



SHANGRI~LA TOWERS

 iSkysoft
PARADISE ON EARTH



ENGULFED IN AUSTERE SERENITY

The city of Guwahati is a Himalayan haven away from the hustle and bustle of the plains. It is the ideal place to let your imagination work the productive way. Shangri-La is designed to complement this lifestyle turning it into something more sublime and regal.

On NH 37 stands tall the Shangri-La Towers. It is situated in the prime Games Village locality, near Bashistha Charaili, Guwahati.

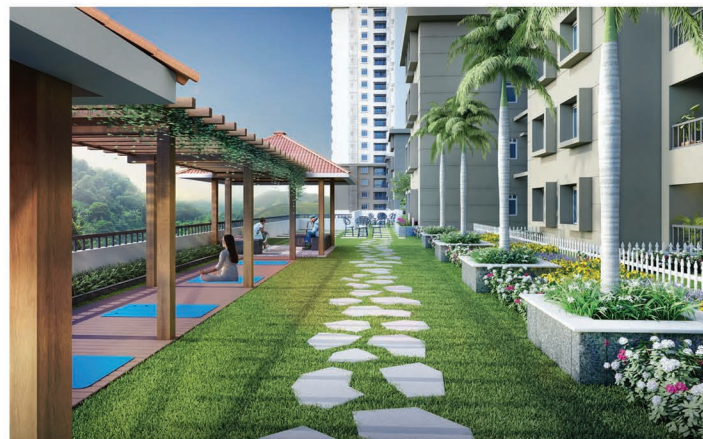
PLAYING IS THE ULTIMATE FORM OF RESEARCH

While you revel in the amazing atmosphere of Shangri-La, your children will be delighted at the special play area designed keeping their innocent and spontaneous needs in mind. We have modelled the Children's Play Area in such a way so that your kids can learn and play at the same time. The structure is carefully planned so that they remain safe and sound while enjoying themselves to the fullest, while you indulge in outdoor games in our Multipurpose Court.



- Landscaped garden with Lightings
- Multipurpose Court
- Reflexology Zone
- Children's Play Area
- Rock Garden and Zen Garden
- Intercom
- CCTV (in common areas)
- Round the Clock Security
- 24 hrs. Power Backup
- Broadband (Wi Fi) *
- Visitor Car Park
- Panic Button for Medical Emergency
- Sewerage Treatment Plant
- Rain Water Harvesting
- Maintenance by Professional Company
- On Call Plumber & Electrician
- Provision for Laundromat *
- Effective Garbage Disposal System
- AC Community Hall
- Open Amphitheatre

* At Extra Cost

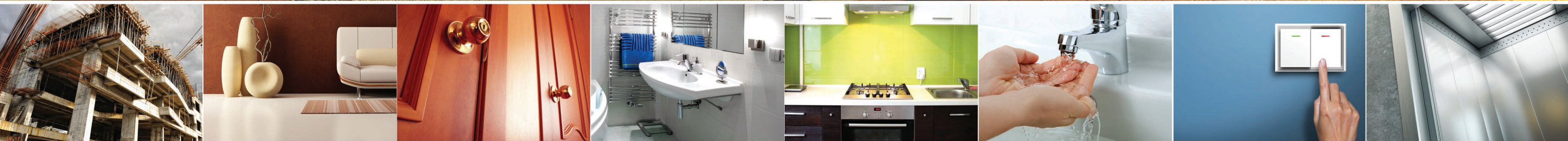


RECREATION THAT LETS YOU REJUVENATE

Our club will let you unwind in exclusivity. Quieten your senses and let tranquillity manoeuvre its way into your life. Read a book, play indoor games, exercise or just hang-out with friends, Shangri-La will make every experience special.



- | | | |
|-----------------------------|--------------------------|----------------|
| ▪ Swimming Pool / Kids Pool | ▪ Card Room | ▪ Banquet Hall |
| ▪ Gymnasium | ▪ Yoga & Meditation Room | ▪ Cafeteria |
| ▪ Indoor Games | ▪ Library (Space only) | |
| ▪ Steam room | ▪ Lounge | |



SPECIFICATIONS

Structure

Earthquake Resistant RCC Frame Structure

Wall Finish

Smooth Finish POP

Doors

Main Door - Framed Door

Other Doors (Flush Door - Min 35 mm thick)

Windows

Glazed AL / UPVC as per design

Balcony

MS Railings

Flooring

Living/Bedrooms - Vitrified Tiles

Kitchen Floor - Anti-Skid Tiles as per design

Toilet Floor - Anti-Skid Tiles as per design

Kitchen

Ceramic tiles upto 2ft height above counter

Granite top with Stainless Steel Sink

Toilet

Ceramic tiles upto door height

Premium CP fittings of Jaquar (Continental) or equivalent

Ivory/White sanitary ware of Parryware/Hindware/ Equivalent

Provision for Hot & Cold water supply

Water supply

Piped water supply

Electrical

FRLS conduit wiring of Finolex or equivalent

Modular Switches of Legrand or equivalent

Provision for AC in Living/Bedrooms

Exhaust Fan points in Kitchen & Toilets

Lift

Kone or equivalent

Fire Fighting

As per fire norms approved by Fire Department, Assam



SHANGRI-LA
TOWERS



Flat	BHK	Saleable areas (Sq.ft)
A1 & B1	2 (L)	1207
D & E	2 (S)	1189
C & F	3 (L)	1698
Duplex - G1/H1		2232
Duplex - J / K		2172
Duplex - I / L		2901



Flat	BHK	Saleable areas (Sq.ft)
A & B	3 (S)	1463
D & E	2 (S)	1189
C & F	3 (L)	1698
Duplex - G / H		2562
Duplex - J / K		2172
Duplex - I / L		2901

2172



TYPICAL FLOOR PLAN
TOWERS 2 & 3 (FLOOR 3RD TO 18TH)



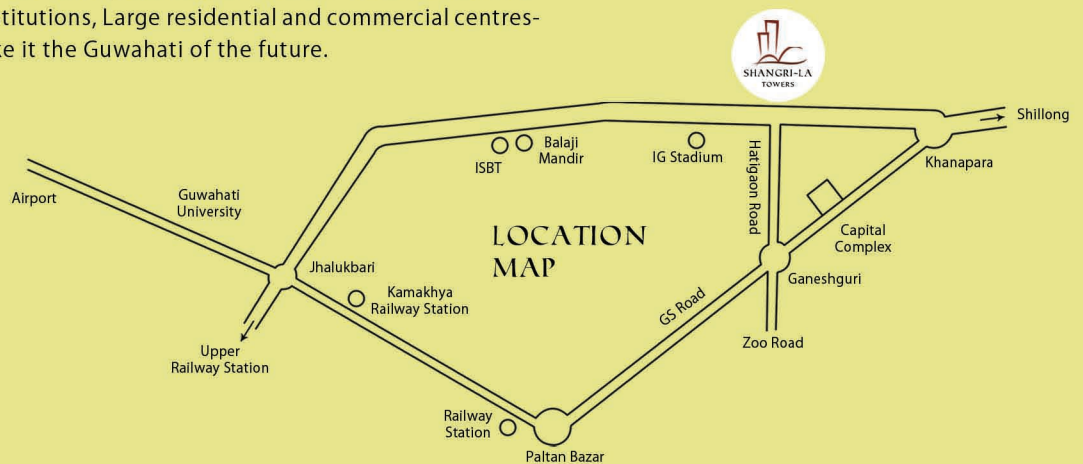
Remove Watermark Now

GUWAHATI OF THE FUTURE

Shangri-La Tower is conveniently located at Games Village in NH37. Proximity to airport, fast developing infrastructure and open living makes it an ideal destination. Balaji Temple, Major education institutions, Large residential and commercial centres- It's all happening at NH 37 to make it the Guwahati of the future.

KEY DISTANCES :

Airport	25 km
ISBT/Balaji Temple	6 km
Khanapara	3.5 km
Ganeshguri	4.5 km
Guwahati Railway Station	10 km
Secretariat	4.5 km



Developer

For Booking :

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