



WELCOME TO THE NEW STANDARD
OF PREMIUM LIVING

THE DOUBLE HEIGHT LIVING DUMMY TEXT OF

E X P E R I E N C E

NATURE LIVING LOREM IPSUM IS DUMMY TEXT OF

B R E A T H E

COMFORT & PREMIUM DUMMY TEXT OF

P A U S E

The Double Three, a luxurious residential haven in the heart of Koba, Gandhinagar, Gujarat, where elegance meets tranquility amidst lush greenery. Our signature double-heighted apartments redefine modern living, seamlessly blending grandeur with comfort. The Double Three provides a retreat for those looking for a harmonious balance between urban convenience and natural beauty. Each residence is thoughtfully designed to prioritise space and aesthetics, creating an environment that resonates with your aspirations. At The Double Three, you can live at the height of luxury. From double-heighted windows to breath-taking views, every element has been thoughtfully chosen to enhance your way of life. The Double Three, which is conveniently situated in Koba, Gandhinagar, offers a haven from the bustle of the city while still being close to all the conveniences. Your dream home awaits amidst the green oasis of The Double Three.

3 BHK, 56 APARTMENTS & SHOPS



DOUBLE BHI और 3 TIMES BHI

DOUBLE HEIGHT LIVING ROOM
3 BALCONIES | 3 LIFTS | 3 APARTMENTS PER FLOOR





RE-IMAGINE THE RIVERFRONT



THE DOUBLE HEIGHT LIVING DUMMY TEXT OF
E X P E R I E N C E

REACHING NEW HEIGHTS OF DISTINCTION.

Lorem Ipsum is simply dummy text of the printing and typesetting industry. When an unknown printer took a galley of type and scrambled it to make a type specimen book.





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NATURE LIVING IS DUMMY TEXT OF

B R E A T H E

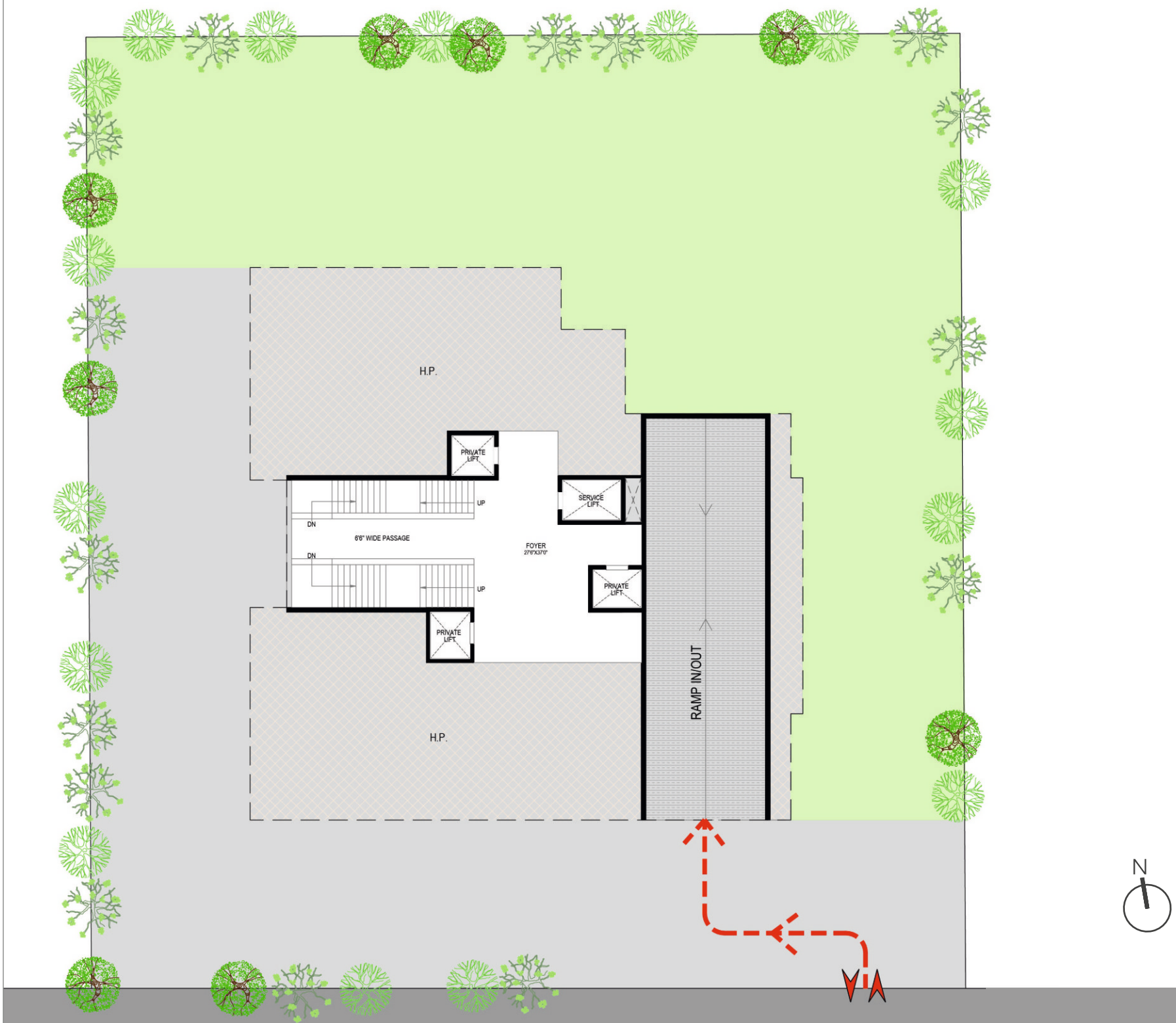


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GROUND FLOOR PLAN



18 M WIDE ROAD

1ST FLOOR PLAN



TYPE - A
101

TYPE - B
102

TYPE - C
103



All indicated measurements
in the plan are in meters.

18 M WIDE ROAD

TYPICAL FLOOR PLAN - LOWER LEVEL

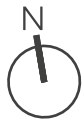
2nd, 4th, 6th, 8th, 10th, 14th, 16th



TYPE - A1
201, 401, 601, 801, 1001, 1401, 1601

TYPE - B1
202, 402, 602 802, 1002, 1402, 1602

TYPE - C1
203, 403, 603, 803, 1003, 1403, 1603

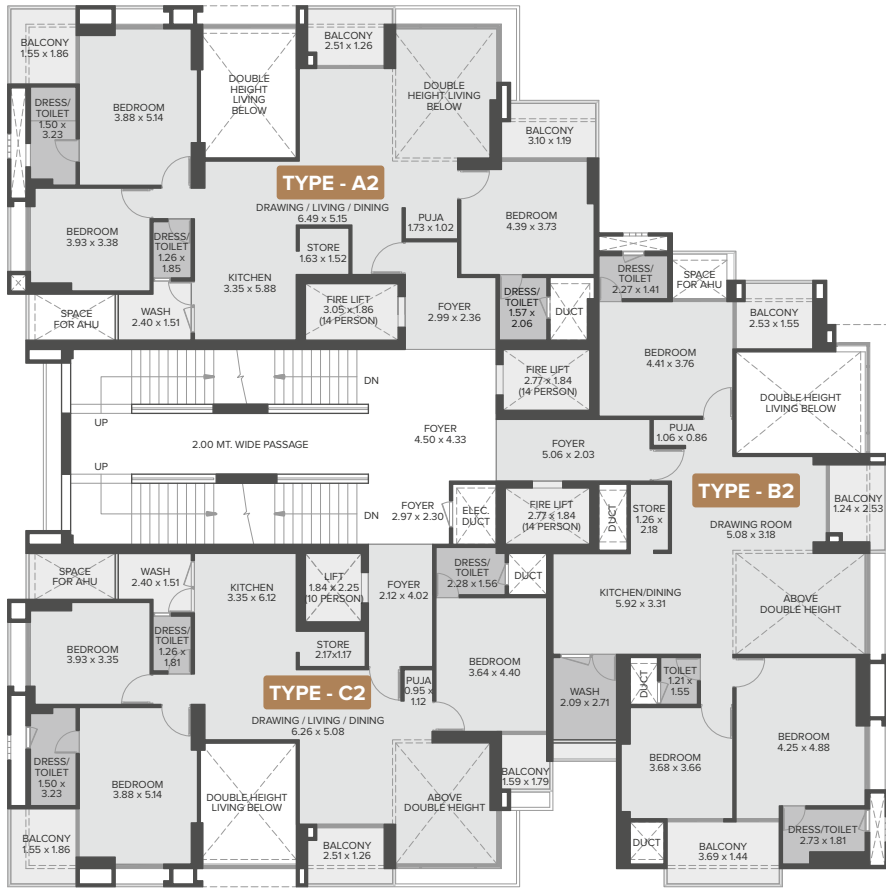


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18 M WIDE ROAD

TYPICAL FLOOR PLAN - UPPER LEVEL

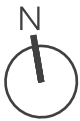
3rd, 9th, 11th, 13th, 15th



TYPE - A2
301, 901, 1101, 1301, 1501

TYPE - B2
302, 902, 1102, 1302, 1502

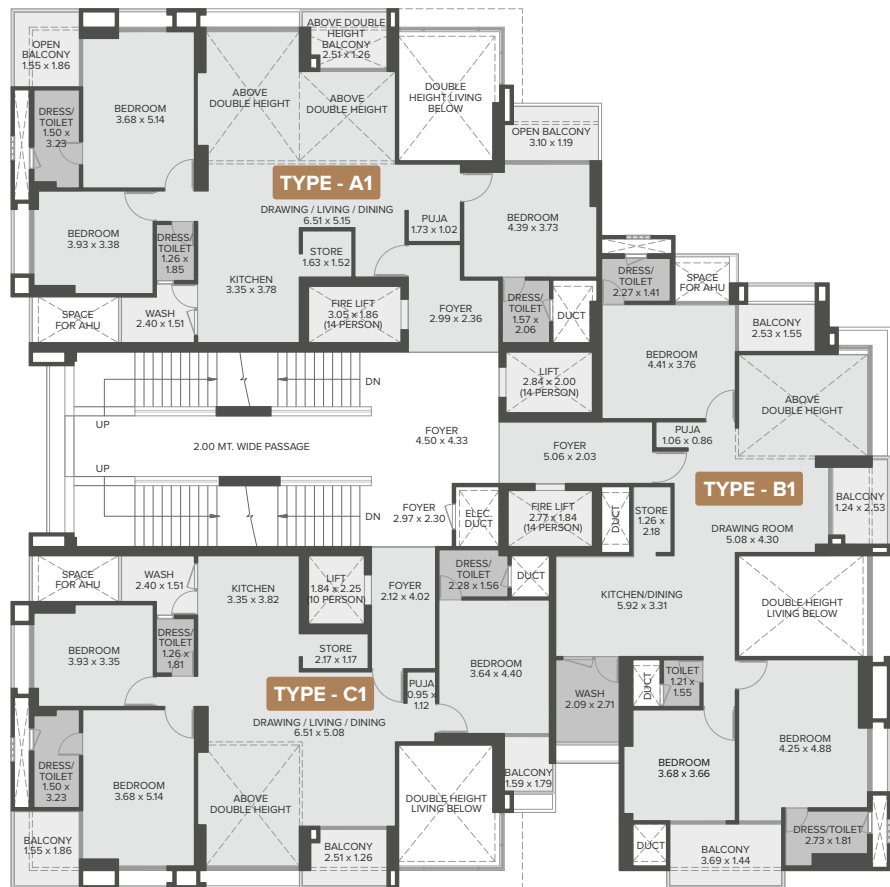
TYPE - C2
303, 903, 1103, 1303, 1503



All indicated measurements
in the plan are in meters.

18 M WIDE ROAD

18TH FLOOR PLAN



TYPE - A1
1801

TYPE - B1
1802

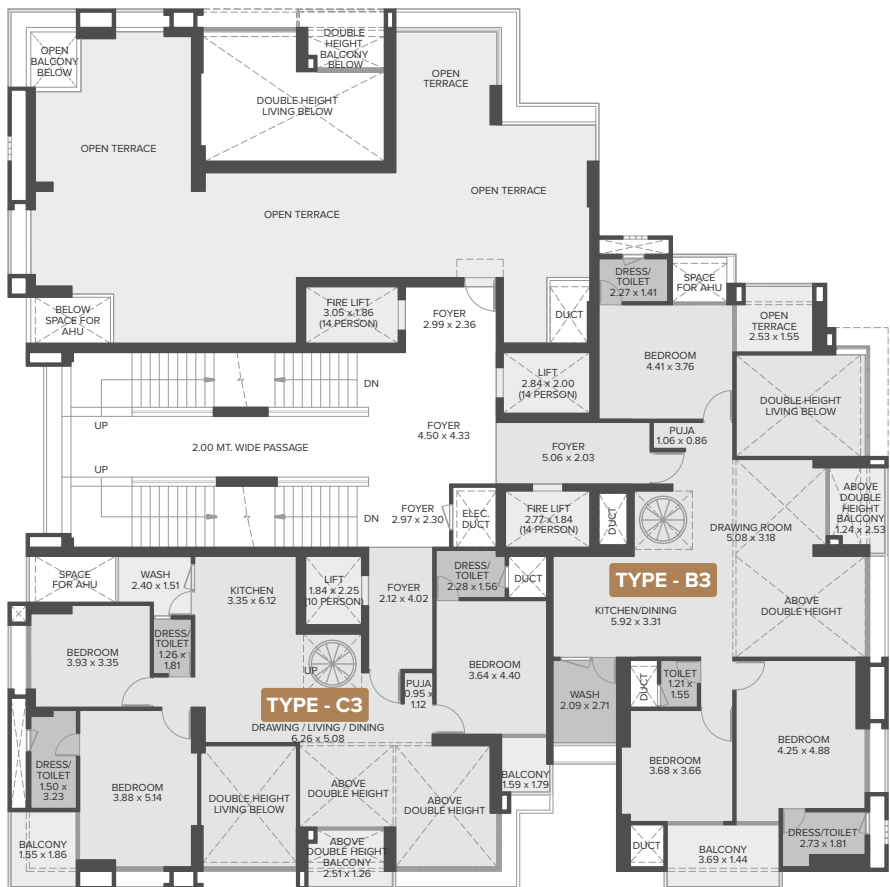
TYPE - C1
1803



All indicated measurements
in the plan are in meters.

18 M WIDE ROAD

19TH FLOOR PLAN



TYPE - B3
1902

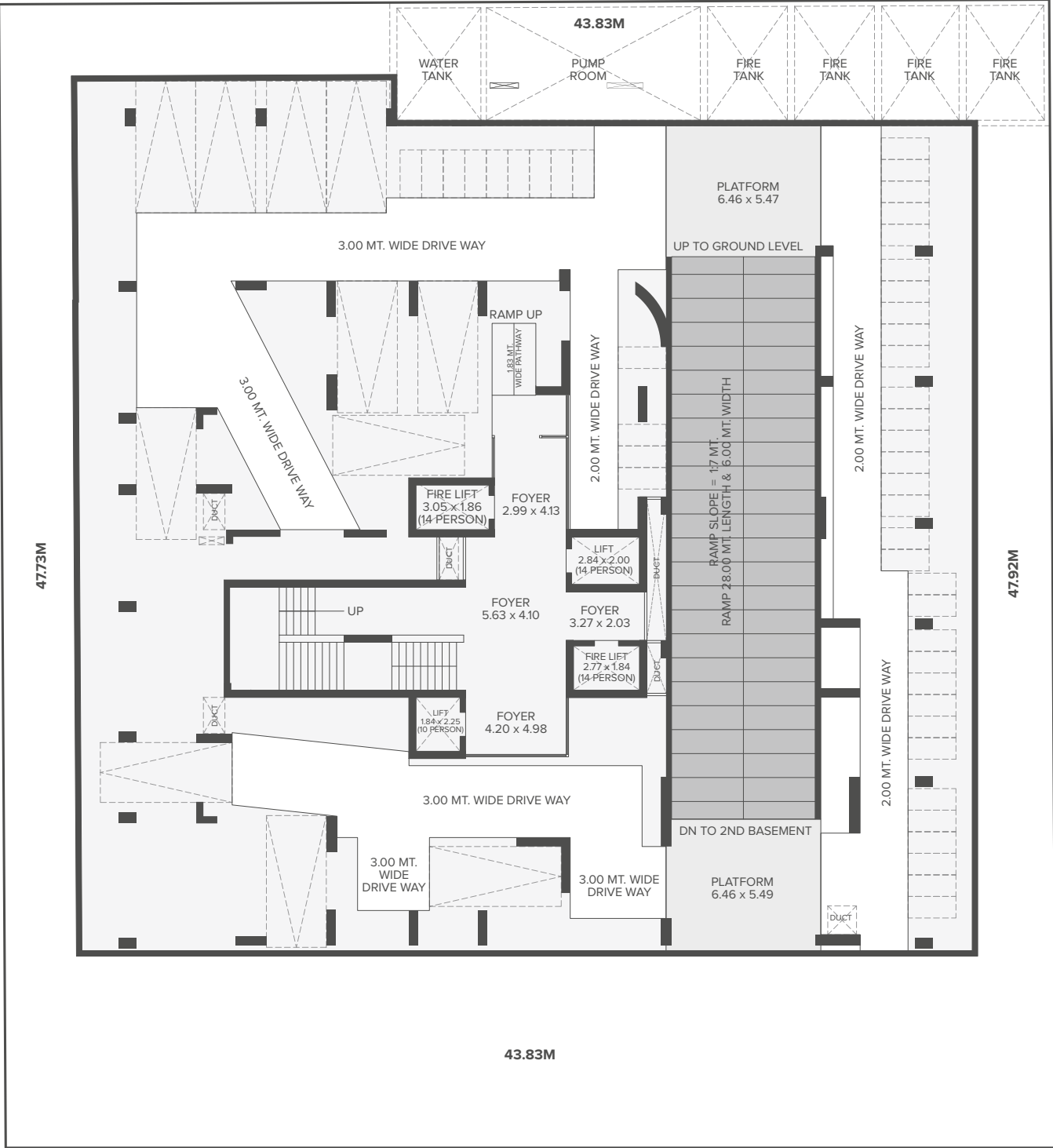
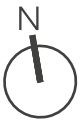
TYPE - C3
1903



All indicated measurements
in the plan are in meters.

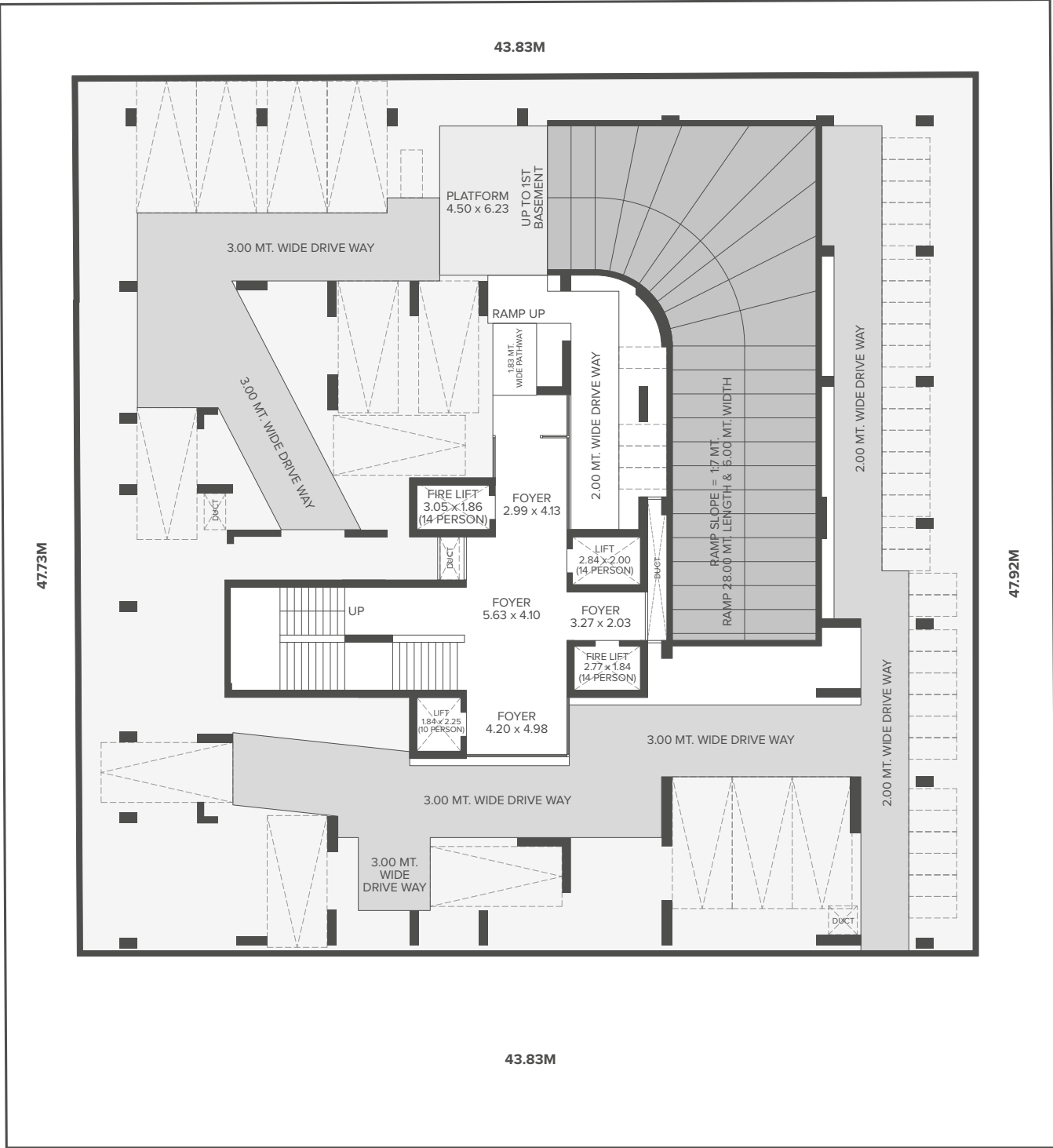
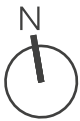
18 M WIDE ROAD

BASEMENT FIRST FLOOR PLAN



All indicated measurements
in the plan are in meters.

BASEMENT SECOND FLOOR PLAN



All indicated measurements
in the plan are in meters.

18 M WIDE ROAD

18 M WIDE ROAD



COMFORT & PREMIUM DUMMY TEXT OF

P A U S E



HARMONIOUS ABODE
A NEW HUE



HARMONIOUS ABODE. A NEW HUE .

Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book.

REACHING NEW HEIGHTS OF DISTINCTION

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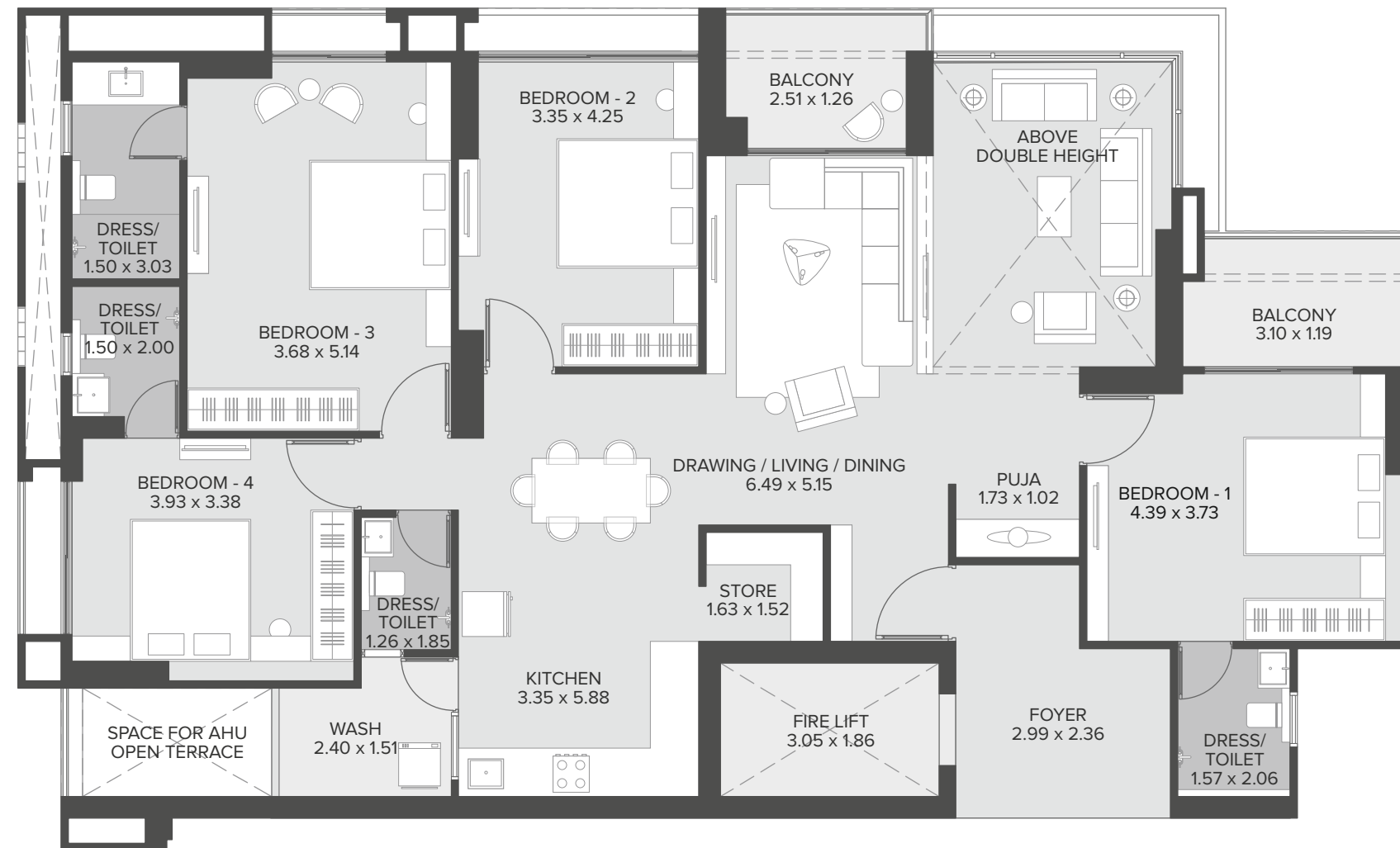




4 BHK UNIT PLAN

TYPE - A

UNIT NO. - 101
RERA CARPET AREA - 145.01
WASH AREA - 4.18
BALCONY AREA - 6.87
TERRACE AREA - 4.03
TOTAL= 160.09 SQ.MTS



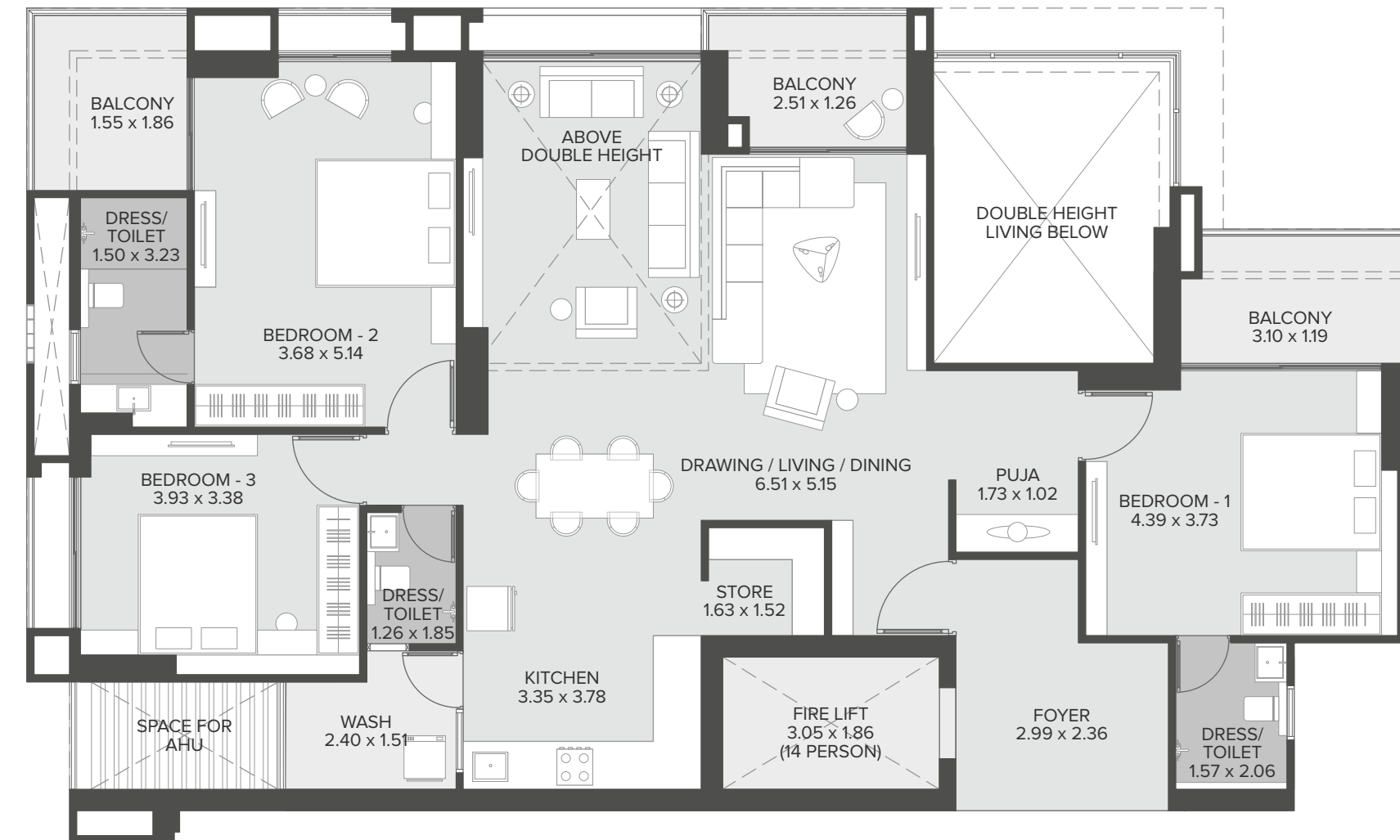
All indicated measurements in the plan are in meters.



3 BHK UNIT PLAN

TYPE - A1

UNIT NO. - 201, 401, 601, 801,
1001, 1201, 1401, 1601
RERA CARPET AREA - 126.5
WASH AREA - 4.18
BALCONY AREA - 9.77
TOTAL= 140.45 SQ.MTS.



All indicated measurements in the plan are in meters.

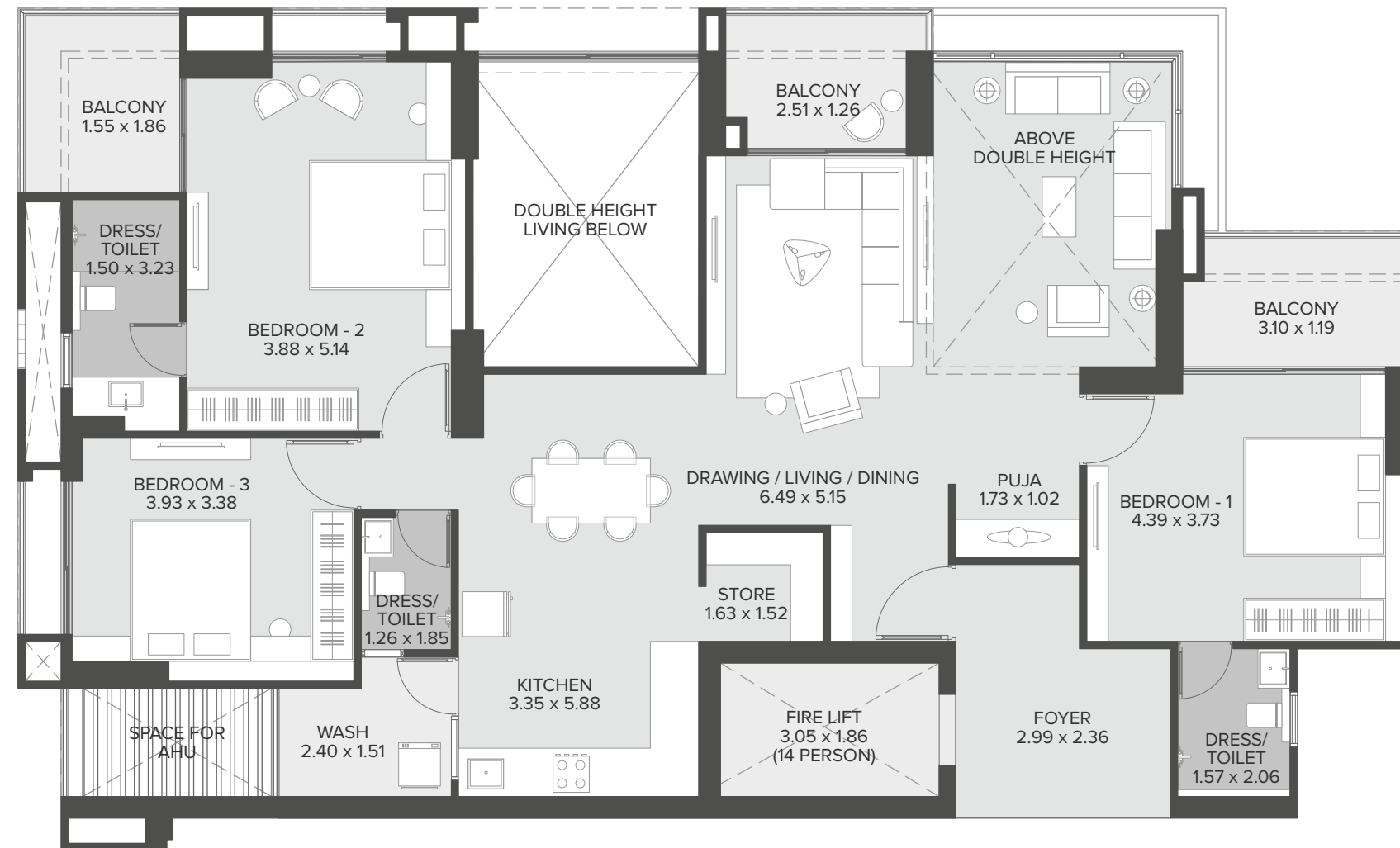




3 BHK UNIT PLAN

TYPE - A2

UNIT NO. - 301, 501, 701, 901,
1101, 1301, 1501, 1701
RERA CARPET AREA - 127.05
WASH AREA - 4.18
BALCONY AREA - 9.77
TOTAL= 141 SQ.MTS.



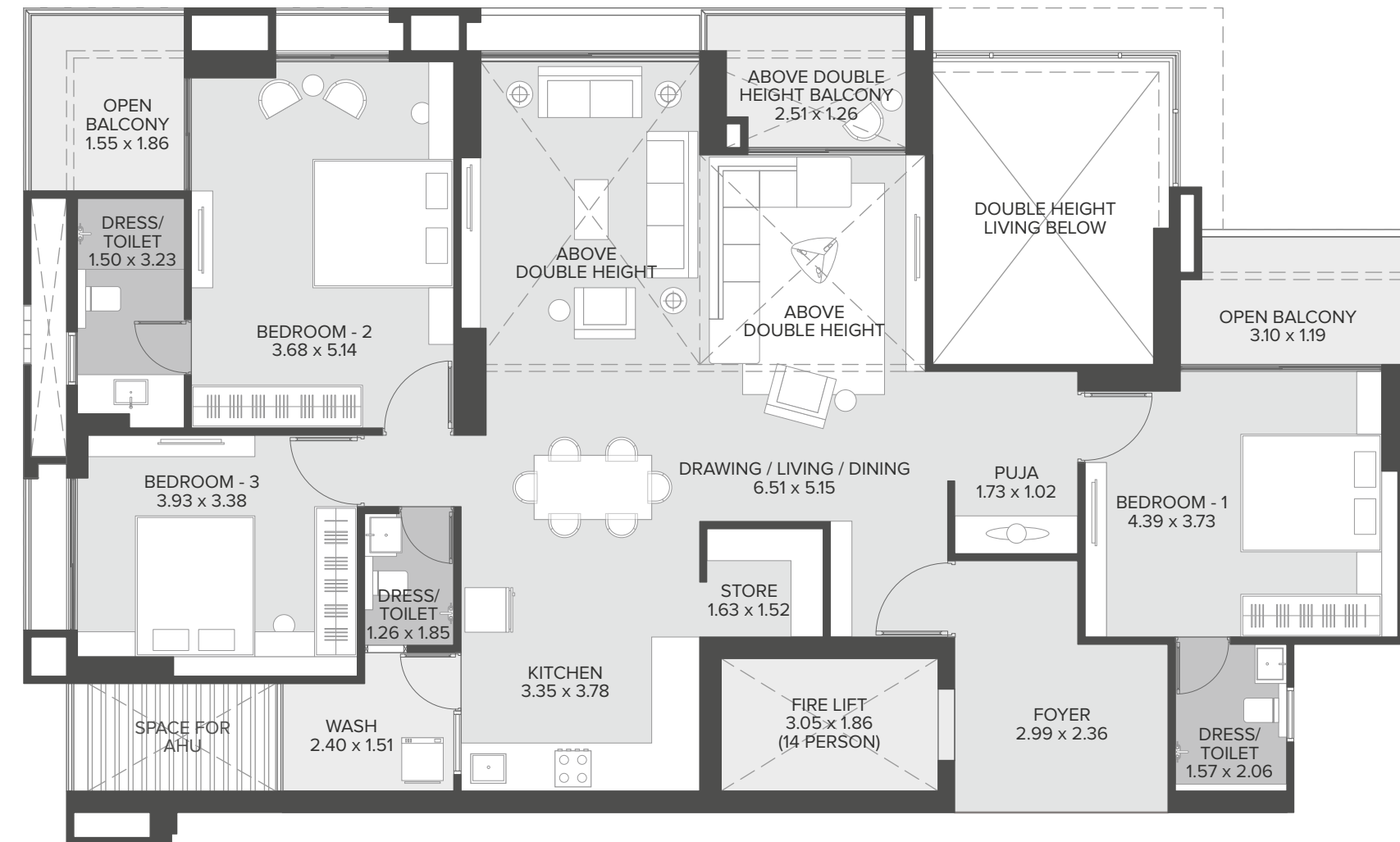
All indicated measurements in the plan are in meters.



3 BHK UNIT PLAN

TYPE - A3

UNIT NO. - 1801
RERA CARPET AREA - 126.50
WASH AREA - 4.18
BALCONY AREA - 9.77
TOTAL= 140.45 SQ.MTS



All indicated measurements in the plan are in meters.

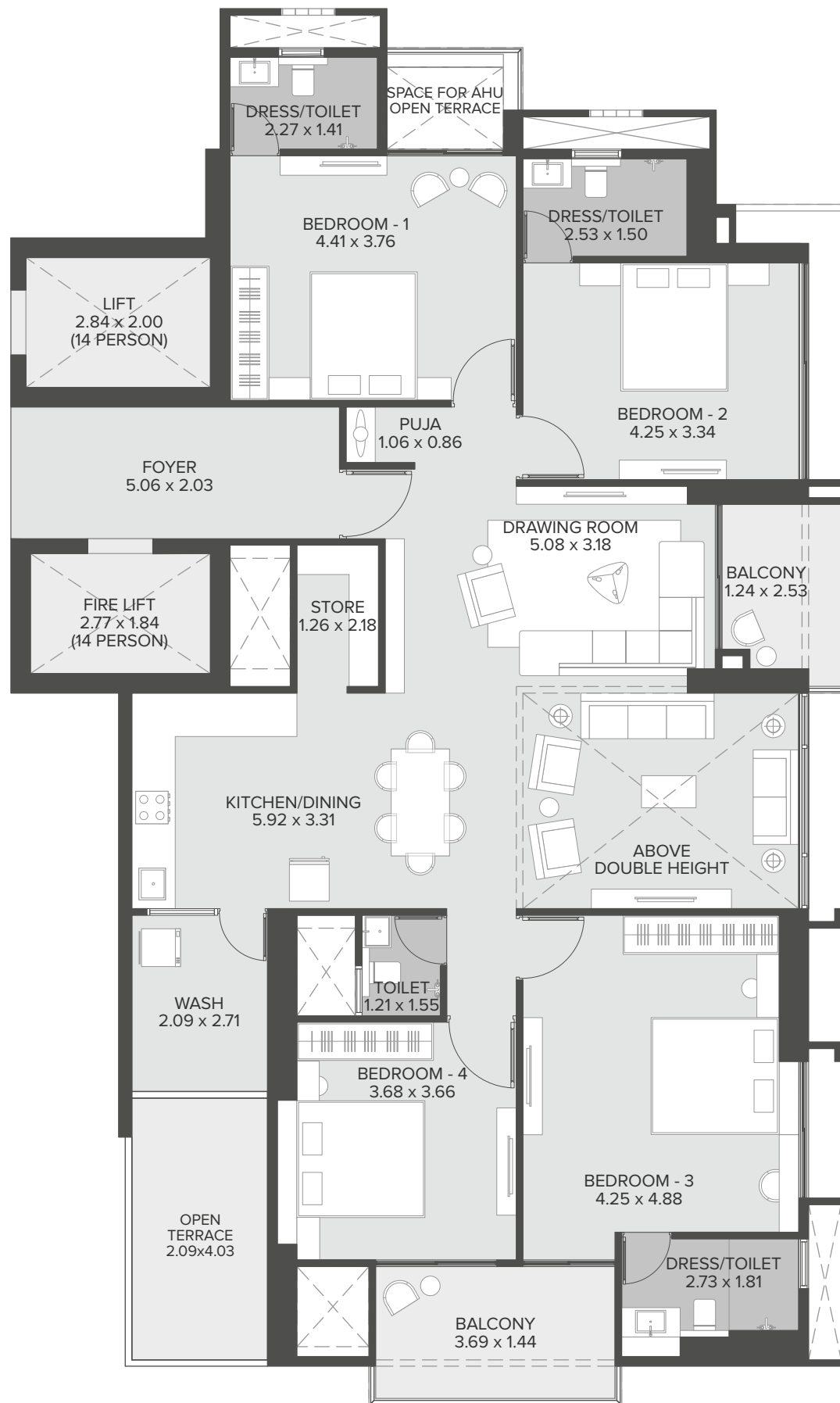




4 BHK UNIT PLAN

TYPE - B

UNIT NO. - **102**
RERA CARPET AREA - **145.26**
WASH AREA - **5.66**
BALCONY AREA - **8.45**
TERRACE AREA - **8.42**
TOTAL= **167.79 SQ.MTS.**



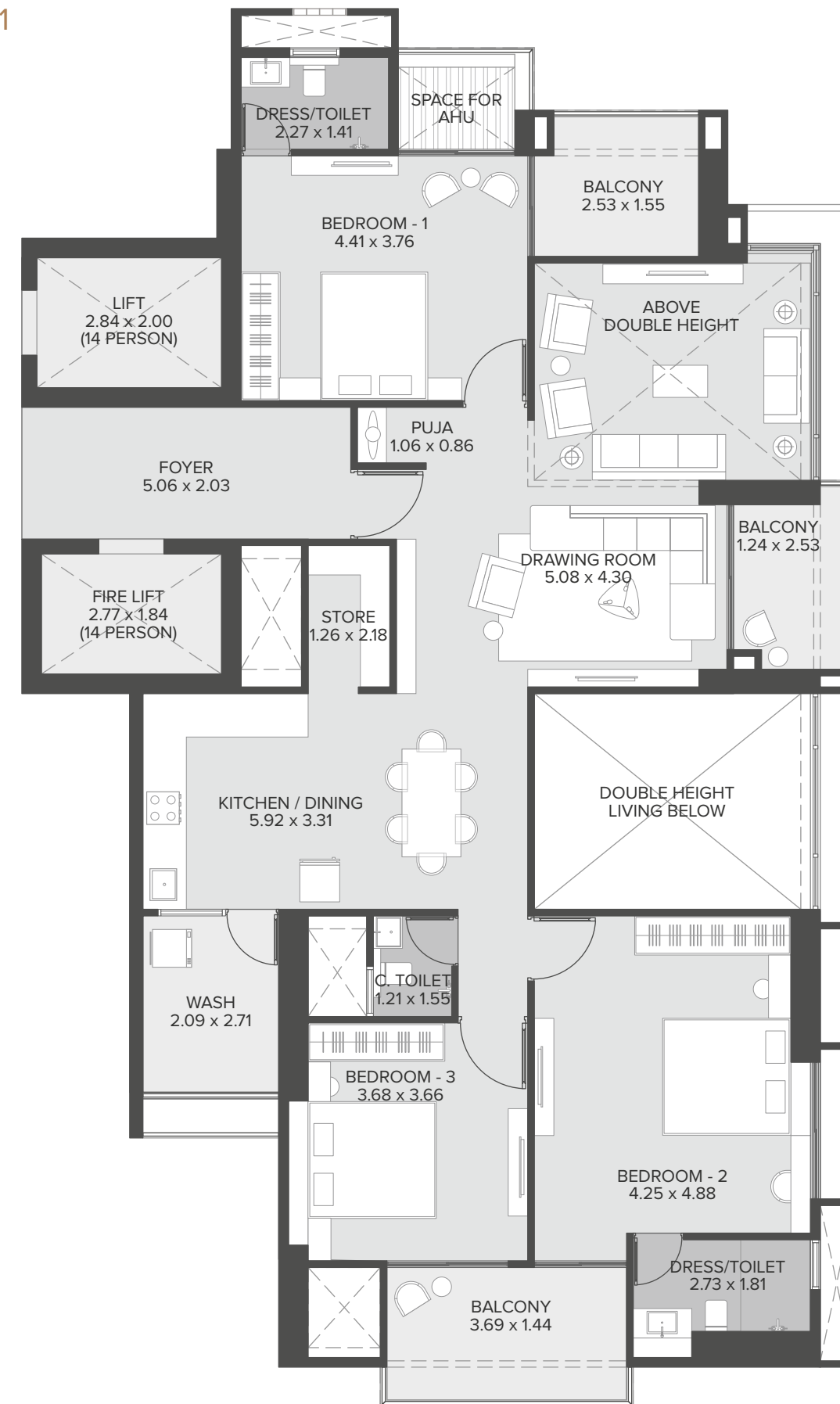
All indicated measurements in the plan are in meters.



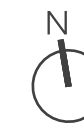
3 BHK UNIT PLAN

TYPE - B1

UNIT NO. - **202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802**
RERA CARPET AREA - **125.85**
WASH AREA - **5.66**
BALCONY AREA - **12.37**
TOTAL= **143.88 SQ.MTS**



All indicated measurements in the plan are in meters.

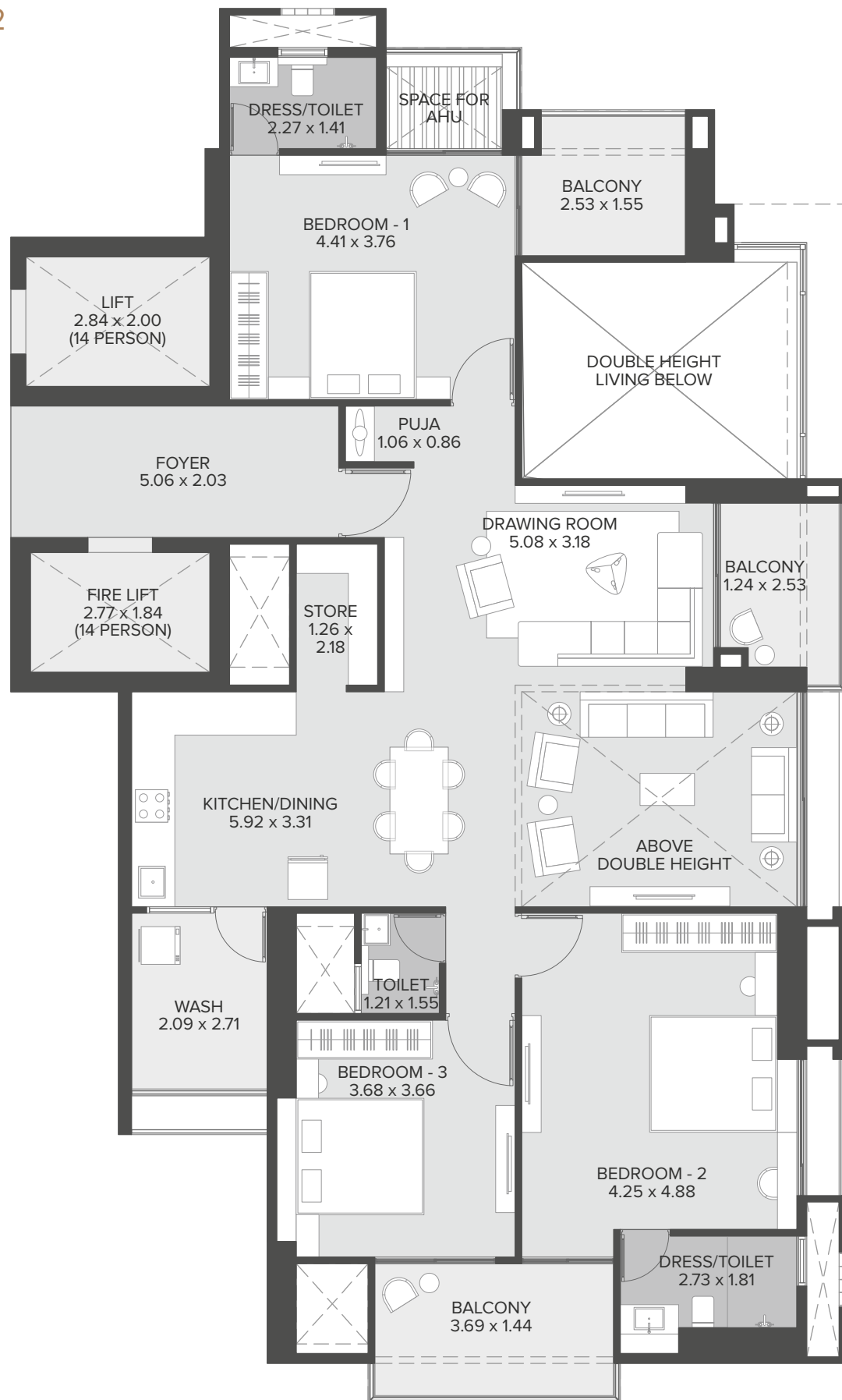




3 BHK UNIT PLAN

TYPE - B2

UNIT NO. - 302, 502, 702, 902,
1102, 1302, 1502, 1702
RERA CARPET AREA - 125.60
WASH AREA - 5.66
BALCONY AREA - 12.37
TOTAL= 143.63 SQ.MTS



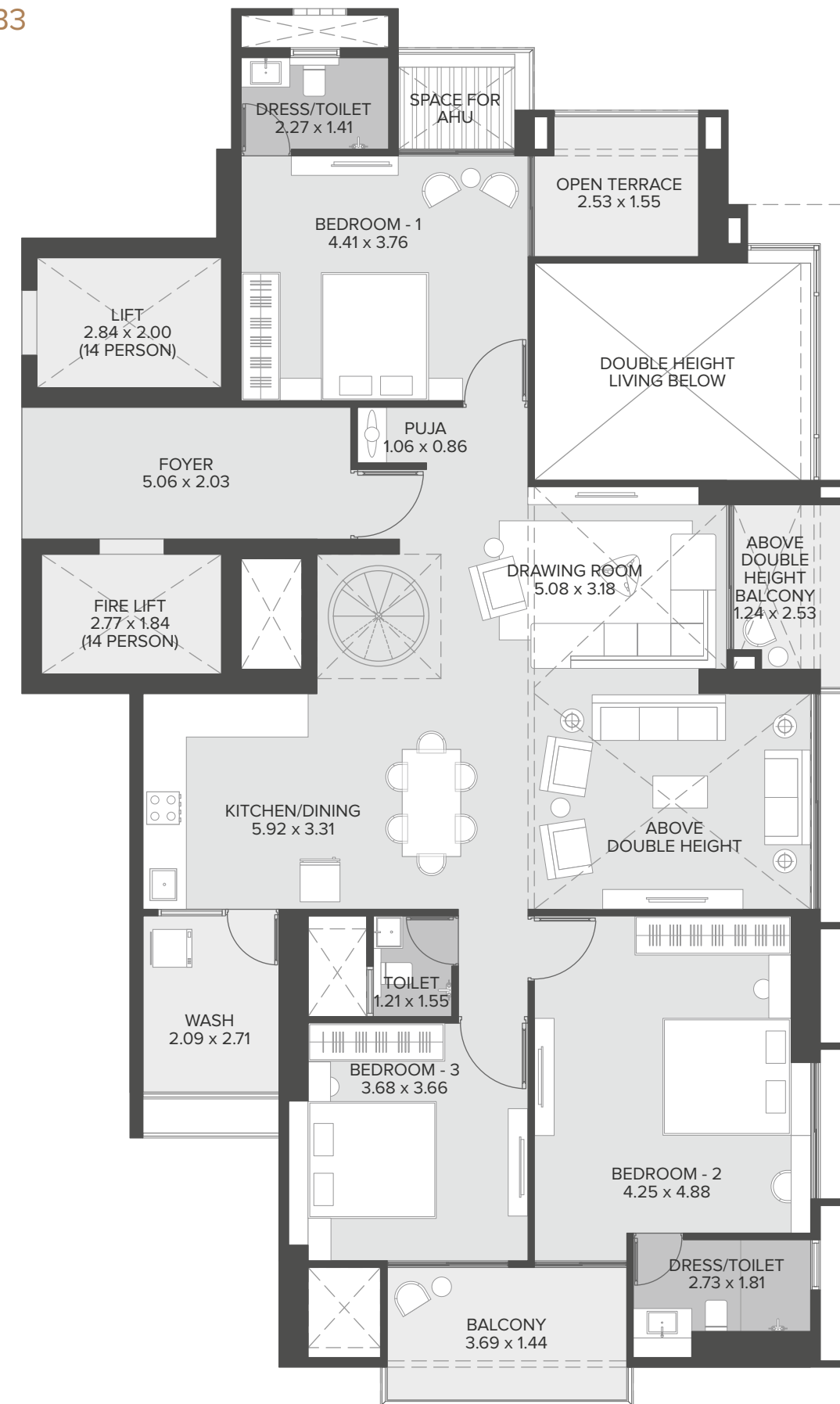
All indicated measurements in the plan are in meters.



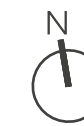
3 BHK PENTHOUSE

TYPE - B3

UNIT NO. - 1902
RERA CARPET AREA - 125.60
WASH AREA - 5.66
BALCONY AREA - 8.45
TERRACE AREA - 138.43
TOTAL= 278.14 SQ.MTS.



All indicated measurements in the plan are in meters.



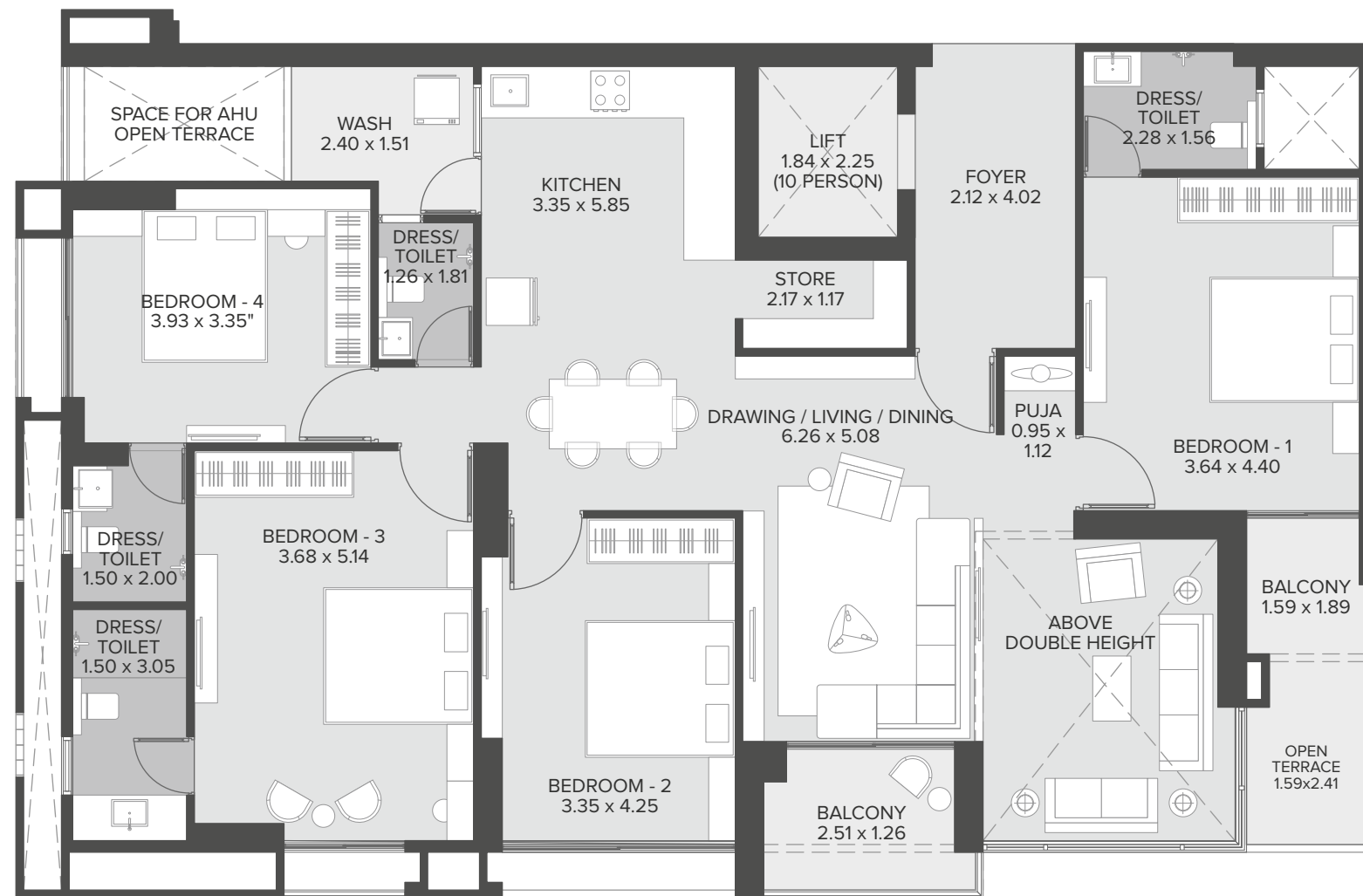


4 BHK

UNIT PLAN

TYPE - C

UNIT NO. - 103
RERA CARPET AREA - 139.19
WASH AREA - 4.21
BALCONY AREA - 5.91
TERRACE AREA - 7.86
TOTAL= 157.17 SQ.MTS.



All indicated measurements in the plan are in meters.



3 BHK

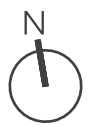
UNIT PLAN

TYPE - C1

UNIT NO. - 203,403,603,803,
1003, 1203, 1403, 1603, 1803
RERA CARPET AREA - 121.35
WASH AREA - 4.20
BALCONY AREA - 8.82
TOTAL= 134.37 SQ.MTS.



All indicated measurements in the plan are in meters.

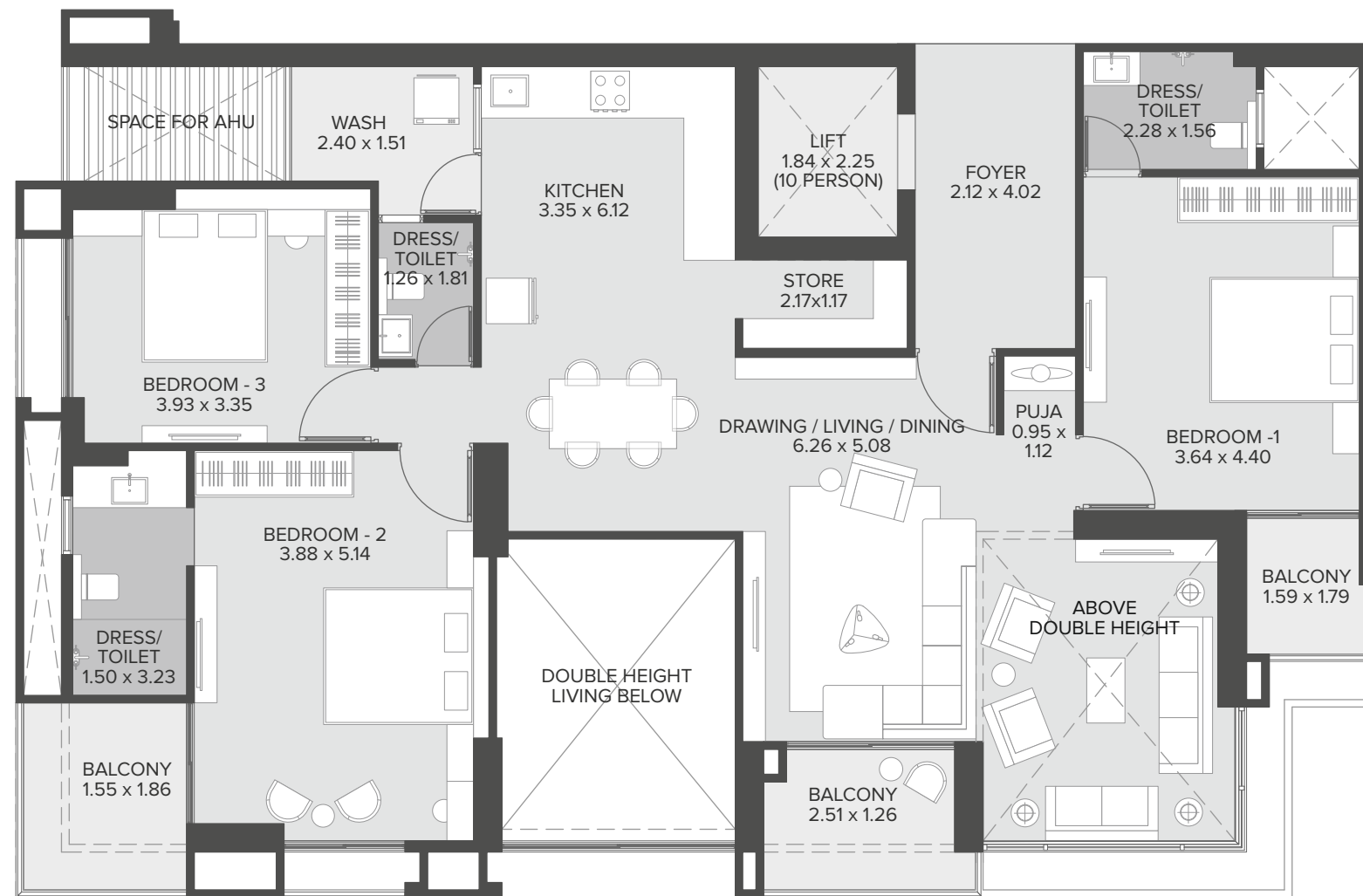




3 BHK UNIT PLAN

TYPE - C2

UNIT NO. - 303, 503, 703, 903,
1103, 1303, 1503, 1703
RERA CARPET AREA - 121.82
WASH AREA - 4.20
BALCONY AREA - 8.82
TOTAL= 134.84 SQ.MTS.



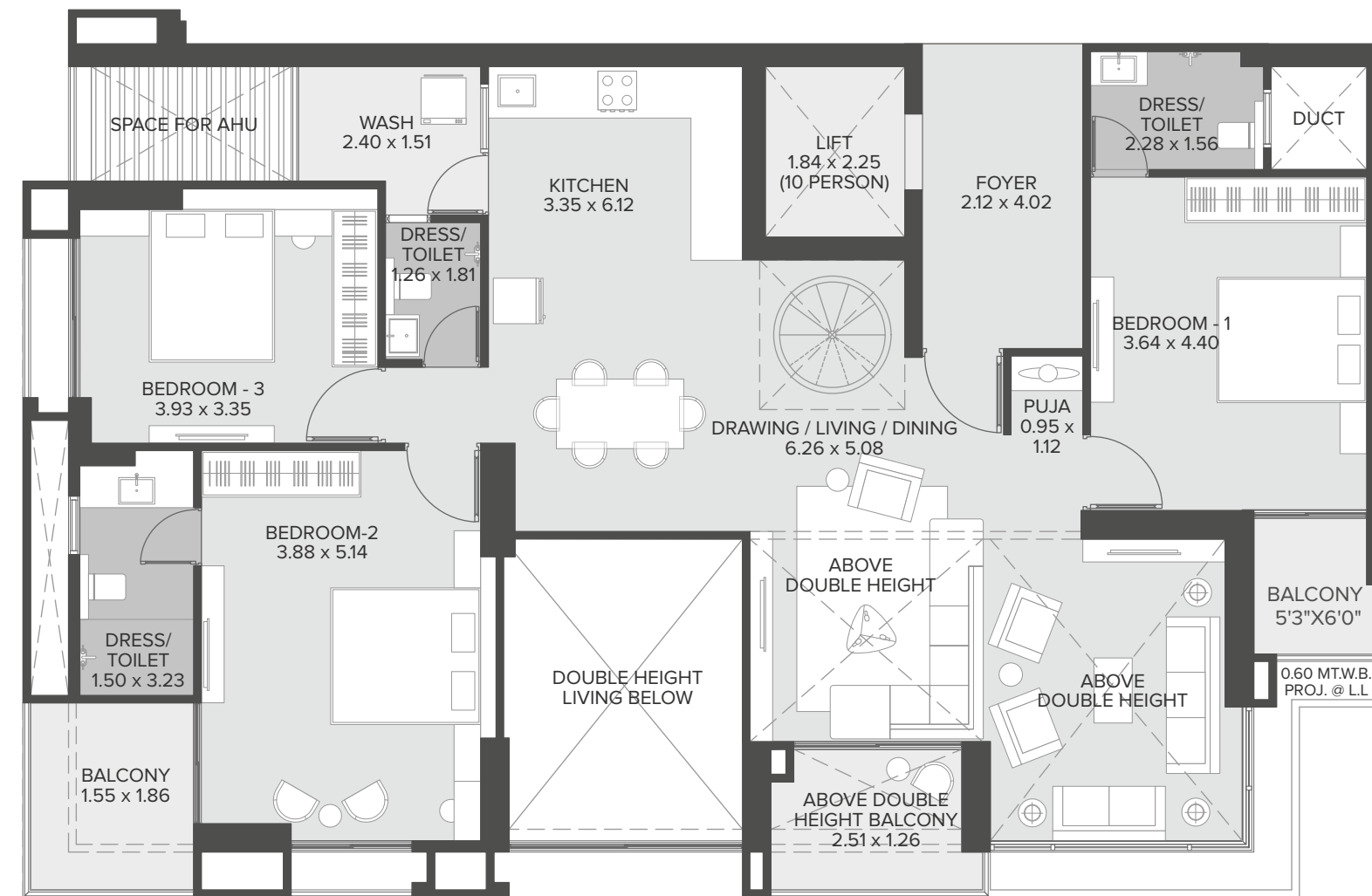
All indicated measurements in the plan are in meters.



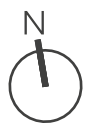
3 BHK PENTHOUSE

TYPE - C3

UNIT NO. - 1903
RERA CARPET AREA - 121.82
WASH AREA - 4.20
BALCONY AREA - 8.82
TERRACE AREA - 129.98
TOTAL= 264.82 SQ.MTS.



All indicated measurements in the plan are in meters.



SPECIFICATION

STRUCTURE

- RCC Framed Structure, Structure Design as per IS Code for Earthquake Resistance

WALLS

- Internal area with Putty finish.
- External Wall - Double Coat Mala Plaster with Texture Finish

FLOORING

- Premium Vitrified Tiles in Rooms. (Wooden flooring in master bedroom need to confirm)

BALCONY

- Anti - skid performance tile.

WASH ROOMS

- Antiskid floor with designer tile dado up to lintel level.

PLUMBING

- ISI UPVC and CPVC Premium Quality Pipes and Fittings for Plumbing & Drainage Work

SANITARY

- Jaguar or equivalent CP fittings & wall hung EWC
- Premium Quality Faucet, Tap and Diverter in each Bathroom

BATHROOM

- Ceramic tile in floor and dedo up to lintel level

KITCHEN

- Polished granite platform with stainless steel sink
- Plumbing provision for R.O.plant & washing machine
- Vitrified tile in wash area with vitrified tile dado
- Glazed tile dado up to lintel level on kitchen platform

WASH AREA

- Anti - skid performance tile with dado.

WINDOWS

- Double Glazed Glass Window with Stone Jambs

DOORS

- Main Door with Both Side Veneer with Melamine Polish
- All Doors Good Quality Flush Door with paint finish on both Sides

ELECTRIFICATION

- Concealed Copper flexible ISI wiring, MCB & ELCB as per Requirements,
- Branded Power Generator.
- Double Wiring for Invertor Provision, Sufficient Electric Point with modular switches

RENEWABLE ENERGY

- Solar System as per Rules

FIRE

- Fire Safety System as per Government Rules

LIFT & CAPACITY

- Automatic Lifts

WATER PROOFING

- Brickbat Coba / Chemical waterproofing in all sunk
- slab, China mosaic / ceramic tiles waterproofing on terrace

OTHER SPECIFICATIONS

- Decorative Foyer
- CP Fitting and Sanitary Ware of International Brands
- FRLS Wiring with electrical accessories of Top Brands VRV
- Air Conditioner
- Textured External Wall with Waterproofing
- Exposed-Finish RCC ceiling
- Fibber Optic Cable Network
- Ample Car Parking
- EV charging station.

THE CAMPAIGN REVISITED



ALL APARTMENTS WITH
DOUBLE HEIGHT LIVING ROOM & 3 BALCONIES



THE DOUBLE 3
PREMIUM RESIDENCES

3 BHK | 56 APARTMENTS

AT KOBA, NR. METRO STATION,
GANDHINAGAR

+91 91154 31111
+91 74999 19991

PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13002/210224/311228
gujrera.gujarat.gov.in



Kromme Group is the brainchild of Mr.Chirag Rao, who believed in building something that brings out the essence of life. Having pursued MBA, his journey began with experience in the textile industry followed by the packaging and printing industry. He envisioned bringing the experience of all these aspects of life and creating a lifestyle of leisure and comfort, packaged in the aesthetic of beauty and serenity.

Kromme Group is the genesis of extravagantly built real estate projects that stand out of the crowd due to its innovative plan and quality infrastructure. Wanting to create a one-of-a-kind project, this is his solo venture towards building something beyond extraordinary. His vision behind this project is to build and deliver a space that not only increases fortune but also supports the physical, mental, and spiritual health of the people investing in it.

Today every individual is looking for fortune, health, and spirituality, and as the name Kromme suggests, we bring the extremes of all three while maintaining harmony with the ecosystem.



Stuti Developers is a distinguished real estate company renowned for its commitment to delivering exceptional projects that adhere to the highest standards of quality. With a primary focus on fulfilling the dreams and aspirations of their esteemed clientele, Stuti Developers takes great pride in surpassing expectations. They strive to understand the unique needs and preferences of their customers, ensuring that each project is tailored to perfection.

Their portfolio of remarkable projects serves as a testament to their unwavering commitment to delivering outstanding results. Whether you are in search of a residential property or a commercial space, Stuti Developers has a proven track record of success and a portfolio that exemplifies their expertise.

LOCATION MAP



THE DOUBLE 3
PREMIUM RESIDENCES

Site Address: **The Double Three**, F.P No. 139, T.P No.2,
B/h K-Raheja road to PDPU road, Opp. Stuti site, Koba,
Gandhinagar - 382421





STUTI KROMME DEVELOPERS LLP.

Office Address: **F.P No. 139, Near GNLD, Metro Station, K-Raheja road, Koba**

For Booking Contact: **+91 91154 31111, 74999 19991**

ARCHITECT



STRUCTURE

**SARJAN
CONSULTANTS**

BRAND CONSULTANT

ido·graph

Rera No.: PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13002/210224/311228 | gujrera.gujarat.gov.in

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All rights are reserved by the developer to make any changes in the layout plan, exterior elevation, dimensions, and other details that need to comply with statutory regulations; these changes shall be binding on all members. Any additional liabilities due to changes in the bylaws shall be borne by the members. This brochure is only for an easy presentation of the project and should not be treated as a legal document. Subject to Ahmedabad jurisdiction.