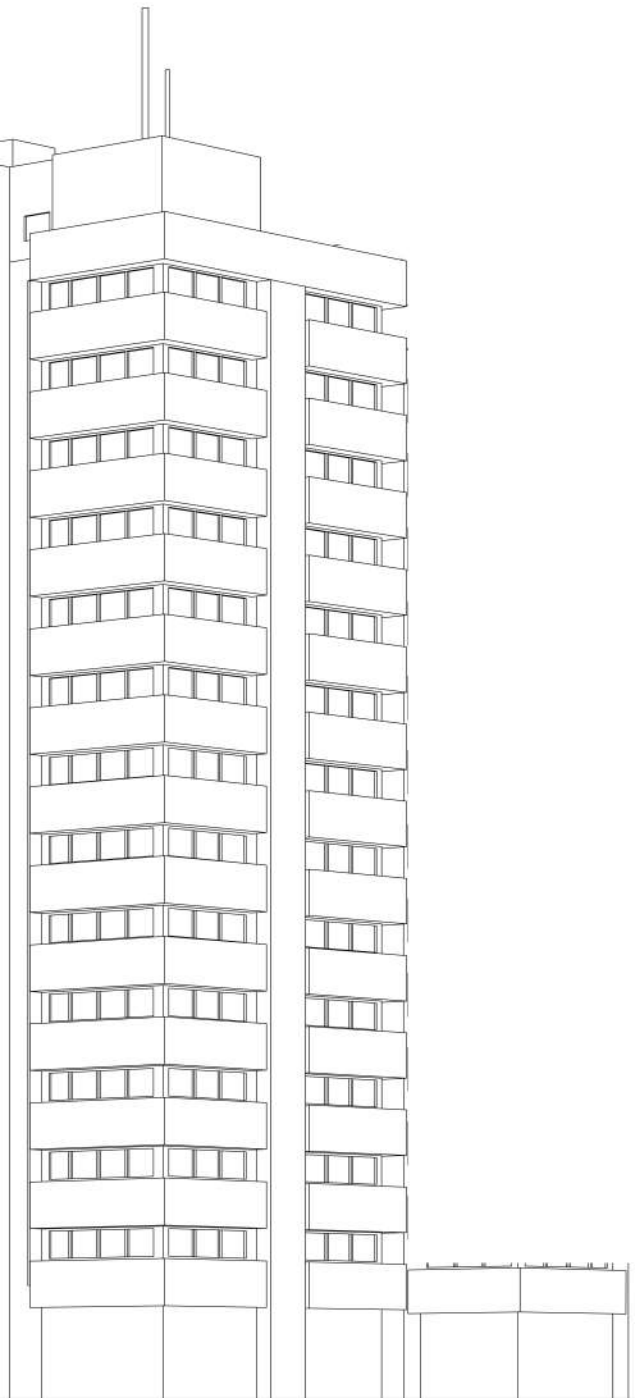


UPCOMING LANDMARK

4BHK + WFH APARTMENT

📍 AMBLI



luxury living at

EDGE

SHIVALIK
BUILDING LANDMARKS SINCE 1996

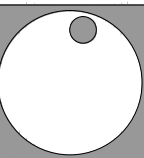
Facts

➤ **Apartments**

- 4 BHK + WFH Apartments
- 4320 Indicative SBA (2376 RERA Carpet)
- No Common Walls
- 2 Good Size Balcony
- Personal Foyer & Personal Elevators
- Service elevator
- Servant Room
- GYM
- Indoor Games
- 3 Alloted Parking Per Unit
- R3 Zone View
- **Green Building**
- 48 Apartments & Penthouse

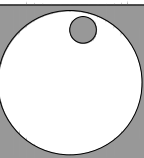


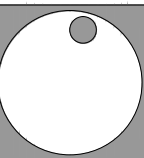
➤ **Possession on Diwali 2023**

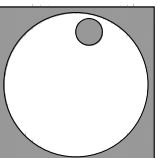
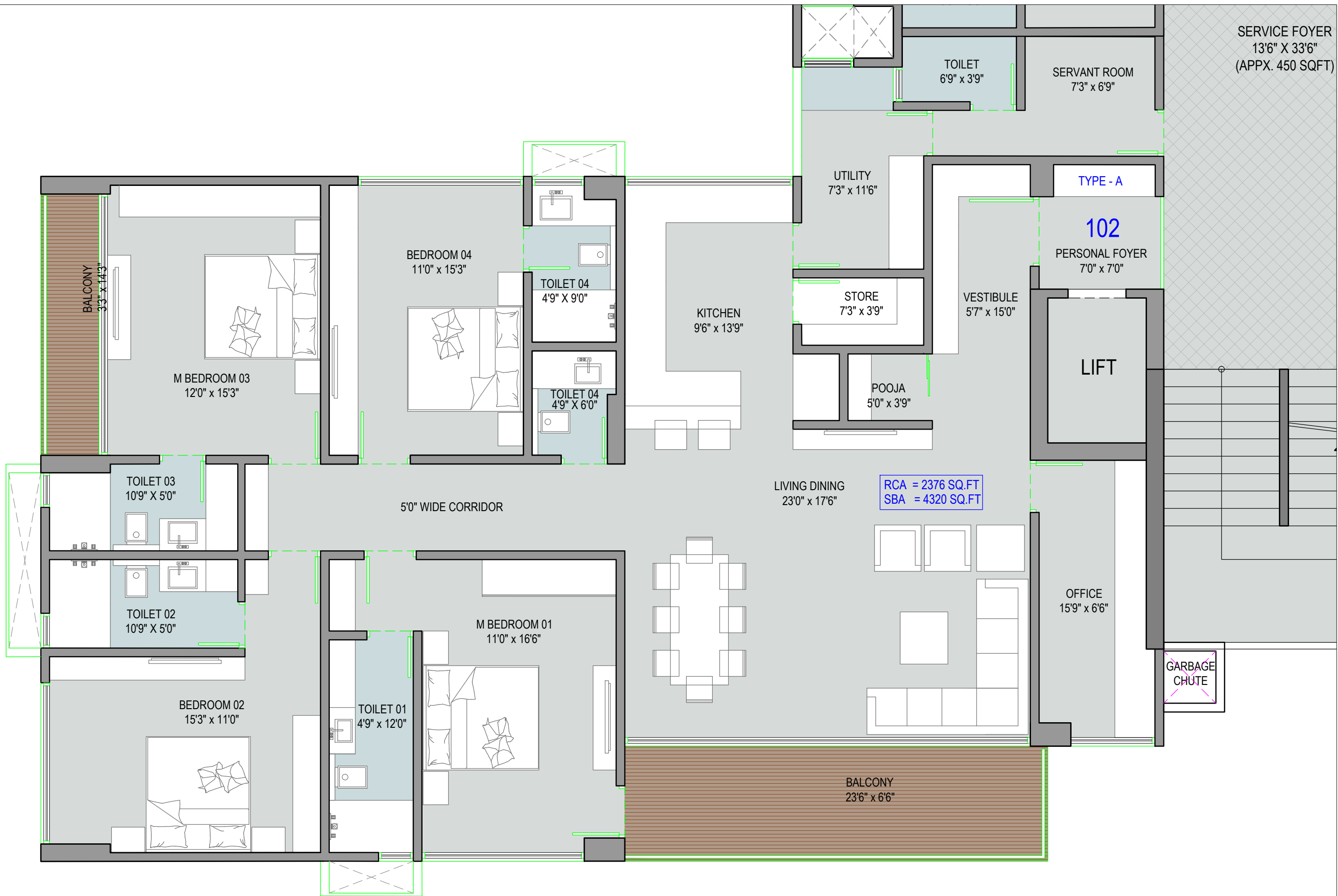


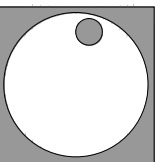
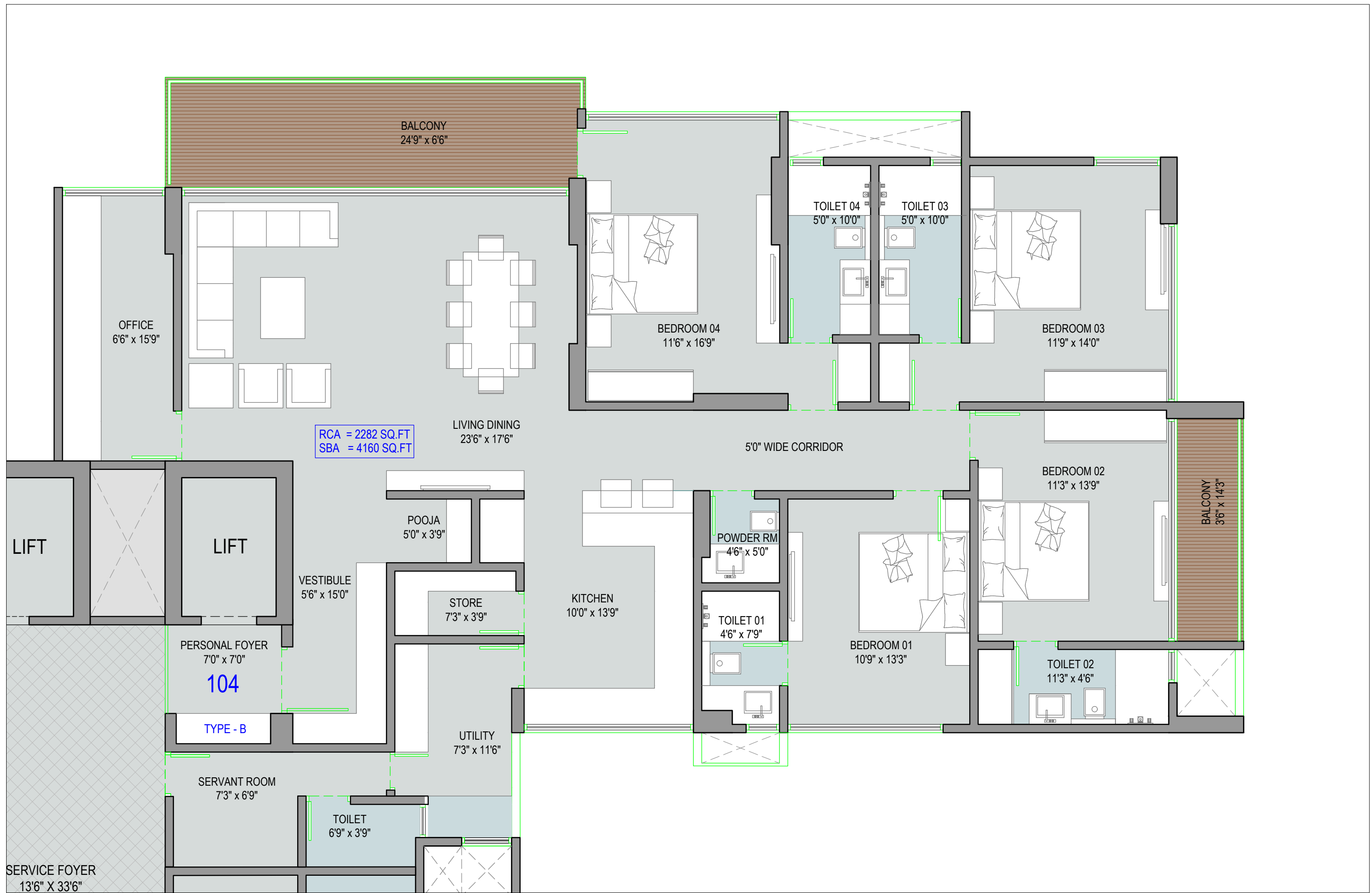


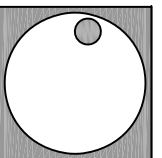
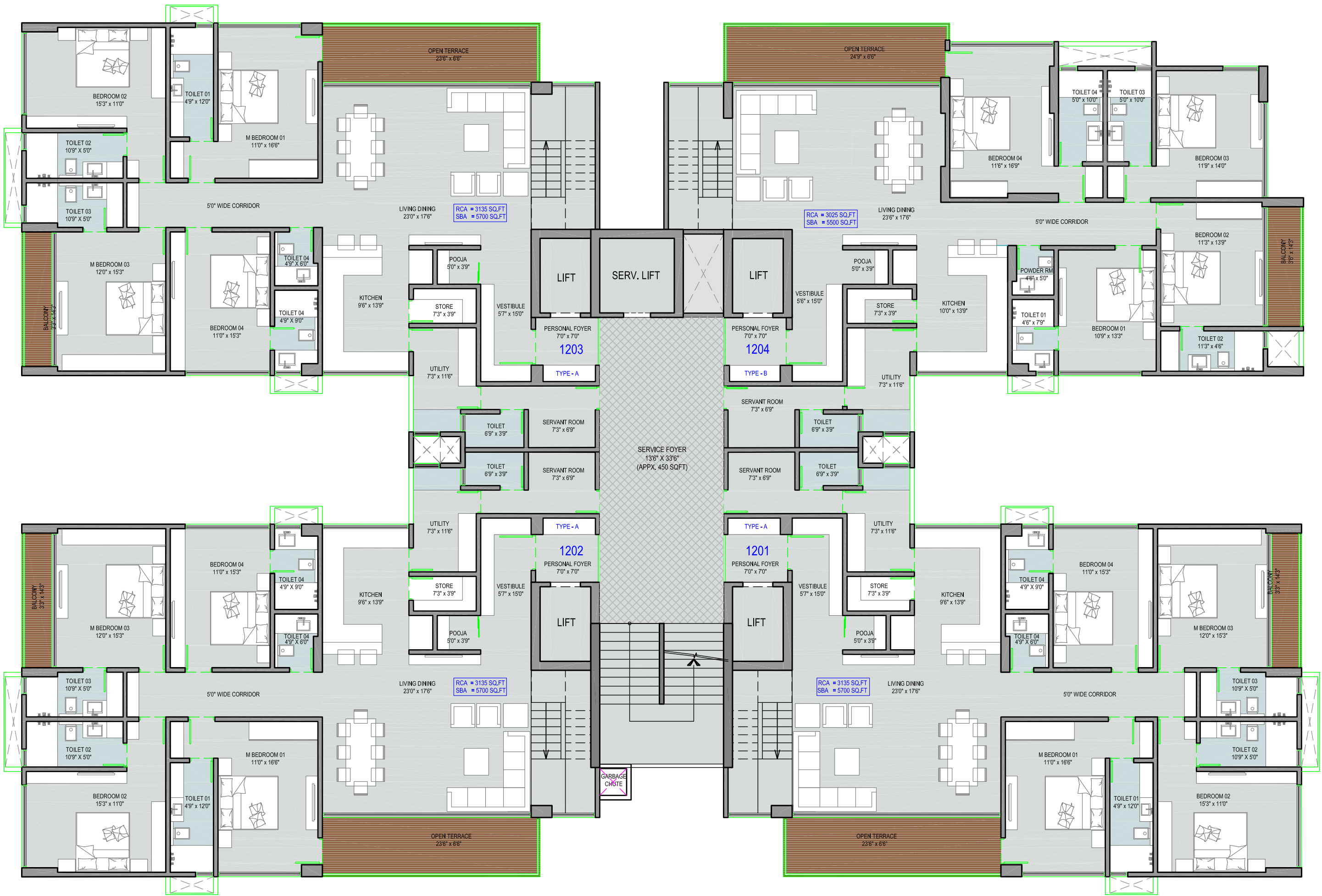
18.00 M WIDE T.P. ROAD

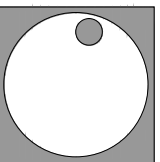
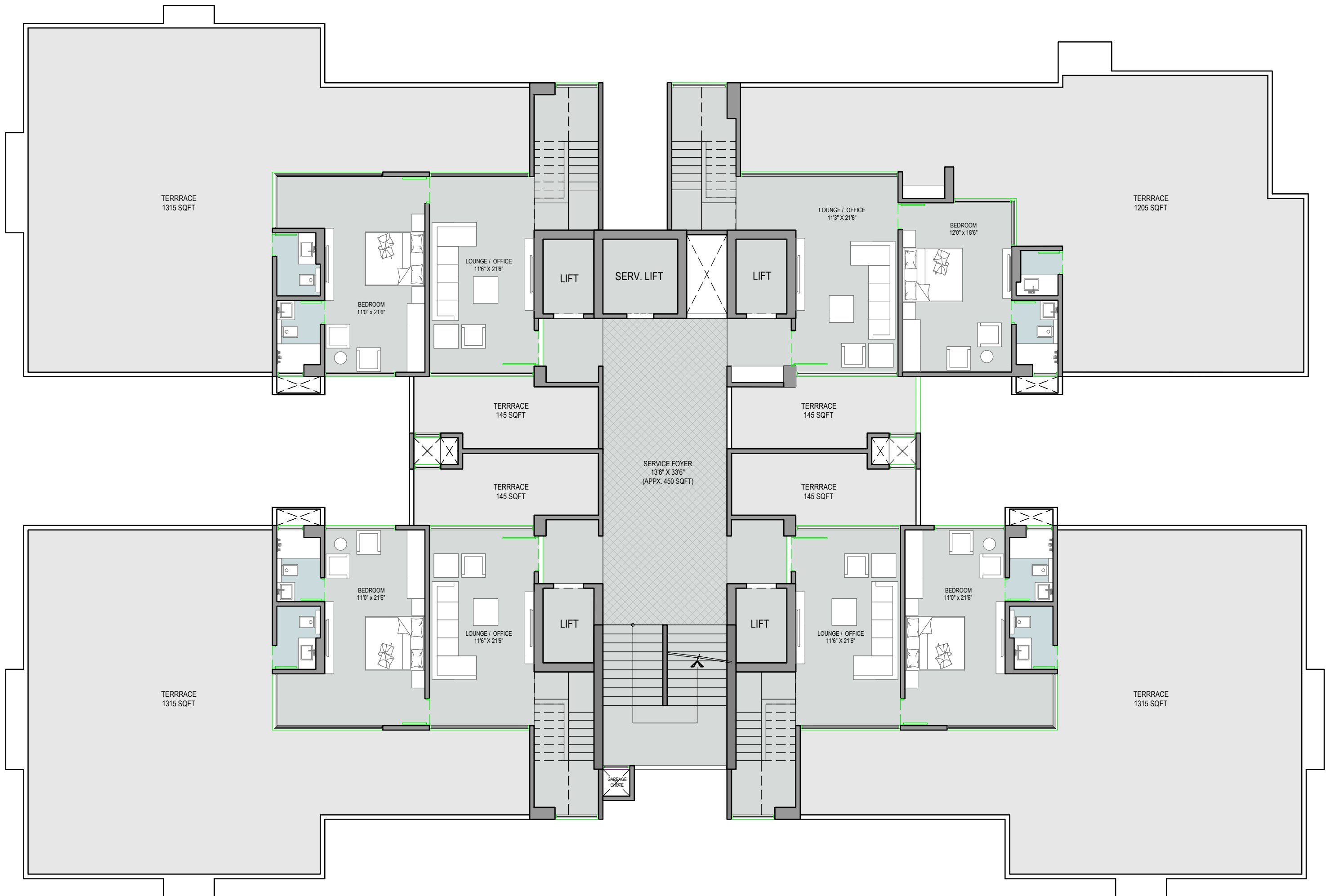












Amenities & Features



GYM



Landscape
Garden



Intercom



Activity
Room



Solar Panel
Provision



Water Efficient
Plumbing Fixture



Gas Pipeline



CCTV
Surveillance



Smart Society
App



Charging
Point for
electrical
vehicle



Rain Water
Harvesting



Energy Efficient
Lighting Fixture
with Standard
lux level

Specifications

➤ FLOORING

- Vitrified Tiles in Drawing, Living, Dining & Bedrooms
- Wooden Flooring in Master Bedroom
- Granite Platform with S.S. Sink & Tiles upto Lintel Level in Kitchen
- Natural granite / Rustic Tiles in Balcony

➤ COLOUR

- Internal - Putty Finish
- Exterior - 100% Acrylic Paint

➤ DOORS

- Main Door - Polish Natural Veneer with natural latch
- Doors- Laminated Both Side
- Video door phone

➤ BEDROOM & TOILET DOOR

- Both side paint with SS hardware

Specifications

➤ **TOILETS**

- Glazed / Ceramic tiles upto lintel level
- Counter basin / wall hung basin
- Branded EWC couple closet
- Branded Cp brass fittings

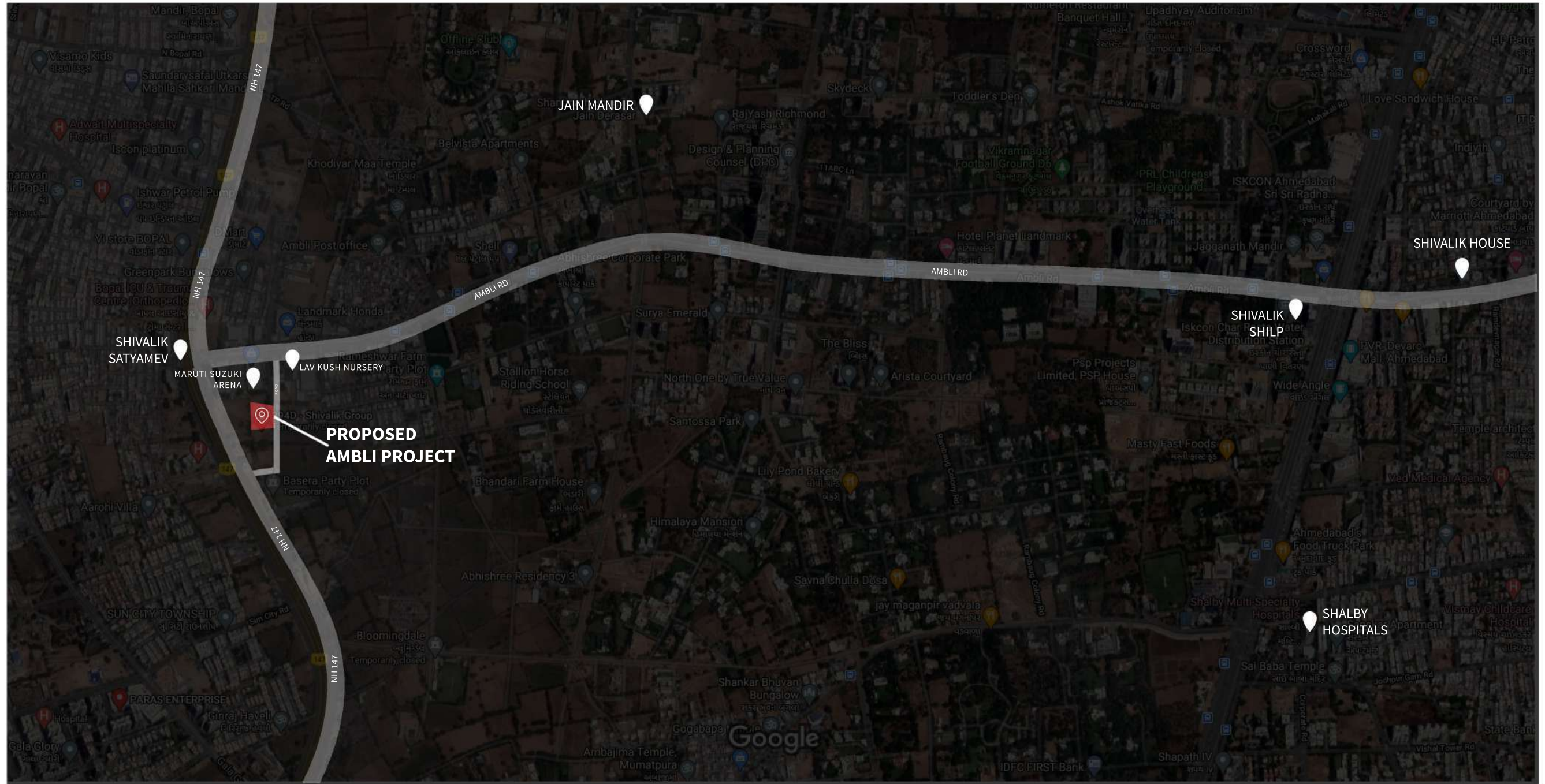
➤ **ELECTRIFICATION**

- 3 Phase Concealed ISI Copper Wiring with Modular Switch
- MCB Distribution Panel

➤ **WINDOWS**

- Anodised / Powder coated aluminium windows





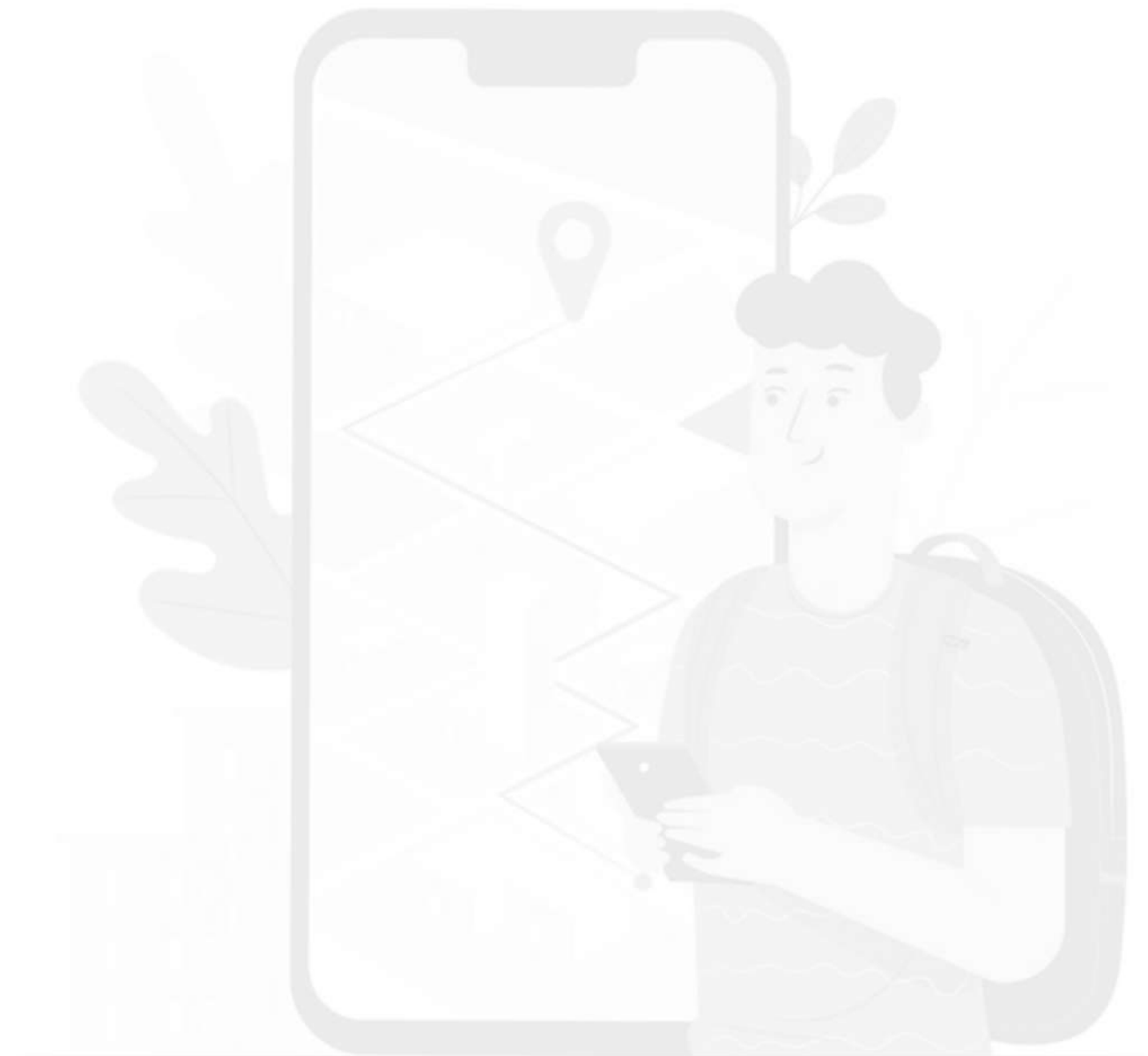
 **PROJECT**, LANE BESIDES MARUTI SUZUKI ARENA , AMBLI BRTS ROAD, AMBLI, AHMEDABAD - 380058



SCAN FOR LOCATION

Connectivity

- **Airport** 30 min | 23 km
- **Ahmedabad Railway Station** 20 min | 17 km
- **BRTS Accessibility**
- **Business Connectivity** (Bopal Cross RD 4 km, Sindhu Bhavan Rd 8 km, Pakwan Cross RD 8 km)
- **Education Institutions** (Anant University, MICA)
- **Entertainment & Food Zones** (Reliance Mall, Club O7)
- **Hospital** (Shalby, Adwait, Krishna Shalby)
- **Temples**



60+ LANDMARKS | **95 LAC+** SQ.FT | **5000+** UNITS



Promoter: **Sharnam Construction PVT LTD**

Office: **Shivalik House**, B/S Satellite Police Station, Ramdevnagar Cross RD, Ahmedabad - 15 | 7575 00 4000 | shivalikgroup.com