

**shivalik**  
RESIDENCES

Unmatched Address



### Shahibaug

as the name suggest is an area with class.

Having royal past and rich reputation for fine homes,  
Shahibaug is one of those oldest residential areas surrounded by lush green.



## THE HIGH LIFE

A 13 storeyed magnificence rises about the rest in the hub of residence and convenience: the heart of Ahmedabad city.

Exclusive units range from expansive 4375 sq.ft. and 5360 sq.ft. homes, carefully crafted with premium specifications, the limited edition homes create a sanctum of style and class.



Reference Image



Evoke your  
**CREATIVITY**  
on the grand canvas of your  
**REGAL RETREAT.**



## 4 & 5 BEDROOM LUXURY HOMES

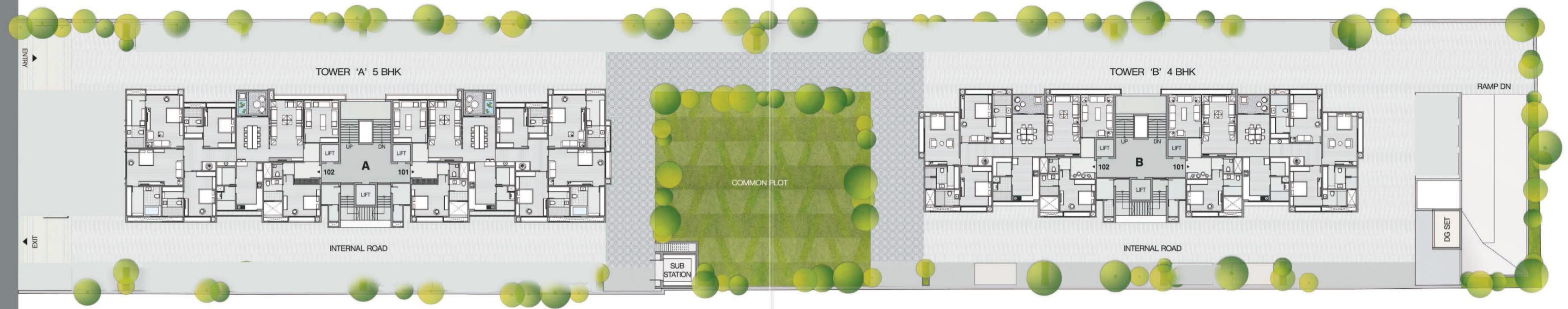
Invite yourself into an exclusive life that reflects your impeccable taste for elegance and luxury.

An elite neighbourhood, sprawling living spaces panoramic views and luxurious amenities that match your lifestyle.

Imbibing every expectation, this is the life at Shivalik Residences.



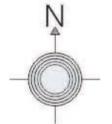
# LAYOUT



AIRPORT

100 FT. WIDE ROAD

SHAHBAUG UNDERPASS

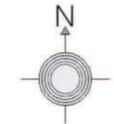
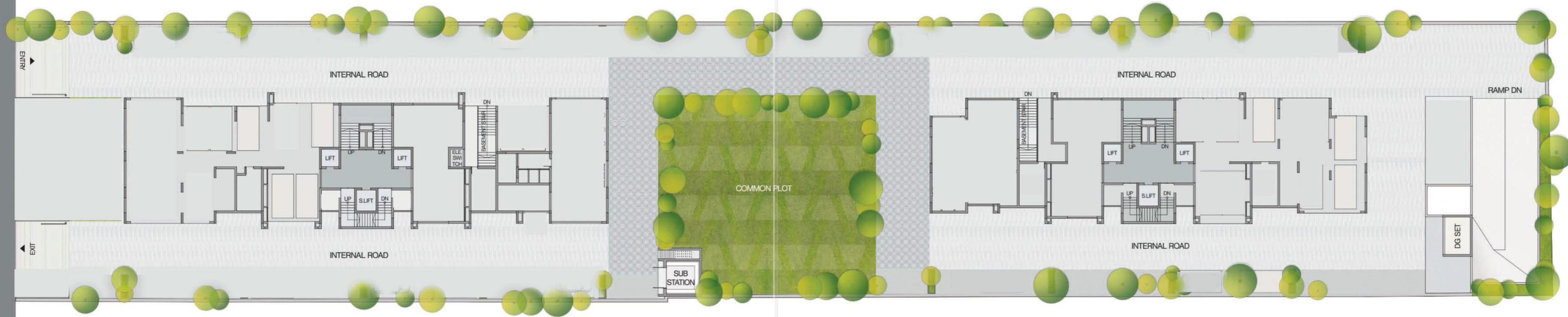


# COMMON AREA PLAN

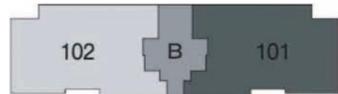
AIRPORT

100 FT. WIDE ROAD

SHAHBAUG UNDERPASS



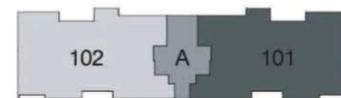
4 BHK APARTMENT



Reference Image



# 5 BHK APARTMENT



Reference Image



## IMBIBING EXPECTATIONS

Energize at the state-of-the-art health club, with unique design landscaping leisure moments will always be special.

Modern security system and spacious & sufficient basement parking; we have taken utmost care to ensure your retreat is as exclusive as your lifestyle.



## SALIENT FEATURES

- Fully Air-Conditioned
- Allotted Car Parking
- 3 Automatic Elevators for Every Block
- Well Designed Air-Conditioned Entrance Foyers
- Hi-Tech Security System
- Well Equipped Fire Hydrant System in Every Block
- DTH Satellite TV Connection
- All Internal Roads of R.C.C. / Pattern Designed Stone Paving
- Car Wash Area

## COMMON FACILITIES / AMENITIES

- Exquisite Landscaped Garden and Pleasant Sit Outs
- Exclusive Children's Play Areas
- Party Lawn

## SPECIFICATIONS

### FLOORING

Drawing / Living / Dining

- Italian Marble

Bed Rooms

- Vitrified Tiles
- Wooden Flooring in Master Bedroom

Kitchen

- Vitrified Tiles
- Granite Platform with S.S. Sink & Tiles upto Lintel Level
- Modular Furniture of International Quality

Balcony

- Natural Granite / Rustic Tiles

### DOORS

Main Door

- Polish Natural Veneer with Night Latch

Bedroom Door / Toilet Door

- Both Side Paint

### WINDOWS

- Double Glass Anodized Aluminum Windows

### TOILETS

- Glazed / Ceramic Tiles upto Lintel Level
- Counter Basin / Wall Hung Basin
- EWC Couple Closet – International Quality
- CP Brass Fittings – International Quality
- Glass Cubicle in Master Bathroom

### ELECTRIFICATION

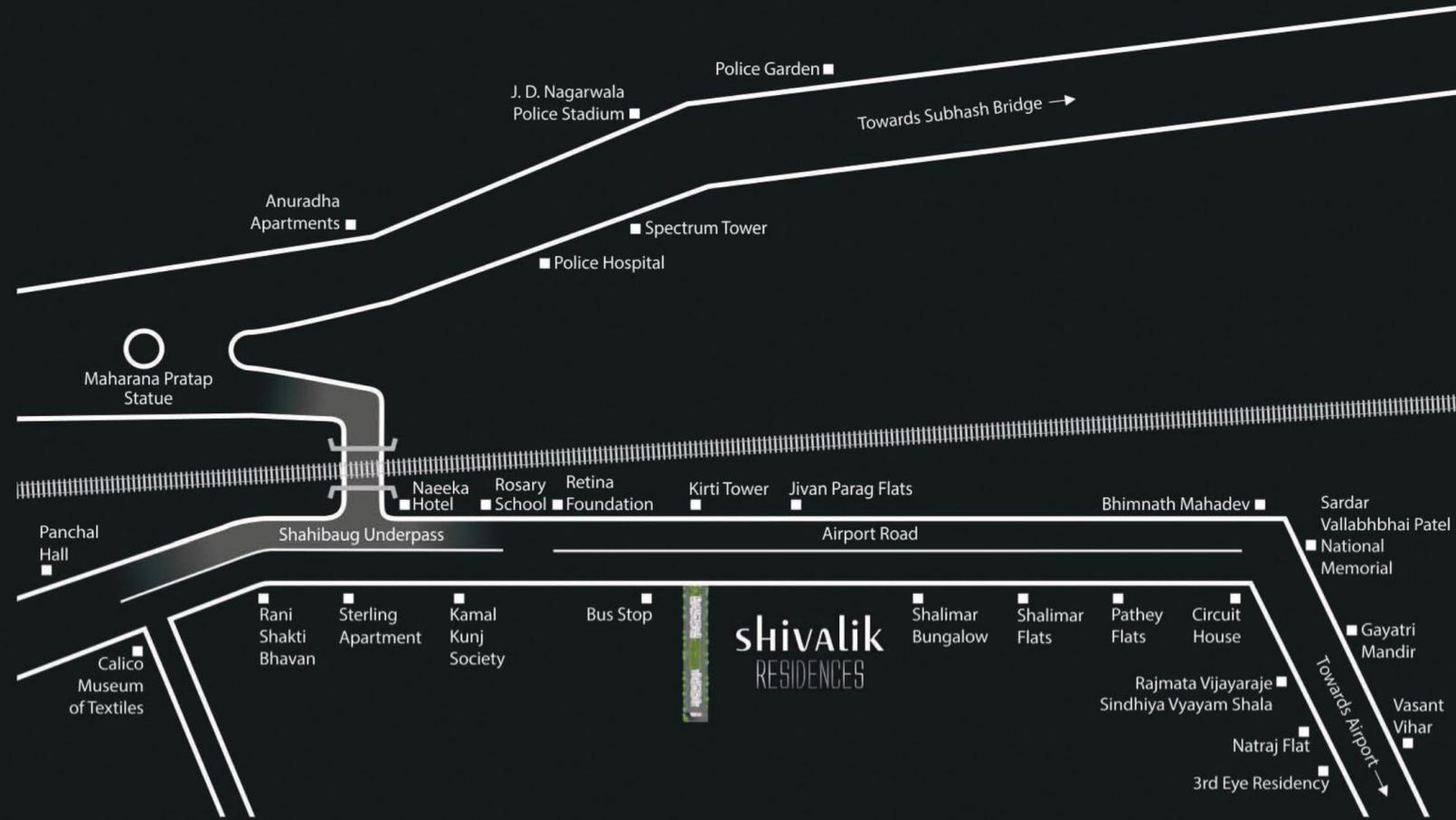
- 3 Phase Concealed ISI Copper Wiring with Modular Switches
- MCB Distribution Panel

### COLOUR

- Internal: Putty Finish    External: 100% Acrylic Paint

### AIR-CONDITIONING

- Fully Air-Conditioned Apartments



Site: B/s. Shalimar Bungalow, Nr. Shahibaug Underpass, Airport Road, Ahmedabad 380 004.

**Terms**

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- Any taxes like Service Tax and any other taxes will be paid extra.
- All the payments shall be in favor of "Shruti Organisers Pvt. Ltd."

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

**shivalik**<sup>®</sup>  
PROJECTS

S N Group of Companies

Head Office: Shivalik Projects, B/s. Satellite Police Station, Satellite, Ahmedabad 380015, INDIA  
Call: +91 79 4020 0000 [www.shivalikprojects.com](http://www.shivalikprojects.com)

AHMEDABAD | RAJKOT | SURAT