



YOUR OWN  
PORTION  
OF *sky!*



# STAVYA

Coming from a business legacy of raw-land real estate, the generation ventured into developing and providing quality infrastructure in Gandhinagar. The vision led to the establishment of Stavya Group in 2021, led by a group of four passionate entrepreneurs starting with the Stavya Sky.



STAVYA  
SKY  
2 & 3 BHK HOMES

# YOUR OWN PORTION OF *sky!*

Owning a home is more than owing some square feet's and four walls, a space to witness beautiful blue skies on a balmy summer-scented day or cold morning in the winter sun is something one desires and deserves. Stayva Sky offers a piece of sky from your home!





UNINTERRUPTED  
ACCESS WITH ROAD  
FACING HOMES

Wide and double corner  
showrooms and apartments facing  
to the road front, ideal for locating  
and commuting.

STAVYA  
SKY



## WITNESS DUSK AND DAWN FROM ANYWHERE

A lavish entrance with artistic fountains for a grand welcome, garden facing seating area to witness the tranquility and spectacles of brilliant sunshine's and sunset from every residence at Stavva Sky.





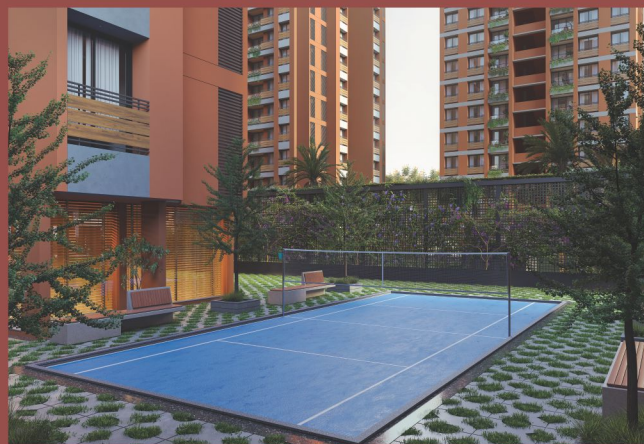
TRANSFORM TERRACES  
WITH PRIVATE GARDENS

8 penthouses and 11 apartments with  
personal terrace garden that feels like a  
personal oasis for creativity and unwinding.



## FACILITIES FOR A LIFESTYLE LIKE NO OTHER

A plethora of world class amenities in your society for nourishment and invigoration like a fully equipped gym, multipurpose court, indoor games, party lawn for get-togethers and fun that promote socializing amongst the residents and increasing choices for pleasure.





## LANDSCAPED LAWNS AND SEATING AREAS

Vast lush green landscapes for sitting back and relaxing and taking in the pleasures of life, dedicated seating areas for different activities and moods designed for a luxurious look and experience the luxe lifestyle in a true sense.







ALLOTTED CAR  
PARKING PER HOME



CHILDREN'S  
PLAY AREA



SCHOOL  
DROP-OFF ZONE



THEATER  
ROOM



LOUNGE



BANQUET HALL



LIBRARY



PARTY  
LAWN

A HOME  
THAT UPLIFTS  
YOUR  
*lifestyle.*



CONFERENCE  
ROOM



PERSONAL  
FOYER



FULLY  
EQUIPPED GYM



BOX CRICKET



BADMINTON  
COURT



TABLE TENNIS



POOL TABLE



CHESS & CAROM



YOGA ZONE



SENIOR CITIZEN  
SIT OUT



## SALIENT FEATURES

ENTRANCE PLAZA

WIDE INTERNAL ROADS

WATER BODY

AUTOMATIC ELEVATORS

ENERGY SAVING LIGHTS IN COMMON AREA

SOLAR SYSTEM FOR COMMON AREA

POWER BACKUP SYSTEM

RESORT LIKE THEMATIC PLANTATION

TREE PLANTATION SURROUNDING PROJECT AREA

MUSIC SYSTEM IN COMMON GARDEN



STAVYA  
SKY



**UNMATCHED  
LOCATION WITH  
REACHABLE FACILITIES**

Located exactly opposite the gates of the prestigious IIT - Gandhinagar it gives ease of commuting and ample facilities around. The location is no less than a prime location.

STAVYA  
SKY

## FINE COMMERCIAL SPACES UP-FRONT

Showroom and shop spaces with wide and double corner front with hassle free parking areas.



# GROUND FLOOR

18.00 MT WIDE TP ROAD

## AMENITIES

- 01 BADMINTON COURT
- 02 TABLE TENNIS/  
POOL TABLE
- 03 OFFICE
- 04 THEATER ROOM
- 05 CONFERENCE
- 06 DROP OFF &  
PICK UP ZONE
- 07 LOUNGE
- 08 READING LIBRARY
- 09 CAROM ROOM
- 10 CRICKET COURT
- 11 BANQUET 1
- 12 BANQUET 2
- 13 GYM
- 14 KIDS ZONE
- 15 COMMON PLOT
- 16 FOUNTAIN
- 17 KIDS PLAY AREA
- 18 SENIOR CITIZEN AREA
- 19 WATER BODY
- 20 GAZEBO

7.700 MT WIDE ROAD

ENTRY / EXIT

7.5 MT. APPROACH ROAD

20.00" WIDE RAMP DOWN

7.5 MT. APPROACH ROAD

7.5 MT. APPROACH ROAD

7.5 MT. APPROACH ROAD

7.5 MT. APPROACH ROAD

7.5 MT. APPROACH ROAD





2<sup>ND</sup>  
FLOOR

18.00 MT WIDE TP ROAD

7.700 MT WIDE ROAD



TYPICAL FLOOR  
(3<sup>rd</sup> to  
12<sup>th</sup> floors)

18.00 MT WIDE TP ROAD

7.700 MT WIDE ROAD



13<sup>TH</sup>  
FLOOR

18.00 MT WIDE TP ROAD

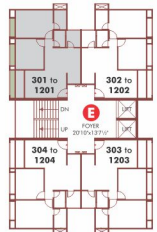
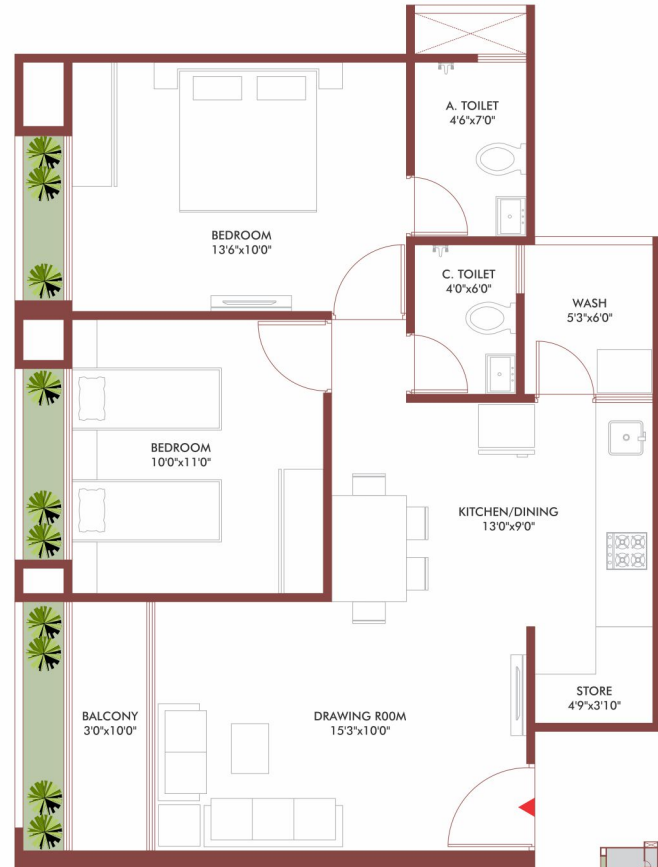
7.700 MT WIDE ROAD



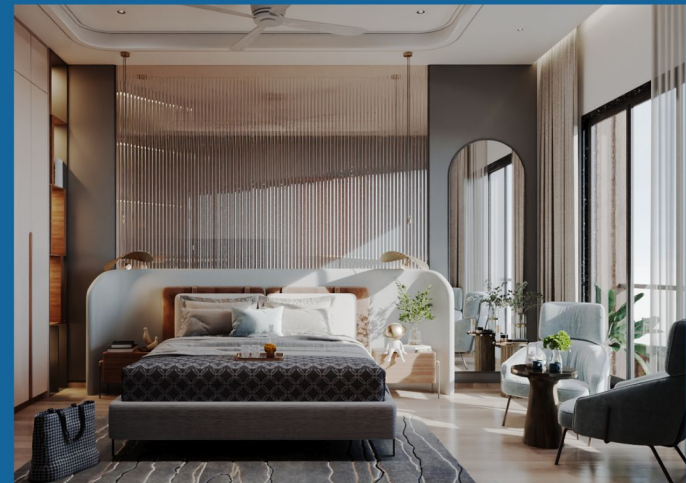
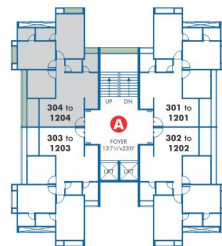




**UNIT - 1 (2 BHK)**  
(BLOCK - E & G)

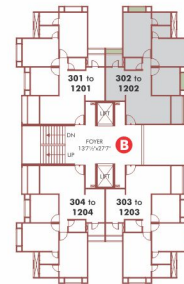


**UNIT - 2 (3 BHK)**  
(BLOCK - A & D)





**UNIT - 3 (3 BHK)**  
(BLOCK - B, C & F)





## ELEVATED FOR HEIGHTS NOBODY DARE REACH

Stavya Sky is the only towering building in the vicinity giving the residents extraordinary views of the surrounding gardens and the open skies. The scheme is built with excellent elevation providing ventilation and lighting with personal foyers for every apartment.



## SPECIFICATIONS

### STRUCTURE

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

### 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.

### PLUMBING

- Concealed plumbing with premium quality pipes and fittings.
- For continuous water supply, a common borewell.

### KITCHEN

- Ready to use granite finished platform with SS sink.
- Designer glazed tiles with dado up to beam level and also below the platform.
- Electrical point for microwave and mixer.
- Plumbing and electrical provisions for water purifier & washing machine.
- Kota stone shelf in store room.

### FLOOR FINISH

- Premium quality vitrified tiles in drawing, dining, kitchen & all bedrooms.

### DOORS & WINDOWS

- Decorative wooden polished main entrance door with brass fitting and fixtures. All other doors are flush doors.
- Fully / glazed aluminum domal section windows with stone revile.

### ELECTRIFICATION

- Concealed copper flexible wiring with adequate number of electrical points & branded modular switches.
- TV point in drawing room and TV & AC points in one bedroom.
- Centralized distribution board with MCBS & ELCB for safety protection.

### TOILETS

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

### TERRACE

- Open terrace finished with suitable water proofing & china - mosaic flooring for heat reflection.

### FIRE

- Government approved fire safety system.

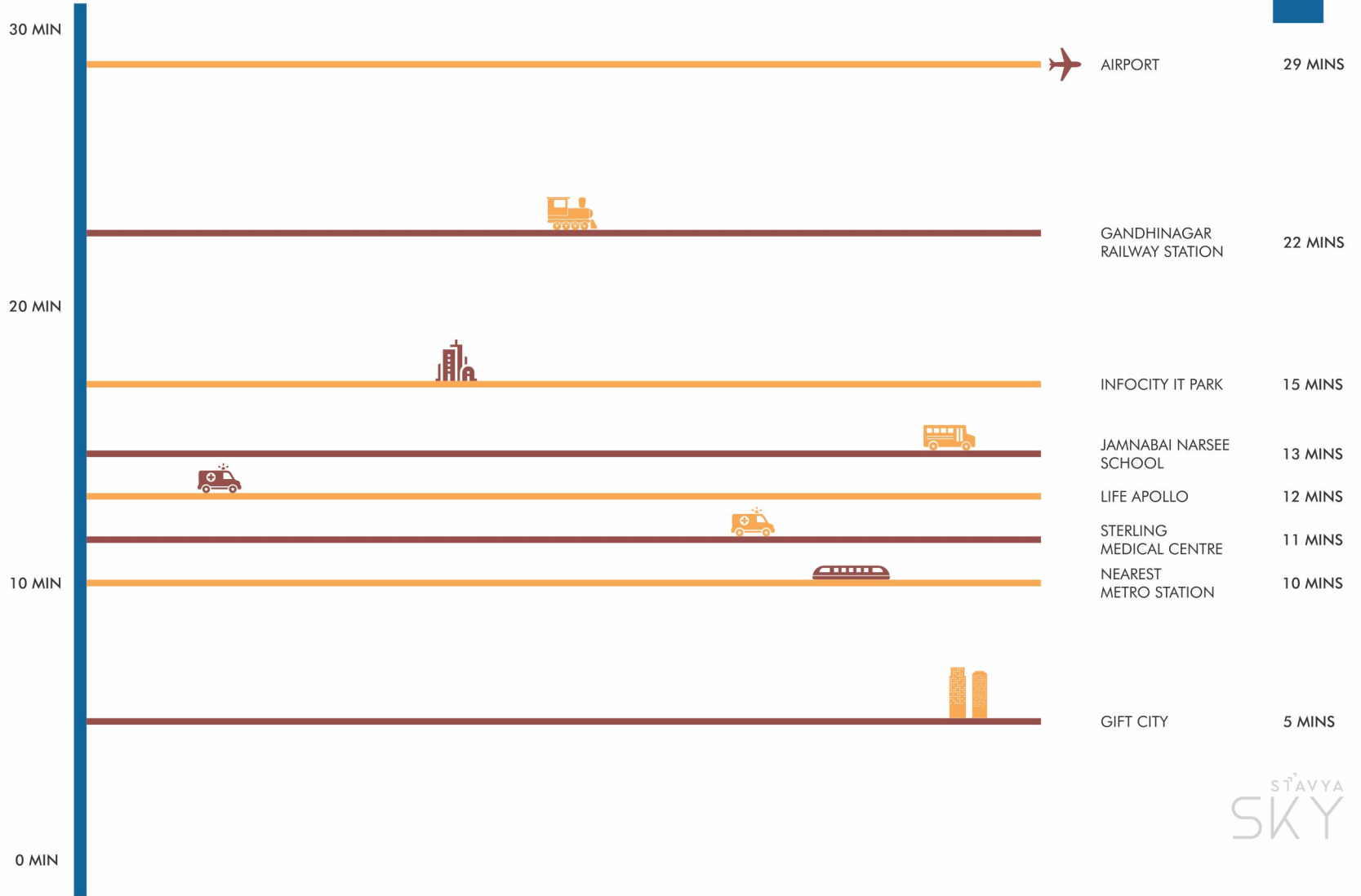


#### BRANDS WE USE (OR EQUIVALENT)

STEEL	
CEMENT	
FLOORING	BRANDED (ISI)
PLUMBING	
WINDOWS	ALUMINUM DOMAL SECTION

ELECTRIC	
SWITCHES	
BATHROOM	
ELEVATOR	
INSIDE PUTTY	
GLASS	BRANDED (ISI)

# DISTANCES





**NOTE**

• Stamp duty, Registration charges, Legal charges, Electricity charges, Society maintenance deposit, etc. shall be borne by the purchaser. • VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government/Local Authorities during or after completion of the scheme shall be borne by the purchaser. • The developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout and all purchases shall abide by such changes. • Specifications and amenities mentioned in this brochure and in all promotional documents are only representational and informative and are subject to modification/compliance required as per the RERA Act. It shall not be considered as a part of legal documents. • Changes/alteration of any nature including elevation, structure or any other changes affecting the overall design concept. And outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All dimensions are approximate and unfinished subject to change. • Subject to Ahmedabad jurisdiction.

**SITE:**  
Opp. IIT Main Gate,  
IIT-GIFT CITY Road, Palaj, Gandhinagar.



SCAN FOR  
LOCATION



SCAN FOR  
WALKTHROUGH

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A PROJECT BY

STAVYA

ARCHITECT

DESIGN CODE PVT. LTD.

[dcm.co.in](http://dcm.co.in)

STRUCTURAL ENG.

 **SHREEJI**  
STRUCTURALS