

3 BHK LAVISH
APARTMENT

SUN PAN
HEIGHTS





SOLAR
PAN
HEIGHTS



ZENITH OF
PREMIUM HIGH - END
LAVISH LIVING





GROUND FLOOR LAYOUT



Internal Road

Internal Road

Internal Road

12.00 Mt Wide Road



TYPICAL
FLOOR LAYOUT

102
202
302
402
502
602
702

Lift Lift

103
203
303
403
503
603
703

101
201
301
401
501
601
701

104
204
304
404
504
604
704

101 501
201 601
301 701
401

102 502
202 602
302 702
402

Lift
Lift

104 504
204 604
304 704
404

103 503
203 603
303 703
403



SPECIFICATIONS



STRUCTURE

- Earthquake resistant RCC frame structure as per structure design.



FLOORING

- Premium Double - Charged Vitrified Tiles Flooring.



KITCHEN

- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to slab level.



DOORS

- Elegant entrance door & internal flush door



WINDOWS

- Granite Frame with colour aluminium 3 track sliding windows with reflective glass.
- Finished with safety grill & mosquitos net.



BATHROOMS

- Standard quality sanitary ware & branded plumbing fittings.
- Premium ceramic tiles up to ceiling



ELECTRIFICATION

- Concealed good quality copper ISI wiring with modular switches
- T.V. point in living room.
- A.C. point in living room & Bedrooms.



COLOUR

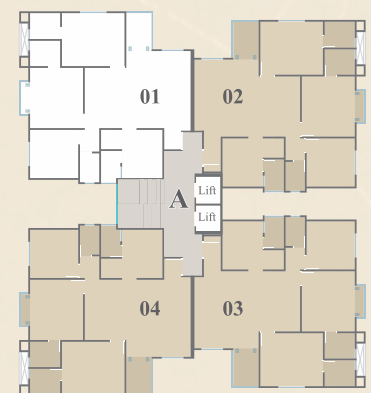
- Internal smooth finish plaster with primer putty & external plaster with weather proof paint.



TOWER A

TYPICAL FLOOR PLAN

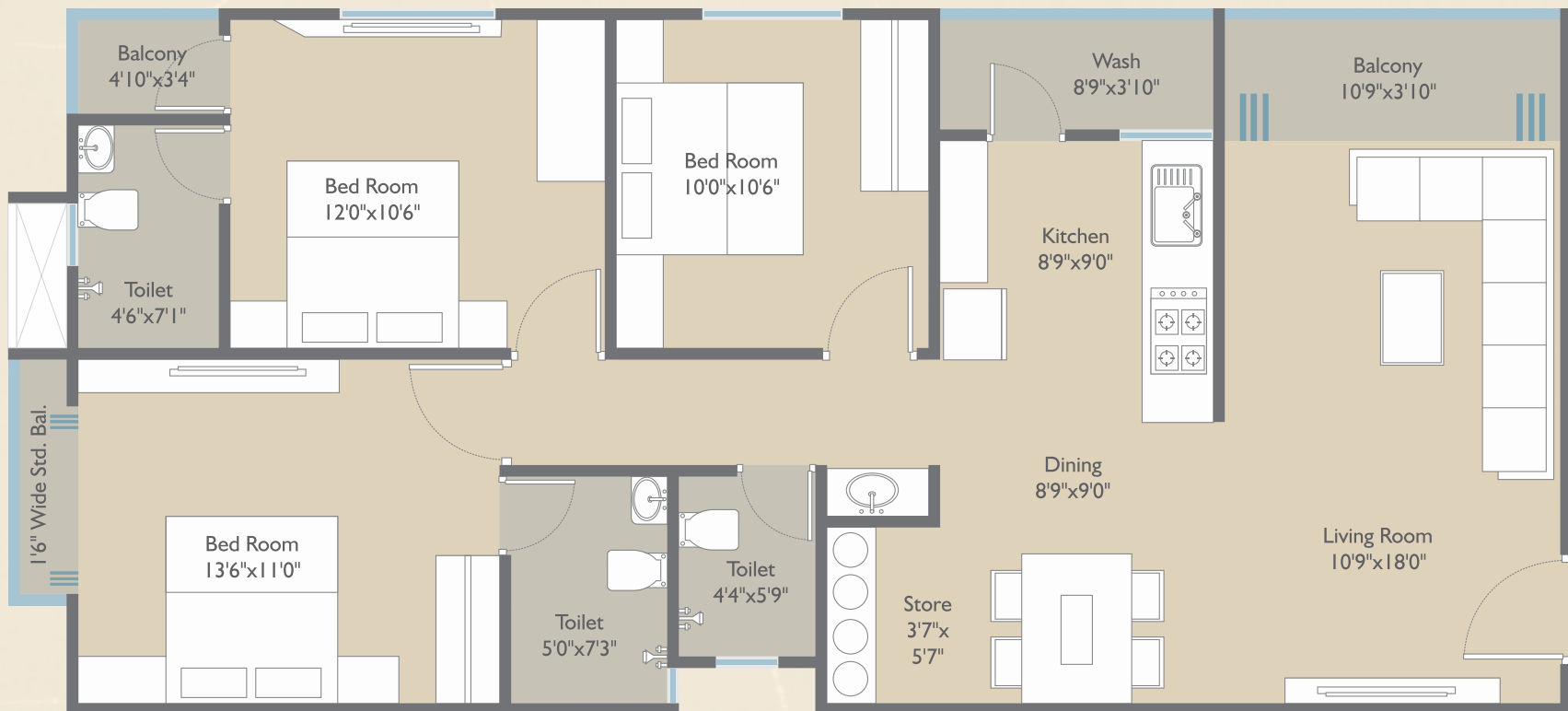
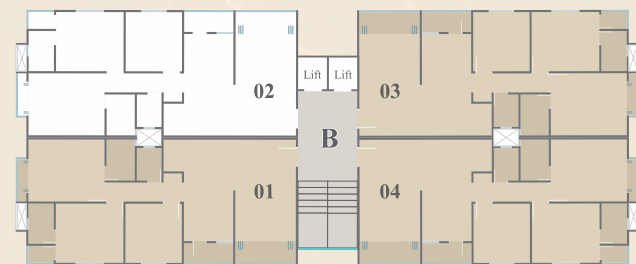
Carpet Area : 940 Sq. Ft.
Wash Area : 25 Sq. Ft.
Balc. Area : 50 Sq. Ft.
Builtup Area : 1130 Sq. Ft.



TOWER B

TYPICAL FLOOR PLAN

Carpet Area : 909 Sq. Ft.
Wash Area : 31 Sq. Ft.
Balc. Area : 65 Sq. Ft.
Builtup Area : 1118 Sq. Ft.



CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



AMENITIES



Club House



Landscape Garden



Multipurpose Hall



A/C Gymnasium



Indoor Games



Jogging Track

VALUABLE FEATURES



Stylish entrance gate.



Security with Security Cabin.



Premium quality elevator in each tower



Single entry campus with CCTV Cameras.



24 Hours Water Supply. Overhead & underground water tank with auto control system.



Power Backup for elevators & Common illumination.



Ample Car & 2 wheeler parking.



Elegant Number Plate To Each Unit





Payment Terms : 10% At the time of Booking • 20% Agreement • 10% Plinth Level • 07% 1st Slab • 07% 3rd Slab • 07% 5th Slab • 07% 7th Slab • 10% Brick Masonry Work • 10% Plaster Level • 07% Flooring & Finishing • 5% Before Possession

Notes: (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, GST, common maintenance charge, Administration charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the customers. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) in case of delay of water supply, light connection, drainage work by VMSS/MGVCL, developers will not be responsible. (9) Architect/ Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specification or information in this brochure can not form part of an offer, contract or agreement. (12) Subject to Vadodra jurisdiction.



Developers: **SOPAN REALTY**

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Structure:

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