



Project by



For Booking Contact

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Architect



Structural Engineer
Jalil A. Sheikh

Premium Villas with Royal lifestyle....

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WELCOME TO THE LAND WHERE YOU CAN FEEL LIKE

HEAVEN...



शिवुन Villa

Luxurious villas on fast developing Olpad-Sayan 6 lane road,
near to Adajan, Jahangirpura & Variav



Drive home to the smartest concept of living





શ્રગુન *Villa*



Easy connectivity to Ved by proposed Ved-Variav bridge

Layout Plan



Amenities

Campus features

- Elegant entry gate with attractive front compound & watchman cabin.
- R.C.C. Finish internal road with street light.
- Underground drainage line & cable network.
- Boring water supply with softener system.
- 25' & 30' wide internal road.

Garden

- Lush green garden with beautiful plantation.
- Jogging track.
- Gazebo seating.
- Senior citizen seating.
- Children play area.
- Amphitheater

शलुन *Villa*



Club House

Luxurious Club

Gymnasium

- Trade mills, Bicycle, Dumbbells etc.

Indoor game

- Pool table, Table tennis, Chess, Carrom & Card

Meditation hall / Reading hall

Party hall

Ladies & Gents toilets

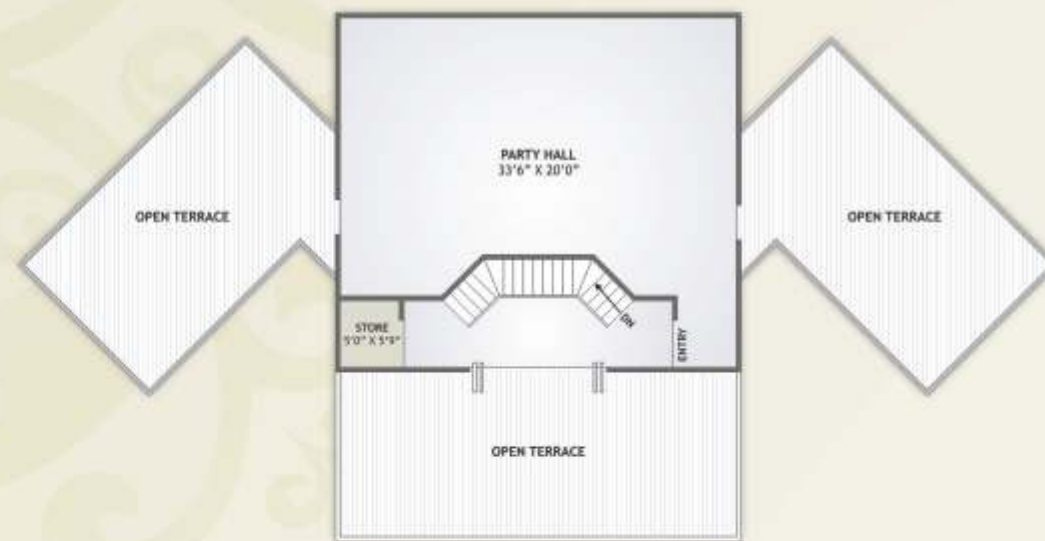
Swimming pool & Splash pool

Shower area

Change room



Ground Floor Plan



First Floor Plan



Ultra modern club house with all luxurious amenities



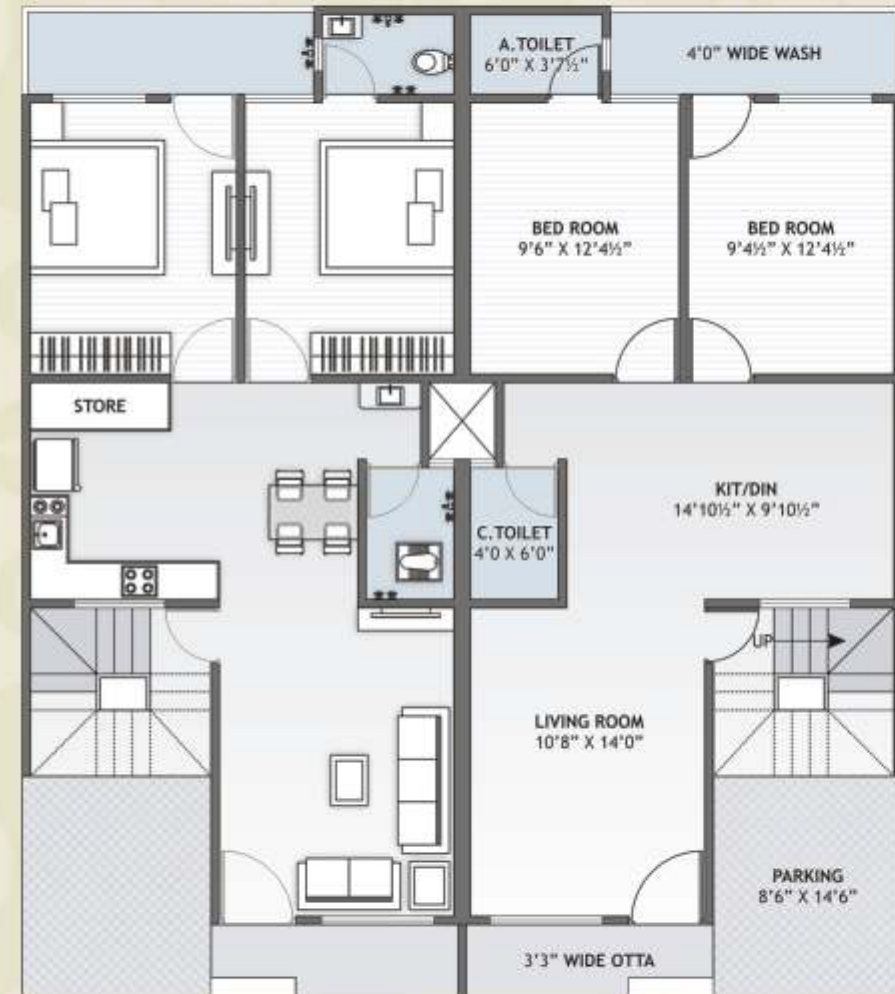


Come home to 'Shagun Villa' full of happiness, joy and pleasure.

शगुन Villa

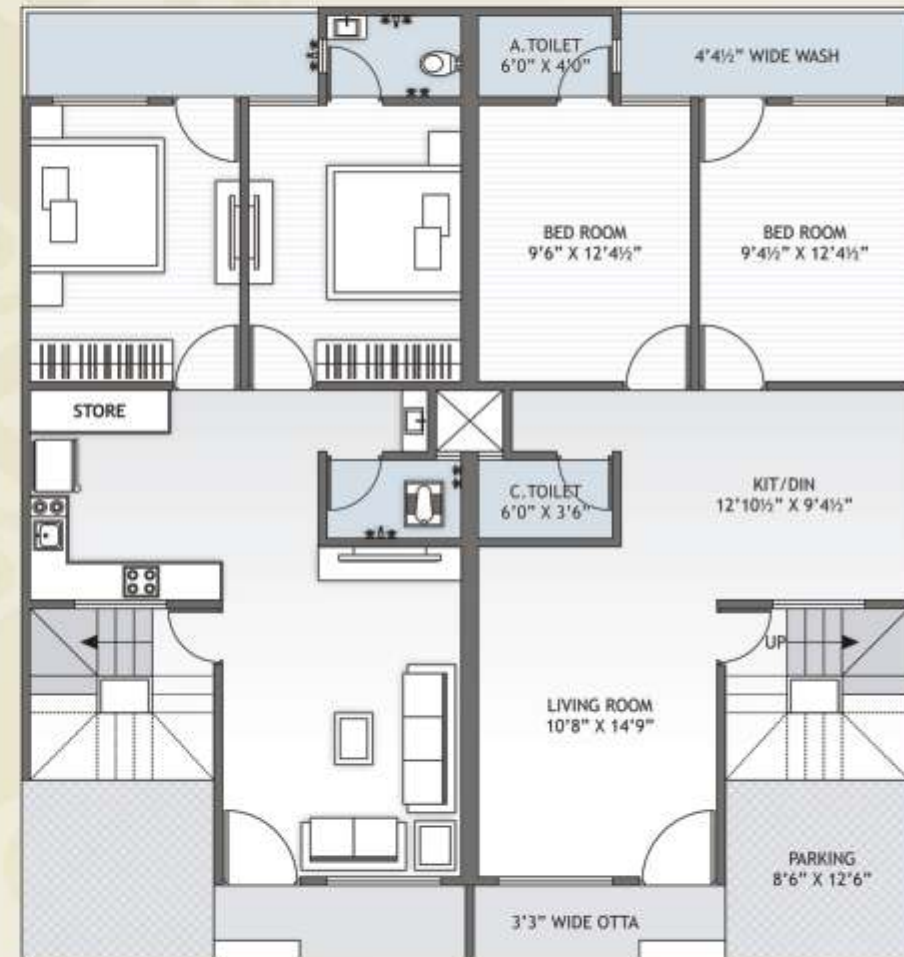


20' X 45'



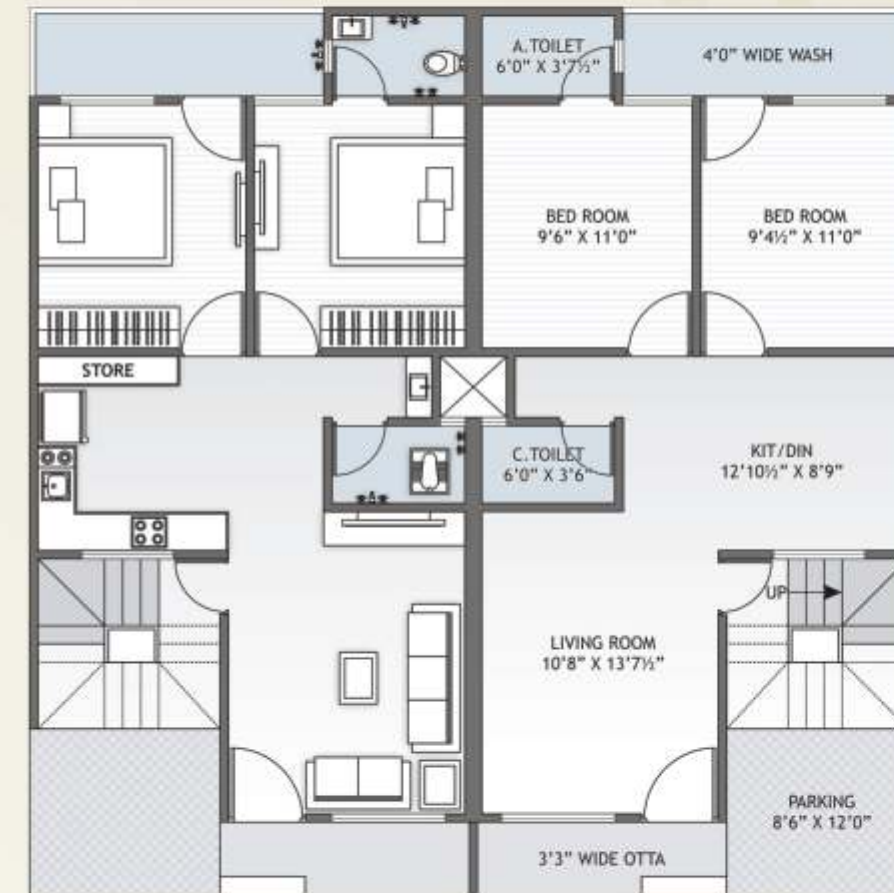
Ground Floor Plan

20' X 42'6"



Ground Floor Plan

20' X 40'



Ground Floor Plan

Specification

Door/window

- Sal wood frame & decorative flush door with laminate in main door
- Inside granite door frame & flush door with one side laminates
- Aluminium Section window with powder coating & granite frame

Flooring

- 2' X 2' Granamite flooring in living, kitchen & bed room
- Kota flooring in wash area.

Toilet/Bath

- Glazed tiles up to lintel level
- Wall mixture & shower.
- Flush valve in W.C
- Wall hung tub & basin in master bathroom.

Kitchen

- Granite sandwich kitchen with S.S. sink
- Glazed tiles up to lintel level

Plumbing

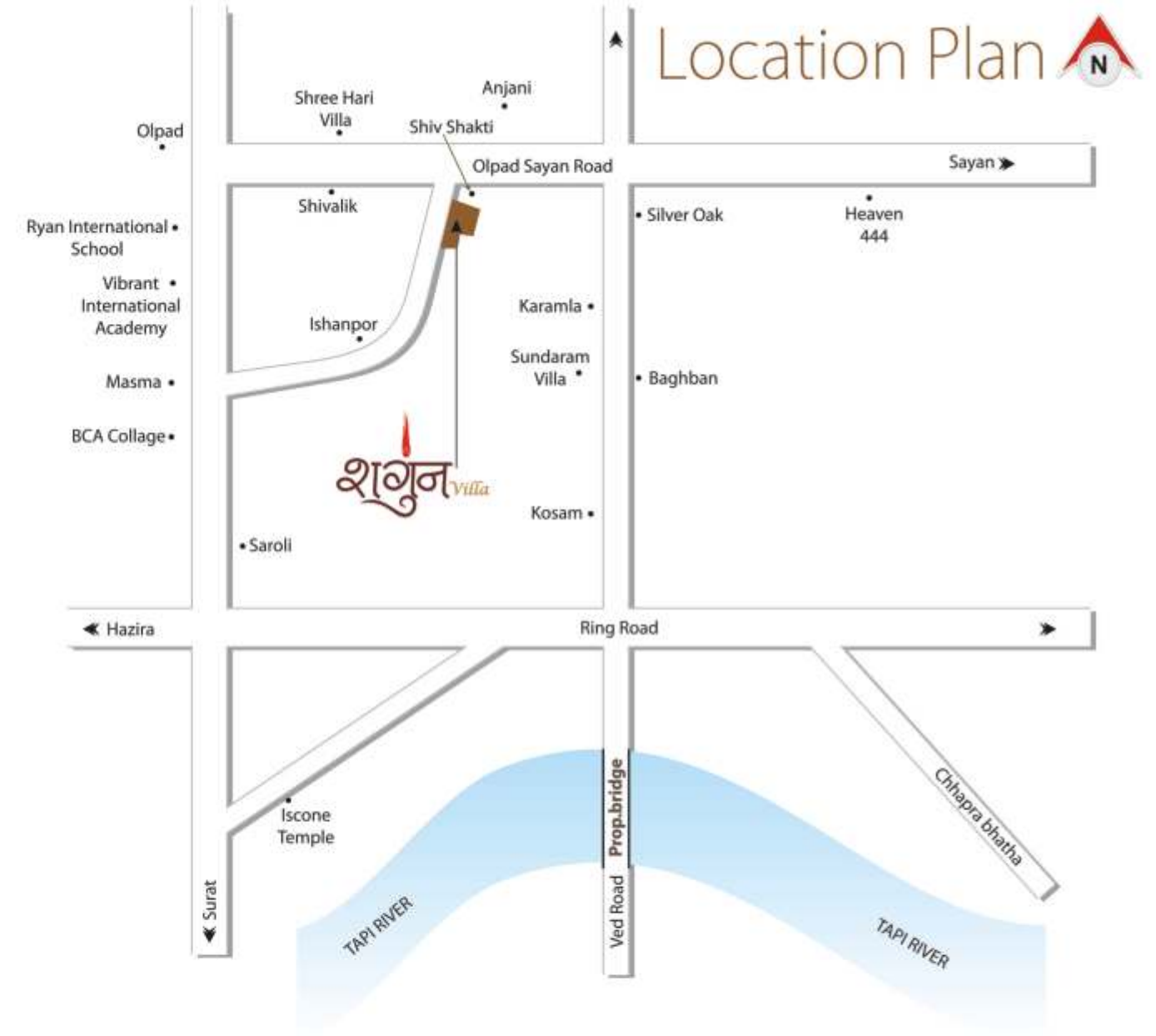
- Under ground water tank with sufficient capacity
- 1000 lit. capacity over head PVC water tank
- UPVC pipe fitting in cold water
- CPVC pipe fitting in hot water
- Water supply point in wash
- Centrally plumbing for hot water

Electrification

- Sufficient light & fan points
- T.V. point in living room
- A.C. points in bed room
- Grinder & oven points on kitchen
- Geyser point in wash area

Colour

- Inside lapi finish
- Good quality colour in outside
- Elevation texture as per design



Loanable title clear, N.A. plan pass, Individual 7/12 entry

- નોંધ :**
- બાંધકામનાં એલિવેશનમાં કોઈપણ પ્રકારનો ફેરફાર કરી શકાશે નહીં.
 - બુકલેટની માહિતી માર્ગદર્શન માટે છે. લીસલ એગ્રીમેન્ટ નથી.
 - દરભાગેજ ખર્ચ, લીસલ ખર્ચ, સર્વેલ ટેક્સ, વેટ, જી.ઈ.વી., ડેવલપમેન્ટ ચાર્જ સહાયકની સામગ્રી રહેશે.
 - ભવિષ્યમાં સુડા/એસ.એમ.સી. દ્વારા કોઈ નિયમ લાગુ પડે તો દરેક સંબંધોએ માન્ય રાખવાનો રહેશે.
 - સંબંધો વચ્ચેના પાનમાં ફેરફાર કરવાનો કંઈક ડેવલોપર્સનો રહેશે.
 - પેમેન્ટ પૂર્ણ કરી દરભાગેજ કર્યા પછી જ પાંચેવાન માન્યશે.