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SUN ELITE

2 & **3** BHK LUXURIOUS APARTMENTS





THE BIGGER PICTURE OF ELITE LIVING

A bird's eye view showcasing unmatched space, design, and beauty

THE FACE OF ELITE LIVING

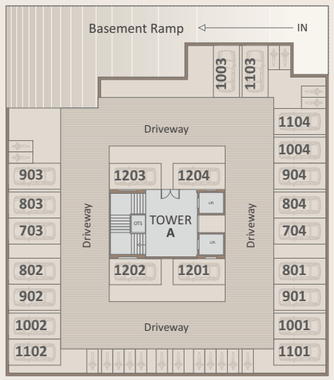
A grand elevation that reflects your refined lifestyle.

GROUND FLOOR

LAYOUT PLAN



BASEMENT PLAN



TYPICAL LAYOUT

1st to 12th FLOOR



24 MTR. WIDE ROAD

TOWER A
3 BHK

FLOOR PLAN

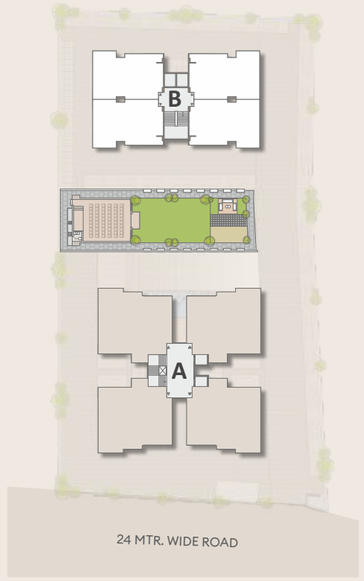






TOWER B
2 BHK

FLOOR PLAN













AMENITIES

- Multipurpose Hall
- A/C Gymnasium
- Indoor Game Room
- Kids Play Area with Sand pit
- Green Landscape Garden
- Gazebo
- Open Amphitheatre
- Kids Drop-off Zone
- Kids Pickleball Court on Club Terrace
- Walkway Area
- Sitting Area
- Internal RCC Road with Paver Block & Designer Street Lights
- Common kitchen area

SAFETY & SECURITY (4 layers Security Zone)

- Secure entrance with security cabin
- Security cabin 24 * 7 security
- Entire campus under CCTV Camera
- Secure locked system for each tower
- Video door security in each Flat
- Fire safety system for every tower

AMENITIES IN EACH FLAT

- AC Point in Living room and All Master Bedrooms.
- AC copper piping in Living room and All Master Bedrooms.
- POP ceiling in living room & All Master Bedrooms with LED light fitting.
- Electric Geyser point in all bathrooms.
- Water purifier (R.O.) in each flat.
- 3BHK Flat 4side open Flats
- 3BHK & 2BHK All Flats having Balcony in Living Room & All Bed Rooms.

VALUE ADDITION

- 1 Allotted Car Parking
- Visitor's Car Parking for Guest
- Attractive Name plates & Letter box
- Solar energy roof top for common areas
- 2 Automatic Elevators per tower
- DG Power backup for Common Utilities
- 24 hours water supply
- Common Bore
- EV Charging Point in campus Areas
- Rain Water Harvesting
- China mosaic with waterproofing treatment on terrace
- Anti-termite treatment in ground level
- U.G. & O.H. Watertank with Auto Control System



ELITE LIVING, ELITE SPECIFICATIONS

Premium finishes and high-quality materials that set new standards.

Structure
All RCC and block-work as per the structural engineer's design.

Wall Finish
Internal Walls - smooth cement plaster
External Walls - Double coat plaster.

Kitchen
Granite platform with S.S. Sink, wall tiles upto lintel level.

Flooring
Vitrified tiles flooring in all room with skirting.

Bathrooms
Premium Ceramic tiles Branded quality bath fitting and sanitary fitings. (Jaguar and equivalent fitings), Tiles up to beam level in all bathrooms.

Plumbing
All Plumbing with CPVC/UPVC Concealed Pipes.

Doors
Main Door - Decorative main Door with Wooden frame and standard quality safety lock.
Internal doors - waterproof flush doors with natural stone frames.

Window
2 Tracks Anodized Aluminum sliding windows.

Electrification
Concealed standard quality ISI wiring, MCB/ELCB and Branded modular switches with sufficient electrical points in all areas.

Paints
Internal Walls – Two coat putty primer with good quality paints. External Walls - Weather Proof paints

Developers - **SUN REALTY**

Site Address : **SUN ELITE** - 24 Mtr. Chhani Karodiya Road, Opp. Ramakaka Deri, Beside TATA Motors Godown, Chhani, Vadodara.

Architect : Aarya Associates (Nitin Kapadi)
Interior Architect : Nishit ravisaheb and associates
Structure : Ashok Shah & Associates

Call : +91 **99242 60504 - 89806 06242** | Email : sunrealty2025@gmail.com | www.sunelite.in

RERA NO.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA16121/181125/311230 - www.gujrera.gujarat.gov.in



Payment Terms

- 10% Booking
- 20% Plinth Level
- 15% Ground Floor Slab
- 05% First Floor Slab
- 05% Third Floor Slab
- 05% Fifth Floor Slab
- 05% Seventh Floor Slab
- 05% Ninth Floor Slab
- 05% Eleventh Floor Slab
- 05% Masonry Work
- 10% Plaster Work
- 05% Flooring Work
- 05% Before Sale Deed

SCAN FOR **LOCATION**

SCAN FOR **WEBSITE**

SCAN FOR **E-BROCHURE**

Notes : (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVCL meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (4) Possession will be given after one month of all settlement of account (5) Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done (6) While every reasonable care has been taken in preparing this brochure and can not form part of an offer, contract or agreement. The promoter can not be held responsible for any inaccuracy in this contents. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (9) Actual Dimensions may vary as per the site conditions.

Design by Meraki +91 992529 4417