

4 BHK
VILLALOFT
DUPLEXES

THE

CANVAS

OF
TOMORROW

#SketchYourDreams

SYNERGY #
Rise Above, Live Beyond

CRAFTING

LEGACIES, CURATING LIFE

#TranscendTraditions

AT RAYSAN >

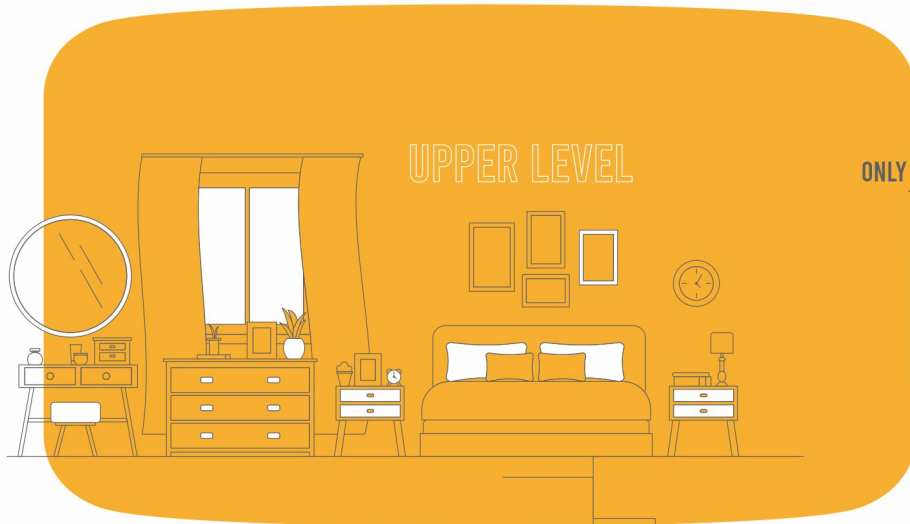
SYNERGY

Rise Above, Live Beyond

Welcome to Synergy#.

Where modern elegance intertwines with urban tranquility to redefine the essence of luxurious living. Nestled within this exclusive enclave are 48 abodes, each meticulously crafted to elevate your lifestyle. Here, every detail exudes sophistication, from the breathtaking architecture to the serene surroundings.



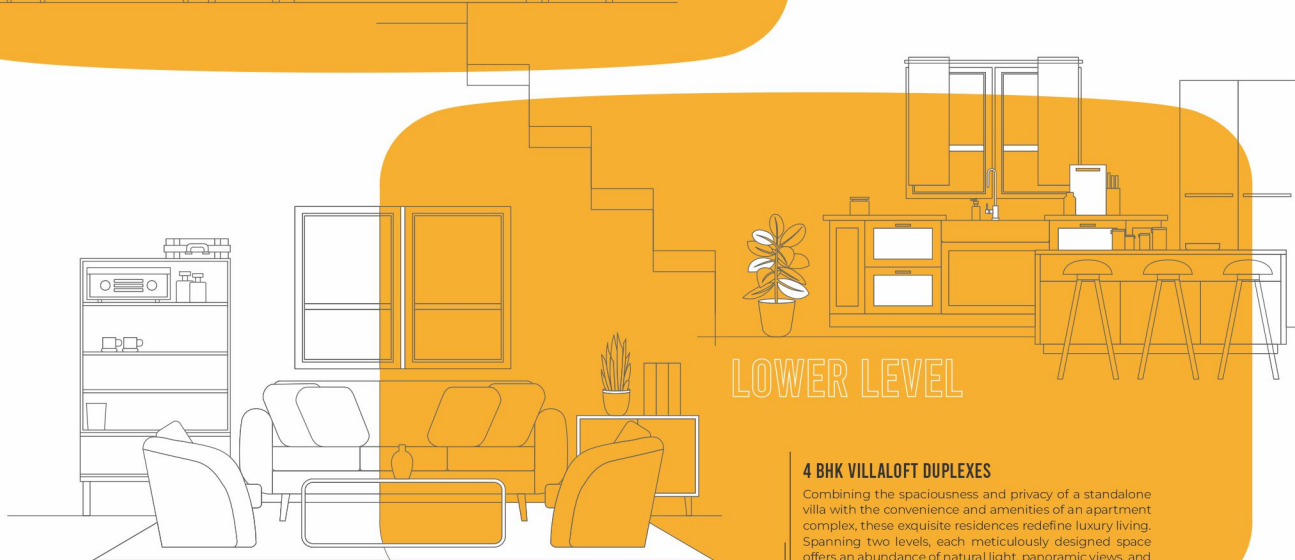


UPPER LEVEL

ONLY

**FORTY-EIGHT
MARVELS,**
GET YOUR
SPARKLES

#GoForGold



LOWER LEVEL

4 BHK VILLOFT DUPLEXES

Combining the spaciousness and privacy of a standalone villa with the convenience and amenities of an apartment complex, these exquisite residences redefine luxury living. Spanning two levels, each meticulously designed space offers an abundance of natural light, panoramic views, and seamless indoor-outdoor living.

SYNERGY #
Rise Above. Live Beyond

50% OF DESIGN
SPLENDOR
50% OF
PURE MAGIC

#RecipeofRhapsody



- 48 VILLALOFT DUPLEXES
-
- 12 STOREY SINGLE TOWER
-
- DOUBLE HEIGHT BALCONY
-
- DOUBLE HEIGHT FOYER
-
- TWO BASEMENT LEVEL
-
- ALL MODERN AMENITIES



SYNERGY #
Rise Above. Live Beyond



BOUNDLESS
HEIGHTS LIMITLESS
LIGHTS

#HeightofHarmony

DOUBLE HEIGHT
BALCONY
IN EVERY UNIT

#HappyHorizons

Designed to transcend conventional boundaries, these architectural marvels redefine the concept of outdoor space. Step onto your expansive balcony and feel the world open up before you as the ceiling soars above, creating an atmosphere of grandeur and freedom.



SYNERGY#

Rise Above, Live Beyond

Nestled amidst verdant landscapes and enveloped by scenic greenery, our community offers a tranquil retreat from the hustle and bustle of city life. From towering trees to vibrant flora, every corner of Synergy# is adorned with nature's bounty, creating a picturesque backdrop for your everyday life.



COLOUR OF
NURTURING
NATURE

#GoGreen

BREEZE OF
FRESH AIR

LIGHT OF
BRIGHT LIFE

#BreatheBrightly



SYNERGY #
Rise Above, Live Beyond

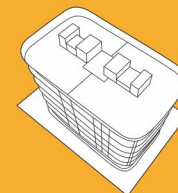


LARGER
WINDOWS



MAXIMUM
AIR FLOW

Featuring expansive windows that usher in abundant natural light and maximize air circulation, our residences offer a breath of fresh air in every room. Bask in the warm glow of sunlight streaming through generous windows, illuminating your living space with a natural radiance that uplifts the spirit.







LET'S FIND GREEN

LET'S
FIND PEACE

#FindYourFun

Designed to offer residents a serene retreat from the urban hustle, our verdant green spaces provide the perfect backdrop for relaxation and rejuvenation. Find solace beneath the canopy of trees, where tranquil seating areas invite you to unwind and connect with nature.

#Landscaped Garden

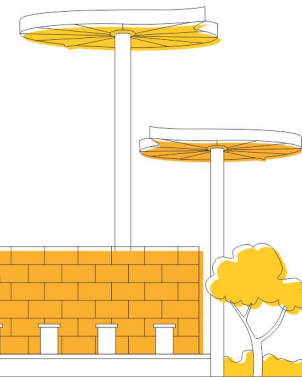
#Senior Citizen Sitout

#Indoor Seating

#Feature Wall

#Gazebo Seating

#Natural Canopy





**GREEN IS
GRACEFUL
BLUE IS
BEAUTIFUL**

#LetsPaintLife



PLAY YOUR GAME

AMP UP
YOUR LIFE

#LetsWinInLife

Designed with creativity and fun in mind, our play space is a haven where children can explore, learn, and create lasting memories. Let your little ones laugh and play freely in this dynamic environment, surrounded by a community of friends and a green space.

#Children's Play Area

#Elegant Entrance

#Security Cabin

#Sufficient Parking

#CCTV Security

#Fire Safety System

#Video Door Phone

#High Speed Lifts



#Gymnasium	#Indoor Game Zone
#Mini Theatre	#Toddler Play Area
#Multi Purpose Hall	#Double Height Foyer

Embark on a journey to wellness in our state-of-the-art gym at Synergy#. Equipped with the latest exercise machines, free weights, and cardio equipment, our fitness centre offers everything you need to achieve your health and fitness goals.

LIFT GYM WEIGHTS LOOSE EXTRA WEIGHTS

#LooseToGain





ALL THE
ARRANGMENTS
FOR YOUR
ENTERTAINMENT

#FunForever



#Sky Green Garden

Open Yoga Space

#Open Air Theatre

#Seating Space

#Sit-out Deck

#Canopy & Campfire

Step onto the terrace and be greeted by the soothing sounds of nature, as verdant foliage creates a serene backdrop for relaxation and reflection. As day turns to night, the terrace transforms into a magical oasis illuminated by soft, ambient lighting, inviting you to linger under the starlit sky.

ABOVE THE PURE PARADISE BELOW THE STARRY SKY

#BeyondTheAbove





**MAGIC OF
IGNITING GREEN**
WONDER OF
LUMINOUS LIFE

#MagicMoments





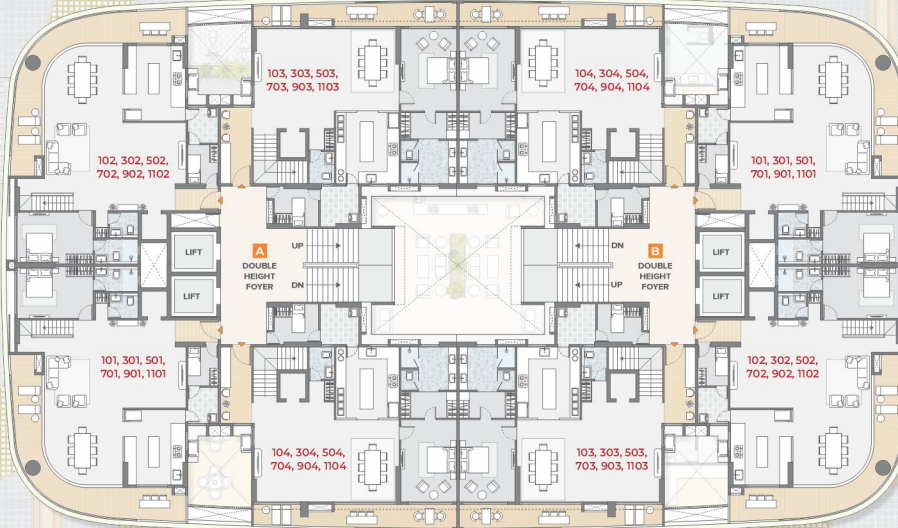
TYPICAL
DUPLEX LOWER LEVEL

SYNERGY #
Rise Above, Live Beyond

60.00 FEET WIDE MAIN ROAD

ENTRY / EXIT

PEDESTRIAN
ENTRY





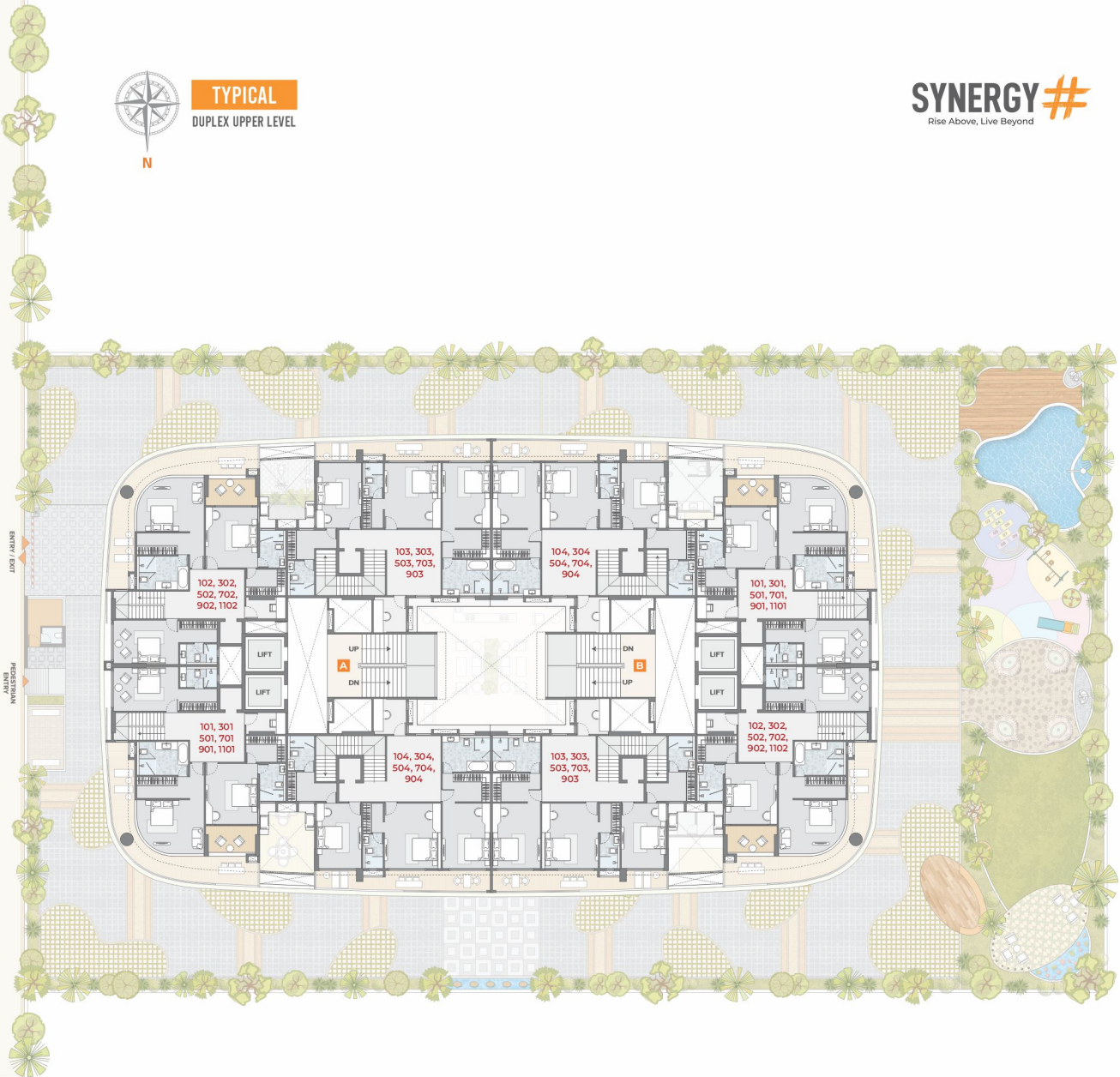
TYPICAL
DUPLIX UPPER LEVEL

SYNERGY #
Rise Above, Live Beyond

60.00 FEET WIDE MAIN ROAD

ENTRY / EXIT

PEDESTRIAN
ENTRY





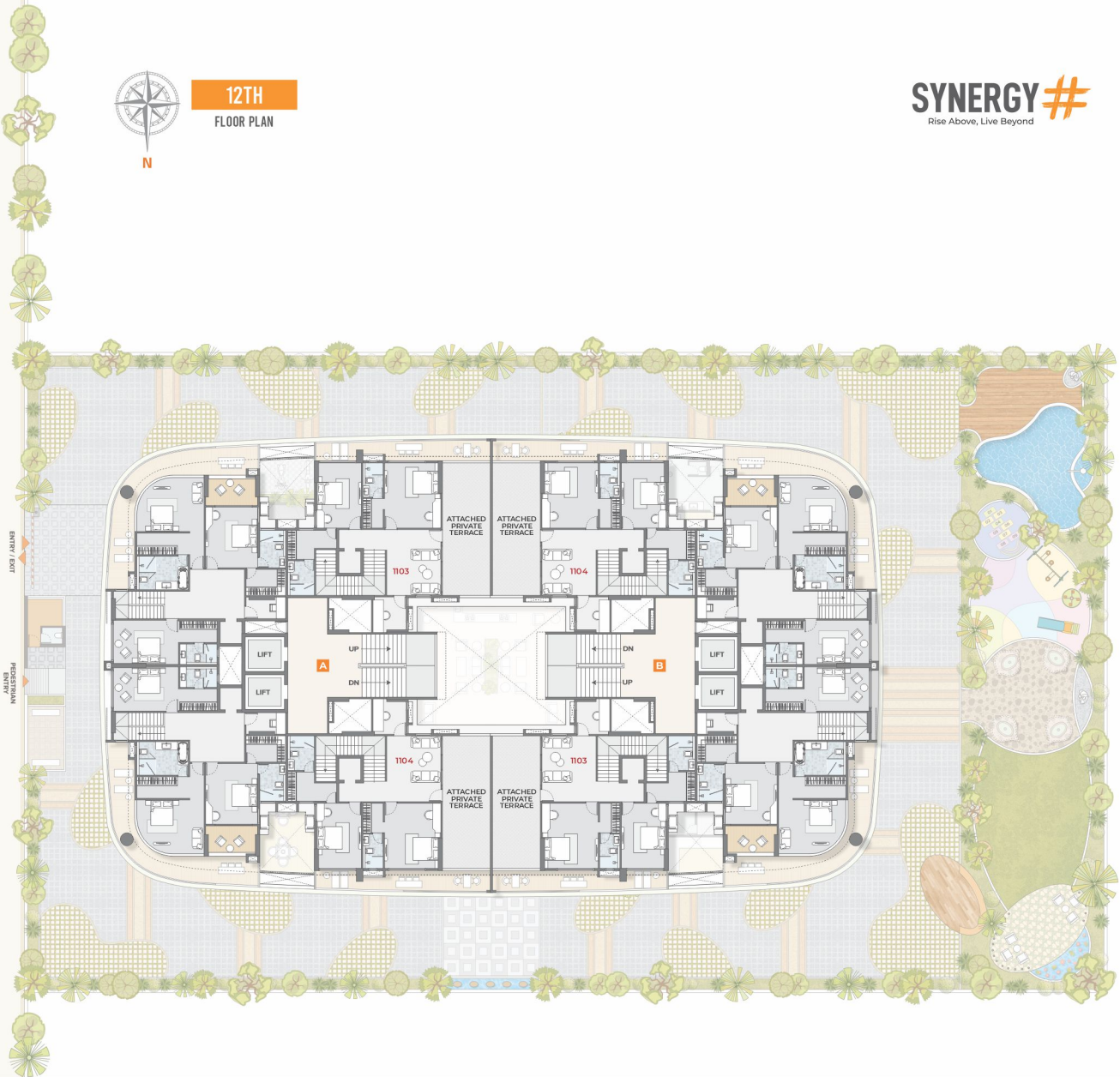
12TH
FLOOR PLAN

SYNERGY #
Rise Above, Live Beyond

60.00 FEET WIDE MAIN ROAD

ENTRY / EXIT

PEDESTRIAN
ENTRY



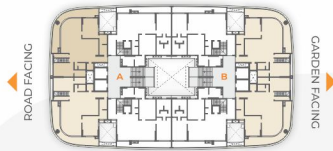


TERRACE FLOOR PLAN



60.00 FEET WIDE MAIN ROAD





TYPE - 01
BLOCK - A & B

UNIT NO.

101, 102, 301, 302, 501, 502

701, 702, 901, 902, 1101, 1102



4 BHK UNIT PLAN

LOWER

DUPLEX FLOOR PLAN





TYPE - 01
BLOCK - A & B

UNIT NO.

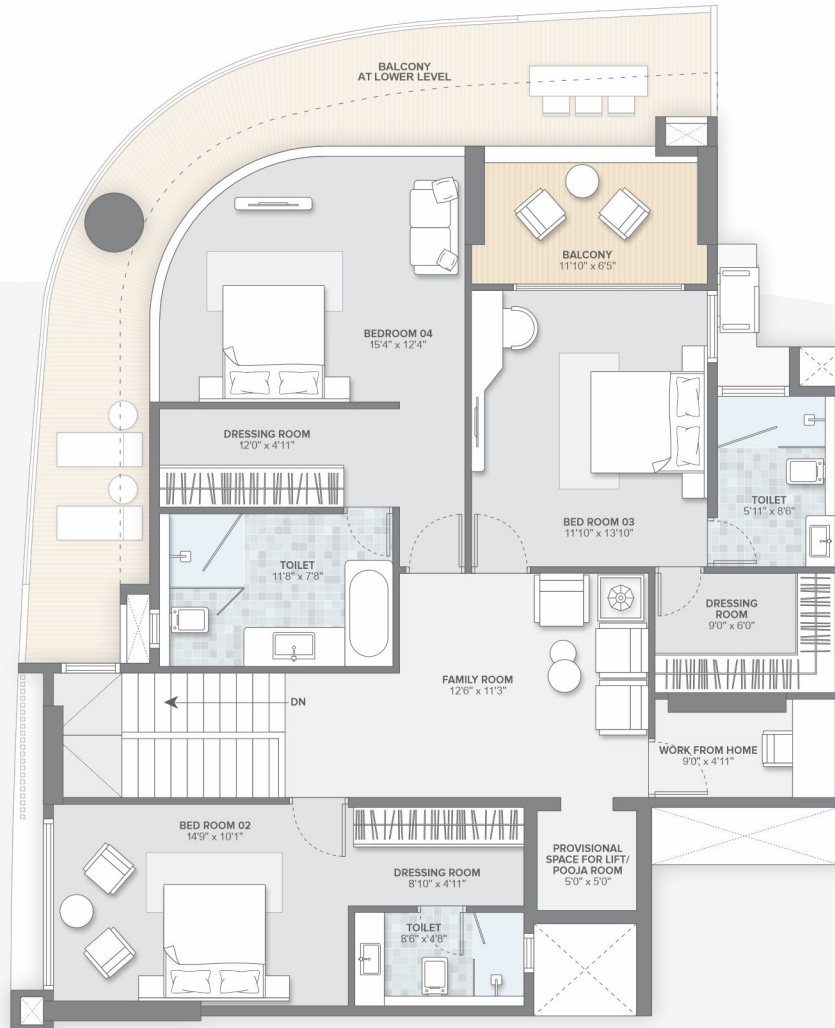
101, 102, 301, 302, 501, 502

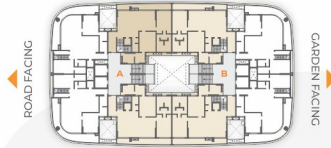
701, 702, 901, 902, 1101, 1102

4 BHK UNIT PLAN

UPPER

DUPLEX FLOOR PLAN





TYPE - 02/03
BLOCK - A & B

UNIT NO.

103, 104, 303, 304, 503, 504
703, 704, 903, 904, 1103, 1104

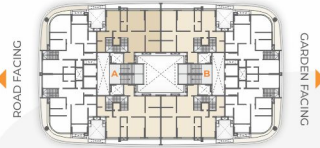


3 & 4 BHK UNIT PLAN

LOWER

DUPLEX FLOOR PLAN





TYPE - 02
BLOCK - A & B

UNIT NO.

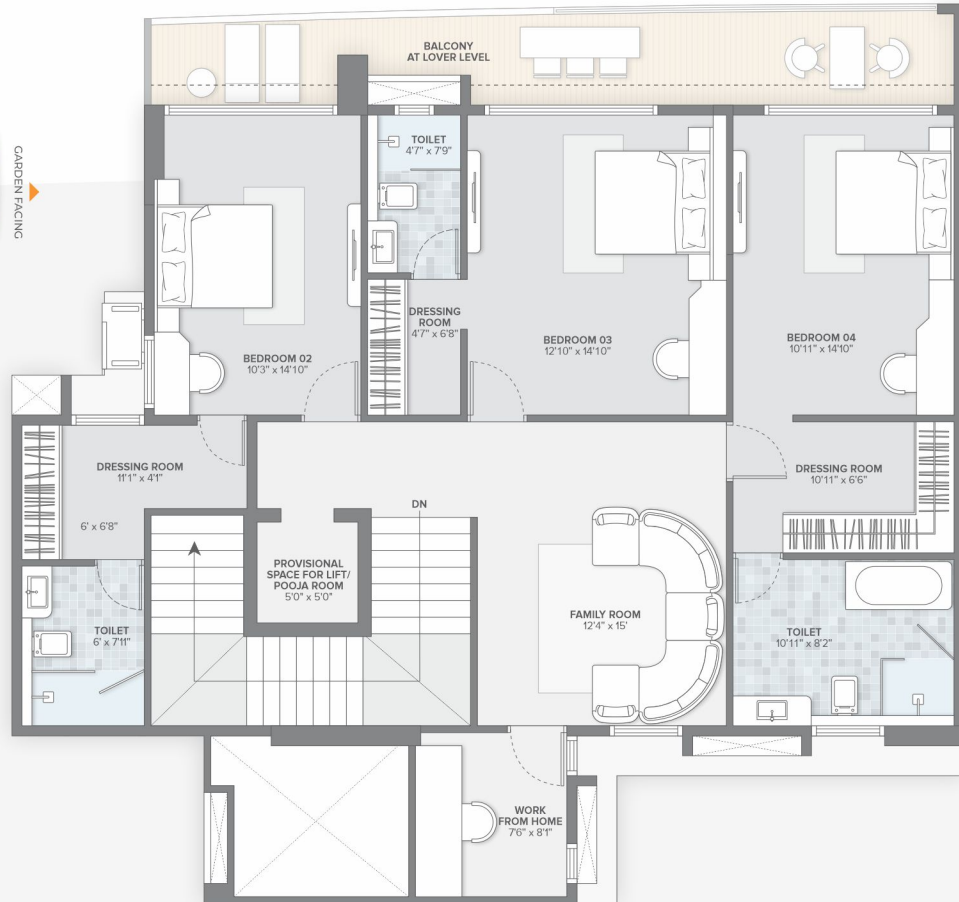
103, 104, 303, 304, 503, 504

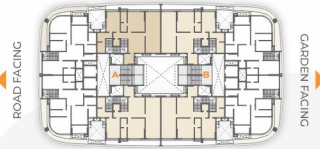
703, 704, 903, 904

4 BHK UNIT PLAN

UPPER

DUPLEX FLOOR PLAN





TYPE - 03
BLOCK - A & B

UNIT NO.

1103 & 1104

3 BHK PENTHOUSE PLAN

UPPER

DUPLEX FLOOR PLAN



METRO STATION

RAYSAN

ONLY 2 MINUTES

SYNERGY#

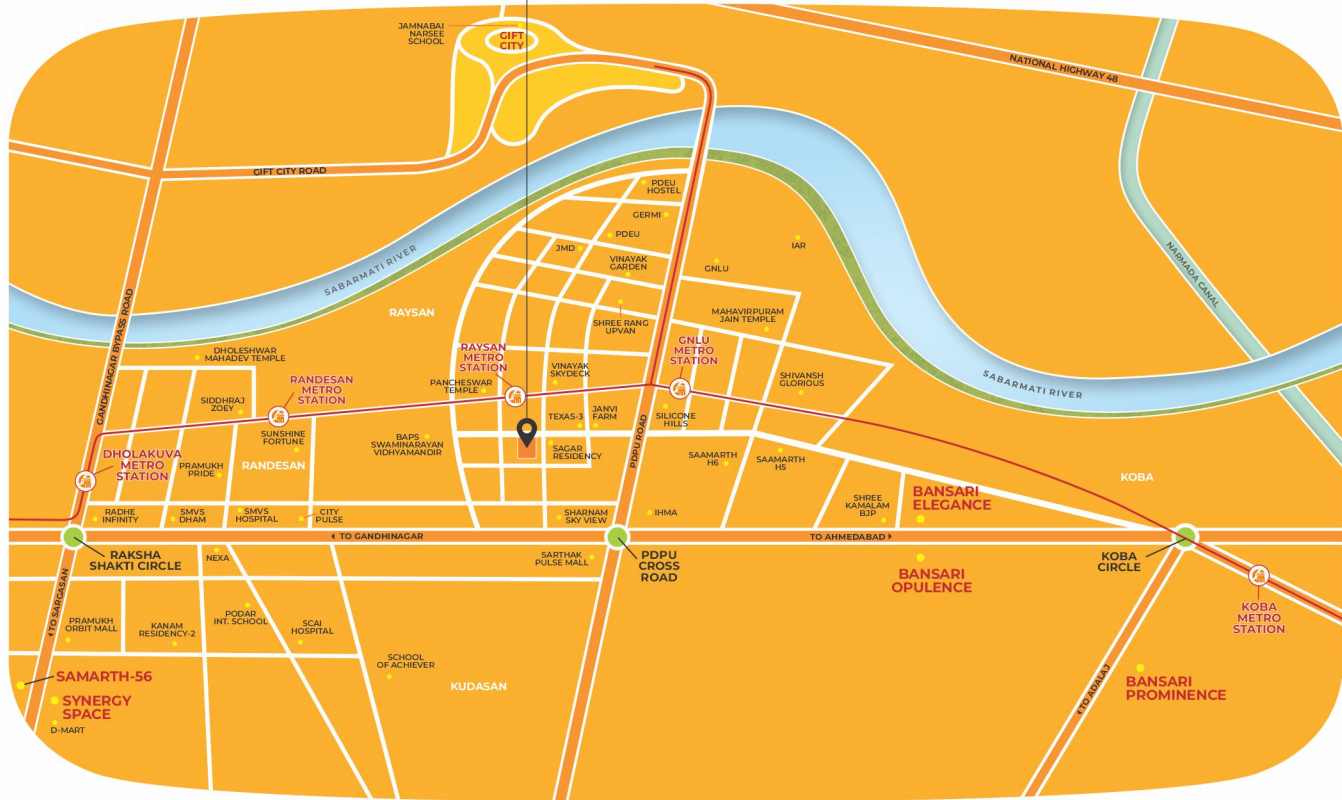
Rise Above, Live Beyond

SYNERGY#

Near Sagar Residency,
PDEU-GIFT City Road,
Raysan, Gandhinagar - 382421.



- BAPS VIDYAMANDIR 2.0 Min.
- CITY PULSE CINEMA 5.0 Min.
- PDEU / GNLU 5.0 Min.
- SMVS HOSPITAL 5.0 Min.
- DHOLESHWAR MAHADEV 7.0 Min.
- SWAMINARAYAN DHAM 7.0 Min.
- SCHOOL OF ACHIEVERS 10.0 Min.
- INFOCITY IT PARK 10.0 Min.
- JAMNABAI NARSEE SCHOOL 10.0 Min.
- GIFT CITY 10.0 Min.
- TCS IT CAMPUS 11.0 Min.
- INDRODA PARK 11.0 Min.
- D-MART, SARGASAN 12.0 Min.
- APOLLO HOSPITAL 14.0 Min.
- MAHATMA MANDIR 16.0 Min.
- NARENDRA MODI STADIUM 18.0 Min.
- RAILWAY STATION 19.0 Min.
- AHMEDABAD AIRPORT 20.0 Min.



SPECIFICATIONS THAT DEFINE TOMORROW

#BlueprintofTomorrow



- **STRUCTURE**
 - RCC Frame Structure
- **MASONRY**
 - AAC Blocks / Red Clay Bricks / Flyash Bricks
- **WALL/CEILING FINISH**
 - Single Coat Mala Plaster On Internal Walls With Wall Putty / Rendered RCC Ceiling,
 - External Wall Plaster / Texture As Per Architectural Details.
- **FLOORING**
 - Living, Dining, Internal Staircase - Italian Marble / Granite / Vitrified Tiles
 - Bedroom, Balcony, Bathroom, Kitchen - Vitrified Tiles
(Matt Tiles For Balcony/ Bathroom Floor)
- **KITCHEN**
 - SS Kitchen Sink, Granite / Marble / Quartz Stone Slab Platform
- **DOORS & WINDOWS**
 - Main Door & All Internal Doors Are Flush Doors With Plywood Frame
 - Powder Coated Aluminium or UPVC Sliding Windows With Heat Reflective Glass
- **BATHROOM**
 - Vitrified Tiles Up to Lintel Level, Ceramic Sanitary Wares And CP Fittings
 - Low Noise Piping System
- **ELECTRIFICATION**
 - Concealed Wiring, Modular Switches
 - MCB Distribution Panel
 - Electrical Connection Min. 12 Kw (Three Phase) For Each Unit
- **MISC.**
 - AC VRV Piping In Bedroom And Living Room
 - VDP For Security
 - Automatic RFID Tag Operated Boom Barrier
- **WATER PROOFING**
 - Chemical Waterproofing In all Sunk Slab and Terrace
 - High Speed Lift With Access Control

ARCHITECT

 PARIN SHAH ARCHITECTS
 MUMBAI

LANDSCAPE

 Woodpeckers
 studio
 Ar. AISHWARYA PATEL

STRUCTURE

 ASHISH BHAVSAR

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, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme to 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 scheme shown are artist's impressions. Actual may be different as per architect's designs. ● All dimensions shown here are unfinished wall. ● Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. Authorities or any other external beyond developer's control. ● In the interest of continual development in design and quality of construction, the developers reserve all rights to make any changes in the project including technical specification, design, layout and all purchase shall abide by such changes as per RERA. ● The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. ● Subject to Gandhinagar Jurisdiction only.

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STALLION
— Builders LLP —