



shivalik
RESIDENCES

Unmatched Address



Shahibaug

as the name suggest is an area with class.

Having royal past and rich reputation for fine homes,
Shahibaug is one of those oldest residential areas surrounded by lush green.





4 & 5 BEDROOM LUXURY HOMES

Invite yourself into an exclusive life that reflects your impeccable taste for elegance and luxury.

An elite neighbourhood, sprawling living spaces panoramic views and luxurious amenities that match your lifestyle.

Imbibing every expectation, this is the life at Shivalik Residences.





Evoke your
CREATIVITY
on the grand canvas of your
REGAL RETREAT.

THE HIGH LIFE

A 13 storeyed magnificence rises about the rest in the hub of residence and convenience: the heart of Ahmedabad city.

Exclusive units range from expansive 4375 sq.ft. and 5360 sq.ft. homes, carefully crafted with premium specifications, the limited edition homes create a sanctum of style and class.

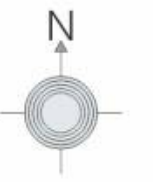
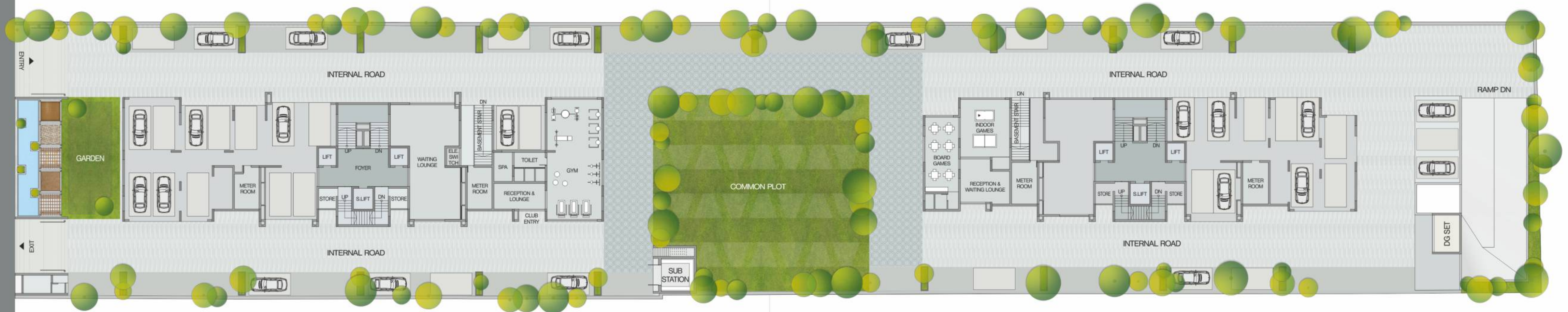


AIRPORT

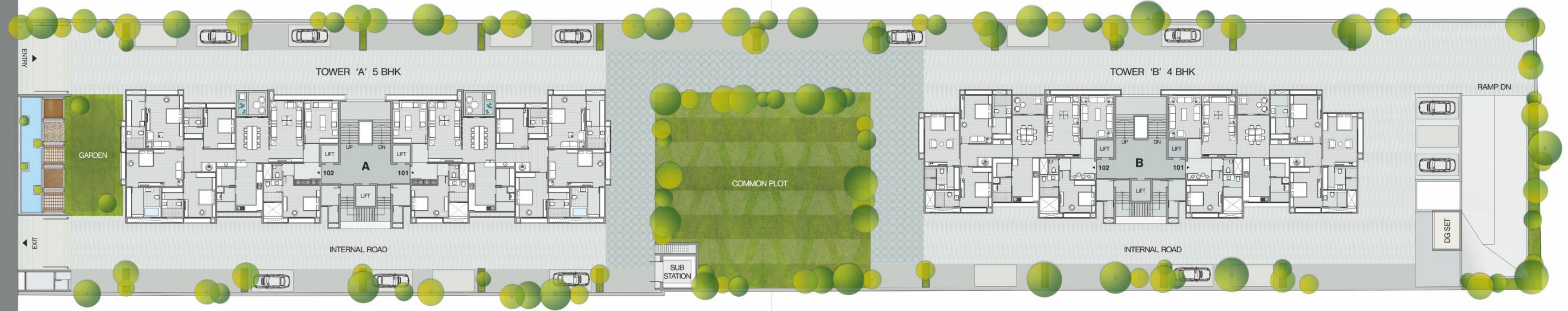
100 FT. WIDE ROAD

SHAHIBAUG UNDERPASS

COMMON AREA PLAN



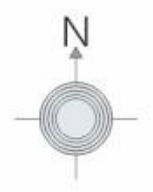
LAYOUT



↑ AIRPORT

100 FT. WIDE ROAD

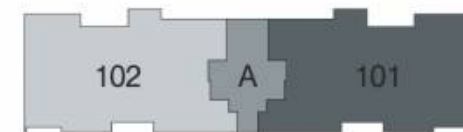
↓ SHAHIBAUG UNDERPASS



5 BHK APARTMENT
5360.00 SQ. FTS. (596.00 SQ. YDS.)



NO.	SPACES	AREA	NO.	SPACES	AREA
1	VESTIBULE	95" X 7'10"	8	CHILDREN BEDROOM-02	120" X 15'0"
2	DRAWING ROOM	130" X 16'1"	8A	DRESS/TOILET	6'11" X 11'4"
3	G. TOILET	37" X 5'11"	9	MASTER BEDROOM-03	140" X 20'0"
4	GUEST BEDROOM-01	140" X 12'1"	9A	DRESS/TOILET	7'0" X 20'0"
4A	TOILET	7'0" X 8'2"	10	MASTER BEDROOM-04	215" X 14'0"
5	LIVING ROOM	128" X 23'4"	10A	DRESS/TOILET	13'0" X 11'3"
6	DINING	120" X 17'0"	11	MASTER BEDROOM-05	120" X 17'0"
6A	VERANDAH	120" X 9'11"	11A	DRESS/TOILET	8'0" X 11'3"
7	KITCHEN	100" X 17'8"	12	PUJA	5'1" X 3'4"
7A	STORE	6'11" X 6'8"	13	SERVANT ROOM	6'7" X 8'0"
7B	WASH YARD	6'11" X 9'2"	13A	TOILET	3'8" X 6'0"



4 BHK APARTMENT

4375.00 SQ. FTS. (486.00 SQ. YDS.)



NO.	SPACES	AREA	NO.	SPACES	AREA
1	VESTIBULE	8'11" X 7'10"	7B	WASHYARD	6'11" X 9'0"
2	DRAWING ROOM	12'6" X 16'1"	8	MASTER BEDROOM-02	12'0" X 18'1"
3	G.TOILET	3'7" X 5'11"	8A	DRESS/TOILET	6'11" X 16'5"
4	GUEST BEDROOM-01	13'6" X 12'1"	9	MASTER BEDROOM-03	13'0" X 20'0"
4A	TOILET	7'0" X 8'2"	9A	DRESS/TOILET	13'0" X 8'6"
5	LIVING ROOM	12'8" X 23'4"	10	CHILDREN BEDROOM-04	12'0" X 15'0"
6	DINING	12'0" X 16'0"	10A	TOILET	8'10" X 6'2"
6A	VERANDAH	12'0" X 7'0"	11	PUJA	5'6" X 3'4"
7	KITCHEN	10'0" X 16'1"	12	SERVANT ROOM	6'7" X 8'0"
7A	STORE	6'11" X 7'0"	12A	TOILET	3'8" X 6'0"



IMBIBING EXPECTATIONS

Energize at the state-of-the-art health club, with unique design landscaping leisure moments will always be special.

Modern security system and spacious & sufficient basement parking; we have taken utmost care to ensure your retreat is as exclusive as your lifestyle.



SALIENT FEATURES

- Fully Air-Conditioned
- Allotted Car Parking
- 3 Automatic Elevators for Every Block
- Well Designed Air-Conditioned Entrance Foyers
- Hi-Tech Security System
- Well Equipped Fire Hydrant System in Every Block
- DTH Satellite TV Connection
- All Internal Roads of R.C.C. / Pattern Designed Stone Paving
- Car Wash Area

COMMON FACILITIES / AMENITIES

- Exquisite Landscaped Garden and Pleasant Sit Outs
- Fully Equipped Health Club with Latest Equipments
- Exclusive Children's Play Areas
- Indoor & Board Games
- Party Lawn

SPECIFICATIONS

FLOORING

Drawing / Living / Dining

- Italian Marble

Bed Rooms

- Vitrified Tiles
- Wooden Flooring in Master Bedroom

Kitchen

- Vitrified Tiles
- Granite Platform with S.S. Sink & Tiles upto Lintel Level
- Modular Furniture of International Quality

Balcony

- Natural Granite / Rustic Tiles

DOORS

Main Door

- Polish Natural Veneer with Night Latch

Bedroom Door / Toilet Door

- Both Side Paint

WINDOWS

- Double Glass Anodized Aluminum Windows

TOILETS

- Glazed / Ceramic Tiles upto Lintel Level
- Counter Basin / Wall Hung Basin
- EWC Couple Closet – International Quality
- CP Brass Fittings – International Quality
- Glass Cubicle in Master Bathroom

ELECTRIFICATION

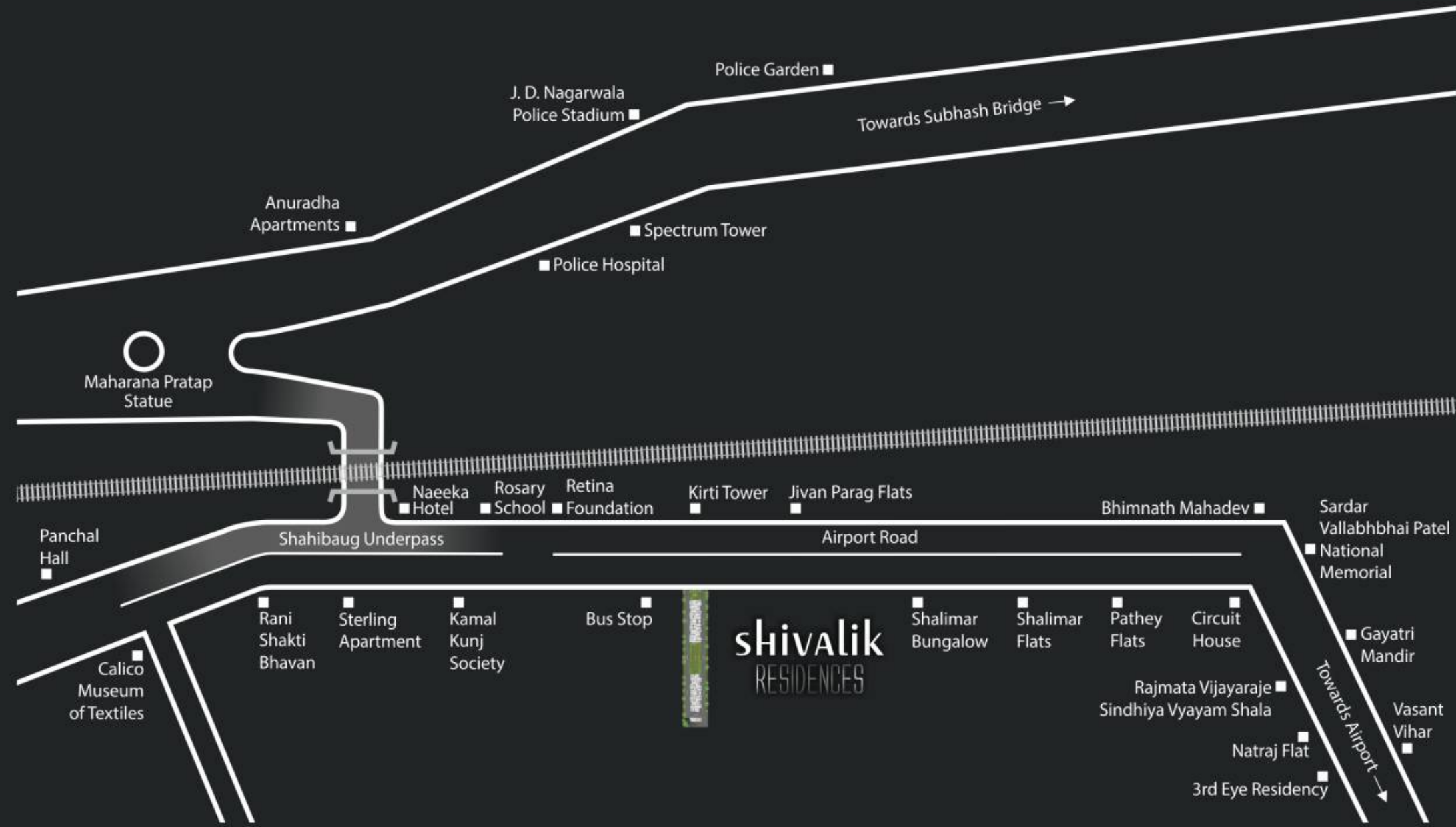
- 3 Phase Concealed ISI Copper Wiring with Modular Switches
- MCB Distribution Panel

COLOUR

- Internal: Putty Finish External: 100% Acrylic Paint

AIR-CONDITIONING

- Fully Air-Conditioned Apartments



Site: B/s. Shalimar Bungalow, Nr. Shahibaug Underpass, Airport Road, Ahmedabad 380 004.

Terms

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- Any taxes like Service Tax and any other taxes will be paid extra.
- All the payments shall be in favor of "Shruti Organisers Pvt. Ltd."

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

Architect: Apurva Amin

shivalik[®]
PROJECTS

S N Group of Companies

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AHMEDABAD | RAJKOT | SURAT

