



AMAZE YOURSELF
EVERYDAY





Live The Luxury of
The Singapore Lifestyle

An amazing space that blends modern
lifestyle with the beauty of nature



3 & 4 BHK Exquisite Apartments
4 & 5 BHK Ultra-Luxurious Penthouses





Own The Pride of Living a Rich Lifestyle

Gandhinagar, the capital of Gujarat is a smartly designed green city offering a fulfilling lifestyle that caters to the diverse needs of its residents.

Sargasan, situated in Gandhinagar is a prime location close to various amenities, including shopping malls, multiplexes, dining, and healthcare facilities.

S.G. Highway	02 MIN.
Super Mall	07 MIN.
Namo'stu Te Hospital	09 MIN.
City Pulse Cinema	10 MIN.
Mahatma Mandir	10 MIN.
Ved International School	11 MIN.
Sardar Vallabhbhai Patel International Airport	19 MIN.
GIFT City	20 MIN.



Artistic Impression



An Amazing Masterpiece Crafted for *The Exceptional*

The feeling of amazement occurs
when we see something extraordinary
and at that moment everything else
seems to fade away.







Experience The Allure of *The Sanctuary*

Enjoy a beautiful gathering with your family. Imagine walking on the lush green fields with your loved ones. Your evenings are just going to get more beautiful.

Immerse yourself in the magnificence of **The Sanctuary-Podium** inspired from the mesmerizing green architecture of Singapore.



The Big Dream Begins with Unparalleled Comfort

40+ Exquisite amenities to leave your soul amazed. Rejuvenate your senses by immersing in the relaxing swimming pool, meditation space and embrace the feeling of leisure.



Artistic Impressions



Enjoy The Blissful Views of Your Own Abode

Breathe in the Bliss with an amazing view from your bedrooms, living room, and balconies. A positive and rich experience shapes the health of your family. Here you have a perfect chance to experience a lavish lifestyle with these ultra-luxurious apartments and penthouses.



Our Elite Indulgences



Swimming Pool & Deck



Jacuzzi



Cloud Kitchen



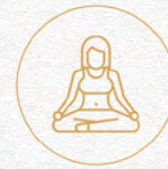
Multifunction Hall



Kids Play Area



Gym



Yoga & Meditation



Library



Common Lounge



Mini Amphitheatre



Spa



Daycare



Driver & Staff Lounge



Lawn Area



Indoor Games



Secretary Office

The Quality & The Convenience



Green Building Features



Luxurious Flooring



Premium Bathroom Design



Aluminium Window Panels



24/7 Water Supply



Drainage System



Rainwater Harvesting



Ample Parking Space



Solar System For Common Areas

The Security



High-Tech Security



Private Stretcher Lift Provision



Advanced Fire Safety Features



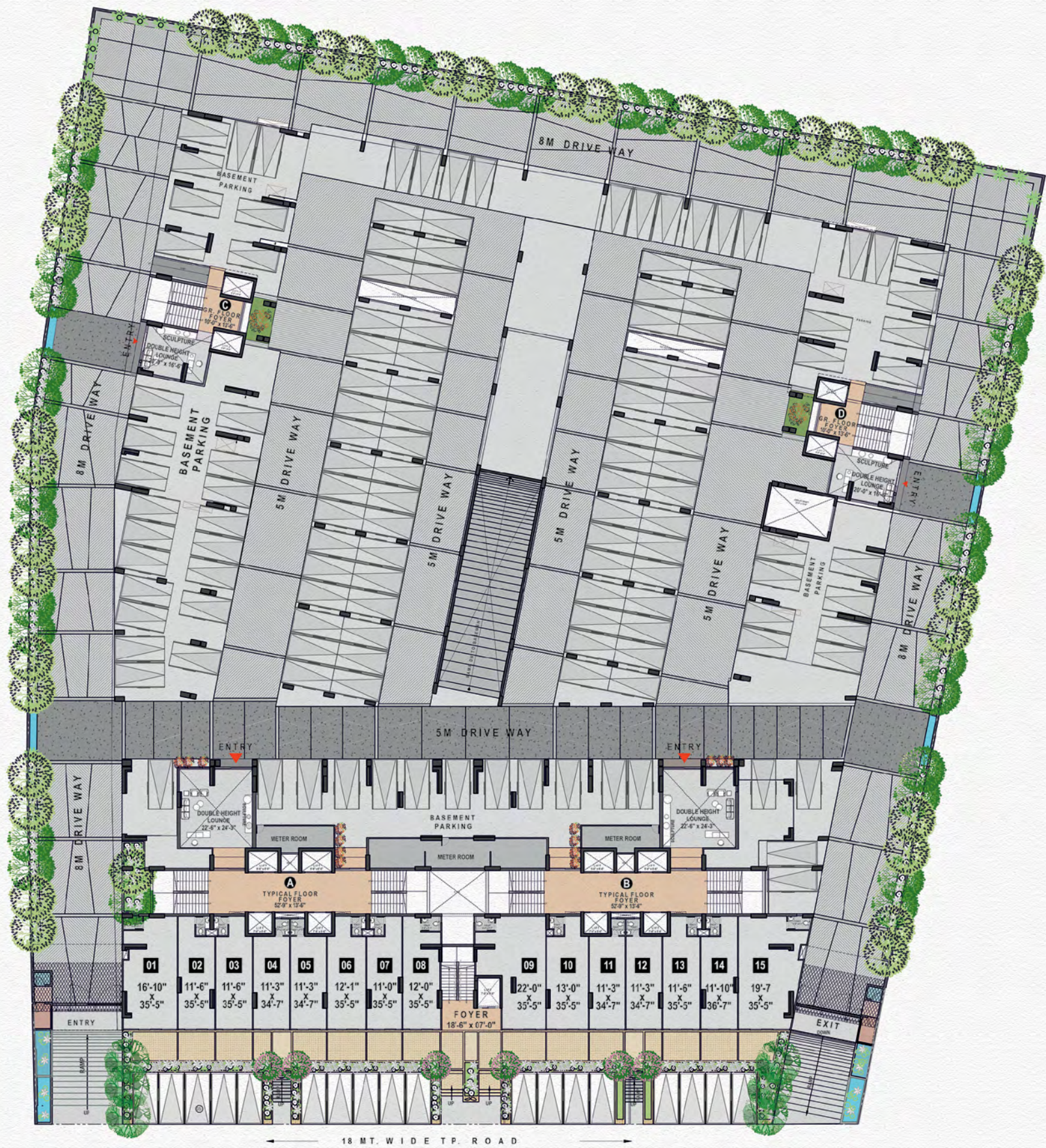
24/7 Guarded Security



Basement Layout



Ground Floor Layout



A AMAZIA
GRACE

C AMAZIA
PRIDE

First Floor (Podium Layout)

List of Landscape features & Amenities

01. Main Entrance to Building Lobby
02. Reading Garden with Planting & Lawn
03. Performance Garden
04. Benches with Artificial Lawn
05. Play Court with Rubberised Flooring
06. Outdoor Board Games Area
07. Pool Deck
08. Water Feature with Infinity Edge
09. Lily Pond
10. Deck with Seating & Umbrella
11. Artificial Lawn Area
12. Pergola With Seating & Fragrant Creepers
13. Barbeque Area
14. Banquet Lawn with Seating
15. Lawn Mounds
16. Sculpture
17. Upper-Level Walkway
18. Benches
19. Fitness Artificial Lawn
20. Box Cricket
21. Multipurpose Court
22. Formal Lawn for Conference
23. Ramp Up
24. Massage Room
25. Swimming Pool
26. Jacuzzi
27. Game Room
28. Golf Stimulator
29. Driver & Staff Lounge
30. Reading Room + Library
31. Sitting Area
32. Meditation Space
33. Gym
34. Children Play Room
35. Daycare
36. Secretary Office + Con. Space
37. Home Theatre
38. Common Lounge
39. Pantry
40. Multi Functional Hall / Event Space
41. Cloud Kitchen
42. Changing Room

The Sanctuary Podium
Where Serenity
Finds Its Home

18 MT WIDER ROAD



B AMAZIA
ENAMOR

D AMAZIA
ADMIRE



The Realm of
Incomparable Beauty

Second Floor Layout



Typical Floor Layout (3rd to 19th)



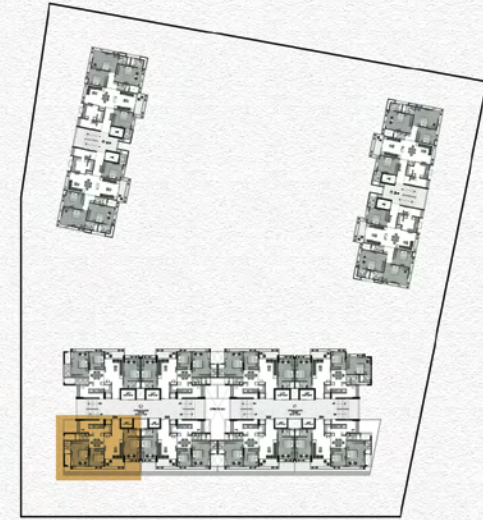
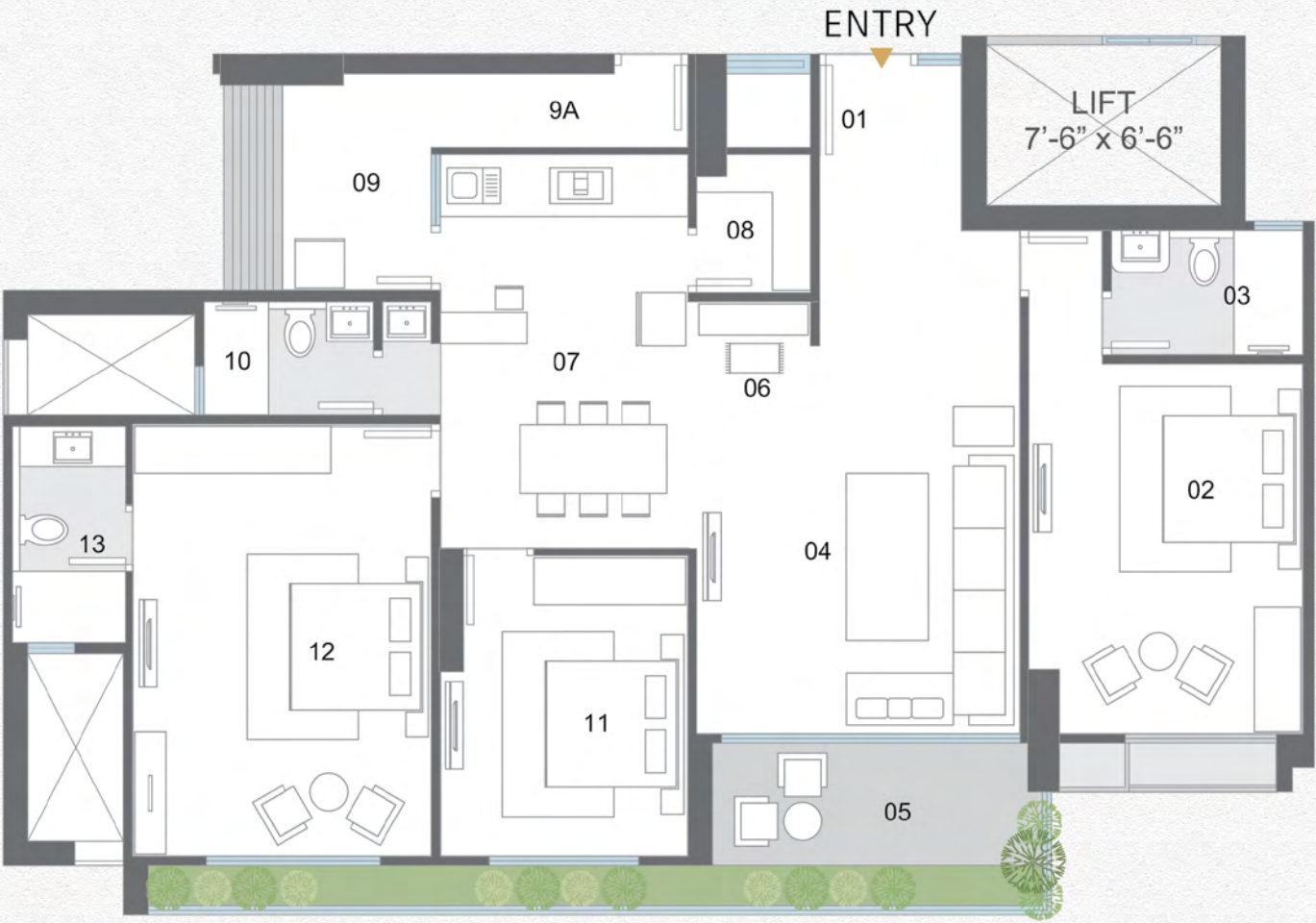
Penthouse Lower Level Layout (20th Floor)



Penthouse Lower Level Layout (21st Floor)



3 BHK Corner Unit Plan Type - A



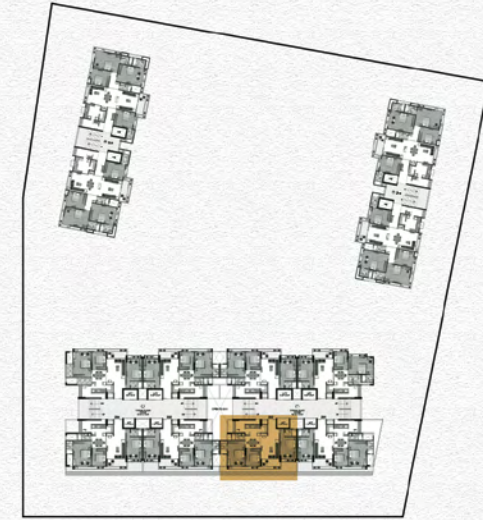
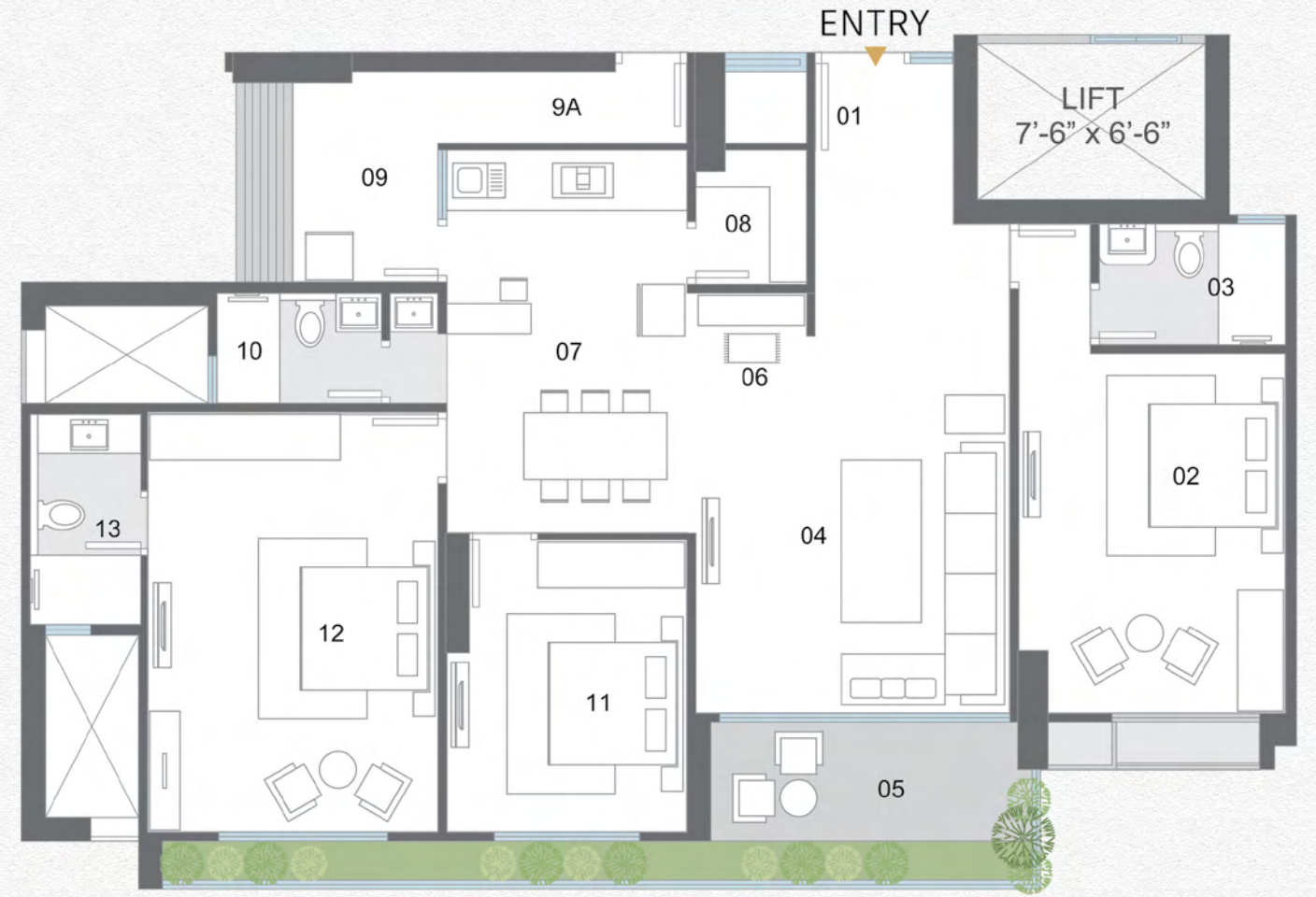
KEY PLAN



Area Table (3 BHK) Type-A

NO.	AREA	SIZE	SIZE (M.M)
1	Vestibule	5'-10 X 6'-8"	1770 X 2040
2	Bedroom-1	11'-0" X 14'-10"	3360 X 4520
3	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
4	Living Room	13'0" X 20'-2"	3970 X 6155
5	Balcony with Planters	13'-7" X 7'-0"	4145 X 2100
6	Spiritual Area	4'-7" X 1'-10"	1390 X 550
7	Kitchen & Dinning	10'-0" X 15'-10"	3050 X 4820
8	Store Room	4'-7" X 5'-7"	1390 X 1695
9	Washroom	6'-5" X 8'-9"	1950 X 2670
9A	Servant Entry	10'-4" X 2'-11"	3150 X 900
10	Basin + Attached Toilet	9'-6" X 4'-7"	2885 X 1400
11	Bedroom-2	10'-0" X 12'-0"	3050 X 3665
12	Master Bedroom-3	12'-0" X 17'-4"	3650 X 5290
13	Attached Toilet	4'-7" X 8'-10"	1385 X 2690

3 BHK Center Unit plan



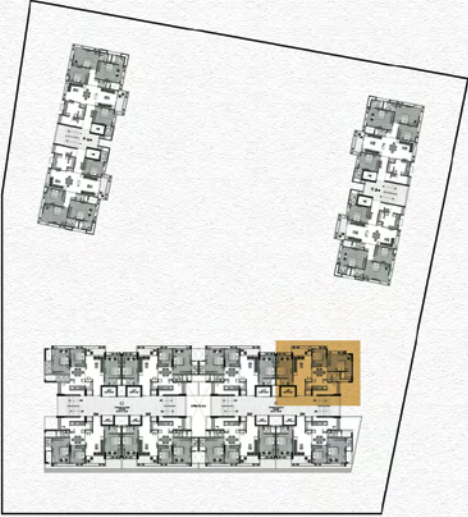
KEY PLAN



Area Table (3 BHK) Center Unit

NO.	AREA	SIZE	SIZE (M.M)
1	Vestibule	5'-10 X 6'-8"	1770 X 2040
2	Bedroom-1	11'-0" X 14'-10"	3360 X 4520
3	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
4	Living Room	13'0" X 20'-2"	3970 X 6155
5	Balcony with Planters	13'-7" X 7'-0"	4145 X 2100
6	Spiritual Area	4'-7" X 1'-10"	1390 X 550
7	Kitchen & Dinning	10'-0" X 15'-10"	3050 X 4820
8	Store Room	4'-7" X 5'-7"	1390 X 1695
9	Washroom	6'-5" X 8'-9"	1950 X 2670
9A	Servant Entry	10'-4" X 2'-11"	3150 X 900
10	Basin + Attached Toilet	9'-6" X 4'-7"	2885 X 1400
11	Bedroom-2	10'-0" X 12'-0"	3050 X 3665
12	Master Bedroom-3	12'-0" X 17'-4"	3650 X 5290
13	Attached Toilet	4'-7" X 8'-10"	1385 X 2690

3 BHK Corner Unit Plan Type-B



KEY PLAN

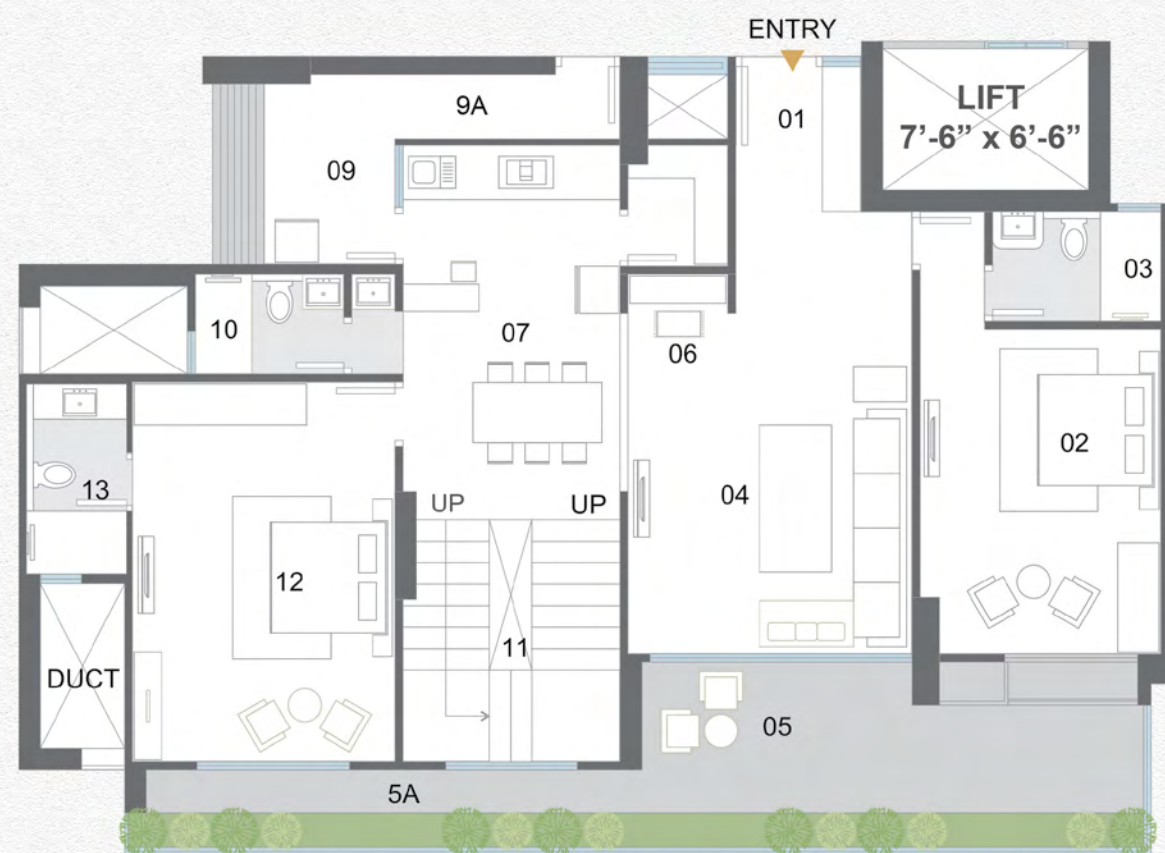


Area Table (3 BHK) Type-B

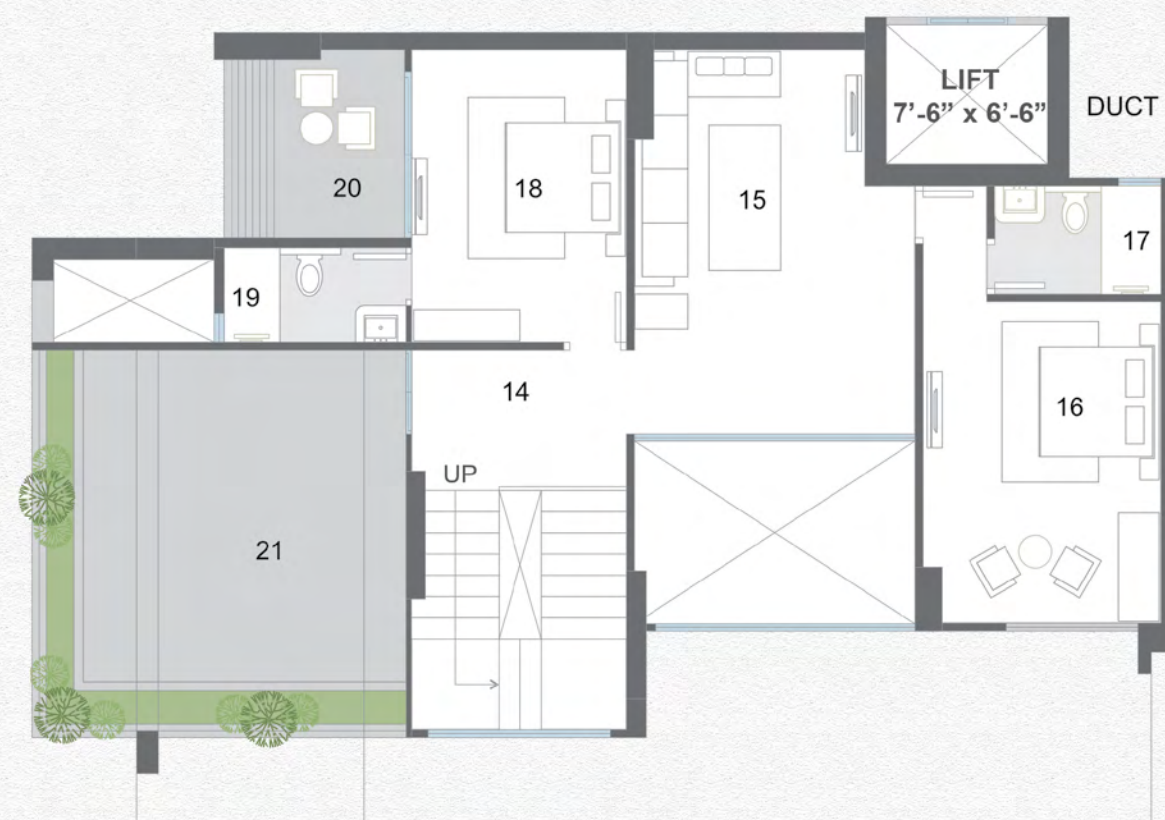
NO.	AREA	SIZE	SIZE (M.M)
1	Vestibule	5'-10" X 6'-8"	1770 X 2040
2	Bedroom-1	11'-0" X 14'-10"	3360 X 4520
3	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
4	Living Room	13'-0" X 20'-2"	3970 X 6155
5	Balcony with Planters	13'-7" X 7'-0"	4145 X 2100
6	Spiritual Area	4'-7" X 1'-10"	1390 X 550
7	Kitchen & Dinning	10'-0" X 15'-10"	3050 X 4820
8	Store Room	5'-7" X 5'-7"	1390 X 1695
9	Washroom	6'-10" X 8'-9"	2080 X 2670
9A	Servant Entry	10'-4" X 2'-11"	3150 X 900
10	Basin + Attached Toilet	8'-5" X 6'-8"	2560 X 2025
11	Bedroom-2	10'-0" X 12'-0"	3050 X 3665
12	Master Bedroom-3	16'-10" X 11'-5"	5135 X 3475
13	Attached Toilet	8'-0" X 5'-0"	2450 X 1500



4 BHK Corner Penthouse
Plan Type-A



Lower Floor Penthouse



Upper Floor Penthouse



Area Table (4 BHK Penthouse)

NO.	AREA	SIZE	SIZE (M.M)
1	Vestibule	5'-10" X 6'-8"	1770 X 2040
2	Bedroom-1	11'-0" X 14'-10"	3360 X 4520
3	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
4	Living Room	13'-0" X 20'-2"	3970 X 6155
5	Balcony with Planters	23'-3" X 8'-10"	7090 X 2700
5A	Balcony with Planters	22'-9" X 4'-0"	6925 X 1200
6	Spiritual Area	4'-7" X 1'-10"	1390 X 550
7	Kitchen & Dinning	10'-0" X 17'-0"	3050 X 5185
8	Store Room	4'-7" X 5'-7"	1390 X 1695
9	Washroom	6'-5" X 8'-9"	1950 X 2670
9A	Servant Entry	10'-4" X 2'-11"	3150 X 900
10	Basin + Attached Toilet	9'-6" X 4'-7"	2885 X 1400
11	Staircase	10'-0" X 11'-2"	3050 X 3400
12	Master Bedroom-2	12'-0" X 17'-4"	3650 X 5290
13	Attached Toilet	4'-7" X 8'-10"	1385 X 2690
14	Foyer	10'-0" X 6'-2"	3050 X 1890
15	Lounge Area	13'-0" X 18'-1"	3970 X 5520
16	Bedroom-3	11'-0" X 14'-10"	3360 X 4520
17	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
18	Bedroom-4	10'-0" X 13'-9"	3050 X 4195
19	Attached Toilet	9'-2" X 4'-7"	2785 X 1400
20	Balcony with Planters	6"-5" X 8'-9"	1950 X 2670
21	Terrace	17'-3" X 17'-9"	5260 X 5415



KEY PLAN



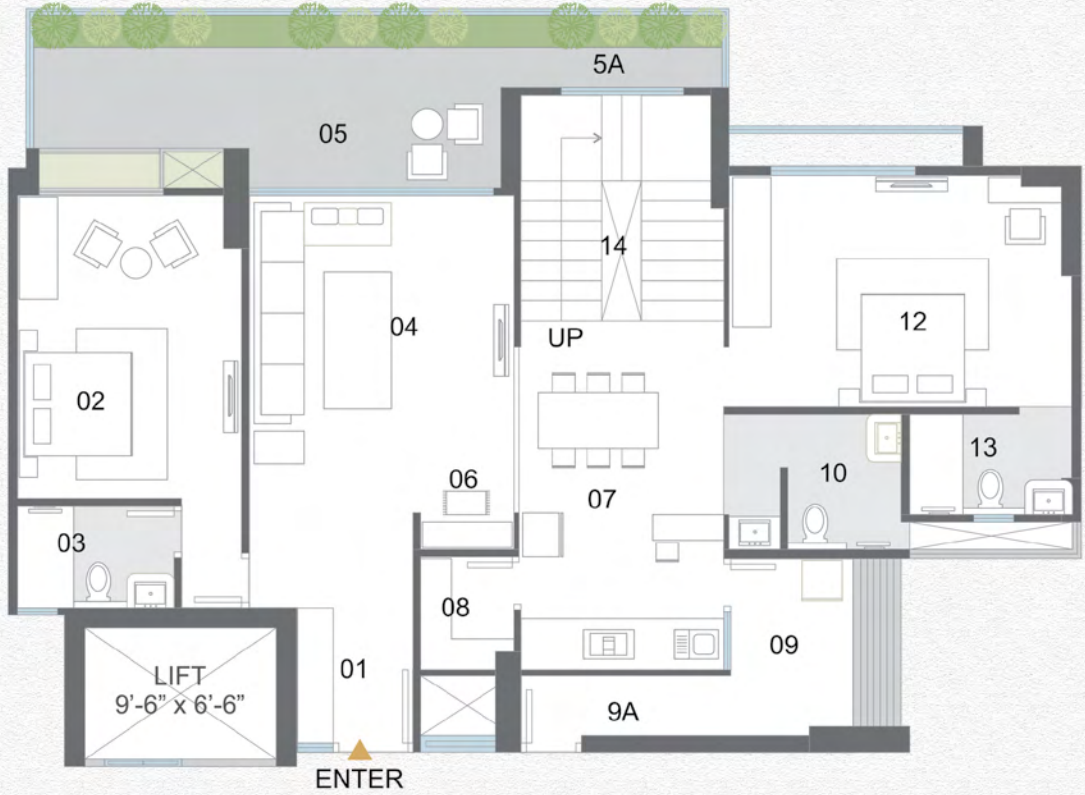


The Warm Embrace
of The Magical Evenings

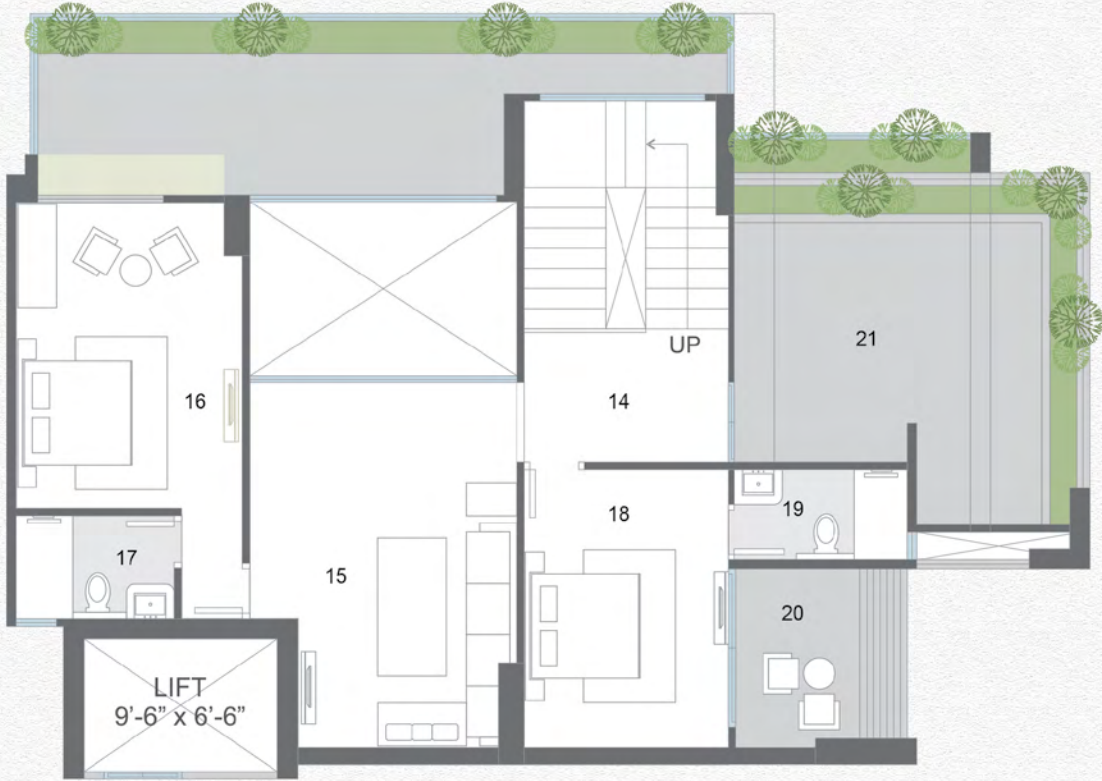


Artistic Impression

4 BHK Corner Penthouse
Plan Type-B



Lower Floor Penthouse

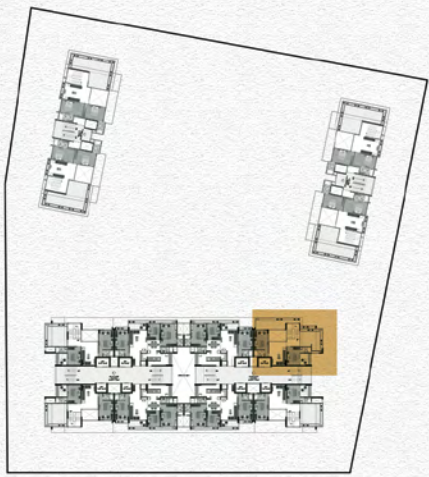


Upper Floor Penthouse



Area Table (4 BHK Type-B)

NO.	AREA	SIZE	SIZE (M.M)
1	Vestibule	5'-10" X 6'-8"	1770 X 2040
2	Bedroom-1	11'-0" X 14'-10"	3360 X 4520
3	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
4	Living Room	13'-0" X 20'-2"	3970 X 6155
5	Balcony with Planters	23'-3" X 8'-10"	7090 X 2700
5A	Balcony with Planters	11'-4" X 4'-0"	3450 X 1200
6	Spiritual Area	4'-7" X 1'-10"	1390 X 550
7	Kitchen & Dinning	10'-0" X 17'-0"	3050 X 5185
8	Store Room	4'-7" X 5'-7"	1390 X 1695
9	Washroom	6'-10" X 8'-9"	2080 X 2670
9A	Servent Entry	10'-4" X 2'-11"	3150 X 900
10	Basin + Attached Toilet	8'-5" X 6'-8"	2560 X 2025
11	Staircase	10'-0" X 11'-2"	3050 X 3400
12	Master Bedroom-2	16'-10" X 11'-5"	5135 X 3475
13	Attached Toilet	8'-0" X 5'-0"	2450 X 1500
14	Foyer	10'-0" X 6'-5"	3050 X 1965
15	Lounge Area	13'-0" X 18'-1"	3970 X 5520
16	Bedroom-3	11'-0" X 14'-10"	3360 X 4520
17	Attached Toilet	7'-9" X 5'-0"	2360 X 1535
18	Bedroom-4	10'-1" X 13'-6"	3065 X 4120
19	Attached Toilet	8'-5" X 4'-4"	2560 X 1325
20	Balcony with Planters	6'-10" X 8'-9"	2080 X 2675
21	Terrace	17'-3" X 17'-6"	5260 X 5330



KEY PLAN



4 BHK Unit Plan



KEY PLAN



Area Table (4 BHK)

NO.	AREA	SIZE	SIZE (M.M)
1	Passage Poyer	10'-11 X 5'-8"	3330 X 1730
2	Passage Foyer (Washroom)	5'-5" X 3'-5"	1640 X 1050
3	Vestibule	7'-9" X 5'-8"	2330 X 1730
4	Spiritual Area	3'-0" X 3'-4"	900 X 1025
5	Kitchen	10'-2" X 10'-2"	3090 X 3095
5A	Store Room	7'-2" X 4'-0"	2185 X 1200
6	Washroom	5'-5" X 11'-5"	1660 X 3490
7	Bedroom-1	11'-0" X 13'-1"	3350 X 3995
8	Attached Toilet	9'-2" X 5'-1"	2805 X 1555
9	Formal Living & Dining Area	13'-0" X 20'-6"	3950 X 6250
10	Formal Living Area	13'-0" X 13'-6"	3950 X 4115
11	Balcony with Planters	17'-0" X 7'-0"	5150 X 2100
12	Attached Toilet	4'-9" X 8'-1"	1450 X 2455
13	Passage	10'-11" X 4'-0"	3320 X 1220
14	Bedroom-2	10'-7" X 12'-3"	3220 X 3725
15	Master Bedroom-3	12'-0" X 16'-7"	3665 X 5045
16	Attached Toilet	5'-5" X 8'-5"	1645 X 2560
17	Master Bedroom-4	12'-1" X 17'-2"	3690 X 5220
18	Attached Toilet	5'-5" X 8'-5"	1645 X 2560

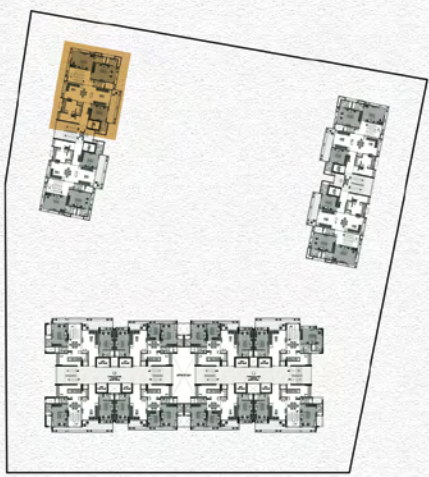


5 BHK Penthouse Plan



Area Table (5 BHK Penthouse)

NO.	AREA	SIZE	SIZE (M.M)
1	Passge Foyer	10'-11 X 5'-8"	3330 X 1730
1A	Passage Foyer (Washroom)	5'-5" X 3'-5"	1640 X 1050
2	Vestibule	7'-9" X 5'-8"	2330 X 1730
3	Spiritual Area	3'-0" X 3'-4"	900 X 1025
4	Kitchen	10'-2" X 10'-2"	3090 X 3095
5	Store Room	7'-2" X 4'-0"	2185 X 1200
6	Washroom	5'-5" X 11'-5"	1660 X 3490
7	Bedroom-1	11'-0" X 13'-1"	3350 X 3995
8	Attached Toilet	9'-2" X 5'-1"	2805 X 1555
9	Forml Living & Dining Area	13'-0" X 20'-6"	3950 X 6250
10	Formal Living Area	13'-0" X 13'-6"	3950 X 4115
11	Balcony with Planters	25'-7" X 7'-0"	7800 X 2100
12	Attached Toilet	4'-9" X 8'-1"	1450 X 2455
13	Passage	10'-7" X 5'-5"	3220 X 1650
14	Staircase	10'-7" X 11'-2"	3220 X 3395
15	Master Bedroom-2	12'-0" X 16'-7"	3665 X 5045
16	Attached Toilet	5'-5" X 8'-5"	1645 X 2560
17	Master Bedroom-3	12'-1" X 17'-2"	3690 X 5220
18	Attached Toilet	5'-5" X 8'-5"	1645 X 2560
19	Foyer	11'-0" X 5'-5"	3320 X 1645
20	Lounge Area	13'-0" X 21'-0"	3950 X 6365
21	Bedroom-4	11'-0" X 17'-2"	3350 X 5245
22	Attached Toilet	5'-6" X 11'-0"	1680 X 3340
23	Bedroom-5	11'-0" X 16'-5"	3350 X 5015
24	Attached Toilet	9'-2" X 5'-1"	2805 X 1555
25	Deck	11'-7" X 17'-5"	3520 X 5320
26	Terrace	11'-9" X 34'-10"	3590 X 10610



KEY PLAN



Project Specifications



Flooring

Main Flooring
Double Charged Vitrified Tiles

Balcony Anti-skid
Premium Matt Finish Tiles

Granite/Marble Flooring
with Designer Dado in
Exclusive Ground Floor Foyer

Matt Finish Tiles in Typical Foyer Area
& Granite Finishing in Private Foyer Area



Kitchen

Platform 16mm Thick Natural Stone/
Full Body Tile with Dado of Matt Tile

Stainless Steel Sink

Anti-skid Matt Finish Tile for Wet Area



Door

Main Door Fire Resistant Designed
Door with Polished Veneer Finish

Internal Door Flush Doors
with Laminate Finish



Interior Finish

Mala Plaster with Putty
& Primer Finish



Ceiling Finish

Exposed Patterned RCC Ceiling



Windows

2.25 kPa Wind Pressure Compatible Sliding Aluminium Profile
with Granite Jam Frame



Finish Outside

Double Mala Plaster with Texture Paint



Bathrooms

Full Height Premium Matt Finish Tiles

Kohler for Bathroom Fitting



Electric Switches

From Premium Electric Smart Switchware
with Copper Wiring



Salient Feature

Exclusive Ground +1
24 Commercial Shops
224 Premium 3 & 4 BHK Apartments
8 Ultra-luxurious Penthouses with Double Height Space

Hi-Speed 2 Common & 2 Stretcher Lifts for 3 BHK Block
Dedicated Hi-Speed 2 Private Stretcher Lifts for 4 BHK Block
1 Stretcher Lift for Commercial Area

Parking Zones 1 Level Basement Parking & Ground Floor
Hi-Tech Security
Fire Hydrant & Sprinkler Services Covers Each Area of Block

Lavish Amenities & Activity Zone at Podium
Premium Level Common Area at Podium with Green Landscape
Double Height Entrance Foyer with Easy Connectivity to Lifts

Rules & Regulation

- Only Internal Changes will be Allowed with Prior Permission Inclusive of Additional Charges.
- Right to any Changes in Dimensions, Design & Specifications are reserved with the Project Consultant, which shall be Binding for All Members.
- Stamp Duty, Registration Fees, and GST shall be Borne by The Purchaser Applicable as per Prevailing Law.
- Any Additional Liabilities Due To Changes In The Laws, Stamp Duty, Govt. Laws Shall be Borne by Members.
- 10% Cancellation Charges on the Basic Amount. Terms & Conditions Applied as per Separate Agreements.
- This Brochure is not to be Treated as A Part of The Project as it is just the visual representation of the Project.





SHREEYA
INFRASTRUCTURE
CONSTRUCTING FORTUNES

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INIT



CREDAI
AHMEDABAD
—GIHED—

CREDAI
GANDHINAGAR