

3 BHK LAVISH APARTMENT



SOPAN
A SPACE WITH SERENITY

Developers: **SOPAN REALTY**

Site Address

SOPAN HEIGHTS, Nr. Priya Cinema, Sevasi -
Canel Road, Sevasi, Vadodara - 391 101.

M: +91 75740 10777 | 75740 20777
E : sopangroup9@gmail.com
W: www.sopangroupbaroda.com

Architect:
ASQUARE
KETAN PATEL

Structure:
A.A. DESAI

RERA Reg. No: PR/GJ/VADODARA/VADODARA/Others/RAA06639/180120 | Website: www.gujrera.gujarat.gov.in

3D Visualization by LUCID - The Artistry

SOPAN
HEIGHTS

BEAUTIFUL
THINGS DON'T ASK FOR
ATTENTION





ZENITH OF
PREMIUM HIGH - END
LAVISH LIVING





**GROUND
FLOOR LAYOUT**



**TYPICAL
FLOOR LAYOUT**



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

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



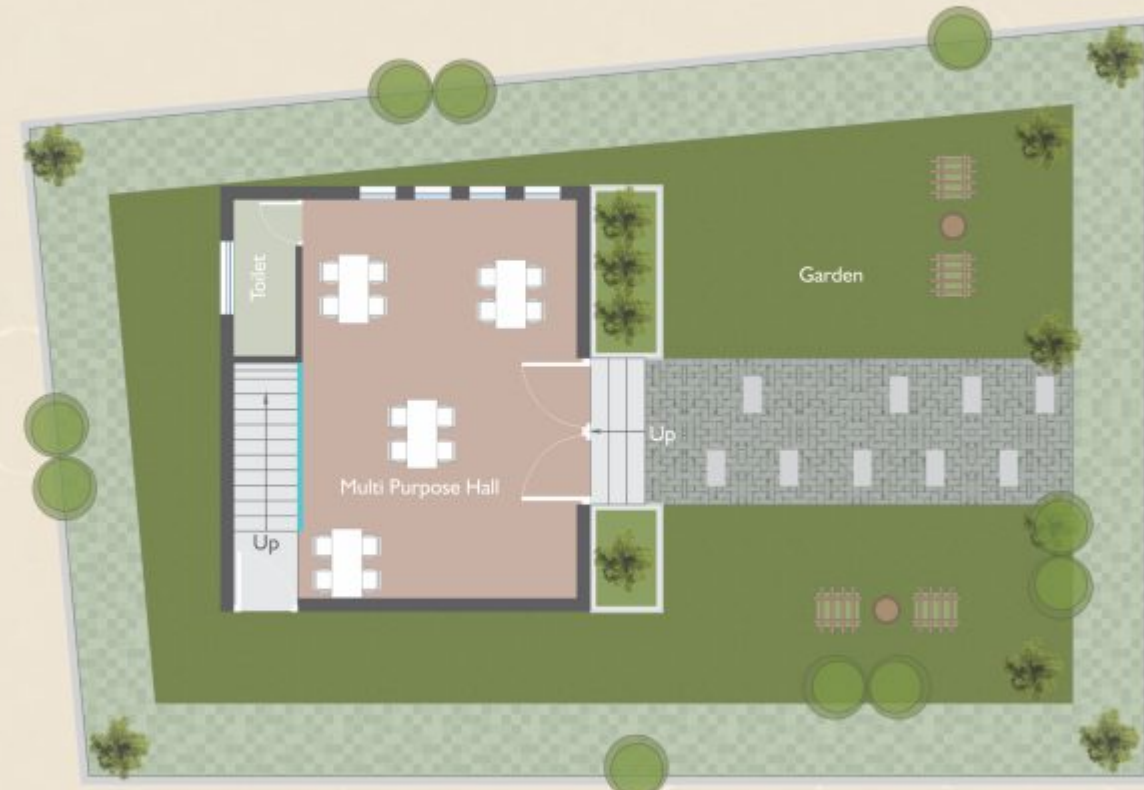
TYPICAL FLOOR PLAN

TOWER B

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



TYPICAL FLOOR PLAN



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.
-  101 Elegant Number Plate To Each Unit



SAPAN HEIGHTS

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, Admistration 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 Vadodara jurisdiction.