

A GOLDEN OPPORTUNITY TO OWN A PRICELESS SPACE

3 BHK LUXURIOUS APARTMENTS | 4 B2HK PENTHOUSES

Developers

**ASSETZ
DEVELOPERS**

SKY VISTA RESIDENCY -

Opp. VCA cricket Ground & TURF 106,
30 Mtr. Priya Cinema Road,
Sevasi TP-2, Vadodara 391101.

M : 7069 788 555 - 7069 799 555

Architect : **UNEVEN Architects**

Structure : **Zarna Associates**



Design by Meraki +91 992529 4417



skyvista
RESIDENCY



AN ARCHITECT'S CHRONICLE OF CREATIVITY

In the realm of architecture, every structure tells a story. It speaks a language of lines, forms, and spaces that, when orchestrated with precision, transcends the mere physicality of construction. As architects, we are not just builders; we are storytellers, weaving narratives into the very fabric of our designs.

At the heart of our architectural endeavours lies the timeless mantra, "form follows function." Each curve, angle, and material selection is a deliberate choice aimed at enhancing the user experience. Our designs are not mere aesthetic expressions but a harmonious fusion of beauty and utility. We believe that a well-designed space should not only captivate the eye but also serve a purpose, creating environments that inspire, comfort, and elevate the human spirit.





WHERE MARVELLOUS DESIGN MEETS EVERYDAY ELEGANCE

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Discover a realm where luxury transcends the ordinary, and every moment is a celebration of refinement. Welcome to SkyVista Residency, an iconic masterpiece that stands as a testament to unparalleled craftsmanship and timeless elegance.

WHERE LUXURY MEETS LIFESTYLE





GROUND AMENITIES



Landscaped Garden



Jogging Track



Children's Play Area



Branded Passenger Elevators



Swimming Pool with deck & seating



Designer Reception & Lounge



Senior Citizen Seating Area



Stretcher Lift





VALUE ADDITIONS



Allotted Car Parking
(2 for 3 BHK, 4 for 4 BHK)



Common Electric Point for
EV Charging



Decorative Entrance Gate
for Entry & Exit



Intercom Facility



Generator Power Backup
for Common Utilities



Solar System For Common
Utilities



OTHER AMENITIES



Concealed AC
Copper Piping



Bore Well for 24 hours
water supply



Fire Fighting
System



Hi-tech
Security Cabin



CCTV
Surveillance



Dedicated Meter /
Electric Room



Letter
Box



Rain Water
Harvesting System



Attractive
Name Plates



Servant
Toilet



Underground
Cabling



BASEMENT FLOOR PLAN



18 MTR. WIDE ROAD

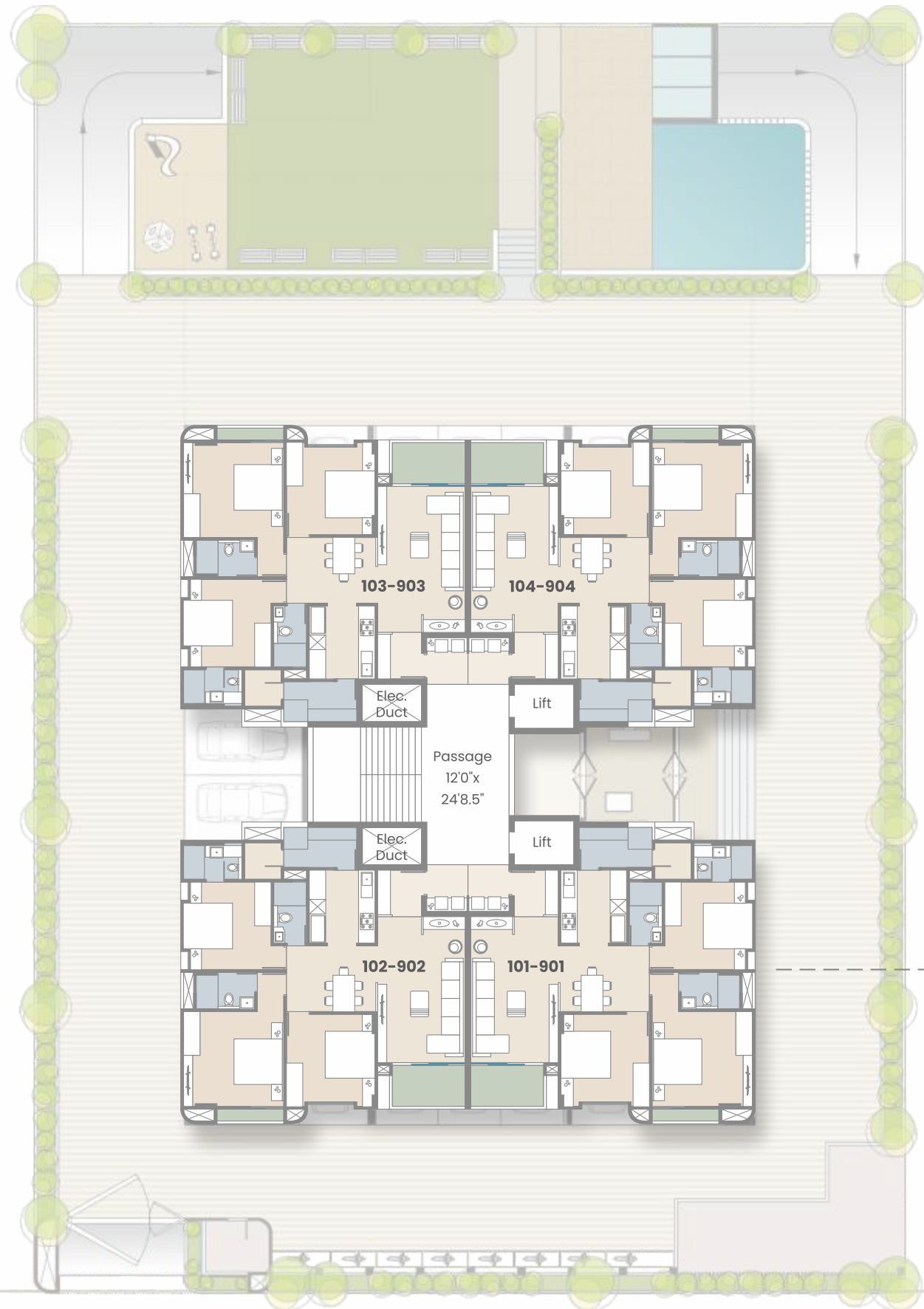
GROUND FLOOR PLAN



18 MTR. WIDE ROAD

TYPICAL LAYOUT PLAN

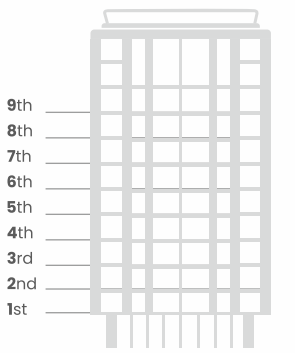
1st to 9th floor



18 MTR. WIDE ROAD

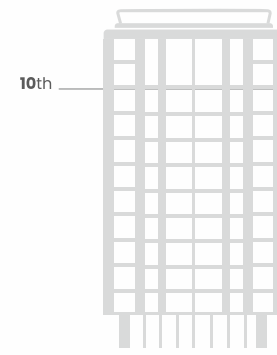
TYPICAL FLOOR PLAN

Carpet	1350 SQ.FT.
SBA	2362 SQ.FT.

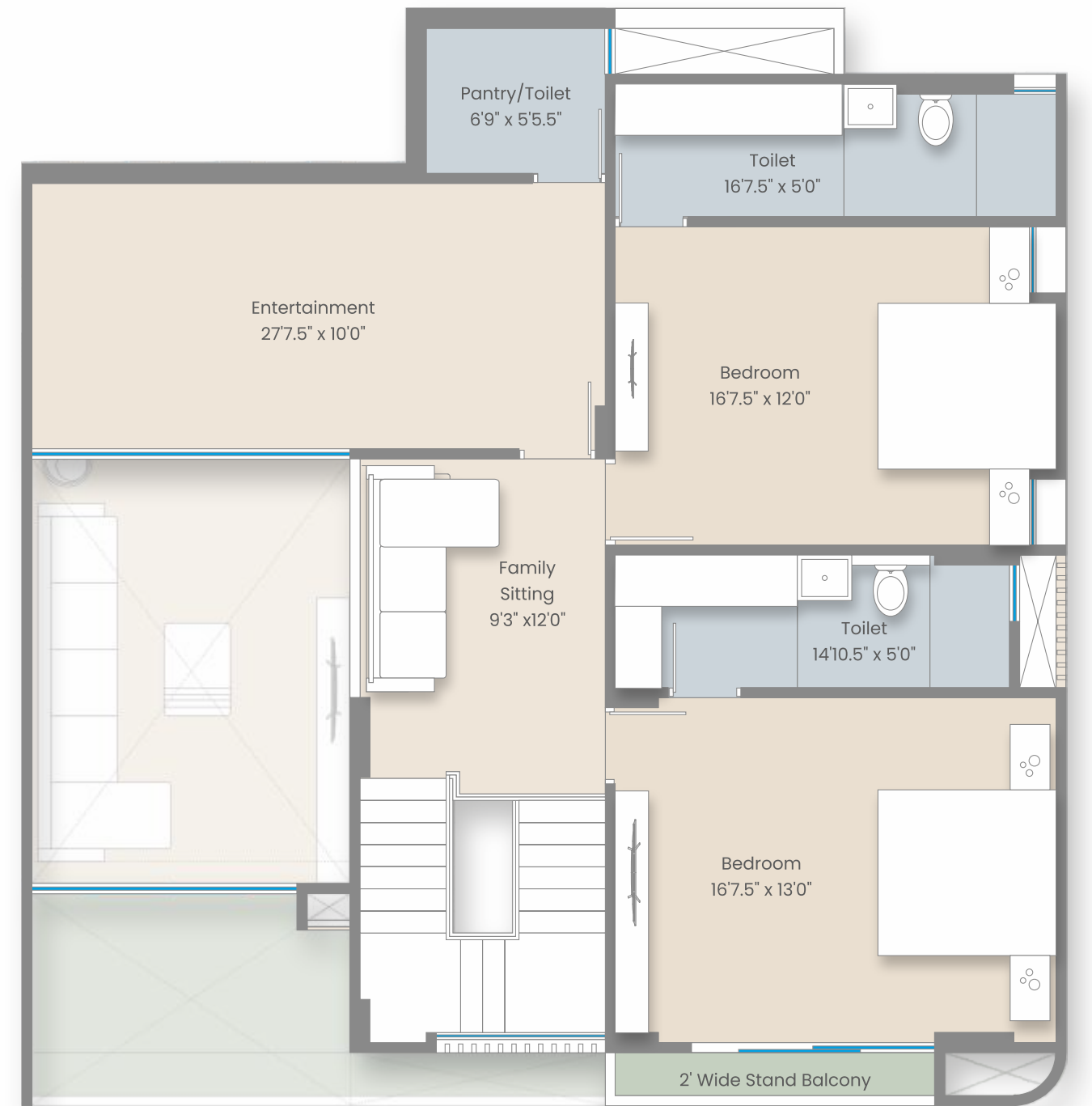
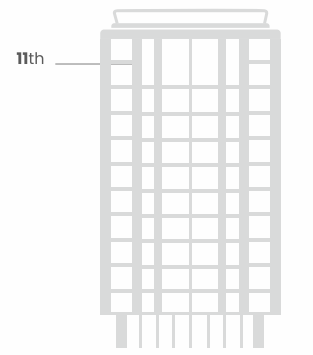


LOWER PENTHOUSE PLAN

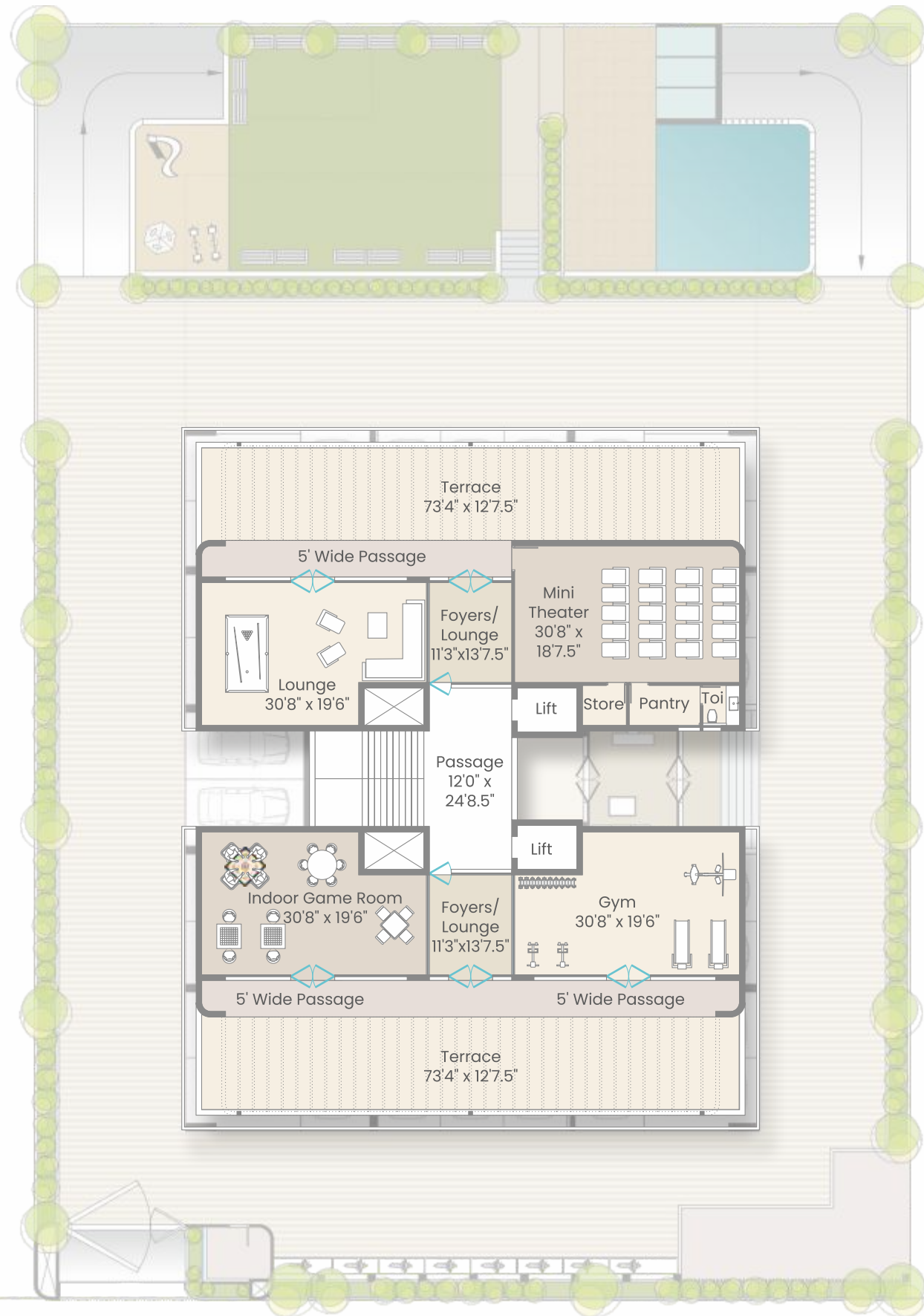
Carpet	2380 SQ.FT.
SBA	4165 SQ.FT.



UPPER PENTHOUSE PLAN










TERRACE LAYOUT PLAN



18 MTR. WIDE ROAD

TERRACE AMENITIES

-  Terrace Garden
-  Lounge
-  Gazebo
-  Snooker Table Room
-  Gymnasium
-  Yoga / Aerobic / Zumba Deck
-  Multi-purpose Hall





WHERE
ELEGANCE MEETS
COMFORT

WHERE
AMBIANCE MEETS
APPETITE





SPECIFICATIONS

STRUCTURE	Earthquake Resistance RCC frame structure with AAC Block Masonary partitions with plaster (Except Ceiling)
FLOORING	Premium Double Charged Vitrified Tiles Flooring in Drawing, Living, Dining, Kitchen, all bedrooms and Store Area. Anti-skid Ceramic tiles Flooring in Balcony Area
TOILETS	Designer Ceramic Tiles in All Bathrooms up to Lintel Level. Natural / Artificial Premium Stone Counter for Basins.
KITCHEN	Premium mirror polished Granite or full body Porcelain Slab (Artificial) with sandwiched platform Sink-S.S. or Quartz Premium quality Ceramic Tile dado on walls above platform
AIR CONDITIONING	Concealed AC Copper Piping
DOORS	Main Entrance door - Flush door with both side Premium decorative veneer with door lock Internal doors - Flush door with both side laminates with premium fixtures All Door Frames teakwood or equivalent
BATHROOMS	Bathroom Fitting and Sanitary ware Kohler/ Jaquar or Equivalent Premium quality Vitrified I Ceramic Tiles dado upto the lintel level Granite / Composite Marble Basin Counter Exhaust fan points provision in bathrooms
WINDOWS	Windows Section - Premium Quality Dumat Aluminium Sections with Mosquito Net Windows sill of Artificial Marble/ Granite stone or equivalent
PLUMBING	CPVC I UPVC Water Supply Pipes & PVC pipes for soil, waste & drainage systems-Ashirvad/ Astral or Equivalent Hot Water Centralised Heat Pump Provision in Wash Area
EXTERNAL& INTERNAL WALL FINISHES	External Double Coat Mala plaster with Texture and Exterior Weather proof paints Internal Single Coat Mala Plaster with Wall Putty and Primer
ELECTRIFICATION	ISI grade 3 phase concealed copper wiring with adequate number of points in all rooms- Anchor I RR or Equivalent ISI Branded Modular Switches - Schneider or Equivalent Provision for DTH and Internet Points 3 Phase wiring with MCB & Distribution Box
WASH AREA	Kota Stone I Anti Skid Tiles with dado of ceramic/glazed tiles up to sill level Provision for washing machine with electric and plumbing points

LOCATION PLAN



Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.