

Developers: **Bizmax Solutions**

Site: 110 - Ganga Park, Plot No. 37, RS No. 18, Pashabhai Park, Racecourse,
Vadodra - 390007. Ph: 94267 24566

Architect: Matai Associates
Liasoning Architect: Aakash P. Prajapati

Structure Consultant: Zarna Associates
Electrical Consultant : Oriental Electricals | Plumbing Consultant : Vraj Sanitation

Website: gujrera.gujarat.gov.in
RERA Reg. No.:

FOR BIZMAX SOLUTIONS
Patel
PARTNER



સત્વ ડાઉનરાઈઝ
Achieve growth of lifestyle.....
4 BHK LUXURIOUS APARTMENTS

SATVAA SUNRISE

is 4 BHK luxurious apartments, redefining the lifestyle.

Being an Iconic Residential Apartment in Racecourse & having One Flat on Each Floor, this project offers an ultra-modern urban lifestyle in the heart of the city @ Racecourse, Vadodara.

A TRUE LUXURY BEYOND IMAGINATION.



4 BHK

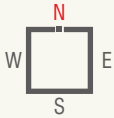
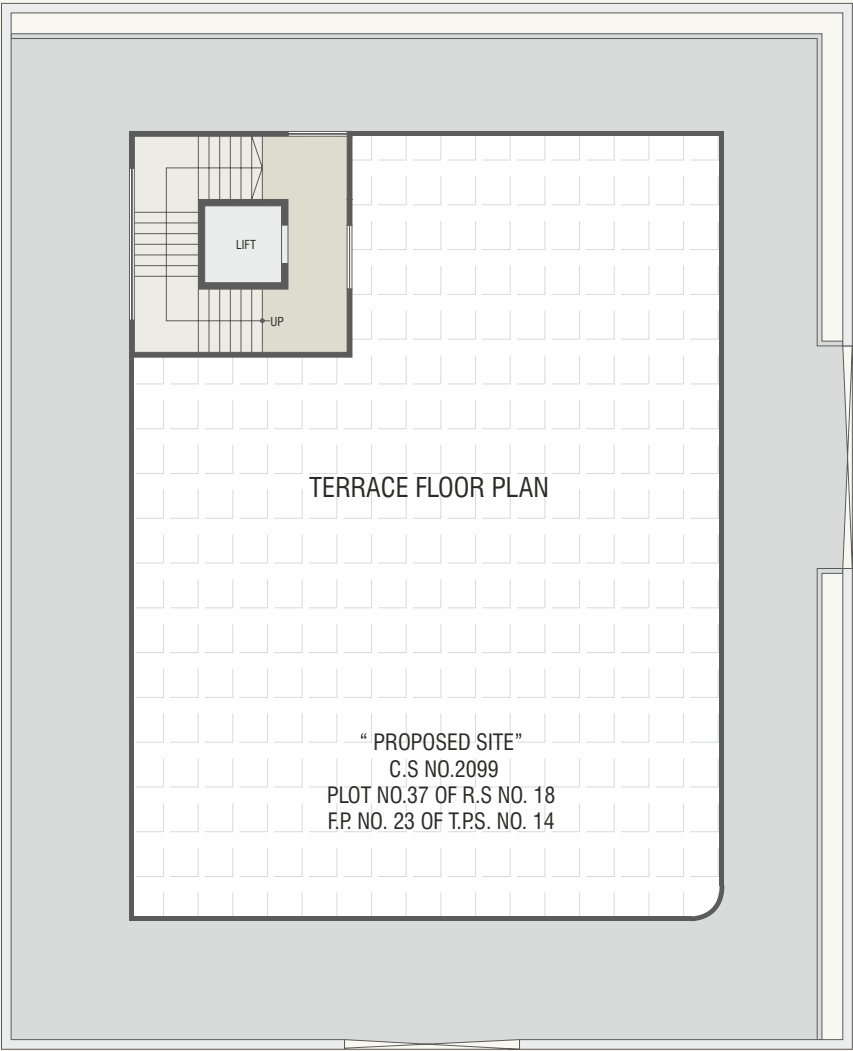
TYPICAL UNIT

FLOOR 1 TO 6

TYPICAL FLOOR PLAN

AREA AS PER RERA:	IN SQ.MT.
RERA CARPET AREA:	212.11 SQ.MT.
BALCONY AREA:	8.70 SQ.MT.
WASH AREA:	5.87 SQ.MT.
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TOTAL AREA AS PER RERA:	226.68 SQ.MT.

1	VESTIBULE	1.56 M X 2.33 M	9-B.	COMMON BATHROOM	1.68 M X 2.98 M
2	LIVING	7.42 M X 4.99 M	10-A.	PARENTS BEDROOM	3.93 M X 6.40 M
3	DINING	5.37 M X 3.35 M	10-B.	PARENTS BATHROOM	4.42 M X 1.68 M
4	KITCHEN	4.76 M X 3.35 M	11-A.	MASTER BEDROOM	4.89 M X 4.28 M
5	STORE	1.86 M X 1.68 M	11-B.	MASTER BATHROOM	1.85 M X 3.05 M
6	WASH	3.35 M X 1.75 M	11-C.	ENTRY AREA - MASTER BEDROOM	1.51 M X 1.11 M
7	BALCONY	4.26 M X 2.06 M	12-A.	KIDS BEDROOM	4.89 M X 4.28 M
8	PASSAGE	1.53 M X 7.06 M	12-B.	KIDS BATHROOM	1.85 M X 3.05 M
9-A.	GUEST BEDROOM	3.93 M X 5.78 M	12-C.	ENTRY AREA - KIDS BEDROOM	0.89 M X 1.11 M



SPECIFICATIONS :

STRUCTURE :

- Earthquake Resistant RCC Frame Structure designed by Zarna Associates - Structural Consultancy Firm.
- High Quality Brick Masonery with Plaster (Except Ceiling).
- Internal Double Coat Plaster with Putty & Primer Finish.
- Exterior Double Coat Plaster with Texture Finish.

FLOORING :

- Vitrified Tiles - Double Charged 800 * 800mm / 600*1200 / 800 * 1200 in Bedrooms.
- Wooden Laminated Flooring in One Master Bedroom
- Vitrified Tiles/ Italian Marble in Drawing and Dining Room
- Vitrified / Rustic Tiles in Balcony

DOOR & WINDOW :

- Main Door: High Quality Wooden Frame Flush Door with Veneer Panelling.
- Internal Doors: Flush Doors with Oil Paints / Laminated.
- Windows: Sliding Aluminum Section.

KITCHEN & UTILITY :

- Natural / Artificial Premium Stone Platform with Quartz / S.S Sink.
- Designer Ceramic Tiles DADO Above Kitchen Platform up to 4ft. Granite Platform with Dado of Ceramic Tiles.
- Vitrified Tiles in Floor.
- Vitrified Tiles/ Kota Stone in Wash Yard with Stainless Steel Sink & Working Platform.

BATHROOMS & SANITARY FIXTURES :

- Designer Ceramic Tiles in All Bathrooms up to Lintel Level with Flooring.
- Chrome Plated Bath Fittings & Sanitary Ware of Jaquar/ Kohler/ Roca/ Grohe or equivalent make.
- Natural Stone / Artificial Premium Stone Counter for Basins.
- Building Plumbing & Sanitation Services designed by Vraj Sanitation - Plumbing Consultancy Firm

ELECTRICALS :

- Electrification Concealed ISI mark copper wiring with suitable MCBs.
- ISI Modular switches and provision for TV cable, Internet etc.
- ELCB and individual 3 Phase meter will be provided for each flat. Provision for Inverter : a Light & a Fan Point & a Charging in One Bedroom & Kitchen & Living Room.
- Building Electrification Services designed by Oriental Electricals - Electrical Consultancy Firm.

AIR CONDITIONING :

- Heavy Duty Copper Piping & Concealed Water Discharge line will be provided for all AC points.

PAINTING & POLISHING :

- Exterior Double Coat Sand face/Texture Finish
- Single Coat Mala Finish Inside
- Putty Finish Inside
- Acrylic Paint Outside

SPECIAL FEATURES :

- One Flat on each Floor. Spacious 6 Passengers Automatic Elevators of Kone / Schindler or equivalent make.
- DTH Satellite TV Provision & CCTV Security System.
- Attractive Entrance Foyers.
- Well-developed Common Terrace with Landscaping & Sitting Area for multiple activities.
- Individual Car Parking for Each Unit Member on Ground Floor.

GROUND FLOOR PLAN

