

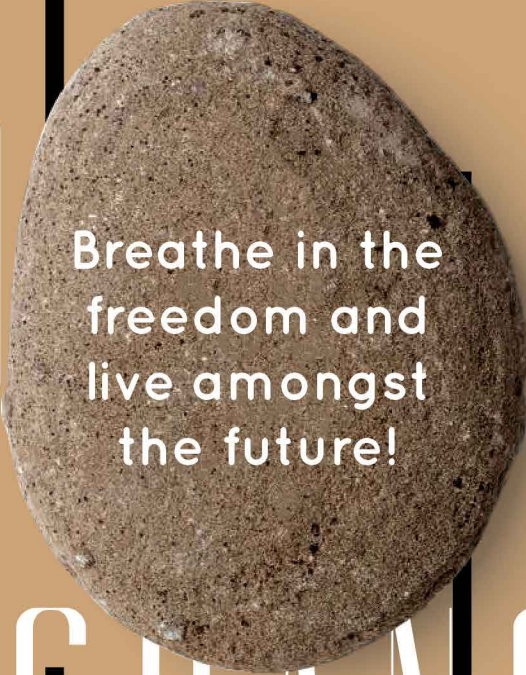


SHYAM

HEIGHTS

3 BHK APARTMENTS
LANDMARK LIVING ON THE AVENUE

IT'S TIME TO BE A CHANGE!



Breathe in the
freedom and
live amongst
the future!

Located in the Centre of City



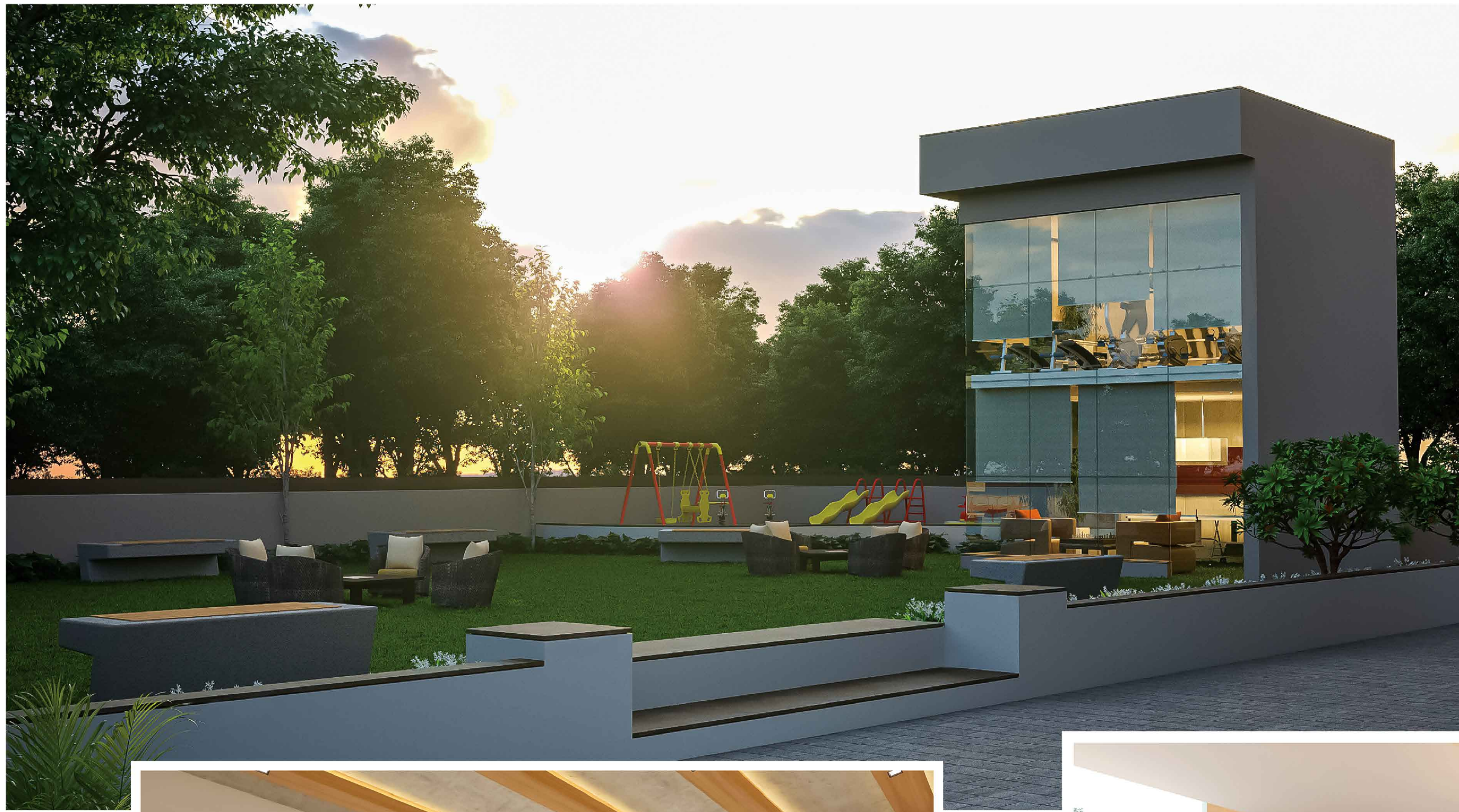
NAVA WADAJ
Connectivity to Ashram Road,
CG Road & 132' Ring Road.





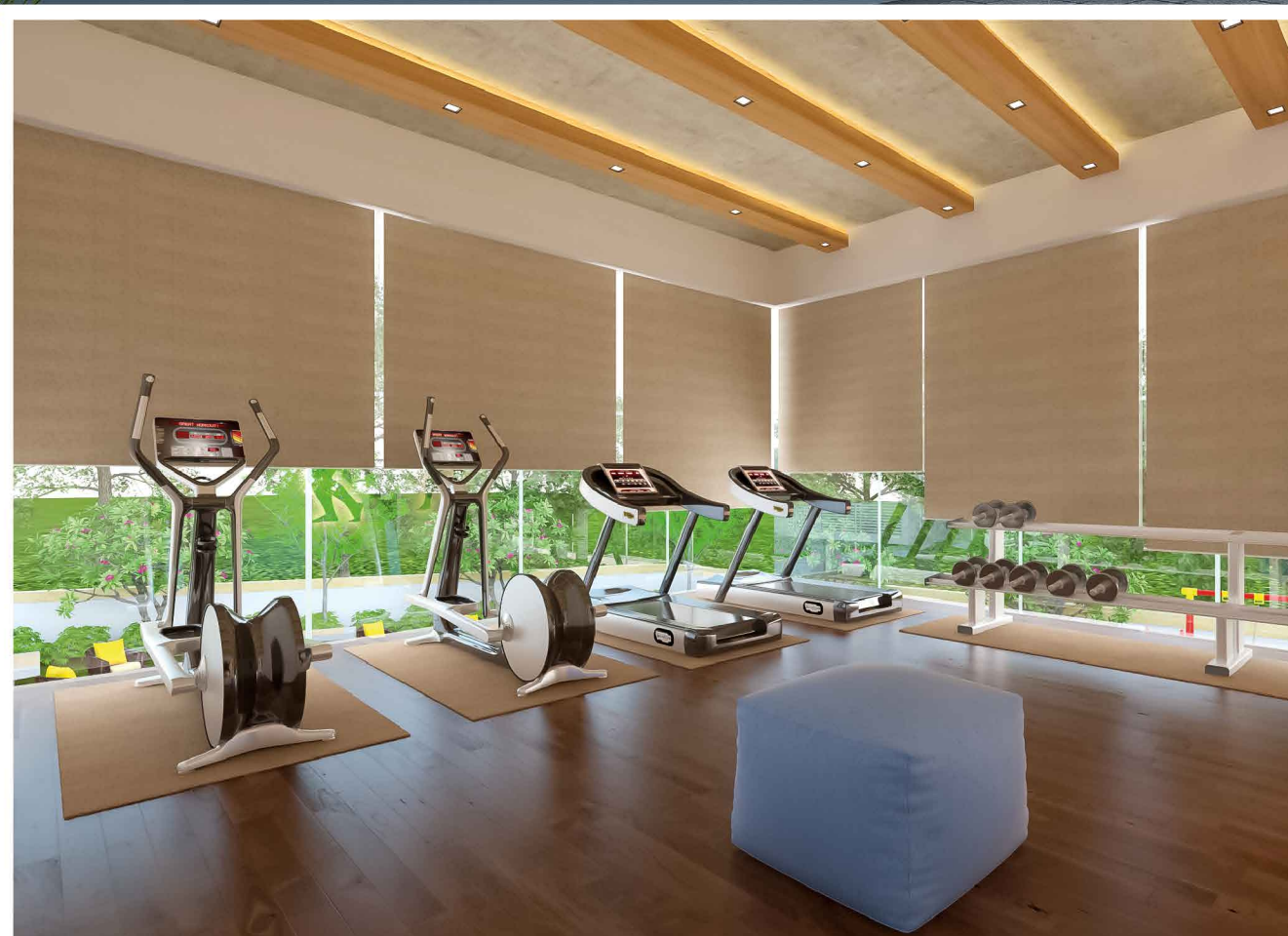
Cherish a Fresh Wave
@
River Front
just 1.5 km away





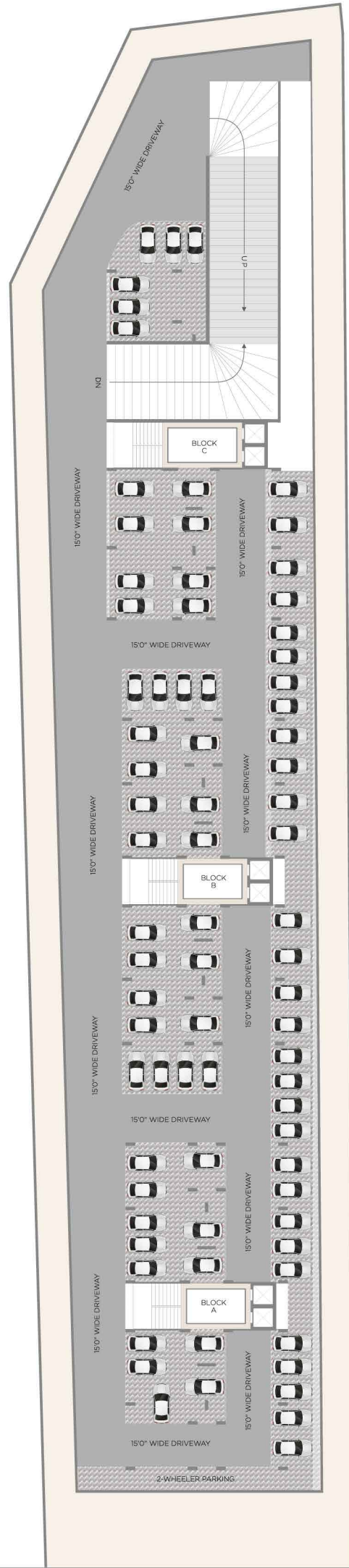
Why spend weekend away from your home when you can rejuvenate with multiple amenities in your own club house !

- Senior Citizen Sitting Area
- Landscape Garden
- Society Meeting Room
- Common Toilet
- Kids Play Area
- Indoor Games
- Gym Area
- Multipurpose Court

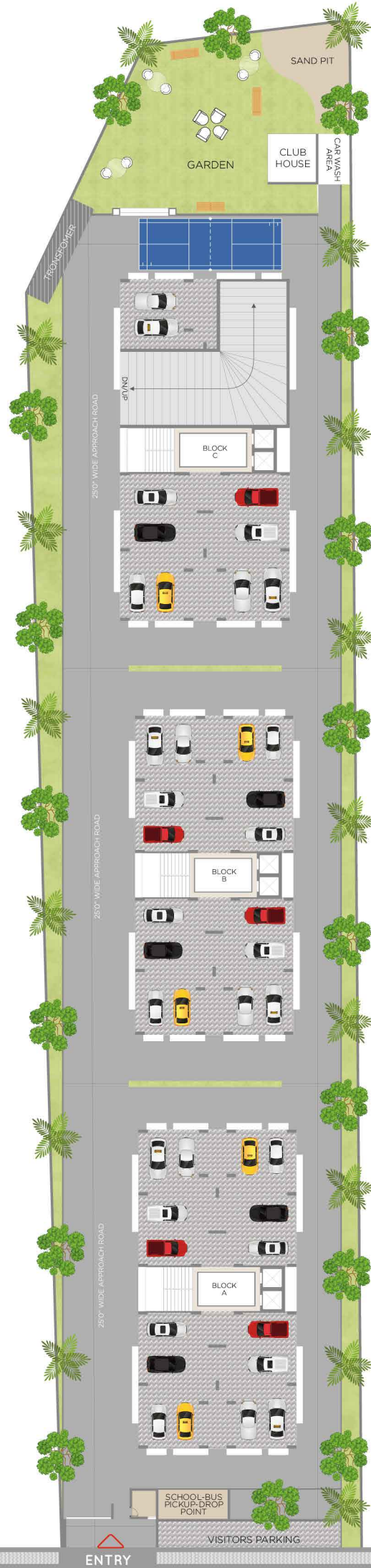




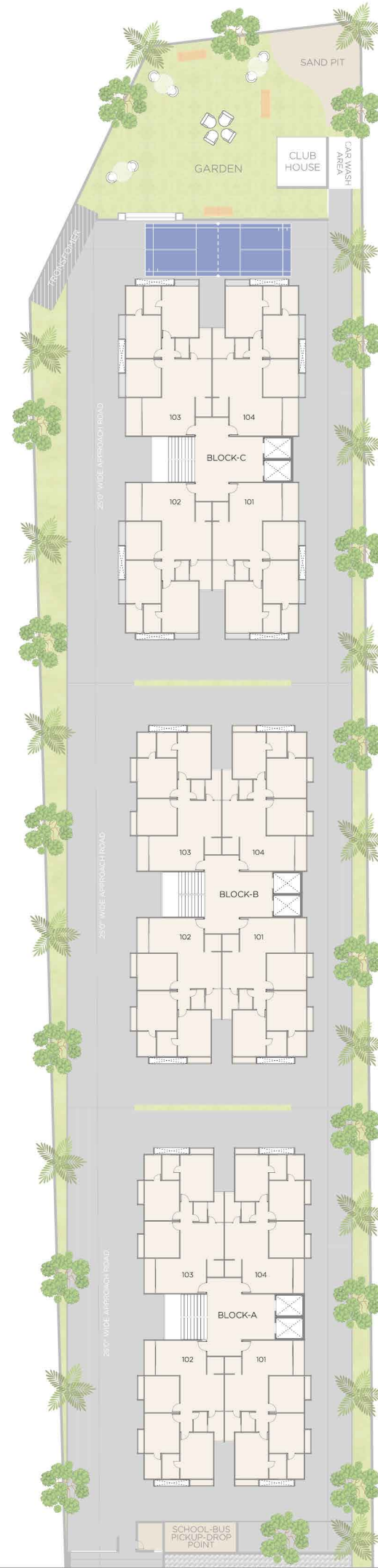
BASEMENT PLAN 1st & 2nd



24.40 MT. WIDE T.P.S. ROAD



GROUND FLOOR PLAN



24.40 MT. WIDE T.P.S. ROAD

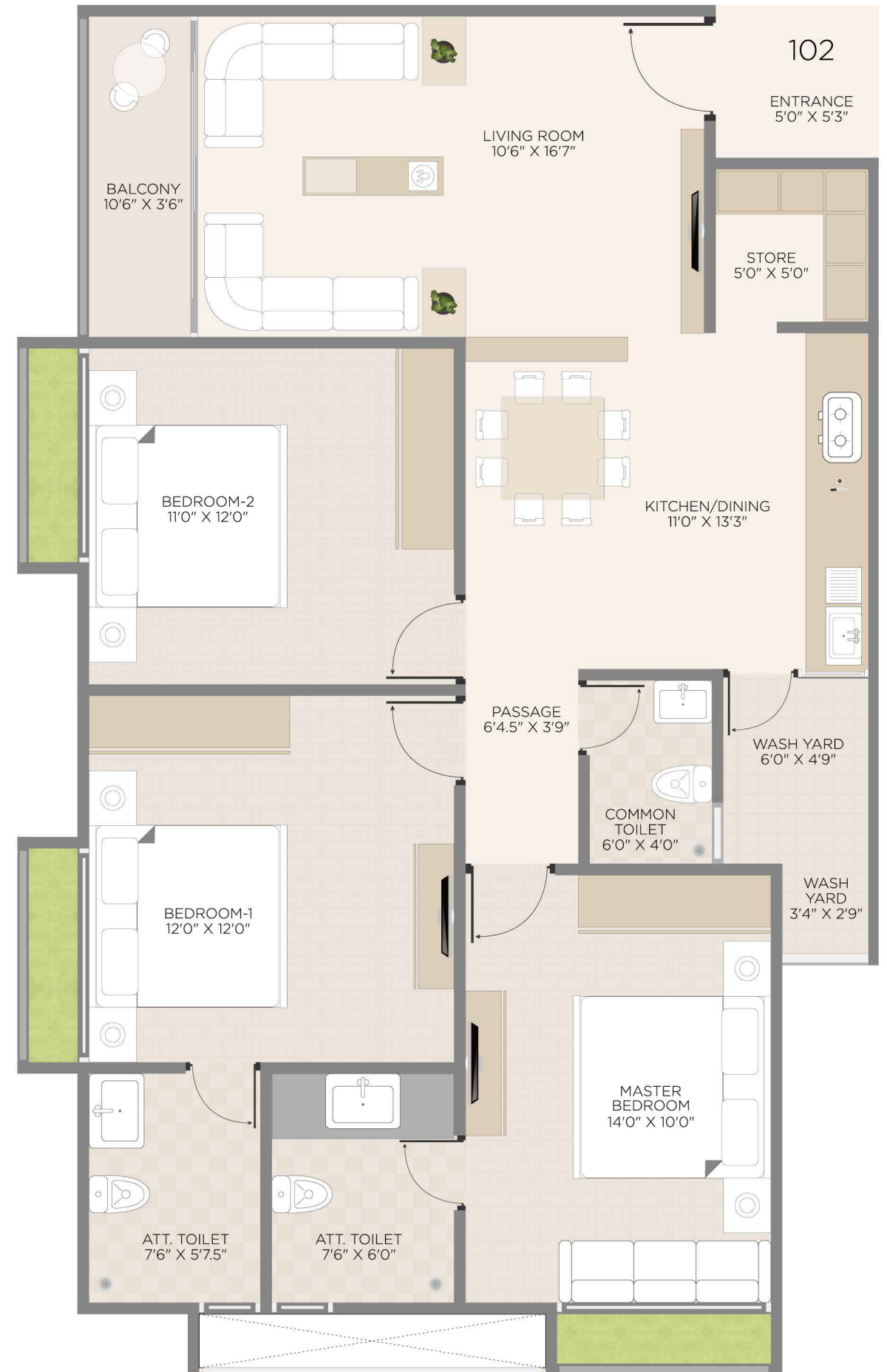
TYPICAL FLOOR PLAN



Uncluttered spaces and a feeling of serenity washes over those who enter this space.
Re- imagine and recreate a life of luxury and convenience



SUPER BUILTUP AREA :	204 SQ. YD.
BUILTUP AREA :	113 SQ. YD.
RERA CAREPET AREA :	96.7 SQ. YD
BALCONY / WASH / VERANDAH AREA	7.7 SQ.YD.



SUPER BUILTUP AREA : 216 SQ. YD.
 BUILTUP AREA : 120 SQ. YD.
 RERA CAREPET AREA : 102.3 SQ. YD
 BALCONY • WASH • VERANDAH AREA : 8.4 SQ.YD.



SUPER BUILTUP AREA : 234 SQ. YD.
 BUILTUP AREA : 130 SQ. YD.
 RERA CAREPET AREA : 111.2 SQ. YD
 BALCONY • WASH • VERANDAH AREA : 9.6 SQ.YD.



Stay Connected
with close access to
Air port
&
Railway Stations





Travel with comfort with
BRTS Bus Stand, Metro Station,
GSRTC Bus Stand Next Door



24/7 Water Supply



Fire Hydrant System in All Blocks



24 x 7 Security



CCTV Surveillance



Individual Charging Point For Electric Vehicle



Solar Panel



2 Level Basement Parking



Intercom Facility



School Pickup & Drop



Free Allotted Car Parking



Car Wash



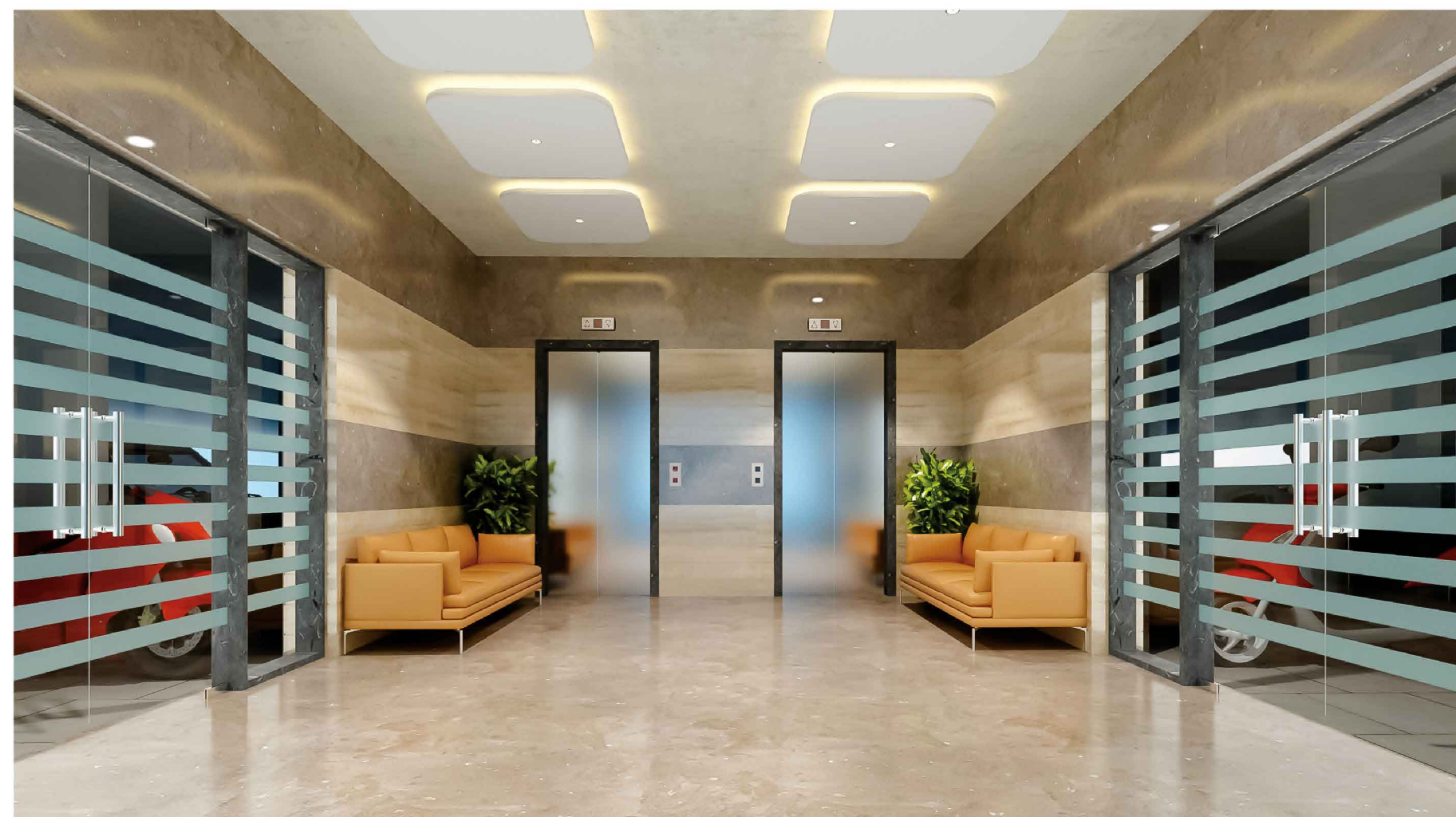
Png Gas Line



Attractive Main Entrance Gate



Fully Automatic Highspeed Lift in all Blocks





LET THE WORLD
COME TO YOU

.....
A CULTURAL HUB INSIDE-OUT
NATIONAL HANDLOOM
&
D-MART
JUST 1.4 KM AWAY
AND MULTISPECIALITY HOSPITALS,
TEMPLE, JAIN DERASAR, MALLS,
SENIOR CITIZEN GARDEN
ARE WITHIN CLOSE RADIUS





SPECIFICATIONS

STRUCTURE

Earthquake resistant design and construction.

ELECTRIFICATION

3 phase concealed ISI copper wiring with modular switches Distribution board with MCB / ELCB Provision for TV / Telephone / AC points, Every Alloted Parking have charging point for electric vehicles.

INTERNAL & EXTERNAL FINISH

inside : Single coat mala plaster with putty finish.
Outside : Double coat mala plaster with texture finished in acrylic paint.

FLOORING

Vitrified tiles in living, dining, kitchen and bed rooms Anti-skid ceramic tiles for wash/ Balcony/ Verandah.

PAINT

Internal putty finish External 100 % acrylic paint.

DOORS & WINDOWS

Veneer finished main wooden Door with wooden Frame All other doors will be flush door with laminates and wooden frame aluminum anodized / powder coated sliding windows with glass.

KITCHEN

Platform - Mirror polished granite with ESSESS sink as per design Tile Dado up to lintel level Kota stone shelves in Store.

BATHROOMS

Anti-skid vitrified tiles Glaze/ ceramic tiles up to lintel level Superior quality plumbing and sanitary ware.

Terms & Conditions :

All Rights are reserved by the developers to make any changes in plan, elevation and other details which will be binding to all members.

- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spot and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfurnished and subject to variation.
- All taxes like GST/ Govt. Charges/ Maintenance charges/ Legal charges or any other charges will be extra and borne by purchaser.
- The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any legal document.
- **All payments should be in favour of "SHYAM VIJAY INFRASTRUCTURE LLP".**
- Subject to Ahmedabad Jurisdiction only.

OUR UP COMING PROJECTS



KEY PLAN



*The commitment
of quality*

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🌐 : info@shyaminfratech.com

SITE ADDRESS:
"SHYAM HEIGHTS"
Opp, Bank of Baroda, Nr, Bhimjipura Cross Road,
Nava Wadaj, Ahmedabad.

STRUCTURE
ACHAL PARIKH
CONSULTING ENGINEER

MEPF
PUBLIC HEALTH
ENGINEERING

LEGAL
VIJAY PATEL
& ASSOCIATES

ARCHITECT
ANVAKRITI CONSULTANTS
PVT.LTD

