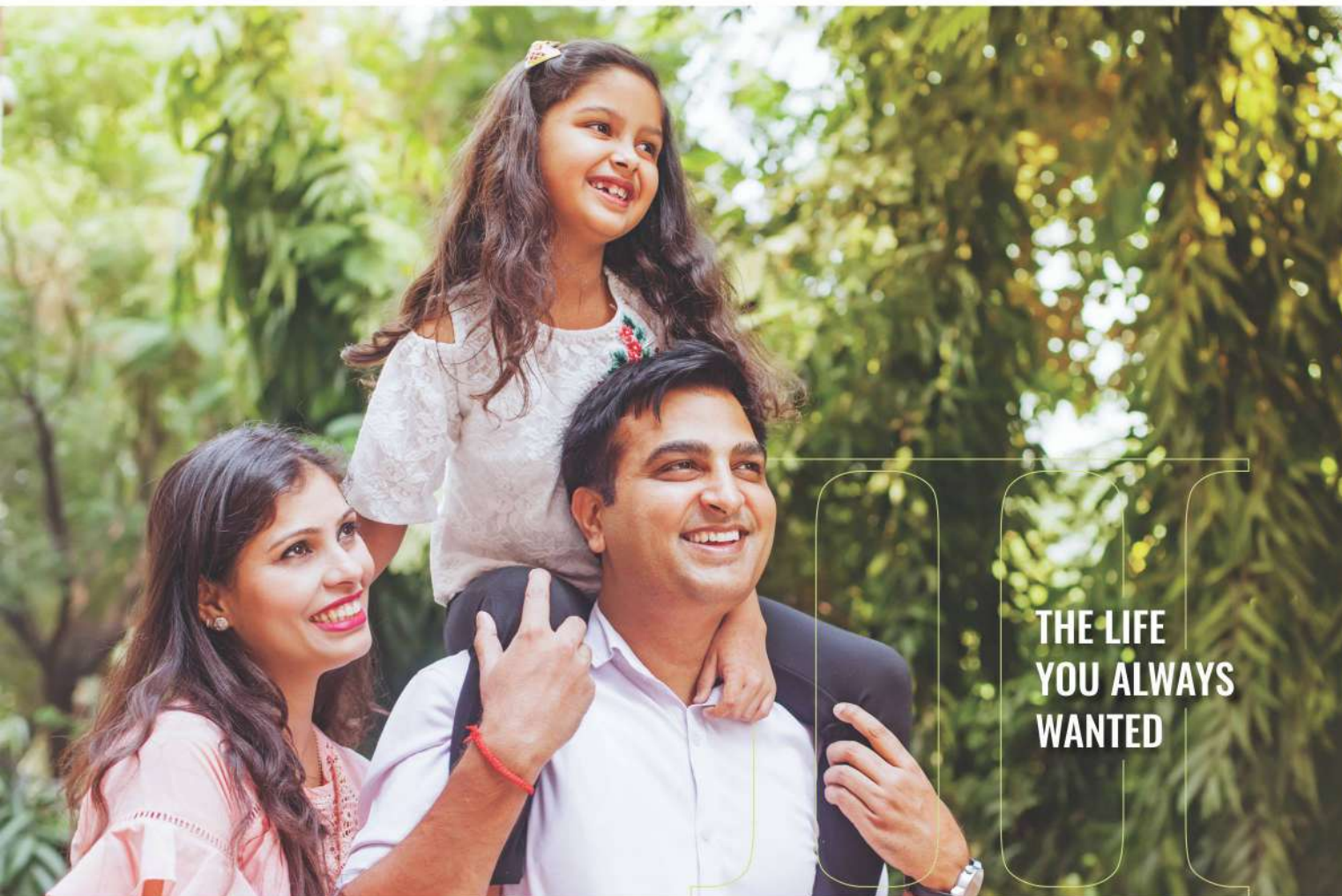




3 & 4 BHK LAVISH APARTMENTS
SHOPS | SHOWROOMS



THE LIFE
YOU ALWAYS
WANTED



3 & 4 BHK LAVISH APARTMENTS
**THOUGHTFULLY CRAFTED
& PERFECTLY DETAILED**

Sant Vihar 3 is a truly wonderful opportunity that has come knocking at your door. Safety, security, comfort and luxury, all come together seamlessly to create a home that is nothing short of perfect.

AT GREEN CITY GANDHINAGAR



THE BEST OF GANDHINAGAR AT YOUR DOORSTEP



Located at Greencity Gandhinagar, one of the most premium areas! Sant Vihar 3 enjoys great connectivity with city's major establishments such as IT Parks, hotels, educational and business institutions. The area has a great social & civic infrastructure as well!!

Its connectivity & proximity makes Sant Vihar 3 a prime residential property in locality. It is also surrounded by young, cosmopolitan, high income group residing in catchment areas.



3 TOWER
SCHEME

13 STOREYED
APARTMENTS

2 LEVEL
BASEMENT

4 ROAD
CORNER LOCATED

EXTRAORDINARY WONDER IN THE FORM OF LIVING SPACE

Sant Vihar 3 is located on the 80.00 Mt. wide K-Raheja Road, next to metro station & Ahmedabad - Gandhinagar Highway.

Sant Vihar 3 ensures that you enjoy everything from vibrant contemporary convenience to pristine natural beauty, easy accessibility to soothing serenity. Residing at this coveted address will bring you location advantages and connectivity like none other.



DESIGNED TO GIVE YOU THE BEST OF LIFE

Sant Vihar 3 is your true home. It's an architectural wonder built on revolutionary idea. It's an ultra-lavish urban habitat designed to give you the best of life. But more than anything else, it is about bringing you closer to Nature again.



A VIEW OF THE HORIZON

Your balcony is your canvas to bring alive your love for nature. Paint the ambience green and bring home the freshness to revel in. Level up the game of decor with your pick of plants and flowers for a never-seen-before escape within your own home.

3 BHK - 19'-0" LONG BALCONY (TOWER A & B)

4 BHK - 16'-7" LONG BALCONY (TOWER C)







PURITY THROUGH THE DESIGNED ENVIRONMENT

Architectural play in design is of utmost importance in designing spaces. A blend of form and function with the right balance is relatable and worth living and that is what you will find at Sant Vihar 3.

24 X 7 SECURITY WITH CABIN

ATTRACTIVE ENTRANCE GATE

24 X 7 CCTV SURVEILLANCE

4 ROAD CORNER LOCATION

2 LEVEL BASEMENT PARKING

SHOPS & SHOWROOMS





OPEN SKY, NATURAL LIGHT PURE AIR, GREEN COVER

Everything at Sant Vihar 3 has been conceived to nurture your being. Each apartment enjoys open views of lush green landscaping and modern luxuries. The fine habitat boasts of infinite open stretch of greenery and state-of-the-art amenities to make your life pleasant and peaceful.

01 - LANDSCAPED GARDEN

02- CHILDREN PLAY AREA

03 - SANDPIT FOR KIDS

04 - AMPHITHEATER

05 - GAZEBO WITH SEATING

06 - SHRUB BEDS

07 - SWING COURT

08 - GYMNASIUM & YOGA

09 - MULTI-PURPOSE HALL

10 - INDOOR GAME ZONE

11 - MINI THEATER

12 - SENIOR CITIZEN SEATING

EACH AND EVERY ASPECT
ABSORBED IN NATURE



CHILDREN PLAY AREA

LANDSCAPED GARDEN

OPEN AMPHITHEATER

LIVE THE GLORY OF EXCELLENCE IN DESIGN AND LANDSCAPING

This epitome of luxury is conceptualized to stand distinguished with its rich aesthetic appeal which reflects in its beautiful use of spaces. No doubt, Sant Vihar 3 is designed to delight one and all.





BEAUTIFUL SHRUB BEDS

FEATURE WOODEN SEATING

SWING COURT WITH SEATING

BOUND TO BE YOUR FAVOURITE SPOT

The lush surrounding planned with finesse lets you discover a uniquely calm and secluded environment making it a perfect spot for you to sit and relax and for your little ones to play and rejoice.





WELL EQUIPPED GYMNASIUM

ELEGANT MINI-THEATER

YOGA & MEDITATION AREA

WHERE EVERY PLAY IS ABOUT FUN & FITNESS

Move your body and lift your spirit with our high-end fitness centre that delivers high intensity work out, restorative meditation and everything in between. Build muscles, learn new skills and improve your health in a supportive, fun-loving environment at Sant Vihar 3.





INDOOR GAME ZONE

MULTI-PURPOSE HALL

LIBRARY ROOM

THE GLORY TO RECREATE, READ & REJUVENATE

Indoor games and libraries equipped with the best, so many amazing choices for indoor games that you would just want to stay inside and have super fun with your friends and family.





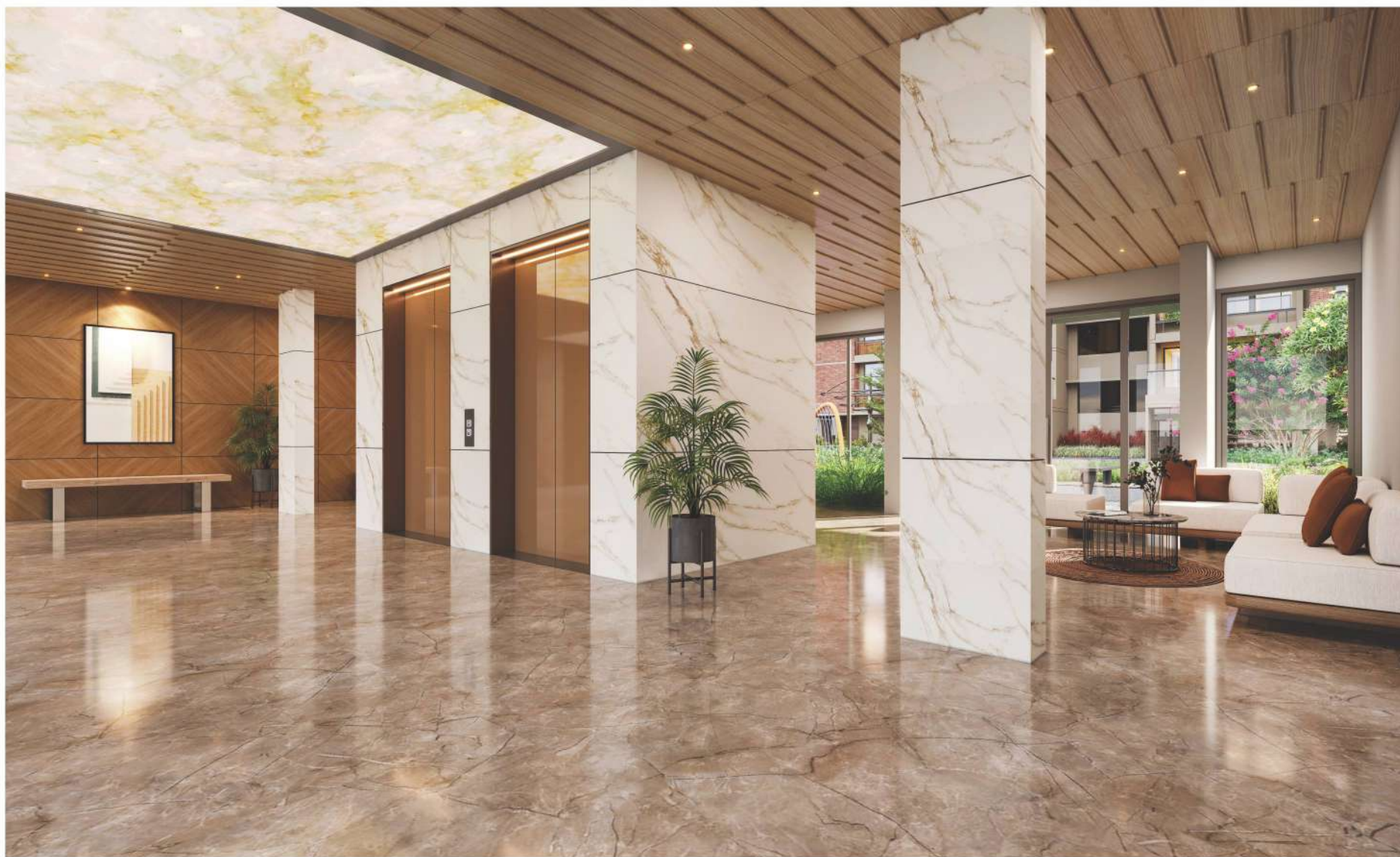
**ARRIVE IN STYLE.
BE WELCOMED LIKEWISE.**

Let the undulating expanse of granite, Italian marble flooring and smooth walls, envelope you in its rich embrace. The visual impact, on arrival, spells class and sophistication, the kind you've come to expect.

3 BHK ELEGANT ENTRANCE FOYER

TWO LIFTS ON EACH FLOOR





OPULENCE EXEMPLIFIED.
ENJOY GORGEOUSNESS & GRANDEUR.

Palatial feel as never seen before, the 4 BHK apartments constitute only two apartments on each floor and they come with two elevators apart from a service elevator in each tower.

4 BHK ELEGANT ENTRANCE FOYER

TWO LIFTS ON EACH FLOOR



LEGENDS

- | | |
|----|-----------------|
| 01 | Lawn |
| 02 | Mounds |
| 03 | Pergola |
| 04 | Feature seating |
| 05 | Movable pots |
| 06 | EPDM flooring |
| 07 | Kids' play area |
| 08 | Sandpit |
| 09 | Shrub beds |
| 10 | Feature wall |
| 11 | Sculpture |
| 12 | Swing |
| 13 | Amphitheater |
| 14 | Grasscrete |
| 15 | Stone pavers |
| 16 | Wooden seating |



GROUND FLOOR PLAN







4th - 13th
FLOOR PLAN



3 BHK

UNIT FLOOR PLAN

TOWER A

UNIT NO. 101 TO 301,
401 TO 1301, 402 TO 1302,
403 TO 1303, 404 TO 1304

TOWER B

UNIT NO. 101 TO 301,
102 TO 302, 401 TO 1301, 402 TO 1302
403 TO 1303, 404 TO 1304





TOWER C

UNIT NO.

101 TO 1301, 102 TO 1302

4 BHK

UNIT FLOOR PLAN

Sant Vihar3
future in lap of nature...



FLOORING

- Vitrified tiles flooring in the drawing, living, dining, kitchen and all passages
- Vitrified tiles in all bedrooms & store areas



PLUMBING WORK

- C.P.V.C./U.P.V.C. Water supply pipes & PVC pipes for soil, waste & drainage systems
- Plumbing fittings Jaquar or equivalent
- Premium quality sanitary ware



ELECTRICAL

- 3 Phase concealed copper wiring with adequate numbers of points in all rooms
- Branded modular switches
- Provision for DTH and internet points
- Provision for ELCB, MCB distribution box



STRUCTURE

- RCC framed structure
- Structure design as per IS code for earthquake resistance

KITCHEN



- Platform-mirror polished granite/quartz with S.S.Sink
- Decorative tile dado up to the lintel level on the walls above platform
- Marble/ Kota self in store room



EXTERNAL & INTERNAL FINISHES

- External double coat mala plaster with texture paint
- Internal single coat mala plaster with putty finish

SPECIFICATIONS



DOOR & WINDOWS

- Attractive main wooden door
- Wooden flush door in all bedrooms
- Other bedrooms-flush doors fitting & fixtures
- Windows aluminum sections with branded glass



WATER TANK

- Overhead water tank in each block
- Underground water tank



BATHROOMS

- Vitrified/ceramic/glazed tiles dado up to the lintel level
- Granite/composite marble basin counters and wash basins



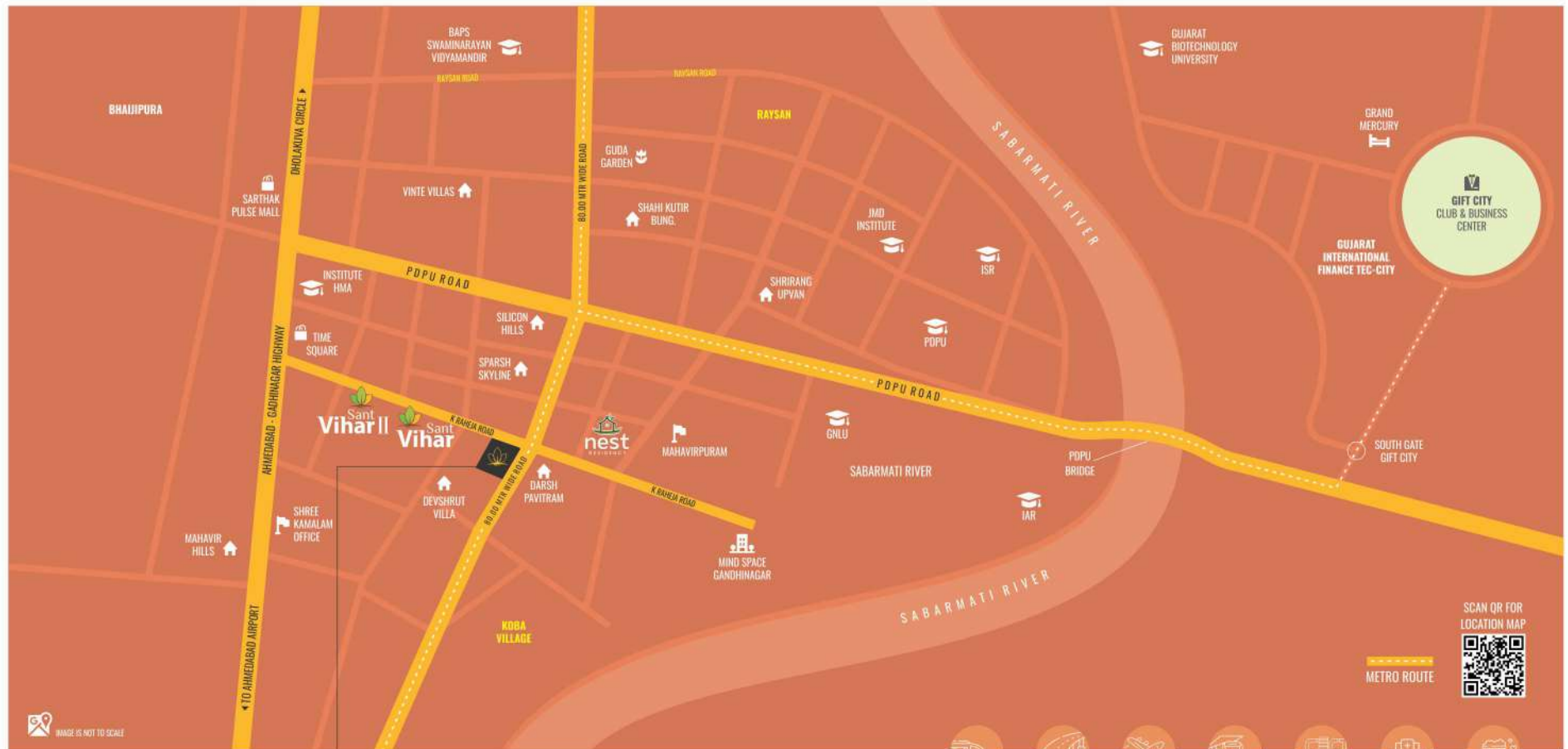
SALIENT FEATURES

- Well landscaped garden with well designed sit out area
- Main gate with security cabin & automated boom barrier
- Bore well for 24 hours water supply
- Allotted car parking in 2 level basement
- CCTV camera surveillance for all common areas
- Generator for lift/water supply & common area
- Solar panel at roof-top generates clean energy for common utility energy consumption



WASH AREA

- Anti-skid flooring with dado of ceramic/glazed tiles up to sill level
- Provision for washing machine with electric and plumbing point



Site : Sant Vihar 3, Opp. Darsh Pavitram, K Raheja Road, Koba, Gandhinagar, 382007.

For more information : +91 76003 14387, 93167 32284

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GIFT CITY
4.50 KM.



24 X 7 HOSPITAL
5.30 KM.



MALL & MOVIE
6.30 KM.

ARCHITECT



HM ARCHITECTS

STRUCTURE



HNS DESIGN

LANDSCAPE DESIGN



Studio 2 + 2

MEP CONSULTANT

APOORVA
PARIKH

AHMEDABAD

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MN284AA10184/261222
web : www.gujrera.gujarat.gov.in

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