

THE SKYLAR



a majestic
living experience..

 **THE SKYLAR**
Nr. The August, Science Park,
Science City Circle, Ahmedabad
Gujarat 382722

 99 79 356 456 | 88 66 356 456

ARCHITECT



STRUCTURE



LUVKUSH
GROUP

PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA12271/010923 | GUJRERAR1.GUJARAT.GOV.IN

Disclaimer

- The brochure has been created for representation purposes only. It should not be treated as a part of the legal documents.
- The timelines for initiation and execution of the project are based on the approval of the authorities concerned.
- The promoter and/or developer reserve the right to revise the project, its specifications and amenities within the permissible law, at their sole discretion.
- The dimensions shown in the brochure are approximate and rounded off to the nearest whole number.

THE SKYLAR

LAVISH LIFESTYLE

2 BHK Apartments & Shops





add
space
to your
life..



Experience the
Pleasure of Grand Life..





**GROUND FLOOR
LAYOUT**

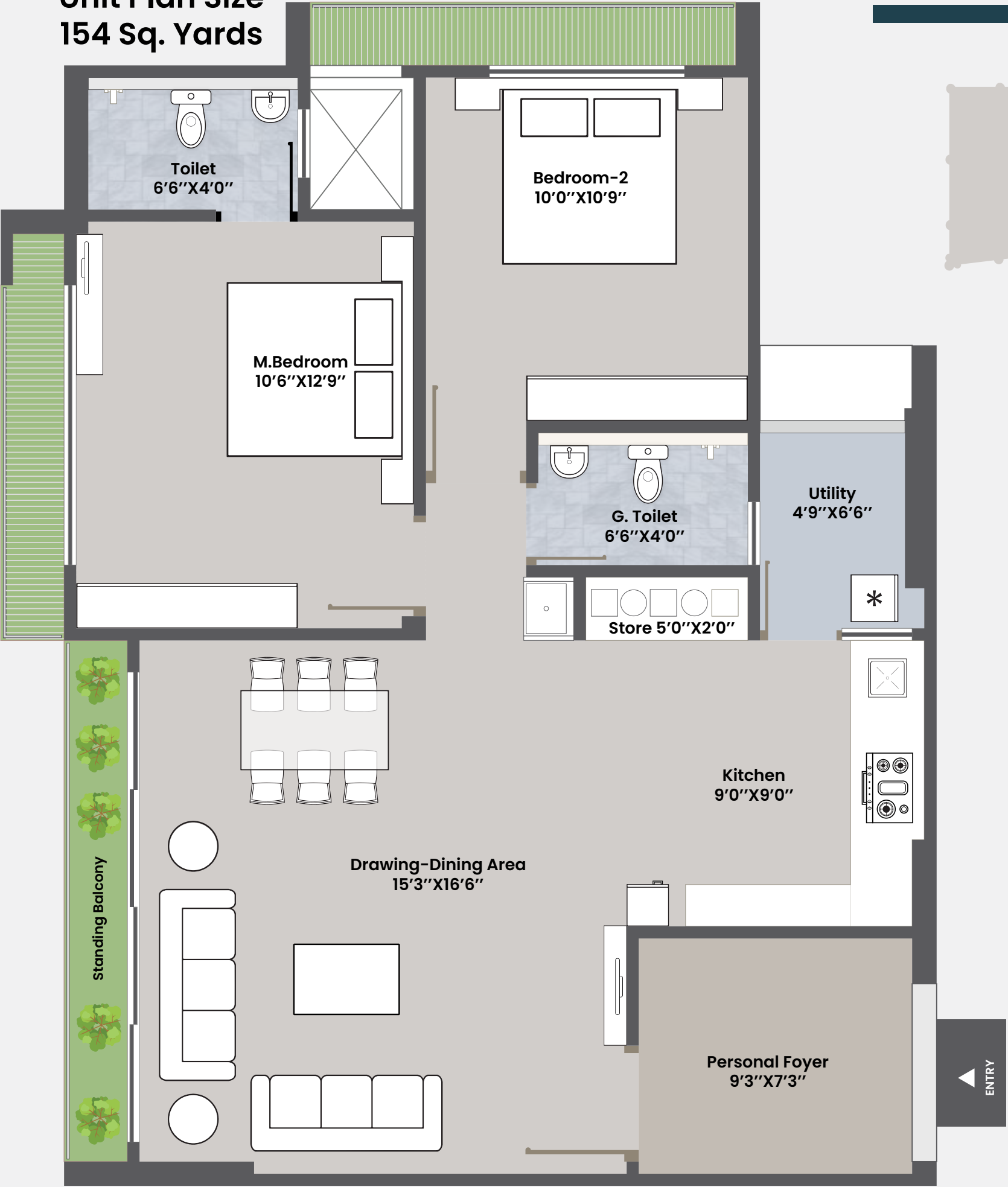


**FIRST FLOOR
LAY-OUT**

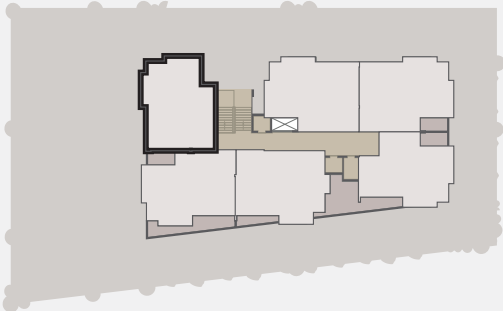
TYPICAL LAYOUT
(2ND TO 14TH FLOOR)



Unit Plan Size
154 Sq. Yards

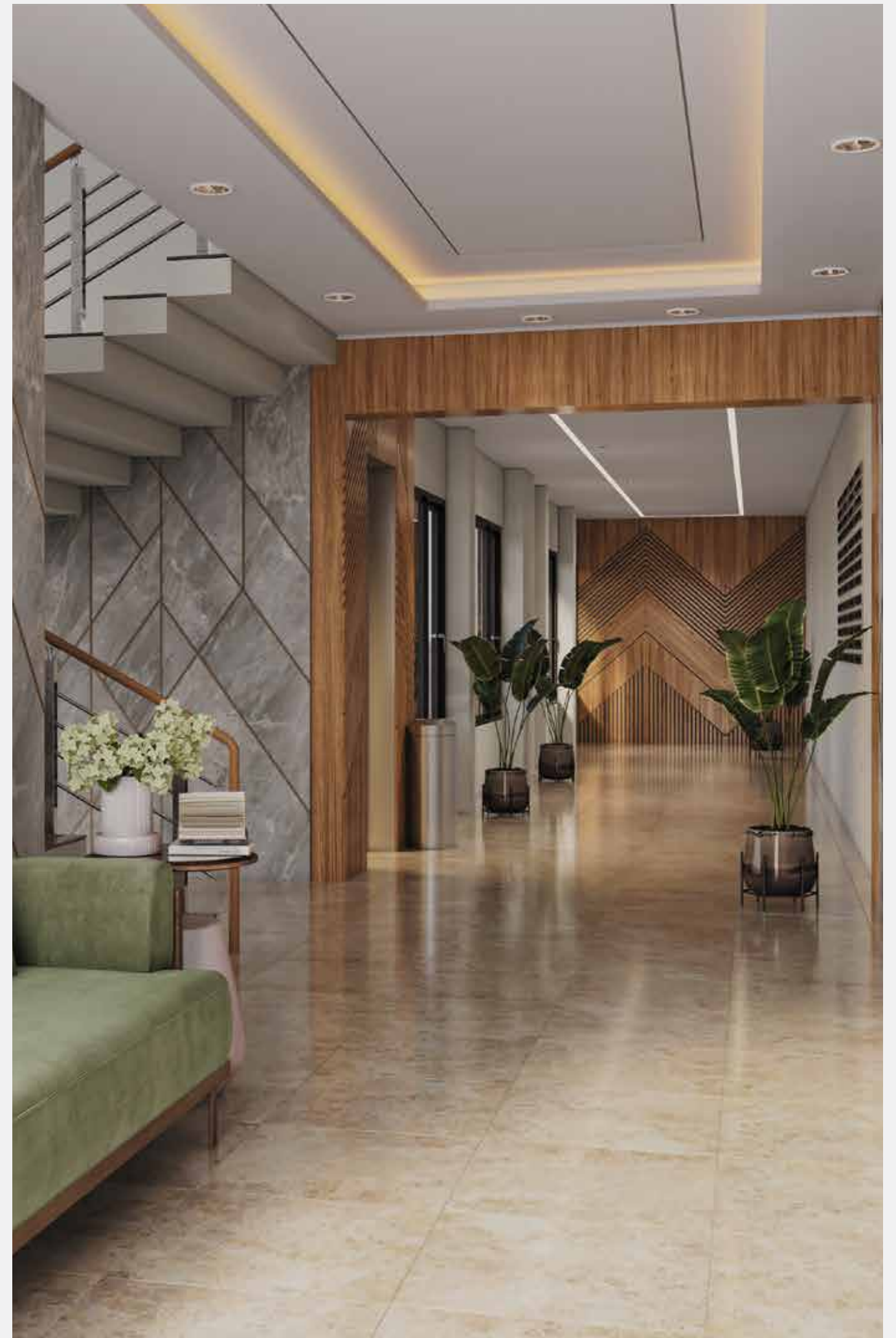


UNIT PLAN



3D FLOOR PLAN









Vibrant and full of Life

Amenities



KIDS PLAY
AREA



24X7 WATER
SUPPLY



POWER
BACKUP



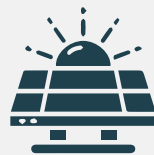
MULTIPURPOSE
HALL



PERSONAL
FOYER



FIRE SAFETY



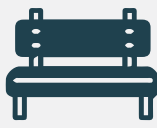
SOLAR PANEL



YOGA DECK



CCTV CAMERA



SENIOR CITIZEN
SEATING



INDOOR
GAMES



24X7 SECURITY
WITH BOOM
BARRIER GATE



WALKWAY

Specification



STRUCTURE

- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.



MASONARY/ PLASTER AND PAINTS

- AAC BLOCKS MASONRY PARTITION WALLS.
- MALA PLASTER INSIDE WITH WHITE PUTTY FINISH.
- DOUBLE COAT MALA PLASTER OUTSIDE WITH A COMBINATION OF TEXTURE & 100% ACRYLIC PAINT.



FLOORING

FLATS:

- STANDARD ISI QUALITY VITRIFIED TILES FLOORING IN DRAWING, DINNING, ALL BEDROOMS, KITCHEN, STORE ROOM & ALL COMMERCIAL AREA.
- KOTA STONE FLOORING IN WASH YARD.

STAIRS:

- GRANITE STONE IN BASEMENT STAIRS AND UP TO TERRACE.

BATHROOMS:

- STANDARD ISI QUALITY PORCELAIN TILES/ GLAZED CERAMIC TILES FOR RESIDENTIAL & COMMERCIAL BOTH.

BASEMENT:

- ALL TRI-MIX FLOORING IN ALL OVER BASEMENT AND RAMP AREA.

TERRACE:

- REQUIRED WATERPROOFING AND CHINA-MOSAIC/ WHITE TILES FINISHING.



DOORS & WINDOWS

- DECORATIVE MAIN DOOR WITH GOOD QUALITY FRAME.
- ALL OTHER DOORS ARE FLUSH DOOR WITH GOOD QUALITY FITTINGS.
- ANODIZED COATED ALUMINUM SLIDING WINDOW WITH STONE SEAL.



ELECTRIFICATION

- CONCEALED COPPER WIRING OF GOOD ISI BRAND.
- MODULAR SWITCHES OF WELL-KNOWN ISI BRAND.
- M.C.B. & E.L.C.B. FOR SAFETY OF EQUIPMENT OF GOOD ISI BRAND.
- PROVISION OF AC POINTS IN ALL FLATS AND SHOPS.



PLUMBING

- STANDARD QUALITY UPVC/ CPVC/ PVC PIPE FOR WATER SUPPLY WITH CONCEALED PLUMBING.
- STANDARD QUALITY SANITARY WARE AND CP FITTING



KITCHEN

- GRANITE PLATE-FORM WITH STANDARD BRAND SS SINK AND WALL TILES WITH CHIMNEY AND RO POINT



LIFTS

- 3 NOS. OF AUTOMATIC LIFTS OF WELL-KNOWN ISI BRAND FOR THE RESIDENTIAL UNITS INCLUDING ONE SERVICE LIFT.



SAFETY FEATURES

- FIRE HYDRANT SYSTEM IN ALL REQUIRED FLOOR AREA.
- GENERATOR DG SET.



WATER SUPPLY

- RCC OVER HEAD TANK AS WELL AS UNDERGROUND WATER TANK.
- 24X7 WATER SUPPLY WITH PRESSURE PUMP FACILITY AND BORE WELL.



THE SKYLER

LAVISH LIFESTYLE

Connecting you
to the perfect location!



PLACES IN PROXIMITY

Mahadev Temple
Jain Temple
Harekrishna Temple
Shriji Dham

SAL Engineering College
Science City
Anand niketan School
Dental college & Hospital
CIMS Hospital

LEGAL NOTE :

Stamp duty, registration charges, legal documentation charges, advance maintenance, fix maintenance charges, AMC/AUDA charges and GEB electrical charges including cable & sub-station cost shall be borne by the purchaser.

GST and any additional charges, taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser.

In the interest of the continual developments in design and quality of construction, the developer reserve all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.

Changes / alteration of any nature including the elevations, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.

All rights reserved with the organizers to make any changes in the scheme and the members shall abide by such changes.

This brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.

All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impression. Actual may be different as per architect's design.

All dimension shown here are unfinished to unfinished wall and of the longest measure of the area.



THE SKYLER

NR. THE AUGUST,
SCIENCE PARK, SCIENCE CITY CIRCLE,
AHMEDABAD, GUJARAT 382722