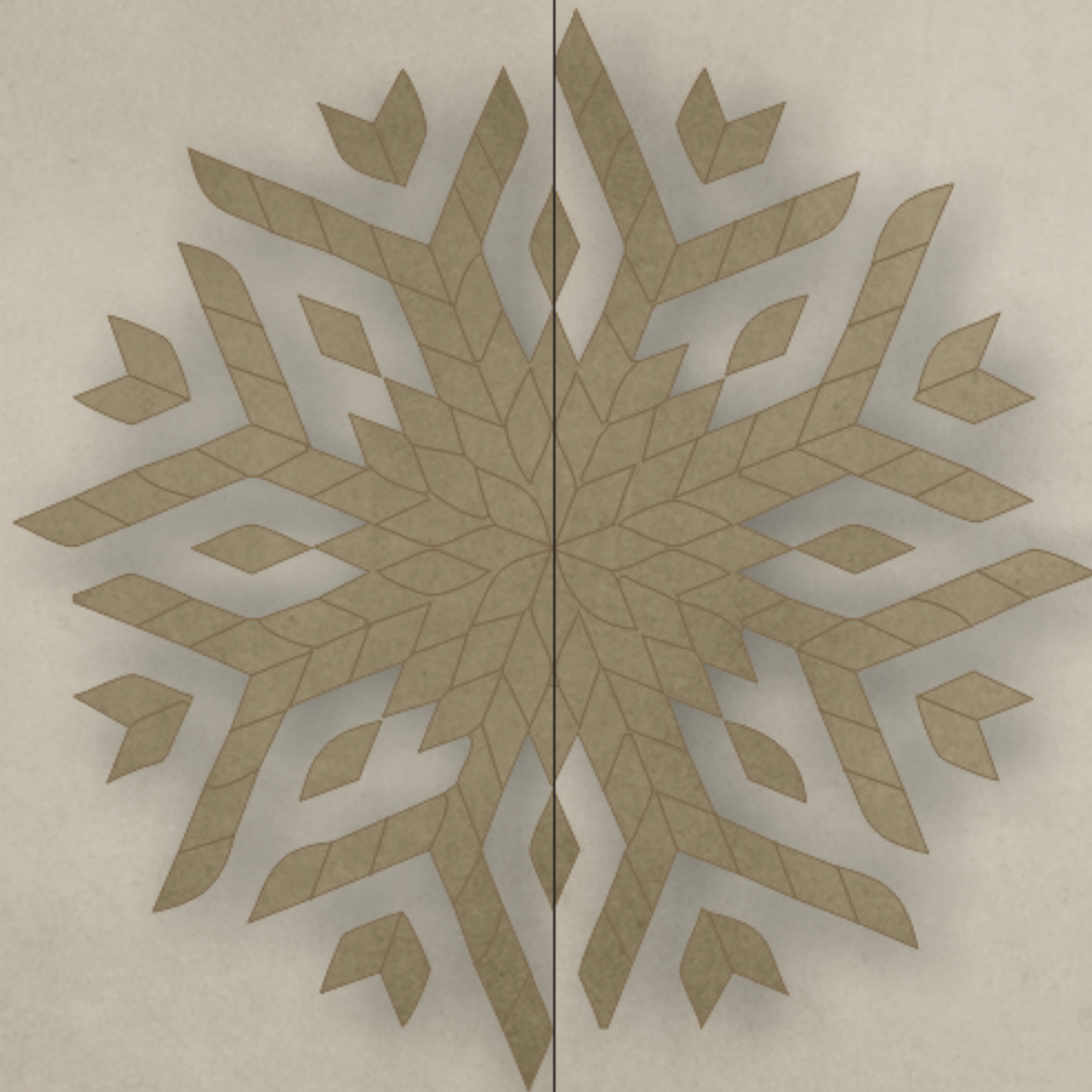


Site Address :

SENTOSA ENCLAVE,
T .P .-69, F.P.-34, block no.-103,
b/h shivalik square, dindoli, godadara, surat.

Contact :

9723710000 | 9723810000 | 9723910000



luxurious living style...
with spacious space





GREATER
WAY TO
LIVE BY
THE CITY

DEVELOPER BY



**AG LANDMARK
GROUP**

Rohit Dudhat | Dipak Akabari | Bharat Patel | Ankur Dobariya | Jitendra Surti | Pratik
Chirag Dhanani | Umesh Gajera | Harshad Padsala | Keyur Savaliya | Rajendra Rajpurohit



Sertosa
ENCLAVE
2 & 3 bhk Luxurious Apartments & Shops

Sertosa

ENCLAVE

2 & 3 bhk Luxurious Apartments

A way of life that's close to everything...



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2 & 3 bhk Luxurious Apartments

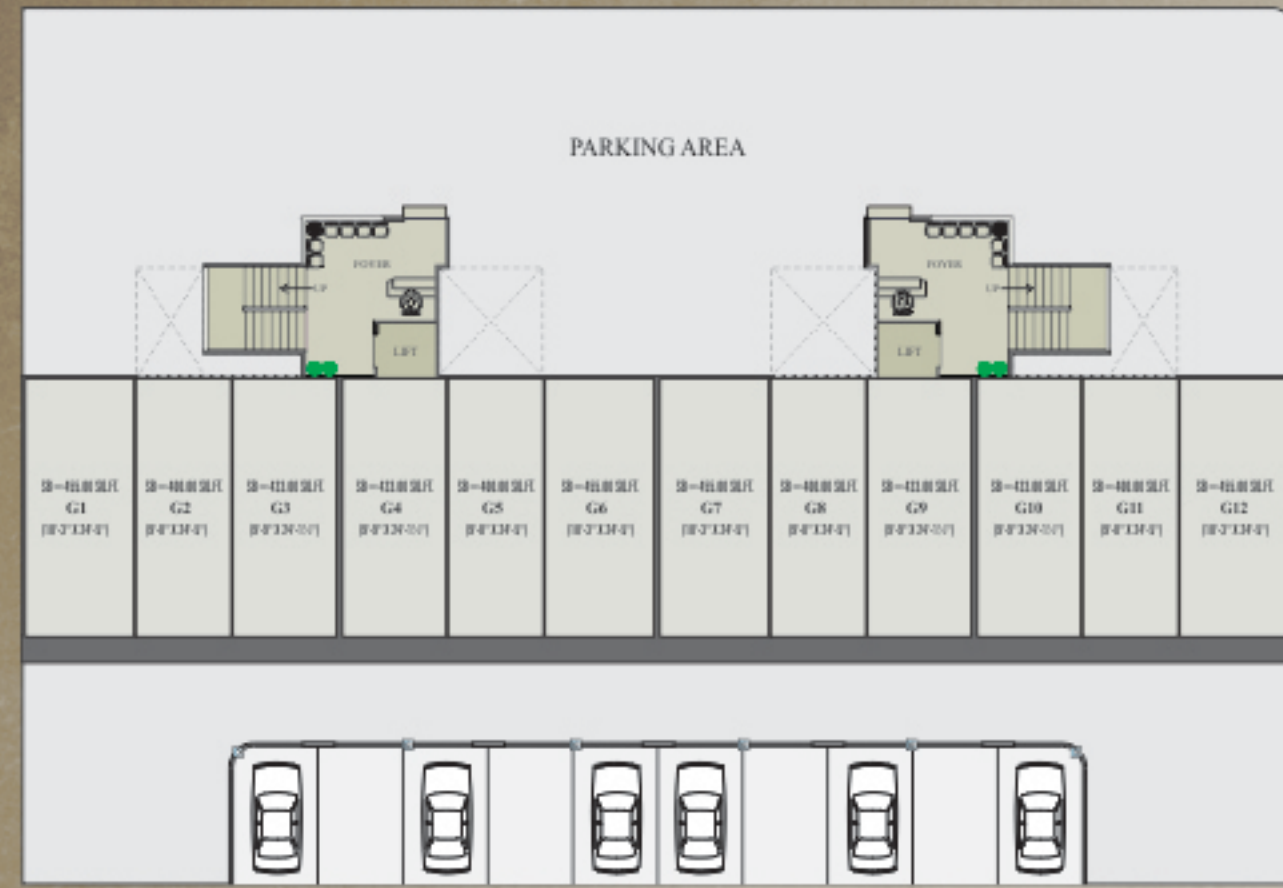


where conveniences are minutes away...

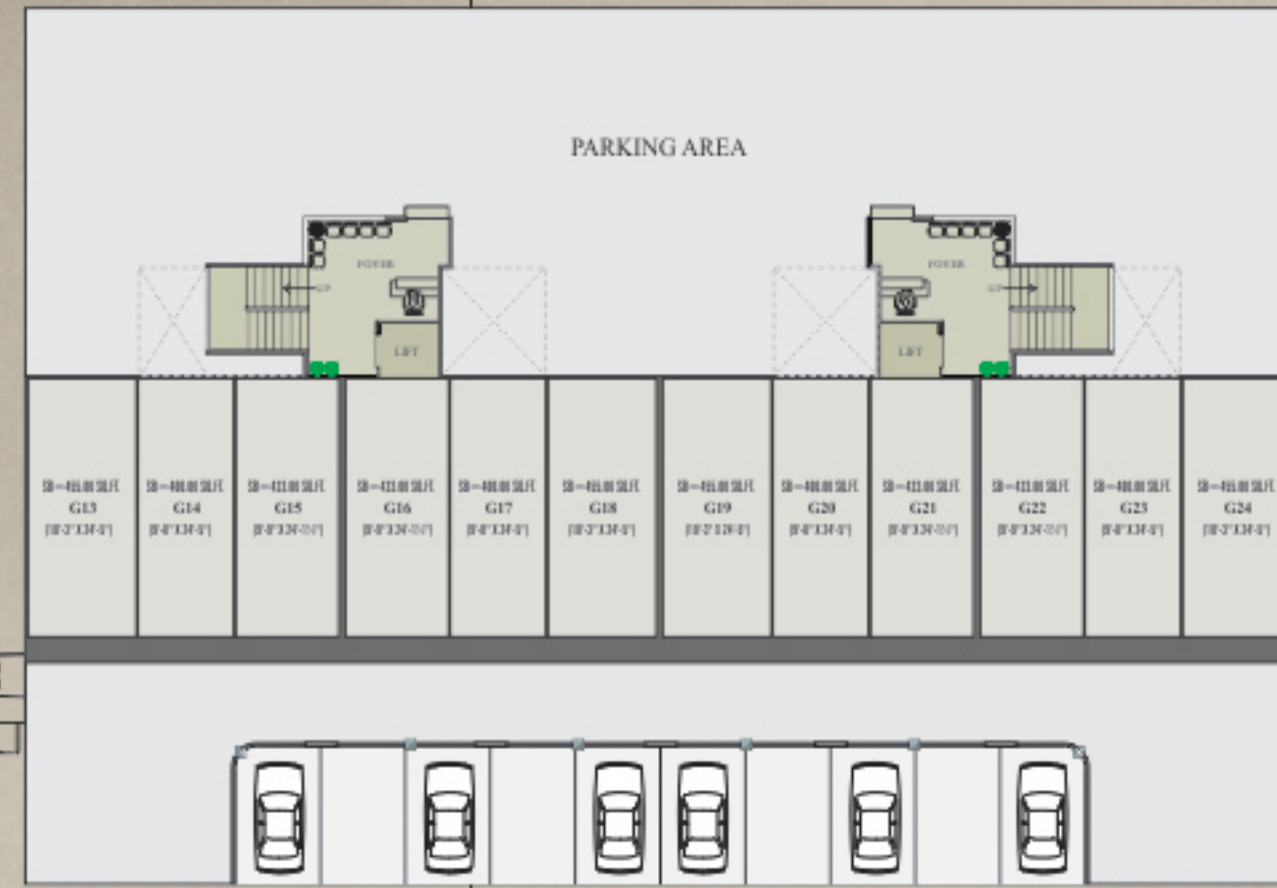


LAY OUT PLAN





3BHK - SHOPPING



Ground Floor Plan

60' ft. W I D E R O A D



3BHK - SHOPPING

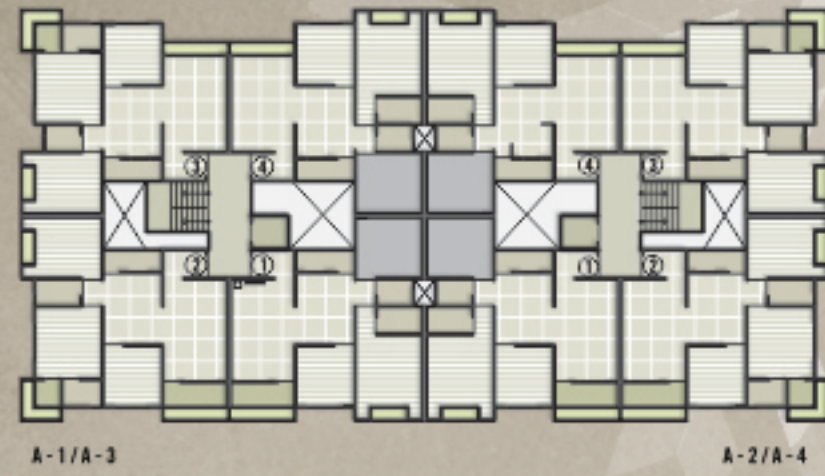


FIRST FLOOR PLAN

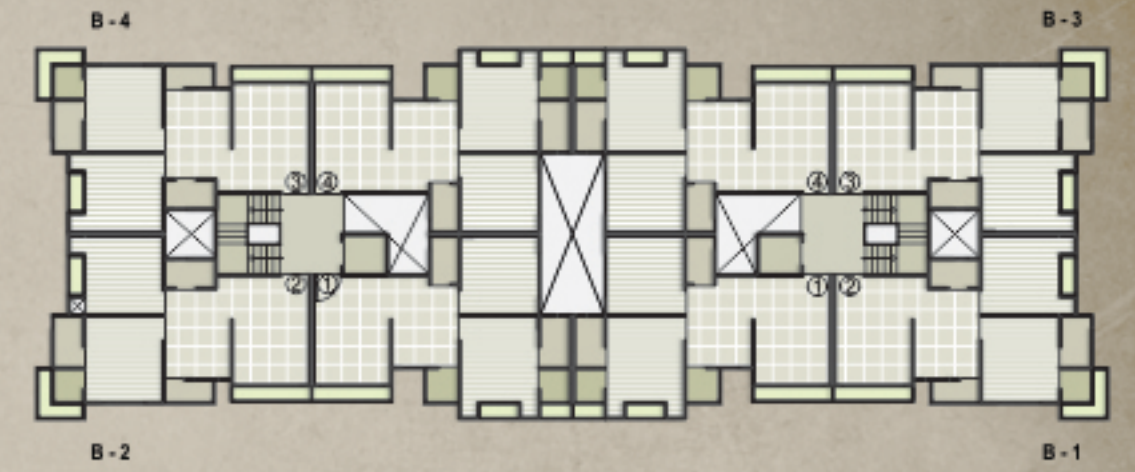
60' ft. W I D E R O A D



- 01 Drawing Room 10'-0"x14'-9"
- 02 Kit./Dining 9'-0"x11'-0"
- 03 M. Bed Room 10'-3"x11'-0"
- 04 Bed Room 9'-0"x9'-3"
- 05 Bed Room 10'-3"x9'-3"
- 06 C. Toilet 5'-6"x4'-0"
- 07 A. Toilet 7'-0"x4'-0"
- 08 Wash 9'-0"x3'-6"
- 09 Foyer 6'-6"x4'-1.1/2"
- 10 Wide Balcony 4'-0"
- 11 Balcony 4'-0"x4'-0"



- 01 Drawing Room 14'-0"x10'-0"
- 02 Kit./Dining 11'-6"x8'-6"
- 03 M. Bed Room 11'-0"x10'-0"
- 04 Bed Room 10'-0"x10'-0"
- 05 Balcony 4'-3"x4'-0"
- 06 Wash 6'-0" x 4'-7"
- 07 C.Toilet 6'-5" x 3'-6"
- 08 A. Toilet 6'-6" x 3'-9"



Sertosa
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3BHK
Typical Floor Plan

Sertosa
ENCLAVE
2BHK
Typical Floor Plan



Sentosa
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2 & 3 bhk Luxurious Apartments



step to your dreams...



luxurious living style...



Royal Amenities with free development Charge

CAMPUS DEVELOPMENT

club house with water body &
open air theatre
beautiful landscape along with compound wall
all internal road in rcc and trimmed with
checkere tiles
senior citizen garden with attractive gazebo
total ground floor area to be used as
parking space except ground floor shopping
lush green garden and children play area
badminton court and volly ball court.

SAFETY & SECURITY

safe structural design in conformity with
earthquakes standard.
attractive main entrance gate with
security cabin with c.c. tv footage and total
intercom system.
pent house as above

GENERAL FACILITY:

24 hours borring water supply with
underground and overhead water tanks.
standard brand lift for each building
auto backup generator connected to all
common services including lifts.

EXTRA AMENITIES:

gas gyser
gas line fitting
r.o. systems in all flats
lights & fans

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Sertosa

ENCLAVE
SPECIFICATION :

Flooring

Premium quality 24" x 24" granamite tiles in living room, kitchen and all bed rooms.

kota-stone flooring in wash area.

luster printed glazed tiles up to linted level in bathrooms.

Door and window

Doors :

attractive main door with wooden frames & all other doors are branded flush doors with granite frames.

Windows :

powder coted aluminum section windows.

french type full size window in living with granite frames.

Kitchen :

mirror polished granite platform with s.s. sink and designer tiles up to lintel level.

Plumbing :

concealed plumbing with higher standard pvc and cpvc pipe fitting.

under ceiling plumbing system.

superior quality c.p. fitting.

Electrification :

concealed circuit wiring of standard ISI mark brand with modular switches.

A.C./T.V. point in living and all master bedrooms.

power plug for refrigerator, microwaves, mixer and water purifier in kitchen.

also for geyser and washing machine.

Paints :

Exterior acrylic emulsion of reputed company and interior finish with lapi-primer.

oil paints on all doors & balcony.

Terrace :

water proofing with chemical treatment second coat with brick bet for preventing extra heat at top floor.

Pent House :

fifth floor bungalow type flat with luxurious living room and terrace balcony with garden development and seating area developed.





Seritosa

ENCLAVE

DEVELOPER BY



AG LANDMARK GROUP

ARCHITECT :



SNEHAL J. KARSALA SURAT.

STR.ENG :



LIGAL ADVISOR :

JIGNESH PATEL SURAT

Notes

All the dimensions are indicative and subject to change. This brochure is intended only for easy display and any information in this brochure does not form part of legal document. I. To keep pace with the continual developments in design & quality of construction, the developers reserve the right to amend plans/specifications/design/layout as may be required without prior notice and the purchaser has to abide by such amendments. I. Extra stamp duty, service tax, VAT and any charges or duties liable by any government/local authority/body like G.E.B. etc. to be borne by the purchaser. I. Internal changes to be carried out only with instructions, such changes will be charged extra and carried out at total responsibility of the flat holder. I. Optional change/alternative of any nature including elevation, colour, balcony grill or any other change affecting the overall design, concept and outlook of the project are strictly not permitted during or after completion of the project. I. In case of cancellation of flat, 10% of payment received will be deducted as management service charges and the balance will be returned only after release of that flat. Continuous defaulted payments may lead to cancellation of the purchase.