ARCUS

CRAFTED HOMES

Goyal &Co. creating landmarks since 1971

AHMEDABAD . BANGALORE . MUMBAI

SAFAL LIFE WITHOUT LIMITS

Sky City | Off S.P. Ring Road | Shela | Ahmedabad

HOME IS THE
TREASURE CHEST
OF LIVING

-LE CORBUSIER



WELCOME TO ARCUS VILLE

Arcus is being developed in one of the sectors of Skycity Township.

These villas are as individual and unique as you make them; while they are as much a part of a community of like-minded families.

When you own a Arcus ville, you own your home to live comfortably everyday. And you own the right & freedom to enjoy plush landscaped gardens, the pool and all other play & fitness activities.

Specification - 4 Bhk Twin Bungalow with Integrated Activity Room

Total no. of units - 132

Minimum Plot Size - 422 sq yards SBA

Unit Construction - 445 Sq yards SBA

SKYCITY MASTER PLAN



The Project may be developed in phases and may be extended to include the adjoining sector 4 as a part of the project. Adjoining sectors put together shall be considered as one single project and all common amenities, facilities infrastructure etc. of the project shall be for the use and benefit of buyers/members of all the sectors of the project.

SITE PLAN


N
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19
GARDEN
37 38 39 40 41 42
65 64 63 62 61 60 59
GARDEN
43 44 45 46 47 48 49 50
58 57 56 55 54 53 52 51
24 MT. WIDE ROAD
66 67 68 69 70 71 72 73
95 94 93 92 91 90 89 88
GARDEN
74 75 76 77 78 79 80
87 86 85 84 83 82 81
12M ROAD
96 97 98 99 100 101 102 103 104 105
GARDEN
106 107 108 109 110 111 112 113 114 115
GARDEN
123 122 121 120 119 118 117 116
ENTRY
124
125
126
127
GARDEN
128
129
130
131
132
GARDEN
SECTOR 4

CRAFTED HOMES

A private lawn.
An integrated activity room.
An open-to-sky terrace.

This twin bungalow integrates simple everyday pleasures through these well-designed spaces that spell comfort and much desired relaxation everyday.

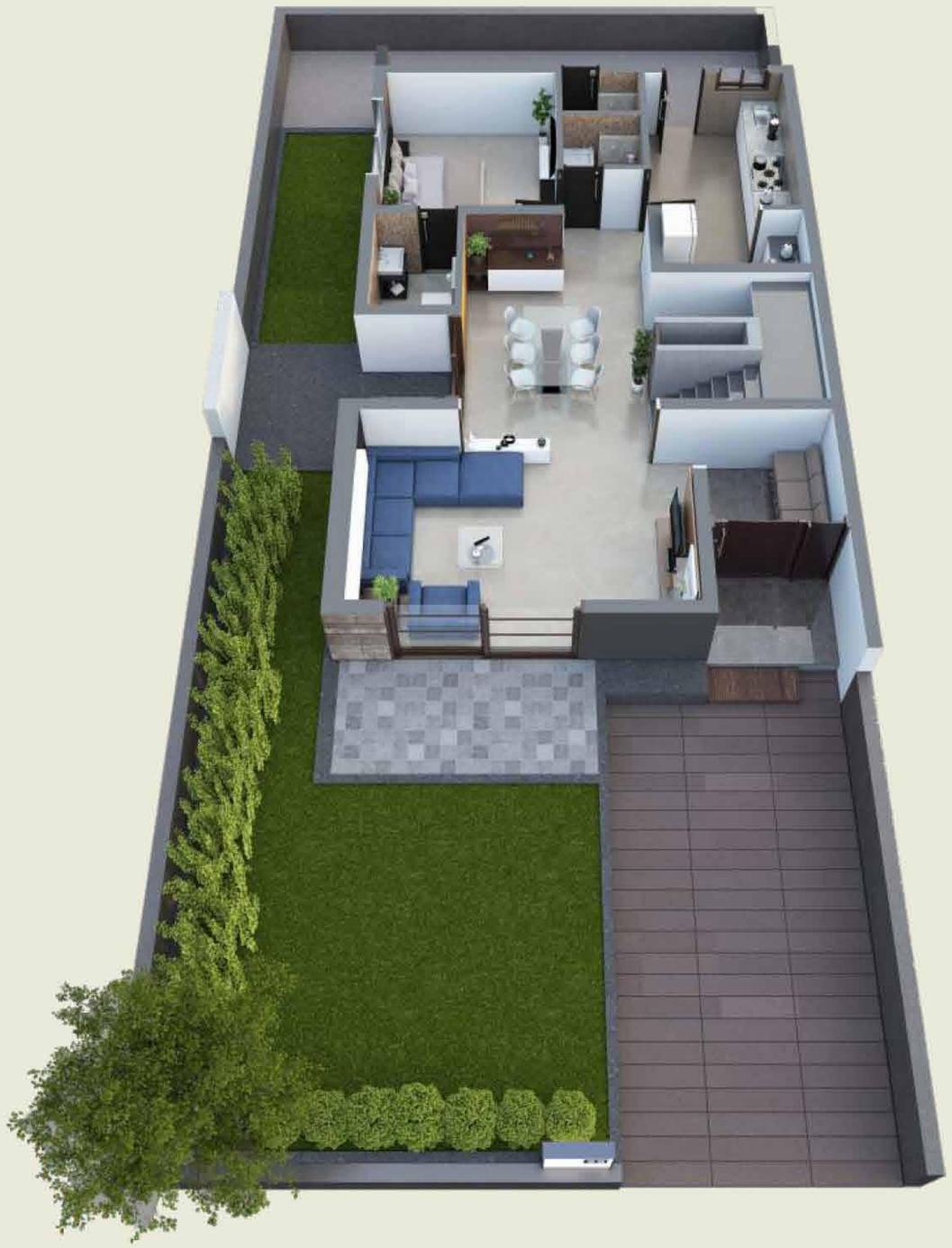
Besides, Arcus Ville is planned to accentuate community bonding, the freedom to enjoy nature and to bring in culture-comforts that we all so desire.



PROJECT ENTRY


75
76





Ground Floor Plan





First Floor Plan





Second Floor Plan





Basement Plan



STANDARD SPECIFICATIONS

FLOORING:	
Living/Dining	1200 X 1200 Vitrified Tiles
Bed Rooms	Wooden Flooring in Master Bedroom 1 and 2 600 X 600 Vitrified Tiles in Bedroom 3 and 4
Activity Room	600 X 600 Vitrified Tiles
Kitchen	600 X 600 Vitrified Tiles 4' FT. Dado Ceramic Tiles Granite platform with S.S. sink
Balcony / Verandah	Rustic Riles
Kitchen Yard / Parkinh	Kota Stone / Tiles / Pavers
DOORS:	Main Door - Polish Natural Veneer with night latch Bedroom & Bathroom Door - Satin Finish Paint
WINDOWS / BALCONY:	Anodized Aluminum Sliding Windows

TOILETS:	Ceramic Tiles up to Lintel Level Counter Basin / Wall hung basin EWC Couple Closet/Wall-Hung EWC (DURAVIT/ Equivalent) CP Brass Fittings - JAQUAR / Equivalent
ELECTRIFICATION:	3 Phase Concealed ISI Copper Wiring Modular Switches MCB distribution Panel
COLOUR:	Internal: Putty Finish External: 100% Acrylic paint
SECURITY:	Smart Screen Security System For Every Unit

LIFESTYLE FEATURES

While an individual villa gets its own lawn and terrace, there is an abundance of green spaces with numerous green community landscapes and private gardens, for all to use & enjoy.

Fully equipped Club House which includes a Gymnasium, Indoor Theatre, Multi Purpose Activity Room, Pool Table Room as well as Multi-purpose court, squash court and kids play areas to make living at Arcus an exciting experience for the entire family.



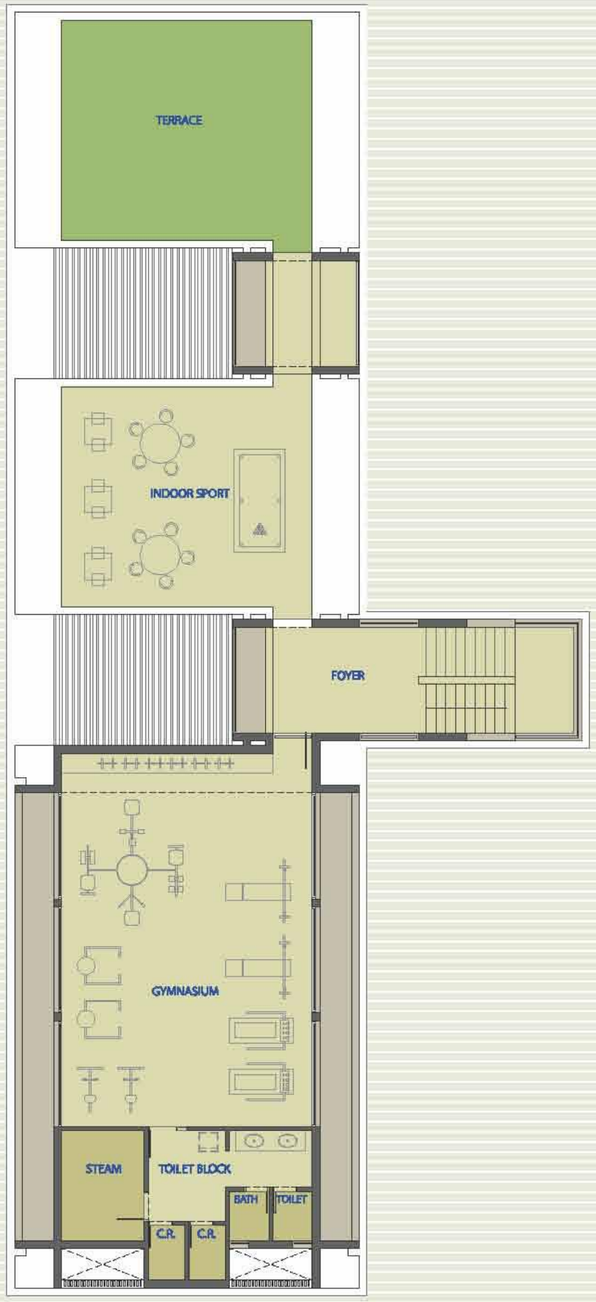
CLUBHOUSE

CLUB HOUSE

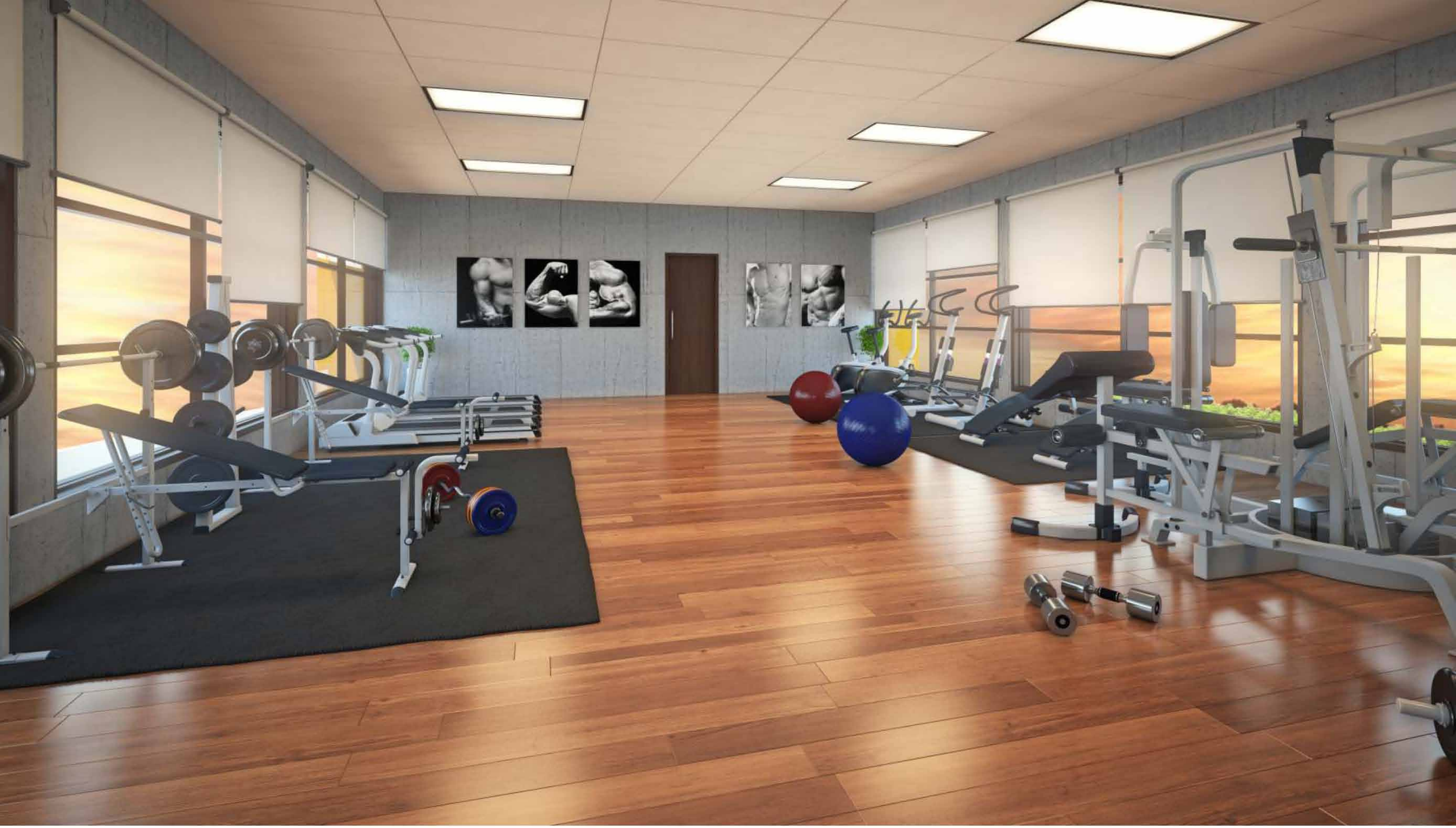
Ground Floor Plan



First Floor Plan



CLUB HOUSE & SWIMMING POOL



FULLY EQUIPPED GYMNASIUM
WITH STEAM ROOM



SQUASH COURT



MINI THEATRE

KIDS PLAY AREA

LOCATION & CONNECTIVITY

SKYCITY

CLUB 07

MICA

SHANTI ASIATIC SCHOOL

AAKASH

100 FT ROAD

ORCHID ELEGANCE

ORCHID CENTRE

ORCHID PARADISE

BOPAL

AGRASEN BHAVAN

SURBHIT VATIKA

GOKULDHAM

100 FT ROAD

BOPAL 444

ORCHID HEIGHTS

EKLAVYA SCHOOL

SOUTH BOPAL

DECATHLON

AMBLI

SARDAR PATEL RING ROAD

132 FT ROAD

AMBLI - BOPAL ROAD

SINDHU BHAVAN ROAD

NIRMA BUNGALOW

KARNAVATI CLUB

ISKCON TEMPLE

RAJPATH CLUB

TITANIUM ONE

S. G. ROAD

YMCA

MONDEAL SQUARE

ZYDUS

CORPORATE ROAD

AUDA GARDEN

PRAHLADNAGAR

CHANGING LANDSCAPES

Creating new landmarks

Goyal & co. was founded by the late Mr. Rampurshottam Goyal in 1971 in the city of Ahmedabad. His legacy has inspired a whole new generation that is filled with a strong will to take Goyal & Co forward into the new millenium, by creating exemplary spaces that are a culmination of experience and technology. Goyal's work ethic is rooted in transparency, timely deliverance legal clarity, timely delivery, and superior quality.
Goyal & Co has completed more than 190 projects in the last four decades that include apartment developments, villas, plotted developments, corporate offices, townships etc. The firm is currently rapidly growing its presence in the cities of Bangalore & Mumbai.

Building happiness

Founded over a decade ago, H.N. Safal Group boasts of projects that cover 20 million square feet of land in and around Ahmedabad. These serve the highest global standards in terms of engineering excellence, design aesthetics and functionality, and demonstrate our commitment to "creating spaces that house happiness".

The company's mission is to be the most dedicated and dependable name in the realty business in India, renowned for building signature spaces offering true value for money. Hence the company constantly strives to achieve and maintain the highest levels of quality in every project.

Goyal & Co. creating landmarks since 1971
AHMEDABAD . BANGALORE . MUMBAI

SAFAL LIFE WITHOUT LIMITS

Goyal & Co. Construction Pvt. Ltd.

10th Floor, Commerce House - 4
Beside Shell Petrol Pump
100 ft Road, Prahaladnagar, Satellite
Ahmedabad - 380 015

Ph.: +91 7575 000 000
Web: www.goyalco.com

Safal Realty Pvt. Ltd.

10 & 11 Floor, Safal Profitaire
Corporate Road, Opp Auda Garden
Prahalad Nagar
Ahmedabad - 380015

Ph.:+91 79 40800800
Web: www.hnsafal.com

PROJECT ASSOCIATES

Apurva Amin Architects

Architecture, Landscape and Planning

Chief Architect: Apurva Amin

One of the most sought after Architecture Firms of Western India, Mr. Apurva Amin, a CEPT University Graduate, heads Apurva Amin Architects.

Apurva Amin and his team over the years have changed the way people live in Gujarat. Modern Architecture while keeping in mind the practical needs of day to day life are one of their core strengths as a firm.

Apurva Amin Architects are working on Projects all over India in cities such as Gwalior, Mumbai, Bhopal, Ahmedabad, Rajkot, and Indore while constantly evolving their style to suit the need of people.

Having won many awards and a lot of recognition, Apurva Amin Architects aim to create spaces where people enjoy living their lives and SKY CITY is a big step towards that Aim.

Vraj Sanitation

Plumbing And Water Works Consultants

Chief Head: Jayesh Shah

Vraj sanitation headed by Mr. Jayesh shah a Civil Engineer is a Leading Consultancy Organization based in Baroda since 1986.

The firm's expertise lies in the field of consultancy & executions of plumbing, sanitation, and fire protection systems which they have successfully completed over the years.

Mr. Jayesh Shah has been involved with planning and implementation of large scale projects as head of the department for water supply & drainage in Khambhat Municipal Corporation from June 1983 to July 1986. Having been in the industry for over 20 years he has completed projects in cities such as Jamnagar, Ahmedabad, Surat, Baroda.

HEC Design

Electrical Consultants

HEC Projects Pvt. Ltd. is an Ahmedabad based, leading EPC Contractor and Consultancy firm for Electro- Mechanical & Instrumentation projects.
The firm is involved in the execution for various Electro-Mechanical contracting for more than 18 years.

The firm is a leader in the field of electrical engineering for H.T. and L.T. power installation. They have completed many projects (upto 220KV) catering to industries like Steel, Chemical, Cement, Refineries, Petrochemicals, Gas & Oil Sector, Textile, Pharmaceuticals, Power-generation plants, Ports, Commercial Centers, Banks, Malls, Multiplexes, Call Centers, Software Park & SEZ.

With wide experience in electrical work, HEC Design is a great asset to the SKY CITY team in our endeavour to provide superior infrastructure.

Special Notes:

The developers reserve the rights to change or revise or make any modifications, additions, omissions or alterations in the scheme as a whole or any part there of or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.

All the architectural and interior views in brochure are computer graphic simulated interpretation of the actual property.

All the dimensions given are approximate and from unfinished surfaces.

This brochure is just for an easy presentation of the project and should not be treated as a legal document. Additional details as per attached fact sheet herewith.

The Buyer is aware that the Skycity Township may consist of bungalows, hotels, clubs, Business Park, shops, apartments, flats, offices, public purpose infrastructure etc. The Developer shall be entitled to make any type of legally permissible construction / development in any of the sectors of Skycity Township.

This Brochure supersedes all the previous marketing materials or brochures.