad <a href="http://www.aapl-architects.org">www.aapl-architects.org</a>	Structural Consultant  PCUBE consultants	Landscape Architect  TATVA Designing Landscapes	MEPF Consultant  Aqua
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