



DEVELOPERS:
SHREE HARI DEVELOPERS

SITE: SATVA BALAJI,
OPP. PRARTHANA EXOTICA,
NIKOL-NARODA ROAD, NIKOL,
AHMEDABAD - 382350

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A PROJECT BY:



ARCHITECT: SHAPERS360°

SHAPERS360° Ahmedabad
ARCHITECTS & CONSULTANTS M: 98982 89676

STRUCTURAL CONSULTANT:
Shreeji Structurals, Ahmedabad
Ph.: (079) 40059500/01

UTILITY CONSULTANT:
Shefal Shah, Ahmedabad
M:98796 04675

RERA Reg.No. Applied

Please Note: This brochure is for information purpose only, it does not form a part of the agreement or any legal documents.

The Developers shall provide the above mentioned common amenities, which are to be maintained/managed by the Members' Association/ Members' Service Society after Developers hand over the charge of the project to the Members' Association/ Members' Service Society.

A PROJECT BY:



satvaBalaji



3 & 4 BHK APARTMENTS | SHOPS & OFFICES

design: srinidhi@0240 92010



A PROJECT BY:



SATVA GALAXY GROUP

Since last 22 years Satva Galaxy Group has successfully completed and delivered more than **5000 homes and commercial spaces** to our esteemed clients.

With a mission to build structurally safe, architecturally elegant and easily maintainable buildings, we strive to create residential, commercial and plotted developments that are best in the class. With an eye towards detailing and best quality finish your investment shall surely reap rich returns in the future.

Satva Galaxy Group comprises of a group of dedicated, well qualified & experienced professionals with a very positive and holistic approach to work, which reflects in the quality of our numerous successful projects.



One Campus -
Three Distinct worlds get merged in perfect symphony!

Satva Balaji brings together three different worlds in one exclusive space.

- Prime Retail Spaces
- Professional Corporate Office Spaces
- Premium Residential 3-4 BHK Apartments with Premium Clubhouse



A LARGE CAMPUS WITH WELL PLANNED & VENTILATED APARTMENTS WITH SUPERIOR FINISH

The apartment complex at **Satva Balaji** brings a refreshing lifestyle for its residents. Offering 3 & 4 BHK Spacious & Luxurious Flats, a beautifully designed and developed green campus, together with a delightful value added amenities help create a blissful life for the residents.

The six apartment blocks surround the landscaped garden and the clubhouse, thus creating a harmonious community feel. The common facilities in the clubhouse shall attract both kids and elders and help them enjoy their leisure moments in bliss.

Thoughtful planning, premium quality fittings and fixtures, an excellent interior and exterior finish and a transparent policy of the team of committed developers shall ensure a perfect home for you and your family. **Truly the best investment!**





Basement Floor

No effort has been spared in the planning at **Satva Balaji** to create a campus with heightened amenities. Adequate Parking is a principle pre-requisite for a comfortable stay, and this campus offers Ground Floor as well as Basement Parking so as to create adequate Parking Infrastructure.

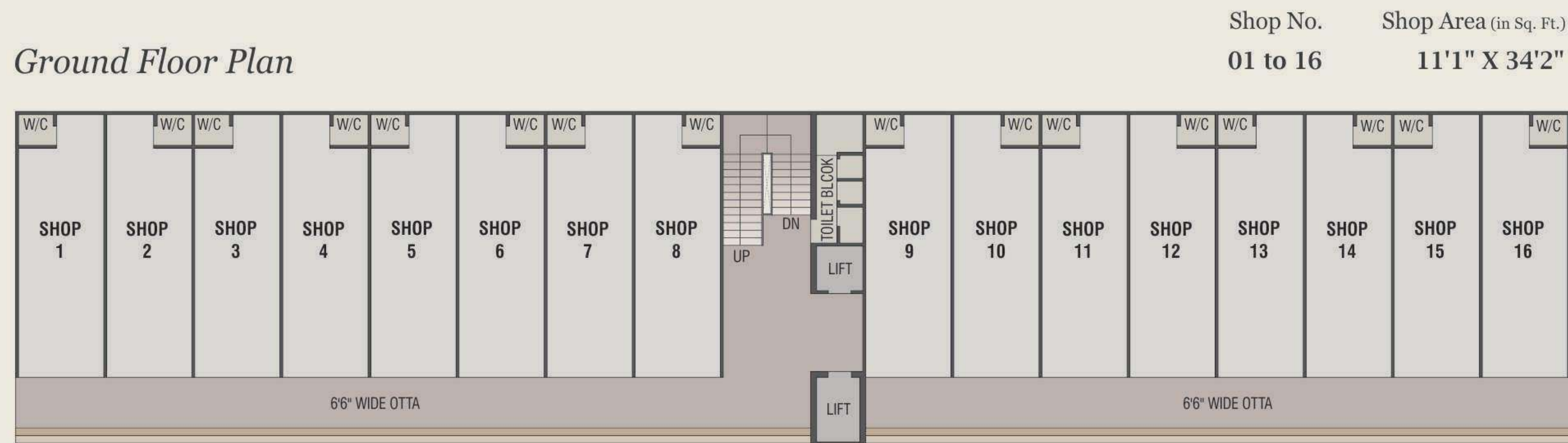


Ground Floor

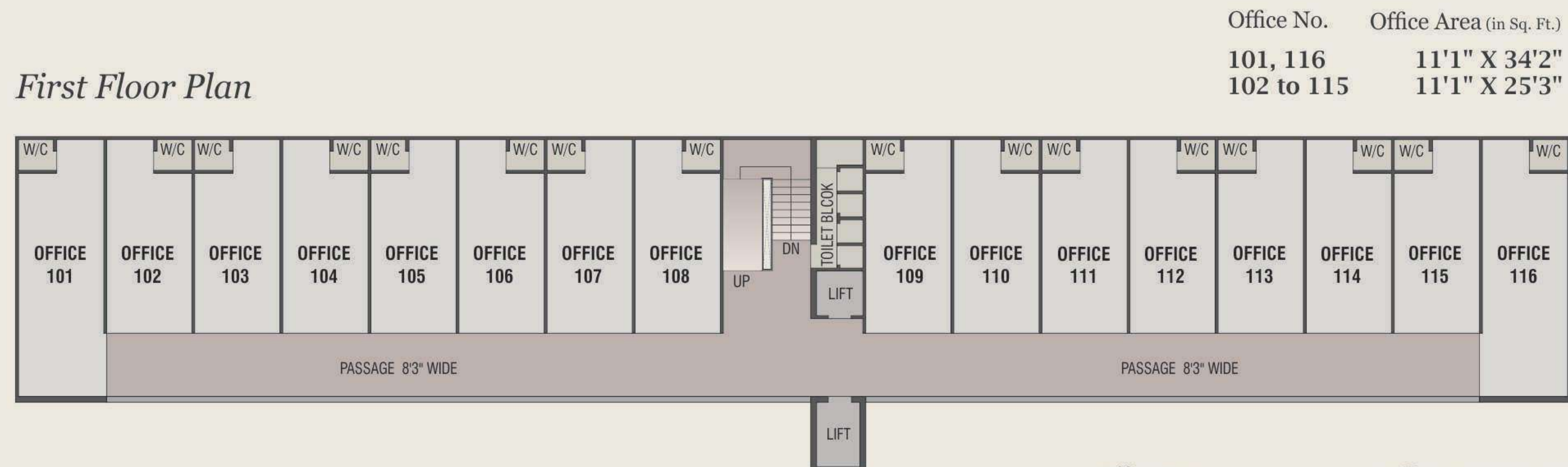


Block-G

Ground Floor Plan



First Floor Plan

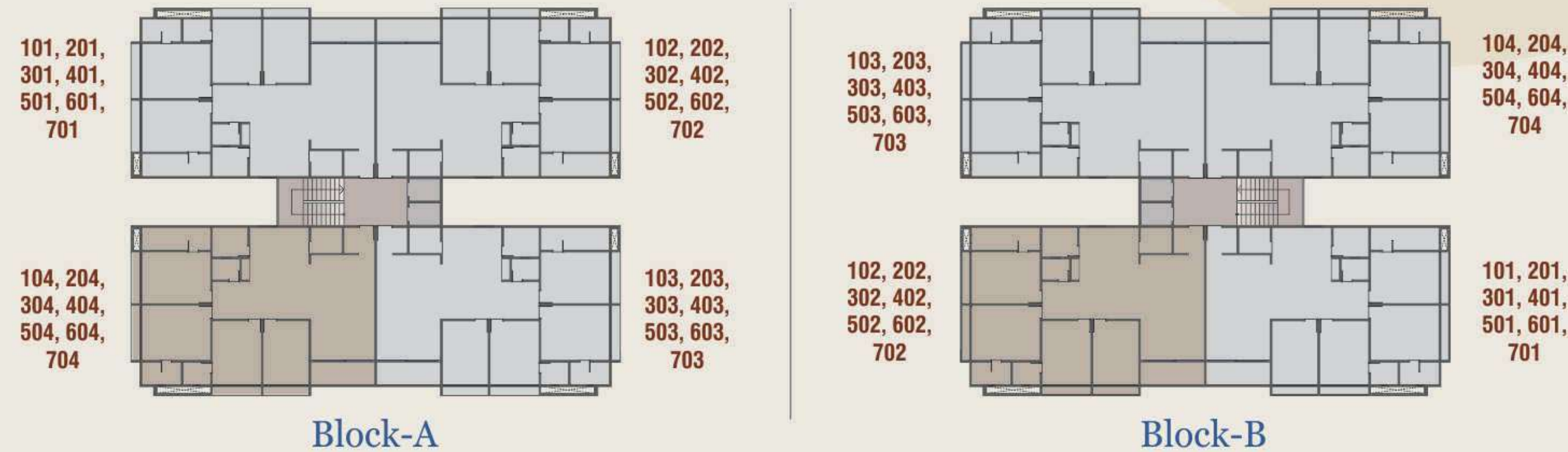


Typical Floor Plan 2nd to 4th



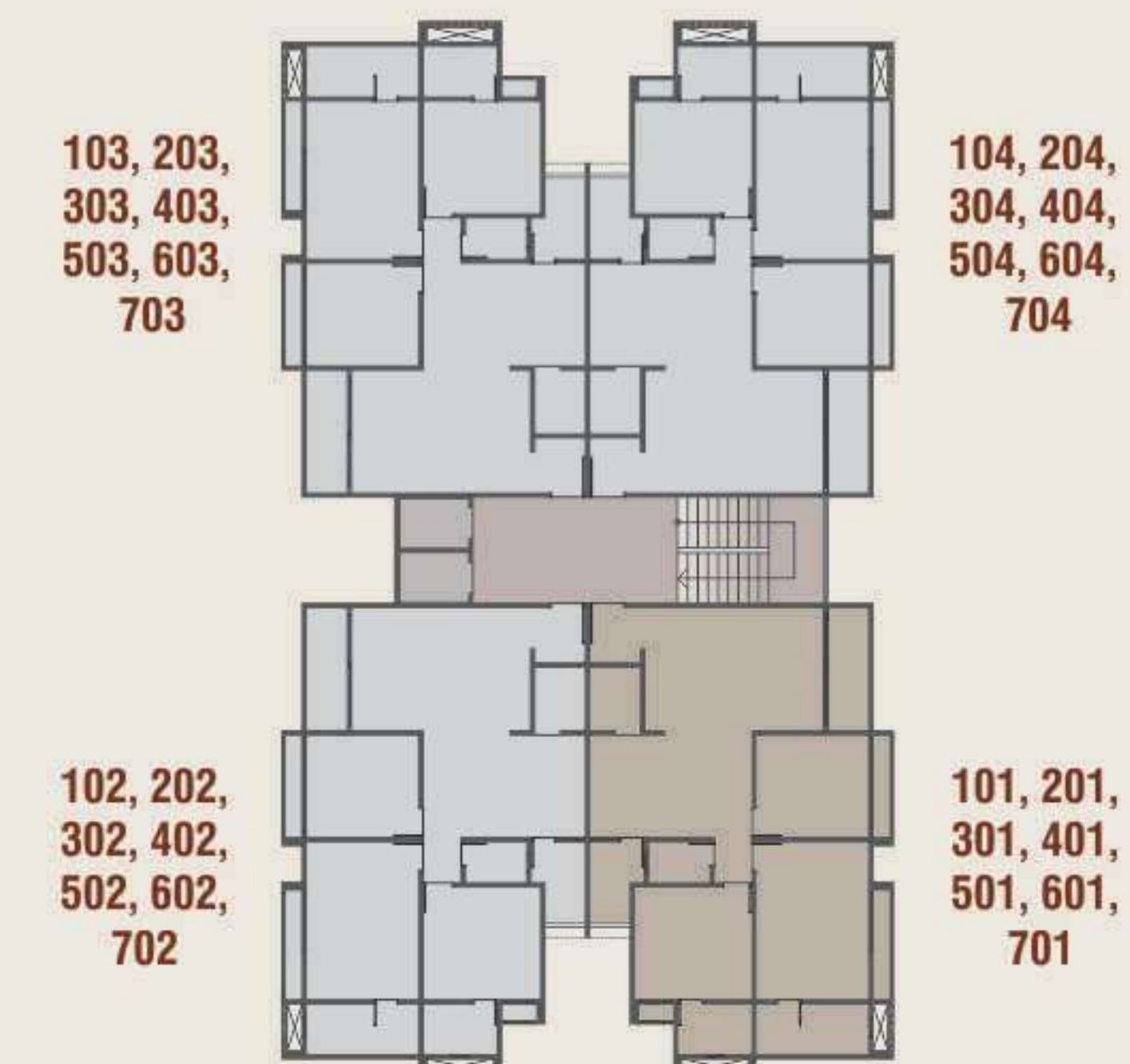
Block-A B

4 BHK



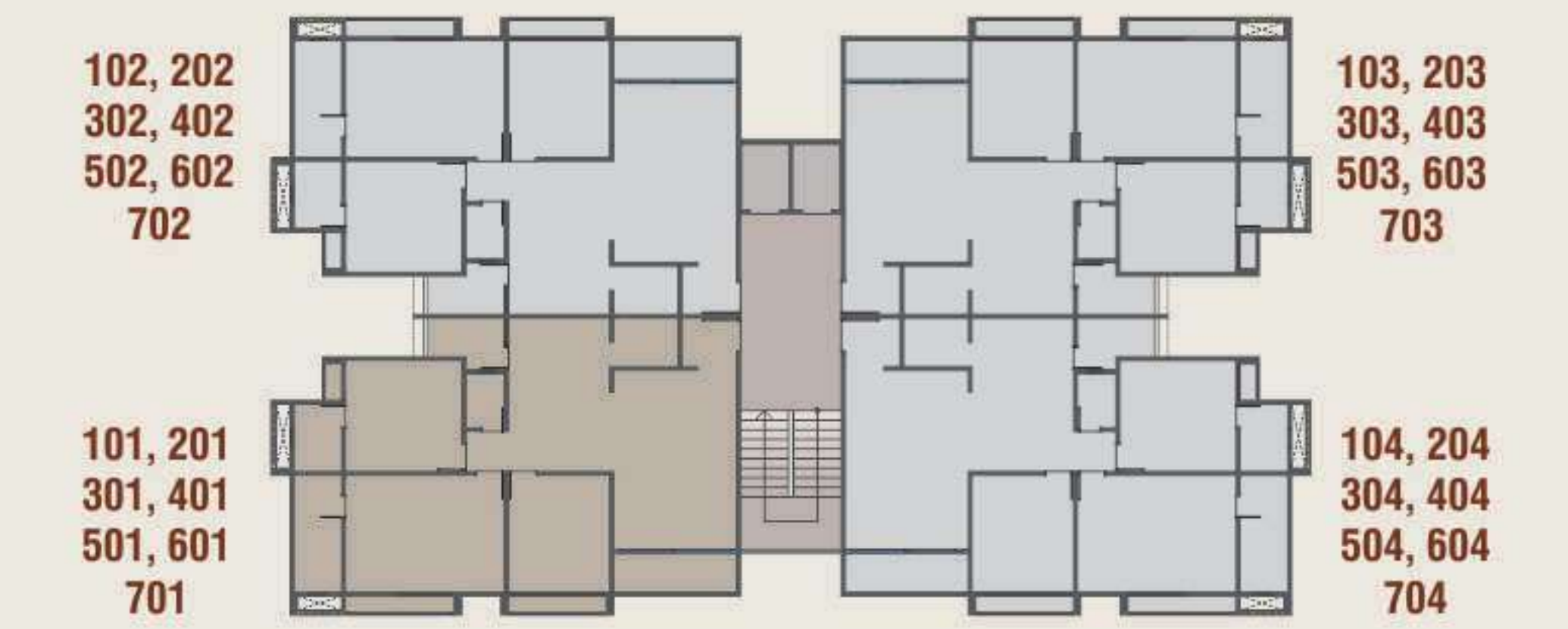
Block-C D

3 BHK



Block-E F

3 BHK





COMMERCIAL

VALUE ADDITIONS

- S.S. Finished Automatic Elevators
- 24 hours Water Supply
- Common separate toilets and provision for one water /Drainage point for each unit
- Large Concrete / Paved instant parking on GF area with sufficient basement parking
- Security of the building by CCTV camera at strategic locations
- Anti termite treatment to the building
- Smart future maintenance planning

SPECIFICATIONS

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with bricks / AAC blocks.
- Internal wall with putty & primer and external wall with weather proof paint over double coat plaster.
- Exterior elevation as per architect's design

Doors & Windows

- Flush doors with both side laminates & safety locks / M.S Rolling shutters with color.
- Anodized Aluminium Sliding / Glazing openable windows.

Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile / Tremix Concrete flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches.
- AC Point in each unit.

RESIDENTIAL

LEISURE AMENITIES:

Clubhouse with

- Gymnasium
- Office / Library
- Landscaped Garden with Outdoor & Covered Seating
- Children's Play area
- Senior Citizen's Sit-out

COMMON AMENITIES

- S.S. Finished Automatic Elevators
- Ample Parking Space with decorative paving
- Attractive Main Gate & Security Cabin
- 24 Hours Security with CCTV Surveillance
- Intercom Facility
- Wi-Fi Facility
- Under Ground & Overhead Water Tanks with sensors for 24 hours water supply
- Anti-termite treatment
- Attractive name plate & letterbox
- Pick-up Stand

SPECIFICATIONS:

Structure:

Earthquake resistant R.C.C. frame structure.

Wall Finish:

Internal smooth plaster finished with putty & primer, external double coat plaster with weather proof quality paint.

Kitchen:

Black granite platform with SS Sink, Colour Glazed Tiles dado upto the lintel level.

Flooring & Tiling:

Vitrified tiles in all rooms. Fully Glazed designer Tiles on bathroom walls upto the lintel level.

Doors & Windows:

Attractive entrance doors with standard safety lock & other decorative fittings. Internal doors are laminated flush door. Anodized Aluminium Sliding / Glazing openable windows.

Electrical:

Concealed copper wiring. Modular sockets & switches. TV points in living room. A.C. point in Living room & Master bedroom.

Plumbing & Sanitary:

CPVC/UPVC Pipes, Sanitaryware & CP Fittings of standard companies.