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CONTACT NO.: XX XX XX XX XX | XX XX XX XX XX
RERA NO: _____

LOCATION	RERA QR
	

DESIGNED BY TRICKY BIRD



A REALM OF ELEVATED LIVING



3 BHK LUXE ABODES AT RANDESAN



3 BHK LUXE ABODES

A REALM OF ELEVATED LIVING

AN EXCLUSIVE 3 BHK RESIDENTIAL PROJECT IN RANDESAN, GANDHINAGAR. THOUGHTFULLY DESIGNED WITH 138 SPACIOUS UNITS INCLUDING PENTHOUSE, IT OFFERS A PERFECT BLEND OF ELEGANCE, COMFORT, AND MODERN AMENITIES—CRAFTED FOR THOSE WHO SEEK A REFINED LIFESTYLE IN A PRIME LOCATION



INTRODUCING

लोका

IN SANSKRIT, "LOKA" SIGNIFIES A WORLD WHERE LIFE THRIVES IN HARMONY. AT CAPITAL SIVESTA, WE BRING THIS VISION TO LIFE—CREATING NOT JUST HOMES, BUT A SPACE WHERE WELLNESS, PROSPERITY, AND COMFORT COME TOGETHER.

WELCOME TO YOUR LOKA. YOUR SANCTUARY. YOUR FUTURE.



इकाल्पुद्धी लोका



प्रकृति लोका



आनंद लोका



इदतु लोका



इक्ष्वाकुदेवी लोका

PROSPERITY MEETS PURPOSE. A REALM WHERE ABUNDANCE FLOWS
EFFORTLESSLY. THOUGHTFULLY DESIGNED SPACES THAT NURTURE A
FULFILLING AND ENRICHED LIFE.



ARCHITECTURAL BRILLIANCE FROM EVERY PERSPECTIVE

EVERY ANGLE OF THIS MASTERPIECE REFLECTS A PERFECT BLEND OF DESIGN AND FUNCTIONALITY. THE STRIKING FACADE, THOUGHTFULLY CRAFTED ELEVATIONS, AND SEAMLESS STRUCTURAL FLOW CREATE A TIMELESS APPEAL. FROM THE CAREFULLY ALIGNED BALCONIES TO THE INTRICATE DETAILING, EVERY ELEMENT IS DESIGNED TO ENHANCE AESTHETICS WHILE ENSURING MAXIMUM COMFORT. EXPERIENCE A HOME WHERE ARCHITECTURE ISN'T JUST SEEN, IT'S FELT IN EVERY CORNER.



WHERE MODERN ELEGANCE MEETS TIMELESS CRAFT

THE EXTERIORS ARE A REFLECTION OF CONTEMPORARY LIVING BLENDED WITH ARCHITECTURAL EXCELLENCE. THE WELL-DEFINED ELEVATION, CLEAN DESIGN LANGUAGE, AND CAREFULLY SELECTED MATERIALS COME TOGETHER TO CREATE A SPACE THAT IS BOTH STUNNING AND ENDURING. THE INTERPLAY OF TEXTURES, COLORS, AND LANDSCAPING ENHANCES THE VISUAL APPEAL, OFFERING A LUXURIOUS AMBIANCE THAT COMPLEMENTS YOUR LIFESTYLE. IT'S WHERE TIMELESS DESIGN MEETS MODERN LUXURY IN EVERY BRICK AND BEAM.





WHERE ARCHITECTURE BREATHES LIFE

AT CAPITAL SIVESTA, EVERY STRUCTURE IS DESIGNED TO COMPLEMENT THE NATURAL FLOW OF LIGHT AND AIR. THE BUILDINGS RISE GRACEFULLY, WITH CLEAN LINES AND THOUGHTFUL PROPORTIONS THAT CREATE AN ATMOSPHERE OF OPENNESS AND SERENITY. SURROUNDED BY CAREFULLY PLANNED LANDSCAPES, EACH HOME FEELS CONNECTED TO BOTH NATURE AND MODERN DESIGN, OFFERING A LIVING EXPERIENCE THAT FEELS REFRESHING EVERY SINGLE DAY.



CRAFTED FOR AN ELEVATED LIFE

THE PRESENCE OF CAPITAL SIVESTA COMMANDS ATTENTION, BLENDING MINIMALIST DESIGN WITH BOLD ARCHITECTURAL CHOICES. ITS STRIKING SYMMETRY AND BALANCED PROPORTIONS BRING A SENSE OF CALM AND CONFIDENCE. WHETHER YOU'RE WALKING THROUGH THE ENTRANCE BOULEVARD OR RELAXING IN THE OPEN SPACES, EVERY DETAIL IS CURATED TO OFFER A SENSE OF SOPHISTICATION AND PRIDE IN OWNERSHIP.



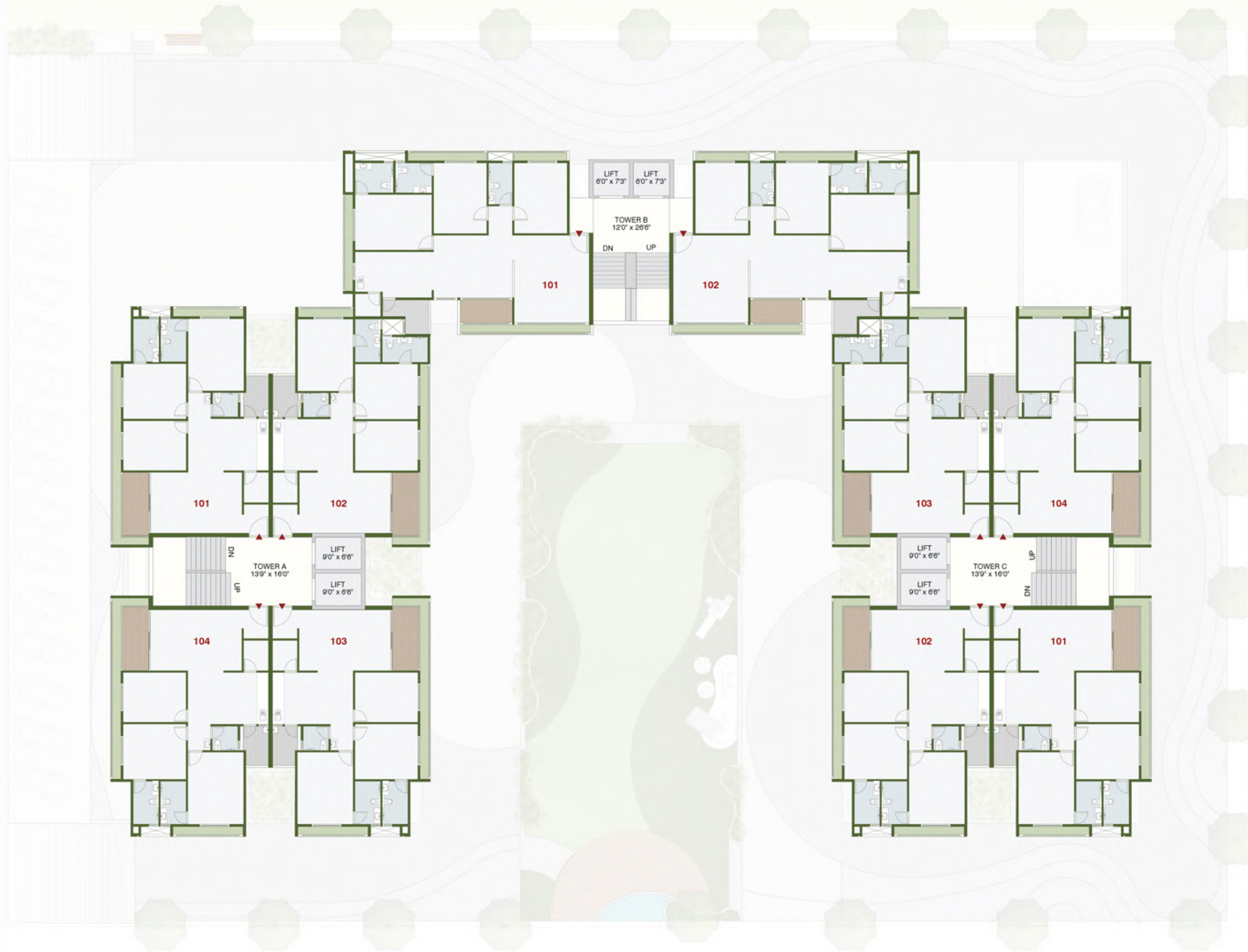
18 M WIDE ROAD



GROUND FLOOR PLAN

LEGENDS

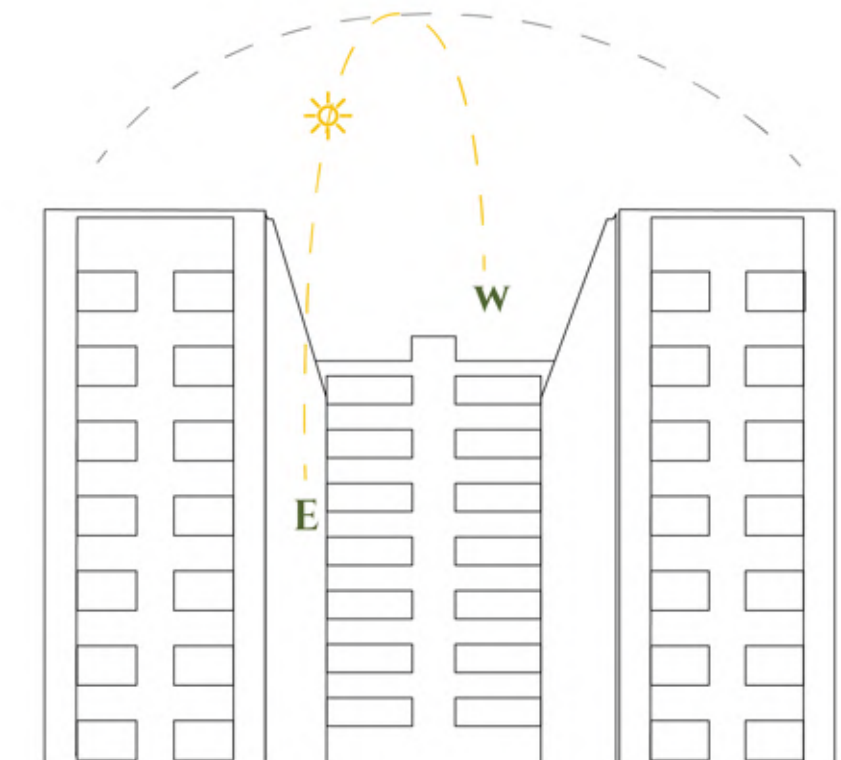
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|------------------------|----------------------------|--------------------|
| 1. ENTRY | 8. STAGE | 15. DAYCARE |
| 2. SECURITY CABIN | 9. GAME ROOM | 16. SAND PIT |
| 3. BENCH | 10. WAITING AREA | 17. KIDS PLAY AREA |
| 4. PARKING | 11. TOILET & CHANGING ROOM | 18. DECK |
| 5. CLOUD KITCHEN | 12. MASSAGE ROOM | 19. WATER CASCADE |
| 6. TOILET | 13. GYM | 20. PLANTATION |
| 7. MULTI-FUNCTION HALL | 14. LIBRARY | 21. EXIT |



TYPICAL FLOOR PLAN

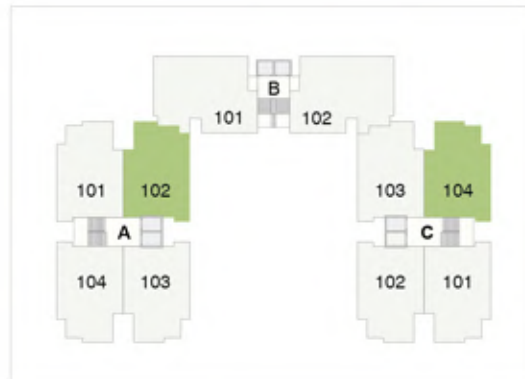
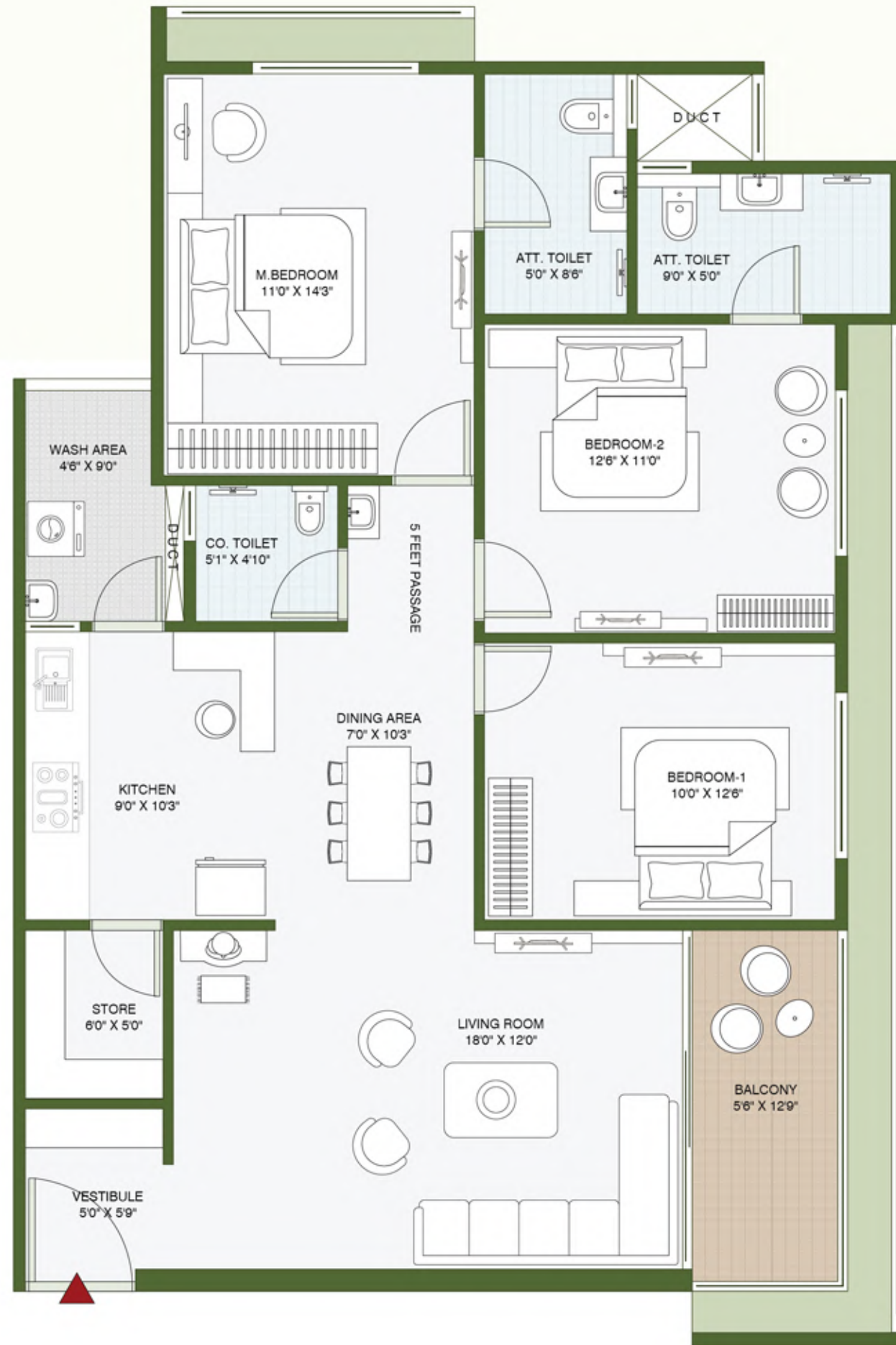
PRIVATE FOYER

TOWER B 101 & 102 - 7'0" x 4'0"

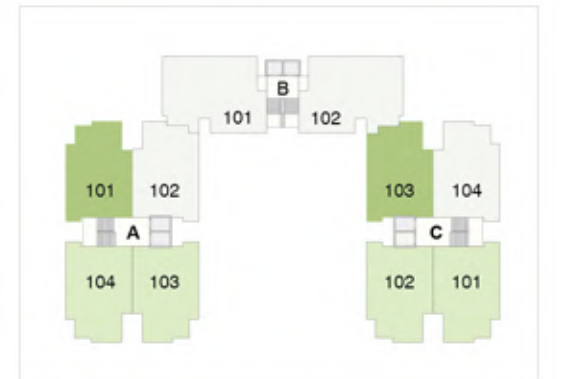
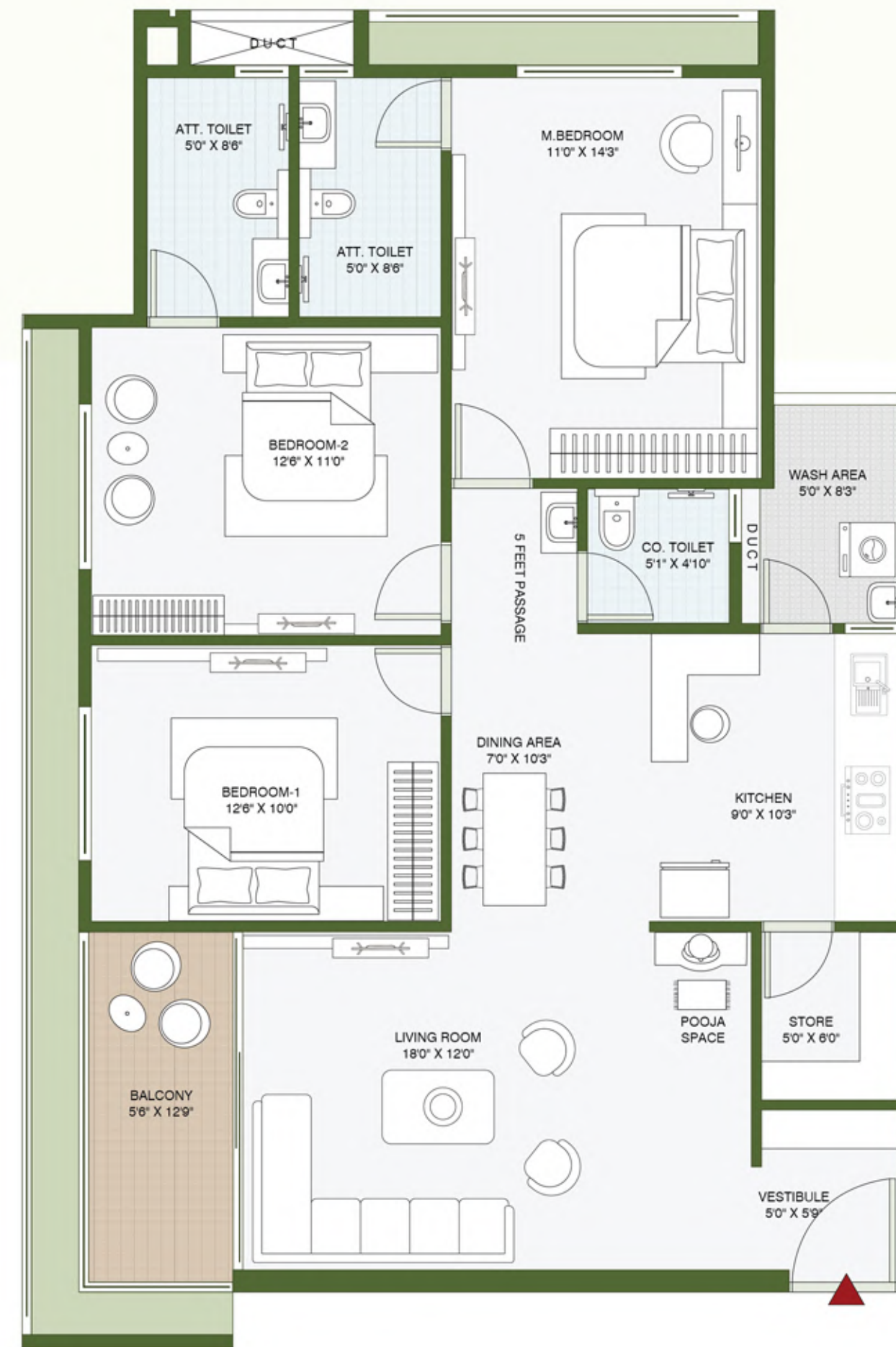


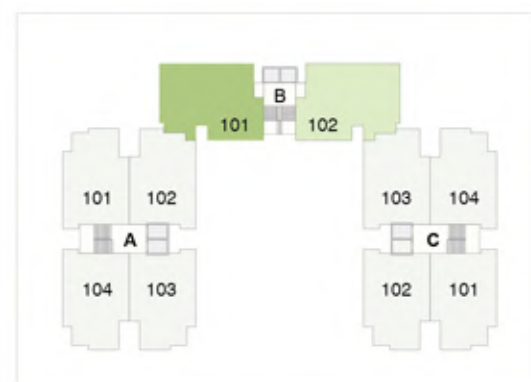
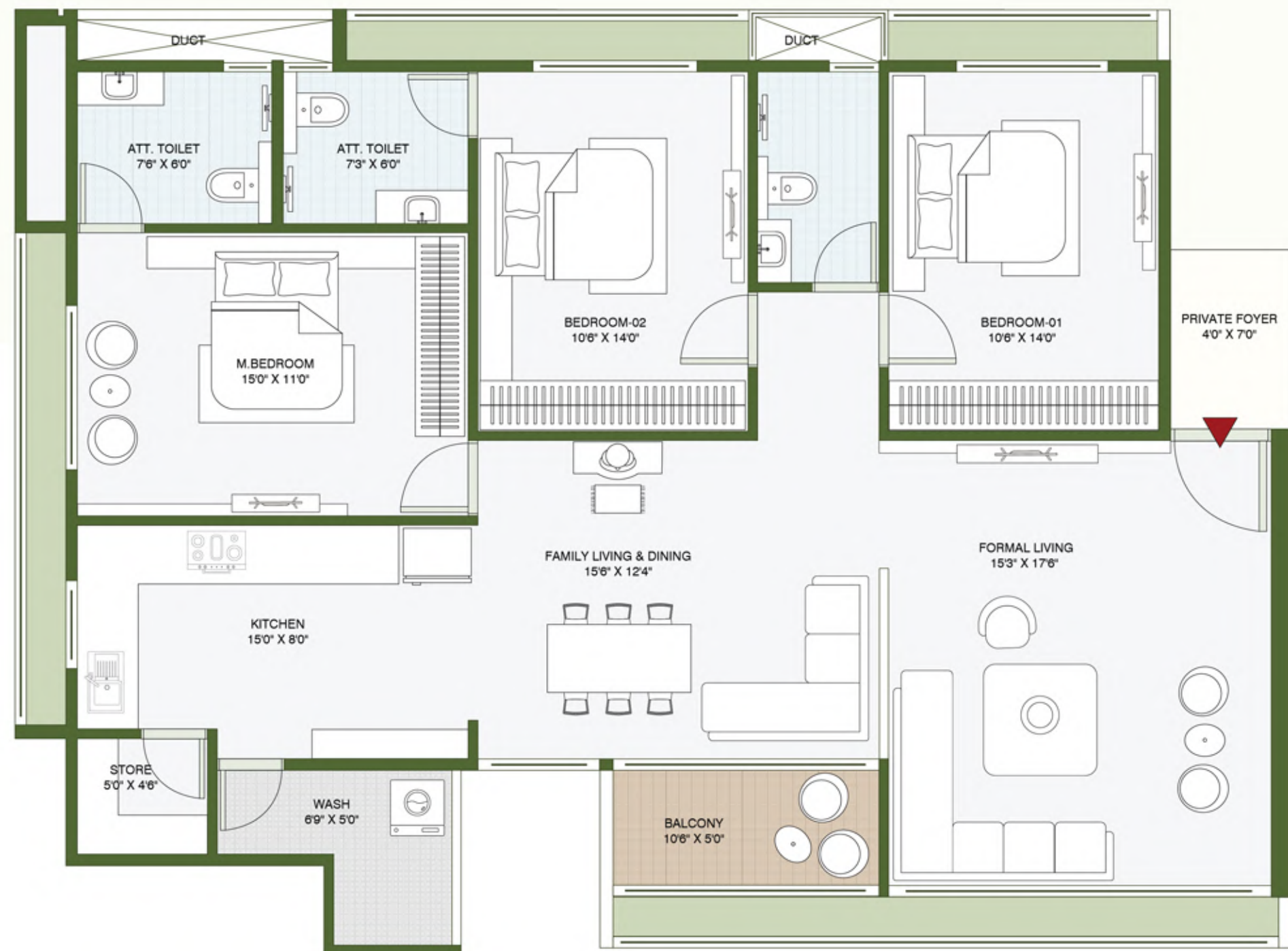


UNIT PLAN
TYPE A



UNIT PLAN
TYPE B

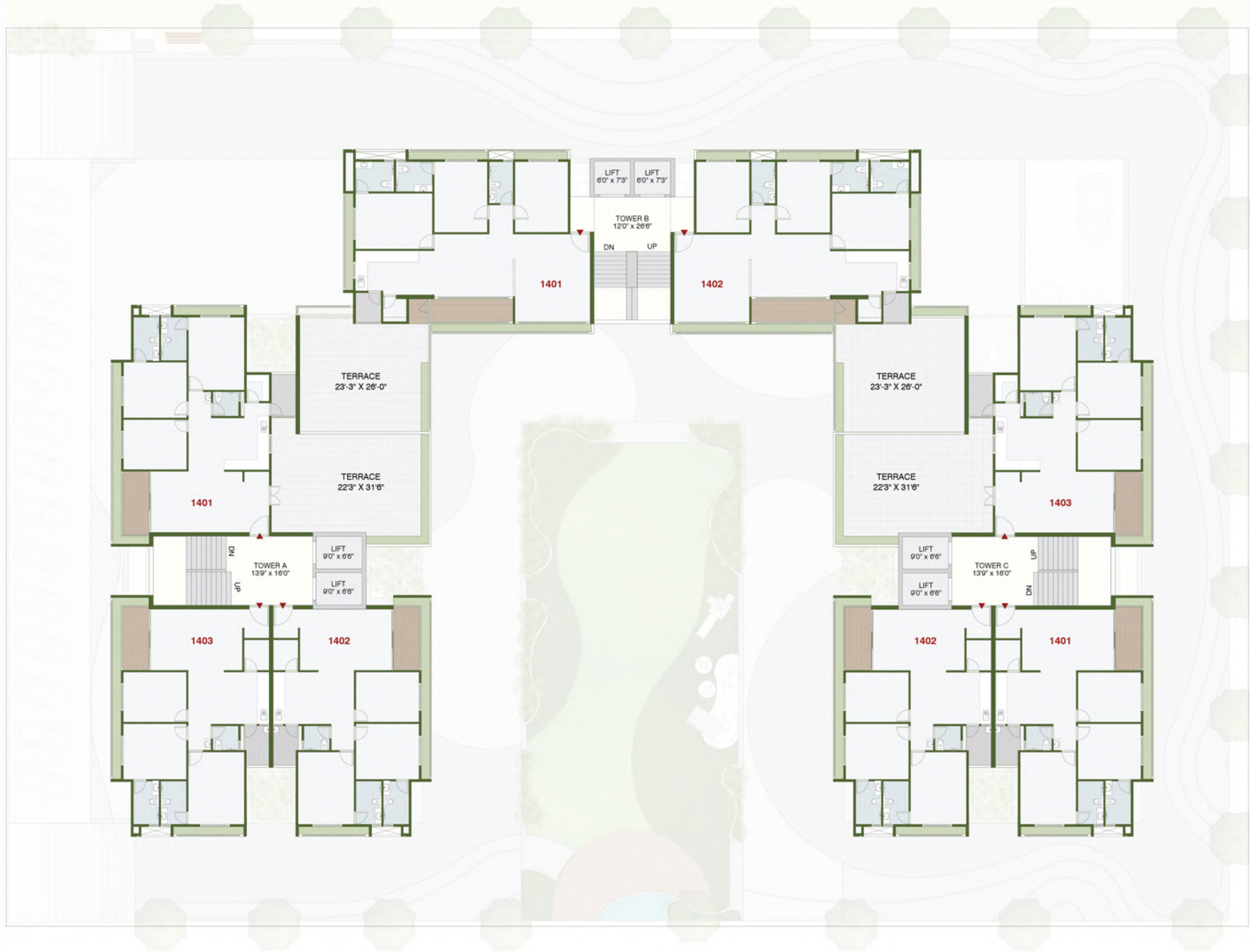




UNIT PLAN
TYPE C



STEP INTO INTERIORS WHERE SOPHISTICATION MEETS COMFORT. EVERY SPACE IS THOUGHTFULLY PLANNED TO MAXIMIZE NATURAL LIGHT, ENSURE SEAMLESS MOVEMENT, AND PROVIDE A SENSE OF OPENNESS. PREMIUM MATERIALS, ELEGANT FINISHES, AND METICULOUS CRAFTSMANSHIP COME TOGETHER TO CREATE AN AMBIANCE THAT REFLECTS REFINED TASTE AND MODERN LUXURY. THESE INTERIORS ARE NOT JUST DESIGNED TO IMPRESS BUT TO ENHANCE YOUR EVERYDAY LIVING EXPERIENCE



14TH FLOOR PLAN

PRIVATE FOYER

TOWER B 1401 & 1402 - 7'0" X 4'0"



prakriti loka

LIVE IN HARMONY WITH NATURE. SURROUNDED BY GREENERY,
SUNLIGHT, AND FRESH AIR EXPERIENCE A LIFESTYLE THAT
RECONNECTS YOU WITH THE NATURAL WORLD.



A BREATH OF FRESH LIFE

AT CAPITAL SIVESTA, GREENERY ISN'T JUST A FEATURE, IT'S A WAY OF LIFE. THOUGHTFULLY LANDSCAPED GARDENS, TREE-LINED AVENUES, AND LUSH GREEN POCKETS CREATE A SANCTUARY WHERE YOU CAN RECONNECT WITH NATURE EVERY DAY. WHETHER IT'S A QUIET MORNING WALK OR AN EVENING SPENT UNDER THE OPEN SKY, THE SOOTHING PRESENCE OF GREEN SPACES ADDS A REFRESHING CALM TO YOUR URBAN LIFESTYLE.



WHERE NATURE GREET'S YOU DAILY

STEP OUTSIDE YOUR HOME INTO A WORLD WHERE MANICURED GARDENS AND VIBRANT BLOOMS WELCOME YOU WITH EVERY BREATH. THE VERDANT SURROUNDINGS ARE MORE THAN JUST AESTHETIC, THEY OFFER A SENSE OF TRANQUILITY AND BALANCE, ENCOURAGING MOMENTS OF REFLECTION AND REJUVENATION. CAPITAL SIVESTA'S GREEN SPACES BRING THE HARMONY OF NATURE RIGHT TO YOUR DOORSTEP.





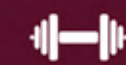
GREEN SPACES THAT NURTURE MIND AND SOUL

THE GARDEN AT CAPITAL SIVESTA IS DESIGNED NOT ONLY FOR BEAUTY BUT FOR WELLNESS. OPEN LAWNS, SHADED SEATING AREAS, AND PEACEFUL WALKING TRACKS MAKE EVERY CORNER AN INVITATION TO UNWIND. WHETHER MEDITATING AT SUNRISE OR ENJOYING AN EVENING STROLL WITH FAMILY, THE GREENERY HERE NURTURES YOUR WELL-BEING IN EVERY SEASON.



aanand loka

EVERYDAY JOY, ELEVATED. SPACES THAT CELEBRATE HAPPINESS AND
TOGETHERNESS. WHERE EVERY CORNER SPARKS COMFORT, LAUGHTER,
AND PEACE OF MIND.



GYM



CLOUD
KITCHEN



MULTIFUNCTION
HALL



CHILDREN
PLAY AREA



LIBRARY &
READING SPACE



GAME
ROOM



ARTIFICIAL
LAWN



BENCHES



LAWN
MOUNDS



WATER
BODY

BANQUET HALL



TODDLERS PLAY AREA



GYMNASIUM





इएतु
लोका

STAY SEAMLESSLY CONNECTED. EFFORTLESS ACCESS TO THE CITY'S
PRIME DESTINATIONS. WHERE CONVENIENCE BRIDGES YOUR HOME TO
EVERYTHING YOU NEED.



NEARBY CONNECTIVITY

UNDER 5 MINUTES

SHOPPING MALL | METRO STATION | S.G. HIGHWAY
TEMPLE | NID

UNDER 10 MINUTES

GIFT CITY | INDRODA PARK | HOSPITALS | PDEU
SCHOOL | RESTAURANTS | MULTIPLEX

UNDER 20 MINUTES

AIRPORT | NARENDRA MODI STADIUM



REDEFINING URBAN LIVING, NATURALLY

IMAGINE WAKING UP TO VISTAS OF THE SUNRISE POURING INTO THOUGHTFULLY DESIGNED SPACES, WHERE MODERN LIVING MEETS A CONNECTION WITH NATURE. CAPITAL SIVESTA SEAMLESSLY INTEGRATES SPACIOUSNESS WITH FUNCTIONALITY, GIVING YOU HOMES THAT CELEBRATE BOTH COMFORT AND STYLE. THE LUSH GREEN POCKETS, WIDE AVENUES, AND BALANCED DESIGN PROMISE A LIFESTYLE THAT'S BOTH VIBRANT AND PEACEFUL.



WHERE COMFORT EMBRACES YOU

EXPERIENCE A SPACE WHERE ELEGANCE MEETS EVERYDAY COMFORT. THOUGHTFULLY DESIGNED TO MAXIMIZE NATURAL LIGHT AND VENTILATION, EACH CORNER INVITES A SENSE OF CALM AND OPENNESS. FINE DETAILS, PREMIUM FINISHES, AND A WARM PALETTE COME TOGETHER TO CREATE AN AMBIANCE THAT SOOTHES THE SENSES. WHETHER IT'S A QUIET MOMENT OF REFLECTION OR SIMPLY UNWINDING AFTER A LONG DAY, THIS IS WHERE LIFE FEELS EFFORTLESS, BALANCED, AND BEAUTIFULLY YOURS.



SALIENT FEATURES

- EXCULSIVE GROUND +14 FLOOR APARTMENT SCHEME
- 134 PREMIUM 3 BHK APARTMENTS
- 4 LUXURIOUS 3 BHK APARTMENT WITH LAVISH TERRACE SPACE
- HI-SPEED 6 COMMON STRETCHER LIFTS FOR 3BHK BLOCK
- PARKING ZONES 2 LEVEL BASEMENT PARKING & GROUND FLOOR
- EACH UNIT ACCOMODATED WITH ATLEAST 2 PARKING
- HI-TECH SECURITY SYSTEM
- FIRE HYDRANT & SPRINKLER SERVICES COVER EACH AREA OF BLOCK
- LAVISH AMENITIES & ACTIVITY ZONE LIKE MULTIFUNCTION HALL, GAME ROOM, GYM , DAY CARE & LIBRARY
- COMMON AREA WITH EVERGREEN LANDSCAPING WITH PLAY AREA FOR CHILDREN

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 FINISH IN PRIVATE FOYER AREA

KITCHEN:

- PLATFORM 16MM THK. NATURAL STONE/ FULL BODY TILE WITH DADO OF MATT TILE
- STAINLESS STEEL SINK
- ANTI-SKIED MATT FINISH TILE FOR WET AREA

ELECTRIC SWITCHES:

- FROM PREMIUM ELECTRIC SWITCHWARE WITH COPPER WIRING

FINISH OUTSIDE:

- DOUBLE MALA PLASTER WITH TEXTURE PAINT

WINDOWS:

- 2.25KPA WIND PRESSURE COMPATIBLE SLIDING ALUMINIUM PROFILE WITH GRANITE JAM FRAME

INTERIOR FINISH:

- MALA PLASTER WITH PUTTY & PRIMER FINISH

DOOR:

- MAIN DOOR FIRE RESISTANT DESIGNED DOOR WITH POLISHED VENEER FINISH
- INTERNAL DOOR FLUSH DOORS WITH LAMINATE FINISH

CEILING FINISH:

- EXPOSED PATTERNED RCC CEILING

BATHROOMS:

- FULL HEIGHT PREMIUM MATT FINISH TILES
- KOHLER FOR BATHROOM FITTNG



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