

Happiness & Joy
now have a new address


SAHAJANAND™
LUXURIA

A Project By:

Ma|har™
Group





About us

Malhar Group has its roots down in the field of construction for more than 30 years. From making Roads to Dams, Residential buildings to Bungalows, Commercial Buildings to Factories made with concrete as well as Bolt-Up Metal single Factory of 1,20,000 sq/ft. The group has experience of over 30 years with a vision and mission to make quality infrastructure at affordable value. Construction, being an Identity business of the group has been passed on to generation with one main fundamental value "Uncompromised Quality" at the given value is must. That fundamental helped the group to stand tall even today with number of successfully completed projects. Earlier **Shree Nidhi Group** formed in the year **1881** took a new identity as **Malhar Group** in Real Estate Industry with a heads turning project in Bharuch and then on the journey to get awarded as the best Real Estate developer in the City. Every Project starts its step from a very simple yet important fundamental providing 'Quality Infrastructure & Usable Space in Defined Time Limit'. Providing Timeless Quality structure that is specifically planned for providing undisturbed easy movability in every space and providing luxurious amenities in affordable price.



3000+ Happy Families

20+ COMPLETED	8+ COMMERCIAL	12+ RESIDENTIAL
8 ONGOING PROJECT	30+ LAKH SQ.FT. DELIVERED	27+ LAKH SQ.FT. IN PIPELINE



Sahajanand Luxuria is made to be a reflection of those expressions.

Every amenity, every corner is crafted to make you feel great. Every time you enter, an artistic impression of the gates welcomes you in a way that will make you feel grateful for your decision to own a home in **Sahajanand Luxuria**.

Malhar Group is presenting your residences that will turn your ordinary life into an elevated lifestyle.

2 & 3 BHK Luxurious Flats & Shops





SAHAJANAND
LUXURIA



Well Planned
Wide Balcony



Exclusive Amenities



Premium Retail Space



Planned For
Completed
Privacy



14 Floor Tower



Indoor & Outdoor
Spaces





**OPEN, OPTIMIZED,
OUTSTANDING.**

Sahajanand Luxuria is designed for a unique and luxurious living experience, with an exclusive benefit of two open sides. Two open sides mean that you'll always have ample natural light and fresh air, creating a warm and inviting atmosphere in your home. And the benefit of it all is the accessibility. Access your beloved home from any side you wish.



**SAHAJANAND
LUXURIA**

24x7 Security



**Decorative
Main Gate**



**Pickup &
Drop Point**





Visitor **Parking**



Premium **Elevator**



Waiting **Lounge**



**ROYAL,
RARE, RELIABLE**

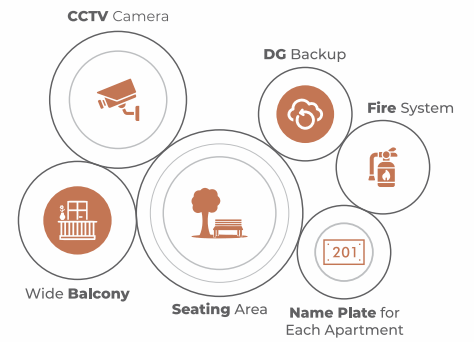
A happy family in their home is a picture of love, joy, and shared moments that create a tapestry of cherished memories. Its is within the walls of their cozy abode that the bonds of family grow stronger and deeper.





A KEY TO JOY & HAPPINESS





**A LIFETIME OF
PANORAMIC VIEWS**

It is gratifying to own a precious home like this where the most amazing luxuries and experiences of the world await you.



**GROUND FLOOR
LAYOUT PLAN**



LEGEND

- | | | | |
|---------------------------|--------------------------|----------------------------|-------------------------------|
| 1 Bus Pickup Drop-Zone | 10 Temple | 19 Monkey Bars | 28 Floor Exercise Area |
| 2 Security Cabin | 11 Planter Box | 20 Indoor Play Area | 29 Entry Foyer & Waiting Area |
| 3 Entrance Gate | 12 Party Lawn | 21 Library Room | 30 Board Games |
| 4 Jogging Track | 13 Potted Tree | 22 Tuition Room | 31 Conference Room |
| 5 Sculpture | 14 Stage / Gazebo | 23 Music Room | 32 Society Office |
| 6 Children Play Area | 15 Skating Track | 24 Karaoke Room | 33 Society Store Room |
| 7 Dry Garden / Zen Garden | 16 Mini Volleyball Court | 25 Banquet Hall | |
| 8 Walkway | 17 Cricket Pitch | 26 Yoga / Zumba / Aerobics | |
| 9 Lawn with Planter | 18 Toddler Play Area | 27 Gym | |





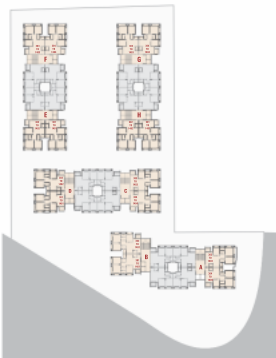
TOWER A - B - C - D
FIRST FLOOR PLAN



TOWER A - B - C - D
SECOND FLOOR PLAN

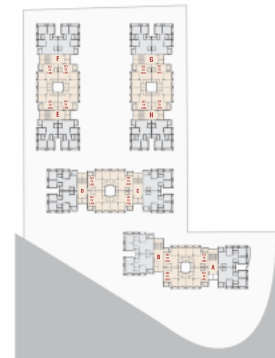
TOWER - A - B - C - D - E - F - G - H
3rd TO 14th FLOOR

3 BHK
UNIT PLAN



TOWER - A - B - C - D - E - F - G - H
3rd TO 14th FLOOR

2 BHK
UNIT PLAN





PLUSH. PERFECT. PEACEFUL.

Beautifully designed project merging the stunning architecture, wide open spaces and charming greenery and sit-outs.

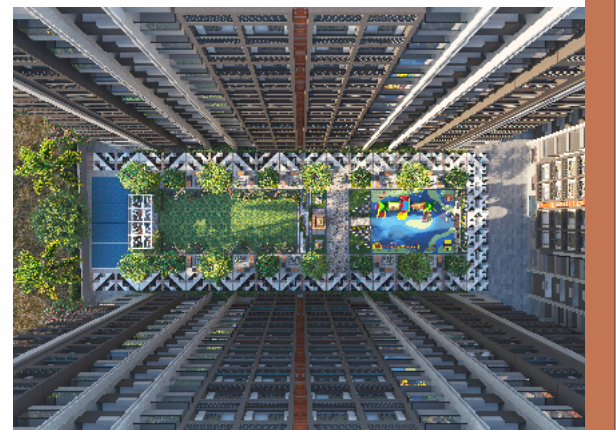
Sahajanand Luxuria inspire the finest address in making inspired by your zest for life and being built with a passion to offer you a wholesome living experience.

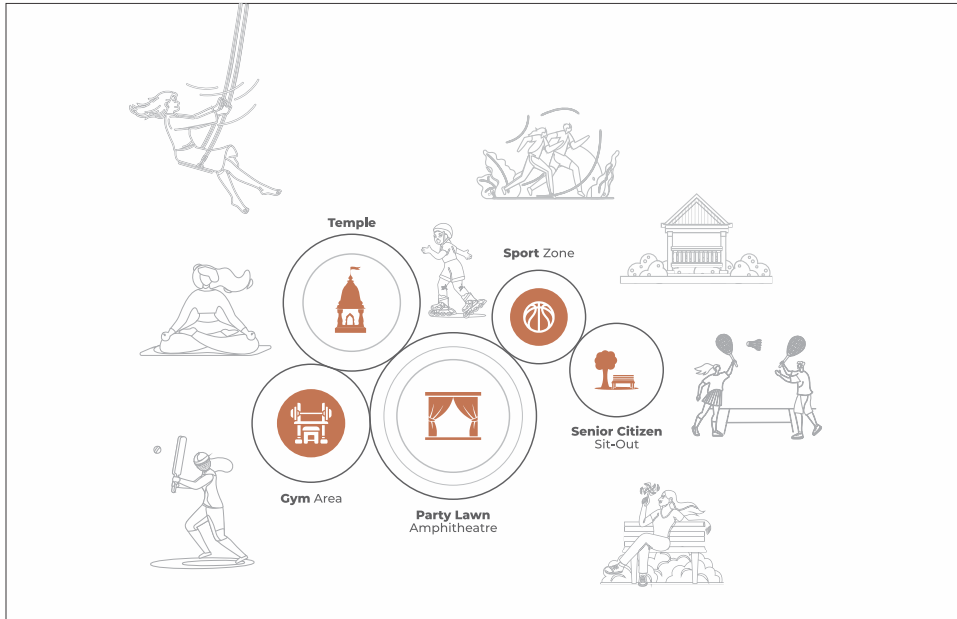




SOPHISTICATED, STUNNING, SYMBOL.

Sahajanand Luxuria is filled with intricate details and stunning ornamental elements that evoke a sense of history and grandeur. The use of warm, earthy colours enhance the luxury feel, while design evokes a sense of timeless sophistication.







EXTERNAL SPECIFICATION



STRUCTURE RCC

- Frame Structure Design as per Indian Standard Code for Safety Aspect.



LANDSCAPE

- Professional Design Green Lush Garden Along with Sufficient Sitting Facilities



ENTRY FOYER

- Attractive Entry Foyer



ELEVATOR

- Standard Quality S.S. Cabin 2 Auto Elevators in Each Block Along with Safety Device



PARKING

- Double Basement Parking



SECURITY

- Security Cabin
- Sufficient 24 X 7 C.C.T.V. Camera in Common Areas



POWER BACKUP

- Adequate Generator Facility for Common Area



WATER SUPPLY

- Underground & Overhead Water Tank



PLASTER

- Outside Double Coat Plaster



EXTERIOR FINISH

- Premium Texture & Good Quality Weatherproof Paint



TERRACE

- China Mosaic Flooring to Ensure Water Proofing & Reduce Heat Transfer

2 & 3 BHK Luxurious Flat



INTERNAL SPECIFICATION



FLOORING

- Vitrified Tiles (Premium Quality)
- Granite / Marble / Tiles in Staircase



DOOR

- Wooden Frame with Attractive Main Door
- Inner Door Granite Frame with Flush Door



WINDOW

- Marble Frame with Aluminium Section Window



KITCHEN

- Granite / 15mm Artificial Slab Platform
- Top with Premium Quality S.S. Sink,
- Glazed Tiles Dedo Up To Lintel Level



TOILET & PLUMBING

- Concealed CPVC/UPVC Pipes with Premium Quality Accessories of Renowned Make.
- Premium Tiles Up To Lintel Level.
- Standard Quality Sanitary Ware
- Standard Quality (Equivalent to Jaquar/Cera) C.P. Fittings.



ELECTRIFICATION

- Modular Switches & M.C.B. Distribution Panel to Ensure Safety.
- Ample Electrical Points in all Area.



AC POINTS

- Standard Electric A.C Point in Master Bedroom & Living Room



INTERNAL WALL FINISH

- Inside Single Coat Plaster with Cement Base Lapi Putty Coating

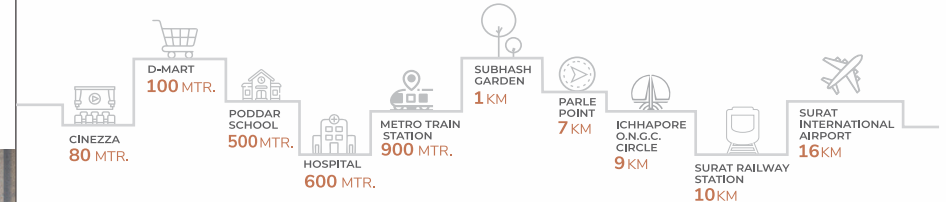


SAHAJANAND LUXURIA



LOCATION MAP

INDICATIVE DISTANCE



HIGHLIGHTS

- Project on 150 ft wide main road with 5 roads junction
- Up coming Metro train station @ 900 mt.
- City bus stop @ walking distance
- School @ walking distance
- D-Mart shopping @ door step
- Ev station @ walking distance
- Petrol pump / CNG pump @ walking distance
- Hospital @ walking distance

DEVELOPER



ARCHITECT



Booking Contact
+91 87581 88000



Site Address
"Sahajanand Luxuria" Opp. Cinezza Multiplex,
Ugat Canal / Dandi Road Junction, Jahangirabad, Surat.

SCAN FOR
WHAT'S UP



SCAN FOR
LOCATION



RERA NO. PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/MAA13251/050424/31230

Website: gujra.gujarat.gov.in

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