

OFFLINE LUXURY



Sambhav Group
SIGNATURE REAL ESTATE

Is A New-age Entrepreneur With An Evolved Personal Taste. Who Wish To Bring In His Experience And Expertise To Real Estate As Well As Other Product And Categories In The Future.

Ankit Shah Signature Real Estate Wishes To Redefine Construction And Its Projects With A Belief Of 'Elegance Thought Simplicity' And A Progressive Mind Set Towards Technology, Materials And Management Methods.



WHY “UPVAN SKYLINE” ???

9 Special Reasons To Choose

1. **Fully Residential Campus** so No Commercial Activities.
2. **Two Building** for maximum air circulation & sun-light, specially for **Kitchen & Wash-Yard**.
3. Approx **70% Ground Area** is used for & other's.
4. **Lavish Foyer** on each floor with **two high speed Lift's**.
5. All Flats having a **East & West Main Door and Vestibule**, for maintain the privacy of drawing room.
6. All Flats are **Corner Flat**, only one adjoining common wall like a twin bungalow's, **all other three side will be open** forever for sun-light & air - circulation.
7. **80 ft Road location** with **Road front** which gives maximum air circulation & nature view, as well as **Entire Flat is Front Flat**, means drawing room & two bedroom all having full out-side view.
8. **Pillar Less Flat's**, means all Pillars of the Flat are on the Out -Side Edge, so any time You Can Change any Internal Changes as per your requirements.
9. All Flats have **Car Parking**, & to maintain the parking sense having a one **Common Slot For Appox 125 Two Wheeler's Parking**.



Upvan
Skyline

2BHK & 3BHK LUXURIOUS HOME



LIVE
'PRESENT'
IN OFFLINE
LUXURY





OFFLINE LUXE

Offline is a modern-day Luxury and Upvan Skyline follows a new movement geared towards achieving just that. Because the best memories of our lives don't make it online. Unplug to create a life for yourself that is simply just for you and your loved ones, simply just live in luxury rather than convincing others you have a life.

PLAY OFFLINE...
REDISCOVER
THE MAGIC
ALL AROUND



MASTER LAYOUT

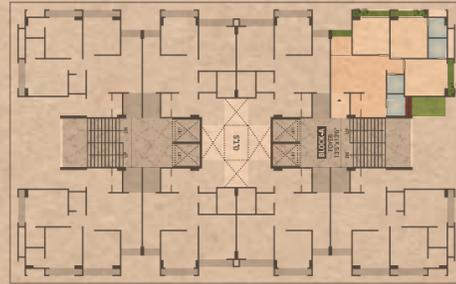




RELAX.
RECONNECT.

Fuel your creativity, tickle the inner child and nurture the soul.

TYPICAL FLOOR
PLAN **3BHK**



TYPICAL FLOOR
PLAN **2BHK**



CALM DOWN,
TAKE A PAUSE...

elevate mental and emotional status.



GROUND FLOOR PLAN





EXCLUSIVE AMENITIES



LUSH GREEN GARDEN



CHILDREN PLAY AREA



ATTRACTIVE GATE



24 HRS. SECURITY



CAR PARKING



2 WHALER PARKING



C.C. T.V. CAMERA



TWO LIFT IN EACH BUILDING



R.C.C. ROAD WITH STREET LIGHT



CLUB HOUSE



ATTRACTIVE FOYER



FIRE SAFETY



SEATING AREA WITH TENSILE UMBRELLA



WATER FOUNTAIN



CANTILEVER PLANTER WITH WATER CASCADE



24HRS. WATER SUPPLY



ADANI GAS CONNECTION



SENIOR CITIZEN SEATING AREA

SPECIFICATIONS

- Earthquake resistant R.C.C frame structure.
- Uninterrupted & Adequate 24 hours water supply by AMC & society borewell.
- Auto door lift of premium company.
- Anti terminate treatment at parking level.
- Water proofing treatment with china mosaic on terrace.
- Renowned, standard & tested raw material for all works.
- Maximum natural light & cross ventilation.

FLOORING	<ul style="list-style-type: none"> • Standard quality vitrified tiles in entire flats.
KITCHEN	<ul style="list-style-type: none"> • Granite platform with s.s.sink. • Marble shelves with Ceramic tiles in store room. • Exhaust Fan in kitchen. • Cloth Drying Tricks in wash-yard. • Gas Connection Line (Adani) at kitchen platform level.
BATHROOM FITTINGS	<ul style="list-style-type: none"> • Non slippery type flooring & tiles up to lintel level. • Standard quality Bathroom fittings and sanitary ware. • Corrosion free & leak proof CPVC/UPVC pipes & fittings with Brass ends.
ELECTRICAL WORK	<ul style="list-style-type: none"> • Concealed copper wiring. • Adequate number of Electrical points with modular accessories. • All adequate points like Chimney, Aqua guard, Refrigerator, Cable TV. • A.C, Telephone points etc.
DOORS & WINDOWS	<ul style="list-style-type: none"> • Wooden framed decorative main entrance door with quality lock set. • All bedroom doors will be wooden framed & bathrooms will be granite framed with flush doors laminated on both sides. • Aluminium section windows with sliding shutter.
WALL FINISH	<ul style="list-style-type: none"> • Internal mala plaster with Acrylic wall putty finish. • External double coat sand face plaster with 100% water & weather proof silicon based acrylic paint.
SECURITY PROVISION	<ul style="list-style-type: none"> • Round the clock security by professional agency. • 24x7 C.C.T.V Surveillance at Main Entrance Gate, Foyer & Garden area.

KEY PLAN



LOCATION

Address. B/h Upvan Gayatri Exotica, Near By Baliyadev Mandir Road, Near By Siddhi Elegant, Opp. Narol Lambha Highway Ring Road, New TP Scheme Road, Lambha, Ahmedabad-388054
E-mail. Upvanskyline1@gmail.com

A Project By.

SAMBHAV BUILDCON

Architect. Artham

Structure Designer. Achal Parikh

Design By. Signox Designs

Plumbing Consultant. Ravi Engineering