

COMPANY NAME  
SHUBHAM ANTHEM

SITE ADDRESS : SHUBHAM ANTHEM, SR.NO 38, SHELA FP-35,  
TP-3, NEAR CLUB O7 ROAD, OPP. ORCHID VALLEY,  
SHELA, AHMEDABAD - 380058, GUJARAT

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DEVELOPED BY



ARCHITECT



STRUCTURE



MEP



LANDSCAPE



LEGAL



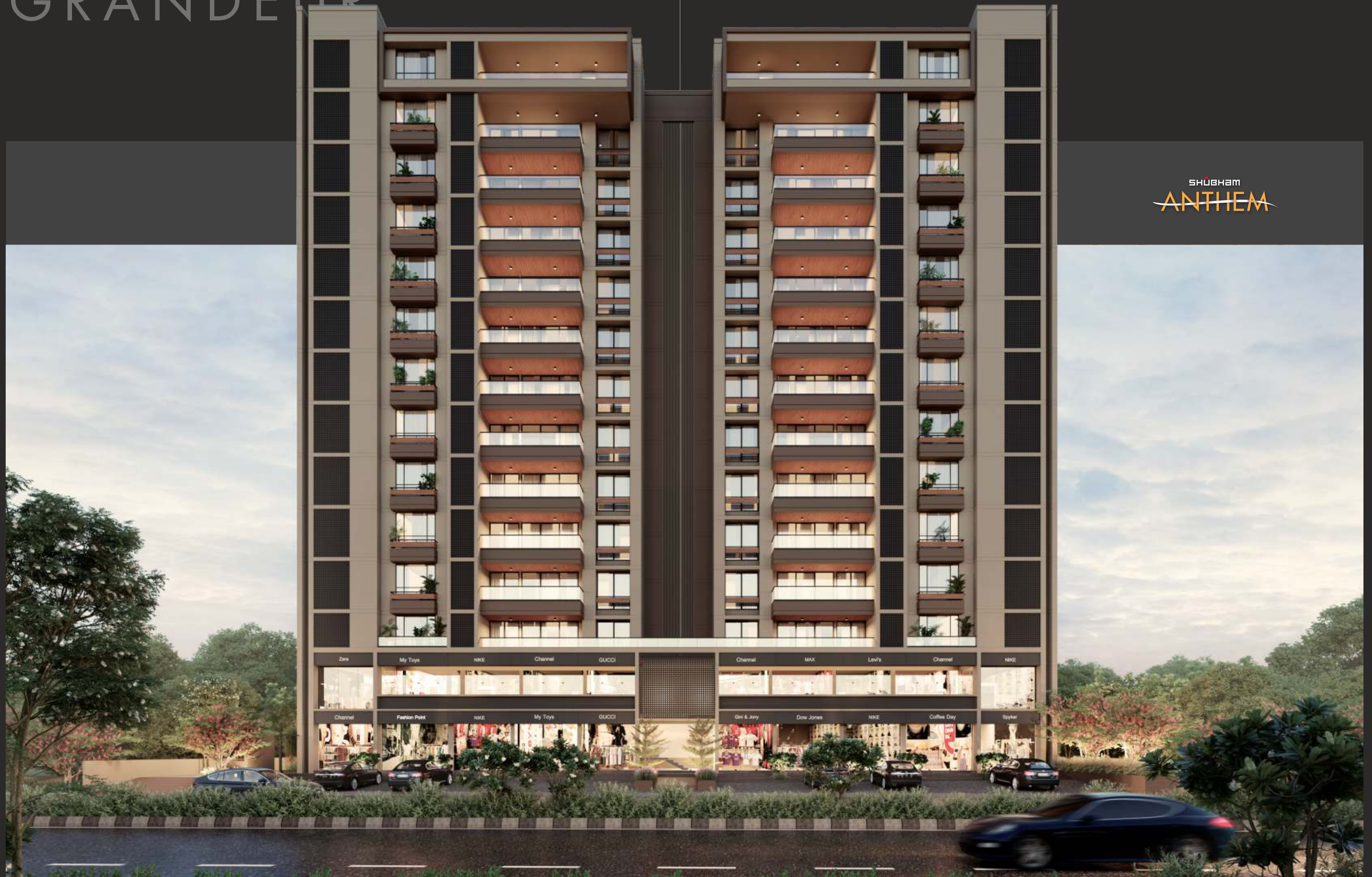
RERA REGISTER NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11959/160623  
RERA WEBSITE: WWW.GUJRERAR1.GUJARAT.GOV.IN

SHUBHAM  
ANTHEM



# ARCHITECTURAL GRANDEUR

SHUBHAM  
ANTHEM





THE HARMONY OF THE  
HORIZON

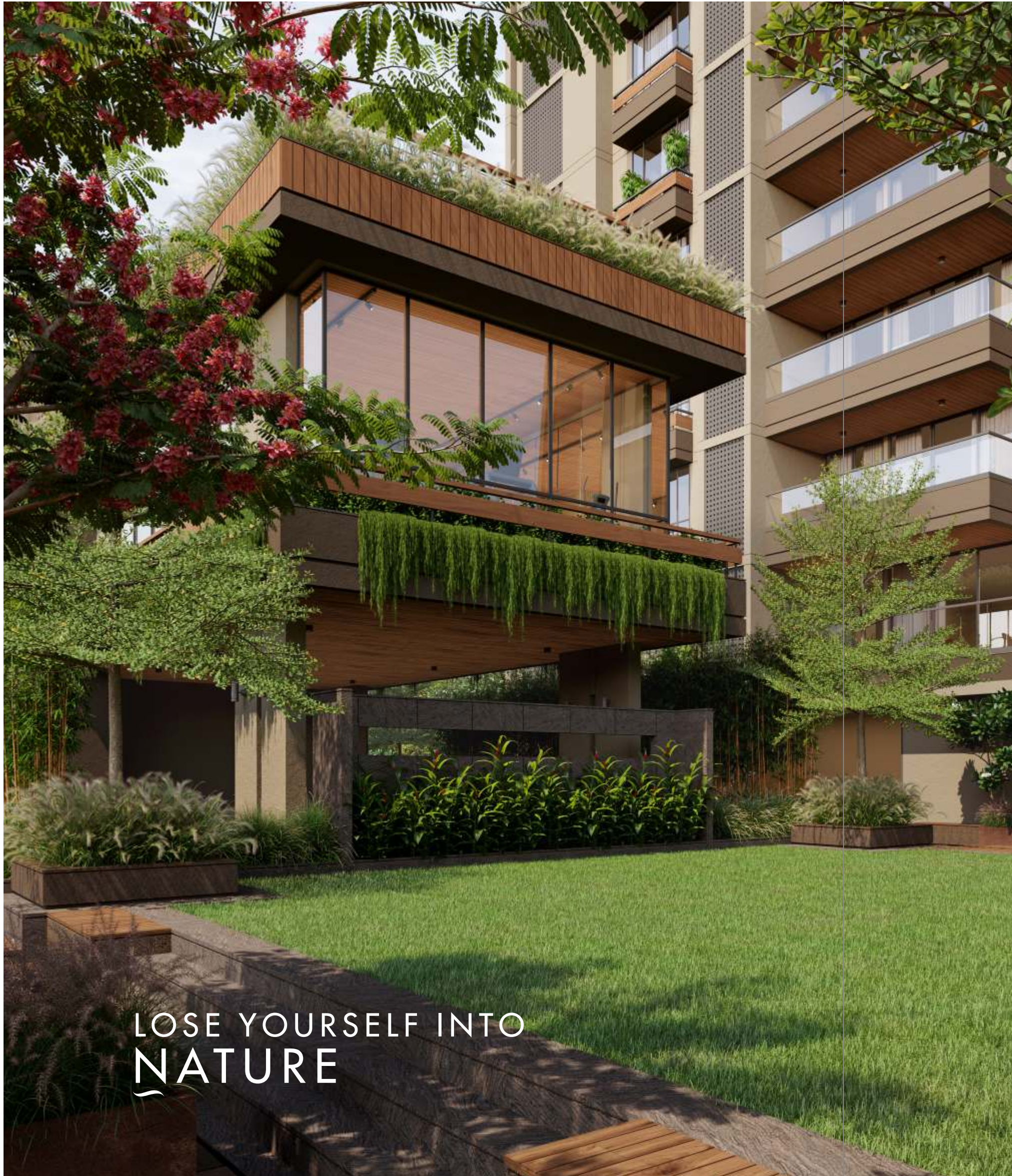






WANDER THROUGH  
GLAMOROUS STREETS





LOSE YOURSELF INTO  
NATURE









# GROUND FLOOR PLAN

BLOCK A : G+13TH FLOORS  
BLOCK B&C : G+14TH FLOORS



1	SECURITY CABIN
2	INDOOR GAMES
3	TODDLER PLAY AREA
4	METER ROOM
5	SWIMMING POOL
6	GARDEN
7	CHILDREN PLAY AREA
8	BANQUET HALL
9	LIBRARY AREA
10	MINI THEATER
11	METER ROOM
12	SALOON
13	BANQUET WET KITCHEN
14	BANQUET DRY KITCHEN
15	SOCIETY ADMIN OFFICE
16	LOUNGE
17	METER ROOM
18	GAZEBO SITTING

SHUBHAM  
**ANTHEM**

SHOP 01	15'0" X 36'6"
SHOP 02	14'0" X 47'7"
SHOP 03	11'7" X 49'0"
SHOP 04	13'0" X 34'6"
SHOP 05	11'4" X 34'6"
SHOP 06	11'4" X 34'6"
SHOP 07	13'0" X 49'0"
SHOP 08	11'7" X 49'0"
SHOP 09	14'0" X 49'0"
SHOP 10	15'0" X 49'0"
OFFICE 1	54'9" X 34'6"

## AMENITIES



SWIMMING POOL



MULTI PURPOSE SPORTS COURT



BANQUET HALL



CHILDREN PLAY AREA



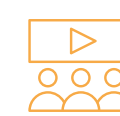
GYMNASIUM



LANDSCAPE GARDEN



INDOOR GAME ZONE



MINI THEATER



LIBRARY AREA



TODDLER PLAY AREA



SALON SPA AREA



VISITOR LOUNGE



SECURITY CABIN



KITCHEN AREA



SOCIETY OFFICE



CCTV SECURITY



AMBIENCE LIGHTING



GAZEBO SITTING





QUIET SIT OUTS, KIDS PLAY AREA,  
AND THE POOL WITH DECK  
PROVIDE RESIDENTS  
RELAXATION







A LIST OF CURATED AMENITIES  
THAT ADD A DRAMATIC DIMENSION TO  
THE LIFESTYLE OF EACH  
RESIDENCE





WORLD CLASS EXPERIENCE AT  
**YOUR DOORSTEP**

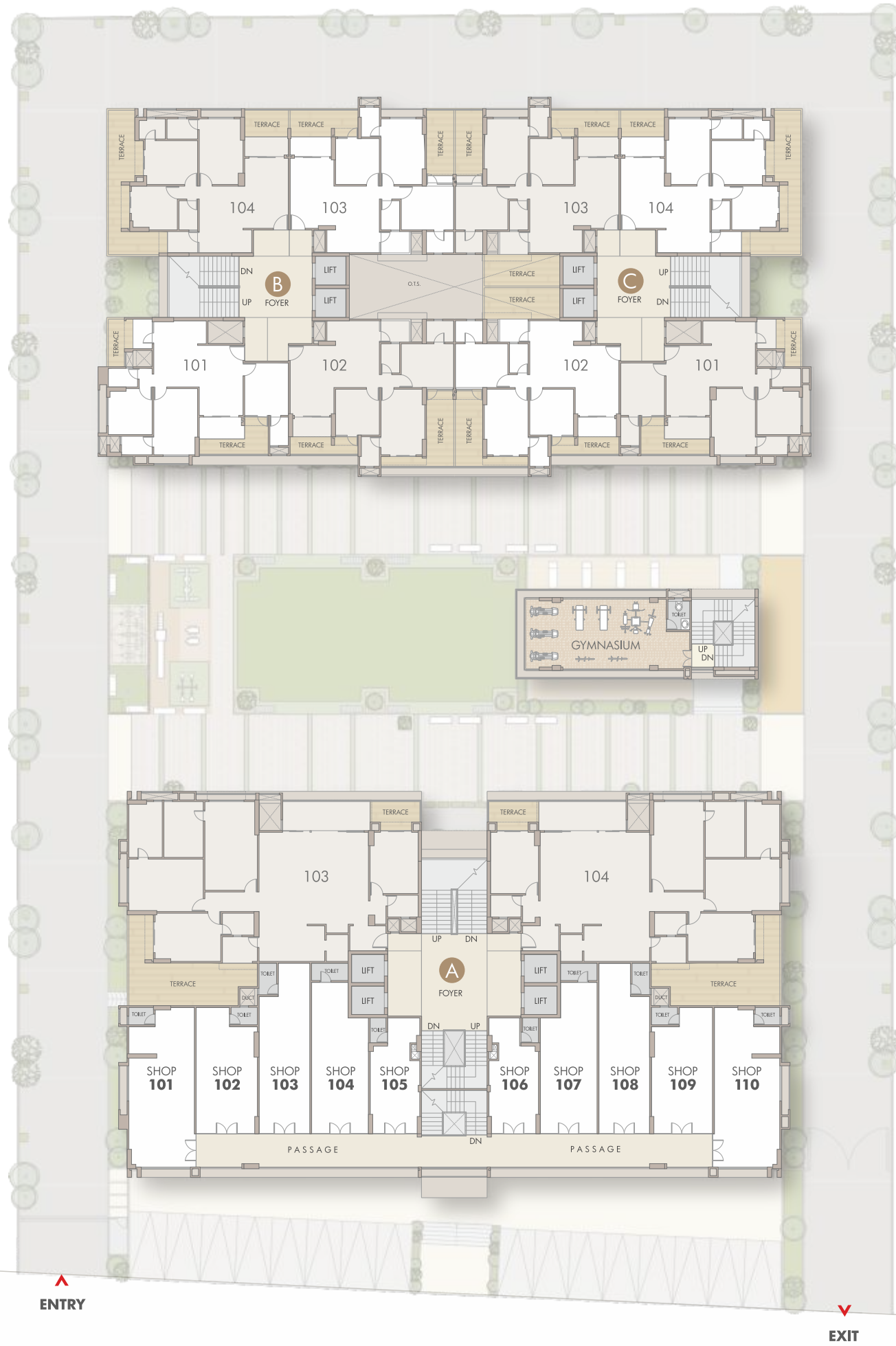




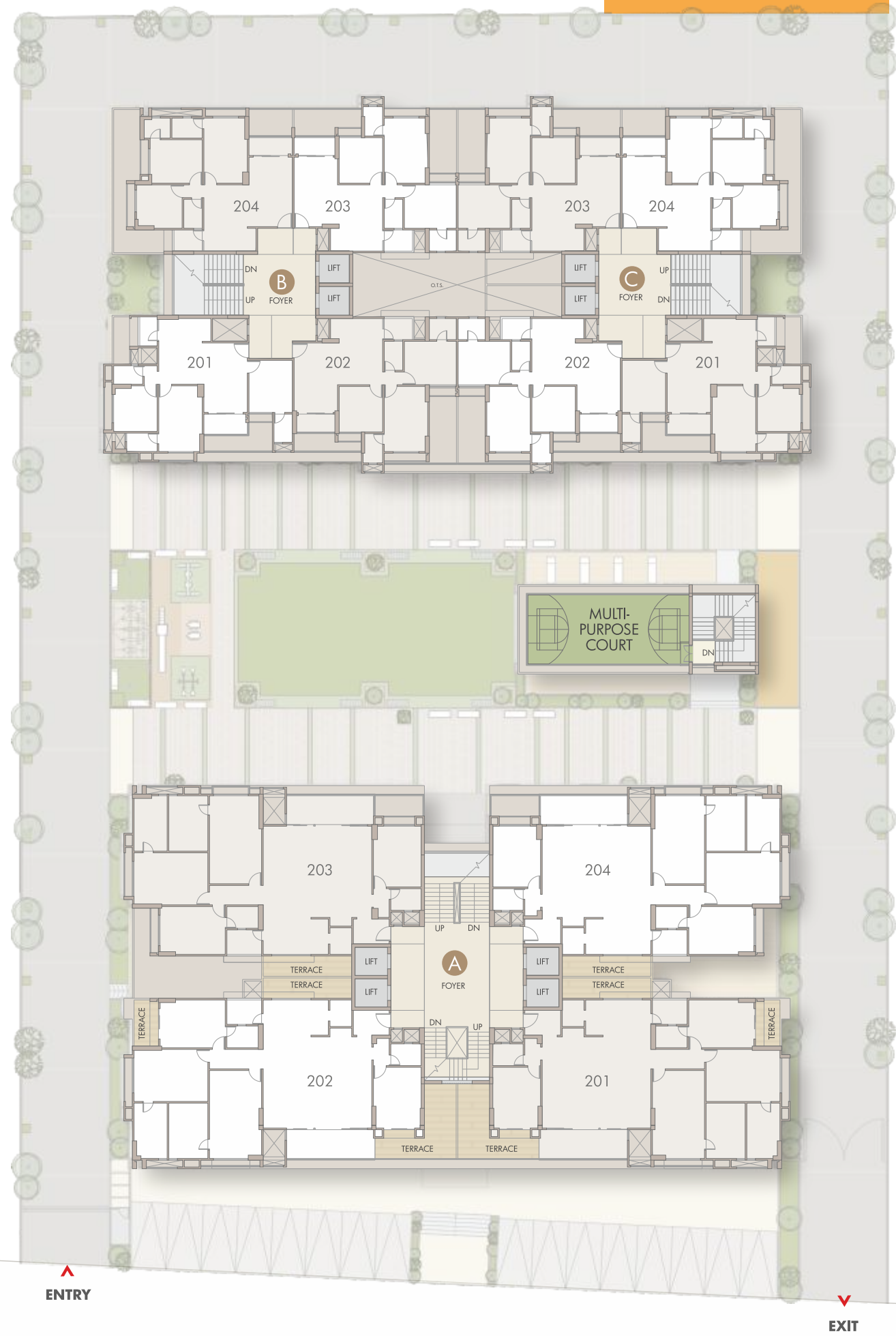
# FIRST FLOOR PLAN



SHOP 101	15'0" X 36'6"	SHOP 106	11'4" X 26'6"
SHOP 102	14'0" X 28'10"	SHOP 107	13'0" X 39'0"
SHOP 103	11'7" X 39'0"	SHOP 108	11'7" X 39'0"
SHOP 104	13'0" X 39'0"	SHOP 109	14'0" X 28'10"
SHOP 105	11'4" X 26'6"	SHOP 110	15'0" X 36'6"



# SECOND FLOOR PLAN







BEAUTY IS IN THE  
DETAILS







WINDOWS TO  
SOULFUL VIEWS



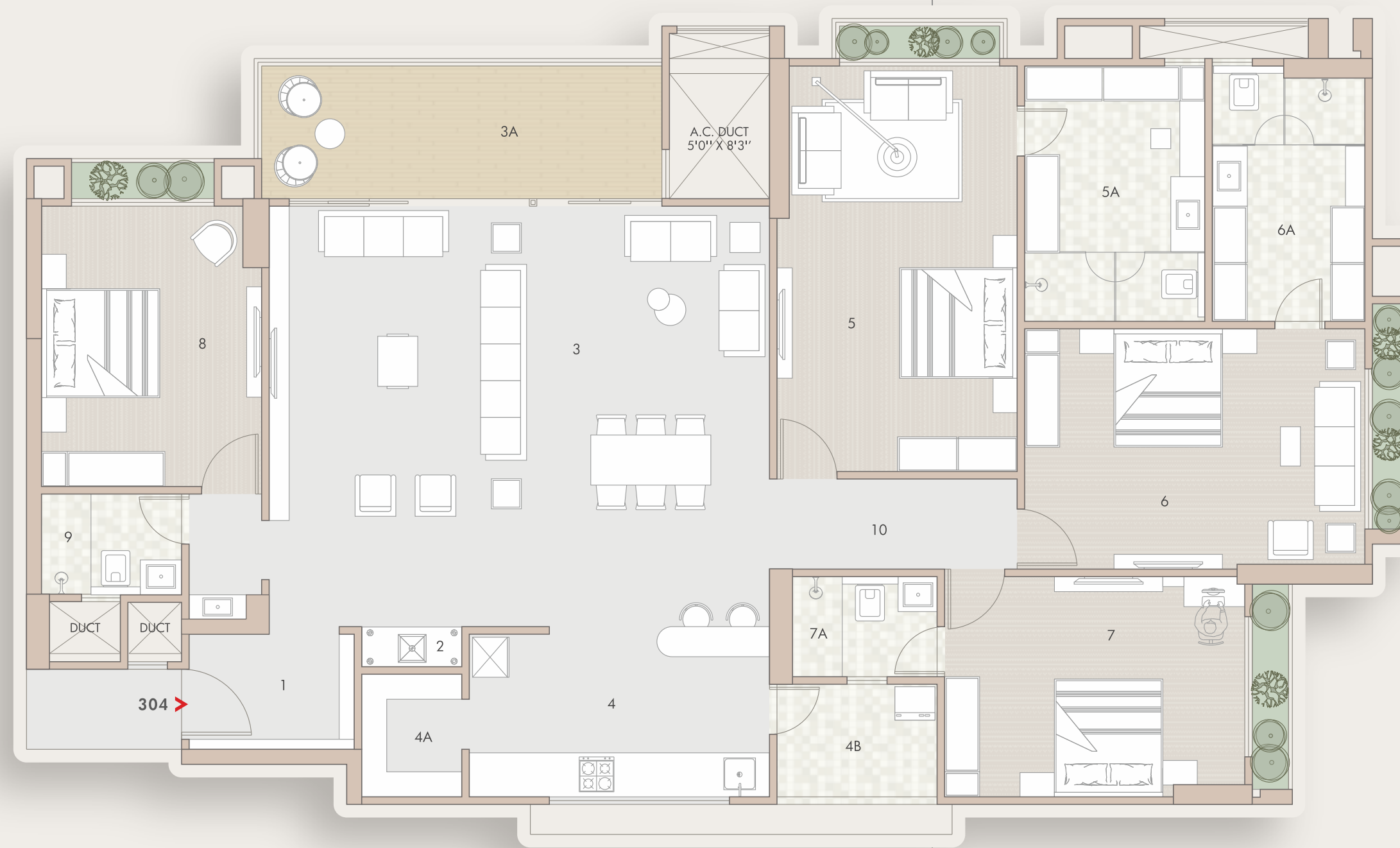
DESIGNED TO  
PERFECTION





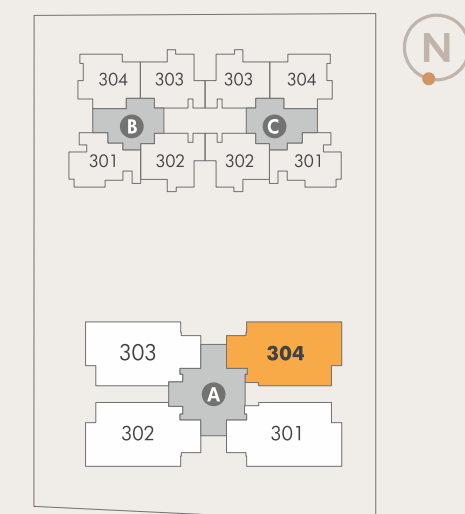
# 4 BHK TYPICAL UNIT

A-301, 302, 303 & 304



## A 304

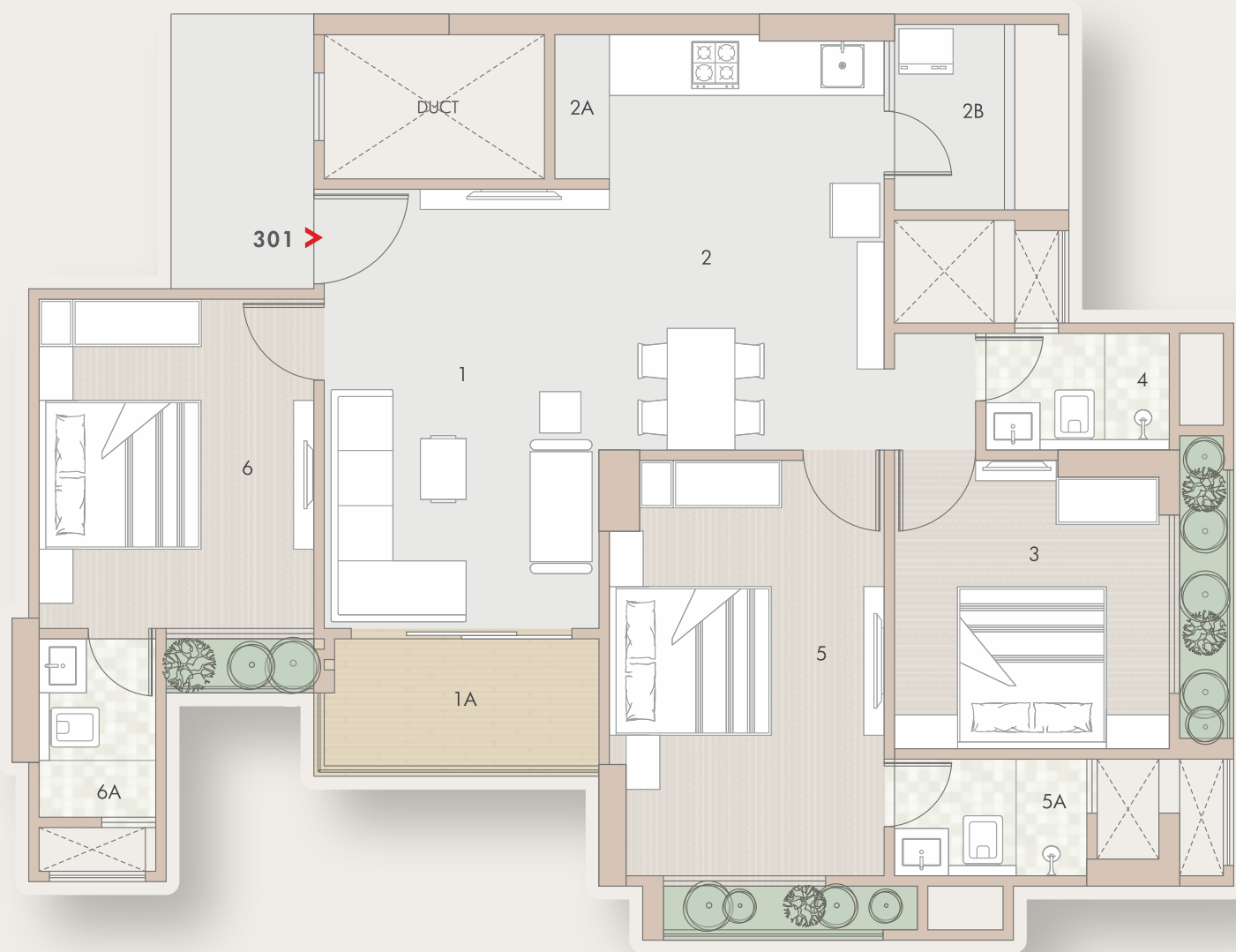
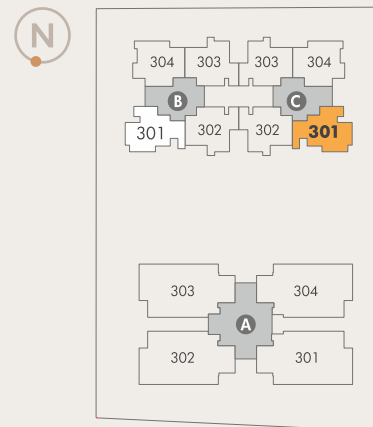
1	VESTIBULE	8'3" X 5'9"
2	PUJA	5'0" X 2'0"
3	LIVING & DINNING ROOM	25'0" X 21'0"
3A	BALCONY	20'0" X 6'8"
4	KITCHEN	15'0" X 8'6"
4A	STORE	5'0" X 6'1"
4B	WASH	8'0" X 5'7"
5	MASTER BEDROOM - 1	12'0" X 20'3"
5A	DRESS / TOILET	9'0" X 12'9"
6	MASTER BEDROOM - 2	17'0" X 12'0"
6A	DRESS / TOILET	7'7" X 12'9"
7	BED ROOM	15'0" X 11'0"
7A	TOILET	7'3" X 5'0"
8	GUEST BED ROOM	11'0" X 14'0"
9	COMMON TOILET	7'0" X 5'0"
10	PASSAGE	12'4" X 4'6"





# 3 BHK TYPICAL UNIT

B-301  
C-301

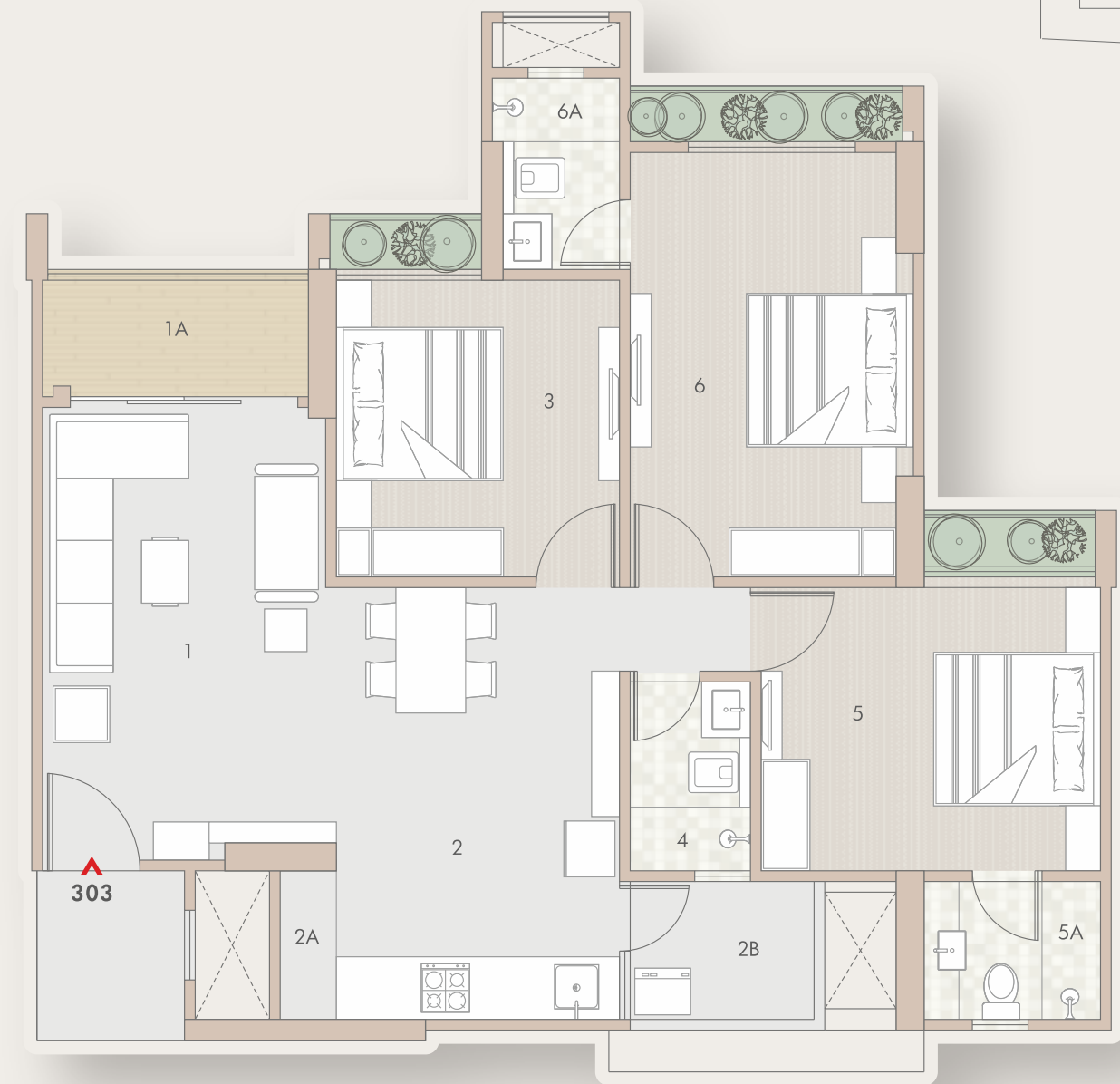
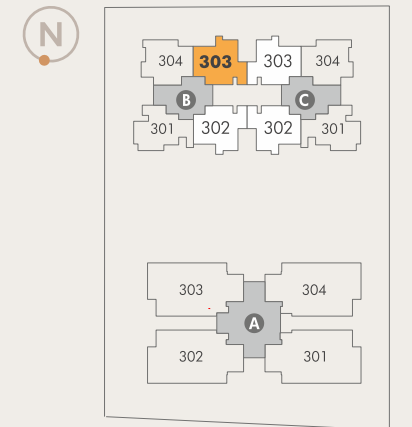


1	LIVING ROOM	10'0" X 16'0"
1A	BALCONY	10'0" X 4'7"
2	KITCHEN & DINNING	10'4" X 15'1"
2A	STORE	2'4" X 4'7"
2B	WASH	4'0" X 6'9"
3	BED ROOM	10'0" X 10'6"
4	COMMON TOILET	6'7" X 4'3"
5	MASTER BED ROOM	10'0" X 15'1"
5A	TOILET	7'0" X 4'3"
6	BED ROOM	10'0" X 12'0"
6A	TOILET	4'3" X 6'6"



# 3 BHK TYPICAL UNIT

B-302 & 303  
C-302 & 303

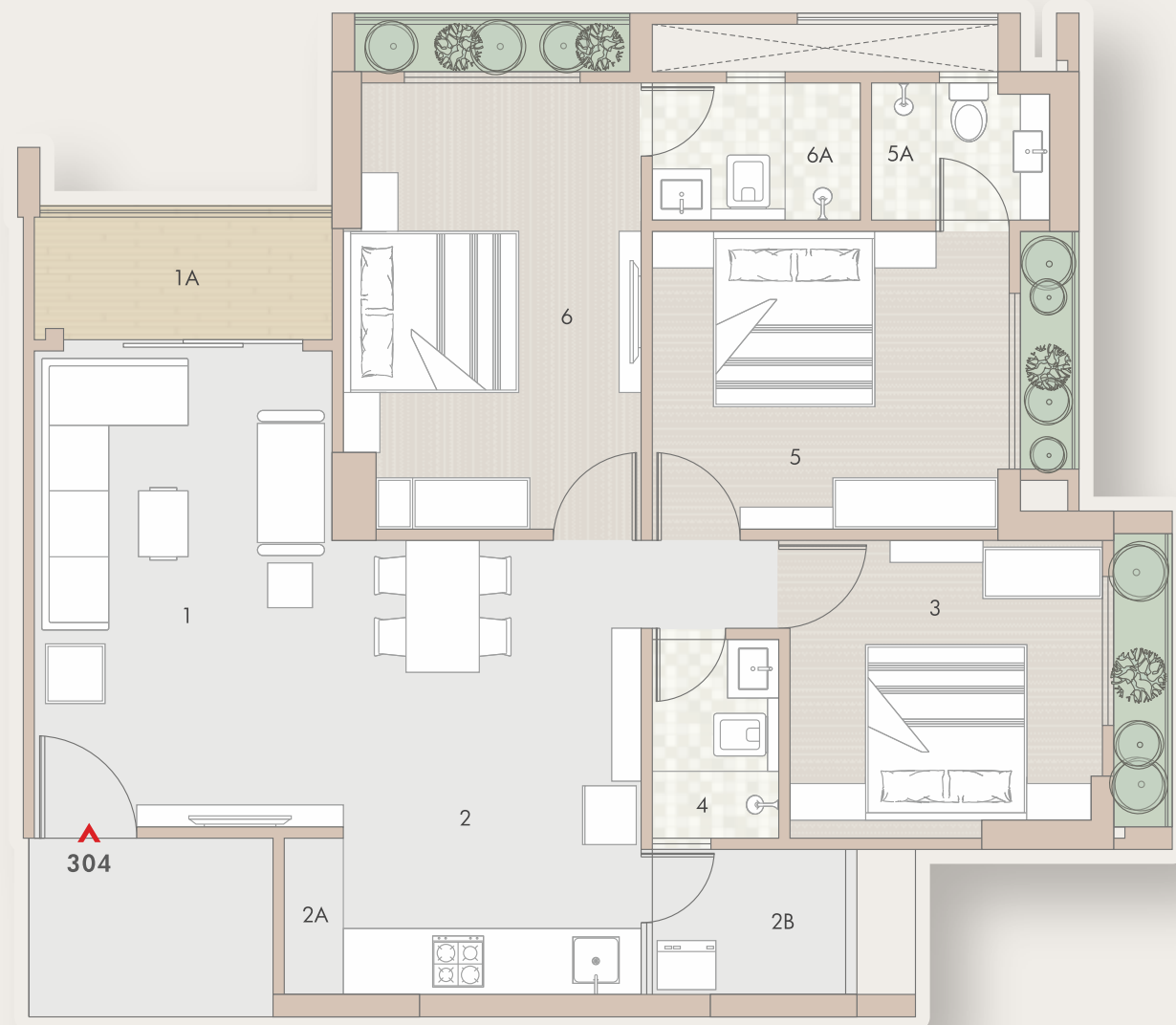
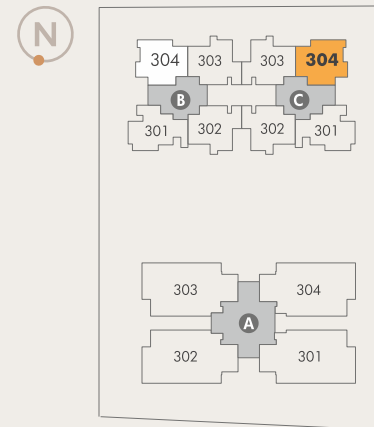


1	LIVING ROOM	10'0" X 16'0"
1A	BALCONY	10'0" X 4'1"
2	KITCHEN & DINNING	10'4" X 15'3"
2A	STORE	2'0" X 4'6"
2B	WASH	6'6" X 4'10"
3	BED ROOM	10'0" X 10'6"
4	COMMON TOILET	4'3" X 6'7"
5	BED ROOM	10'0" X 15'0"
5A	TOILET	4'6" X 6'9"
6	MASTER BED ROOM	12'0" X 10'0"
6A	TOILET	6'3" X 4'10"



# 3 BHK TYPICAL UNIT

B-304  
C-304

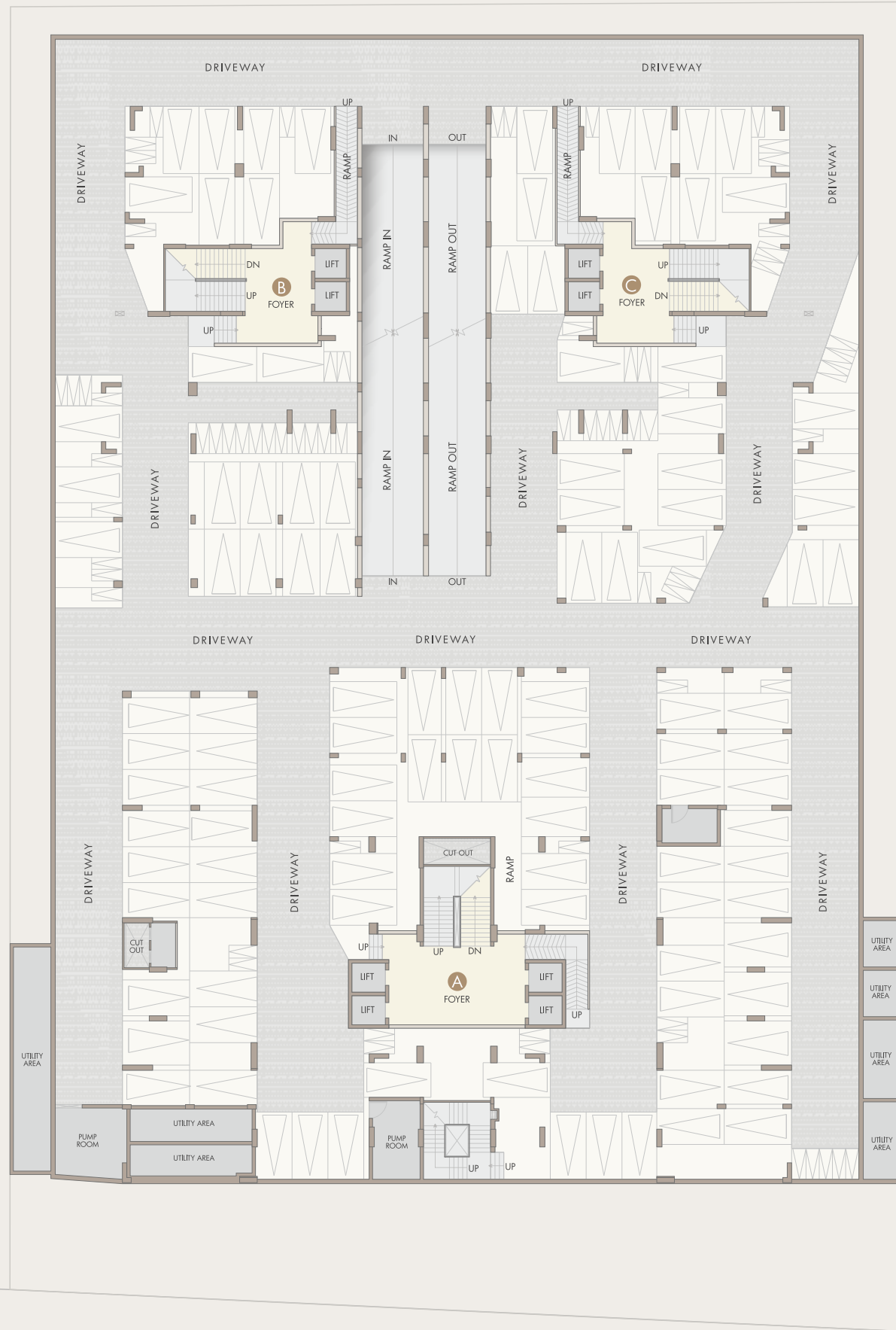


1	LIVING ROOM	10'0" X 16'0"
1A	BALCONY	10'0" X 4'1"
2	KITCHEN & DINNING	10'4" X 15'3"
2A	STORE	2'0" X 5'3"
2B	WASH	6'6" X 4'10"
3	BED ROOM	10'6" X 10'0"
4	COMMON TOILET	4'3" X 6'7"
5	BED ROOM	12'0" X 10'0"
5A	TOILET	6'0" X 4'7"
6	MASTER BED ROOM	10'0" X 15'0"
6A	TOILET	7'0" X 4'7"



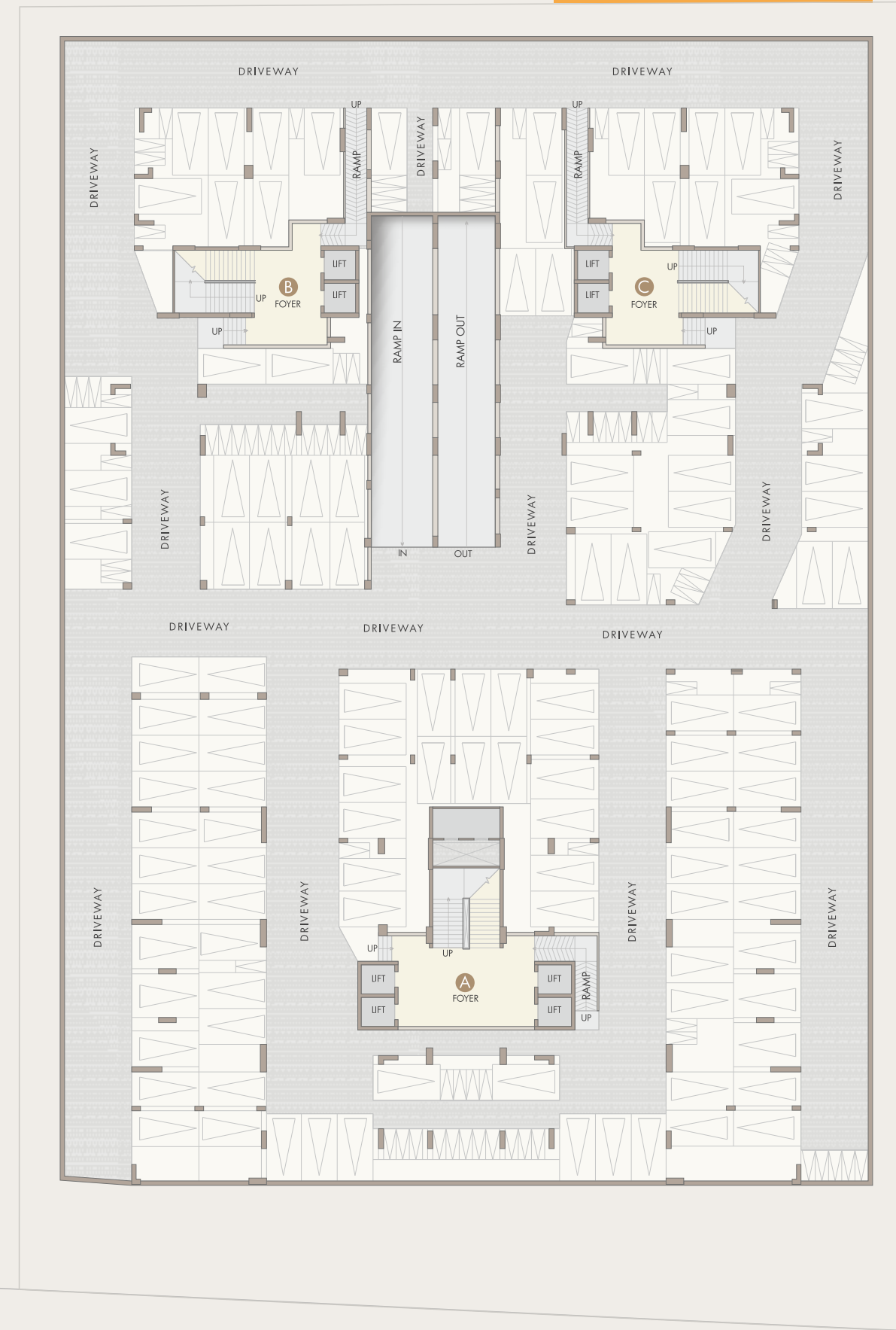
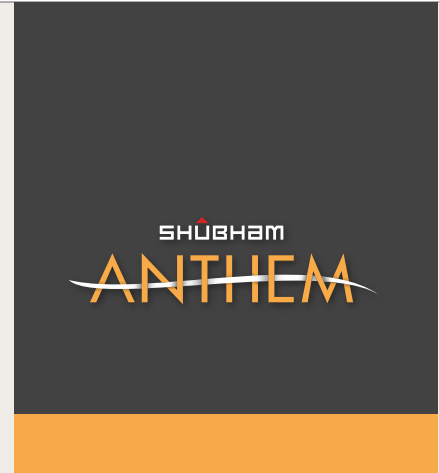


# BASEMENT 01



30.00 MT WIDE ROAD

# BASEMENT 02



30.00 MT WIDE ROAD



# SPECIFICATIONS

## FLOORING

Vitrified Tiles in All Rooms.  
Vitrified/Rustic Tiles in Balcony

## DOOR

Main Door - Wooden Flush Door with One Side laminate  
Internal Doors - Flush Doors/ Panelled Door with Oil Paints.

## WINDOWS

Sliding Aluminum Section Window

## KITCHEN & UTILITY

Granite Platform with Dado of Ceramic Tiles and Stainless Steel Sink  
Vitrified Tiles in Floor Vitrified Tiles in Wash Yard

## SANITARY WARE

Commode and Basin

## TOILET FITTINGS

Chrome Plated Fittings

## PAINTING & POLISHING

Exterior Double Coat Sand face/Texture Finish,  
Single Coat Mala Finish Inside  
Putty Finish Inside  
Acrylic Paint Outside

## TOILET - FLOORING

Ceramic Tiles Up to Lintel Level  
Ceramic Tiles in Flooring

## ELECTRICS

ISI Modular Switches  
ISI Make Wires, MCB/ELCB

# SALIENT FEATURE

- Basement parking
- CCTV camera
- 24\*7 security
- Gated community
- Power backup for common area
- Well-designed entrance foyer
- Automatic lifts
- Provision for TV and Internet Connection

## DEVELOPERS NOTE

- The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents.
- The member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking. The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale.
- The Promoter / Developer reserves the right to make changes in the Project, its amenities and specification as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers/ members of the project.
- The Promoter / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members / customers of the Project
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number.
- The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AutoCAD software.
- The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions.
- The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.
- The north direction shown in the brochure is approximate and can be erroneous.
- The Member / Customer is expected to verify the same personally before going ahead with the booking.
- The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project.
- The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.







Shubham Anthem is situated in the most fast developing west end of the city - Shela. This area is seamlessly connected by large road infrastructure from all sides. Surrounding Shubham Anthem you will find all the necessities like luxurious clubs, restaurants, community halls, townships, schools, hospitals to other day to day conveniences.



SCAN QR CODE FOR LOCATION



**NEARBY TOWNSHIP**

SKY CITY	1.0 KMS
APPLEWOODS	3.5 KMS
GOKULDHAM	4.0 KMS

**FAST CONNECTIVITY**

SP RING ROAD	3.0 KMS
SG ROAD	6.2 KMS

**CLUB & CONVENTION**

CLUB 07	0.5 KMS
AGRASEN BHAVAN	1.5 KMS
GULMOHAR GREENS	5.9 KMS

**EDUCATIONAL INSTITUTES**

MICA	1.5 KMS
SHANTI BUSINESS SCHOOL	1.0 KMS
SANSKAR DHAM	3.2 KMS
LJ COLLEGE	8.0 KMS

**IN VICINITY OF**

SOUTH BOPAL	1.1 KMS
BOPAL	2.2 KMS
SANAND	3.5 KMS

**HOSPITALS**

KRISHNA SHALBY HOSPITAL	3.0 KMS
SAHYOG HOSPITAL	4.0 KMS

**SHOPPING CENTRES**

TRP MALL & MULTIPLEX	5.0 KMS
SOBO CENTRE	4.5 KMS
METRO STORE	5.5 KMS

**POLICE STATION**

BOPAL POLICE STATION	5.0 KMS
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