



GERMAN 7 STAR

MAJESTIC LIFESTYLE APARTMENT

Developed By
Venya Developers LLP

Booking Contact :- 8140414241



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MAJESTIC LIFESTYLE APARTMENT

Opuently designed to rejoice the lifestyle of royals by crafting spaces
that exudes splendour from every corner.
Living here is truly an imperial experience of a lifetime.



EXPERIENCE
MORE PRIVILEGES



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AN ELITE ADDRESS
THE EXTRAVAGANT ABODES





A WORLD THAT YOU TO SAY, 'WOW'

It's a world absolutely created to fulfil all your desires. A world way more opulent than you ever expected. A world where life is a melodious symphony of all things good.



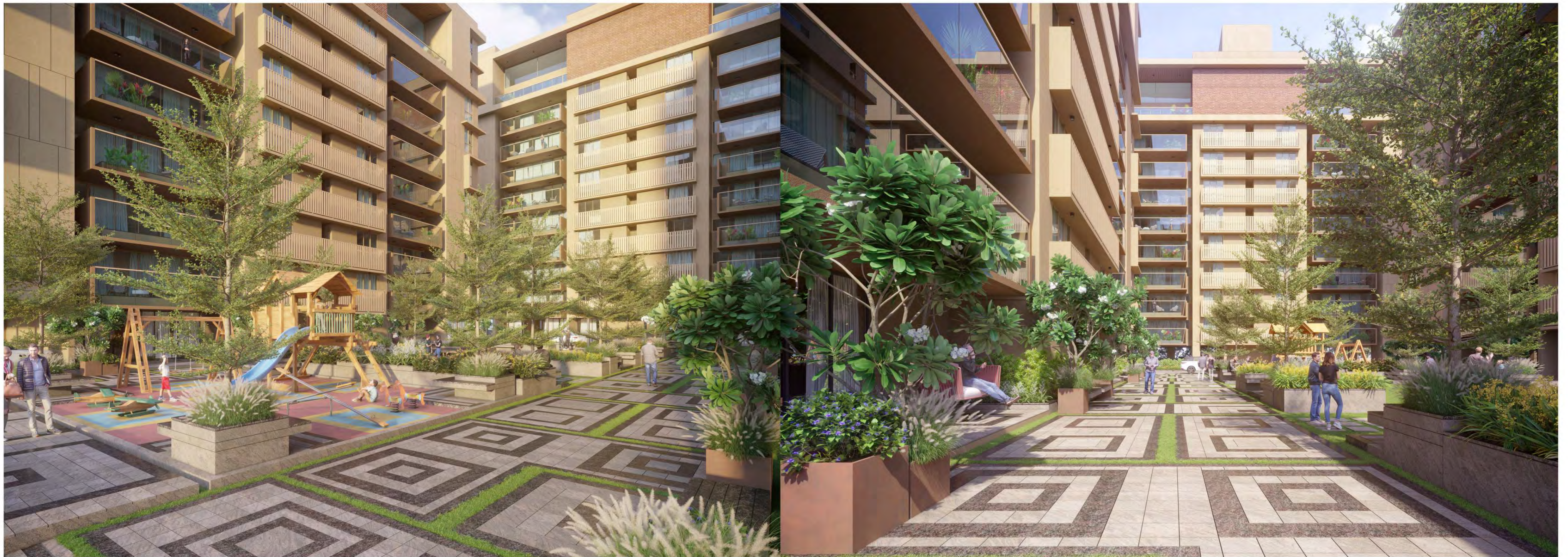
KIDS PLAY AREA



PATHWAY



LANDSCAPE GARDEN





A CHEERFUL ESCAPE TO THE **WORLD OF PRIVILEGES**

The towers are built in the shape of a cambered square. This shape ensures that each room has its own independent view and no window looks on into another apartment. Each apartment has three open sides, allowing for great views as well as ingress of light and air for cross-ventilation.

EXCLUSIVE SPACIOUS APARTMENTS



3 SIDES
OPEN



CROSS-
VENTILATION



ONLY 2 HOMES
PER FLOOR



VASTU COMPLIANT
APARTMENT

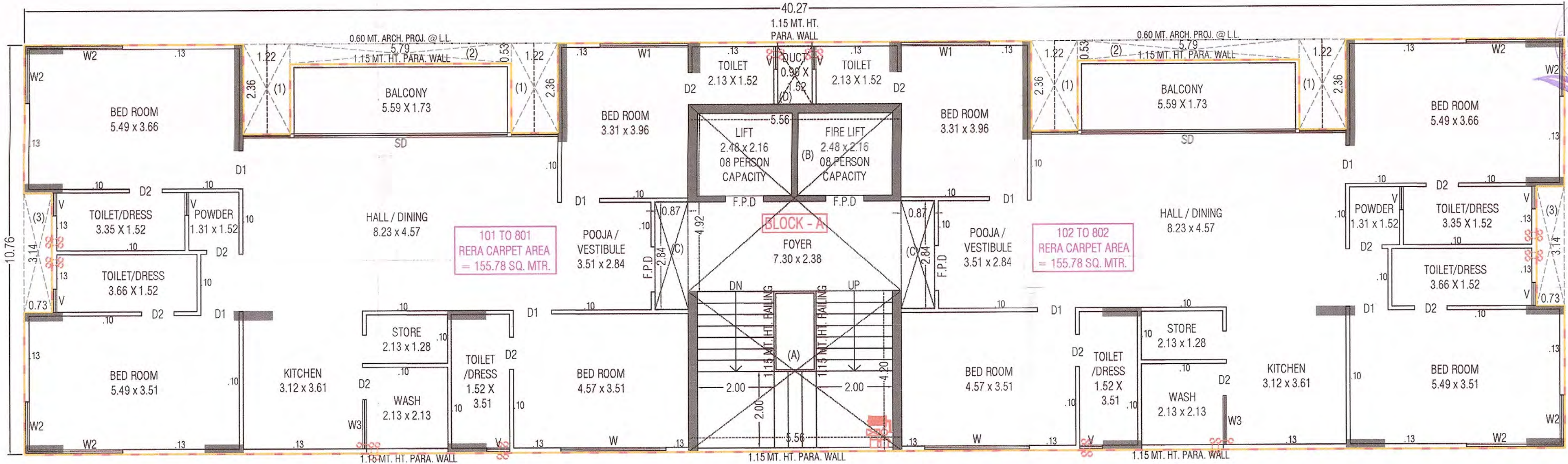




A WORLD THAT YOU TO SAY

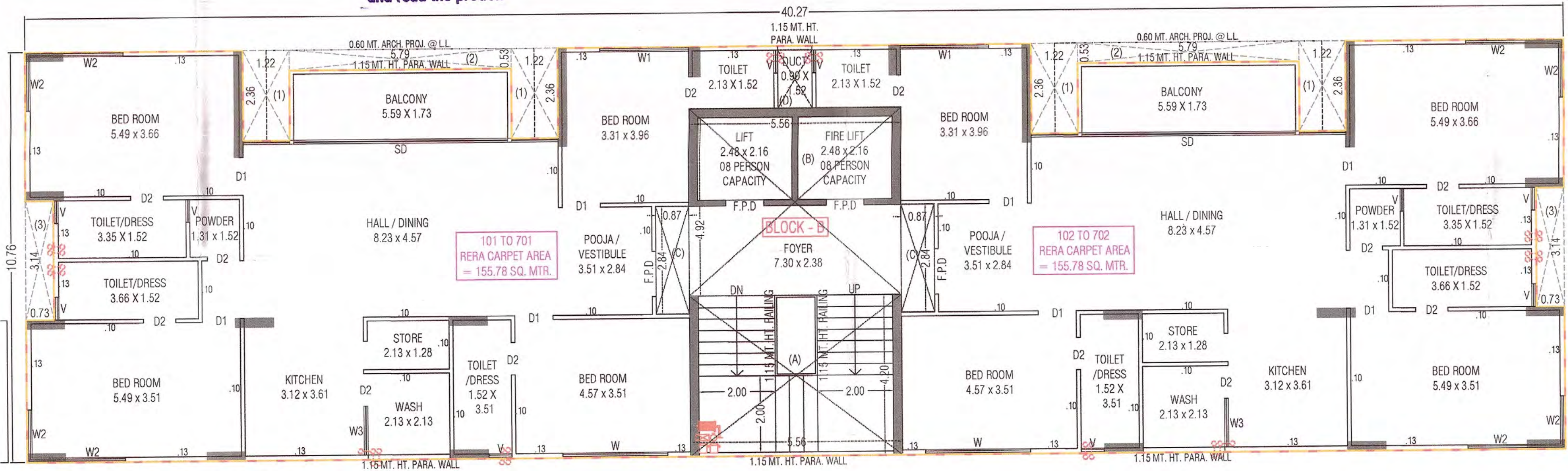
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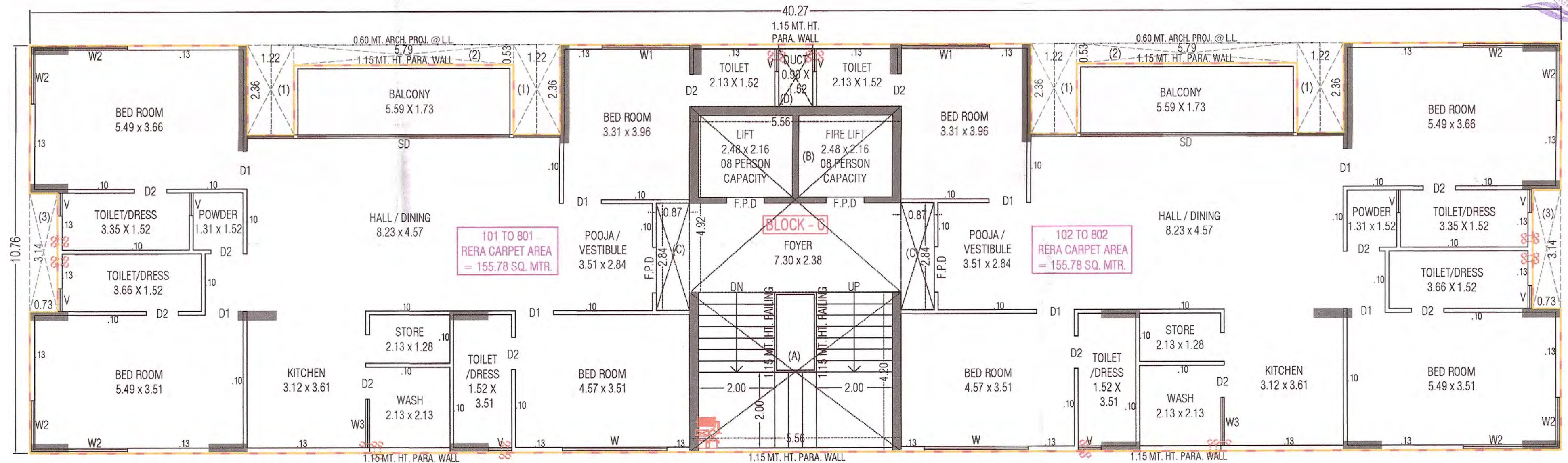
TYPICAL FLOOR PLAN (1ST TO 8TH FL. PLAN)

Block A 101 to 801 & 102 to 802



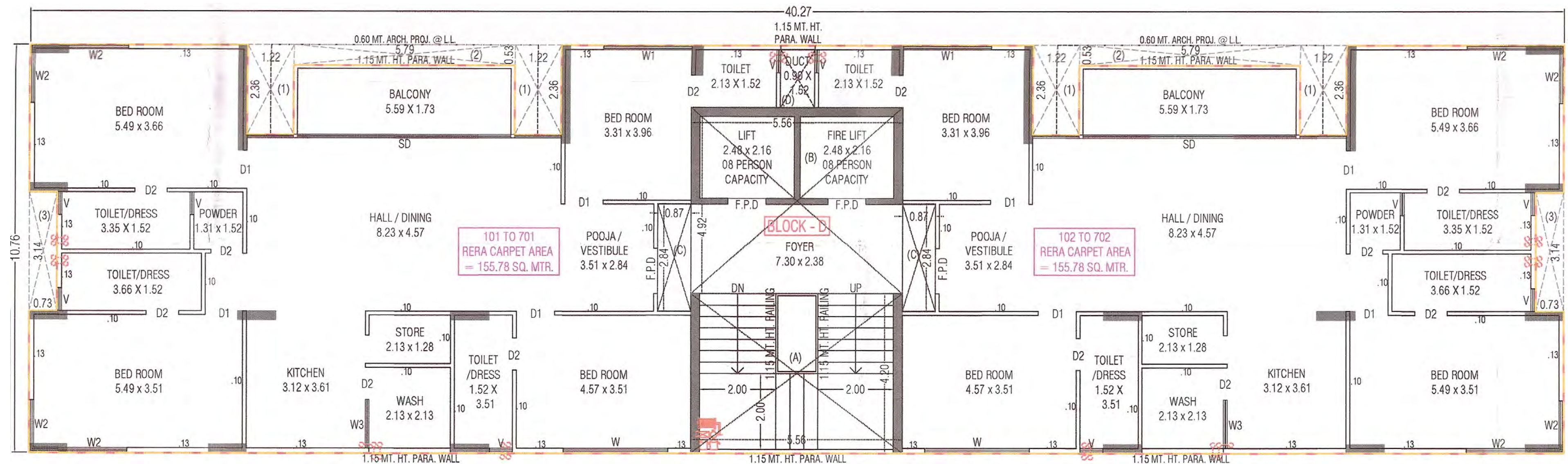
TYPICAL FLOOR PLAN (1ST TO 7TH FL. PLAN)

Block B - 101 to 701 & 102 to 702



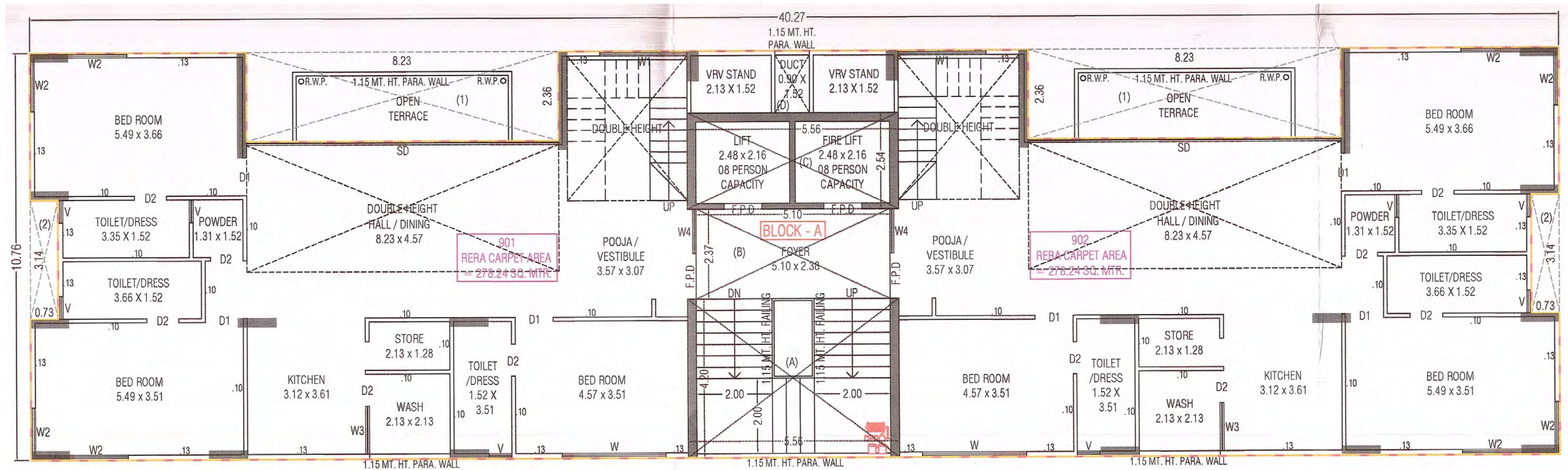
TYPICAL FLOOR PLAN (1ST TO 8TH FL. PLAN)

Block C 101 to 801 & 102 to 802



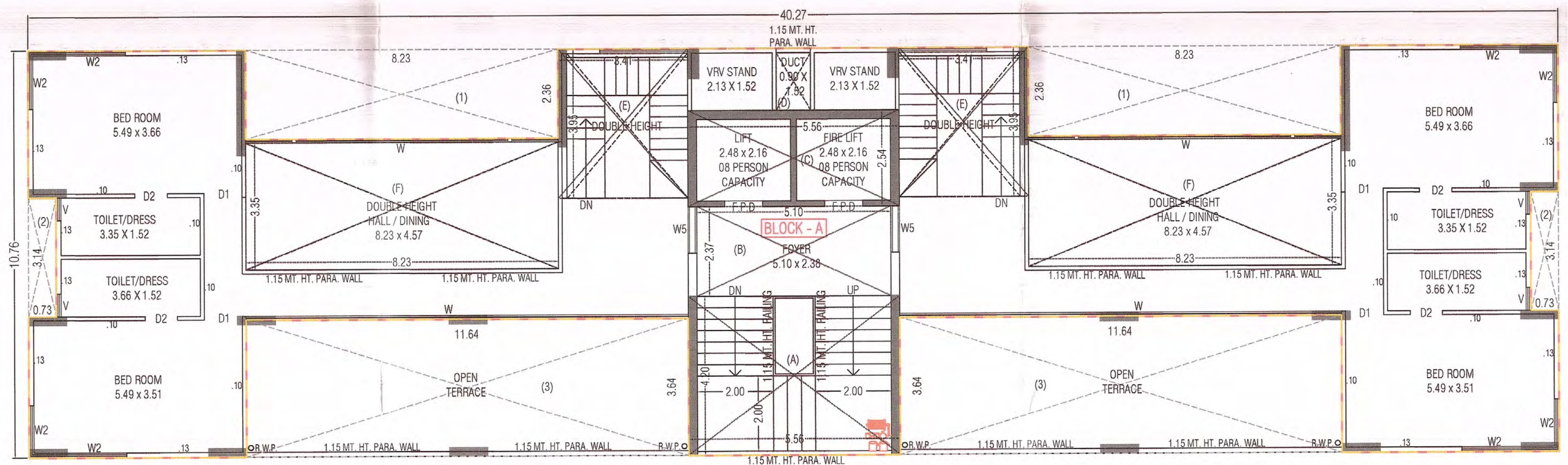
TYPICAL FLOOR PLAN (1ST TO 7TH FL. PLAN)

Block D - 101 to 701 & 102 to 702



9TH FLOOR PLAN

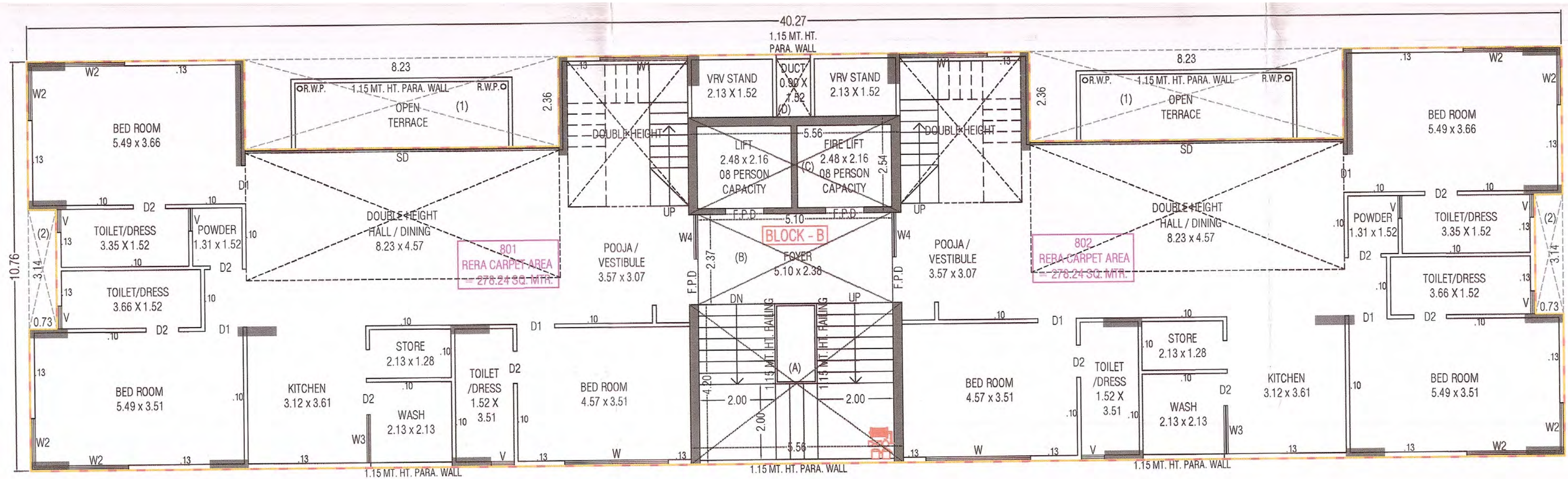
Block A - 901 & 902 (Lower Level Plan) 9th Floor



10TH FLOOR PLAN

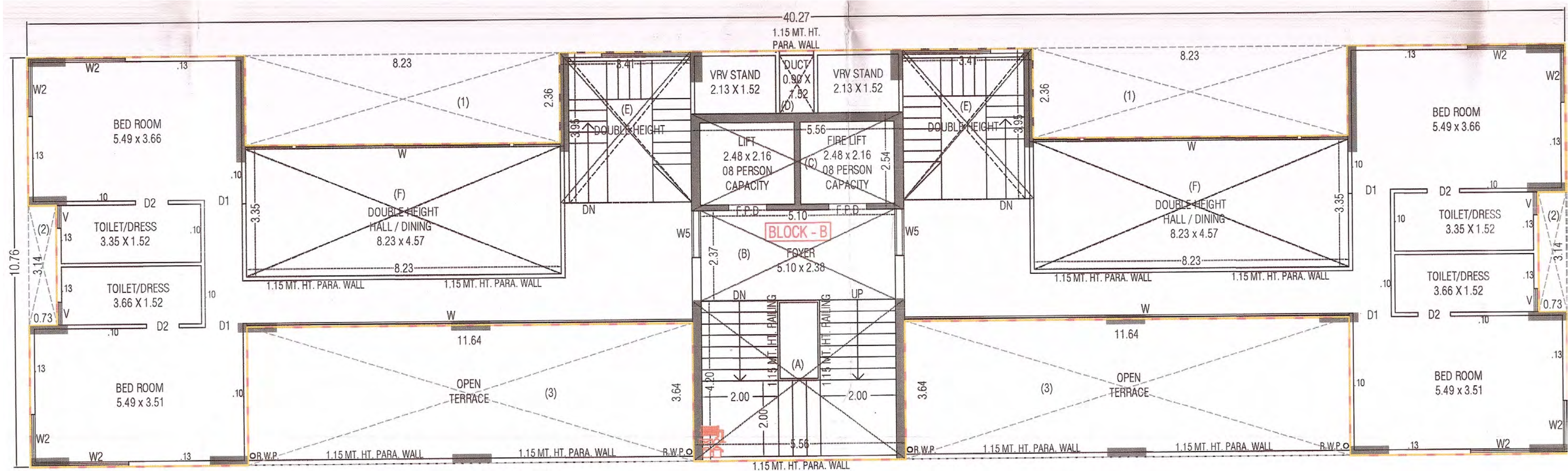
Owner is fully responsible for open marginal space

Block A - 901 & 902 (Upper Level Plan) 10th Floor



8TH FLOOR PLAN

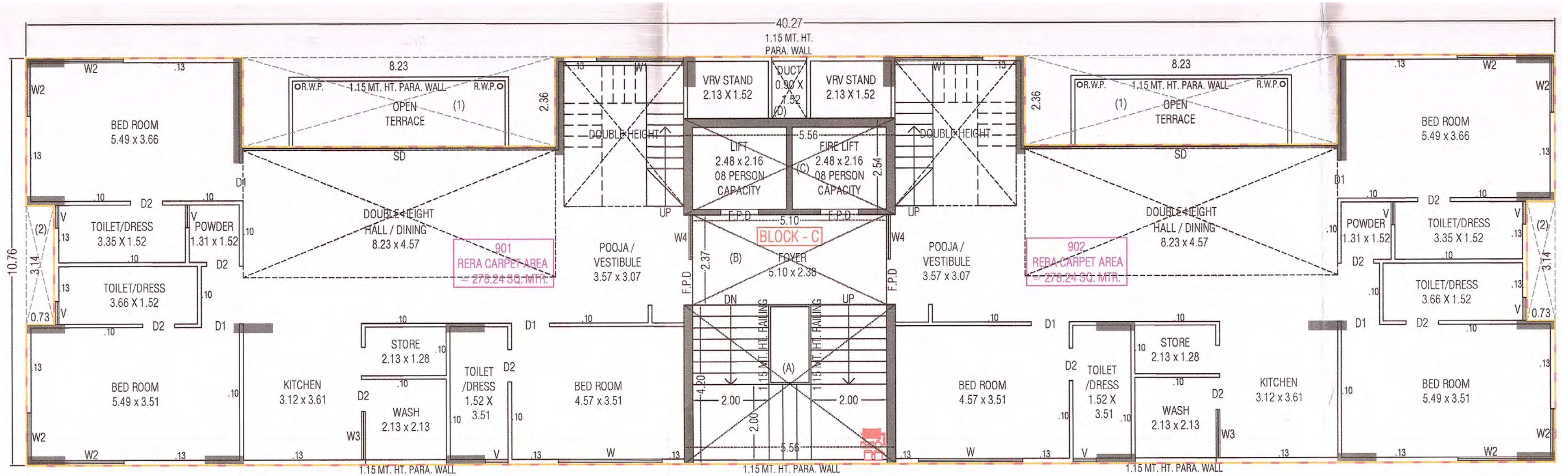
Block B - 801 & 802(Lower Level Plan) 8th Floor



9TH FLOOR PLAN

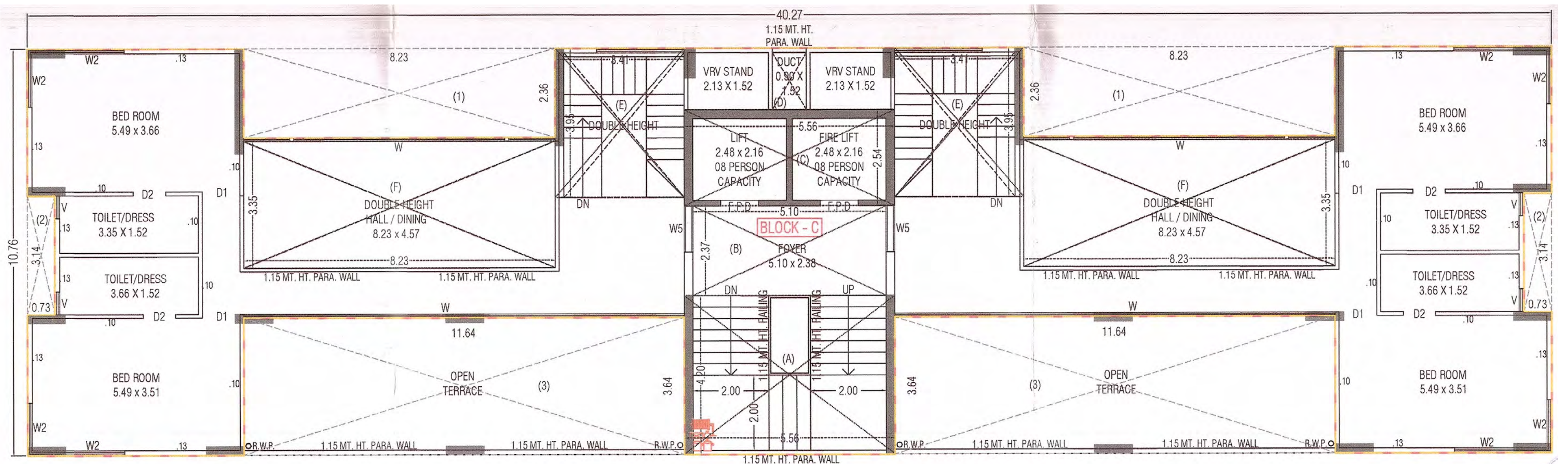
Owner is fully responsible for open marginal space

Block B - 801 & 802(Upper Level Plan) 9th Floor



9TH FLOOR PLAN

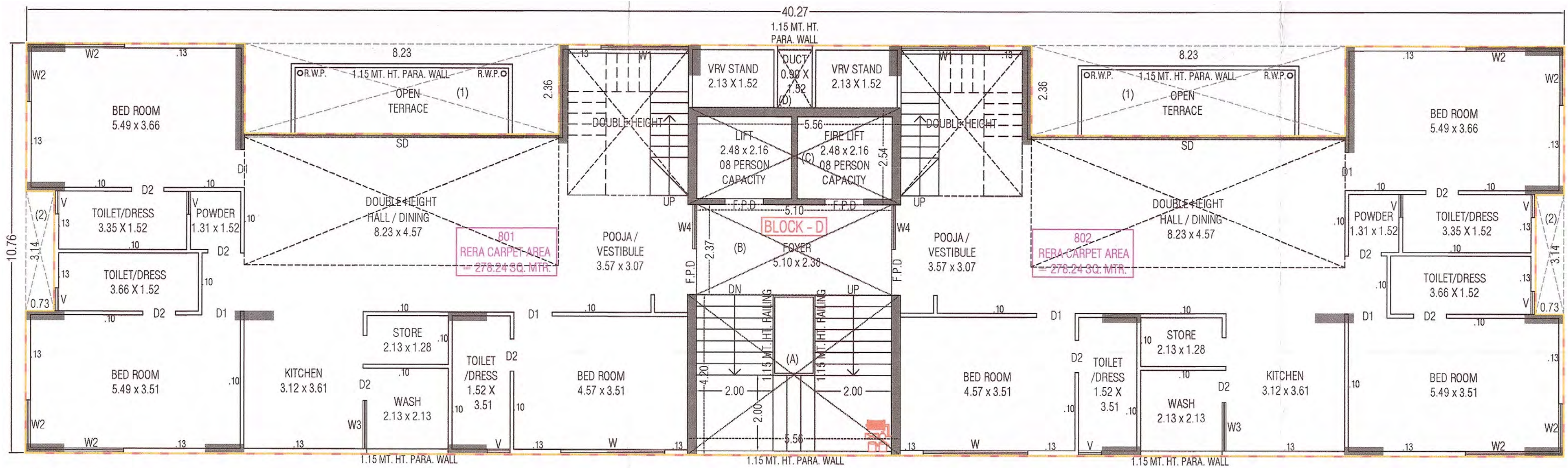
Block C - 901 & 902(Lower Level Plan) 9th Floor



10TH FLOOR PLAN

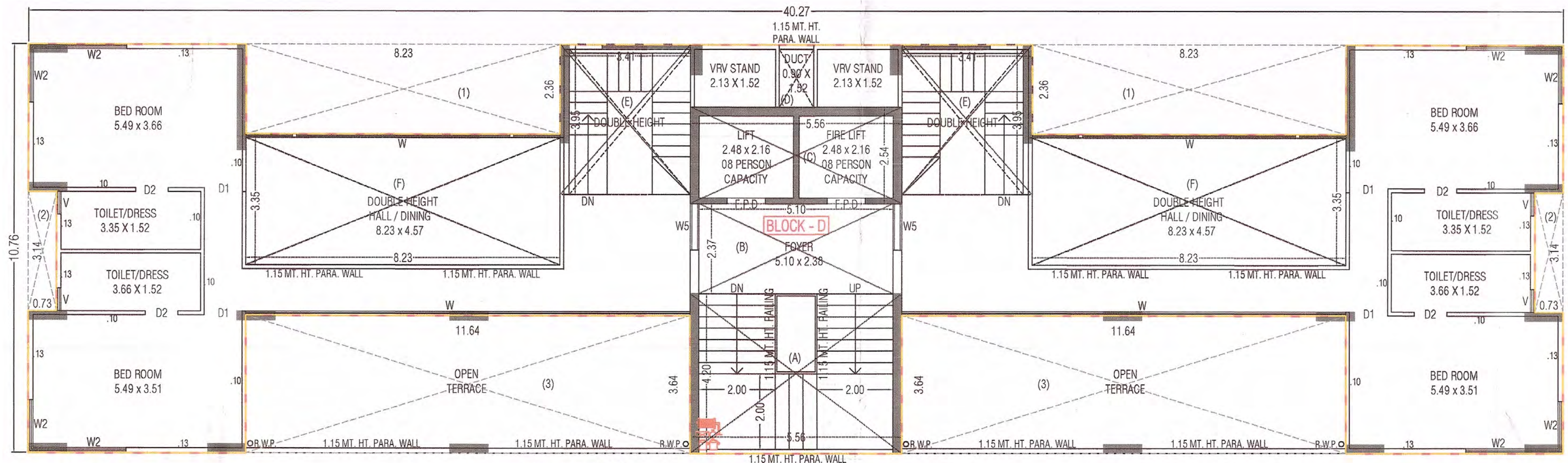
Owner is fully responsible for any...

Block C - 901 & 902(Upper Level Plan) 10th Floor



8TH FLOOR PLAN

Block D - 801 & 802(Lower Level Plan) 8th Floor



9TH FLOOR PLAN

Owner is fully responsible
for open marginal space

Block D - 801 & 802(Upper Level Plan) 9th Floor

SPECIFICATION



STRUCTURE

- **RCC** : Earthquake Resistance Frame Structure
- **Masonry** : AAC blocks (external-125mm thk. internal-100mmthk)
- **Plaster** : Internal- single coat mala/exposed RCC finish, external - mala / tipni plaster



FLOORING

- **Living/Kitchen** : vitrified tiles (800mmx800mm, 600mmx1200mm) of Johnson/RAK/Simpolo or equivalent
- **Bedrooms** : Vitrified tiles(600mmx600mm) of Johnson/RAK/Simpolo or equivalent
- **Balcony** : Rustic tiles of standard quality



DOORS

- **Main Door** : Laminated pine wood flush door
- **Other** : Pine wood flush door with oil paint
- **Glass** : Powder coated alluminum sliding window of national/sayona/zindal or equivalent (18mm and 25mm series, domal section) 4/5 mm thk plain glass of saint gobain/modi/indo aasahi



TOILETS

- **Glazed / Ceramic tiles** : Up to beam bottom of standard quality
- **Sanitary wares** : Cera,hindware, simpolo or equivalent
- **CP fittings** : Jaquar/cera/hindware/ or equivalent
- **Plumbing piping** : Ashirvad/astral or equivalent



ELECTRIFICATION

- **Concealed wiring** : Polycab/havells/finolex/RR Kabelor equivalent
- **Modular switches** : Schneider/anchor or equivalent
- **MCB Distribution panel** : Schneider/havells/ or equivalent
- **Electric connection** : 3KW (single phase)



COLOUR

- **Internal** : Putty finish (Birla white or equivalent)
- **External** : 100% acrylic paint (Berger/ici/Asian/Nerolac or equivalent)



WATER PROOFING

- Brickbat coba waterproofing in all sunk slab
- Chinamosaic /ceramic tiles waterproofing on terrace

NOTES

- Developer reserve all the rights for any changes in plan, elevation, specification, amenities and other details were in to comply with statutory regulations and shall be binding to all the members.
- Any Govt. Duty like GST and any other tax applicable from time to time shall be charged extra at actual.
- In the event of cancellation of unit for any reason by client,10% of the basic amount of the unit shall be deducted and balance amount shall be refunded after booking of the same unit.
- This brochure is only for advertisement and it shall not be treated as part of legal document.
- Changes/Alteration of any nature by member in external elevation and which are affecting the design of the structure shall not be permitted during and after completion of the scheme.
- In case of any dispute Gandhinagar court shall prevail.

GERMAN 7 STAR



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