

# LUXURY LIVING

IN THE FINEST LOCATION OF AHMEDABAD

# Upcoming Landmark

At Panjrapole

3 BHK + WFH Apartments & Showrooms



# Facts

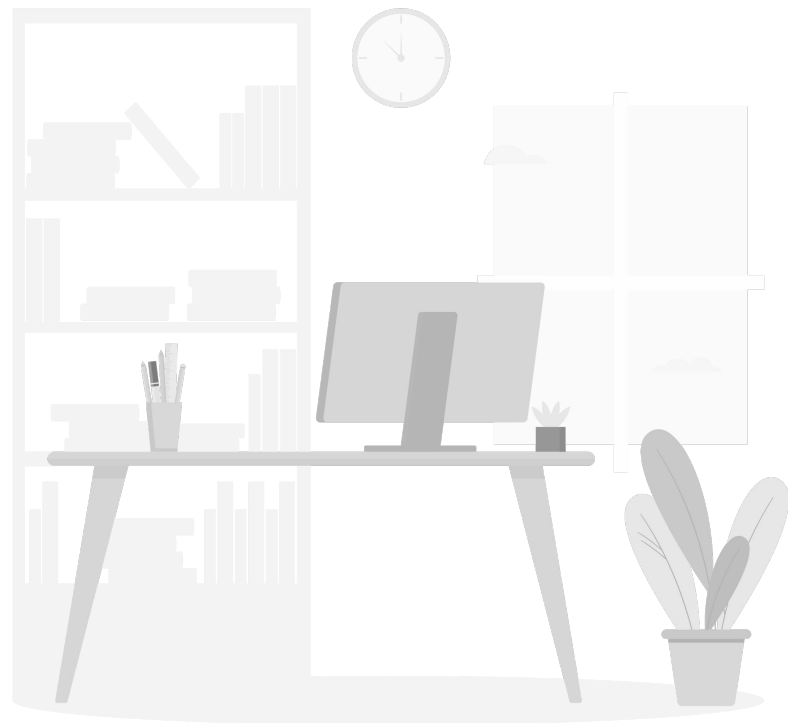
## ➤ Apartments

- 3 BHK + WFH Apartments & Showrooms
- 2100 Indicative SBA (55% RERA Carpet)
- 232 Apartments
- 13 Floors (Tower - A,B,E,F) / 14 Floors (Tower - C,D)
- Top Floors with Penthouse
- 2 Alloted Parking Per Unit

## ➤ Showroom

- 1100 Sqft Sba onwards
- Ground + 2 Retail spaces

## ➤ Possession on July 2023



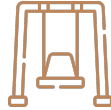
# Amenities & Features



GYM



Indoor  
Games



Children  
Play Area



Senior Citizen  
Area



Activity  
Room



Landscape  
Garden



Intercom



Gas Pipeline



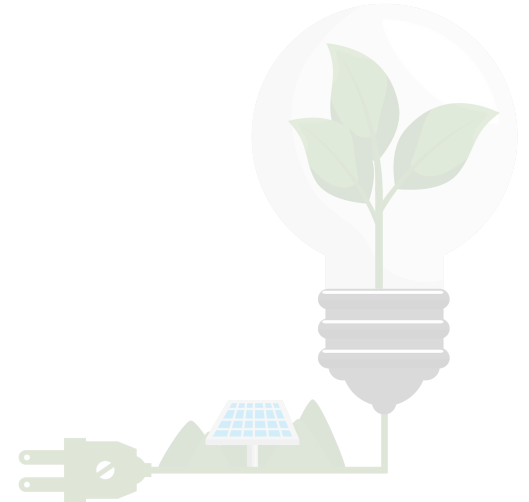
CCTV  
Surveillance



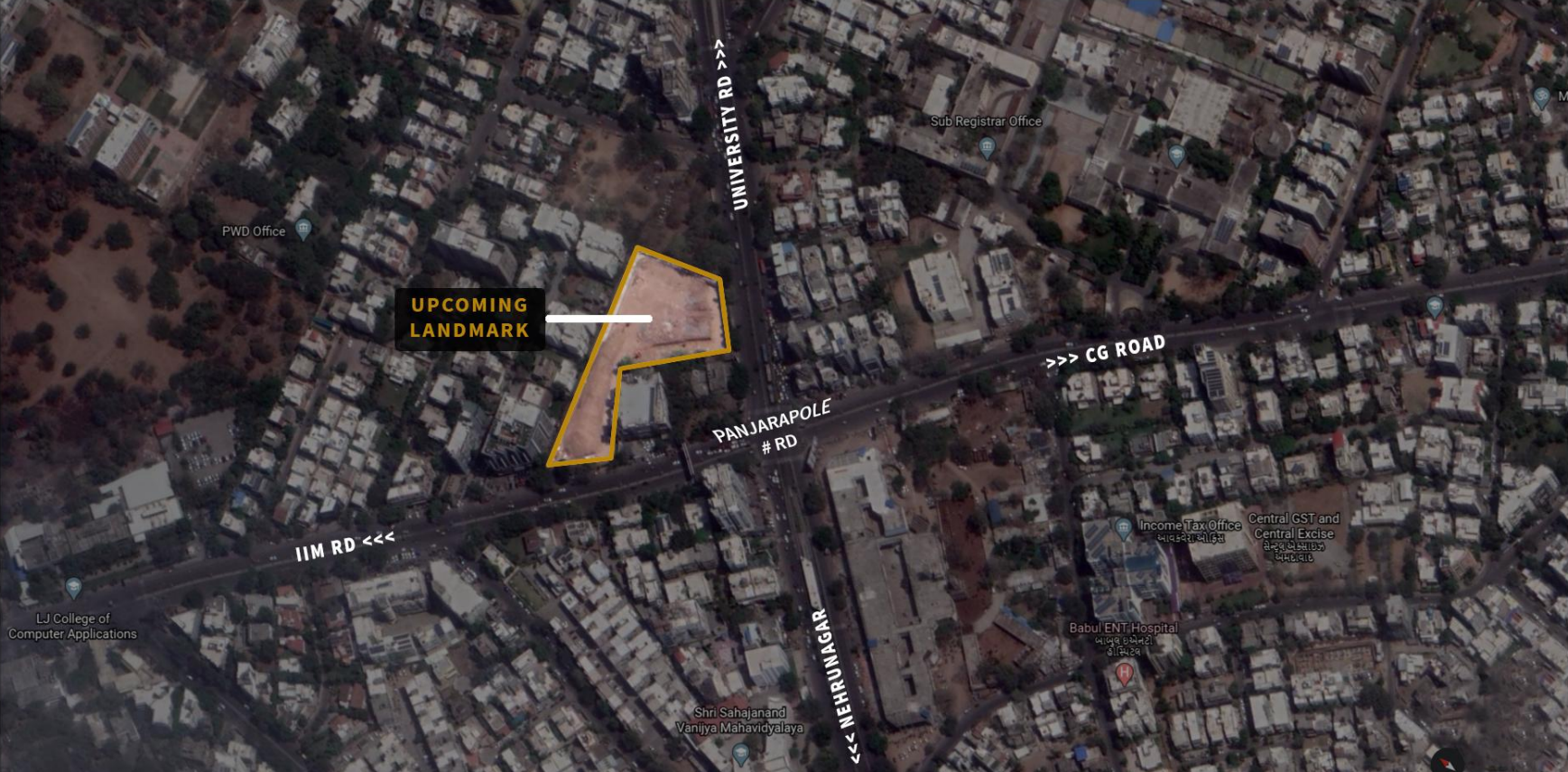
Smart Society  
App

# Green Building Features

- Sewage Treatment Plant
- 100% Rainwater Harvesting
- Dual Plumbing in apartments
- Solar Panel Backup for common
- Water Efficient Plumbing Fixtures
- Charging Point for Electrical Vehicle
- Universal Design for Differently-abled
- Use of Low VOC materials like paints, adhesives, etc.
- Energy Efficient Lighting Fixtures with Standard lux level
- Waste Management System to treat 100% Organic Waste
- Separate Drainage and Water System for Commercial and Residential



# Location



# Connectivity

- **Airport** 25 min | 14 km
- **Ahmedabad Railway Station** 20 min | 7.5 km
- **BRTS Accessibility**
- **Education Institutions** (IIM , AMA , Gujarat Uni., Ahmedabad Uni. etc)
- **Entertainment & Food Zones** (Ahmedabad ONE Mall, C.G. square)
- **Hospital** (Fusion , Kaizen, Vijay Shalby)
- **Temples**
- **Business Connectivity** (C.G. Rd 2 km, Ashram Road 5 km, S.G. Highway 4 km)



# Specifications

## ➤ **FLOORING**

- Vitrified Tiles in Drawing, Living, Dining & Bedrooms
- Vitrified Tiles & Wooden Flooring in one Master Bedroom
- Granite Platform with S.S. Sink & Tiles upto Lintel Level in Kitchen
- Natural granite / Rustic Tiles in Balcony

## ➤ **DOORS**

- Main Door - Polish Natural Veneer with natural latch
- Video door phone

## ➤ **COLOUR**

- Internal - Putty Finish
- Exterior - 100% Acrylic Paint

## ➤ **BEDROOM & TOILET DOOR**

- Both side paint with SS hardware



# Specifications

## ➤ TOILETS

- Glazed / Ceramic tiles upto lintel level
- Counter basin / wall hung basin
- Branded EWC couple closet
- Branded Cp brass fittings

## ➤ ELECTRIFICATION

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

## ➤ WINDOWS

- Anodised / Powder coated aluminium windows



# Apartment Pricing

3 BHK + WFH (Work From Home)	CONSTRUCTION LINKED ( ₹ )
INDICATIVE SUPER BUILT UP AREA (SFT)	<b>2100</b>
RERA CARPET	1155
<b>APARTMENT COST</b>	<b>1,41,00,000</b>
GST @ 5%	7,05,000
STAMP DUTY @ 4.9%	6,90,900
REGISTRATION @ 1%	1,41,000
MAINTAINANCE DEPOSIT @ ₹100 PSF (SBA)	2,10,000
<b>NET AMOUNT</b>	<b>1,58,46,900</b>



# About Shivalik

Shivalik developers are on a quest to build a legacy of timeless elegance. Pioneering the skyline of the city already, they are steadily conquering the state of Gujarat on the front of luxurious Residential & Commercial spaces.

**2**

DECADES OF  
EXPERIENCE

**60+**

LANDMARKS  
BUILT

**70+**

LACS SQ.FT.  
DEVELOPED

**25+**

LACS SQ.FT. UNDER  
DEVELOPMENT



# Thank You