



SAMYAG ELEGANCE



Developers:



Architect:



Structure Engineer



Site Address:

Samyag Elegance, Sanand-Sarkhej Highway,
Beside Shell Petrol Pump, Sanand, Ahmedabad - 382110.



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*Step Into A World of Timeless
Architectural and Elegance*



The perfect space

The core vision behind the development of a residential cum commercial complex at Sanand is the necessity of a lush and vibrantly developed space for people seeking solace from the complexities of urban life but wish for the same amenities in the countryside or suburb.

Nested in the growing location of Sanand, Samyag Elegance brings a commercial and residential landscape embellished with the essentials of beauty and smart living.

Here we perfectly blended the comfort and elegance of modern amenities with architecture to create the skillfully designed luxurious experience woven together in imagery that's meant to awestruck you.



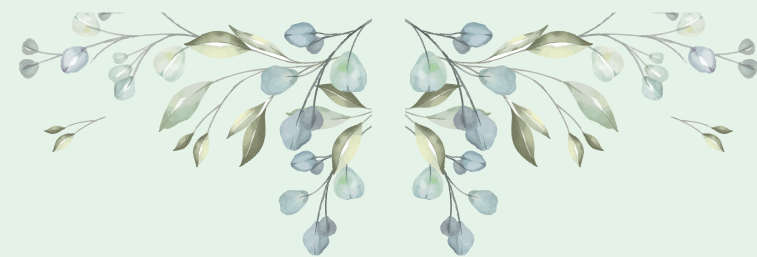


A space that synonym of grace

The finer details aid you in leading a holistic lifestyle.

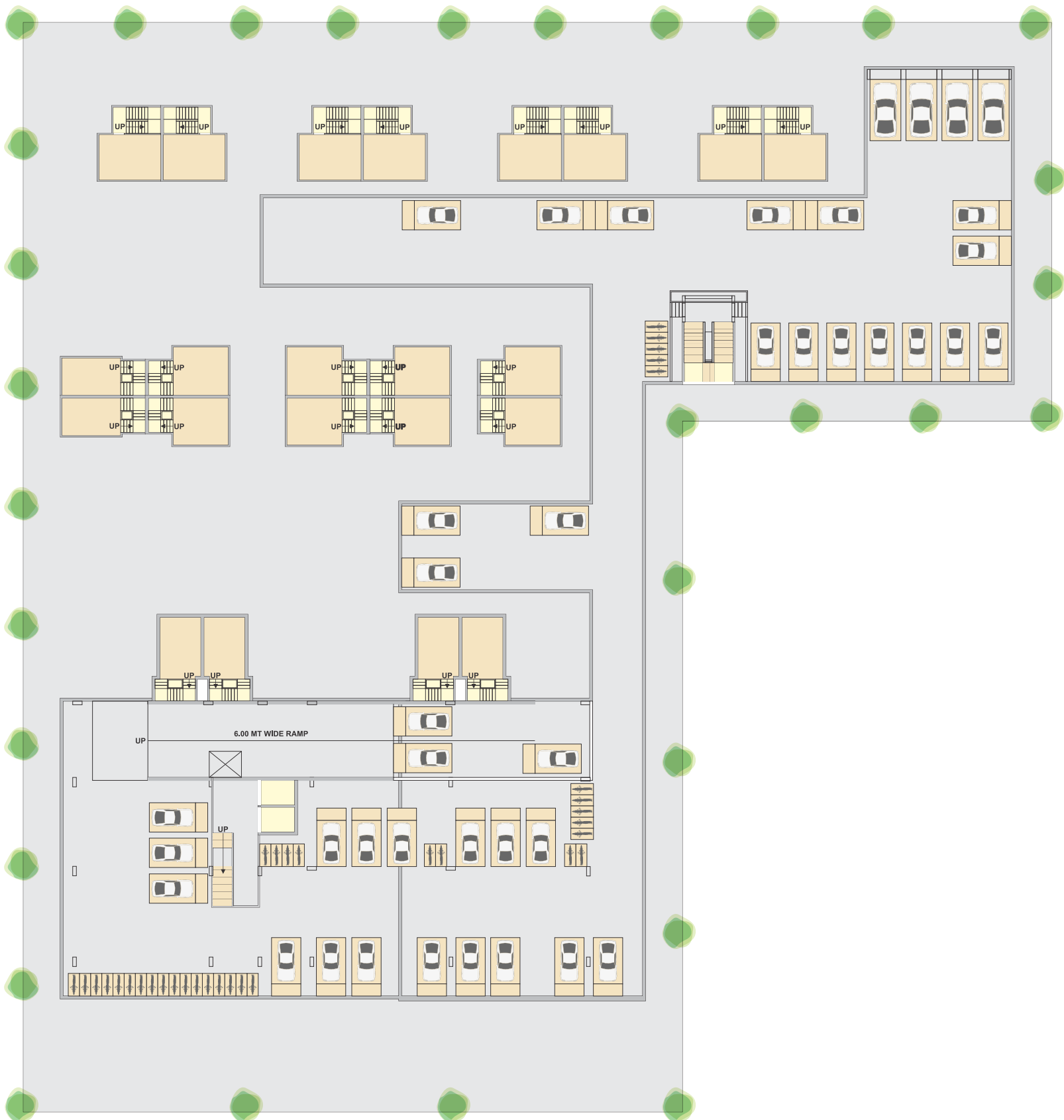
Like any thoughtful work of art, the architecture of buildings forms the very quintessential definitive statement that merges beautifully with its surroundings and creating a continuing dialogue that innately belongs to it.

Be it home or office with the architecture that evokes a sense of belonging and inspires to sketch the outlines of the finest elements of modern building designs mirroring the time and setting while being timeless.





BASEMENT PLAN



GROUND FLOOR PLAN





FIRST FLOOR PLAN



SECOND FLOOR PLAN

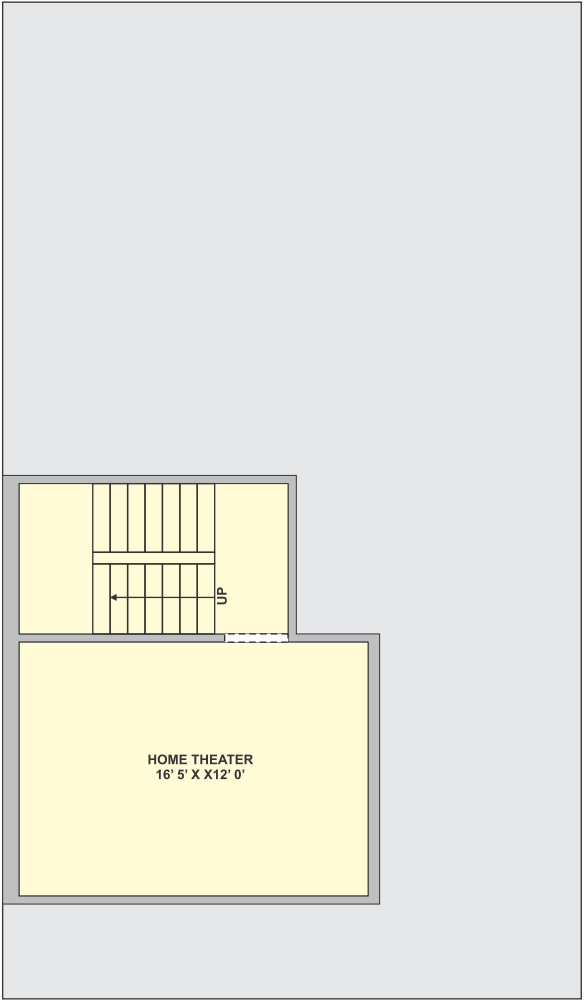




THIRD TO SIX FLOOR PLAN



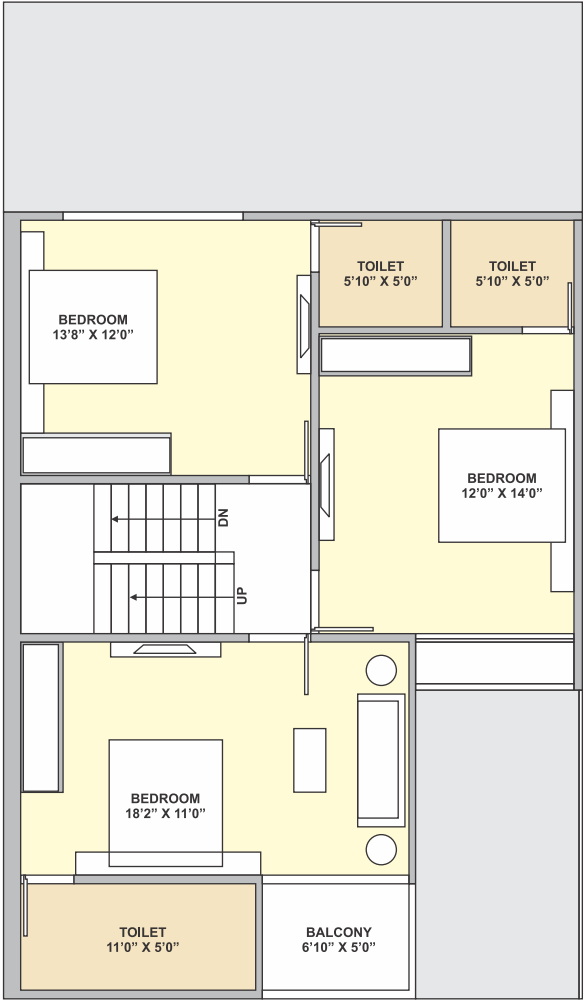
BUNGALOW TYPE : A



BASEMENT PLAN



GROUND FLOOR



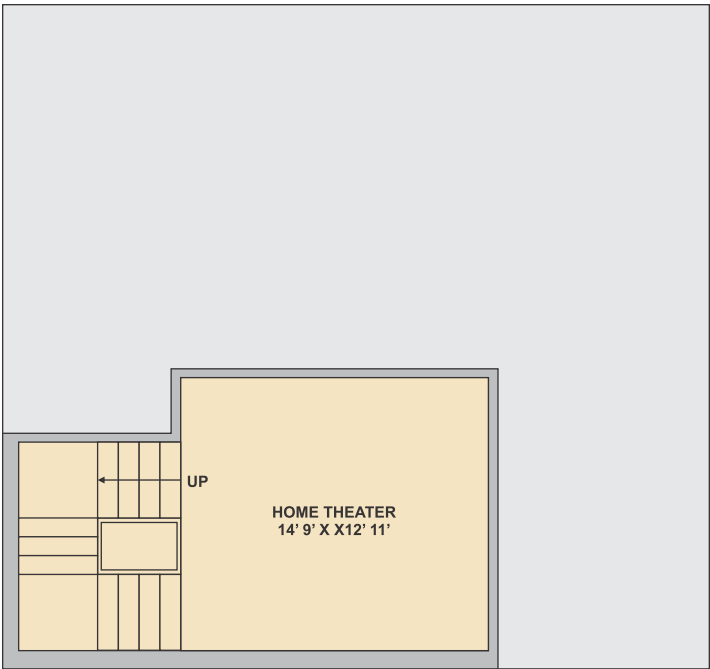
FIRST FLOOR



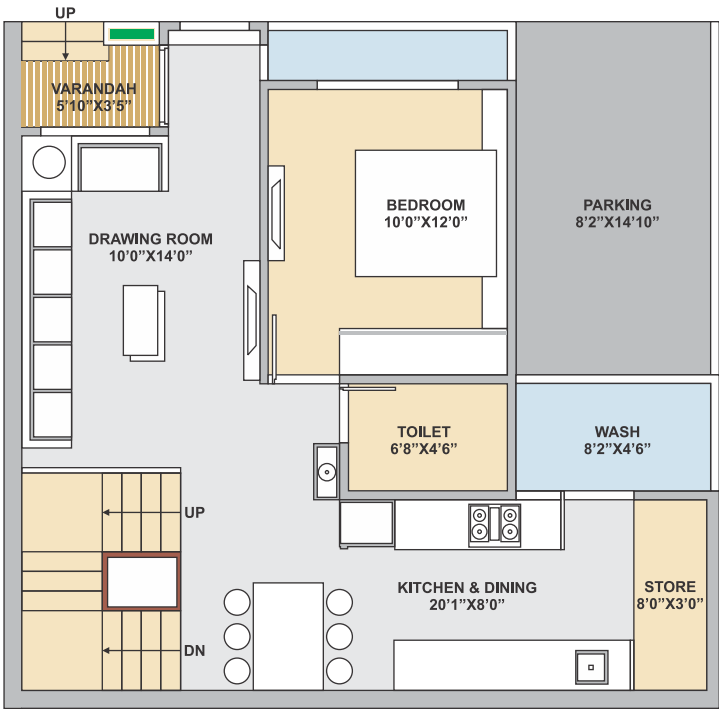
A feast for the senses

A well-laid architectural plan is the key for any space. The bungalows inspired by a contemporary lifestyle and requirement, the layouts are seamlessly designed to make maximum use of the space.

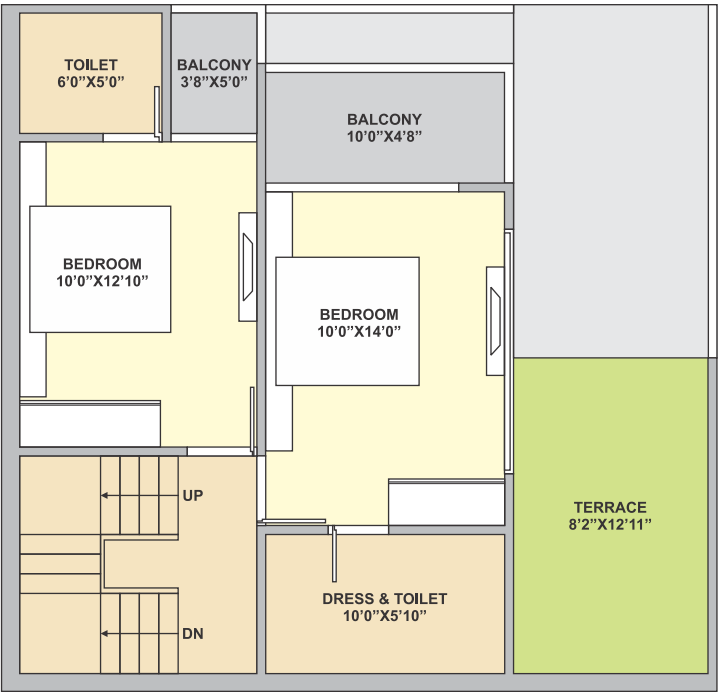
BUNGALOW
TYPE : B



BASEMENT PLAN



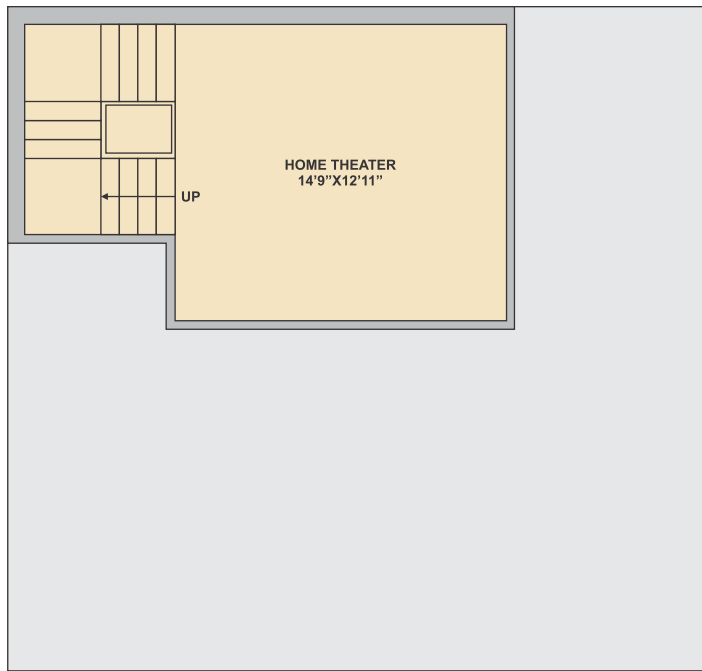
GROUND FLOOR



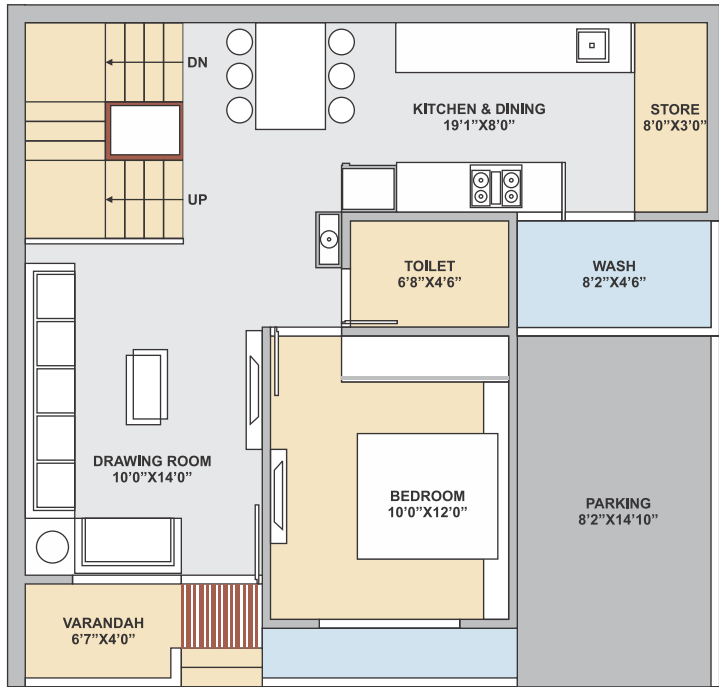
FIRST FLOOR

BUNGALOW

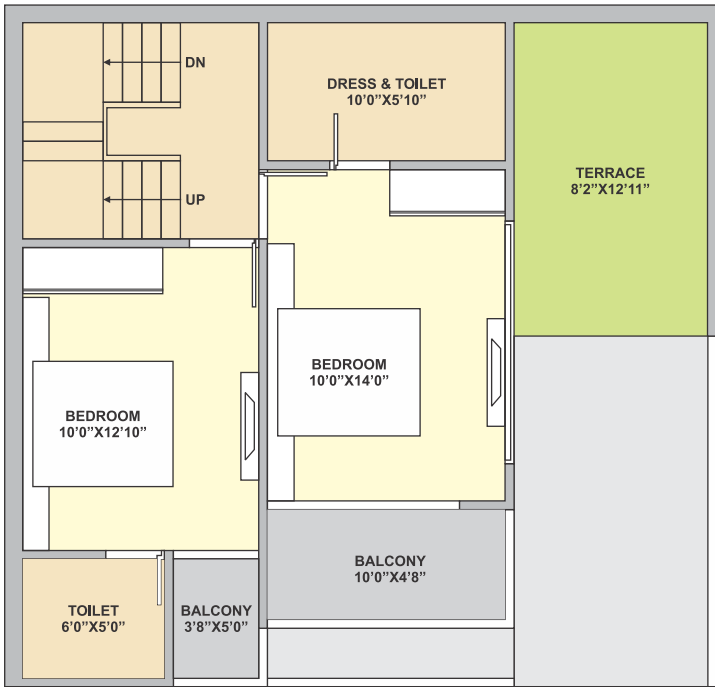
TYPE : C



BASEMENT PLAN



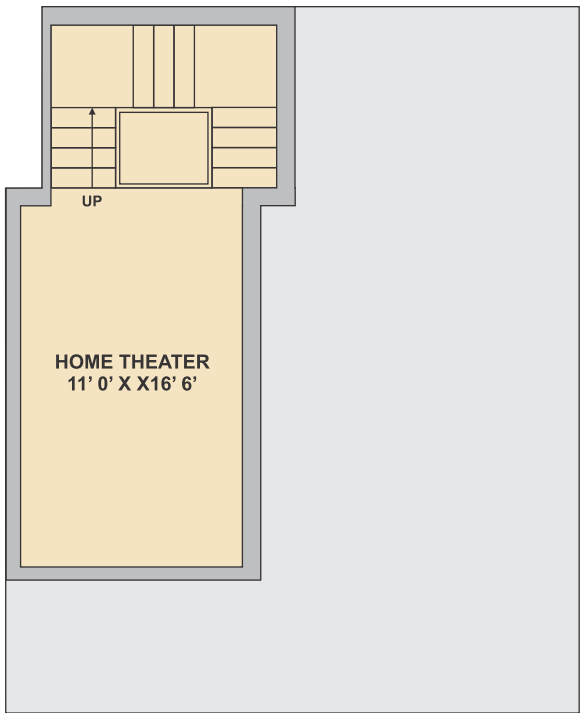
GROUND FLOOR



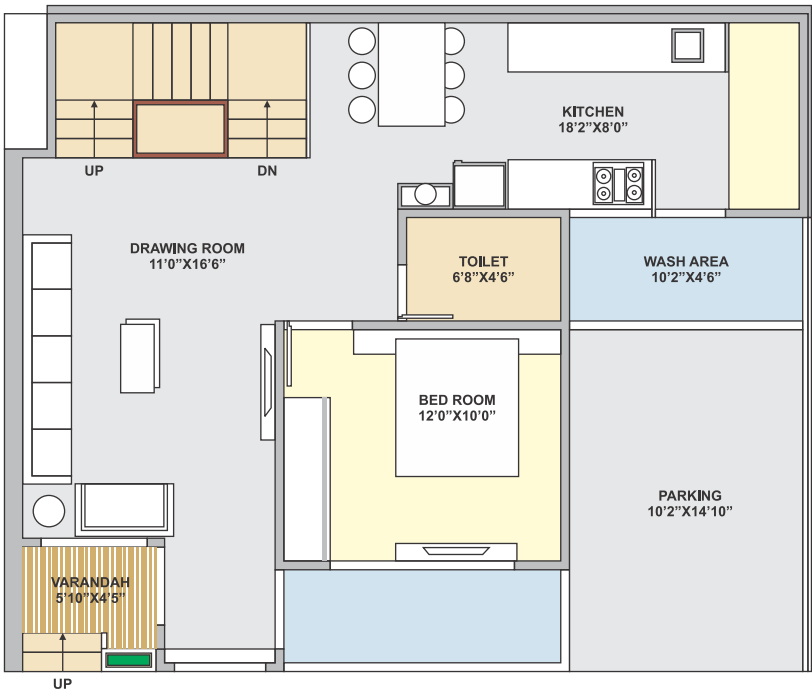
FIRST FLOOR

BUNGALOW

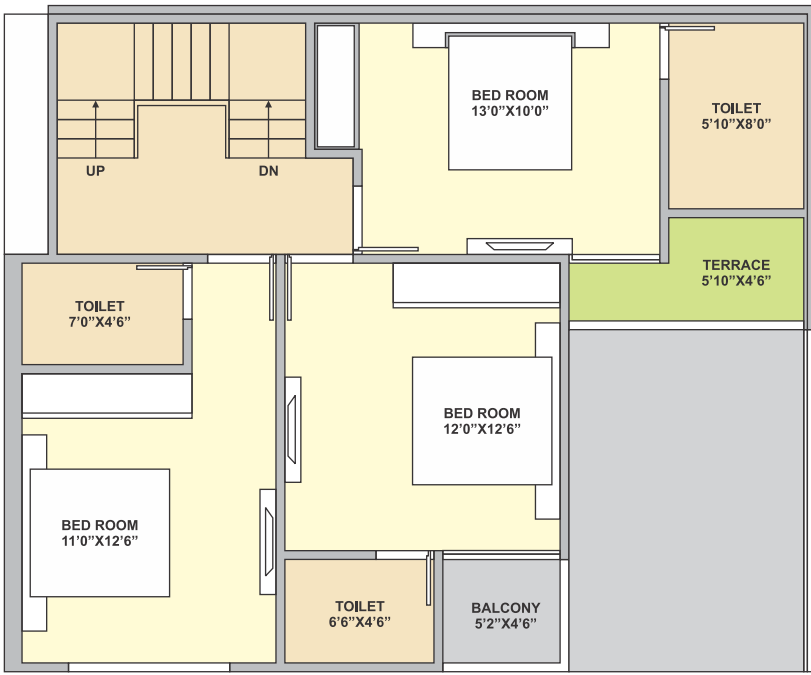
TYPE : D



BASEMENT PLAN



GROUND FLOOR



FIRST FLOOR



GENERAL AMENITIES



RCC ROADS WITH
DECORATIVE
STREET LIGHTS



DECORATIVE
ENTRANCE GATE
WITH SECURITY CABIN



FULLY
LANDSCAPE
COMMON GARDEN



CHILDREN
PLAY AREA



SENIOR CITIZEN
SIT OUT



C.C.T.V. CAMERA
FOR COMMON AREA



VIDEO DOOR PHONE
FOR ALL BUNGALOW



GYM
ROOMS



24 HRS
SECURITY



Establishing the perfect neighborhood

Getting a well-priced elegant and luxurious space in the suburbs is a dream come true for those employees coming from outer stations and who wish to reside in the same locale while working in the automobile sector in Sanand and for people who are seeking comfortable and world-class living in the suburbs, away from the city crowd.

Located on the outskirts of Ahmedabad, Sanand makes a great location to plan for a commercial cum residential complex to cater to the needs of people looking for luxurious and comfortable living spaces for commercial and residential purposes.



SPECIFICATION FOR RESIDENTIAL

STRUCTURE:

Structure design as per the structural engineer.

WALL FINISH:

Internal plaster will be mala with putty finish.
External plaster is a double coat plaster with textured paint of standard quality.

FLOORING:

800*800 Good quality vitrified tiles in the drawing, dining & kitchen area.
600*600 Good quality tile flooring, in the rooms.
Wooden tile flooring, in the master bedroom.
Kota stone flooring, in the basement.

TOILET:

Designer glazed tiles dado up to lintel level.
Concealed plumbing with standard branded sanitary ware & C.P. fitting in all bathrooms.
Granite frame with a waterproof material door for all toilets.

KITCHEN:

Good quality granite platform with Stainless Steel Sink.
Designer glazed tiles with dado up to lintel level.
R.O. facility for drinking water for every individual kitchen

UTILITY AREA:

Washing area with Kota stone flooring with 4feet height glazed tiles with requisite electrical & plumbing points.

DOORS:

Decorative main door with wooden frame and other ones are flush doors. Expect all toilet doors to be made of waterproof material.

VIDEO DOOR PHONE:

Bungalows will have video door phone.

WINDOWS:

Anodized aluminum windows of standard quality with safety grill & stone jambs.

ELECTRIFICATION:

5 KW power and concealed 3 phase electric wiring with ample electric points. ISI copper wiring of standard quality and modular electrical accessories with **MCB. Solar panel of 5kw for power** for an individual unit.

TERRACE:

China mosaic on all terrace, for heat reflection.

WATER SUPPLY:

Common bore well with a Common underground water tank of adequate water storage capacity. Overhead PVC water tank for an individual unit for 24-hour water supply.

SPECIFICATION FOR COMMERCIAL

STRUCTURE:

RCC Framework with Brick Masonry Walls.

WALL FINISH:

Internal Walls with Single Coat Plaster and Putty Finish. External Walls with Double Coat Plaster and Good Quality Paints.

FLOORING:

Vitrified Tiles Flooring

WINDOWS:

Anodized Aluminum Sliding Windows with Stone Jamb

DOORS:

Rolling Shutters for All Units

ELECTRIFICATION:

Concealed Copper Wiring with Modular Switches.
Single Phase 5 KVA load capacity

ELEVATOR:

Two Elevator of Premium Quality

TOILETS:

Standard Quality Tiles on Floor & Wall Up to Lintel Level

PLUMBING:

Concealed Plumbing with Good Quality Sanitary Ware & Fittings.

TERRACE:

China Mosaic Flooring for Heat Reflection

FEATURES:

Backup Generator For Common Utilities.

Sufficient Parking Space.

Certified Under RERA.

This Brochure is For Easy Display & Presentation Of The Project Only.

PAYMENT TERMS & OTHER DETAILS

- 10% At The Time Of Booking.
- Regaining Instalments As Finalized At The Time Of Booking(As Per Rera).
- Additional Payments Towards Allotment Of Unit.
- GEB Expanse.
- Running Maintenance Deposit.
- Stamp Duty, Registration Fees, Legal Charges Etc As Applicable At The Time Of Possession.
- Any new taxes applicable by central or state government in future will be borne by buyers.
- GST Is Payable As Applicable.
- If Delay Of Payment More Than 3 Months Result Into Automatically Cancellation Of Unit.
- All Measurement Are Without Plaster.
- Possession Will Be Given Only After One Month Of Settlement Of All Accounts.
- All Plans Specification Designs, Elevation, Features, Amenities, Facilities & Services Mentioned Are Indicative Of The Kind Of Development Proposed. All Transaction Shall Be Subject To The Terms & Condition Of The Agreement For Sale To Be Entered
- Builder Will Be Not Responsible For Delay In Electricity Or Drainage Work By The Concerned Authority.
- Buyers Are Not Allowed To Change Elevation, Exterior Paints Or Any Change In Concept & Outlook Of The Scheme

OTHERS INFORMATION:

- Sizes & Levels Are Likely In Vitrified Tiles, Stone & Granite Due To Constraints Of Availability & Manufacturing.

