

## **PROJECT NAME: SHELADIA LUXURIA**Beside Siddheshwar Bungalows, Stanza Lane,



Property Type: Flat/Appartment

Sheladia Projects Builder Name:

Shela Locality:

Ahmedabad City:

State: Gujarat

01-03-2024 Availability:

Project Type: Ongoing

Sample House Ready: No

Rera ID:	PR/GJ/AHMEDABAD/SANAND/AUDA/MAA09251/291021				
Description	3 & 4 BHK Stylish Apartments				
Architect Name:	MANSI SHAH	Structure Consultant	JIGAR G SHAH		
Property Facilities:	Gas Connection	Vastu Compliant			
Building Amenities:	CCTV Camera	Garden	Fire Safety		
	Visitor Parking	Lift	Gym		
	Power Backup	Security	Piped Gas		
	Club House	House Keeping	Borewell		
	Kid's Play Area	Yoga Room	Tt & Billiard		
	Games Room	Waste Disposal	Vastu Compliant		
	Boom Barrier	Jogging Track	Multi Purpose Court		
	Pick up and Drop off Zone	Senior Citizen Area	Solar Panel		
	Entrance Foyer	Gated Community			

## **Specification:**

Structure :	RCC structure with earthquake resistant frame				
Interior Walls :	Internal walls finished with wall putty Weather shield acrylic emulsion paint for exteriors				
Flooring:	Vitrified flooring in complete apartment Designer tiles in bathrooms and utility areas Lobby with vitrified tiles and granite				
Doors:	Main door: Modular/flush doors with both side laminated and wooden frame Other doors: Modular/flush doors with both side paint with wooden frame				
Electrical :	Concealed three phase electrical copper wiring Modular switches ISI wires MCB and ELCB				
Elevator:	Lift wall cladding in granite Lift standard: Kone, Schiendler or equivalent				
Kitchen :	Adani gas piping in kitchen SS sink Dado tiles Granite platform				
Doors & Windows :	Sliding aluminium windows with powder coating Natural stone frames on window jambs				
Bathrooms :	Concealed plumbing Health faucet Well design glazed/ceramic tiles up to lintel level Wooden frames for bathrooms CP fittings: Kohler or equivalent				
Total No. of Tower :	4	No. Flats in Tower :	196		
No. Floor in Tower :	14	No. of Flats per Floor :	4		
Flat Size :	1783 - 3263 Sq.Ft. Super Builtup	Allocate Parking :	yes		

## **PROJECT DETAILS**

Sr. No.	Туре	Constructed Area (SBA)	Area Unit	Parking
1	3 BHK	1783 Sq.Ft. Super Builtup	Sq. Ft.	1
2	4 BHK	3263 Sq.Ft. Super Builtup	Sq. Ft.	1

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

<sup>-</sup> 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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