

Sun Atmosphere

Flats/Apartments for Sale

@ Central Shela, Shela, Ahmedabad

Manage By



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

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MOOD DEFINING AMBIENCE



Sun Atmosphere is situated in the western periphery of the city. This fine residential living space is situated amidst a serene landscape and ample of greenery. It successfully boasts of a flourishing neighborhood, which include schools, retail outlets, restaurants and other commercial developments. Closely connected with Makarba, Ambli, Ghuma & South Bopal, these apartments are extremely accessible.

Residents can enjoy the luxury of a swimming pool & a well equipped gymnasium at this well designed residential development. Sun Atmosphere are 2 to 3 BHK apartments which will immediately catch your attention and we promise it will make you feel special. We compile a buyer's guide to understand the most sought after amenities and determine from your needs & wants, and ensure the design accordingly.

Keeping in mind busy work & social schedules we have included all the must-haves and rest assured you will arrive home each day loving your choice!

2 & 3 BHK APARTMENTS

PROPOSED SITE PLAN

GENERAL AMENITIES

01. RESIDENTIAL ENTRY
02. SIGNAGE WALL WATER ARENA
03. SECURITY CABIN
04. PICKUP & DROP OFF ZONE
05. LAVATORIES/REST ROOMS
06. RESIDENTIAL EXIT
07. GARBAGE BANK
08. RETAIL ENTRY
09. RETAIL PROMENADE
10. VISITORS PARKING
11. RETAIL BASEMENT RAMP
12. RESIDENTIAL ENTRY BASEMENT RAMP
13. RESIDENTIAL EXIT BASEMENT RAMP
14. MEMBER 4 WHEELER PARKING
15. MEMBER 2 WHEELER PARKING
16. HANDICAP PARKING
17. ELECTRIC / METER ROOM
18. UTILITY PLATFORM
19. SOCIETY ESTATE OFFICE
20. PUBLIC UTILITY STORE
21. BUILDING ENTRANCE FOYER

SUN FLAME PLAZA

22. FLAME SCULPTURE WITH SIT OUTS
23. CHILDREN PLAY PARK
24. TODDLER'S PLAY PARK
25. LEISURE POOL
26. LAGOON POOL / CHILDREN POOL
27. POOL DECK
28. POOL SUPPORT FACILITY
- W/C
- WASH AREA
- LOCKER
29. MOTHERS HANGOUT / PLAY ZONE PAVILION
30. SUN FLAME WALKWAY

SUN CELEBRATION PLAZA

31. EVENT LAWN
32. EVENT SUPPORT FACILITY
- W/C
- WASH AREA
- OPEN PANTRY
33. MULTIPURPOSE HALL
34. INDOOR GAMES ALLEY
- T.T
- POOL TABLE
- BOARD GAMES
35. SUN CELEBRATION WALKWAY
36. YOGA DECK
37. PROJECTOR SCREENING WALL
38. AMPHITHEATER

SUN SPORTS PLAZA

39. MULTIPURPOSE SYNTHETIC TURF
- VOLLEY BALL
- BASKET BALL
- BADMINTON
40. SKATING RING
41. BOX CRICKET
42. GYMNASIUM
43. SPORTS VIEWING PAVILION
44. SUN SPORTS WALKWAY



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SUN FLAME PLAZA

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SUN ATMOSPHERE

LG
McDonald's
Ovaltina
LEWIS
Workpoint





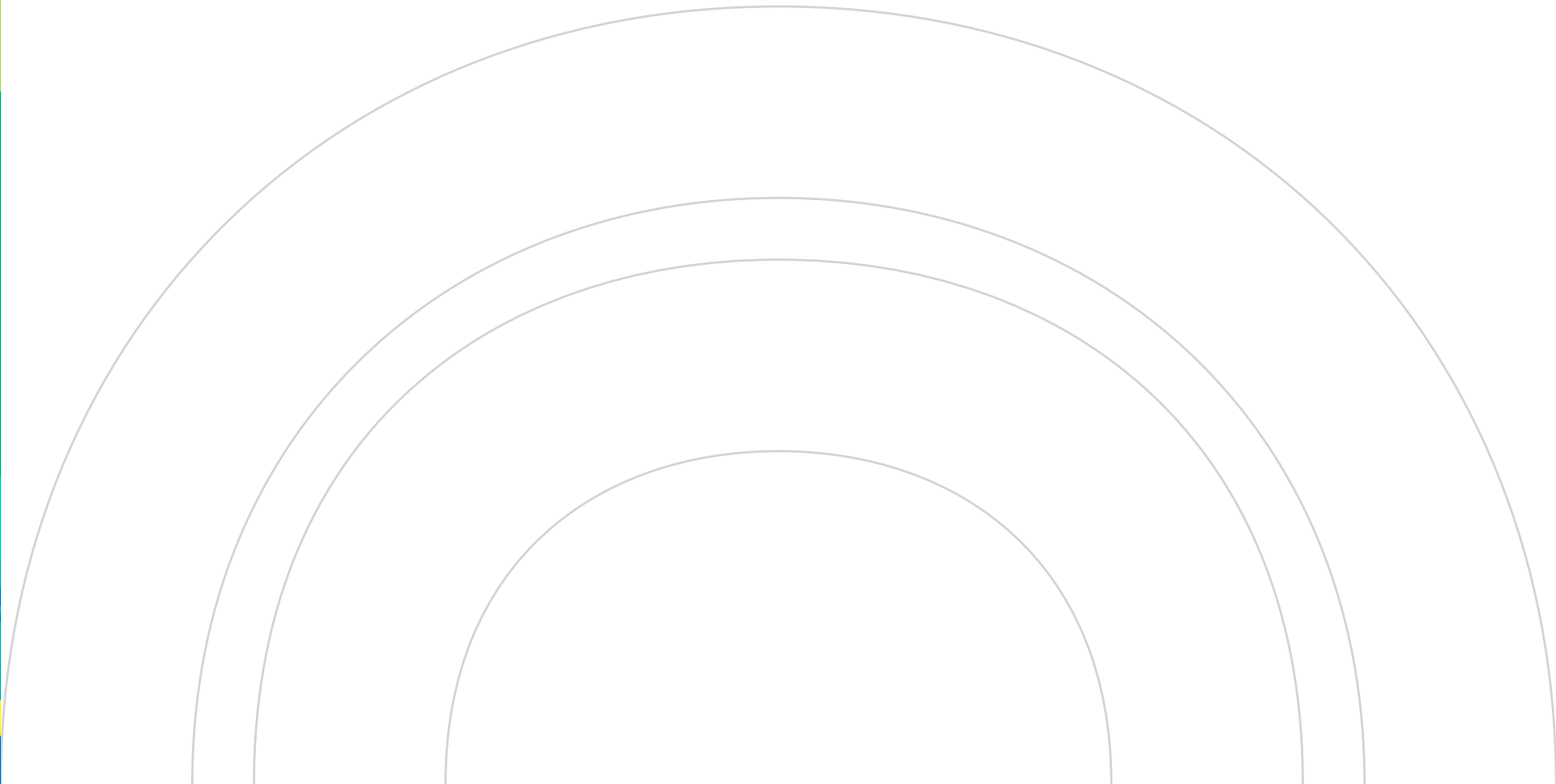
“DESIGN IS NOT JUST WHAT
IT LOOKS LIKE AND FEELS LIKE.
DESIGN IS HOW IT WORKS.”

— STEVE JOBS

SUN FLAME PLAZA

SUN CELEBRATION PLAZA

SUN SPORTS PLAZA

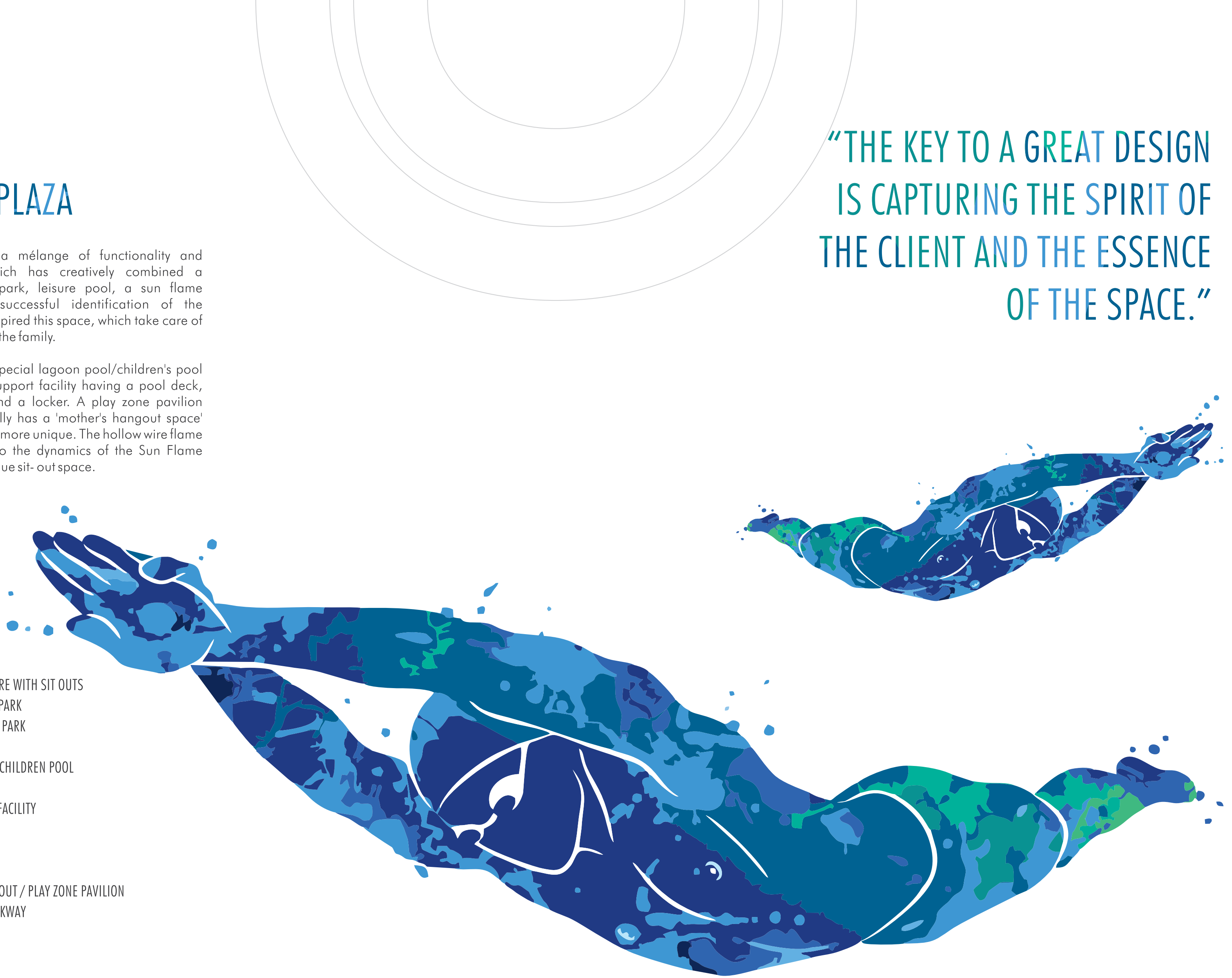


SUN FLAME PLAZA

This design is a mélange of functionality and abundance, which has creatively combined a children's play park, leisure pool, a sun flame walkway. The successful identification of the amenities has inspired this space, which take care of every member of the family.

There is also a special lagoon pool/children's pool with complete support facility having a pool deck, change room and a locker. A play zone pavilion which intentionally has a 'mother's hangout space' makes this space more unique. The hollow wire flame sculpture adds to the dynamics of the Sun Flame Plaza with its unique sit-out space.

“THE KEY TO A GREAT DESIGN
IS CAPTURING THE SPIRIT OF
THE CLIENT AND THE ESSENCE
OF THE SPACE.”

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01. FLAME SCULPTURE WITH SIT OUTS
 02. CHILDREN PLAY PARK
 03. TODDLER'S PLAY PARK
 04. LEISURE POOL
 05. LAGOON POOL / CHILDREN POOL
 06. POOL DECK.
 07. POOL SUPPORT FACILITY
 - W/C
 - CHANGE ROOM
 - LOCKER
 08. MOTHERS HANGOUT / PLAY ZONE PAVILION
 09. SUN FLAME WALKWAY



SUN CELEBRATION PLAZA

Bridging the gap between the guest and the host and committing to creating a beautifully curated event space Sun Celebration Plaza is all that & more. From a well manicured event lawn including support facilities like an open pantry and a wash area Sun Celebration Plaza also has an indoor games alley with Table Tennis, Pool Table and Board Games.

The yoga deck, amphitheater, a projector screening wall are some of the other modern amenities which reshape and redefine this space. The impeccably designed lawn is a sight for sore eyes and will definitely win you over. Truly, Sun Atmosphere is a fine balance between nature & design.

01. EVENT LAWN
02. EVENT SUPPORT FACILITY
 - W/C
 - WASH AREA
 - OPEN PANTRY
03. MULTIPURPOSE HALL
04. INDOOR GAMES ALLEY
 - T.T
 - POOL TABLE
 - BOARD GAMES
05. SUN CELEBRATION WALKWAY
06. YOGA DECK
07. PROJECTOR SCREENING WALL
08. AMPHITHEATER

“REMEMBER THIS MOMENT,
CHERISH THIS STORY,
CELEBRATE THIS LIFE.”





SUN SPORTS PLAZA

We are a part of the 'shift in perspective' culture which is health conscious and which seeks high-end sports & exercise facilities. We at Sun Atmosphere cater to all that and more with our exclusive sports amenities at our Sun Sports Plaza. Truly, our equipment at the gymnasium is anything but cliché.

Our uber mutli-purpose synthetic turf includes a volley ball, basket ball & badminton court. The skating ring, box cricket, sun sports walkway and the sports viewing pavilion are just some of the many reasons we stand apart. We ensure the modern millennials are as happy as our senior citizens since wellness is not only in vogue but also imperative.

“WATCH THIS
SPACE TRANSFORMATION
IN PROGRESS.”

01. MULTIPURPOSE SYNTHETIC TURF
 - VOLLEY BALL
 - BASKET BALL
 - BADMINTON
02. SKATING RING
03. BOX CRICKET
04. GYMNASIUM
05. SUN SPORTS WALKWAY
06. SPORTS VIEWING AREA

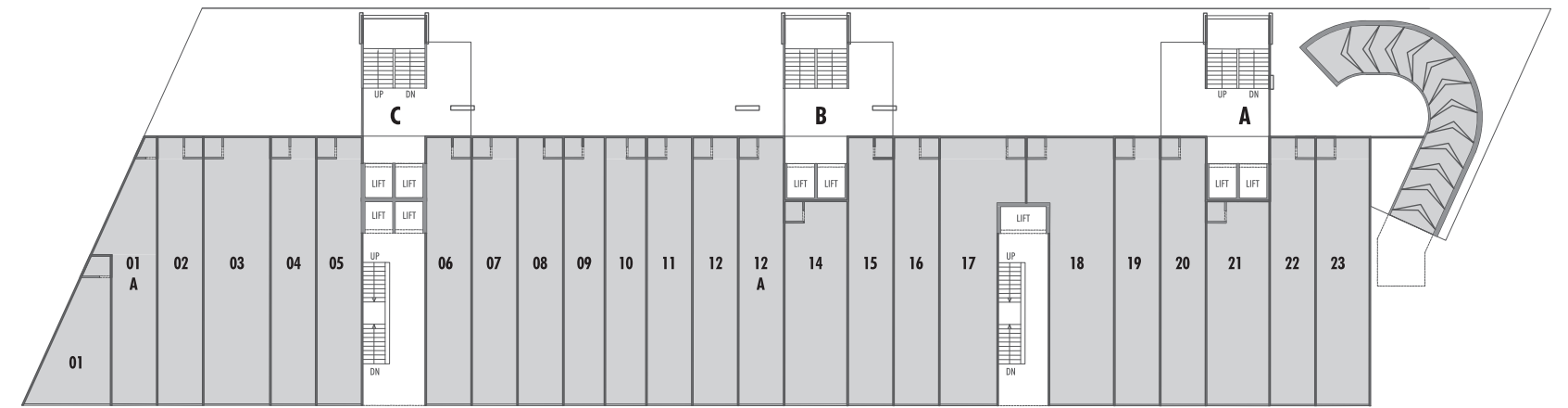






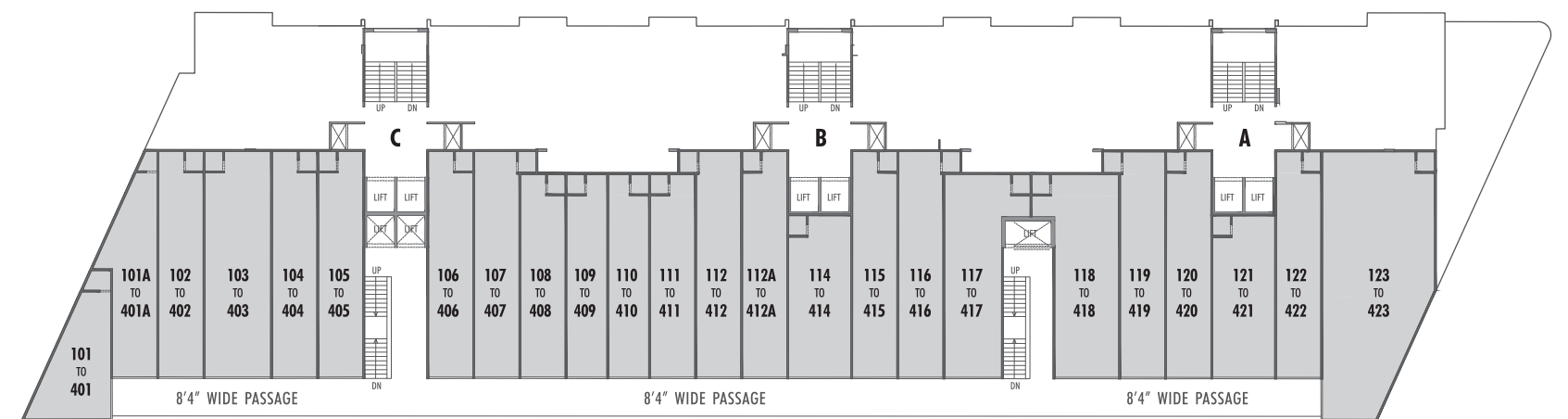
COMMERCIAL PLAN

GROUND FLOOR PLAN



01	13'0" X 28'4"	06	10'0" X 59'9"	12	10'0" X 59'9"	18	14'4" X 59'9"
01 A	10'0" X 55'0"	07	10'0" X 59'9"	12 A	10'0" X 59'9"	19	10'0" X 59'9"
02	10'0" X 59'9"	08	10'0" X 59'9"	14	13'11" X 45'5"	20	10'0" X 59'9"
03	14'9" X 59'9"	09	9'0" X 59'9"	15	10'0" X 59'9"	21	13'11" X 45'5"
04	10'0" X 59'9"	10	9'0" X 59'9"	16	10'0" X 59'9"	22	10'0" X 59'9"
05	10'0" X 59'9"	11	10'0" X 59'9"	17	12'9" X 59'9"	23	11'11" X 59'9"

1ST TO 4TH FLOOR PLAN



101 - 401	13'0" X 28'4"	106 - 406	10'0" X 50'5"	112 - 412	10'0" X 50'5"	118 - 418	14'4" X 45'4"
101 A - 401 A	10'0" X 45'7"	107 - 407	10'0" X 50'5"	112 A - 412 A	10'0" X 50'5"	119 - 419	10'0" X 50'5"
102 - 402	10'0" X 50'5"	108 - 408	10'0" X 45'4"	114 - 414	13'11" X 36'1"	120 - 420	10'0" X 50'5"
103 - 403	14'9" X 50'5"	109 - 409	9'0" X 45'4"	115 - 415	10'0" X 50'5"	121 - 421	13'11" X 36'1"
104 - 404	10'0" X 50'5"	110 - 410	9'0" X 45'4"	116 - 416	10'0" X 50'5"	122 - 422	10'0" X 50'5"
105 - 405	10'0" X 50'5"	111 - 411	10'0" X 45'4"	117 - 417	12'9" X 45'4"	123 - 423	25'1" X 59'9"



*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

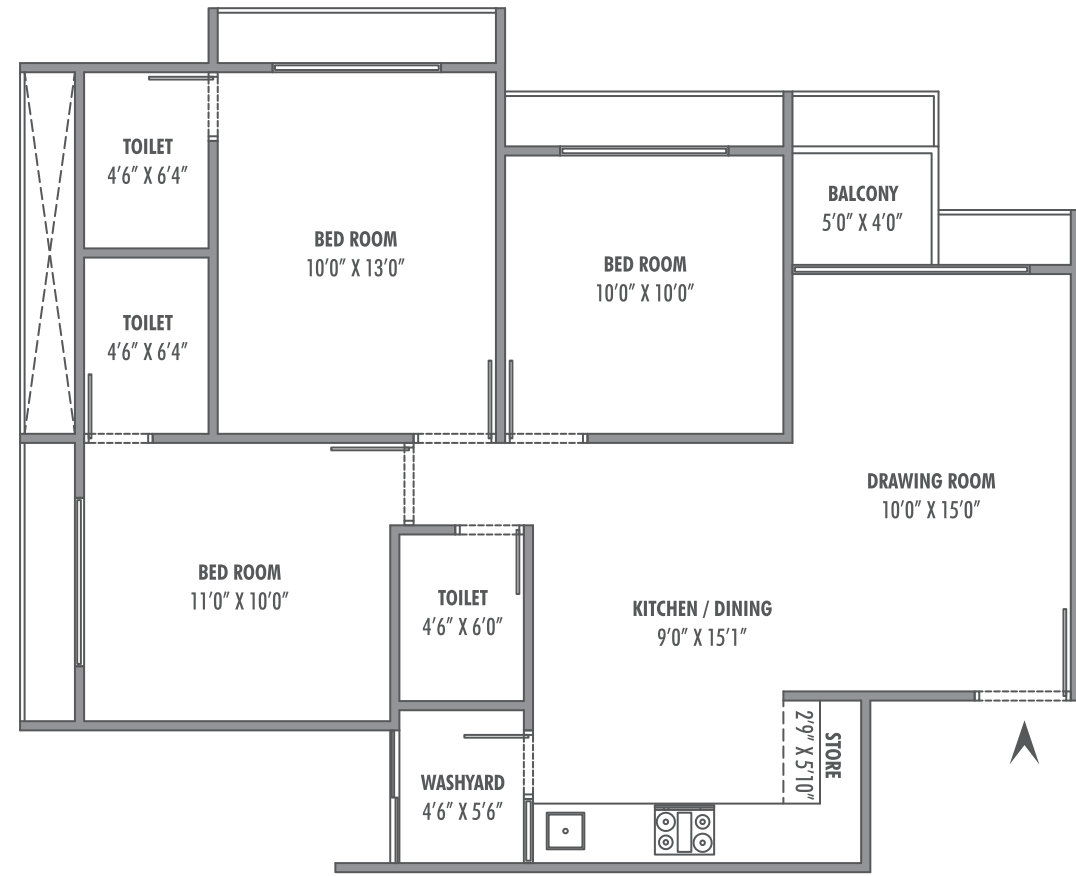
TYPICAL FLOOR PLAN



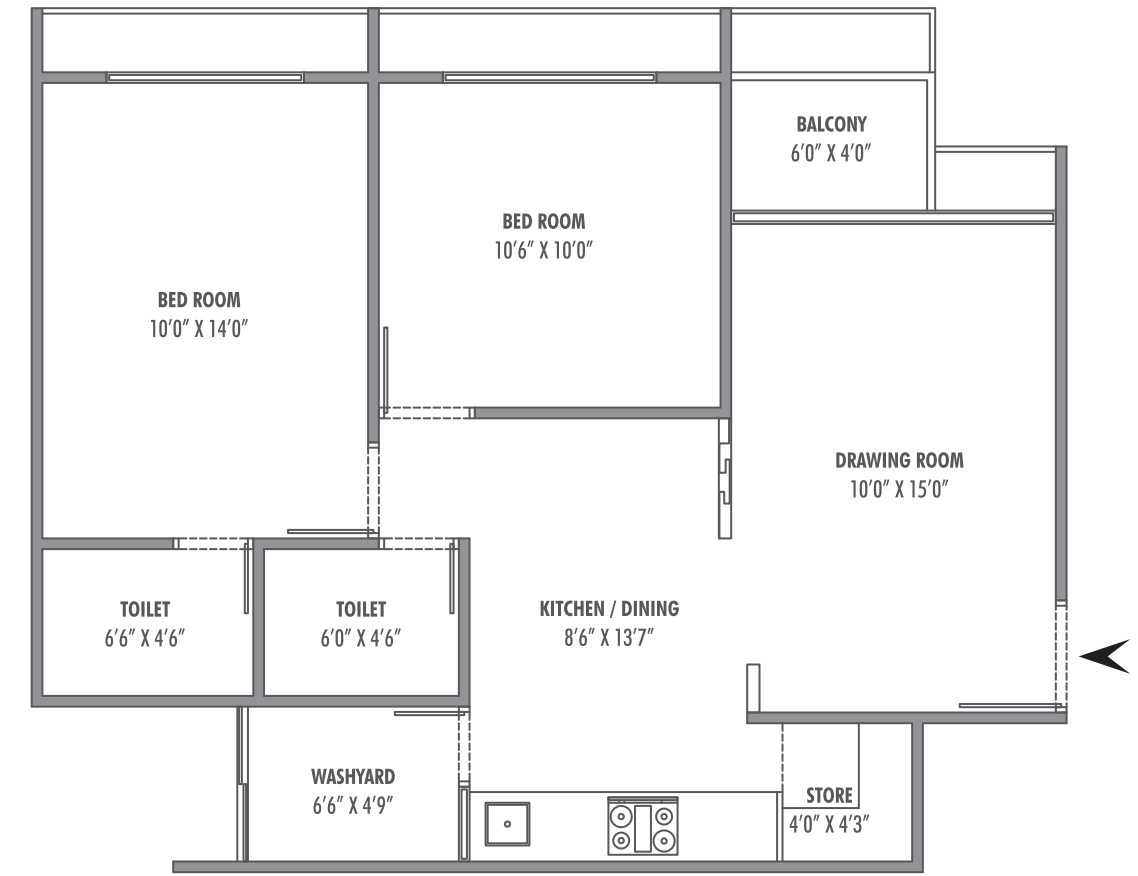
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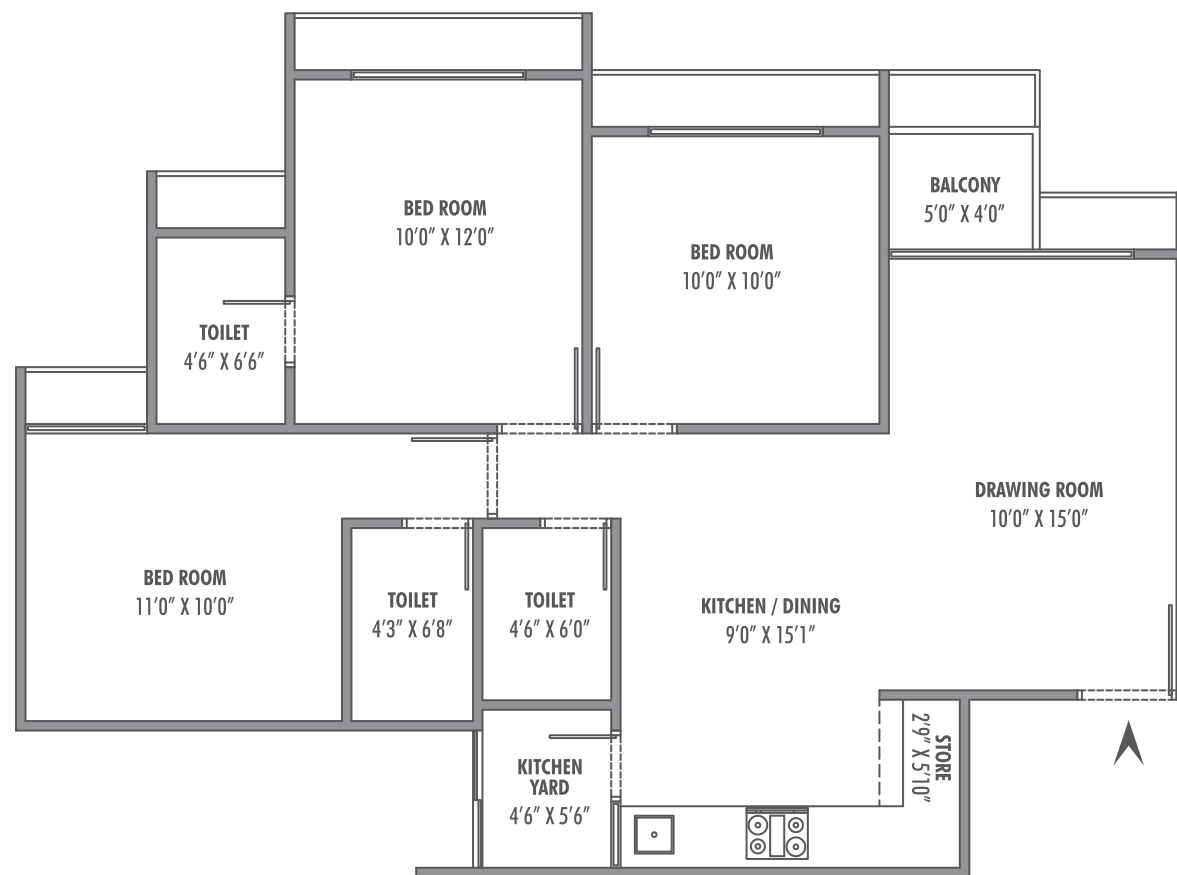
3 BHK - A UNIT PLAN



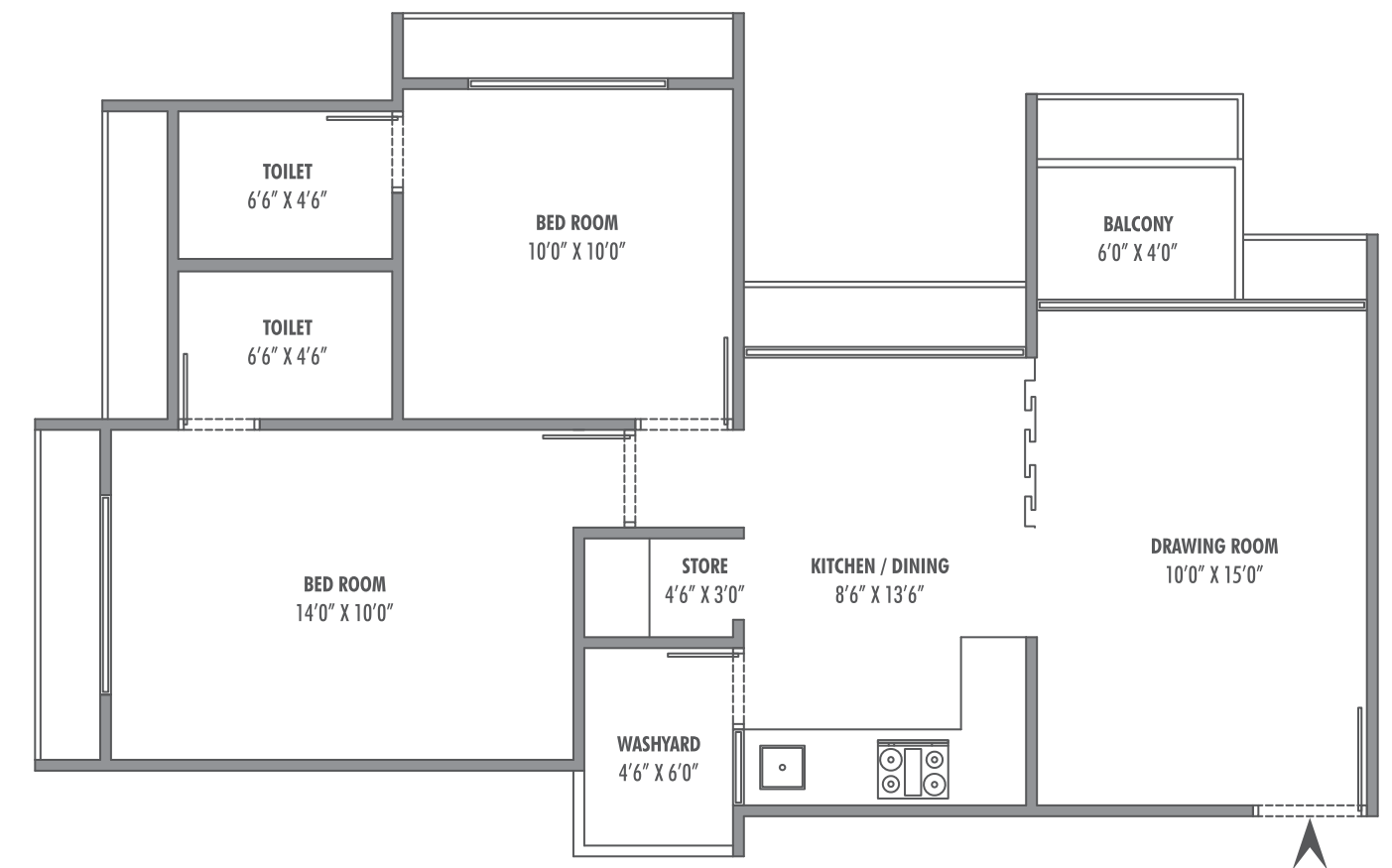
2 BHK - A UNIT PLAN



3 BHK - B UNIT PLAN



2 BHK - B UNIT PLAN



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PROJECT ATTRIBUTES

FEATURES

- Gated Community with separate entry/exit gates
- Well Designed Spacious Entrance Foyers
- 2 Automatic Elevators per Block
- CCTV Installation in required common areas
- Well Equipped Fire Hydrant System
- Provision of Satellite TV Connection
- Earmarked Space for AC outdoor units
- Well Manicured Campus with green environs
- Internal Roads - RCC/Stone Paved
- Ample parking at ground and basement level
- Power back up for required common utilities
- Provision of Adani Gas Line for each unit
- Rain Water harvesting by Percolating wells
- Hydro-pneumatic Water Supply system for uniform pressure
- Energy Conservative LED Fixtures in common areas
- Sewage treatment plant

UNIT SPECIFICATIONS

Flooring

- Living/Dining - Vitrified Tiles
- Bedroom - Vitrified Tiles
- Balcony - Antiskid Ceramic Tiles

Kitchen

- Vitrified Tiles Floor
- Granite Platform with SS sink
- Ceramic Tiles Dado above platform
- Kota Stone or Tiles in wash yard with ceramic dado

Doors & Windows

- Fully painted Flush Doors with quality locksets
- Powder coated aluminium Sliding Windows

Toilets

- Glazed Ceramic tiles dado upto lintel level
- Premium Quality Plumbing Fittings & Sanitary ware (ISI make)

Electrification

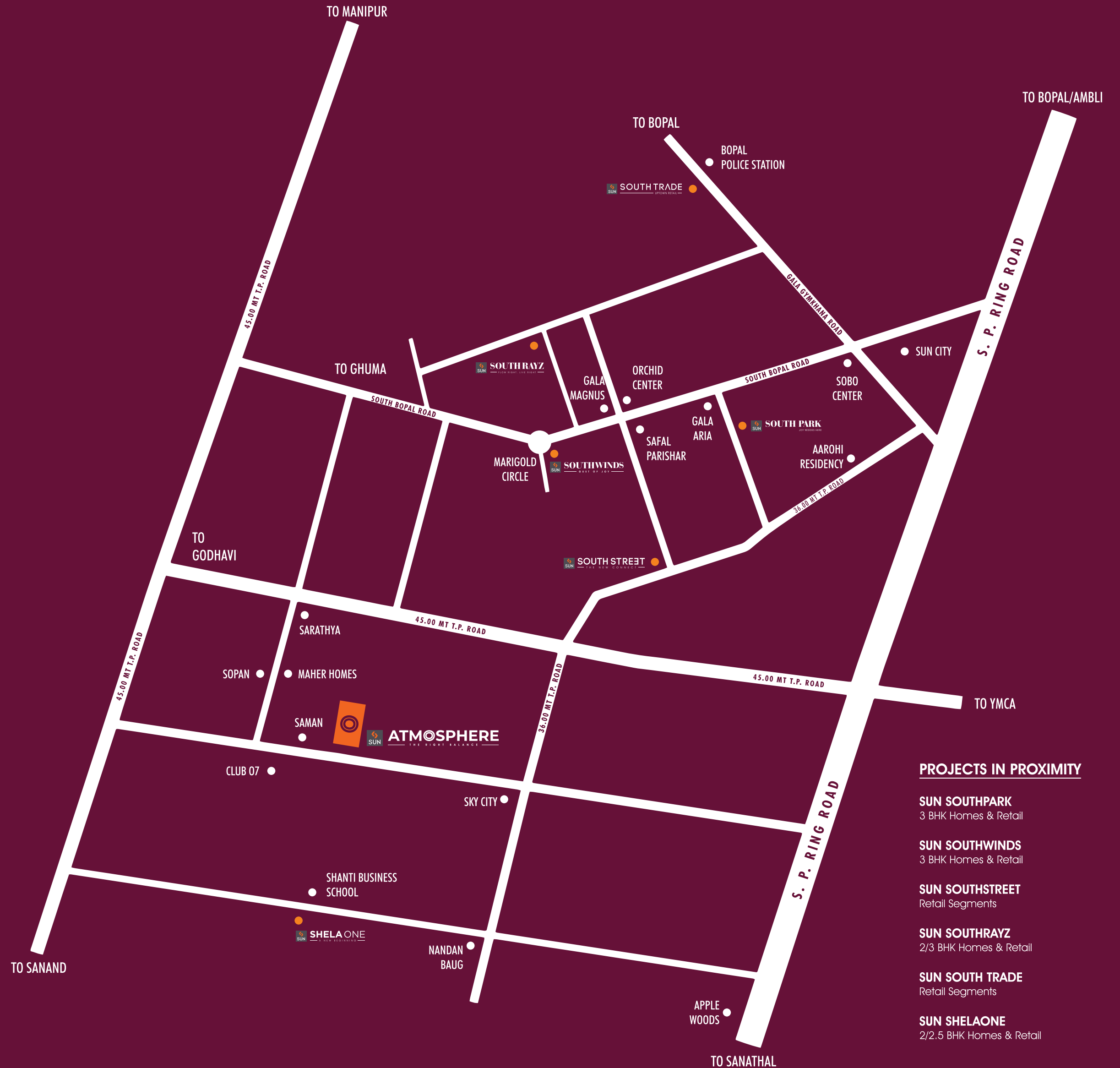
- Concealed Copper wiring - ISI Brand
- Adequate power outlets with modular switches in all areas
- Provision of electric and drain points for Split AC in Living and Master Bedrooms
- Protective ELCB for each apartment

Wall Finish & Color Works

- Internal Wall : Putty Finish over mala plaster
- Ceiling/Slab : Putty Finish over RCC
- External Wall : 100% Acrylic Paint over sand faced plaster or texture

LOCATION

SUN ATMOSPHERE, OPPOSITE CLUB O7, CENTRAL SHELA.



PROJECTS IN PROXIMITY

SUN SOUTHPARK
3 BHK Homes & Retail

SUN SOUTHWINDS
3 BHK Homes & Retail

SUN SOUTHSTREET
Retail Segments

SUN SOUTHRAYZ
2/3 BHK Homes & Retail

SUN SOUTH TRADE
Retail Segments

SUN SHELAONE
2/2.5 BHK Homes & Retail

PROJECT POSITIVES

Effective construction management with a good insight of the market is an integral part of a project. Our projects - commercial or residential are a direct implication of our vision. With over 40 years in the industry and over 60+ projects to flaunt, we do not need any validation.

The construction quality with timely delivery of the projects has made us a household name with a distinct mark in the industry. We can successfully boast of all size projects from low cost housing to the high-end residential apartments. With each project we have outdone ourselves and we ensure we never falter from our commitments.



CLIENT- FRIENDLY APPROACH

We, at Sun Builders believe in complete transparency with ethical practices and our flexible approach makes the entire process extremely simple & straightforward. We welcome you to be part of SUN Family.



THRIVING LOCATION

The wide roads with the social & physical infrastructure surrounding Sun Atmosphere makes this developed neighborhood a thriving and sought after location for your peaceful living.



CLOSE TO YOUR NEEDS

We have ensured you do not need to venture far for your luxury & essential requirements. There are schools, clubs, hospital and banks in the vicinity, which make commute easy and smooth.



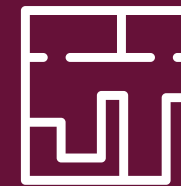
UNIQUE DEVELOPMENT

Our theme based common developments with ample of open space comprising of 50,000 sq feet is an honest effort by Sun Builders to ensure a smooth transition. The Sun Flame, The Celebration and The Sports Plaza are uniquely designed and have been identified with keeping in mind a complete recreation & health package for the entire family.



SUSTAINABLE DEVELOPMENT

The sewage treatment plant, use of solar energy, LED Fittings & readily available local products help in sustainable development at Sun Atmosphere. We ensure we do not compromise the future of our children to meet their own needs.



OPTIMUM PLANNING

Our unit Layouts at Sun Atmosphere are meticulously designed & planned by maximizing the available space, which makes for comfort living taking care of your requirements.



TIMELY DELIVERY

We know where we have to be and when , We believe efficient time management is extremely important as it adds value to our brand . Our expert teams ensure timely possession every time.



PROPERTY MANAGEMENT

Our projects - commercial or residential are a direct implication of our vision. In this project we also offer developer backed property management and society maintenance for the first 18 months facilitating a hassle free living environment.



COMPETITIVE PRICING

We can successfully boast of all size projects from low cost housing to the high-end residential apartments. With each project we have outdone ourselves and we ensure we never falter from our commitments. Our capacity to buy land at prime locations ensures a quick off-loading & thereby helps in competitive pricing.



QUALITY CONSTRUCTION

Our years of experience coupled with expertise and good relations with all our vendors, suppliers, consultants & contractors with our evolved system ensures superior quality in our construction.

SUN GROUP started out in 1981, from a humble beginning to become a major business conglomerate and has extensively reached out its horizon to private residential, leisure properties and commercial development. Our primary goal is to be at the forefront of the region's property industry by delivering highest quality construction understanding the unspoken needs of our customers and go beyond their expectation.

We are looking forward to building further on our areas of expertise to continue helping our customers bring alive their dreams of happy living. With plans afoot to aggressively expand, the company along with its stakeholders strongly believe that it's only a matter of time that we will be the best in our industry.

Disclaimer

- The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the project the member/customer is requested to check the details on RERA website or at the developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.
- The Promotor / Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant and any such changes made shall be binding on the customers/members of the project.
- The Promotor / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AUTO CAD software.
- The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on architectural plans of the project. They shall not be constructed as actual depictions of the project.
- The north direction shown in the brochure is approximate and can be erroneous. The member/customer is expected to verify the same personally before going ahead with the booking.
- The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.



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