SANDESH
PROCON PVT LTD

Sandesh Procon Private Limited

‘Sandesh Bhavan’, Lad Society Road, Bodakdev, Ahmedabad - 380 054.

Phone : +91(79)4000 4295, 4000 Mobile : 90999 33625, 90999 33631 Fax +91 (79) 4000 4118

Email : contact@sandeshprocon.com

website : www.sandeshprocon.com

• The developer reserve the right to change or revise or make any modifications, additions, commissions or alterations in the scheme as a whole or any part there of a any details therein, at their sole discreation without any prior notice. Such changes would be binding to all the members.

• All the architectural and interior views in brochure are computer graphic simulated interpretation of the actual property

• All the dimensions given are approximate & unfinished.

• This brochure is just for an easy presentation of the project and should not be created as a legel document.



home is where, my heart is !

shompole

Buildings are a work of art. And better the vision, better the masterpieces. This is the core belief that inspires SANDESH Procon to create landmarks that will earn a special place in the heart of city residents. Be it a home with perfect blend of beauty and utility, a workspace that's much ahead of its time or a massive township that changes the fate of the city's zone. SANDESH Procon is geared up for any real estate endeavor.

SANDESH Procon is brought to you by none other than the promoters of one of the leading and most renowned corporate groups of Gujarat - The Sandesh Ltd. Carrying forward the same legacy of trust and success, we at SANDESH Procon are committed to delivering real estate developments that are extremely strong and very stable. Each of our upcoming projects is led by novel ideas and innovation. We employ the best of modern technology, finest workmanship with highest quality standards to ensure timely delivery of projects for ultimate customer satisfaction. With steadfast commitment to quality, we are bringing forth a series of real estate projects that will set benchmarks in the industry and support the overall realty and infrastructure development of the state.

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Shompole is an exclusive 3-BHK residential complex, situated in a prime location that brings you the best of both worlds : The serene environment of Thaltej, is tranquility at its best. And it's also in close proximity to S.G. Highway – the upcoming commercial hub of the City.

Shompole offers homes that are both distinctive in design and spacious in size. They have been designed by the well-renowned architect house Apurva Amin & Associates. Each place comes with its own exclusive courtyard, which is an extension of the living room. Thereby bringing Nature indoors! The apartments are fully air-conditioned. Also provided, is a distinct area for the domestic help, which doesn't invade the family's privacy.

On the outside is ample parking space – both in the hollow plinth and the basement. The grounds are beautifully landscaped, with a multi-facility clubhouse to while away your leisure hours.

All this amidst a gated community, equipped with state-of-the-art security devices. So that you are assured of the safety of your near and dear ones. In a 'mini-world' they can call their very own...





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site plan





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unit plan

NO	SPACES	AREA
1	VESTIBULE	6'0" X 5'2"
2	DRAWING ROOM	18'5" X 13'0"
3	DINING	10'0" X 11'0"
3A	VERANDAH	8'0" X 11'0"
4	KITCHEN	12'0" X 10'0"
4A	STORE ROOM	6'5" X 4'5"
4B	WASH YARD	6'0" X 6'8"
5	GENERAL TOILET	6'6" X 5'2"
6	BED-ROOM-1	12'0" X 15'6"
6A	TOILET	8'6" X 5'2"
7	GUEST BED-ROOM	12'0" X 11'6"
8	BED-ROOM-2	12'0" X 15'6"
8A	TOILET	8'6" X 5'2"
9	PUJA	4'6" X 5'2"
10	SERVANT	6'0" X 8'0"
10A	TOILET	5'2" X 4'6"





SPECIFICATIONS

Living / Dining Room
- Vitrified Tiles - 900 mm x 900 mm (Premium quality)
- Walls and ceiling- mala plaster with wall putty
- Split AC unit of required Capacity
- Main entrance door- 35mm Thick flush Door with both Side Veneer/ Moulded skin door

Master Bed Room
- Laminated Wooden Flooring
- Walls and ceiling- mala plaster with wall putty
- Split AC unit of required Capacity
- 35mm thick Flush doors with one side laminate and paint on other side/ both side paint

Bed Room
- 600 x 600 mm Vitrified Tiles
- Walls and ceiling- mala plaster with wall putty
- Split AC unit of required Capacity in both the Bed rooms
- 35mm thick Flush doors with one side laminate and paint on other side/ both side paint

Kitchen
- Modular Kitchen with granite working top
- Ceramic tiles dado on kitchen counter up to 2ft ht. with double bowl stainless steel sink
- Individual RO system in each kitchen

Roof
- 3" thick (Avg.) layer of brick-bat concrete with China Mosaic for heat reflection and Thermal insulation

Courtyard
- Stone flooring with hard and soft landscape and glass door

Toilet
- Designer Ceramic tiles on floor and walls (up to lintel level)
- Platform will be of granite / marble stone
- Glass Cubical in Master Bedroom
- Jaguar or equivalent bathroom fittings

Windows
- Anodized aluminum sliding windows with stone jamb

Plumbing Work
- c.P.V.C. / G.I. water supply pipes and uPVC pipes for soil, waste and drainage systems
- Hydro pneumatic system
- Central water softening plant
- Percolation wells as per the norms

Electrical Work
- Branded Modular Switches
- 3-phase concealed copper wiring with adequate number of points in all rooms
- Each room will have TV/ cable points

External Finishes
- Double coat mala Plaster with texture paint as per elevation design

ADDITIONAL FACILITIES

- Security and gated community
- Provision of lift in each block
- Three layer Security System with Intercom facility
- Piped gas supply in each apartment through gas bank/ Adani PNG supply.
- Generator for Power Back-up for common services
- Provision of hassle free Housekeeping through professional agency
- Landscaped Common Plot and Children Play Area
- Ample car/ two wheeler parking in basement and hollow plinth (allotted)
- Fully functional club house with gym and recreational facilities and splash pool
- Telephone and Broadband facility available on Demand, Infrastructure will be created

