



Developer  
**ARIANNA**  
DEVELOPERS

Site :  
Nr. Pramukh Greens Party Plot,  
Sargasan Cross Road,  
Sargasan - 382423.

Contact : **75 75 00 70 08**



 शिवश  
**ARIANNA**

3BHK PREMIUM FLATS & SHOP

OPULENCE TOUCHES  
NEW HEIGHTS

02  
TOWERS

03  
BHK

14  
FLOORS

108  
UNIT

2 LEVEL  
BASEMENT PARKING



**LIFE REIMAGINED**

Live the best version of your life amidst ultimate luxury and class at Shivansh Arianna. Savour each moment of life with ultimate splendour and sophistication. Experience life as never imagined before.





**YOUR REACH...  
TO BRING YOU JOY BEYOND LIMIT**

Welcome to the Royal world of Shivansh Arinaa, where you enter everyday with pride and incredibly uplifted feeling to rule the world with your charisma.







## WELLNESS REIMAGINED

Achieve ultimate health and wellness with the best use of space and unobstructed flow of air and light. The superior planning of each room will allow you to get maximum daylight and fresh air.

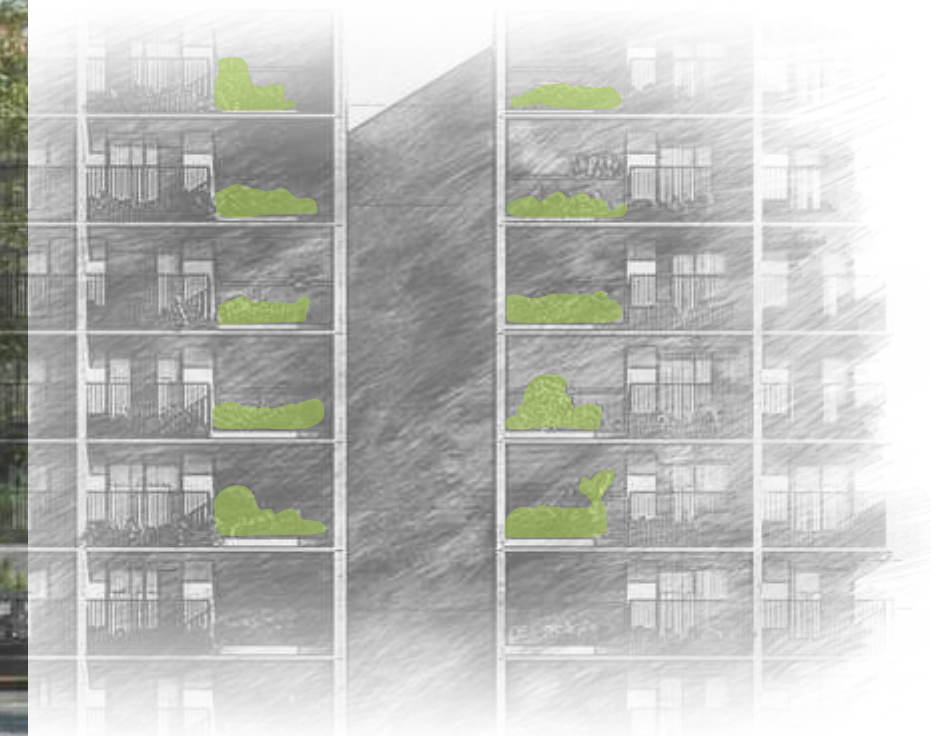






## LUXURY REIMAGINED

Re-imagine luxury with ultimate sophistication and exclusivity in a one-of-a kind project that offers a holistic lifestyle blending well-crafted spaces, wellness, and modern amenities.








## FUTURE REIMAGINED

Experience the zenith of freedom in a home where you get more reasons to live a life of your dreams and where every convenience is planned in advance to meet your future needs.





# GROUND FLOOR



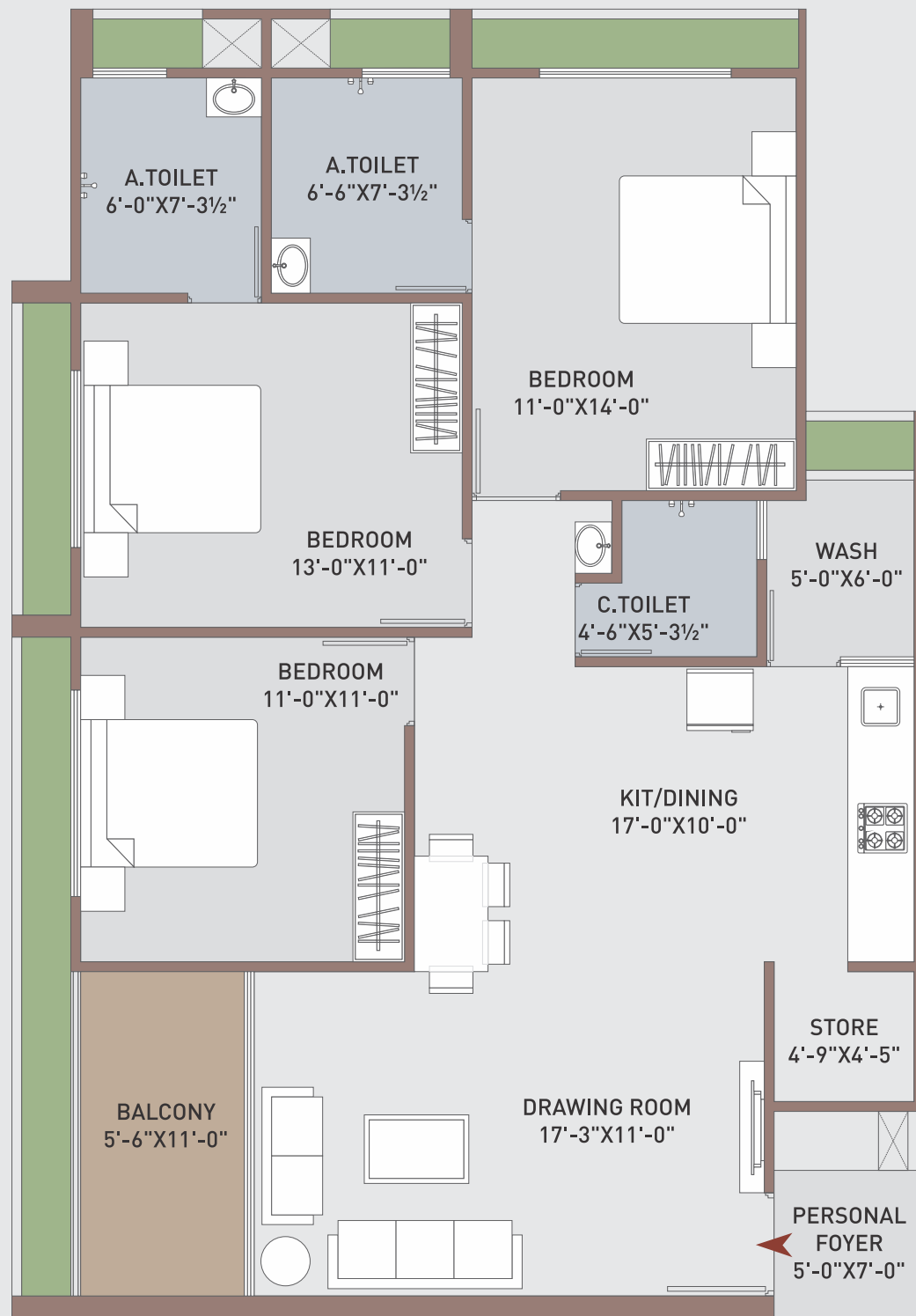


# TYPICAL FLOOR PLAN (1ST TO 13TH)





# FLOOR PLAN | A+B



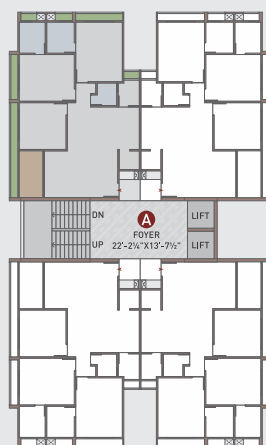
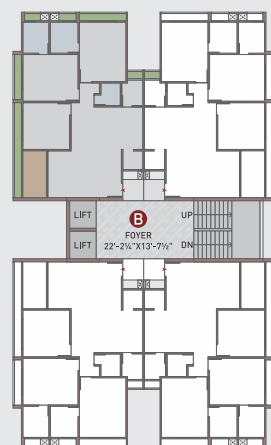
**EXPERIENCE THE LUXURY OF SPACE**



Lavish living and dining



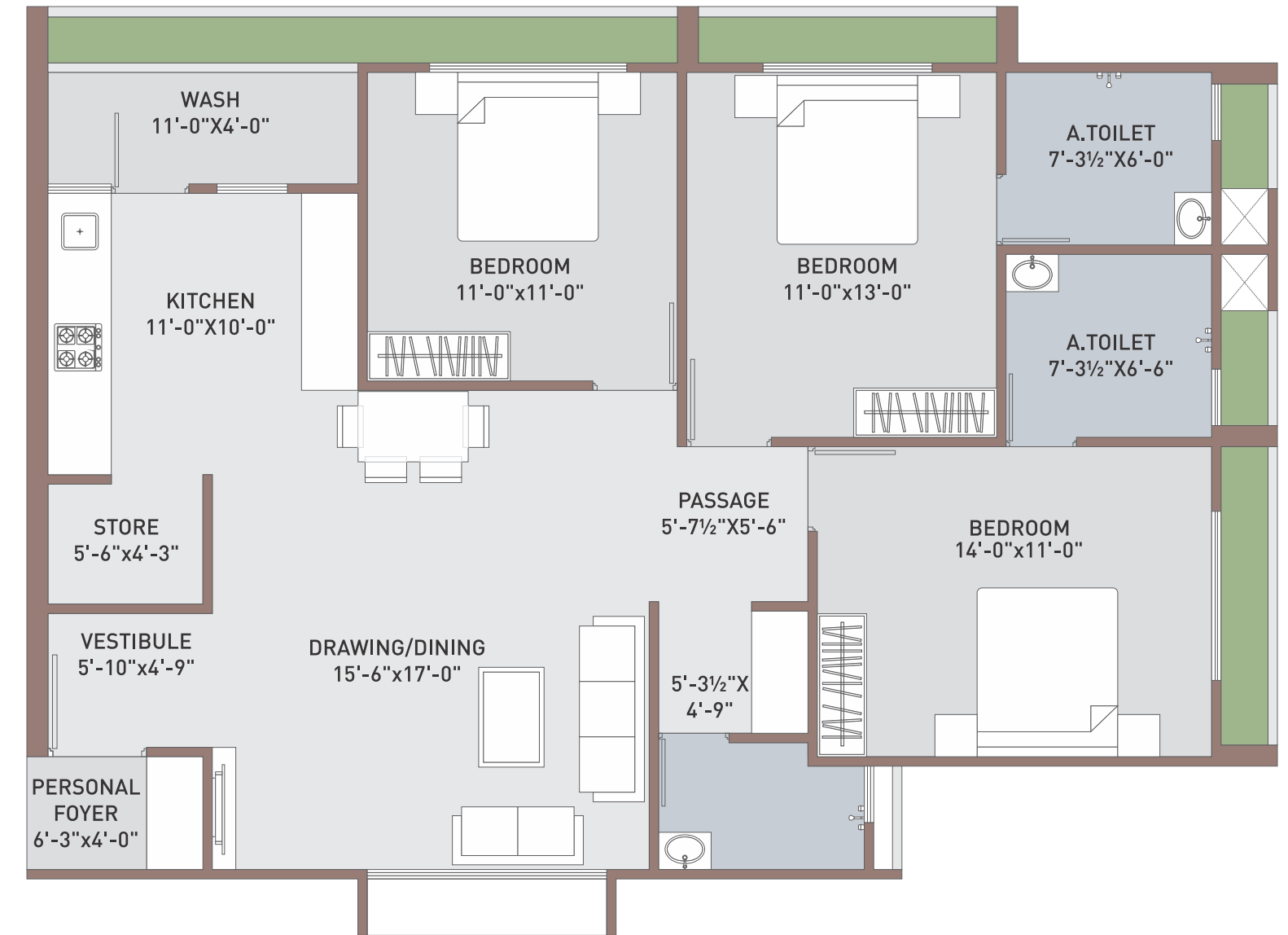
Spacious bedrooms



# FLOOR PLAN | A+B SECTION VIEW | 3 BHK



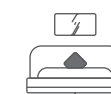




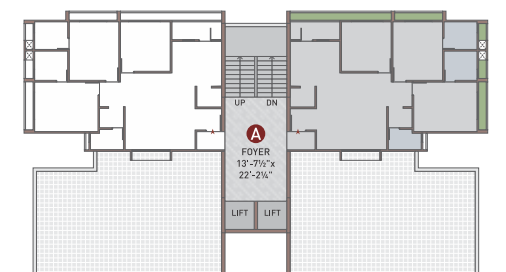
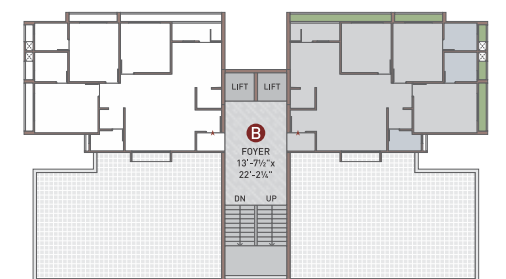
EXPERIENCE THE LUXURY OF SPACE



Lavish living and dining



Spacious bedrooms







## EVERYTHING YOU NEED

The sounds of children laughing, families spending happy moments of togetherness and you indulging in lifestyle amenities all spell utmost bliss.



WIDE ENTRY FOYER



PICKUP & DROP OFF ZONE



ENTRANCE PLAZA



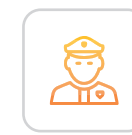
METER ROOM



JOGGING TRACK



SOLAR SYSTEM FOR COMMON



SECURITY 24X7



DOUBLE BASEMENT



BOOM BARRIER



BASEMENT PARKING



FIRE SAFETY



CCTV SURVEILLANCE



POWER BACK-UP



TREE PLANTATIONS



CHILDREN PLAY AREA



AUTOMATIC LIFT



PARTY LAWN



24 HOURS WATER SUPPLY



INDOOR GAMES



GARDEN



SENIOR CITIZEN SIT-OUTS



GAZEBO



CLUB HOUSE



GYM





## SPECIFICATION

### STRUCTURE

R.C.C. frame Structure, Structure design as per IS code considering earthquake resistance.

### WALL FINISH

Internal mala plaster with white finish putty.  
Attractive external elevation with double coat sand face plaster.

### WALL

All internal walls will be finished with putty over mala plaster.  
All external wall will be finished with double coat mala plaster with texture finish.

### FLOORING

Premium quality designer vitrified tiles in drawing room dining area with kitchen and all bedroom area.

### DOOR & WINDOWS

Decorative main door with wooden frame.  
All other doors are flush door with S. S. Fittings.  
Fully glazed aluminum section sliding windows.

### KITCHEN

Polish granite platform with S. S. Sink.  
Glazed tile dado up to lintel level.

### ELECTRIFICATION

Concealed copper wiring with adequate number of electrical points & branded modular switches.  
TV point in drawing room & TV & AC points in all bedrooms.

### PLUMBING

Concealed plumbing with premium quality pipes and fittings for continuous water supply.

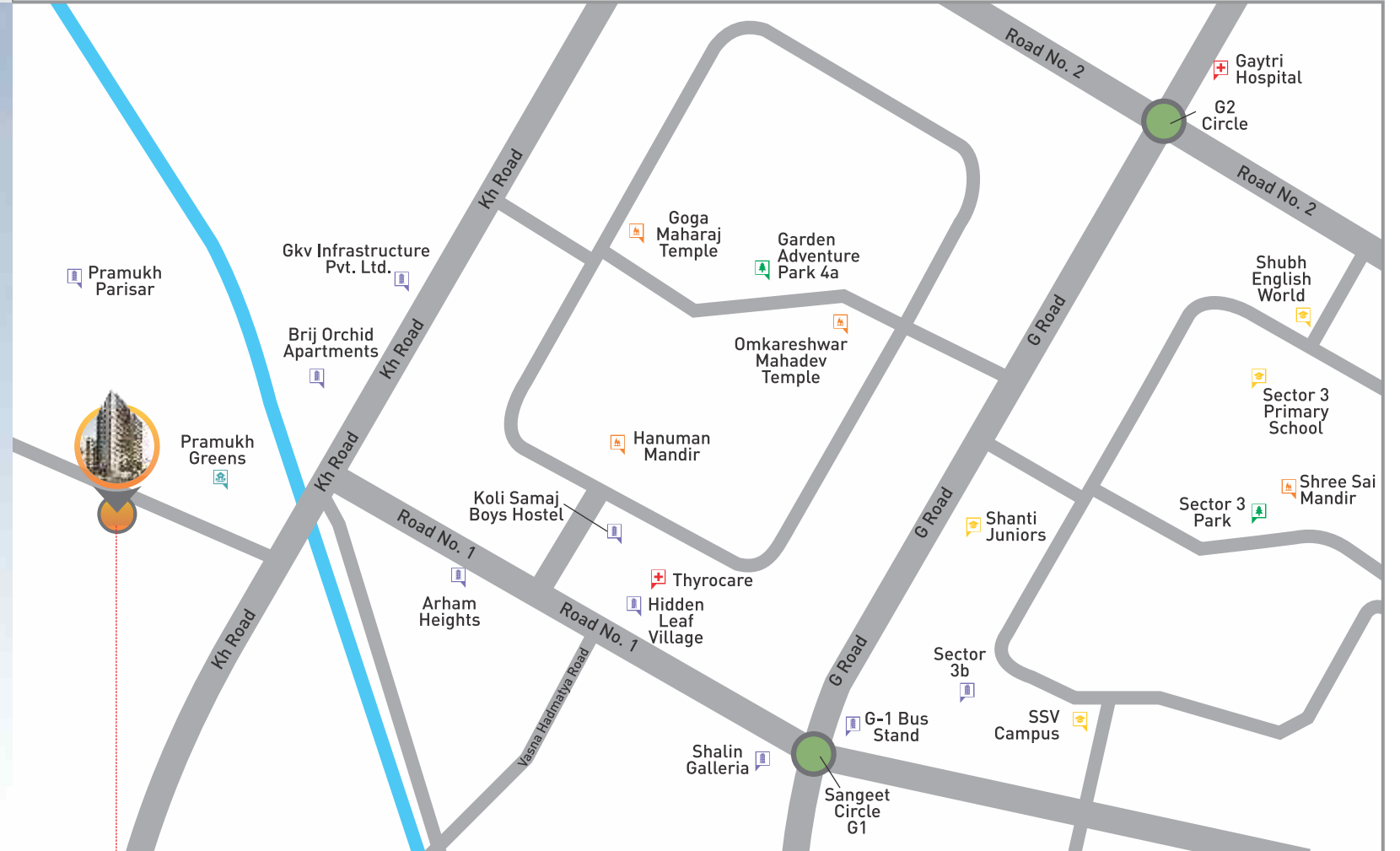
### TOILET

Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware.

### TERRACE

Open terrace finished with suitable water proofing with China - Mosaic Flooring for heat reflection





# शिवाश ARIANNA

Site :  
Nr. Pramukh Greens Party Plot,  
Sargasan Cross Road,  
Sargasan - 382423.

Contact : **75 75 00 70 08**

## LOCATION ADVANTAGE

INFOCITY	3.4 KM	7 MIN
DHIRUBHAI AMBANI INST.	4.8 KM	9 MIN
MAHATMA MANDIR	3.4 KM	5 MIN
CIVIL HOSPITAL	4.4 KM	7 MIN
PATHIKA ASHRAM	6.3 KM	8 MIN
VIDHAN SABHA	9.6 KM	11 MIN
PDEU	11 KM	16 MIN
GIFT CITY	12 KM	18 MIN
AKSHARDHAM TEMPLE	9.3 KM	16 MIN
INDRODA PARK	5.4 KM	13 MIN

SCAN FOR LOCATION

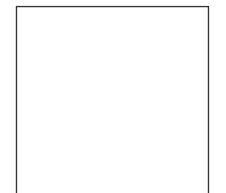


Developer  
**ARIANNA**  
DEVELOPERS

Architect  
**DESIGN CODE**  
ARCHITECTURE & INTERIOR LANDSCAPE

Structure  
**SHREEJI**  
STRUCTURALS

SCAN FOR E-BROCHURE



• Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external beyond developer's control. • The dimensions shown in the brochure are approximate. • The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme as a whole or part thereof, at their sole discretion. • The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. • Government levies like stamp duty, registration charges, legal charges, GST and other additional charges are to be borne by the member. • Subject to Gandhinagar Jurisdiction. • Payment in favour of "Arianna Developers"

Rera Reg. No. :  
PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA12200/290823 • Website : [www.gujrerar1.gujarat.gov.in](http://www.gujrerar1.gujarat.gov.in)