

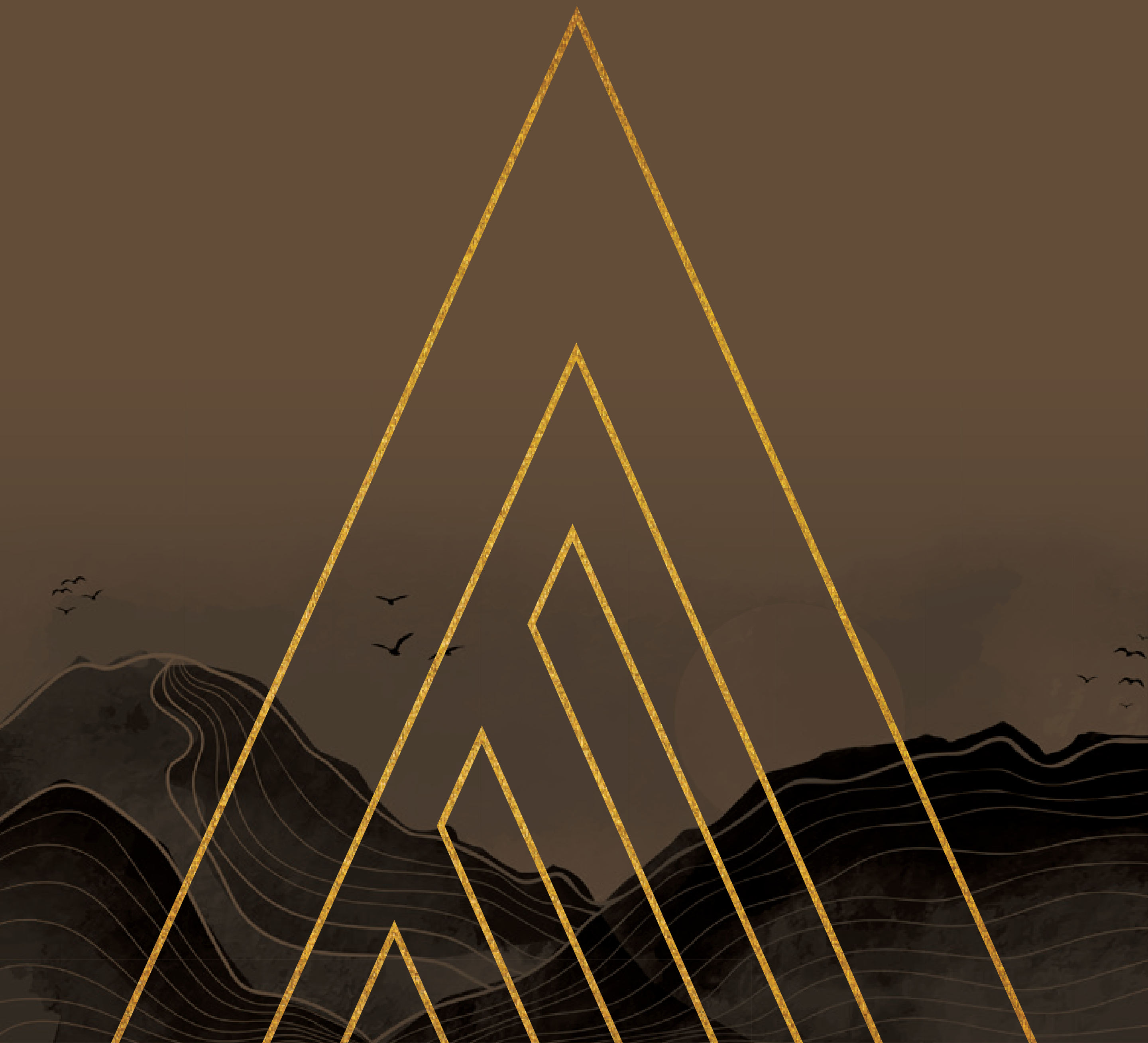
SIERRA

EXCLUSIVE OPULENCE

4 BHK LUXURY LIVING

SIERRA

Elevate your lifestyle



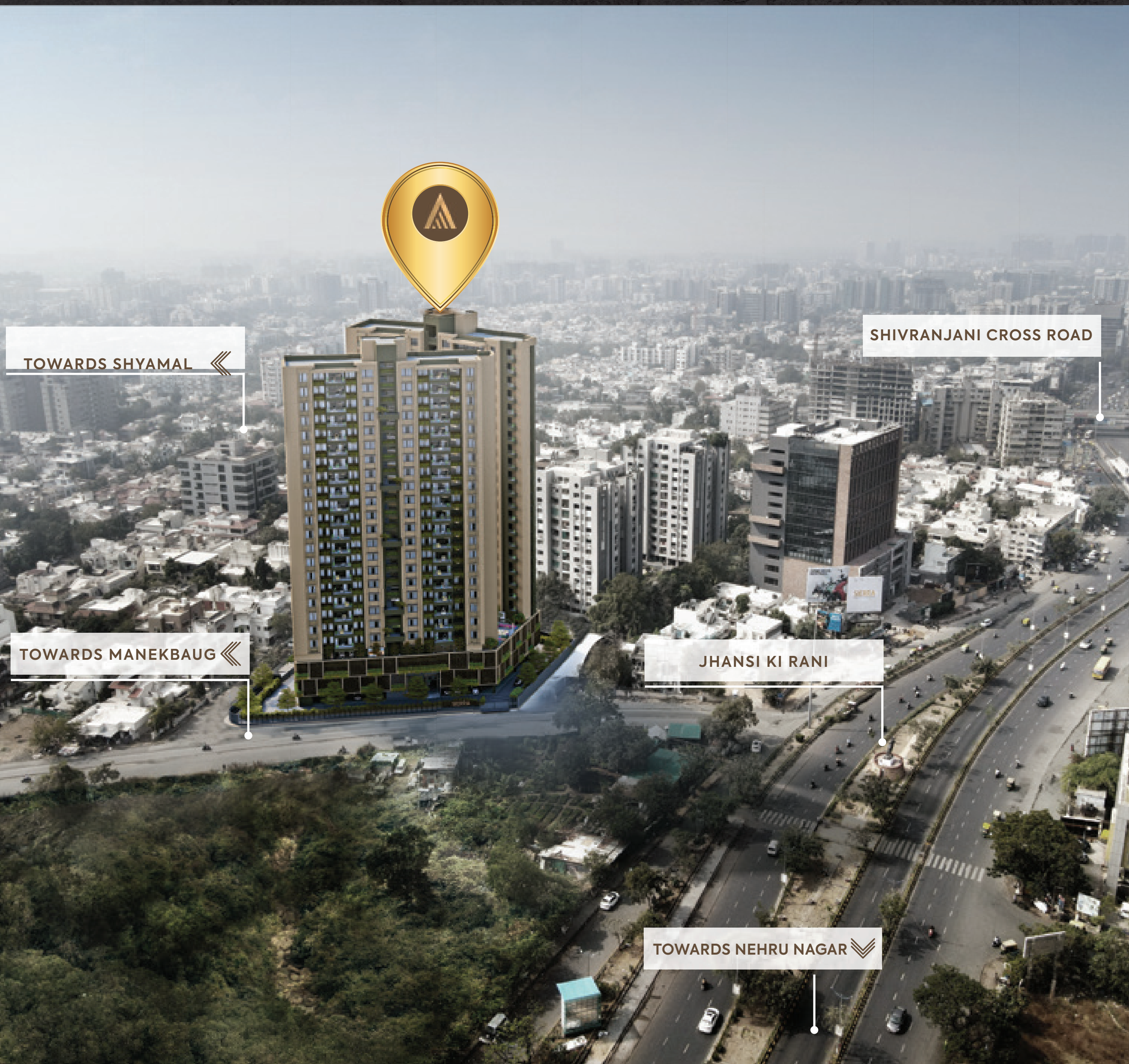
80 SKY-HIGH LUXURY HOMES

BASEMENT + 3 STOREYS PARKING
20 STOREYS RESIDENCES



SIERRA

4 BHK HOMES AT A POSH CENTRAL
LOCATION



TOWARDS SHYAMAL



SHIVRANJANI CROSS ROAD

TOWARDS MANEKBAUG



JHANSI KI RANI

TOWARDS NEHRU NAGAR



ELEGANTLY DESIGNED SUBLIME
ARCHITECTURE

BALCONY



PODIUM LEVEL CLUB-CLASS
AMENITIES

PODIUM



CAFÉ SIERRA



MULTI-PURPOSE HALL



INFINITY POOL



AMENITIES FLOOR PLAN



1	GAME ROOM	16	SOCIETY OFFICE
2	MINIPLEX	17	OUTDOOR SITTING
3	PANTRY	18	OUTDOOR KITCHEN
4	GYM	19	FOYER (BLOCK B)
5	FOYER (BLOCK A)	20	RESTROOMS
6	LIBRARY	21	MULTI-PURPOSE HALL
7	CAFÉ	22	KITCHEN PANTRY
8	SPA	23	CLUB HOUSE
9	OPEN SHOWER	24	SPLASH POOL
10	MALE CHANGING ROOMS/ STEAM	25	SWIMMING POOL
11	SAUNA	26	DECK
12	JACUZZI	27	LAWN WITH AMPHITHEATRE
13	FEMALE CHANGING ROOMS/STEAM	28	WALKWAY
14	GUEST ROOM 1	29	URBAN FOREST
15	GUEST ROOM 2	30	SAND PIT CHILDREN PLAY AREA

TYPICAL FLOOR PLAN



4 BHK | 4200 SQ.FT A 101 - 2001



4 BHK | 4200 SQ.FT
A 102 - 2002



4 BHK | 4200 SQ.FT B 101 - 2001



4 BHK | 4200 SQ.FT B 102 - 2002



PROJECT HIGHLIGHTS



PODIUM LEVEL AMENITIES

- Club-class amenities on the podium level spread across 25,000 sq.ft. area at a height of over 30 feet from the ground level
- 60% open area on the podium level



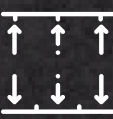
INDEPENDENT FLATS

- Two blocks of 20 storeys residential apartments in the project
- Only 2 apartments per floor in each block



OPEN PLANNING

- Infinity and unhindered views of the city from all apartments
- All sides open units provide for excellent natural ventilation and ample sunlight



HEIGHT OF THE UNIT

- Clear height of 10 feet



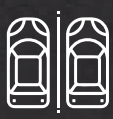
LIFT

- One common material/stretchers lift per block
- A total of 6 lifts between 80 apartments



OPEN SPACES

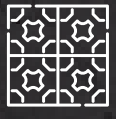
- Over 35,000 sq.ft of open spaces
- 75% open spaces in the development



Parking

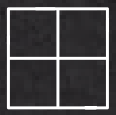
- Four levels of covered parking spaces and three allotted car parking spaces per flat

SPECIFICATIONS



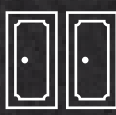
FLOORING

- Polished Italian marble flooring/equivalent tiles flooring in all common areas
- Premium brand tiles flooring in all bedrooms



WINDOWS

- Premium quality Aluminum glazed windows



DOORS

- Main door with decorative veneer on both sides
- Internal doors with wooden frames and enamel paint on both sides
- Standard quality hardware



KITCHEN

- Premium brand tiles flooring in kitchen and store
- Full body tiles flooring in wash area



BATHROOMS

- Anti-skid vitrified tiles flooring
- Premium quality tiles cladding on walls up to lintel level
- Premium brand sanitary ware and plumbing fixtures



FINISHES

- Gypsum punning on internal wall surfaces
- Double coat mala plaster with rough texture and paint on external surfaces



ELECTRIFICATION

- Three phase concealed ISI quality copper wiring with branded modular switches and distribution board



HVAC

- VRV/VRF system piping/ducting and outdoor units*



WATER

- All piping for hot/cold water supply and space provision for water heaters
- Centralized water softening system

*DISCLAIMER: VRV/VRF air conditioning is mandatory for all apartments & additional charges may apply for the same



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LOCATION
PLAN



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SIERRA.LUXURY



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SHANNON PROJECTS LLP



ARCHITECTURE
99 STUDIO

STRUCTURE
JW CONSULTANTS

LANDSCAPE
STUDIO 2+2

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SITE ADDRESS: NEXT TO JHANSI KI RANI STATUE, SHIVRANJANI-MANEKBAUG ROAD, SATELLITE, AHMEDABAD -380015

RERA REGISTRATION NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12003/220623 | WWW.GUJRERA.GUJARAT.GOV.IN

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