

SANGINI

SKYTERIA

5 BHK TRANQUIL APARTMENTS

AN OASIS OF
SUPREME
LUXURY AND
ETERNAL
ELEGANCE AWAITS YOU

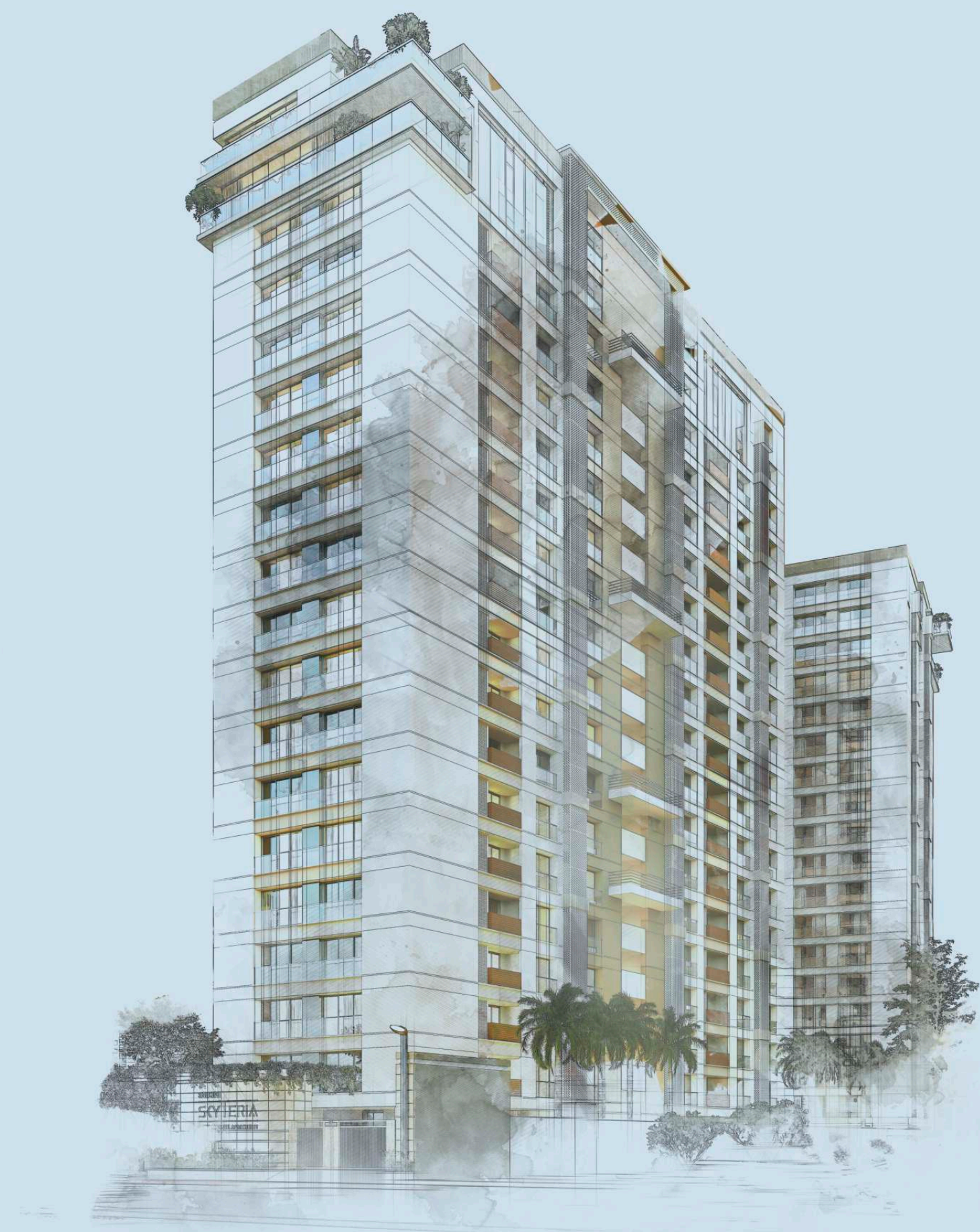
SANGINI
SKYTERIA
5 BHK TRANQUIL APARTMENTS

33

SCENIC.
SUPERIOR.
SPACIOUS.

1 EXCLUSIVE ADDRESS

A truly one-of-its-kind residential landmark of Surat decked with marvellous features and amenities on its path to redefine the definition of high-end luxury. It's a home that celebrates your accomplishments and promises happiness forever.



SANGINI SKYTERIA



5 BHK TRANQUIL APARTMENTS

Site Address : Near Money Arcade, Opp. Sangini Arise,
Besides Milap Residency, Off Vesu-Canal Road, Vesu, Surat-395007



LOCATION MAP

NEAR BY CONNECTIVITY

-  Surat Diamond Bourse : 6 Km
-  International Airport : 7 Km



SANGINI
SKYTERIA
5 BHK TRANQUIL APARTMENTS

A LIFE MORE

SCENIC

Surat's skyline is about to become way more exquisite as these marvellous towers rise gloriously to touch the horizon.



Lake View
Apartments

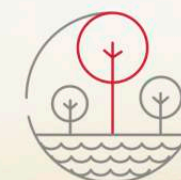


University's
Cricket Ground



City
Skyline





THE MOST BEAUTIFUL VIEWS

One of the most luxe location of the city now comes with the mesmerizing views of university ground and serene lake.



— A PICTURESQUE PLACE — TO LIVE AT

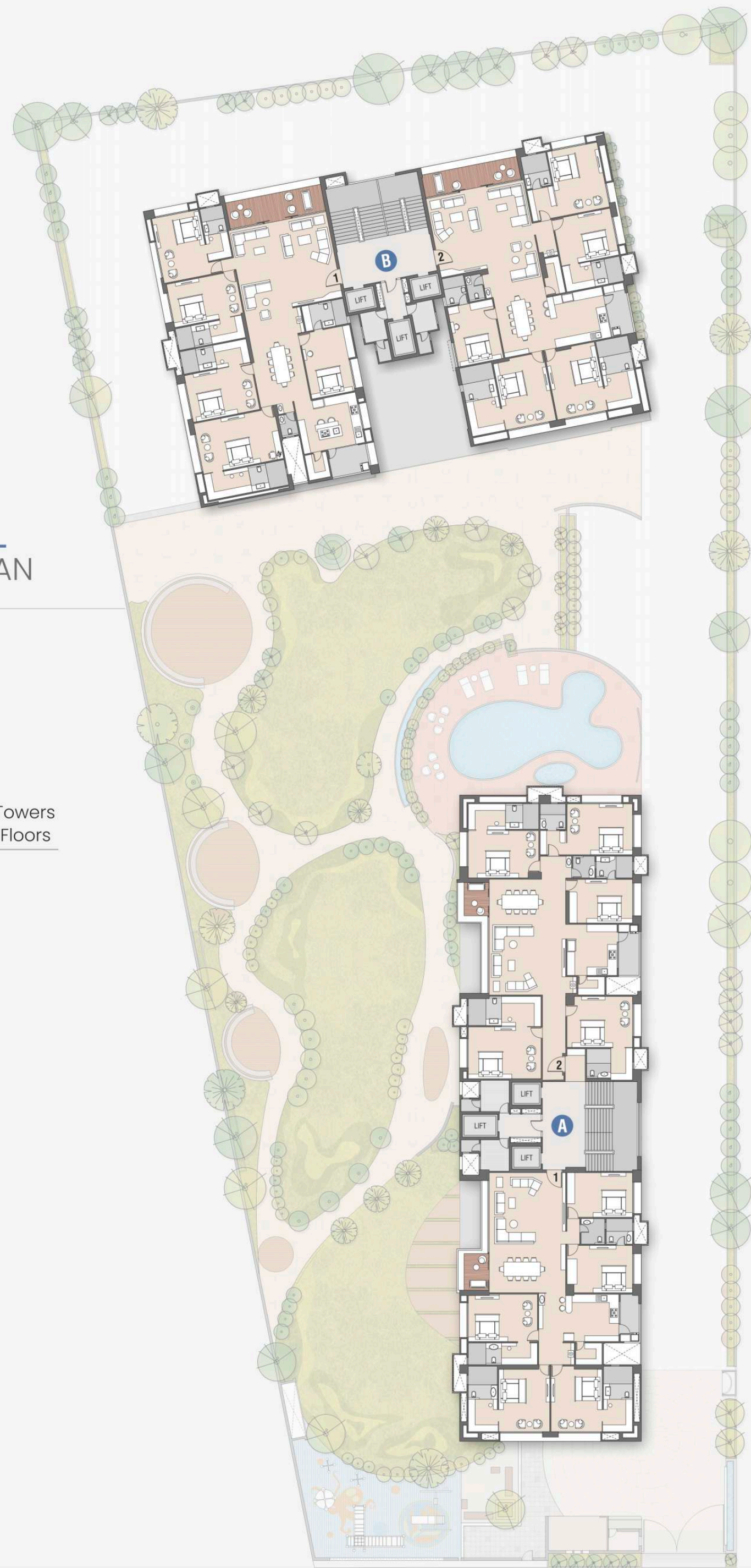
Set just next to the pristine lake, your apartment has a blissful backdrop of nature you can enjoy for a lifetime. The tranquility, the ambience, the harmony you feel is simply unparalleled.



* TYPICAL
FLOOR PLAN



2 Towers
18 Floors



60 FT. WIDE ROAD



ELEVATION THAT WOWS YOU

As soon as you look at the splendid architecture, you will be spellbound by its imperial glory, opulent craftsmanship and eternal beauty.







A LIFE MORE



Sangini Skyteria entails many lifestyle amenities, custom-made for all your desires. From relaxation to entertainment to rejuvenation we have got you covered. Sneak a peek into your fantastic future.



10,500 Sq. Ft. of
Exclusive Amenities



20,500 Sq. Ft. of
Landscaped Garden



68 Exclusive
Apartments

* GROUND FLOOR PLAN

LEGEND

- 01) ENTRY / EXIT
- 02) SECURITY CABIN
- 03) PICK-UP & DROP-OFF ZONE
- 04) SEAT-OUT
- 05) CHILDREN PLAY AREA
- 06) LANDSCAPED GARDEN
- 07) BANQUET HALL (1475 SQ. FT.)
- 08) BANQUET KITCHEN & WASH
- 09) MALE WASHROOM
- 10) FEMALE WASHROOM
- 11) RECEPTION FOYER
- 12) GYMNASIUM (1750 SQ. FT.)
- 13) LOCKER
- 14) STEAM
- 15) SHOWER
- 16) SWIMMING POOL
- 17) BABY POOL
- 18) JOGGING / WALKING TRACK
- 19) MINI THEATER (840 SQ. FT.)
- 20) SOCIETY OFFICE
- 21) YOGA / MEDITATION / AEROBICS (425 SQ. FT.)
- 22) TODDLERS ZONE (525 SQ. FT.)
- 23) INDOOR GAMES (1030 SQ. FT.)
- 24) RAMP
- 25) PARKING



60 FT. WIDE ROAD

PREMIUM AMENITIES



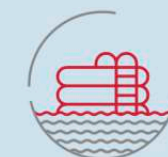
BANQUET HALL



BANQUET KITCHEN & WASH



SWIMMING POOL



BABY POOL



POOL DECK



GYMNASIUM



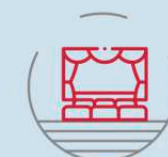
STEAM



SHOWER



LOCKER



MINI THEATER



INDOOR GAMES



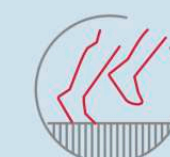
TODDLERS ZONE



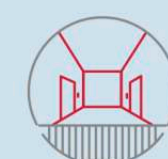
CHILDREN PLAY AREA



YOGA / MEDITATION / AEROBICS



JOGGING / WALKING TRACK



GRAND RECEPTION FOYER



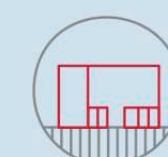
SOCIETY OFFICE



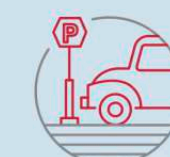
LANDSCAPED GARDEN



GARDEN SEAT-OUTS



PICK-UP & DROP-OFF ZONE



VISITORS PARKING



THE POOL OF UTMOST BLISS

A shimmering swimming pool filled with calming waters will surely wash away all your stress and anxiety. It's an oasis of tranquility waiting for you.





A UTOPIA OF SERENITY

Lush landscape, beautiful plantations and lovely seat-outs; they are all positioned to bring you much closer to the nature.



— WHAT A DELIGHTFUL — PLACE TO BE

Living becomes a really delightful experience
when all that you desire is right at your doorstep.
This is how a privileged life looks like.



— SO MANY — REASONS TO SMILE

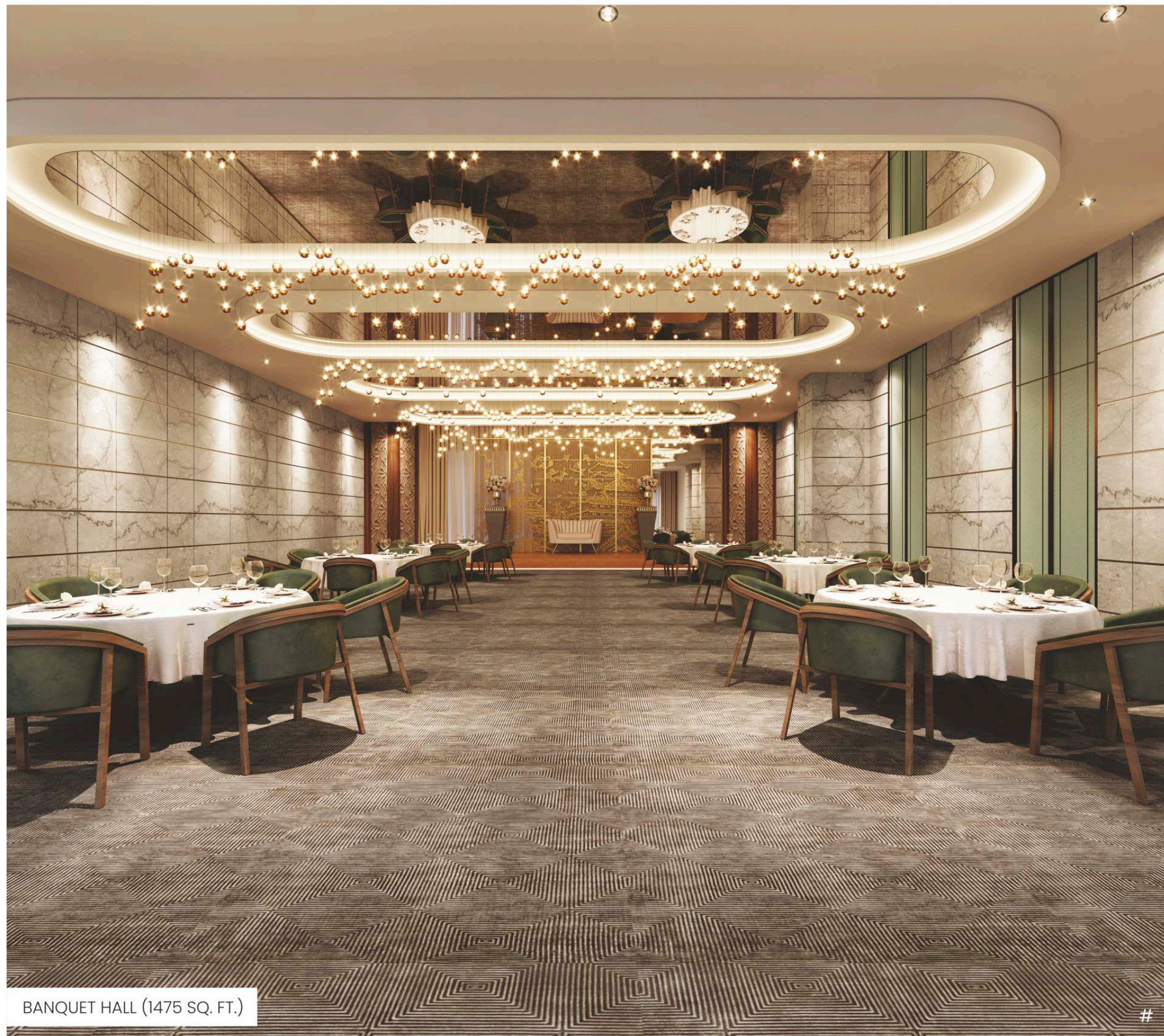
Watch your kids hop, skip, jump, play and have
good times in a space designed to elevate the joys
of childhood.





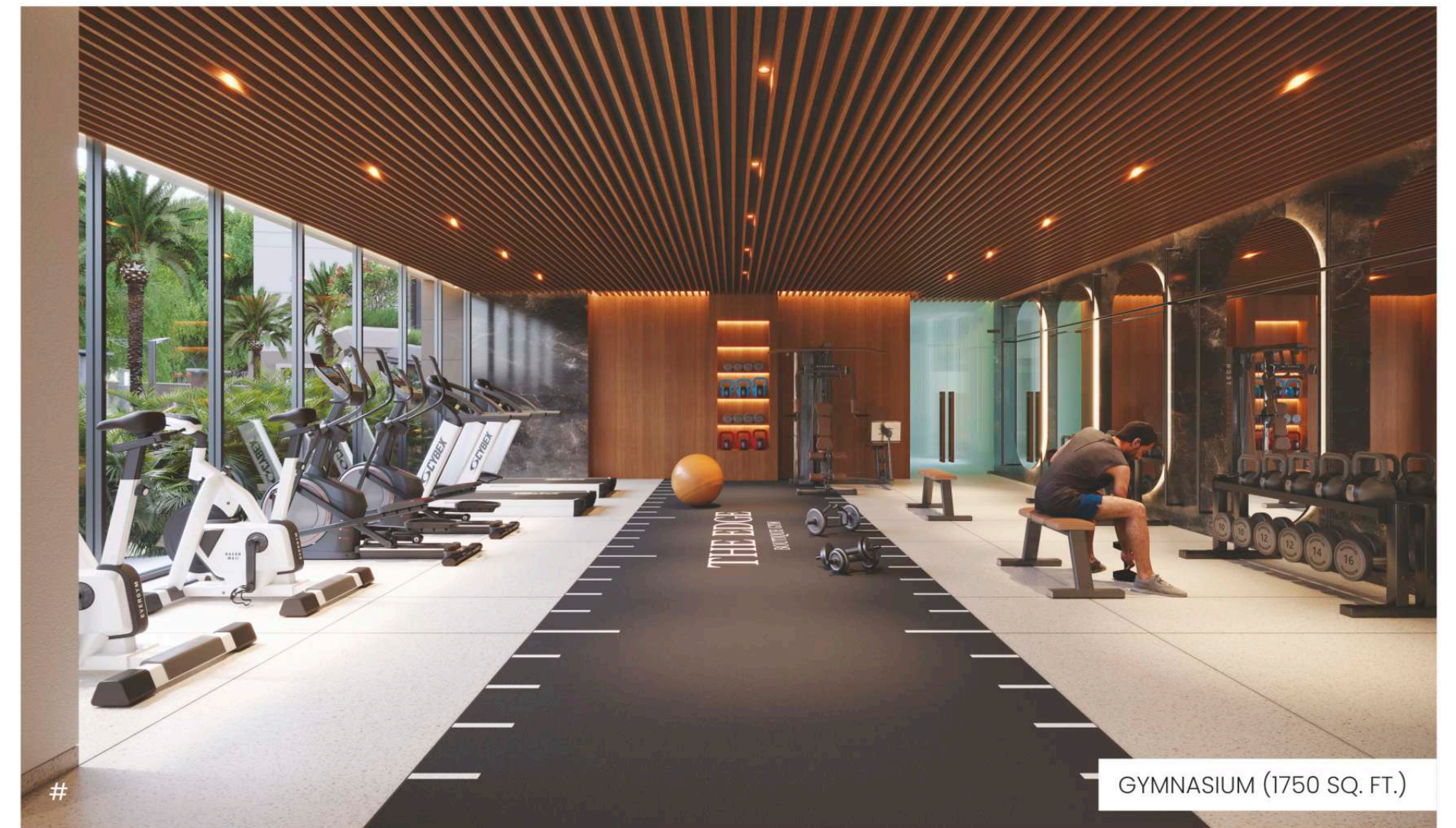
— CHERISH THE SPECIAL MOMENTS —

Create beautiful memories that last a lifetime as you celebrate those special occasions in an extravagant banquet hall.



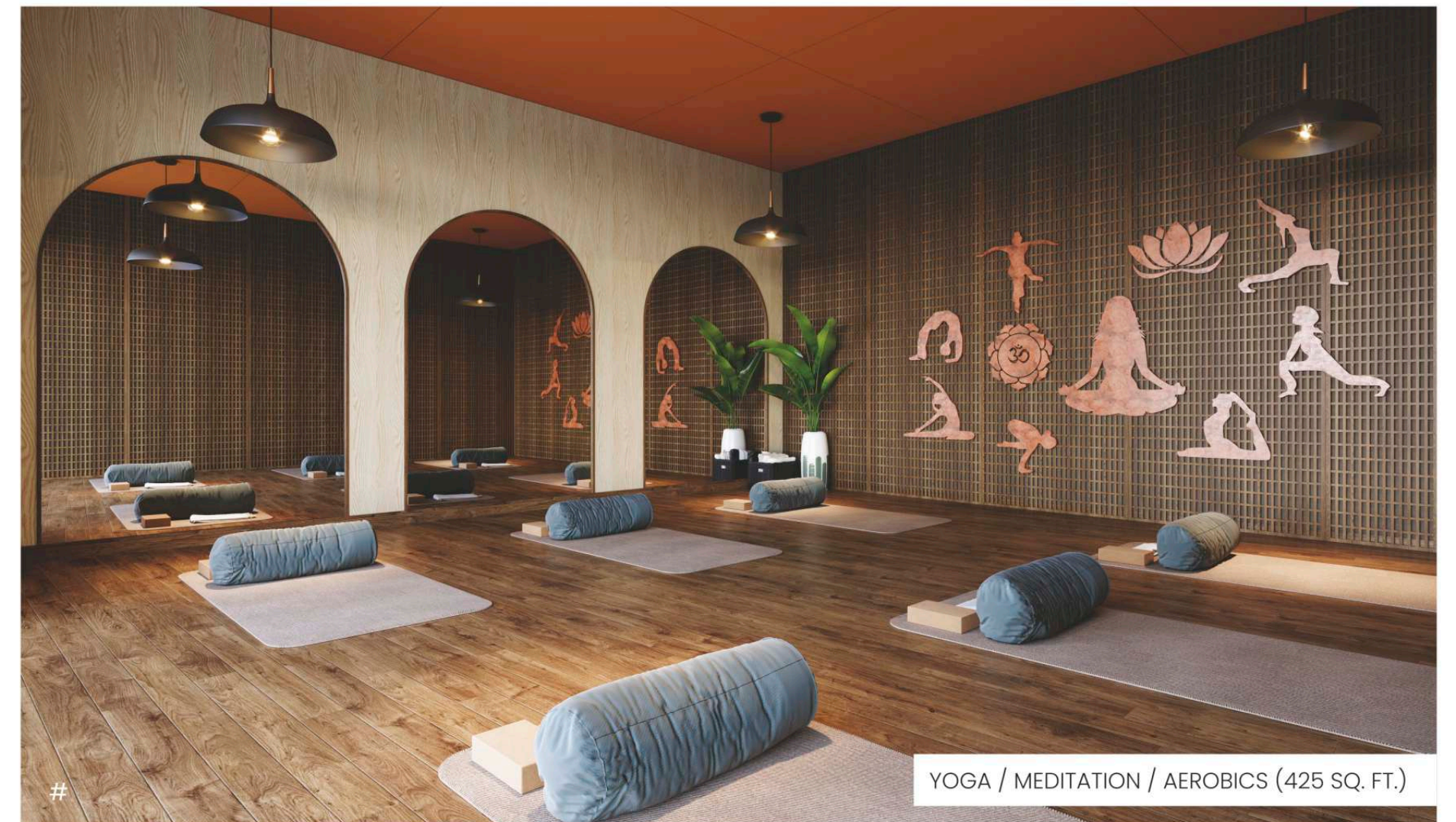
BANQUET HALL (1475 SQ. FT.)

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GYMNASIUM (1750 SQ. FT.)

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YOGA / MEDITATION / AEROBICS (425 SQ. FT.)

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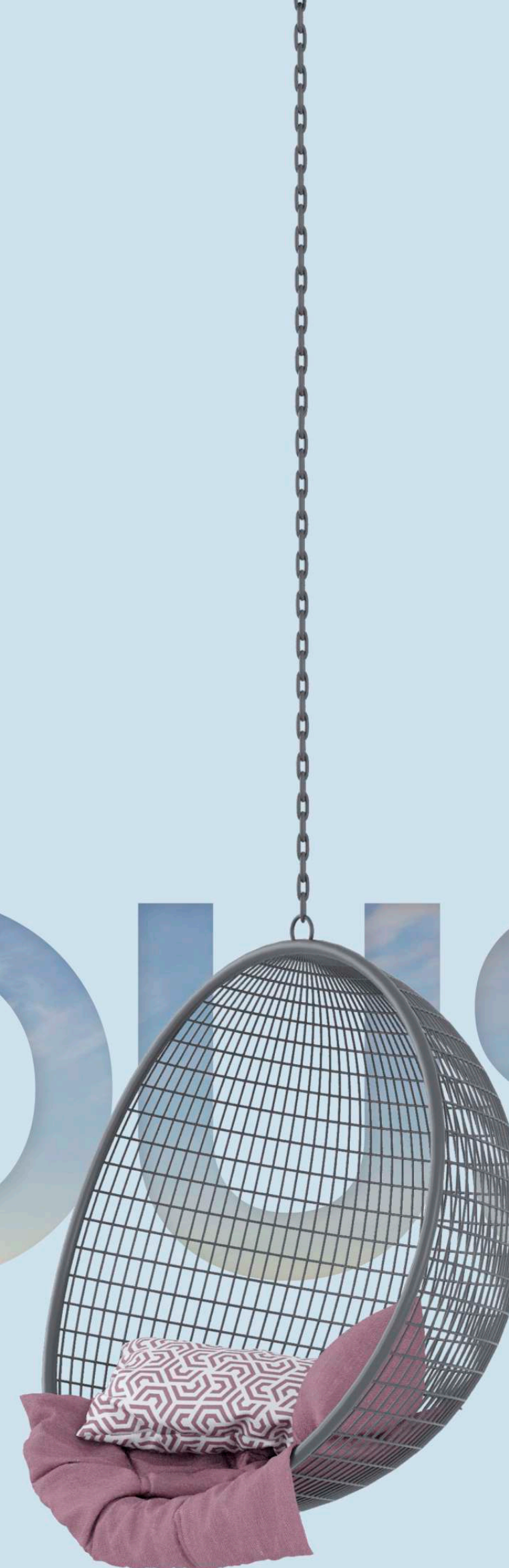


— MAKING FITNESS — MORE FUN

Ultra-modern gymnasium lets you follow a healthy regime where you look fit and feel fabulous. The yoga room is a calm nirvana where you meditate and attain inner peace.

A LIFE MORE

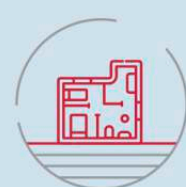
SPACIOUS



Allow yourself to be enchanted by the magnificence of your extravagant abode. Lofty floor height, ultra-spacious rooms and sheer grandeur truly transports you to the realm of majestic luxuries.



King-sized
Spaces



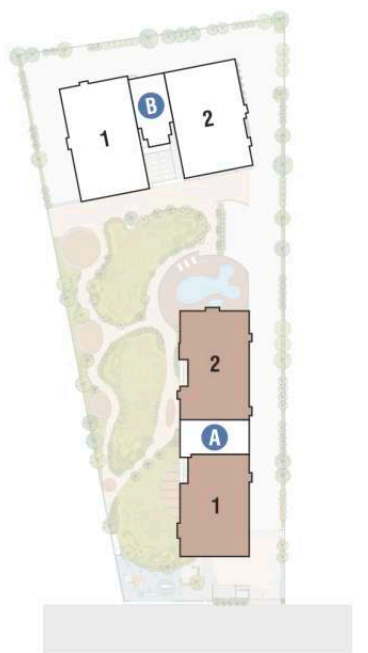
Optimum Use
of Space



Maximum Air Ventilation
& Natural Light

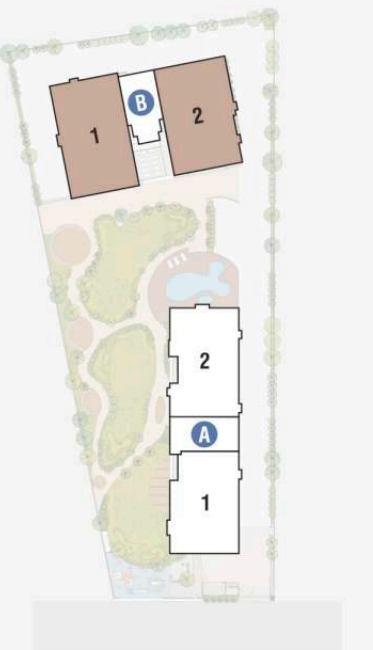
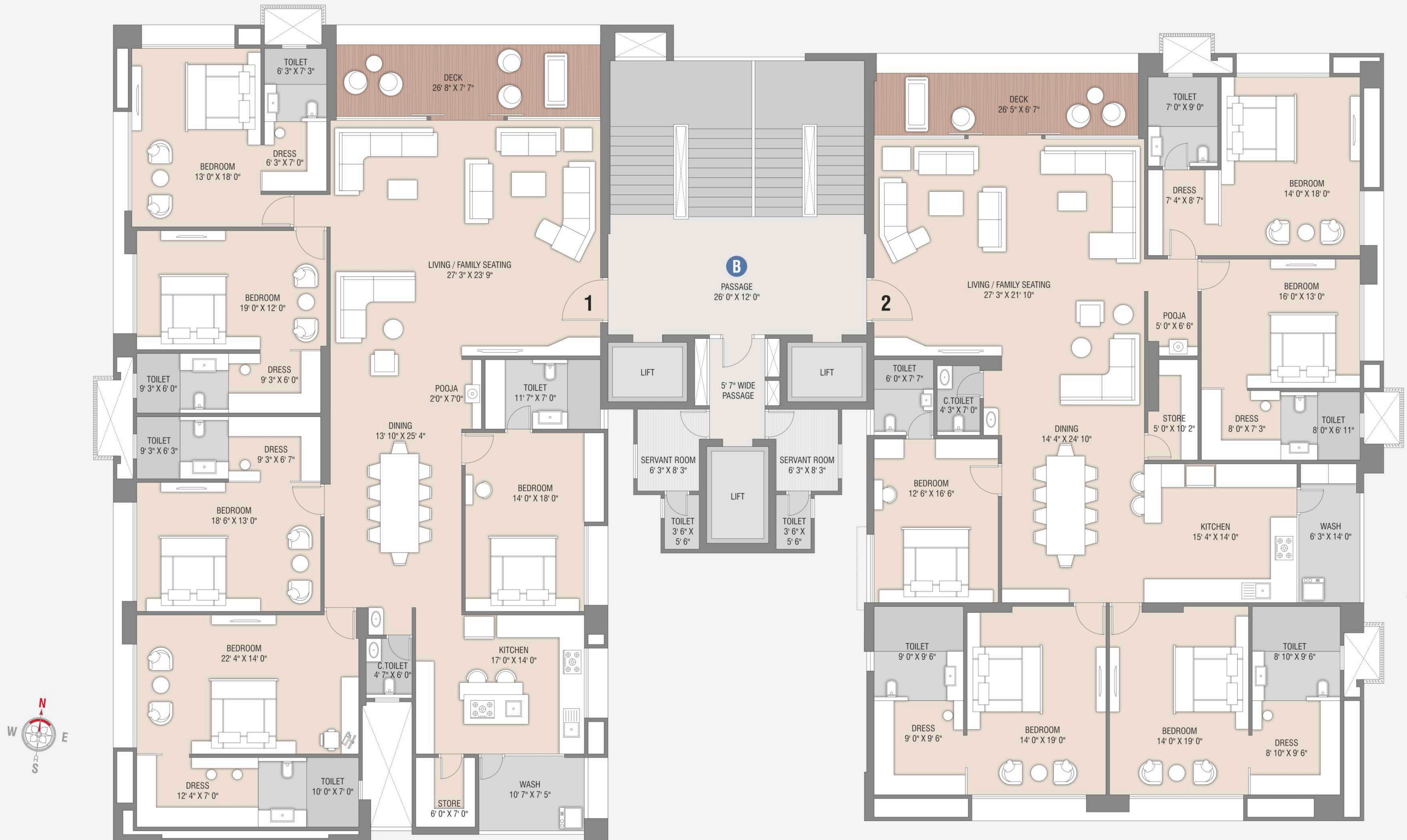


TYPICAL FLOOR
1ST TO 16TH FLOOR



*TOWER - B

TYPICAL FLOOR
1ST TO 16TH FLOOR





— YOUR WISH FOR —
THE VILLA IN THE SKY
— GETS GRANTED —

The palatial Penthouse is created for those who truly appreciate and deserve
the most extravagant luxuries life has to offer.



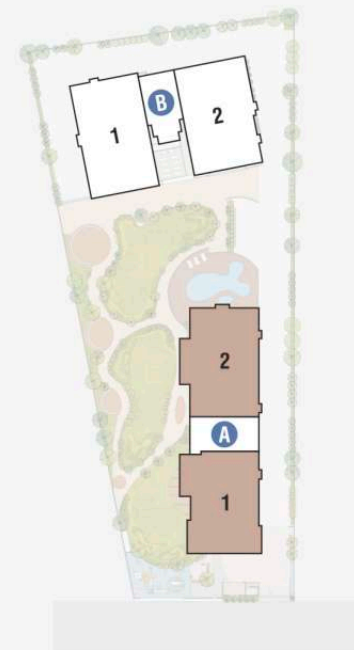




* TOWER - A

PENTHOUSE

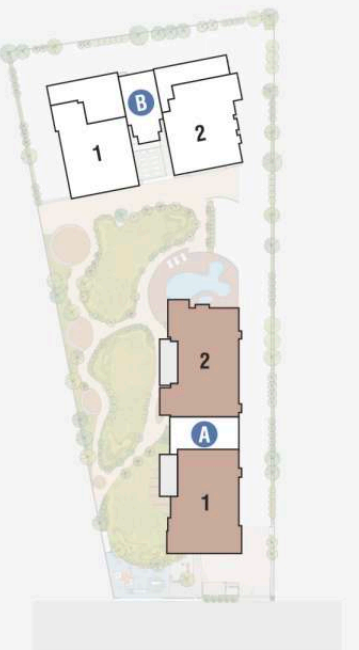
17TH FLOOR
LOWER LEVEL



* TOWER - A

PENTHOUSE

18TH FLOOR
UPPER LEVEL



*TOWER - B

PENTHOUSE

17TH FLOOR
LOWER LEVEL







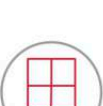

*TOWER - B

PENTHOUSE





18TH FLOOR
UPPER LEVEL





APARTMENT SPECIFICATION

	Floor Finish	<ul style="list-style-type: none">Italian marble / I – marble flooring in entrance foyer, living room, family seating, kitchen, dining & bedrooms
	Deck	<ul style="list-style-type: none">Deck with designer rustic tile on floorS.S. / aluminium & glass safety railing
	Wash & Utility	<ul style="list-style-type: none">Granite in flooring and vitrified tile on dado with adequate electrical and plumbing points
	Kitchen	<ul style="list-style-type: none">Granite kitchen platform with sink of FRANKE / eq. makeHigh quality vitrified tile dado up to lintel levelGas connection on platform
	Hot Water System	<ul style="list-style-type: none">Centralized plumbing system for hot water in each apartment with gas connection point
	Store	<ul style="list-style-type: none">Adequate kota stone / granite shelves with satin finish glazed dado
	Toilets	<ul style="list-style-type: none">Decorative high quality vitrified tiles up to lintel level with standard quality sanitary ware of KOHLER or eq. make and C.P. fittings of DELTA / KOHLER or eq. make in all toilets

BUILDING SPECIFICATION

	Reception Foyer & Lobby	<ul style="list-style-type: none">Well-designed reception foyer, waiting area and elegantly designed lobby at all floor levels
	Security	<ul style="list-style-type: none">Video door phone & intercom facility for each apartment with connectivity from reception foyer to each apartment & security cabinCCTV camera coverage in campus, reception foyer & basement area
	Facade Treatment	<ul style="list-style-type: none">Plaster: Roller finish double coat plaster on exterior wallPaint: Weather shield paint of ICI / standard make
	Elevators	<ul style="list-style-type: none">Two fully automatic elevators of SCHINDLER / KONE / eq. make per buildingOne stretcher / service elevator of standard make in each building

	Wall Surface	<ul style="list-style-type: none">Putty on all plastered wall
	Doors & Windows	<ul style="list-style-type: none">Designer main door with wooden frame provided with premium make lock and fittingsInternal door openings provided to benefit future aesthetics of interior design requirementAll window openings provided with granite stone / wooden frame with good quality aluminium anodized / UPVC section and DGU glassWell-designed S.S. / aluminium / glass safety grill or railings for each window
	Air Conditioning	<ul style="list-style-type: none">Installation of combination of V.R.F. air conditioning system & stand-alone air conditioning unit of TOSHIBA / DAIKIN / eq. make
	Electrical	<ul style="list-style-type: none">Sufficient points in concealed copper wiring of RR KABEL / eq. makeModular switches of LEGRAND / MK / eq. make3 phase meterAdequate power backup in each apartment of 15 Amp 3 phase (2 AC, 10 fans, 10 lights, 1 refrigerator & TV)
	Television, Internet & Telephone	<ul style="list-style-type: none">Convenient provision of internet, telephone & television points in each apartment

	Parking	<ul style="list-style-type: none">Site development : Interlocking paver blocks / concrete paving4 car parking per apartment6 car parking per penthouse
	Electrics and Power Backup	<ul style="list-style-type: none">Silent generator of adequate capacity for lifts, water pumps and common facilitiesDesigner light fittings of standard make in common passage and campus

TECHNICAL SPECIFICATION

	Building designed as per IS codes		Apartment unit floor height - 10' 10" (slab top to slab top)
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OUR HISTORY IS WITNESSING OUR PRESENT

"Landmarks Built on Trust"

We have successfully completed 62 projects since 1984 with total constructed space of 73 lakh sq. ft.

These projects comprise of 4600 residential units & 1800 commercial units.

Technical excellence, innovative designs, transparent and ethical business practice and on-time delivery is our forte.



73 Lakh
Sq. Ft. of
Life Spaces



62
Landmarks



4600
Happy
Families



1800
Commercial
Units

OUR ACCOLADES



SANGINI GROUP

Awarded as "Developer of the Year - Luxury"
by DNA & CMO Asia



SANGINI GROUP

Awarded as "The Best Construction Group Overall"
by Honourable C.M. Shri Vijaybhai Rupani in Real Icon
event by Divya Bhaskar



SANGINI GROUP

Awarded as "Excellence in Customer Service"
by The Economic Times



SWAAR SANGINI

Awarded as "The Best Residential Project Under
Luxury Segment" in Surat by CNBC Bazaar



SANGINI SOLITAIRE

Received 6-Star Ratings by CRISIL
(After Project Completion)



SANGINI TERRAZA

Awarded as "The Best Residential Project -
Theme Based" by The Economic Times



SANGINI ARISE

Awarded as "Ultra Luxury - lifestyle Project of the Year -
Surat" by CRISIL & PROPREALTY



SANGINI SIDDHANTA

Awarded as "The Best Residential Project -
High End" by The Economic Times

ARCHIVES



Sangini Gardenia



Sangini Magnus



Shyam Sangini



Sangini Solitaire



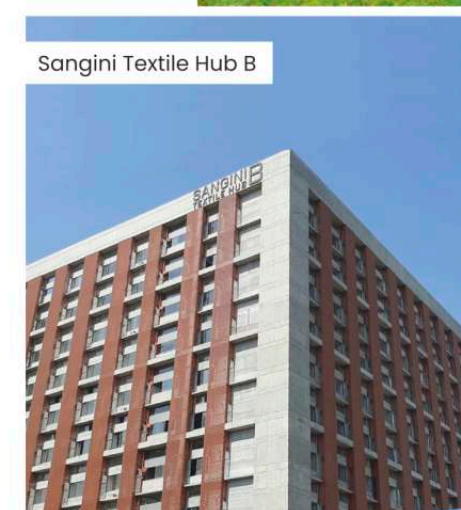
Sangini Swaraj



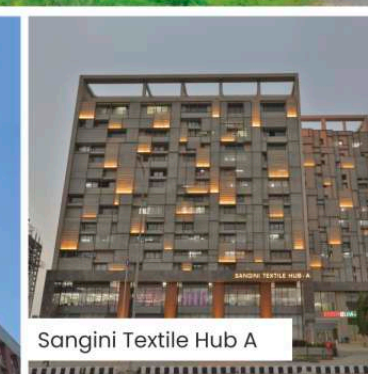
Swapna Sangini



Swaar Sangini



Sangini Textile Hub B



Sangini Textile Hub A



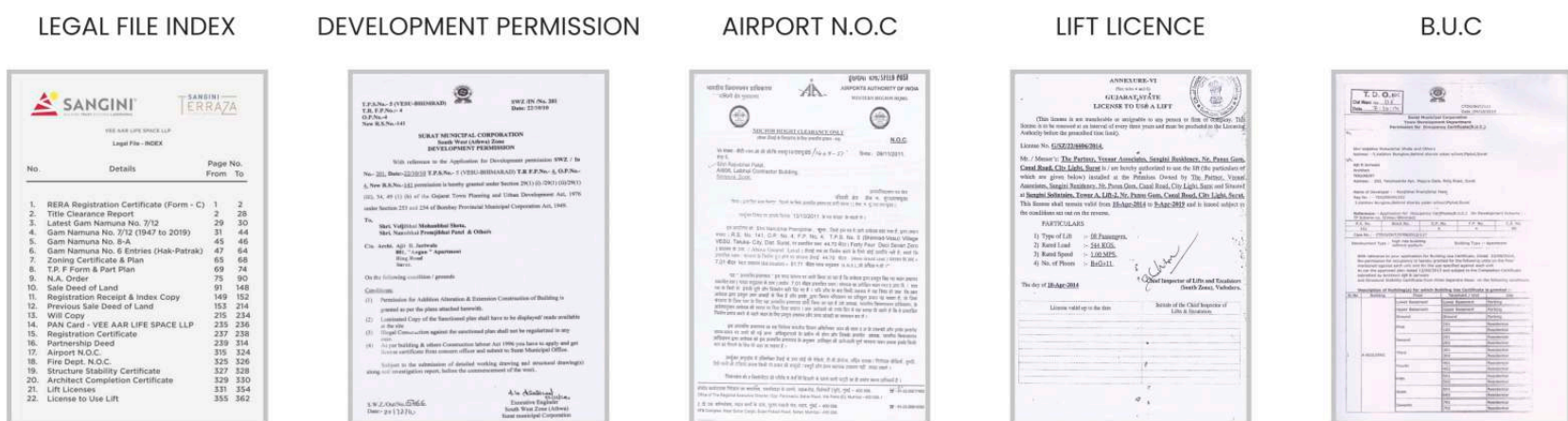
Sangini Terraza



Sangini Aspire

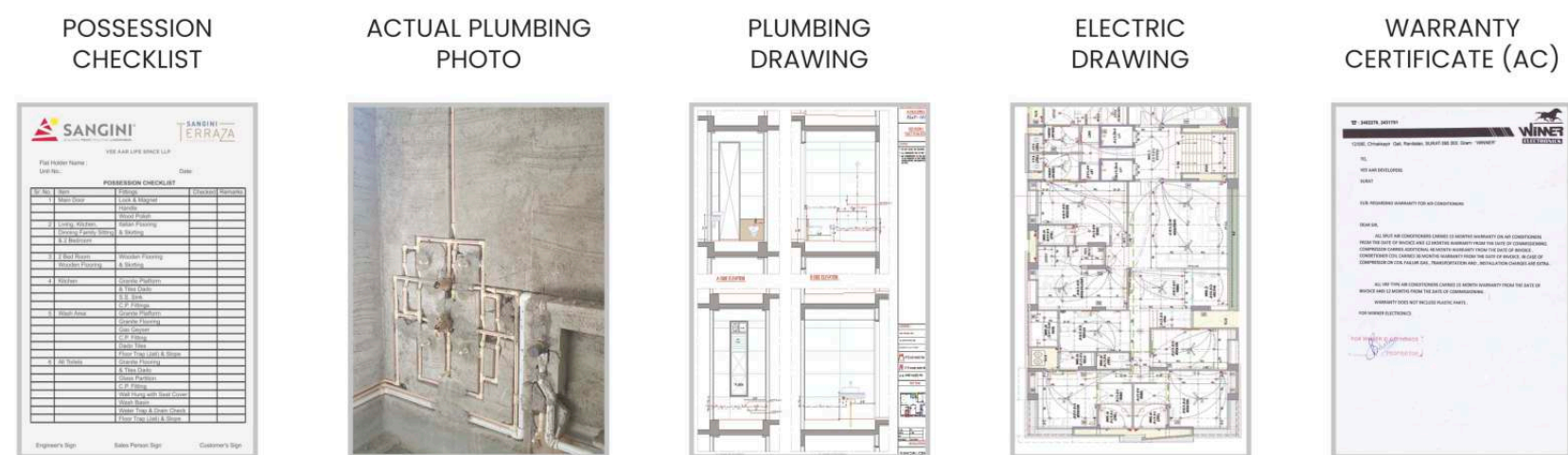
LEGAL FILE

We at Sangini strongly believe that trust can only be developed through transparent & convenient legal process. Thus we provide clear documents and certificates in our legal file; e.g. B.U.C certificates, Airport N.O.C, Lift licence and Deeds.



TECHNICAL FILE

For convenience of flat holder we provide all set of technical plans, actual photos and warranty certificates; e.g. plumbing photos, electrical drawing layout and products warranty certificates.



LEGAL DISCLAIMER :

*All dimensions are approximate, average and unfinished.

*All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.

All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

NOTE : • All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members. • This brochure is for private circulation only. By no means it will form a part of any legal contract.

TERMS & CONDITIONS :

• Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • TDS, GST & other taxes levied in future will be borne by the purchaser. • Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, developer reserves all the rights to make any changes in the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. • Any RCC member (beam, column & slab) must not be damaged during the interior work. • Low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wire/cables/conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will have to be accepted by all the members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. • SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. • Document registry is compulsory before possession. • If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.



Project Developed By : **VEE AAR LIFE SPACE LLP**
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Architect : **Ajit Jariwala**



Structure : **Hiren Desai**



Vastu Consultant
R. Gurudutt Shenoy

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www.gujrera.gujarat.gov.in

