
SUN
BUILDCON
THE
ENTRANCE
TO
GLORY!
Suryansh
Gateway

SUN BUILDCON

Sun Buildcon Pvt. Ltd. renders its expertise, power, and vision to build outstanding structures and avenues. In four decades, the group has established itself as one of the most renowned real estate developers in Ahmedabad.

Sun Buildcon delivers affordable as well as luxurious structures in the form of homes, offices, showrooms and warehouses, envisioning the needs of its clients. They construct a plethora of projects in upcoming areas, selecting land pockets that are pre-ordained to be full of hustle and bustle. Additionally, the group attaches huge importance to strategic connectivity with important landmarks, ensuring maximum convenience to prospective clients.

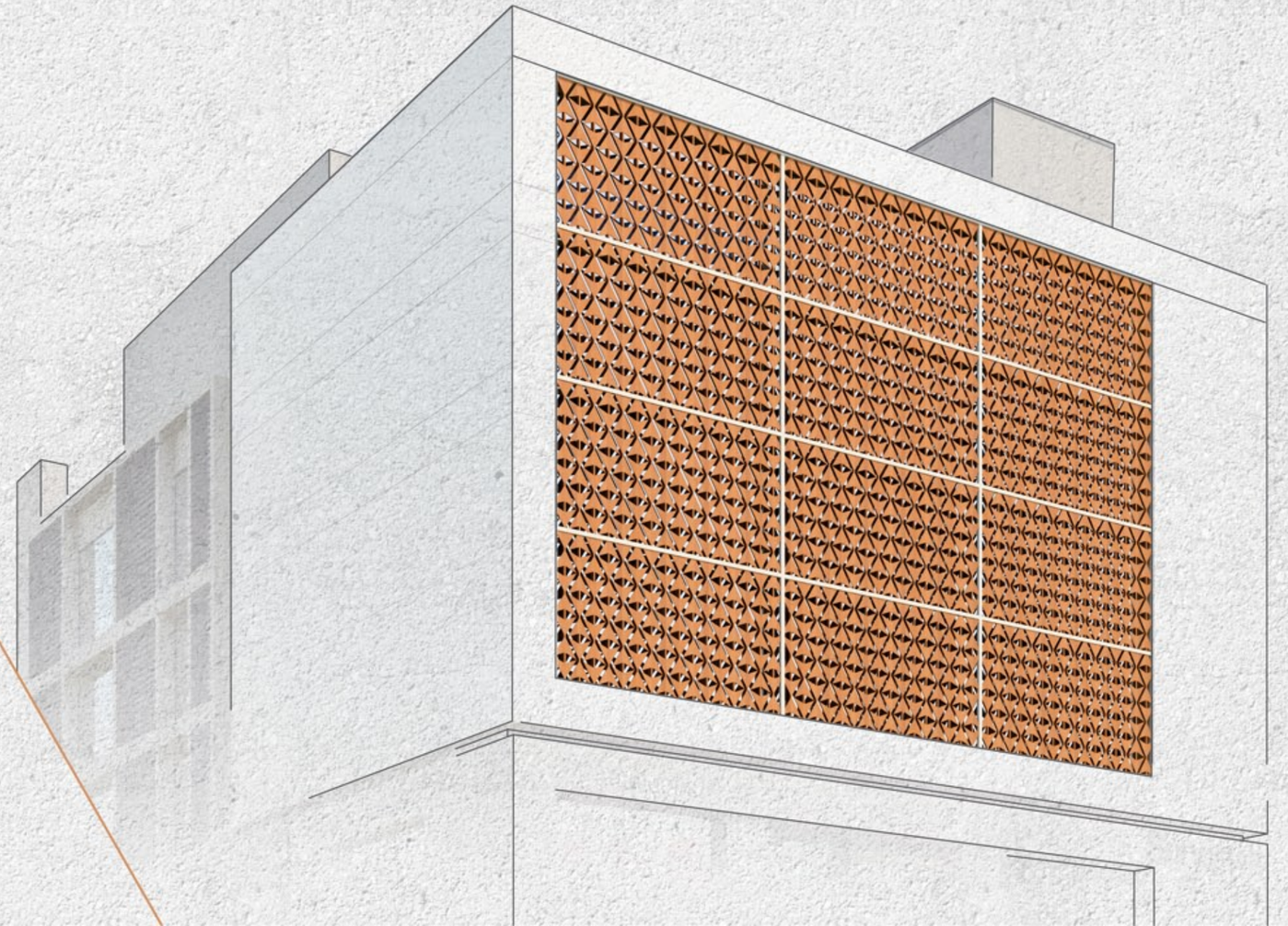


Suryansh™ Gateway

Premium Showrooms & Offices

SURYANSH GATEWAY is a comprehensive commercial avenue that adds class and personality to the legacy of Sun Buildcon. Located amidst well-known brands at Science City-Ring Road Circle in Ahmedabad, this commercial project features showrooms and offices leveraging multiple business prospects to the maximum!

Realize success with retail in detail, right here!



A SHINING AVENUE
THAT DEFINES
FUTURE COMMERCE!

Pantaloons
Dell
Peter England
Suryansh
GATEWAY
L'oreal
Fastrack
Fastrack
Bata
Tanishq
Pepe

LUXURIOUS SPACES

FOR EXCLUSIVE BUSINESSES

Suryansh Gateway presents
9 Immaculate Showrooms and
32 Trendy Offices that offer
exclusive business ventures,
vibrant floor heights, and
compact spaces.

EXCLUSIVE FLOOR HEIGHTS

Ground Floor: 14 Feet

First Floor: 13 Feet

Second Floor: 12 Feet



LUCRATIVE INVESTMENT

WITH LOW-MAINTENANCE

Suryansh Gateway presents entrepreneurs with lucrative investment opportunity coupled with low maintenance structure with lower overheads!

Unique Elevation with 3 Elevators

Robust Structure ensuring high durability

Quick returns on investment owing to accessibility to hot-spot areas

LIVELY LOCATION

TO BOOST BUSINESS PROSPECTS

Suryansh Gateway leverages the strategic location at SP Ring Road that is in close proximity to Science City and is a hot investment hub for several entrepreneurs!





LIBERAL OPPORTUNITIES

TO LEVERAGE BUSINESSES

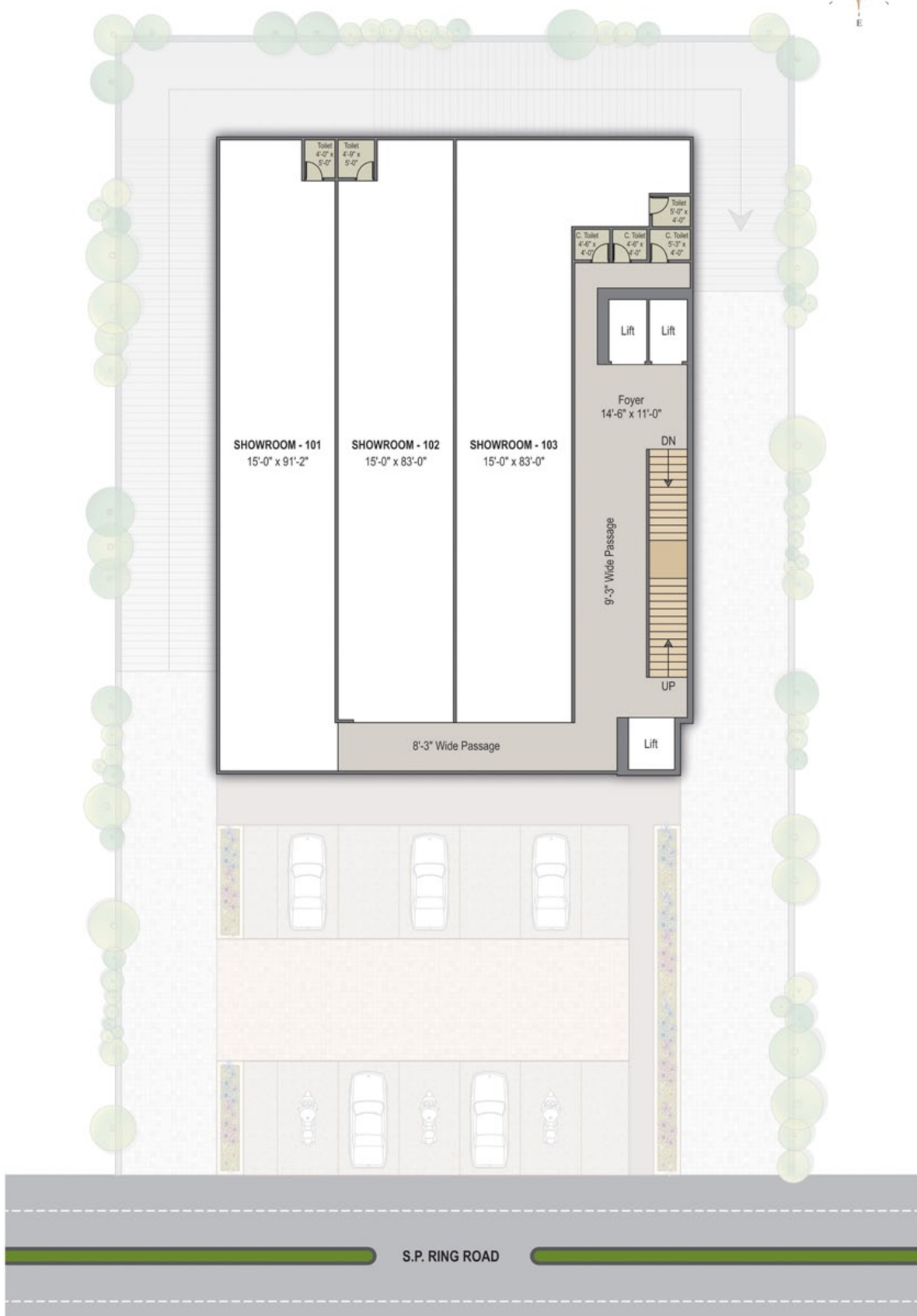
Suryansh Gateway ensures that each entrepreneur gets the space, frontage, accessibility, and footfalls that does justice to their investment and expectations, as preferred by businesses of all kinds and sizes.

- Car Showroom
- Jewellery
- Electronics
- Garments
- Café
- Mobile Store
- Medical Store
- Opticals
- Salon
- Book Shop
- Gift Gallery
- Fast Food
- Laboratory
- Service Center
- C. A.
- Insurance

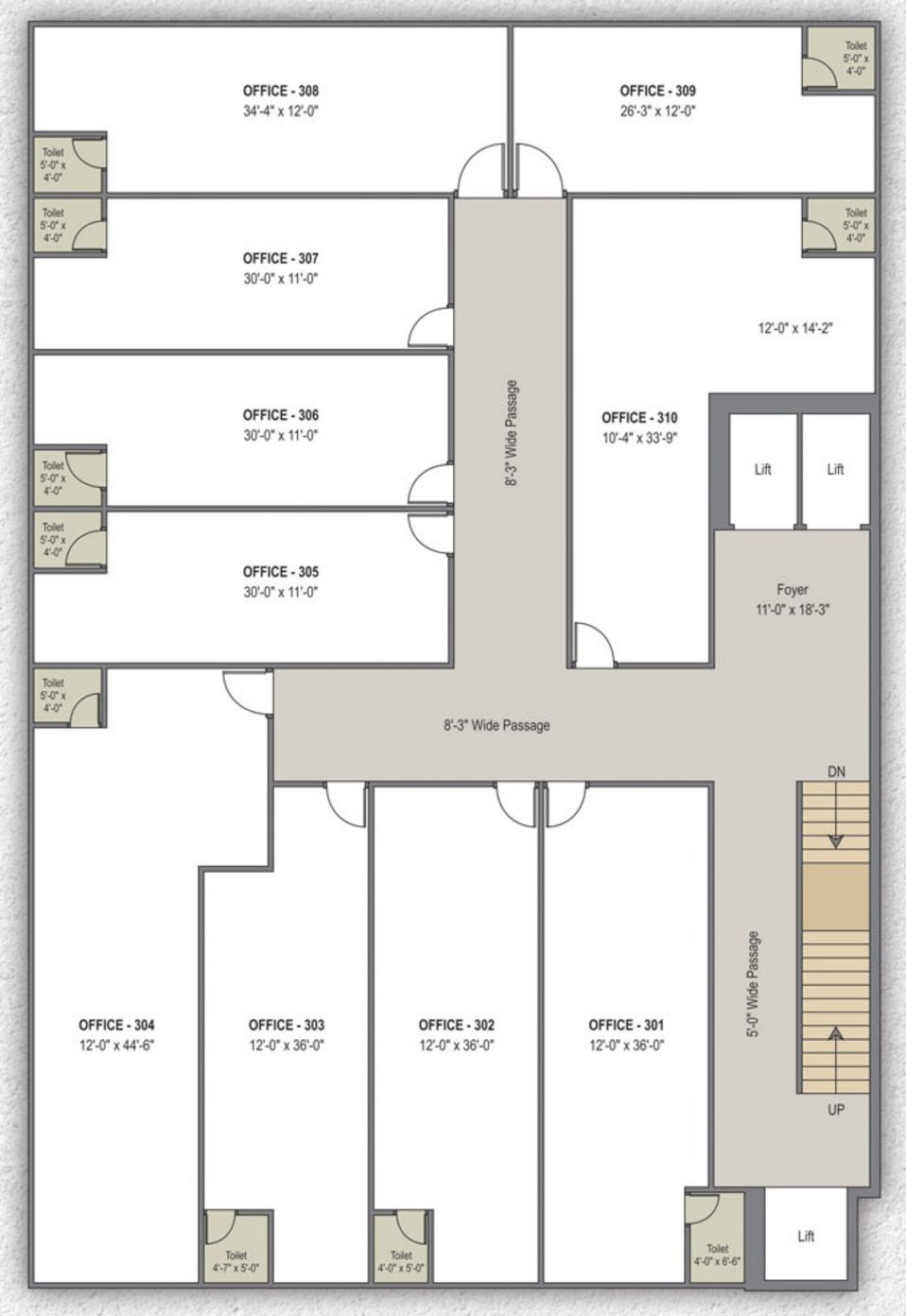
GROUND FLOOR PLAN



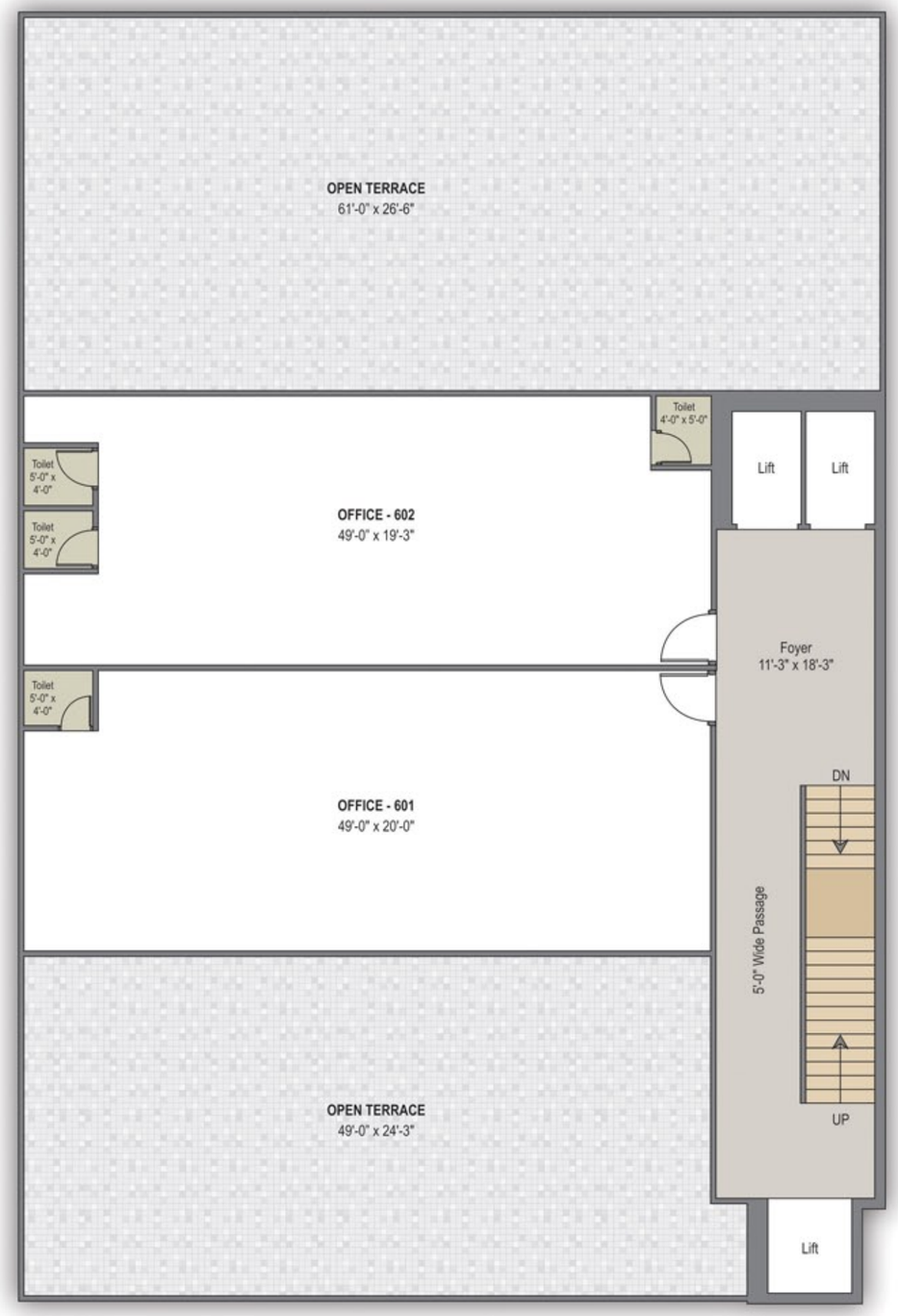
1ST & 2ND FLOOR PLAN



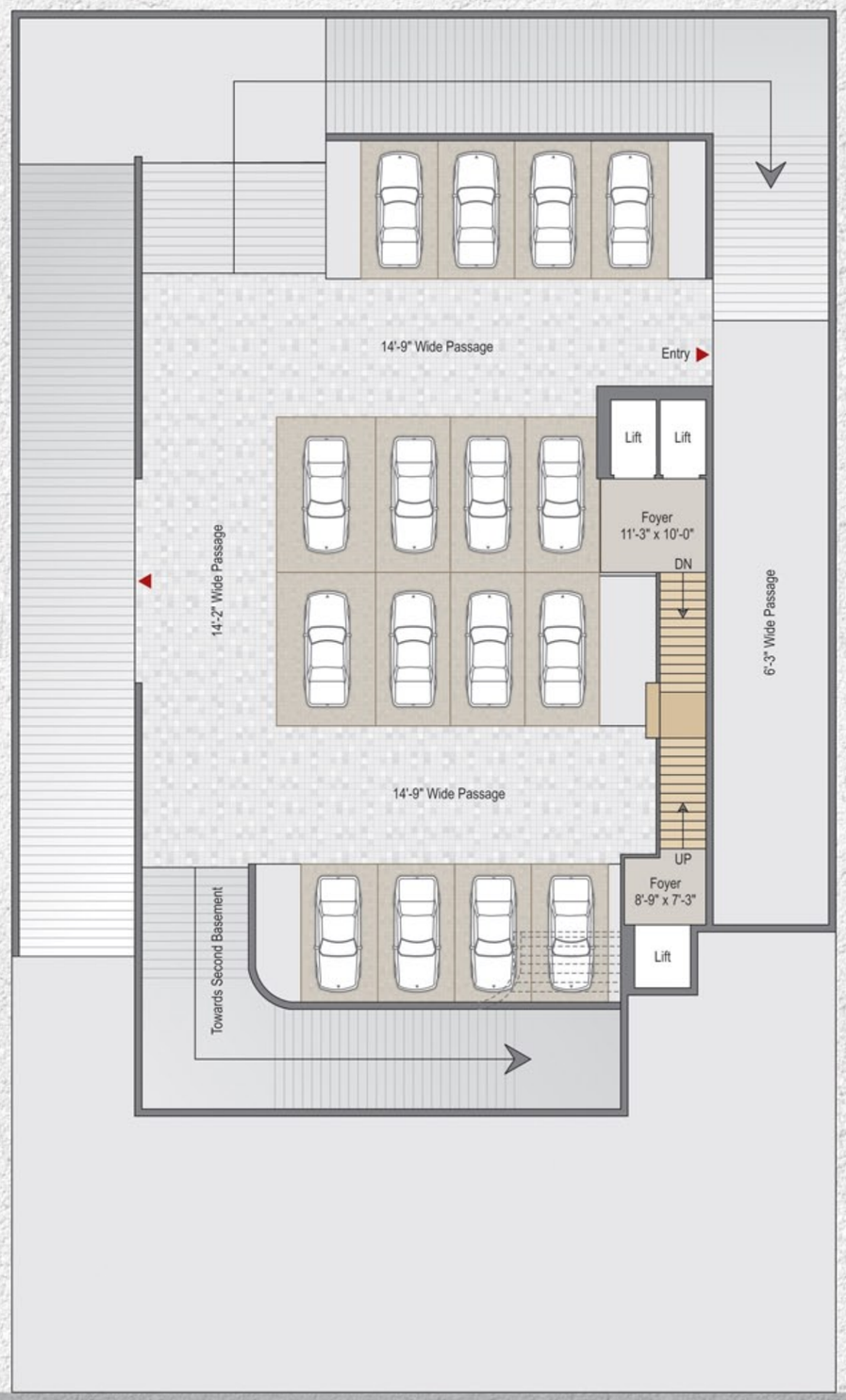
3RD TO 5TH FLOOR PLAN



6TH FLOOR PLAN

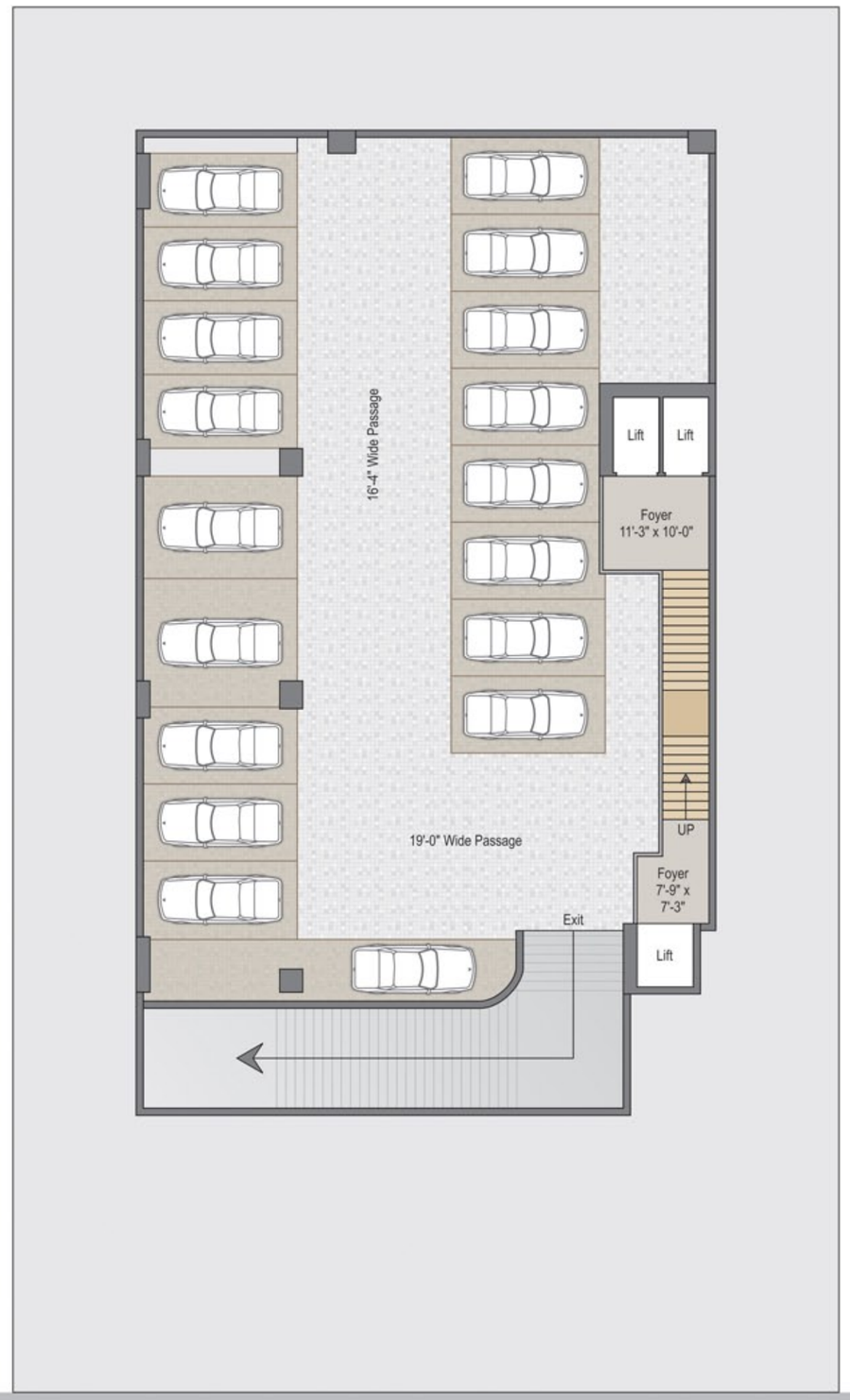


1ST BASEMENT PLAN



S.P. RING ROAD

2ND BASEMENT PLAN



S.P. RING ROAD



SPECIFICATIONS

STRUCTURE
- ▼ Earthquake-Resistant
- ▲ R.C.C. Framework

WALL FINISH
- ▼ All internal Walls finished with putty over Mala Plaster
- ▲ All external Walls finished with double coat sand - face plaster with premium quality Acrylic Paint or as per architect design

DOORS & WINDOWS
- ▼ Decorative Main Entrance Door with brass fitting and fixtures
- ▲ All other doors are flush doors with Laminate finish
- ▼ Wooden framing for all doors
- ▲ Anodized Aluminum sliding Windows

PLUMBING
- ▼ Concealed Plumbing with premium quality pipes and fittings

FLOORING
- ▲ Branded Vitrified Tiles in Showrooms and Offices

BATHROOMS
- ▼ Elegantly designed Bathrooms with Tiles dado upto lintel level
- ▲ Sanitaryware & C.P. fittings of Jaguar or equivalent brand in all Bathrooms

ELECTRIFICATION
- ▼ 3-Phase Concealed Copper flexible wiring with adequate number of electrical points & branded modular switches
- ▲ TV, Telephone, Internet and AC Points in Showrooms and Offices
- ▼ Centralized distribution board with MCBs & ELCB to ensure Safety

FIRE SAFETY
- ▲ Fire Safety as per CGDCR Norms in Project

ELEVATORS
- ▼ 3 Branded-digitized Automatic Elevators

ROADS
- ▲ Internal Concrete Roads with Street Lights

SECURITY SYSTEM
- ▼ CCTV Surveillance within Premises

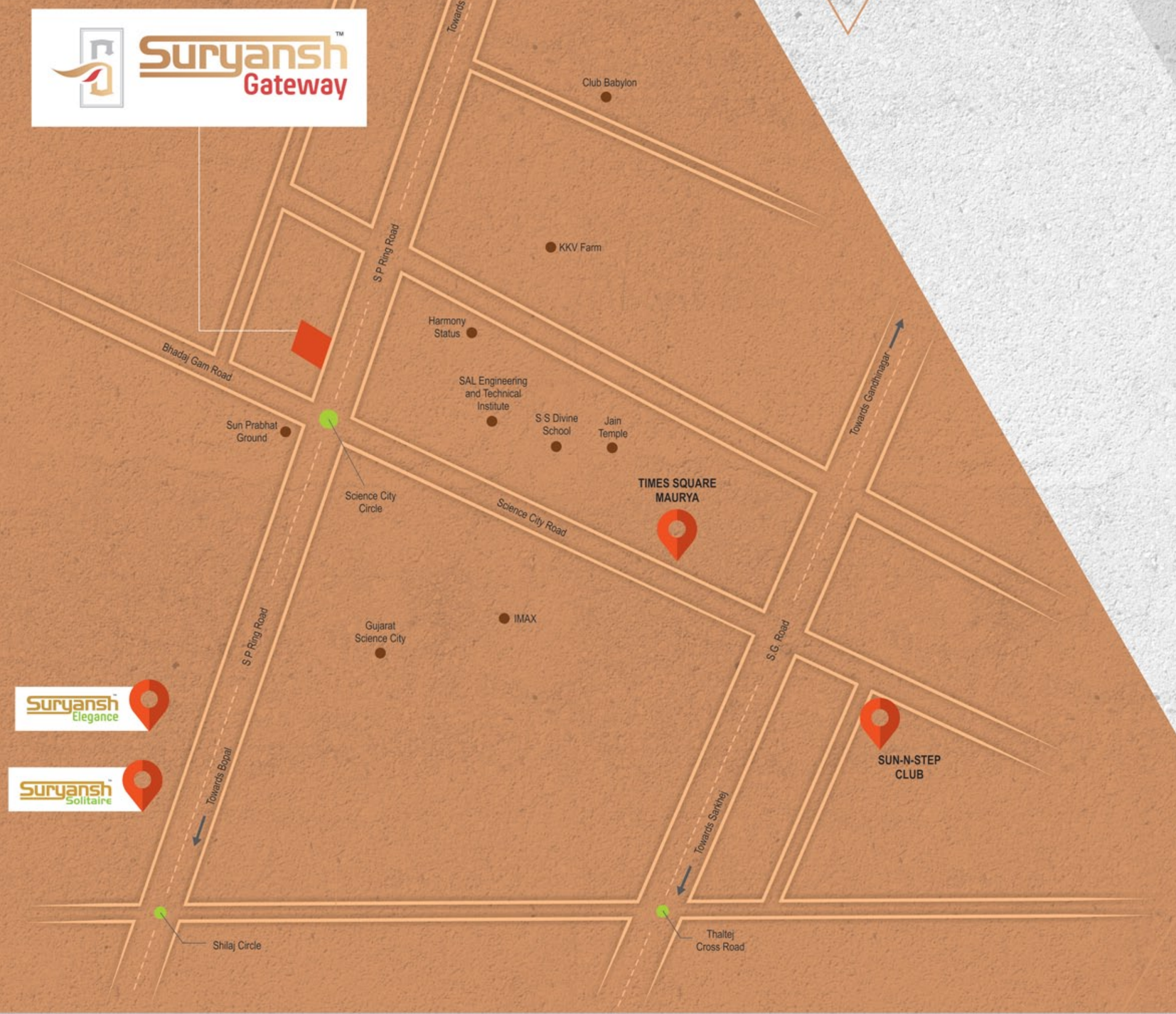
TERRACE
- ▲ Common Terrace finished with suitable Water Proofing & China - Mosaic for heat reflection

PARKING
- ▼ Allotted Parking at Basement

LOCATION
(NOT TO SCALE)



Suryansh™ Gateway



DEVELOPER

SUN BUILDCON

SITE ADDRESS

B/s. Earth Retail, S.P. Ring Road, Science City Circle
Bhadaj, Ahmedabad - 380060.

M: +91 99250 03122 | 93557 76600
Email: info@sunbuildcon.com
Website: www.sunbuildcon.com

ARCHITECT

HETV DESIGN STUDIO

STRUCTURE

AMEE ASSOCIATES

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Designed by:
Openmind 97270 33377

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