SWARA

ELANZZA

MODERN LUXURY, TIMELESS LEGACY



LONGEVITY

LUXURY

LIVABILITY

LEGACY

SWARA

ELANZZA

4 BHK VILLA



27

GREEN VILLAS FOR TIMELESS LIVING

Swara Elanzza, a landmark by Swara Group, presents 27 exclusive villas nestled in the serene environs of Gandhinagar. Designed for timeless living, this community embodies luxury, tranquility, and architectural excellence.



SHAPED BY LEGACY

DEFINED BY LUXURY

The entrance of Swara Elanzza reflects timeless elegance and meticulous craftsmanship. More than just a gateway, it marks the beginning of a journey where legacy seamlessly meets unparalleled luxury.

SWARA ELANZZA

LUXURY GREEN VILLAS

PROTECTED, PERFECTED, **PERSONALIZED** AND **PRIVATE**

At Swara Elanzza, every detail is crafted to provide unmatched safety, impeccable design, and bespoke living experiences. Combining exclusivity and tranquility, this is where your privacy is safeguarded, your preferences are honoured, and every moment is thoughtfully perfected for timeless comfort and elegance.

PROTECTED ELEGANCE

EXQUISITELY DESIGNED

REFINED INDULGENCES

PRIVATE TRANQUILITY

SWARA ELANZZA

LUXURY GREEN VILLAS



LONGEVITY THROUGH

SPACE AND SERENITY

Swara Elanzza offers timeless living with expansive spaces, serene surroundings, and wide internal space that enhance comfort and convenience. Designed for harmony and tranquility, it's a sanctuary where every moment reflects the perfect balance of space and serenity.

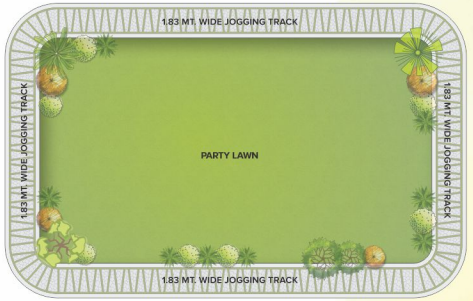


SWARA ELANZZA

LUXURY GREEN VILLAS

ENHANCING LIVABILITY
ENRICHING LIFE

At Swara Elanzza, every space is thoughtfully designed to elevate your daily living experience. From serene green landscapes to purposefully crafted recreational areas, every detail fosters a lifestyle of comfort, joy, and connection. With features that cater to all generations, Swara Elanzza creates an environment where livability thrives, blending functionality with elegance. Here, life isn't just lived—it's enriched at every moment.



SWARA ELANZZA
LUXURY GREEN VILLAS





ENTRANCE GATE

CHILDREN PLAY AREA

SECURITY CABIN

SEATING AREA

LANDSCAPED GARDEN

CCTV CAMERA

BRANDED ELEVATOR

DROP OFF ZONE

SENIOR CITIZEN SEATING

SOCIETY OFFICE

WALKING TRACK

GAZEBO

DIGITAL LOCK WITH VIDEO CAMERA

3 PHASE CONNECTION



SWARA ELANZZA

LUXURY GREEN VILLAS



18.00 MT. WIDE ROAD



LAYOUT PLAN

N

EXPANSIVE VIEWS,
ENDLESS POSSIBILITIES

At Swara Elanzza, each balcony is designed to offer more than just a view—it's a gateway to endless possibilities. Gaze upon lush greenery, serene landscapes, and vibrant surroundings that redefine relaxation and inspiration. These thoughtfully crafted spaces seamlessly connect indoor luxury with outdoor beauty, creating a perfect setting for peaceful mornings, lively evenings, and everything in between. Here, every moment is enhanced by the panoramic views, where endless horizons meet timeless elegance.

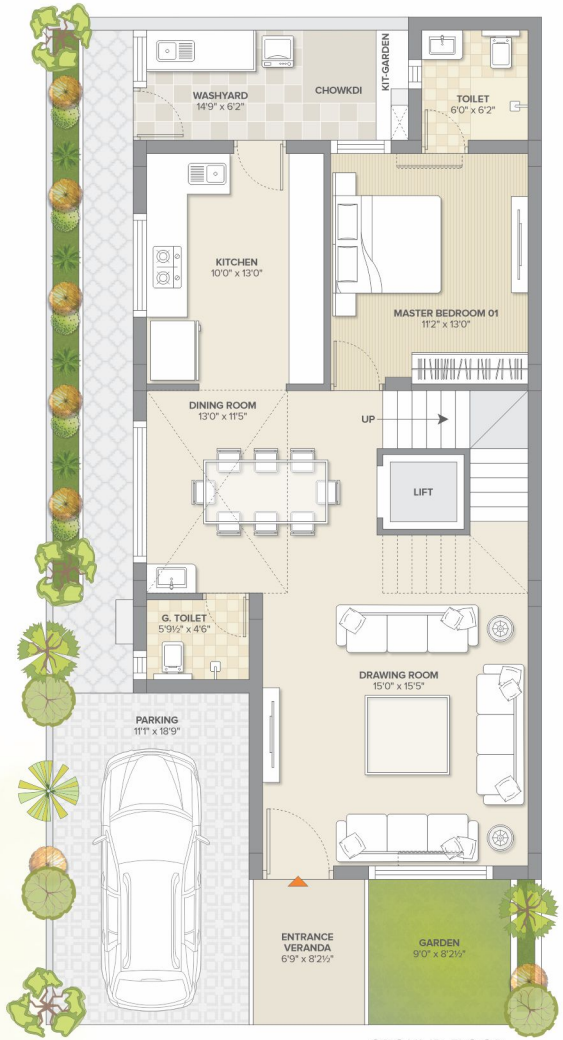


SWARA ELANZZA
LUXURY GREEN VILLAS

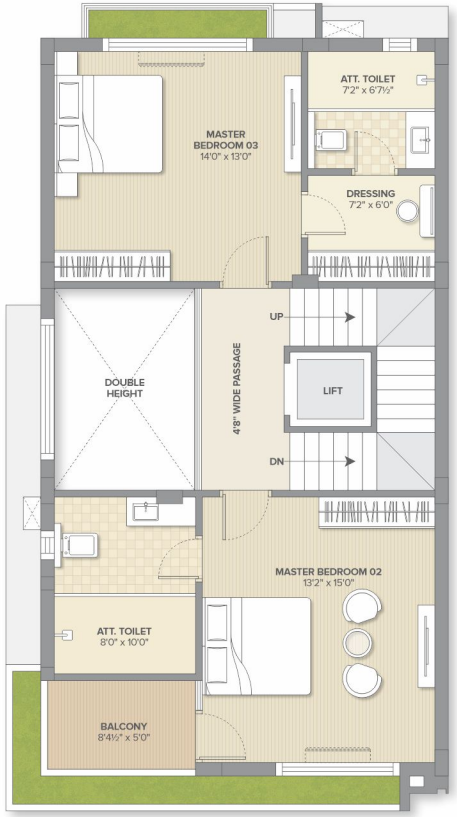


4BHK

SWARA ELANZZA
LUXURY GREEN VILLAS



GROUND FLOOR



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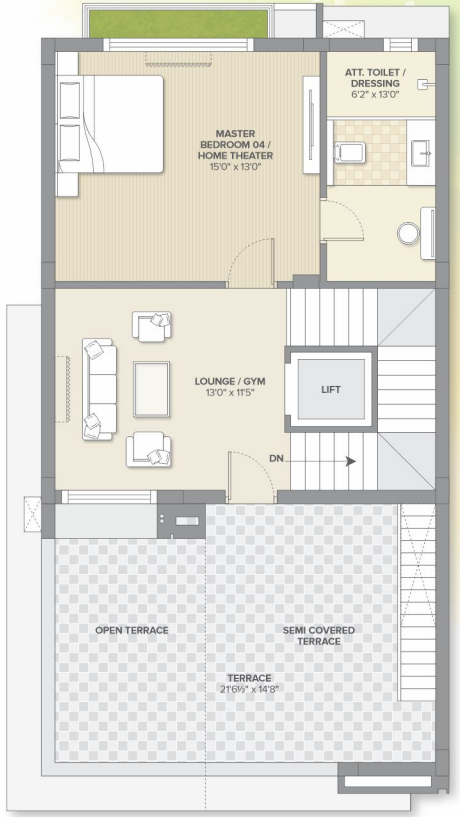
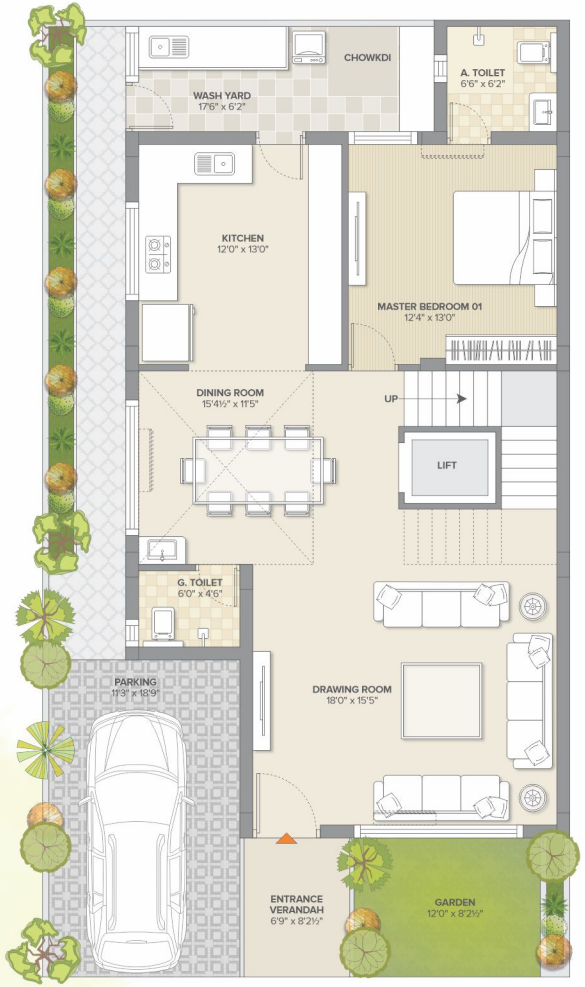


SECOND FLOOR

TYPE A UNIT NO. **01** TO **20**

4BHK

SWARA ELANZZA
LUXURY GREEN VILLAS



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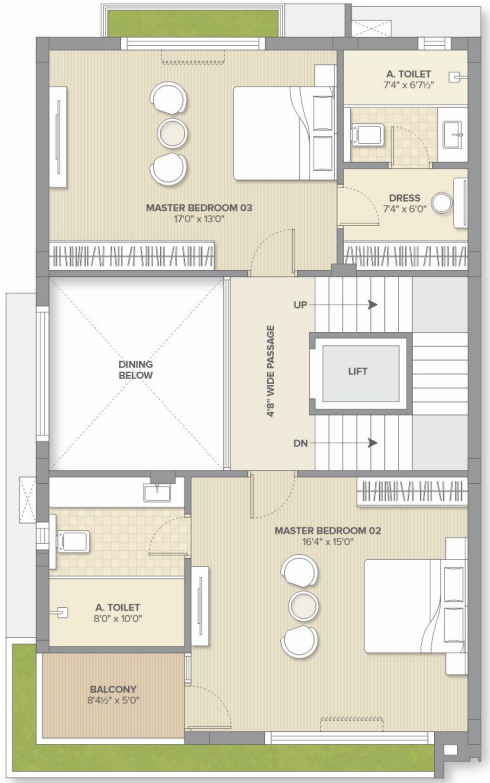

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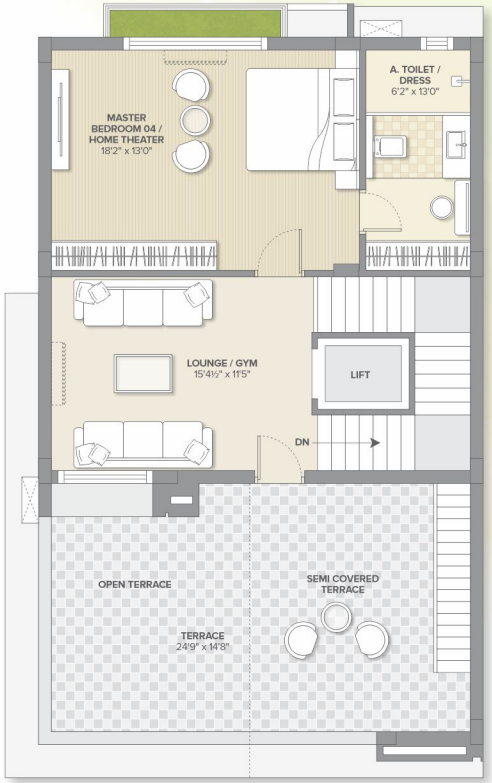


SECOND FLOOR

TYPE A1 UNIT NO. **21** TO **26**

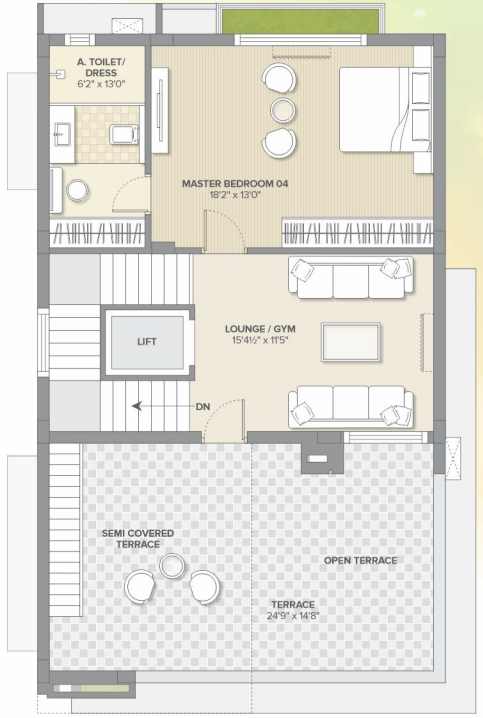
4BHK



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE A2 UNIT NO. **27**

SPECIFICATIONS

STRUCTURE
R. C. C. frame Structure. Structure design as per IS code considering earthquake resistance.

WALL FINISH
All internal walls will be finished with putty over mala plaster.
All external walls will be finished with double coat mala plaster with texture finish.

PLUMBING
Concealed plumbing with premium quality pipes and fittings for continuous water supply, a common borewell.

FLOOR FINISH
Premium quality designer vitrified tiles in drawing room, dining area with kitchen and all bedroom areas.

TOILETS
Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware.

ELECTRIFICATION
Concealed copper wiring with adequate number of electrical points & branded modular switches.
TV point in drawing room & TV & AC points in bedrooms.

KITCHEN
Ready to use granite finished platform with SS sink, Designer glazed tiles with dado upto beam level.
Plumbing and electrical provisions for water purifier & washing machine, Kota stone shelves in store room.

DOORS & WINDOWS
Decorative wooden polished main entry door with brass fitting & fixtures.
All other doors are flush doors.
Fully / Glazed aluminum or UPVC Windows with stone revile.

TERRACE
Open terrace finished with suitable water proofing with China - mosaic or ceramic tiles flooring for heat reflection.

Legal Notes • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GUDA Charges and Electrical Co. Charges including cable and sub - station cost shall be borne by the purchaser. • GST or any additional charges, tunes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. • Changes / Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished to unfinished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.



DEVELOPER

SWARA REALTY

ARCHITECT

pma pragna machhar architect
ARCHITECTURE INTERIORS LANDSCAPE

STRUCTURE

S&S SHAH & SANGHVI ASSOCIATES

MEPF

Apoorva Parikh
Consultant - MEPF

FOR LOCATION



PROJECT BY

SWARA
GROUP

Site : Swara Elanzza,
R.S. No 367, T.P. No 29, F.P. No 70, New Sargasan, Gandhinagar.
+91 90908 55454

RERA DETAILS

PR/GJ/GANDHINAGAR/GANDHINAGAR/
Gandhinagar Municipal Corporation/
R A A 1 4 6 9 9 / 1 8 0 1 2 5 / 3 1 1 2 2 7
www.gujrera.gujarat.gov.in

E-CUBE +91 97129 06003