



  
**Sant**  
**Vihar II**  
future in lap of nature...

2 & 3 BHK PREMIUM APARTMENTS & SHOPS



# WELCOME

INTO YOUR OWN PARADISE

## Realise More Opulence on Arrival

Grand entrance for grander first impression.  
Everything about Shant Vihar II says welcome  
to the life of modern luxuries and dreamlike comforts.  
**2 & 3 BHK Premium Apartments & Shops**



MOVE INTO  
NATURE'S PARADISE WITH  
THE SYMPHONY OF ELEGANCE...





  
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GET READY FOR  
DREAMLIKE LIFESTYLE







## Add More Prestige to Abode.

When it comes to the good things in life, it's natural to expect more. fantastic location, stunning architecture, lifestyle amenities and lush landscape we have it all.







## Find More Craft in Architecture

Exuding style and panache, these homes are a statement to the world that style, comfort and luxury can and do go together.

SANT VIHAR 2

ELEGANT ENTRANCE GATE ■  
SECURITY CABIN ■  
SCHOOL DROP OFF ZONE ■





**Rejoice More**  
**Beauty all around**

Experience the best of both worlds—the bounty of nature and modern luxuries of the clubhouse. Discover the joys of life.

  
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## Experience More Joy in Play Everyday

Stepping out of your apartment opens up a world of recreation, games and adventure. Excitement and enjoyment will be part of everyday.

## Lifestyle Amenities

Children  
Play Area



Landscaped  
Garden



Indoor Game  
Zone



24 x 7 CCTV  
System



2 Lift in  
Each Block



24 Hr. Water  
Supply



Fire Safety  
System



Designer  
Gazebo



Senior  
Citizen Sitting



Video Door  
Phone



Gymnasium







GYMNASIUM



LIVING ROOM



ELEGANT ENTRANCE FOYER



DINNING & KITCHEN

All Pictures shown in the amenities are for presentation & understanding purpose only.





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DESIGNED TO  
FIT INTO YOUR  
IMAGINATION





 **Layout Plan**

## SPECIFICATIONS

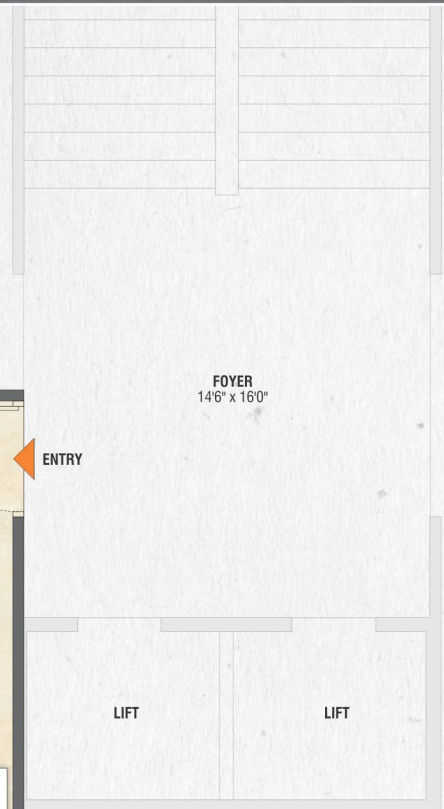
-  **STRUCTURE** \*  
R. C. C. frame Structure.  
Structure design as per IS code considering earthquake resistance.
-  **WALL** \*  
All internal walls will be finished with putty over mala plaster.  
All external wall will be finished with double coat mala Plaster with texture finish.
-  **PLUMBING** \*  
Concealed plumbing with premium quality pipes and fittings.  
For continuous water supply, a common borewell.
-  **KITCHEN** \*  
Ready to use granite finished platform with SS sink, Designer glazed tiles with dado up to bim level and also below the platform.  
Electrical point for microwave and mixer.  
Plumbing and electrical provisions for water purifier & washing Machine, Kota stones self in store room.
-  **FLOOR FINISH** \*  
Premium Quality vitrified tiles in drawing, dining, kitchen & all bedrooms.
-  **DOORS & WINDOWS** \*  
Decorative wooden polished main entrance door with brass fitting and fixtures. All other doors are flush doors.  
Fully/Galzed aluminum Windows with stone revile.
-  **ELECTRIFICATION** \*  
Concealed copper flexible wiring with adequate number of electrical points & branded modular switches.  
TV point in drawing room & TV & AC Points one bedrooms.  
Centralized distribution board with MCBs & ELCB for safety protection.
-  **TOILETS** \*  
Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware.
-  **TERRACE** \*  
Open terrace finished with suitable water proofing & china - mosaic flooring for heat reflection.
-  **FIRE** \*  
Government approved fire safety system.





### BLOCK A

Unit No.  
101 to 1001, 202 to 1002  
303 to 1003, 104 to 1004







# 3 BHK

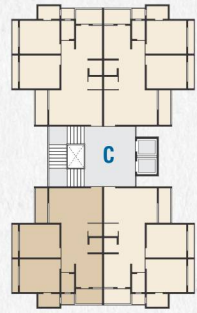
UNIT FLOOR PLAN

## BLOCK B

Unit No.  
101 to 701, 102 to 702  
103 to 703, 104 to 704

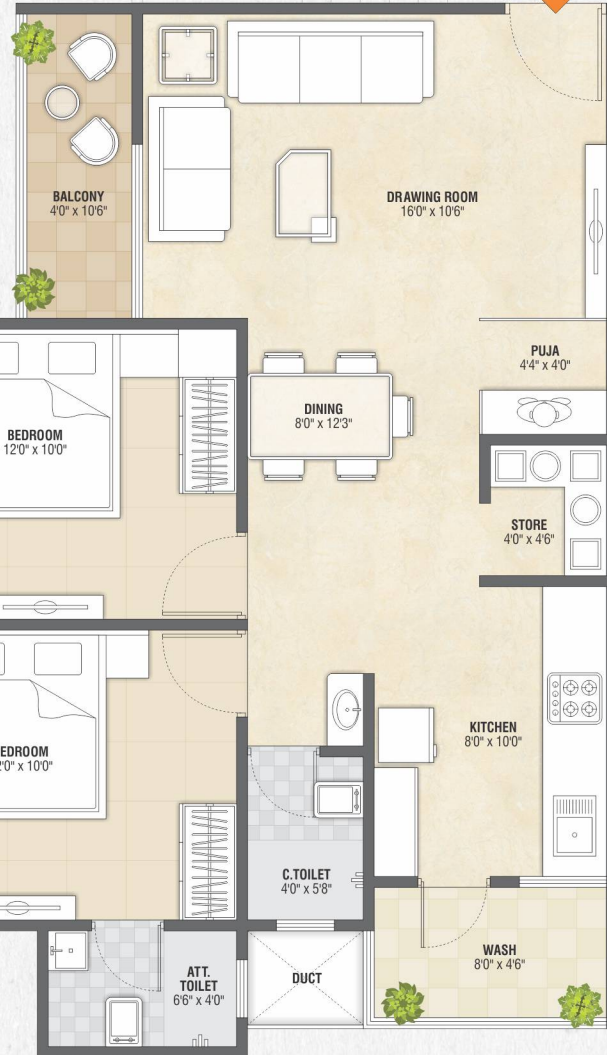






FOYER  
18'0" x 12'0"

ENTRY



BLOCK C

Unit No.  
101 to 701, 102 to 702  
103 to 703, 104 to 704

2BHK  
UNIT FLOOR PLAN

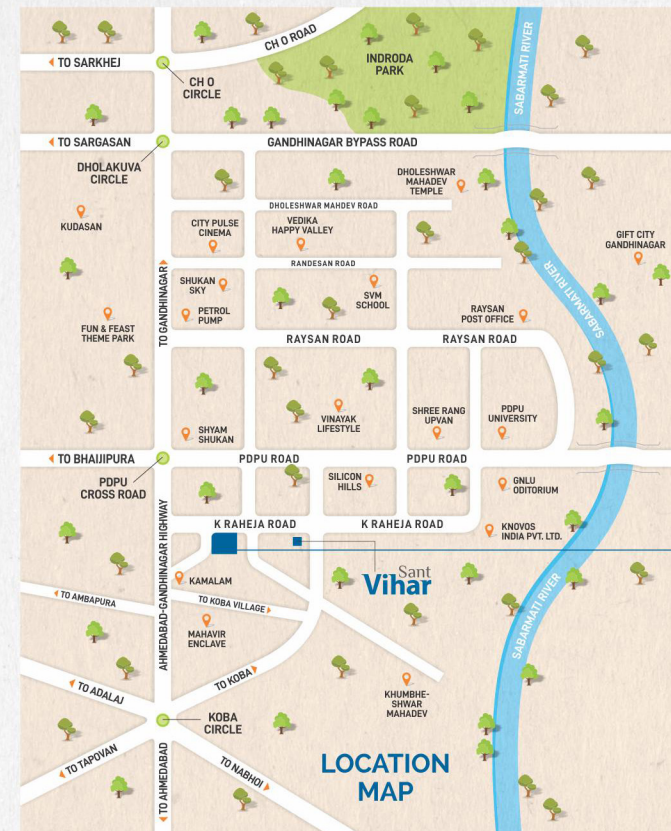
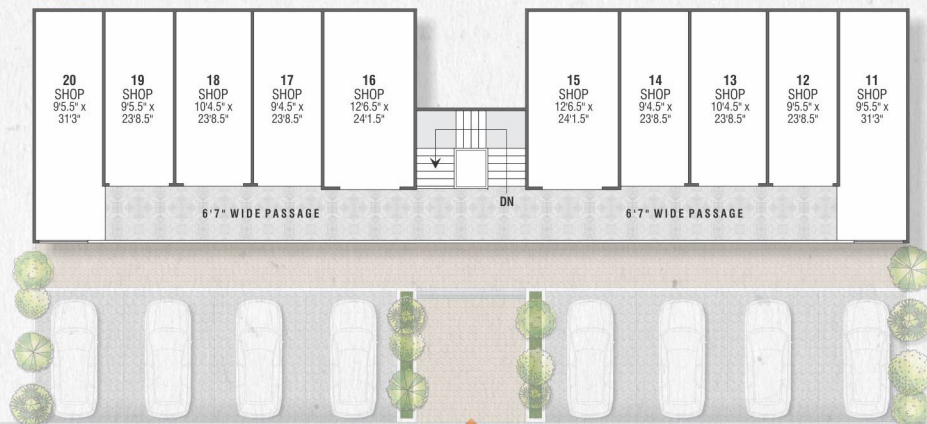




## SHOPS



## SHOPS



## CENTER OF LIVING

- PROPOSED METRO : 0.5 km.
- SCHOOL, UNIVERSITY : 1.0 km.
- STORE AND MALL : 1.0 km.
- HOSPITAL : 2.0 km.
- MULTIPLEX CINEMA : 3.0 km.
- GIFT CITY : 3.0 km.
- AHMEDABAD AIRPORT : 11.0 km.

## Sant Vihar II

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**Site Address :** Sant Vihar II,  
K-Raheja Road, Nr-PDPU Chowkdi,  
Koba-Gandhinagar Road, Gandhinagar.

For more details :  
+91 98250 14388  
+91 98981 84408

### ARCHITECT

**niman ASSOCIATES**  
RAJEN MISTRY  
M.98250 60576

### STRUCTURAL DESIGN

**Consultant Civil Engineer And Structural Designer**

### ELECTRICAL & PLUMBING

**ECS**  
PIYUSH SHAH

### 3D

**DESIGN PIXELS**  
M : 9227211987

Rera Regi. No. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA05421/100519 WEB : gujrera.gujarat.gov.in

**Legal 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 will 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 schemes shown are artist's impressions. Actual may be different as per architect's designs. All dimensions shown here are unfinished to unfinished wall. The brochure is intended only to convey the essential design and technical features of the scheme.





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