



Sattva

SATTVA INFRABUILD

Site: Sattva Exotica, Fp no 182, Near Aadisiddhi flats, Opposite Aarohi elegance, South bopal, Ahmedabad 380058

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www.sattvainfrabuild.com

Architects:

FLXBL DESIGN CONSULTANCY

MEP Consultants:

DESIGNTECH CONSULTANTS

Structural Consultants:

SETU INFRASTRUCTURE



SATTVA EXOTICA

3 BHK ULTRA MORDEN LIVING



Adorn any moment.

Embellish every occasion. Elevate ordinary to become exotic.



For those who promise to have the exotic life...
a pride of place at ...

SATTVA EXOTICA

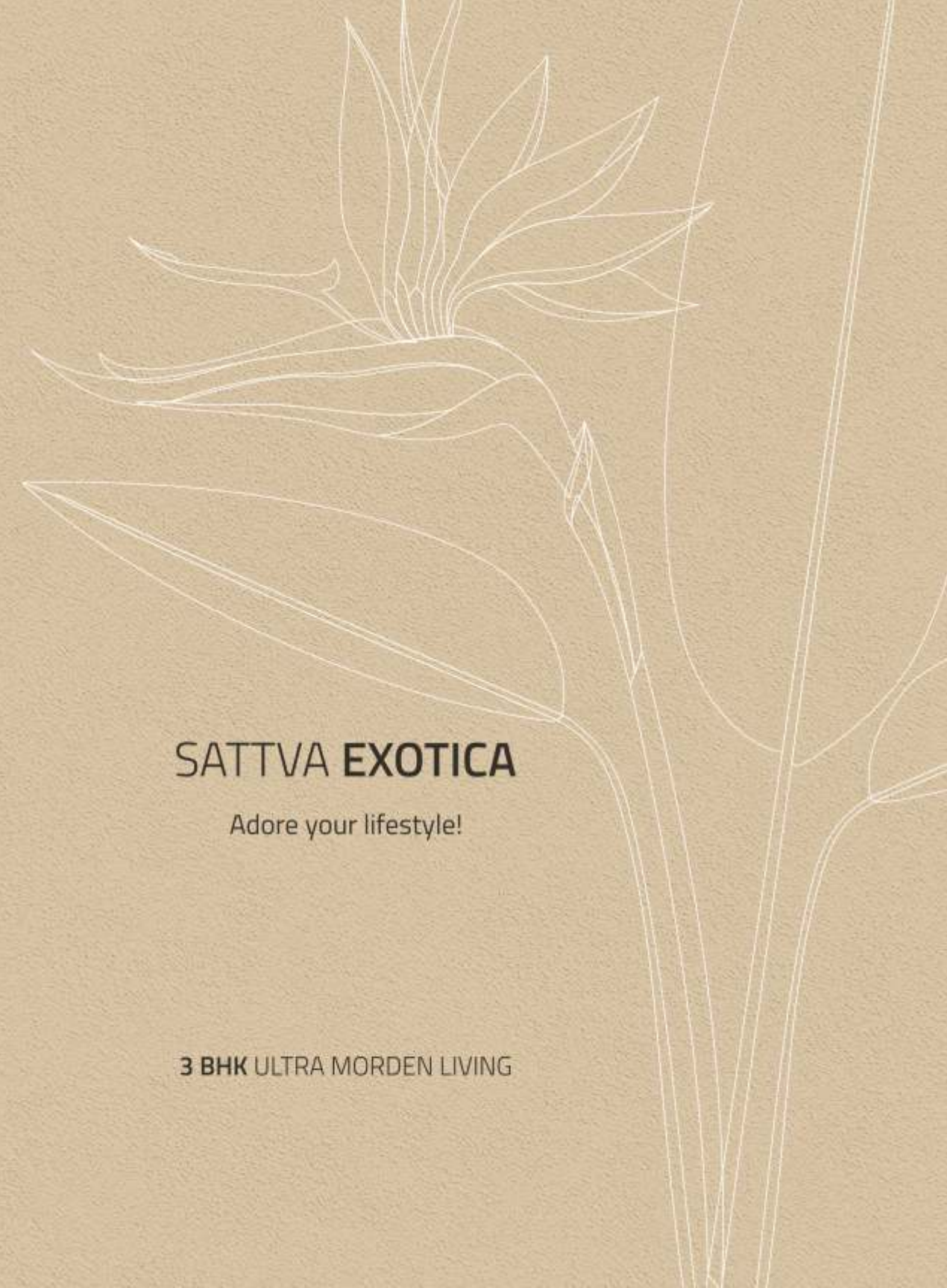
Adore your lifestyle!

3 BHK ULTRA MORDEN LIVING



Imagine spaces with soul.

Blend into a world where exterior and interior lay themselves out in likeness to exotic art.



SATTVA EXOTICA

Adore your lifestyle!

3 BHK ULTRA MORDEN LIVING



SATTVA EXOTICA

Adore your lifestyle!

SATTVA EXOTICA is a landmark in every sense. Set in the enviable lush green surrounding of SOBO (South Bopal), Ahmedabad.

SATTVA EXOTICA is the ideal habitat for a perfectly happy family. Homes are thoughtfully designed keeping in mind your needs, desires and aspirations to ensure the perfectly harmonious balance between utility and aesthetics. It is the true paradigm of modern living. Your search for a home ends here.

Come be a part of **SATTVA EXOTICA** family!

3 BHK ULTRA MORDEN LIVING



SITE PLAN
GROUND FLOOR



To feed indulgence
To raise the style quotient and this enchanting dream.



SITE PLAN
TYPICAL FLOOR



Apart from being the best in terms of designer genius, you expect your home to be state-of-art with the latest technological marvels, fully cross ventilation apartments and recreational facilities in the town.
Most amazing feature of **SATTVA EXOTICA** is you will get both side lush green open to sky lawn.





Let everyday things acquire a high taste
Ready to be used or laid out in a manner that befits a king.



UNIT PLAN
BLOCK A & D



1	VESTIBULE	4' wide
2	POOJA	3' wide
3	BEDROOM	10' 0" x 11' 0"
4	TOILET	6' 8" x 4' 6"
5	DRAWING/DINING ROOM	18' 0" x 17' 0"/10' 8"
6	BALCONY	7' 8" x 6' 0"
7	KITCHEN	11' 6" x 8' 0"
8	STORE	4' 8" x 4' 7"
9	WASH	4' 6" x 6' 9"
10	BEDROOM	17' 0" x 10' 0"
11	TOILET	7' 6" x 5' 0"
12	BEDROOM	14' 8" x 10' 0"
13	TOILET	7' 6" x 4' 8"

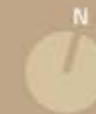
UNIT PLAN
BLOCK B & C



1 VESTIBULE	4' 2" wide
2 POOJA	3' 10" wide
3 DRAWING/DINING ROOM	23' 0" x 12' 0"
4 BALCONY	7' 8" x 6' 0"
5 KITCHEN	11' 6" x 8' 0"
6 STORE	3' 0" x 8' 0"
7 WASH	5' 4" x 5' 1"
8 BEDROOM	10' 0" x 15' 0"
9 TOILET	7' 10" x 4' 6"
10 BEDROOM	17' 0" x 10' 0"
11 TOILET	7' 6" x 5' 0"
12 BEDROOM	11' 0" x 10' 0"
13 TOILET	4' 6" x 6' 4"



UNIT PLAN
BLOCK C



1 VESTIBULE	4' 2" wide
2 POOJA	3' 10" wide
3 DRAWING/DINING ROOM	23' 0" x 12' 0"
4 BALCONY	7' 8" x 6' 0"
5 KITCHEN	11' 0" x 8' 0"
6 STORE	3' 0" x 8' 0"
7 WASH	4' 6" x 6' 0"
8 TOILET	4' 6" x 6' 8"
9 BEDROOM	17' 0" x 10' 0"
10 TOILET	7' 6" x 5' 0"
11 BEDROOM	11' 0" x 10' 0"
12 BEDROOM	15' 0" x 10' 0"
13 TOILET	4' 6" x 6' 4"



Created to transform, styled to scintillate.
In colours, shapes and details that let you walk the exclusive circles.



Amenities:



Entrance gate



CCTV Camera



24/7 Security



Standard Lift



Garden



Children play area



Fire safety system



Children Drop Off Zone



Senior citizen sit out



Multipurpose Hall



Allotted Parking

- Allotted parking for two cars.
- Pressure pump system for each block.
- 24 hrs security with CCTV monitoring.
- High speed automatic lifts for each block with sufficient capacity.
- DG back up system for elevators, common lights and water supply.
- Fire safety system as per government norms.
- Multipurpose duct for a/c outdoor unit & plumbing fixtures.
- 24 hrs water supply.
- Elegant and spacious foyer for each tower.
- Energy efficient common LED lighting.
- Provision for a letter box.
- Children drop-off zone.

Created to transform, styled to scintillate.
In colours, shapes and details that let you walk through
an exclusive experience.



THOUGHTFULLY BUILT UNIQUE FEATURES:

- Exclusive residential project
- Fully cross ventilated design with modern elevation
- Limited 70 units in 5000 Sq.Yd. plot.
- Low Rise Structure
- Lush green environment with beautiful landscaping.





SPECIFICATIONS

Structure:

Earthquake resistance RCC frame structure.

Masonry:

AAC Blocks/Bricks.

Wall Finish:

Internal Wall- Smooth plaster with putty finish.

External Wall- Double coat mala plaster with textured finish.

Flooring and Dado tiles:

Living, Dining area, passage areas, Bedrooms -

Double Charge vitrified tiles.

Balcony-

Antiskid tiles.

Kitchen-

Double Charged vitrified tiles in flooring.

Ceramic dado tiles in above granite platform up to lintel level.

Granite platform with branded SS sink.

Kota stone in wash area.

Kota Stone shelves in store room.

Bathroom-

Ceramic tiles in Flooring.

Dado tiles up to lintel level.

Bathroom:

Sanitary ware- Wall hung water Closet. Counter/Wall hung wash basin. Branded C.P. brass fittings.

Electrification:

3 phase Concealed ISI mark Copper wiring with Standard accessories.

All Sockets with protective MCB.

Doors:

Main door- Polished natural veneer door with quality lock set. Internal doors- Flush doors with SS hardware.

Windows:

High quality Anodized aluminium windows.

Granite Sill and Jamb for all the windows.

NOTES :

* Developers reserve all the rights to make any necessary changes in plan, elevation and specifications etc, without any prior notice.

Any Govt. levies like GST and any other tax applicable from time to time shall be charged extra.

* Maintenance deposit, One time non refundable maintenance charge, Electricity connection charges, AUDA charges, Water Connection charges,

Stamp duty, Registration fees, Legal charges, Gas connection charges etc. shall be charged extra.

* All the dimensions given are approximate and unfinished.

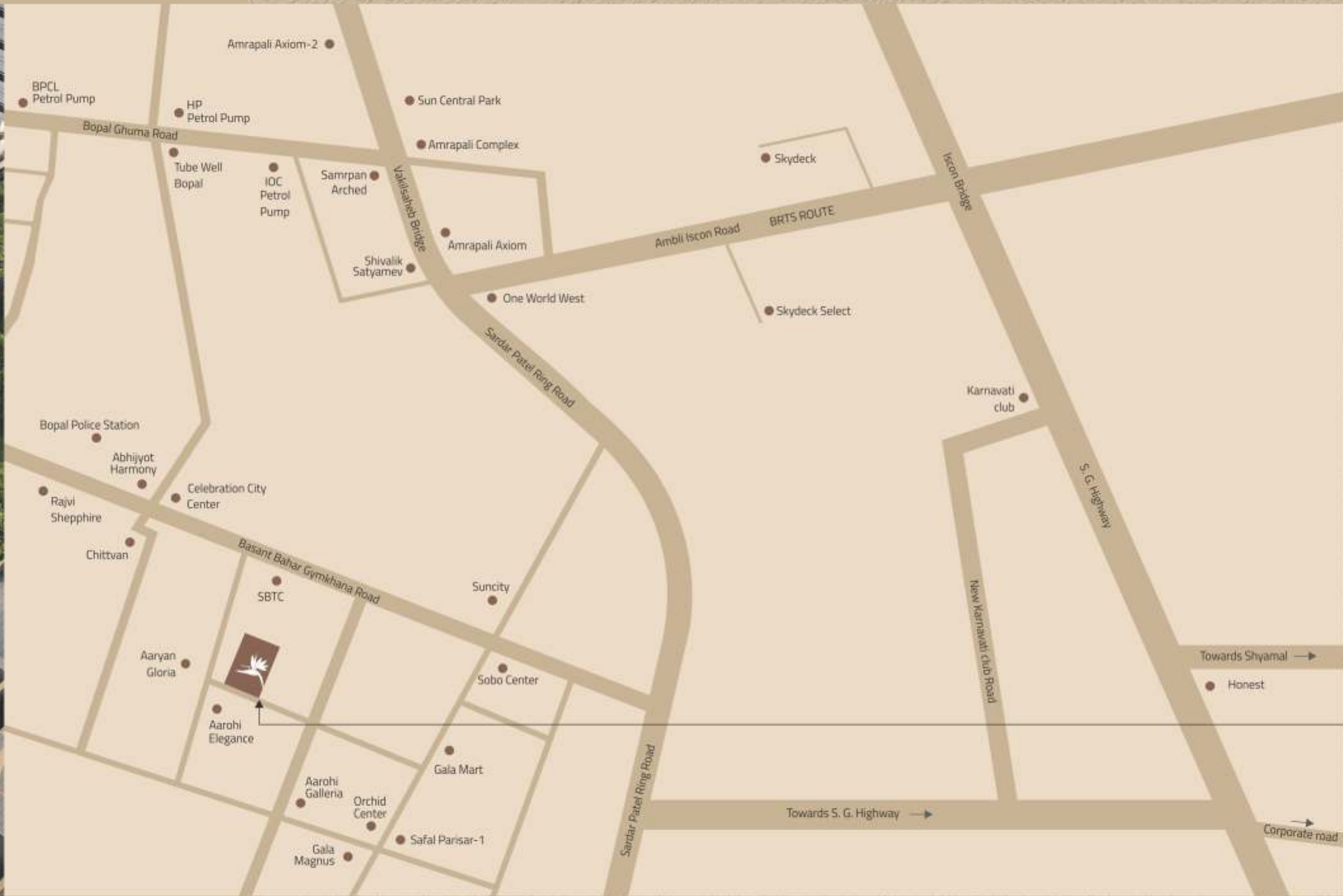
* This brochure is just for easy presentation of project and should not be treated as legal document.

* In case of any dispute Ahmedabad court of jurisdiction shall prevail.

* The developer shall provide the above mentioned common amenities which are to be maintained/mannaged by the members association/ members service society after developers handover the charge of the project to the members association/ members service society.

KEY MAP
YOUR LOCATION

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RERA REG. NO.:

Nearby Locations

- Mall and Multiplex: 500 meters
- Police Station: 500 meters
- Hospitals and Banks: 500 meters
- SOBO Centre: 751 meters

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