

### PROJECT NAME: SAANVI NIRMAN ESTELLA

Near Vivianna Farm, mohmadpura To Shela Road, behind D.r. Infrastructure Office, south Bopal



Property Type:	Flat/Appartment
Builder Name:	Saanvi Nirman
Locality:	Ghuma
City:	Ahmedabad
State:	Gujarat
Availability:	01-01-2023
Project Type:	Ongoing
Sample House Ready:	No

Rera ID: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08019/060221

Description: 2 & 3 BHK Premium Apartments

Architect Name: Mr. Cunal Parmar of FLXBL Design Consultancy Pvt. Ltd. Structure Consultant: Mr. Rajesh P Patel of The Pyramid Consultants

Property Facilities: Wash Room, Vastu Compliant

Building Amenities:

CCTV Camera	Garden	Fire Safety
Visitor Parking	Lift	Gym
Power Backup	Security	Club House
Multi Purpose Hall	House Keeping	Borewell
Kid's Play Area	Tt & Billiard	Wash Room
Games Room	Waste Disposal	Vastu Compliant
Terrace Garden	Tata Sky / Dth	Boom Barrier
Jogging Track	Pick up and Drop off Zone	Senior Citizen Area
Gazebo	Entrance Foyer	Gated Community

## Specification:

Interior Walls :	Internal smooth finished mala plaster with putty. Exterior double coated sand faced plaster / texture & acrylic paint over it.		
Flooring :	Vitrified flooring in living, dining and all bedrooms. Antiskid tiles in Balcony.		
Doors :	Veneer finish main door with wooden frame and night latch lock. Flush doors with good quality lock.		
Electrical :	Single phase concealed ISI copper wiring with modular switches. Adequate points for AC in living & bedrooms, geyser point in bathroom and TV & Telephone point in living room.		
Elevator :	Premium quality 2 automatic elevators.		
Kitchen :	Polished natural granite platform with stainless steel sink. Glazed tiles dado up to lintel level on wall above kitchen platform Vitrified flooring in kitchen. Kota stone in wash area with vitrified tile dado.		
Doors & Windows :	Aluminum sliding windows with stone jambs.		
Bathrooms :	Ceramic tile floor and dado up to lintel level in all bathroom. Cera or any equivalent sanitary ware. Conceal flush tank / flush valves. Jaguar or any equivalent CP fittings. Supreme or any equivalent make corrosion free & leak proof CPVC/UPVC pipe fitting.		
Total No. of Tower :	4	No. Flats in Tower :	160
No. Floor in Tower :	10	No. of Flats per Floor :	4
Flat Size :	780 - 826 Sq.Ft. Super Builtup	Allocate Parking :	yes

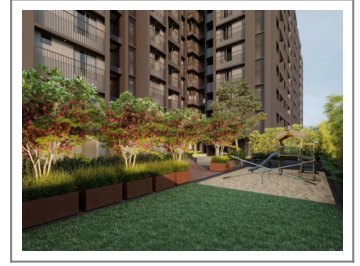
## PROJECT DETAILS

Sr. No.	Type	Constructed Area (SBA)	Area Unit
1	2 BHK	780 Sq.Ft. Carpet	Sq. Ft.
2	3 BHK	826 Sq.Ft. Carpet	Sq. Ft.

- Stamp duty, Registration charges, Legal charges, Auda, Electricity, Corporation, Parking and all other extra charges shall be borne by the purchaser.

- GST, TDS and any other taxes levied in future shall be borne by the purchaser.

## PROPERTY PHOTOS



**Note :** All visuals, images, facilities and other details shown here are for presentation only and are subject to change by the builder/developer/owner without any obligation.

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