



S. R. DESIGNS - 98235 66393

2BHK PREMIUM COMFORTABLE APARTMENTS



SHYAMENCLAVE

A 2BHK Premium Comfortable Apartment by 3K Prime properties

It is designed by the expertise of 30 years experience in affordable residential construction.

Which makes it the most practical & comfortable apartment in its segment.

Let's explore some salient features of shyam enclave which will make your discover comfort form a new horizon.





DISCOVER
ZEN-LIKE
AMBIENCE FOR
YOUR DREAM
ADDRESS



AMPLEST AMOUNT OF AIR & LIGHT VENTILATION

The structural design keeps your home lively & spacious also it helps in saving electricity consumption.





GENERATOR



SECURITY CABIN



GAS LINE



CAR PARKING



UTILITY SPACES

DISCOVER PROSPERITY
WITH A **BALANCE OF**
PREMIUM SPACE
& **FACILITIES**



AN EXQUISITE
ABODE
WHERE YOU
DESIRE TO RESIDE.





ADORNED WITH
PLAYFUL SPACES
ALL AROUND THE
CAMPUS



ARCHITECTURAL
BRILLIANCE

Craftsmanship of 30-year experience that makes it the most desirable space to look forward.





A TRUE MILESTONE OF
HIGH - END LIVING



SHYAMENCLAVE
DISCOVER COMFORT

2 BHK
TYPICAL FLOOR PLAN

A TO C BUILDING
1ST TO 14TH FLOOR

2 BHK
UNIT FLOOR



UNIQUE FEATURES THAT WILL MAKE YOU
RE-DISCOVER YOUR SPACE



PASSAGE
31.7 X 15 FT



ALL AIR &
LIGHT VENTILATION



PRIVACY OF
ENTRANCE GATE & WASH AREA



DUAL SLAB
KITCHEN



DEDICATED CLOTH
DRYER AREA



MINIMUM TRAVEL
DISTANCE IN ROOM



DEDICATED SPACE FOR
WASHING MACHINE & FRIDGE



0% SPACE
WASTAGE

EXTERNAL FACILITIES

EXTERNAL FACILITIES

- Earthquake proof design.
- Pick up drop zone.

COLOUR

- All building finished with standard quality paint.

WATER SUPPLY

- One borewell per building.

LANDSCAPE

- Professionally designed & executed landscaping.

ENTRANCE FOYER

- Furnished foyer with reception table & waiting lounge
CCTV camera and LCD display and name board.

TERRACE

- Water proofing in terrace.

ELEVATORS

- Premium quality lift with SS cabin.

SECURITY SYSTEM

- CCTV camera on campus gate and foyer of each building.

GENERATOR

- Power backup for lift bore well and common area of building.

PREMIUM FACILITIES

PARKING

- Sufficient parking with single basement.

GENERATOR

- Power back up will be provided for all tube light and fans in flats.

TERMS & CONDITION

* CONTINUOUS DEFAULT OF PAYMENT LEADS TO CANCELLATION OF BOOKING.

* Internal & External Changes Are Strictly Restricted During Construction and after completion of project.

LEGAL, SALE DEED AND EXTRA CHARGES

- Stamp duty, Registration fees, Advocate fees and other Legal Charges etc. • If any changes in rule and regulation & by Laws (DURING OR AFTER COMPLETION OF CONSTRUCTION WORK) of local and government authorities, implementation of RERA, it's bound to all purchaser/Members/Allottee.
- Full and final Payment with legal & extra other charges must be paid before sale deed registration & possession. • This brochure is only for easy understanding purpose, it cannot make part of any legal agreement from developer. • Organizers Reserves The Full Rights To Any Change In Plan And Specifications As May Be Required. • Subject to Surat jurisdiction.

INTERNAL FACILITIES

FLOORING

- 24"X24" vitrified tiles in living room / kitchen and all bedrooms.
- Tiles or Kota stone flooring in wash & glazed tiles dado up to parapet level.
- Toilet tiles up to lintel level.

KITCHEN

- Granite platform with SS sink.

DOORS

- Main door - decorative flush door with granite frame.
- Bedroom - coloured flush door with granite frame.
- Toilet - coloured flush door with granite frame.

WINDOWS

- Anodised aluminium sections with marble sill.

PLUMBING

- Concealed plumbing with standard sanitary ware and C.P. fittings.

ELECTRIFICATION

- Concealed wiring with modular switches.
- AC point in master bedroom.
- Washing machine point and water filter point.

STAIRCASE

- Staircase finished with granite or vitrified tile.

TOILET

- European WC in attach toilet and Anglo Indian / European WC in common toilet.

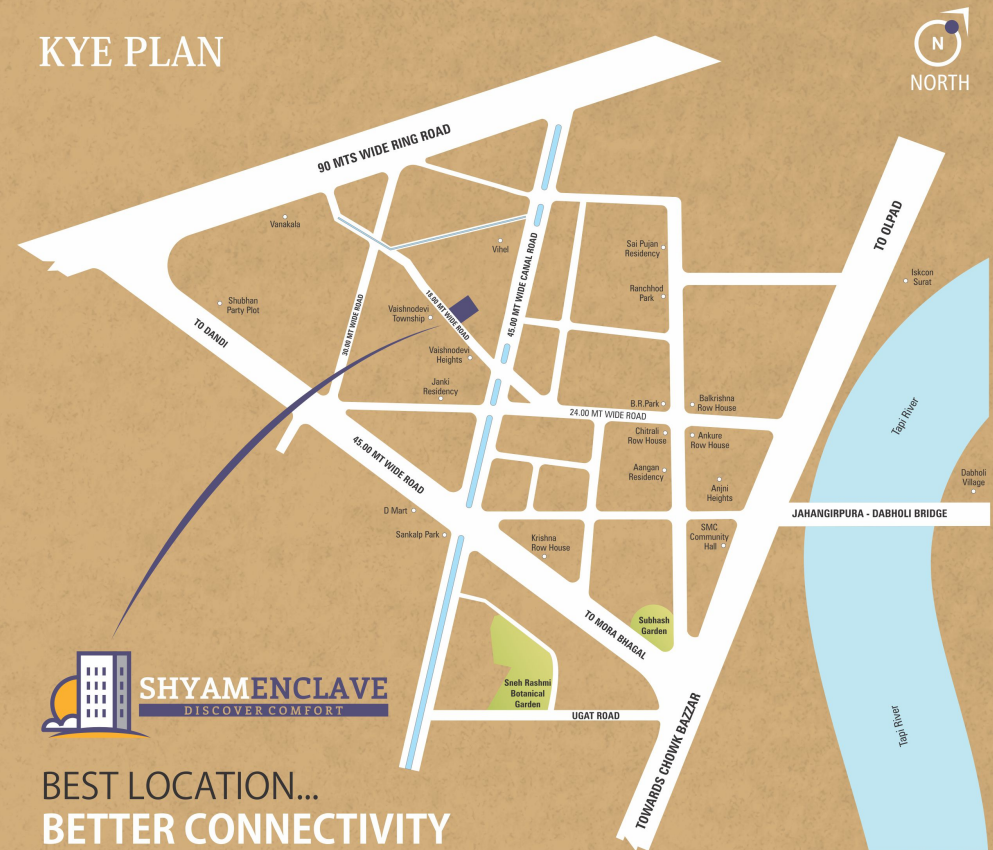
GAS LINE

- Gas line for cooking and gas geyser point will be provided.

HOT WATER LINE

- Centralised gas geyser water line will be provided.
(Only line no gas geyser)

KYE PLAN



BEST LOCATION...
BETTER CONNECTIVITY

D Mart

D Mart - 3 min



Dabholi Bridge - 7 min.



Botanical Garden - 5 min.



L.P. Savani Circle - 12 min.



Iskcon Temple - 9 min.



New Railway Station - 24 min.



Member Of
Credai
Cable Bridge - 17 min.

Member Of
Credai

RERA NUMBER

PR/GJ/SURAT/CHORASI/SUDA/MAA05809/300719
website:gujraera.gujarat.gov.in

DEVELOPERS

SHYAM DEVELOPERS

ARCHITECTS

SHRI LABH
AR. LABHU VAGHASIA
(B.ARCH,FIIA,AIID,GOVT.APPRD VALUER)

STRUCTURE

Bhagat & Associates

Consulting Engineers & Valuers Computer Aided Structure Design

SITE ADDRESS

Shyam Enclave, TP-30, FP-45, Subplot No.: 3,
Vaishnodevi Road, Opp. Vaishnodevi Township,
Vanakla, Surat.

CONTACT

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