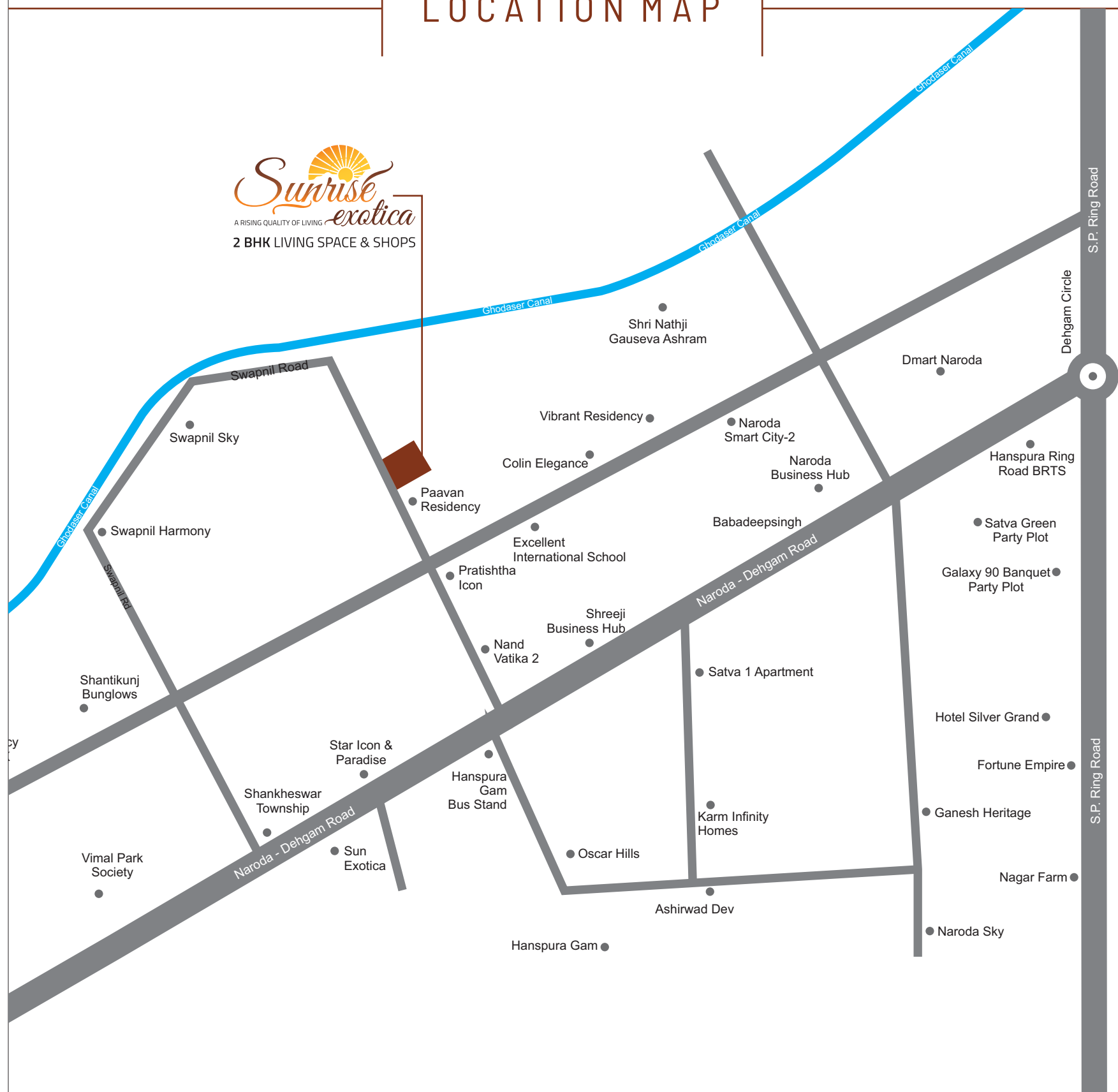


# LOCATION MAP

**Sunrise**  
*exotica*  
A RISING QUALITY OF LIVING  
2 BHK LIVING SPACE & SHOPS



PRIME • SPACIOUS • PEACE

**Sunrise**  
*exotica*  
A RISING QUALITY OF LIVING  
2 BHK LIVING SPACE & SHOPS

A PROJECT BY:  
**Sunrise**  
DEVELOPERS

Nr. Paavan Residency 100 Ft. Road, Opp. Hanspura Gam Bus Stand,  
Naroda - Dehgaam Road, Hanspura, Ahmedabad - 382330  
**Call: +91 9879790929, 9376137271**

**RERA NO.** PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA12165/180823  
[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

ARCHITECT **SHAPERS360** STRUCTURE **KANHAI ENGINEERS**



[www.sunriseexotica.com](http://www.sunriseexotica.com)

Shreeji Graphics / 90 33 35 37 04





  
A RISING QUALITY OF LIVING  
2 BHK LIVING SPACE & SHOPS

PRIME • SPACIOUS • PEACE

*Discover the perfect harmony of prime location and spacious living at Sunrise Exotica. Nestled in the heart of Ahmedabad, this remarkable residential haven redefines urban living with its unparalleled blend of convenience, luxury.*





welcome to sunrise exotica where the architectural marvel redefines opulent living with its unmatched fusion of lavishness and exclusivity. Every residence is a testament to elegance, meticulously designed to embody the zenith of luxury living. With sprawling living areas, palatial bedrooms, and meticulous attention to detail, each corner exudes sophistication.

STEP INTO A LIFE OF LUXURY



# GROUND FLOOR LAYOUT





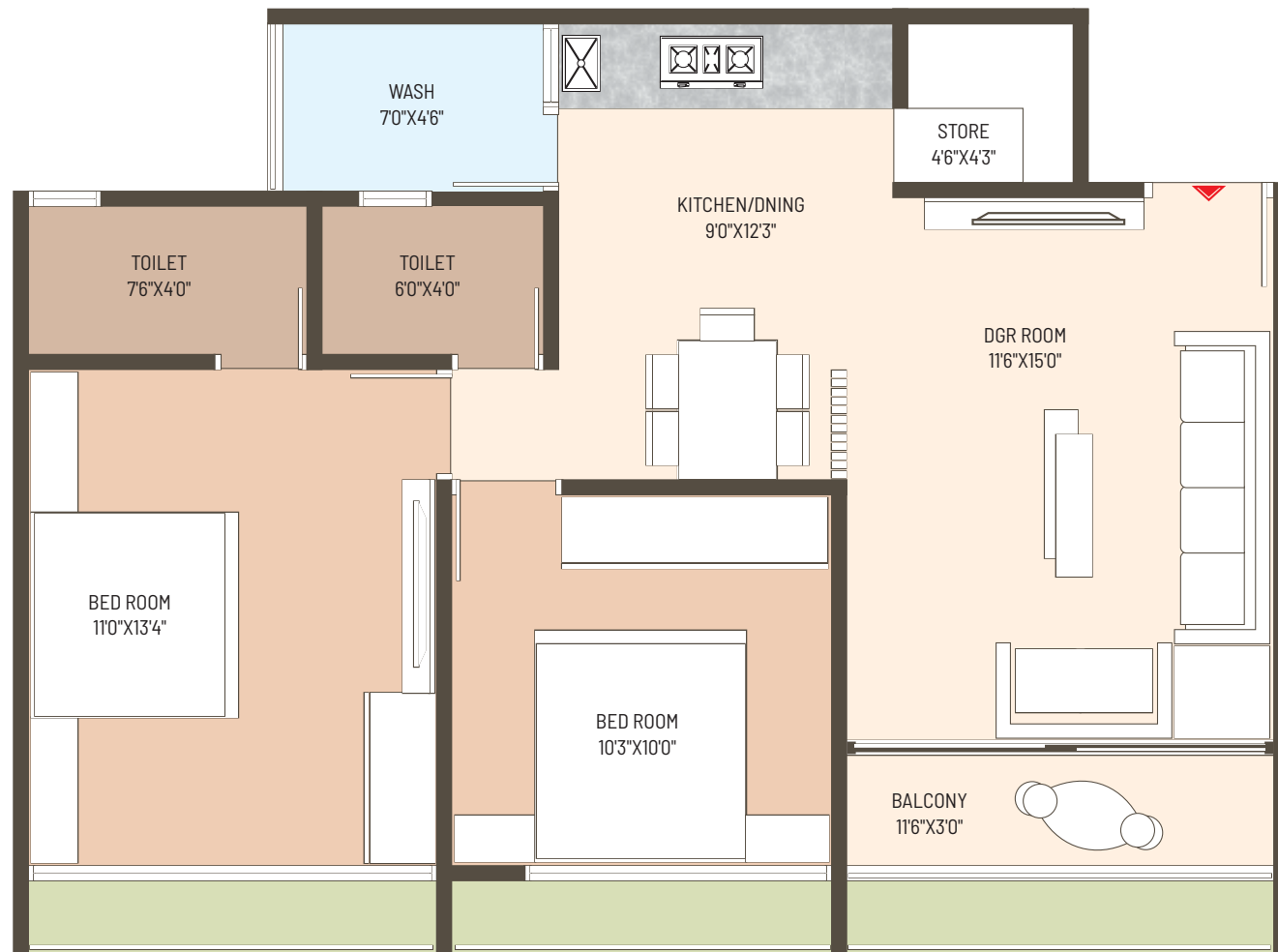
# TYPICAL FLOOR LAYOUT



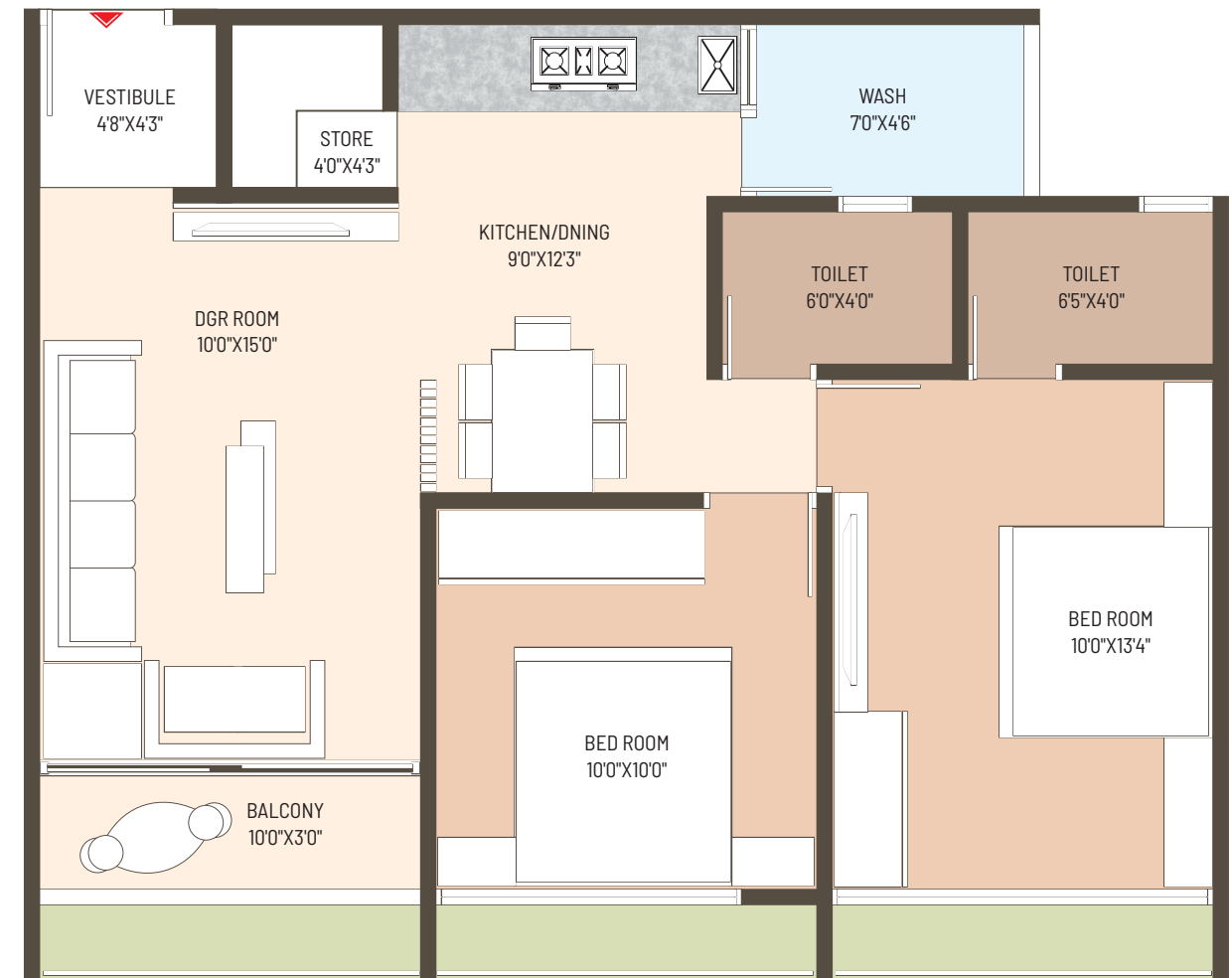
30.00 MT WIDE ROAD



# BLOCK A & F UNIT PLAN



# BLOCK B TO E UNIT PLAN







a peaceful living experience with  
**ELEGANCE IN EACH CORNER**

*Sunrise exotica embodies the essence of elegance in harmony with peaceful living. It's not just a place to reside, it's a sanctuary that encapsulates the poetry of serenity. Experience a lifestyle that cherishes peace and elegance above all and creates an environment that fosters both relaxation and sophistication.*





## AMENITIES

### elevate your well-being in our STATE-OF-THE-ART FITNESS CENTER

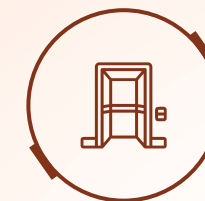
Immerse yourself in a space designed to foster mindfulness and spiritual well being with our serene yoga retreat. Tailor your workouts with an assortment of weights and machines, guided by our fitness experts in our dedicated gym area. Ignite your cardiovascular health in our cutting-edge jogging track.



Spacious Home



Wide Entry Foyer



Two Lifts Per Block



Ample Parking



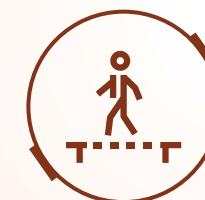
Club House



Gym



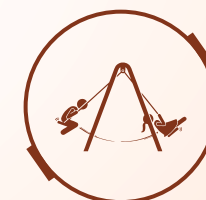
Gajebho



Jogging Track



Indoor Game



Children Play Area





## AMENITIES



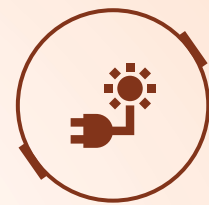
Landscaped Garden



Senior Citizen Sit-Outs



Drop Off Zone



Common Solar Rooftop



CCTV Camera



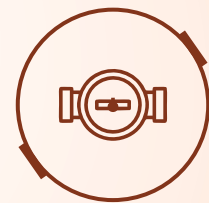
Fire Safety System



24X7 Security



24X7 Water



Water Meter



Pressure Pump System

## YOUR PLAYFUL HAVEN AWAITS

Step into a world of boundless entertainment and recreation with our captivating play area, where luxury living finds a perfect companion in our diverse array of indoor and outdoor games. Get ready to indulge in hours of exhilarating fun with our carefully crafted gaming spaces.





## SPECIFICATIONS

### STRUCTURE

- Earthquake Resistant R.C.C. Frame Structure.

### FOYER

- Lift Passage | Vitrified Tiles in Flooring & High Gloss Elevation Tiles.

### FLOORING

- Vitrified Tiles in Drawing /Dining Room, Balcony, Kitchen.
- Vitrified Tiles in Bedroom.
- China Mosaic on Terrace With Water Proofing.

### DOOR

- All Doors are 30mm Thick Granite Frame.
- Main Door - Wooden Flush Door With Both Side Laminate.
- Internal Door - Flush Door.

### WINDOW

- Sliding Aluminum Section Window With Granite Frame
- Aluminium Domal Heavy Section.
- Standard Quality Window Glass.

### PAINTING & POLISHING

- Exterior Double Coat Sand Face Plaster Texture Finish With Acrylic Paint Outside.
- Single Coat Mala Finish Plaster Inside With Birla Putty Finish.

### KITCHEN & UTILITY & STORE ROOM

- Granite Platform With Ceramic Tiles Up To Lintel Level with Stainless Steel Sink.
- Vitrified Tiles In Floor & Wash Yard & Store Room.

### TOILET FITTINGS

- Chrome Plated Fittings.

### TOILET - FLOORING

- GVT Tiles Up To Lintel Level. | Vitrified Tiles in Flooring.

### ELECTRICAL

- ISI Mark Modular Switches, ISI Mark Wires.
- MCB/ELCB Sufficient Electric Point In All Rooms.

### PLUMBING

- ISI CPVC/UPVC Pipes for Water Supply.
- PVC & SWR Pipes for Solid Water and Drainage System.