A PROJECT BY

UNISON DEVELOPER

Antriksh

3 & 4 BHK MODERN LUXURIOUS LIVING

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Modern Living

Experience luxurious living at Antriksh, a modern 3 & 4 bhk apartment located in Althan. This stunning property boasts numerous amenities and excellent connectivity, making it the perfect choice for those seeking a comfortable and convenient lifestyle. With its contemporary elevation, you'll be sure to feel excited about calling Antriksh your new home.

Comfortable and Convenient Lifestyle

Antriksh
3 & 4 BHK MODERN LUXURIOUS LIVING

Look no further than Antriksh! Our beautiful 3 BHK apartments at Althan are the perfect place to call home. With sleek and stylish interiors, top-notch amenities, and breathtaking views, you'll never want to leave.

Looking for the ultimate modern luxurious living experience?

ELEGANT GATE AND COMPOUND WALL

UNISON
ANTRIKSH
PROJECT BY UNISON

LEGENDS

01 ENTRANCE PLAZA

02 PEDESTAL WITH SCULPTURE

03 CYCLING / JOGGING TRACK

04 PARTY LAWN

05 STAGE

06 AMPHITHEATRE WITH SCREEN

07 CHILDREN PLAY AREA

08 DECK

09 SKATING RINK

10 GAZEBO

11 WATER FEATURE WITH SCULPTURE

12 OUTDOOR CAFETERIA

13 MULTI SPORT COURT

LAYOUT PLAN

AntrikSh

3 & 4 BHK MODERN LUXURIOUS LIVING

Presenting Antriksh- **The epitome of modern living!**

Each corner is crafted keeping in mind your desire for comfort, luxury, and style.

TYPICAL LAYOUT PLAN

Spacious Beauty and Marvel

Step into this spacious beauty and marvel at its contemporary design that blends seamlessly with practical functionality. The interiors offer ample space for every family member to put their feet up and relax.

AntrikSh
3 & 4 BHK MODERN LUXURIOUS LIVING

BUILDING A

AntrikSh

3 & 4 BHK MODERN LUXURIOUS LIVING

BUILDING B

BUILDING

Antriksh

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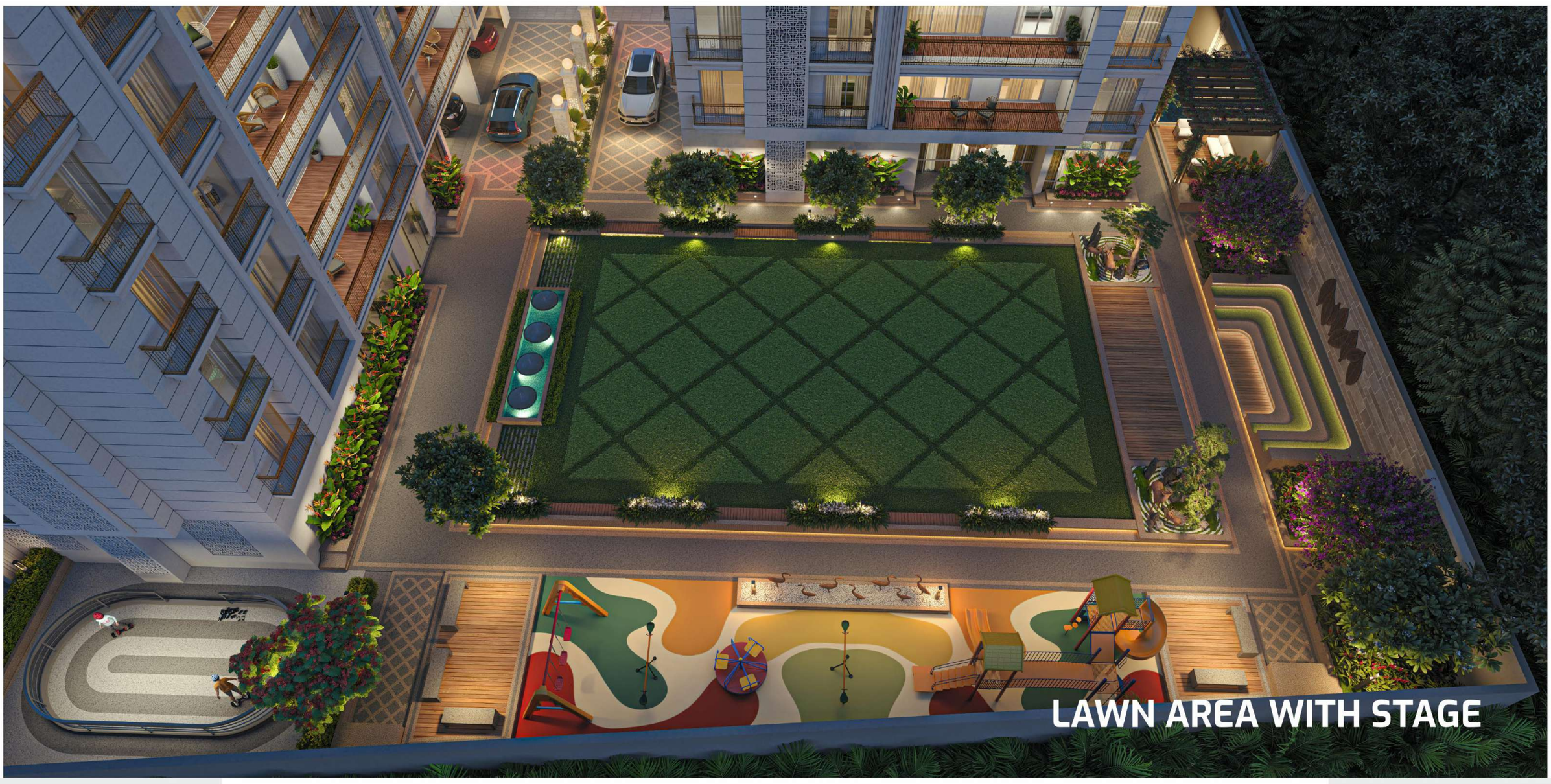

AMENITIES

AntrikSh
3 & 4 BHK MODERN LUXURIOUS LIVING

OUTDOOR ACTIVITIES
- Lawn area with beautiful land scaping
- Open amphitheatre
- Jogging / cycling track
- Children play area
- Skating rink
- Cafeteria

LUXURY RELAXING FEATURES/CLUB HOUSE
- Fully equipped A.C. gymnasium / aerobics / yoga / zumba room
- Steam bath
- Jacuzzi
- His / her changing room and shower area

INDOOR ACTIVITIES
- Pool / table tennis / cards
- Carrom / chess / air hockey / dart
- Toddlers play area
- Library
- Society office

GET-TOGETHER SPACE
- Gazebo sitting
- Banquet hall with kitchen
- Pedestal with sculpture
- Lawn area with stage
- Open deck seating

ADD-ON VALUE
- Elegant gate and compound wall
- Impressive elevation of building
- Gorgeous elegantly furnish and air conditioned reception area
- Italian marble flooring in reception area
- Waiting area at reception
- Artistic name board in each building
- Rain water harvesting system
- Water feature with sculpture

TERRACE AMENITIES
- Entrance plaza
- Pedestal with sculpture
- Feature wall
- Bonfire / seating
- Deck/Gazebo
- Seat-out
- Reflexology path
- Artificial lawn
- BBQ Platform
- Pedestal with planter
- Yoga deck

MULTI SPORT COURT

Antriksh has everything you need to experience life at its best.

Don't just take our word for it

come see it for yourself! Antriksh offers stunning views of the city from your very own terrace garden. Imagine sipping on coffee as you soak up sunsets over the city skyline or simply relaxing after a long day at work.

TERRACE GARDEN

PEDESTAL WITH SCULPTURE

Ultimate Place

"Get ready to experience modern luxurious living at its best
with Antriksh's 3 & 4 bhk apartment at Althan!

Our gorgeous apartment boasts all the amenities you could ever need,
This is the ultimate place for anyone looking for a dream home
in an unbeatable location.

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SPECIFICATIONS

FLAT SPECIFICATION

FLOORING
- Designer tiles flooring in living, kitchen, dining area
- Vitrify tiles in all bedrooms.

KITCHEN
- Natural/artificial stone kitchen platform.
- Standard company sink.
- Provision for R.O water purifier

STORE
- Granite Rack with Fully Tiles dado

WASH
- Full body tiles floor & Designer tiles dado
- Equipped area for washing machine and gas geyser

WINDOW & DOOR
- Designer main door with wooden frame.
- Natural/artificial stone frames of all other doors & windows.
- SS. standard hardware fittings
- Window concept of sleek system and euro-groove.

PLUMBING
- Standard Quality bathroom fitting
- Centralised pipe line for hot water
- ISI Standard CPVC / UPVC drainage system
- Concealed ISI branded CPVC and UPVC pipes and fittings for water supply
- Cold & hot wall water mixer with shower in all bedrooms

TOILET
- Wall hung closet
- Designer granamite tiles on wall & floor with interior designer concept

CERAMICS
- Standard quality ceramics fittings

ELECTRIFICATION
- ISI Standard Switches & wiring
- 10 Electric points in 3BHK as generator backup
- 12 Electric points in 4BHK as generator backup
- Generator Back-up for common utility for campus
- Convenient provision of internet, telephone, AC, Washing Machine, refrigerator & television points in flats

WALL FINISH
- Internal wall-putty Finished walls

AntrikSh
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BUILDING SPECIFICATION

ENTRANCE FOYER & LOBBY
- Excellent & Well-Designed Entrance foyer and waiting area with air conditioning

ADD ON VALUE
- Elegant compound wall
- Impressive Elevation of building
- Stunning Architect Structures
- Rain water harvesting system

WALL SURFACE
- External wall-Double coat plaster on exterior wall
- Exterior finish with texture & weather shield paint of ICI/Standard

PARKING
- DOUBLE Basement parking
- 2 Parking for 3 BHK
- 2 Parking for 4 BHK

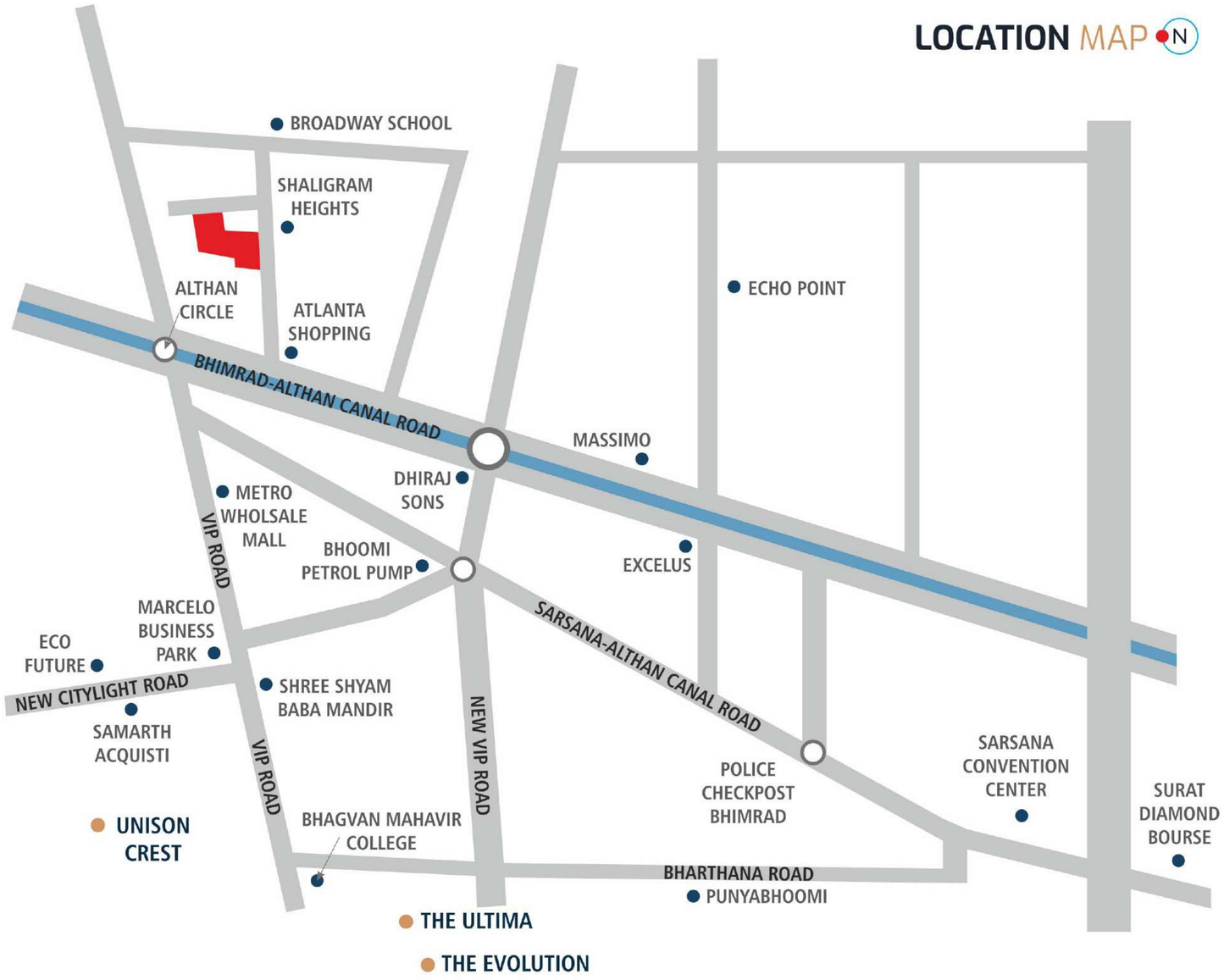
ELEVATORS
- 2 Nos. of automatic passenger lift in each building
- lift access up to basement

ELECTRICS AND POWER BACKUP
- Silent generator of adequate capacity for lifts, water pump and common facilities
- Designer light fittings of standard make in common passages and campus

SECURITY & COMMUNICATION
- Campus is under CCTV surveillance
- Security cabin
- Intercom Facility
- Automatic Boom barrier at gate
- Standard Fire Fighting System

TERRACE
- Terrace with chemical water proofing done by specialised agency
- China mosaic flooring
- Developed terrace

LOCATION MAP



Site Address: ANTRIKSH, Opp. Shaligram Heights, Nr. Atlanta Shopping Mall, Althan Canal Road, Althan-395017

| E-mail: unisonantriksh@gmail.com

website: www.unisondeveloper.com **| Follow Us:**

RERA Reg. No.: PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RAA13072/040324/311228

website: www.gujrera.gujarat.gov.in

A PROJECT BY	ARCHITECT	STRUCTURE	MEPF CONSULTANT	
UNISON DEVELOPER	ADDA ARCHITECTS & URBAN DESIGNERS	TECHNOCRAT CONSULTANT CIVIL & STRUCTURAL ENGINEERS HEMANT SHUKLA	ELROND MEP ENGINEERS	SCAN FOR LOCATION

Terms & Conditions

- Stamp duty, registration charges, advocate fees, legal charges, flat insurance expenses, GEB expenses, SMC expenses, I.C., gas line expenses, society formation & registration expenses, glass railing, society formation, A.C. stand, maintenance deposit, society maintenance charges (from the date of BUC), construction cess etc. shall be borne by the purchaser.
- TDS, GST & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, etc. will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- All external laying & drawing of low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wires / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Common passages / landscaped areas are not allowed to be used for personal purpose.
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.
- Government taxes & other charges must be borne by customer in case of cancellation of registered satakhat.
- Late payment charges 1% & penalty 0.25% total 1.25% per month will be charge separately.
- Irregular payment or resale of any unit without developer permission will lead to cancellation of booking.

Legal Disclaimer

- All dimensions are approximate, average and unfinished.
- All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

Note

- All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members.
- Loanable for clear title.
- This brochure is for private circulation only. By no means, it will form a part of any legal contract.