

SKYVILLE

Flats/Apartments for Sale

@ Shella, Shela, Ahmedabad

Manage By



**Gujarat Rera Reg No. AG/GJ/AHMEDABAD/AHMEDABAD
CITY/AUDA/AA00067/310822R1**

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B E S P O K E R E S I D E N C E S

MAKE YOUR MARK ON THIS GREAT CITY



A residence at **SKYVILLE** becomes an extension of your personality and the symbol that connects you to this most dynamic of cities, perhaps for generations. We believe we have thought of everything to make your life truly joyful.

This is an unrivalled opportunity to play your part in a modern reinterpretation of a glorious age, in which a house is its owner's greatest gift to their heirs thus creating a legacy that can be passed on from generation to generation.

In order to stand the test of time the master plan respects today's pressing need of environmental duty of care of which we are particularly proud given the extensive targets for energy, water, waste and other ecological issues. This, we believe, is in recognition of all our endeavours throughout the planning of this exceptional development.





WHILE OTHERS STOP AT LUXURY, OUR JOURNEY STARTS THERE

Journey of the iconic SKYVILLE, from drawing board to reality, is the culmination of thought processes of the best minds in the industry.

The orientation of dwellings is aesthetically planned to offer complete privacy to its legacy owners. Its environmentally friendly construct implements sustainable living practices to create a harmonious environment.



THE BIRTH OF
A GRAND VISION



Some destinations reflect
your journey of life. And
being a part of iconic
SKYVILLE, the world knows
you have arrived.

FOR ALL THOSE WHO DESERVE
A GRAND WELCOME



Grand lobbies, a soothing water fountain and a covered portico are positioned just right for a grand welcome. Life here is meant to transport you to a realm of sheer luxury.



BUILT ON THE FOUNDATION OF LUXURY

Allow yourself to be enchanted with the magnificence of SKYVILLE. The majestic double height lobby is artificial intelligence enabled. Your ride up is exclusively from the main lobby entrance. Access card enabled elevators ensure complete safety and security for its residents.



OPULENCE AT ITS GREENEST

Take in the forest atmosphere which will elicit a sense of peace and tranquillity. Revel in distinguishing features like a landscaped garden at the lobby level, Koi Fish pond and a rubberised jogging track with a special polymer anti-skid surface that protects your knees and ankles.



SUN KISSED, WIND CARESSED





YOUR RELAXATION OASIS



CRAFTED FOR THE HIGH LIFE



Higher floor to ceiling heights have been thoughtfully provided to add grandeur and space to your home. The double height living room perfectly complements your antique collectibles, your finest masterpieces and most importantly, all your achievements.



A TRANQUIL
PARADISE
OF YOUR OWN



Bespoke homes with flexibility to design, the grandeur of SKYVILLE befits the stature of those who reside here. Customize your home to suit your needs. A residence or a duplex villa, combine residences or simply reorganize the rooms to suit yourself, many options to choose from.





A HOME THAT IS
A REFLECTION OF
WHO YOU ARE



EFFICIENCY HAND IN HAND WITH ARTISTRY

The heart of the home, the kitchen has now got transformed from the center of domestic life to the centerpiece of the home. Equipped with ample ventilation, a large storage room and two platforms, the kitchen thus creates a harmonious balance between form and function.

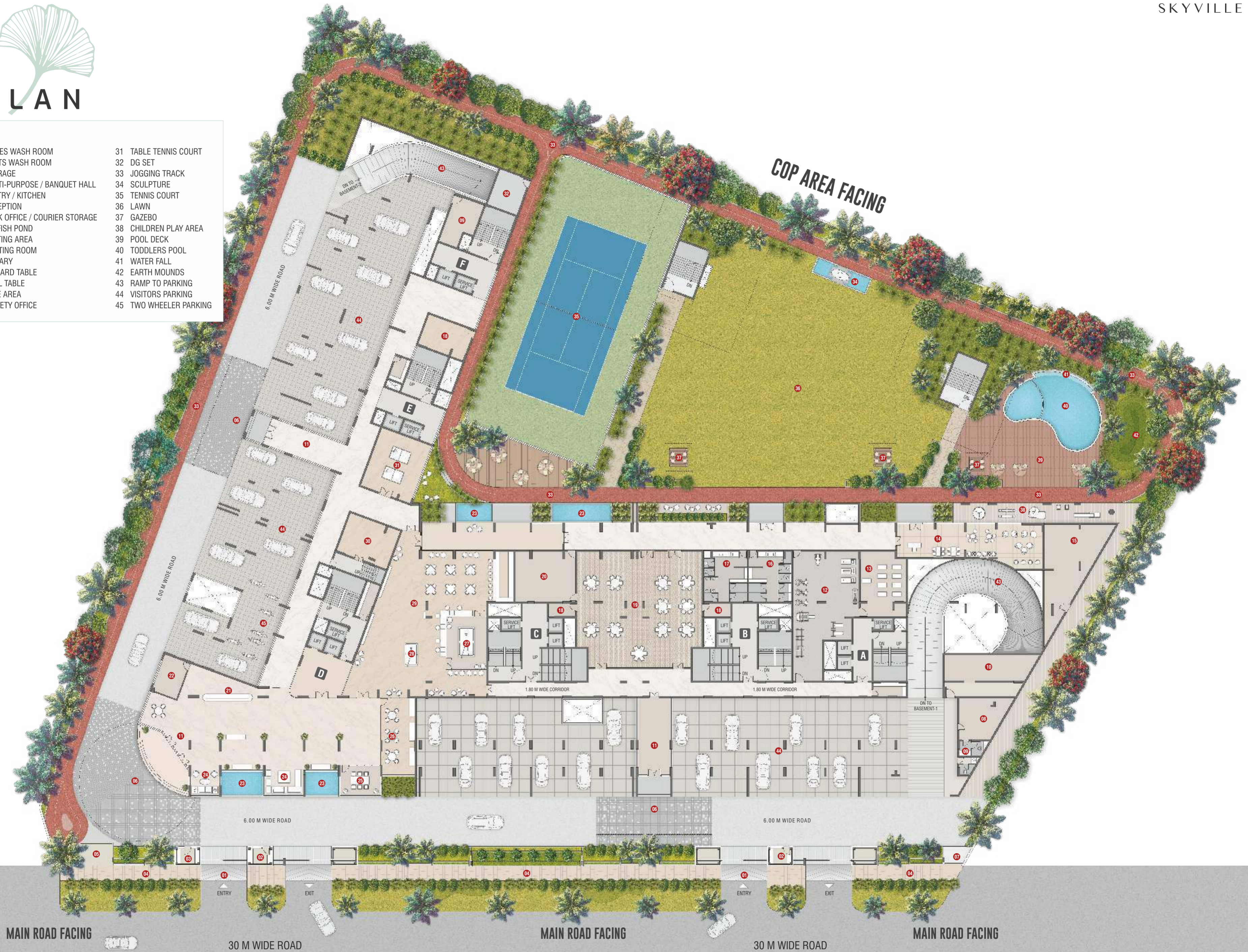
The spacious kitchen yard, with its separate entry, has an accommodation facility for your domestic help.

GROUND FLOOR PLAN



LEGEND

- | | | |
|---------------------------|----------------------------------|------------------------|
| 01 ENTRY & EXIT | 16 LADIES WASH ROOM | 31 TABLE TENNIS COURT |
| 02 SECURITY CABIN | 17 GENTS WASH ROOM | 32 DG SET |
| 03 SCHOOL VAN PICKUP ROOM | 18 STORAGE | 33 JOGGING TRACK |
| 04 FOOTPATH | 19 MULTI-PURPOSE / BANQUET HALL | 34 SCULPTURE |
| 05 SUB STATION | 20 PANTRY / KITCHEN | 35 TENNIS COURT |
| 06 DROP OFF CANOPY | 21 RECEPTION | 36 LAWN |
| 07 GARBAGE DISPOSAL AREA | 22 BACK OFFICE / COURIER STORAGE | 37 GAZEBO |
| 08 DRIVER'S LOUNGE | 23 KOI FISH POND | 38 CHILDREN PLAY AREA |
| 09 VISITOR TOILET | 24 WAITING AREA | 39 POOL DECK |
| 10 METER ROOM | 25 MEETING ROOM | 40 TODDLERS POOL |
| 11 ENTRANCE | 26 LIBRARY | 41 WATER FALL |
| 12 GYM | 27 BILLIARD TABLE | 42 EARTH MOUNDS |
| 13 YOGA | 28 POOL TABLE | 43 RAMP TO PARKING |
| 14 CRECHE AREA | 29 CAFÉ AREA | 44 VISITORS PARKING |
| 15 ELECTRICAL PANEL ROOM | 30 SOCIETY OFFICE | 45 TWO WHEELER PARKING |



flexibility to choose your lifestyle

Making the life decision as to where you rest your head every night and live your life during the day can be a daunting task to say the least. A final conclusion of this magnitude requires clear thought and concise evaluation. Let us help.



BESPOKE living

From a LUXURIOUS SINGLE FLOORED apartment to an EXTRAVAGANT TRIPLEX with swimming pool. Pick what suits your lifestyle.



Choose from VITRIFIED TILES or select an ITALIAN MARBLE from our range at preferred rates.

Choose NATURE'S BREEZE through our large sized windows or customise your home with SPLIT A/Cs, CENTRALISED AIR CONDITIONING (VRV) or AIR COOL your apartment at little additional cost.



We offer an option to choose UNLIMITED PARKING spaces with ELECTRIC CHARGING POINTS for your electric cars at a privileged tariff.

To make the VILLA-LIVING more significant to luxury lifestyle, we offer a 3-PHASE POWER supply, so that you can use any or all electrical appliance along with home automation, hassle free



We offer you to CUSTOMISE your own kitchen style, if not, we still offer the BEST-IN-CLASS kitchen platforms.

We believe that internet, concierge services like travel bookings and in-built housekeeping are not just luxuries but a GATEWAY TO FUTURE LIVING of ease & comfort.



Apart from sports and amenities being a part of great lifestyle, what is more enhancing is the future of WORK-FROM-HOME lifestyle with our BUSINESS LOUNGE & 24/7 CAFETERIA.

SKYVILLE assures

Immerse yourself in an expansive 45000 sq. ft. of green spread over a well manicured and immaculately designed landscape

Exclusive 40000 sq. ft. of 20ft heighted Lobbies, Clubhouse & Lounges

The safety & surveillance is taken care of by the latest equipment & protocols which are managed by a professional agency

Amenities that your entire family can enjoy at the doorstep

Strolling on the dedicated track in a cool breeze or using the gym at your own time

A game of tennis or snooker or simply relaxing at the coffee shop in the Lobby along with a host of other features to add pleasure to your everyday life

Allotted parking with charging points connected to your home electric line for your future TESLAS, Isn't it futuristic !!

Futuristic Planning to provide your future generations with sustainable luxury living

All the common amenities will be powered by SOLAR Power Generation with 20KW solar power

Rain Water Harvesting, STP, WTP, Extensive Green zones and many other eco friendly features

More luxury at a fraction of the cost compared to a bungalow

The peace of mind from not getting into the headache of maintaining it on your own over a long period of time

Floor to floor 3.2 mtr height that adds grandeur instead of regular 3.00 mtr.

Separate access to the spacious kitchen yard which can accommodate all modern appliances like washing machine, dryer, flour mill, etc

30% common lights and elevator on DG backup

First time housekeeping, food and maintenance services with back of the house infrastructure.

SPECIFICATIONS



FLOORING:

We provide:

- ✦ exclusive vitrified tiles flooring in Bed rooms
- ✦ Large size Vitrified Tiles in Living and Dining Room
- ✦ Wooden Laminate Flooring in One Master Bedroom
- ✦ Vitrified/ Rustic Tiles in Balcony
- ✦ Kota Stone flooring in Wash Yard
- ✦ All toilets with ceramic tiles flooring

We offer:

- ✦ Bespoke flooring of your choice at a discounted price of INR 100 per sq. ft. on entire Super built-up area
 - ✦ Italian flooring @INR 150 per sq. ft. of RERA carpet area
 - ✦ Choice of 4 Italian Marble provided : 1. Bottochino, 2. Dyna, 3. Travertine, 4. Emperador
- *NOTE: Buyer needs to do flooring within 3 months after possession. Till this 3 months Rs. 100 per sqft. will be kept as a deposit after 3 months if not completed. Company will finish the work as per standard specifications

DOORS & WINDOWS:

We provide:

- ✦ The Main Door with Wooden Flush Door with Open Side Polished Veneer
- ✦ All internal doors with oil painted flush doors
- ✦ Sliding Aluminum Section Window (Modiguard, Saint"Gobin) in all windows and balcony access doors of the rooms

SANITARY & PLUMBING:

We provide:

- ✦ All sanitary ware of the highest standard : Toto, Kohler, Duravet equivalent
- ✦ Chrome plated toilet fittings : Toto, Grohe, Jaguar equivalent
- ✦ All toilets with wall hung water closet and wall hung basin
- ✦ The kitchen area with hot & cold water supply

ELECTRICAL:

We provide:

- ✦ 3 phase power supply for smooth operation of all electrical appliances & automation system
- ✦ ISI modular switches in the whole project
- ✦ ISI certified wires in entire electrical wiring: Poly cab, KEC equivalent
- ✦ The entire unit safeguarded by ISI marked MCB/ ELCB

INTERIOR:

We provide:

- ✦ The interiors of each unit plastered with single coated mala or POP punning
- ✦ The interior of each unit with putty finish
- ✦ The exterior of the unit with acrylic paint
- ✦ The kitchen with tiles till Dado in platform area
- ✦ The kitchen with granite platform tops
- ✦ Each unit with gas-line in the kitchen



main road facing

TERRACE					
20	A 1901	B 1902	C 1902	D 1901	D 1902
19		B 1901	C 1901		
18	A 1701	B 1701	B 1801	C 1801	D 1801
17			B 1601	C 1601	D 1701
16	A 1501	B 1501		C 1401	D 1501
15			B 1401		D 1401
14	A 1301	B 1301		C 1301	D 1301
13			B 1201	C 1201	D 1201
12	A 1101	B 1101		C 1101	D 1101
11			B 1001	C 1001	D 1001
10	A 901	B 901		C 901	D 901
09			B 801	C 801	D 801
08	A 701	B 701		C 701	D 701
07			B 601	C 601	D 601
06	A 501	B 501		C 501	D 501
05			B 401	C 401	D 401
04	A 301	B 301		C 301	D301
03			B 201	C 201	D 201
02	A 101	B 101		C 101	D 101
01		B 102	C 102		D 102

CONTINUE FROM EL - 02

samatva facing

TERRACE						
20	D 1902	D 2001	D 1903	E 1901	E 2001	F 2001
19						F 1901
18	D 1801				E 1902	
17	D 1601	D 1702	E 1701	E 1702	F 1601	F 1701
16		D 1502	E 1501	E 1601	E 1502	F 1501
15	D 1401	D 1402		E 1401	E 1302	F 1401
14		D 1302	E 1301	E 1201	E 1102	F 1301
13	D 1201	D 1202		E 1101	E 1102	F 1201
12		D 1102	E 1101	E 1001	E 902	F 1101
11	D 1001	D 1002		E 801	E 702	F 1001
10		D 902	E 901	E 801	E 702	F 901
09	D 801	D 802	D 702	E 701	E 601	F 801
08		D 602	D 502	E 201	E 502	F 701
07	D 601		D 502	E 201	E 502	F 601
06		D 402	D 302	E 301	E 302	F 501
05	D 401		D 302	E 301	E 302	F 401
04		D 202	D 104	E 101	E 103	F 301
03	D 201			E 201		F 201
02		D 103		E 102		F 102
01	D 101					

CONTINUE FROM EL - 01

cop area facing

TERRACE				
20	A 2002			
19	A 1902	B 1904	B 1903	C 1904
18	A 1801	B 1702	B 1802	C 1702
17	A 1702		B 1602	C 1602
16	A 1601	B 1502		C 1502
15	A 1502		B 1402	C 1402
14	A 1401	B 1302		C 1302
13	A 1302		B 1202	C 1202
12	A 1201	B 1102		C 1102
11	A 1102		B 1002	C 1002
10	A 1001	B 902		C 902
09	A 902		B 802	C 802
08	A 801	B 702		C 702
07	A 702		B 602	C 602
06	A 601	B 502		C 502
05	A 502		B 402	C 402
04	A 401	B 302		C 302
03	A 302		B 202	C 202
02	A 201	B 104		C 104
01	A 102		B 103	C 103

