THE GOLDEN AURA OF *happiness!*

SWARNIM SUN

3 BHK FABULOUS LIVING & RETAIL SPACES

ELEGANCE MEETS *exquisiteness*

When rays of splendor and grandeur dawn upon you, feel the rise of an exquisite lifestyle illuminating with eternal joy. Presenting Swarnim Sun – your golden abode shining with superlative amenities and facilities in the lively neighborhood of West Bopal.

GRAND APARTMENT

LIFESTYLE AMENITIES

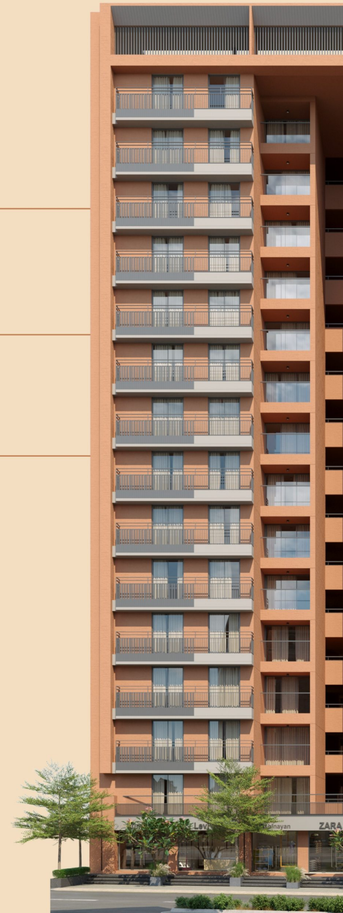
14 STOREYED 2 TOWERS

G+ 14 Floors
Storeyed Residential tower with **187 flats**

Thoughtfully planned
3 BHK Residences

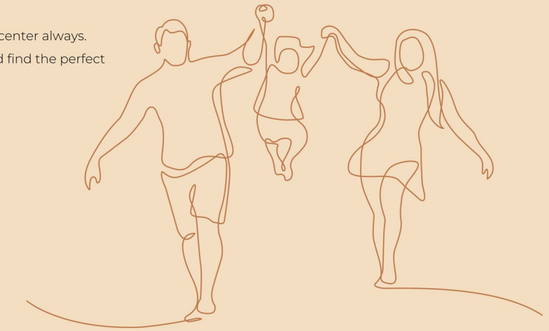
Located amidst the serene surroundings of
West Bopal

SWARNIM SUN



A LOCATION THAT SPELLS *Convenience*

An envious location that keeps you and your priorities in the center always. Experience the never-before convenience of connectivity and find the perfect balance of family time and professional duties.



DISCOVER ABSOLUTE
Serenity
60 FT WIDE ROAD
<< SOBO CENTER
SHELA >>
<< 150 FT WIDE ROAD >>
<< GHUMA

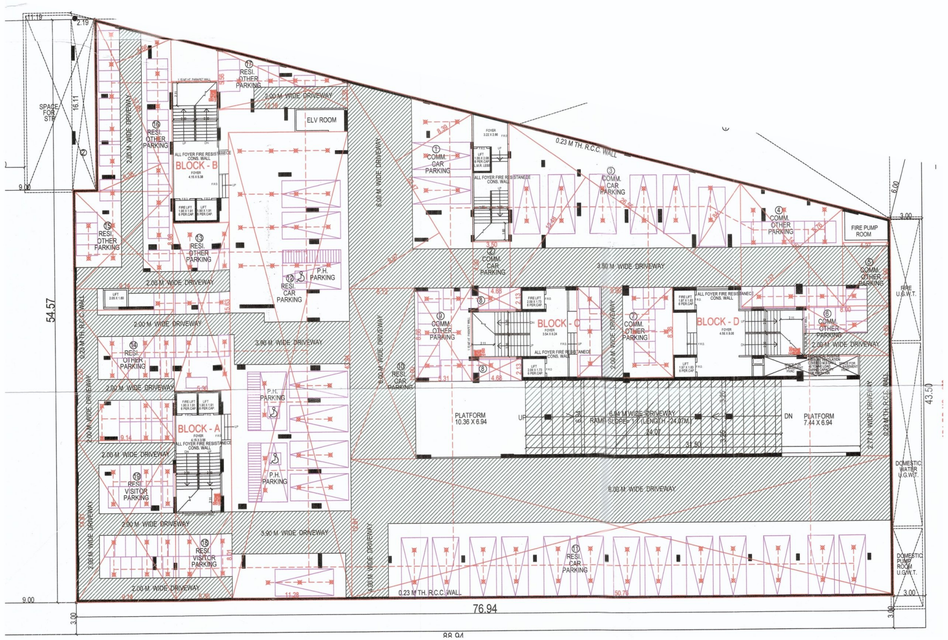
LIFESTYLE YOU *Imagined*

...and much more than that! At Swarnim Sun, the lifestyle, the living and the happiness you always wish for come true on a much grander scale!

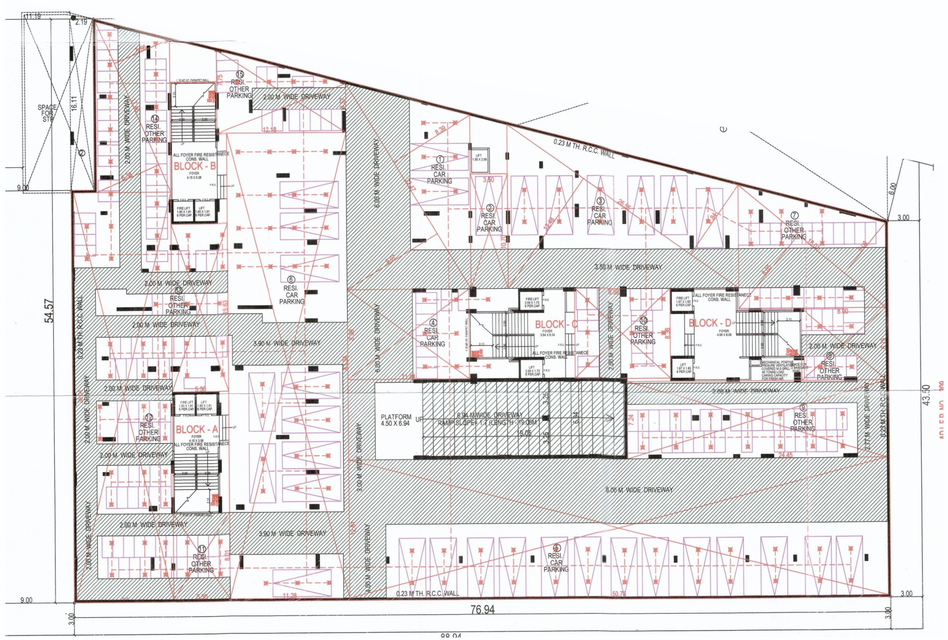
THE BLUEPRINT OF YOUR *Happiness*

A view to cherish forever. A small glimpse of glory translating into grandeur.
Life at Swarnim Sun is everything you always cherished in your imagination.
Come, find your picture of happiness here.

BASEMENT - 1



BASEMENT - 2

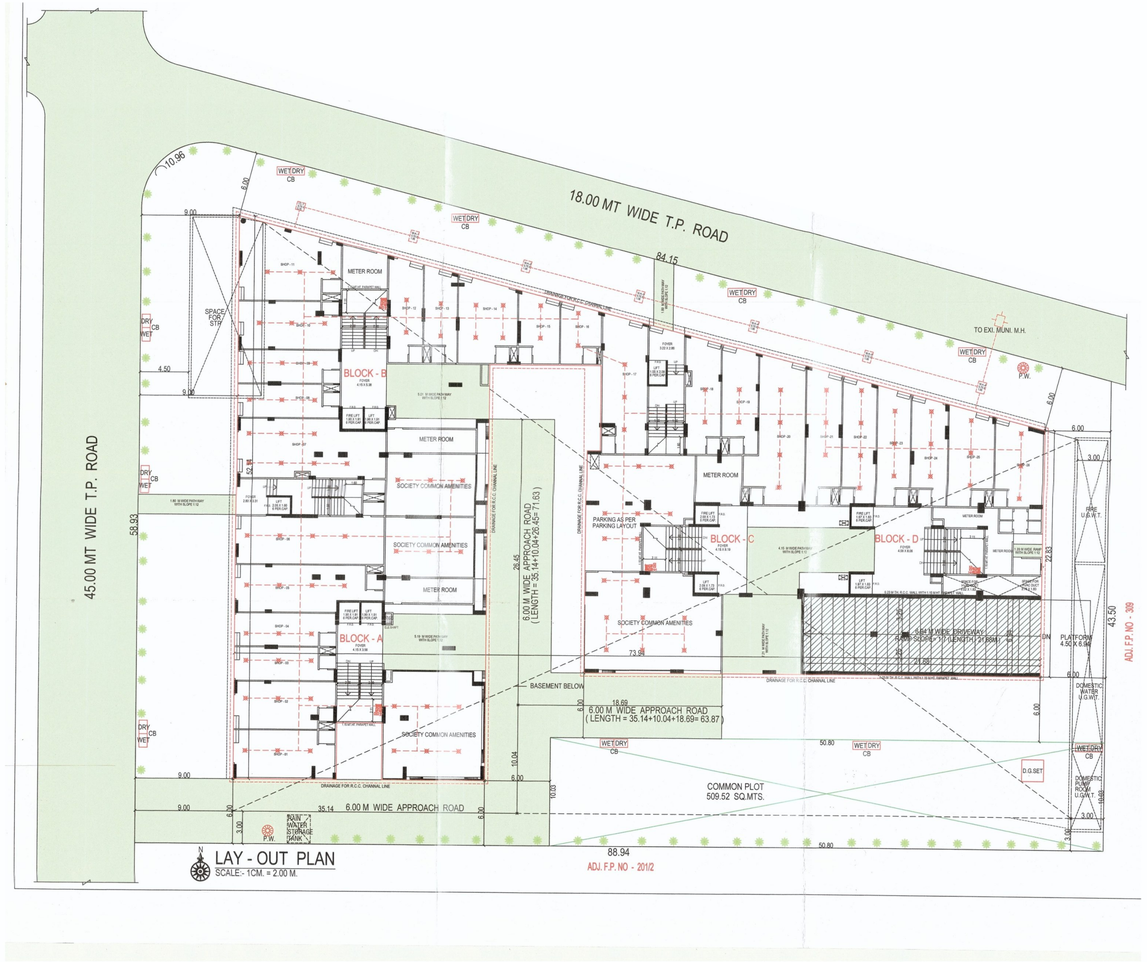


GROUND FLOOR PLAN

N

NO	SHOP
01	31'0" x 15'0"
02	31'0" x 14'9"
03	31'0" x 10'6"
04	31'0" x 10'6"
05	45'3" x 14'9"
06	45'3" x 15'0"
07	45'3" x 18'6"
08	31'0" x 10'6"
09	31'0" x 10'6"
10	31'0" x 14'9"
11	31'0" x 21'9"
12	11'0" x 31'9"
13	10'6" x 26'0"

NO	SHOP
14	18'3" x 25'3"
15	12'6" x 21'3"
16	12'6" x 18'0"
17	14'3" x 14'6"
18	11'3" x 35'3"
19	11'0" x 32'6"
20	14'0" x 44'3"
21	11'0" x 41'0"
22	10'6" x 38'3"
23	10'6" x 35'6"
24	11'3" x 32'6"
25	14'0" x 29'6"
26	15'0" x 25'6"



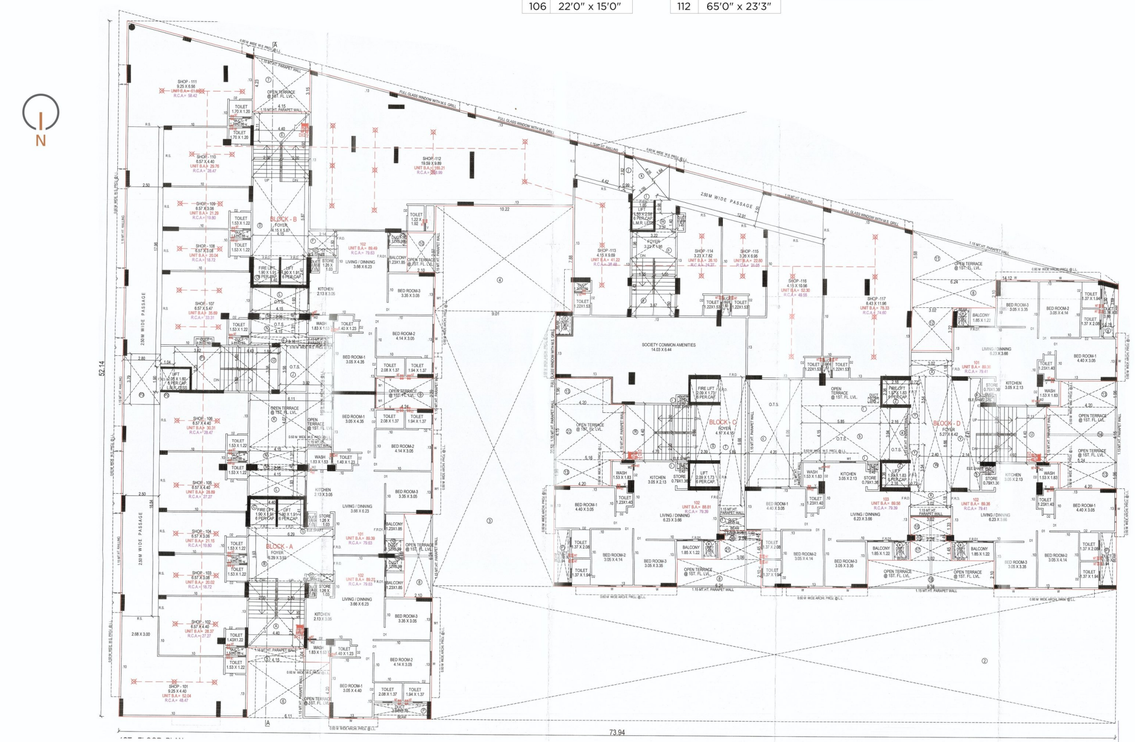
ENTRANCE GATE	SECURITY CABIN	GRAND ENTRANCE FOYER	METER ROOM	GYMNASIUM
MINI THEATER	INDOOR GAME	SENIOR CITIZEN SEATING	TODDLER PLAY AREA	SOCIETY OFFICE
KITCHEN	MULTIPURPOSE HALL	MALE & FEMALE TOILET	MULTI PURPOSE STAGE	SPACE FOR D.G & TRANSFORMER
LAWN AREA	CHILDREN PLAY AREA	SPLASH POOL	WATER FEATURE	GARDEN SEATING
AUTOMATIC PRESSURE PUMP	PUBLIC UTILITY STORE	2 AUTOMATIC LIFT EACH TOWER	RCC / STONE PAVING ROAD	FIRE SAFETY
PICK UP & DROP OFF ZONE	CAR PARKING	CCTV CAMERA	YOGA DECK	OPEN TERRACE

1ST FLOOR PLAN

NO	SHOP
101	31'0" x 15'0"
102	22'0" x 14'9"
103	22'0" x 10'6"
104	22'0" x 10'6"
105	22'0" x 14'9"
106	22'0" x 15'0"

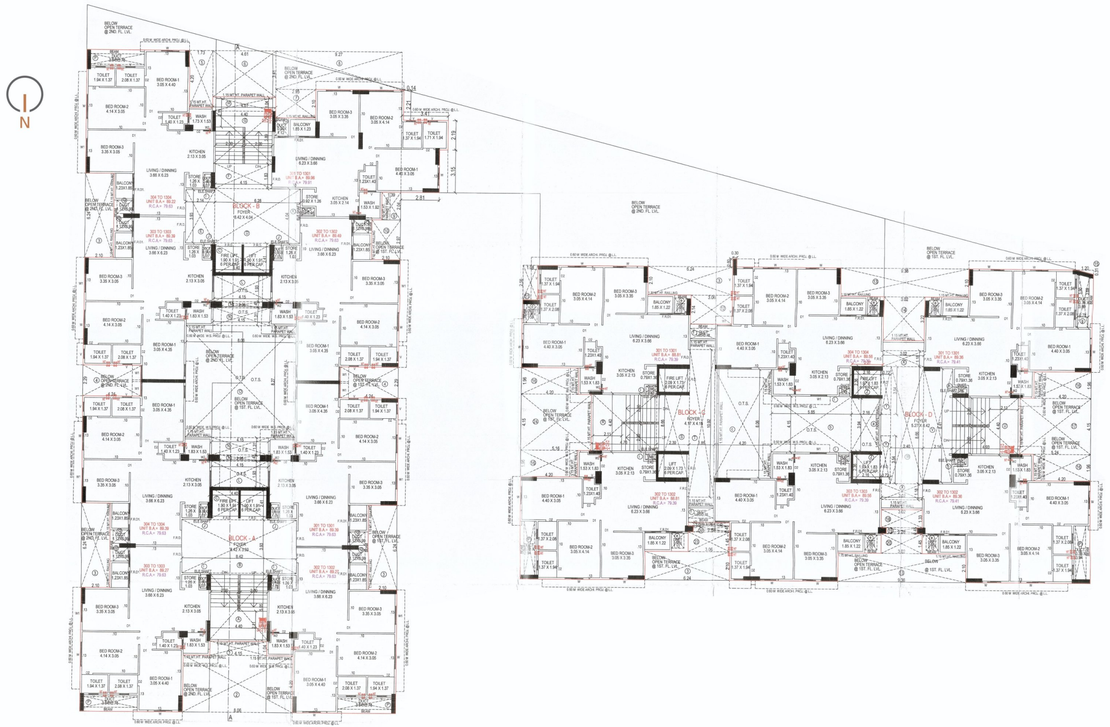
NO	SHOP
107	22'0" x 18'6"
108	22'0" x 10'6"
109	22'0" x 10'6"
110	22'0" x 14'9"
111	31'0" x 21'9"
112	65'0" x 23'3"

NO	SHOP
113	14'3" x 32'3"
114	11'3" x 26'0"
115	11'0" x 23'3"
116	14'0" x 35'0"
117	21'9" x 39'9"



2ND FLOOR PLAN

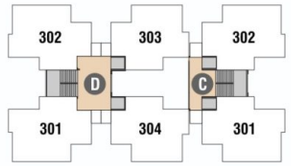
TYPICAL
3rd to 13th FLOOR PLAN

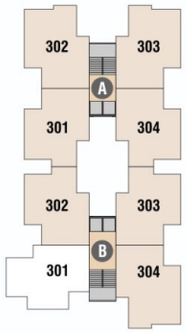


14th
FLOOR PLAN

3 BHK
UNIT PLAN

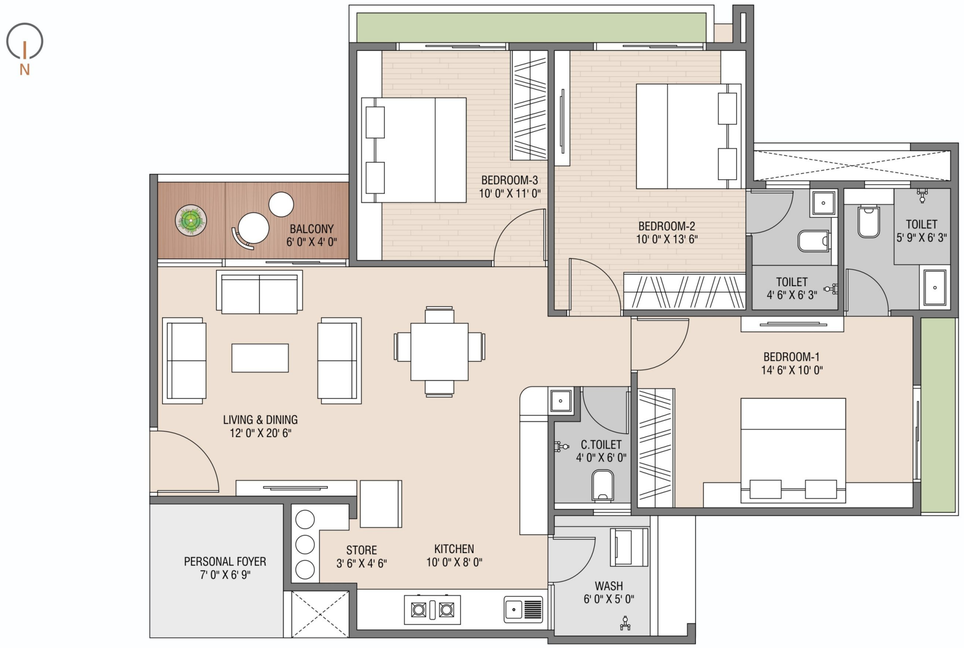
TYPE - 1





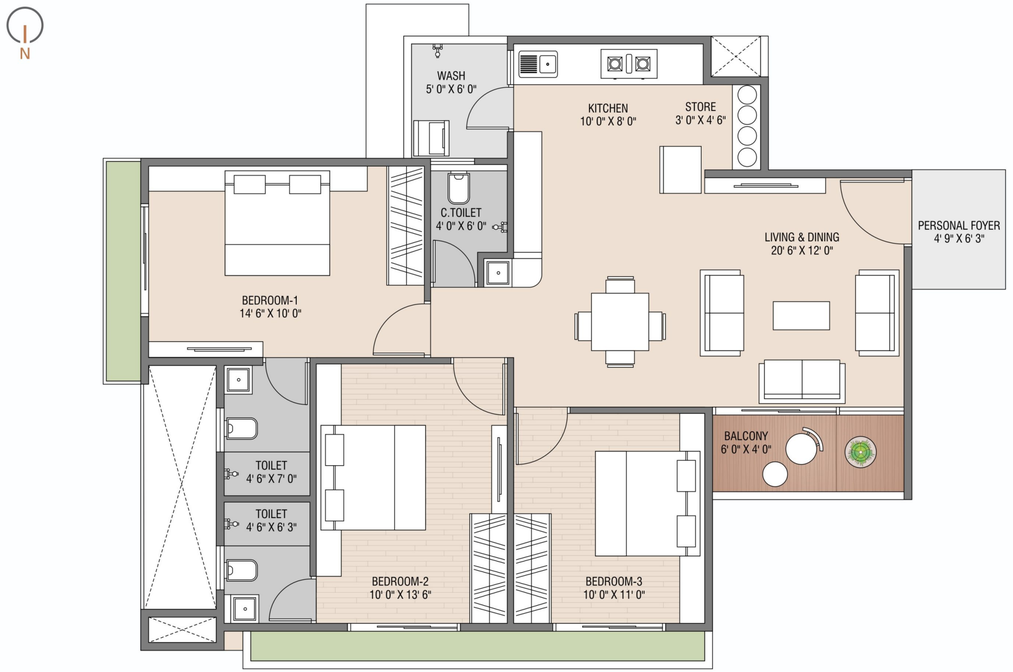
3 BHK UNIT PLAN

TYPE - 2



3 BHK UNIT PLAN

TYPE - 3



SPECIFICATIONS

STRUCTURE
- Earthquake resistant R.C.C. frame structure.
- Block walls.

FLOORING
- Vitrified tiles flooring in drawing, dining, kitchen & all other bedrooms.
- Vitrified tiles & natural stone flooring in all foyers.

KITCHEN
- Mirror polished granite platform with S. S. Sink.
- Tile dado upto lintel level on wall above the kitchen platform.
- Chimney point, RO point, Washing Machine point, Fridge point.
- Natural stone shelves in store.

DOORS
- Both side laminated flush doors. (internal & main)
- Standard quality fittings for all doors.

TOILET
- Ceramic tiles for flooring.
- Tile dedo upto lintel level.
- European type w/c pan in all toilets.
- Simpolo or equivalent sanitary ware.
- Water proofing in all bathrooms.
- Jaquar or equivalent plumbing fixtures.
- Exhaust fan point provision.
- Geyser point in all toilets.
- Rigid PVC pipes for drainage & plumbing.

WINDOWS
- Aluminium sliding windows with natural stone window jambs.

ELECTRIFICATION
- 3 Phase power supply.
- Modular switches, MCB distribution panel, copper wiring safety switch gears of ISI quality.
- Sufficient power outlets & light points.
- AC points in all bedroom & drawing room.

COLOR & WALL FINISH
- Internal wall : Panning with Birla putty.
- External wall : All external walls will be finished with double coat sand face plaster / texture.

TERRACE
- Terrace finished with water proofing with extra 3" thick (average) layer of brick-bat concrete and china mosaic flooring.

SPACE (GENERALIZED)
- Drive way : Combination of stone flooring and trimix road.
- Walk way : Combination of stone flooring and tiles.
- Children play area : Multicolor EPDM flooring & sandpit.

SHOP
- Vitrified tiles flooring in shop.
- Natural stone flooring in shop plaza.

• All rights are reserved to developer for any change in the plan, specification and any other details which will be binding to the all members. • All government legal charges Stamp duty, GST charge, AUDA I AMC Common and other maintenance charges and service charge shall be borne extra by the member. • In case of Irregular payment 18% (Annual) interest will be charged. •In case of Cancellation of Unit 10% of Payment will be deducted as a management charges and balance amount will be returned only after sell of that particular unit. • To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted" at designated Location only and now here else which will be binding to all the members. • Changes to structural elements are strictly prohibited at all the lifetime of building. Such activity from any member at any time will be brought fourth for legal action. • All dimension are approximate and unfinished subject to change. • This brochure is only for advertising and visual impression only. It shall not be considered as a part of legal documents. •Furniture and fixtures shown in brochure are for visual impression purpose only. • Subject to Ahmedabad jurisdiction only.

LOCATION MAP

Site Address : **Swarnim Sun**, Near Kavisha Panorama, 150 ft Ghuma Shela Road, Ghuma, Ahmedabad

PROJECT BY

GOLDEN PROJECTS

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Architect & Landscape

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Structural Consultant

SETU® INFRASTRUCTURE

MEP Consultant

transenergy mep.consultants

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