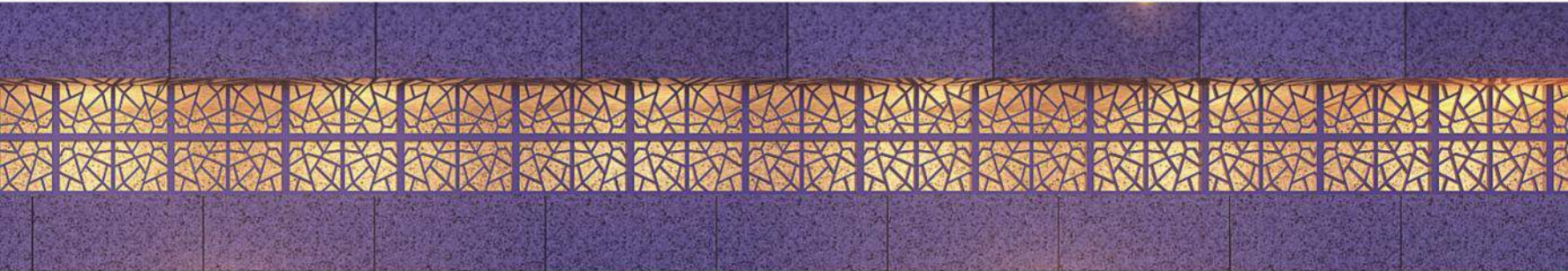




SHANKHESHWARA
heights

3 & 4 BHK AVANT-GARDE LIFESTYLE



PEACE
CHEER
UNIQUE
HAPPINESS
TRUST
SPACE

What do you wish the most...?

A secret desire to enjoy the **lavishness** in its true sense...

A **trustworthy** friend...

A **unique** lifestyle of your own...

A **peaceful** life...

All that your heart wished is about to be fulfilled with Shankheshwara Heights.
Let these 3 & 4 BHK Avant-garde lifestyle apartments be the answer to your every
deepest wish and desire. The set of elegant abodes elevating both in stature and
style take you to the flight of eminence and eternal happiness.





Homes as
UNIQUE
as you!

You love to live in your own way. You have different dreams and different aspirations. In short, you have your personality and style. Now find a serene homecoming in a home that is as unique as your personality. An abode that speaks of your distinct taste and preference.



Entrance Gate



Security Cabin



PEACE
CHER
UN
LAVISH
E
SPACE

An ambiance you can
TRUST
for your loved ones!

For your dearest ones, you'd always wish a safe haven where they can live happily and heartily. With state of the art amenities designed keeping in mind every age group along with stringent security measures at Shankheshwara Heights creates that trusted and totally joyful ambiance.



Water body



Senior Citizen
Seat-outs



A lifestyle as
LAVISH
as you can imagine!

It is easy to find a house...but Shankheshwara Heights is more than a house. It is a HOME of your dream, of your desire. A perfect abode which has luxurious living experience you always wished for.



Skating Rink



Landscaped Garden



Homes crafted with
CARE, COMFORT AND CLASS!





An environment that invokes
PEACE

Home is where heart and serenity is. Life at Shankheshwara Heights has lavishness with an ample dose of serenity and calmness. A Jain Temple in the complex with reverberating sounds of divinity makes you feel that you are blessed with peace.



Gazebo



Jain Temple





A lifestyle that spreads

CHEER

Chirping sounds of your little ones, their joyful and innocent laughter filling the air is the best and the biggest gift you can give yourself. At Shankheshwara Heights, the cheerful gait and happy faces of your kids will always refresh your homecomings.



Children Play area



Cricket Pitch





A life that has
SPACE
for grandeur

With impressive elevation and aesthetic architecture offering enough space, Shankheshwara Heights makes for a grand lifestyle. It stands tall with sophistication and style along with amenities like huge party lawn and spacious multipurpose hall to add grandeur and grace to your every occasion.



Party lawn



Multipurpose Hall





Homes with a promise of

HAPPINESS

Cross the threshold of Shankheshwara Heights and enter in a happy environment where everything is designed and presented the way you always dreamt. From lavish amenities to advantageous location, from artistic architecture to safe planning...It is not a Home. It is a promise of your HAPPYNESS that we have fulfilled.



Hi-tech Security



Pick-up Stand

GROUND FLOOR PLAN

Legends

- | | |
|----------------------------|--------------------------|
| 01) Entrance Gate | 12) Entrance Foyer |
| 02) Security Cabin | 13) Meter Room |
| 03) Water Fountain | 14) Stage+community Hall |
| 04) Pick Up Stand | 15) Party Lawn |
| 05) Jain Temple | 16) Gym |
| 06) Water Body | 17) Box Cricket |
| 07) Senior Citizen Seating | 18) Skating Rink |
| 08) Ramp | 19) Seating |
| 09) Children Play Area | 20) Car Parking |
| 10) Canopy | 21) Scooter Parking |
| 11) Indoor Game | |



TYPICAL FLOOR PLAN



3 BHK
UNIT PLAN

101- S.A. 2262 SQ. FT.
102- S.A. 2269 SQ. FT.

TYPE - A,B



4 BHK
UNIT PLAN

101- S.A. 3175 SQ. FT.
102- S.A. 3170 SQ. FT.

TYPE - C



3 BHK
UNIT PLAN

101- S.A. 2331 SQ. FT.
102- S.A. 2331 SQ. FT.

TYPE - D



AMENITIES

CHILDREN PLAY AREA: Green Space Built With Sand Pit For Children Play Equipment & Sitting Area for Parents.

BANQUET HALL: Banquet Hall For Social Function Like Birthday Party ,anniversary, Engagement & Other Events.

INDOOR GAMES: Table Tennis, Card, Carom, Chess, Billiard.

OUTDOOR GAME: Volley Ball Court, Badminton Court, Skating Rink.

CENTRAL HUGE LUSH GREEN LANDSCAPE GARDEN: The Huge Central Garden Space Provided With Gazebos For Senior Citizens, Glorious Water Cascade, Jogging Track & Pleasant Seat-outs.

TEMPLE: Derasar To Be Made By “shree Dalichandji Mishrimalji Mavaji Maradia Family”

UPASHRAYA: Upashraya Facility Also Available In Campus.

INTERNAL UNIT FINISHES

4-BHK

FLOORING:

- 1m X 1m Granamite flooring in living, dinning & kitchen.

BED ROOM - 3 & 4:

- Laminated wooden flooring

BED ROOM - 1 & 2:

- 32” x 32” Vitrified (Granamite) tile flooring.

KITCHEN:

- Quartz/Granite kitchen platform with twin bowl S.S. sink & Granamite tile up to lintel level.
- R.O. water purifying system near drinking water tap.
- Gas line connection.

STORE ROOM:

- Kota stone rack in store with Glazed tiles on wall up to Lintel Level.

PLUMBING:

- Concealed plumbing in toilets with Designer C.P. fittings of Kohler/Grohe/Jaquar or eq. brand & sanitary ware of Duravit or Eq. American brand in all bathrooms.
- Central Gas Geyser in wash area for supply of Hot water in each flat.

INTERNAL COMMON AREA FINISHES

FOYER:

- Entrance Foyer finished with Italian/Imported marble Cladding & Granite Stone flooring.

LIFT CLADDING:

- Granamite & Granite stone wall Cladding in each floor near lift entrance.

STAIRCASE:

- Granite stone flooring on staircase & landing.

ELECTRIFICATION:

- Sufficient point in concealed circuit wiring of polycab /R.R/Havells or Eq. brand Copper wiring with ISI modular switches of Panasonic /le grand/siemens or Eq. Brand.

AIR CONDITION :

- Provision of 3 split air conditions of Mitsubishi/daikin or Eq. brand in 3 bed rooms.

DOORS:

- Main door frame of Teak wood & other frame Granite stone.
- Decorative Main door shutter & other doors with water proof flush doors with necessary S.S Hardware, Screw, Fixtures& lock.

WINDOWS:

- Anodized aluminum section window make of Heavy section of jindal or equivalent brand & Reflective glass with safety grill.

WALL FINISH:

- All wall finished with birla putty in all flat.

BALCONY :

- S. S. Railing & Cloth line facility.

SPECIAL FEATURES

DESIGNATED USE

- Residential high rise

NO. OF FLOOR

- Basement floor (parking) + ground floor + 12 floor

SPACE SPECIFICATION AT GROUND FLOOR

- Hollow plinth for parking (basement & ground floor)

GENERATOR BACK-UP (POWER BACK UP)

- Power backup available from better quality silent generator.

ROAD NETWORK:

- R.C.C Tri-mix (V.D.S) /Paver Good quality make having finish of sandblast granite chips

POWER SUPPLY CALCULATED PER FLAT:

- Load in KW is given by Electrical Consultant

ELEVATORS CONFIGURATION:

- Good quality auto collective 2 elevators per building with Schindler / Kone or Eq. brand.

SLAB TO SLAB FLOOR HEIGHT

- 3.05mts. (10’-0”)

POWER LOAD

- Three Phase Meter for Flats. (* chargeable)

SECURITY SYSTEM:

- Entire campus under C.C.T.V. surveillance along with security camera in entrance Foyer with video door phone + Intercom Facilities.

3-BHK

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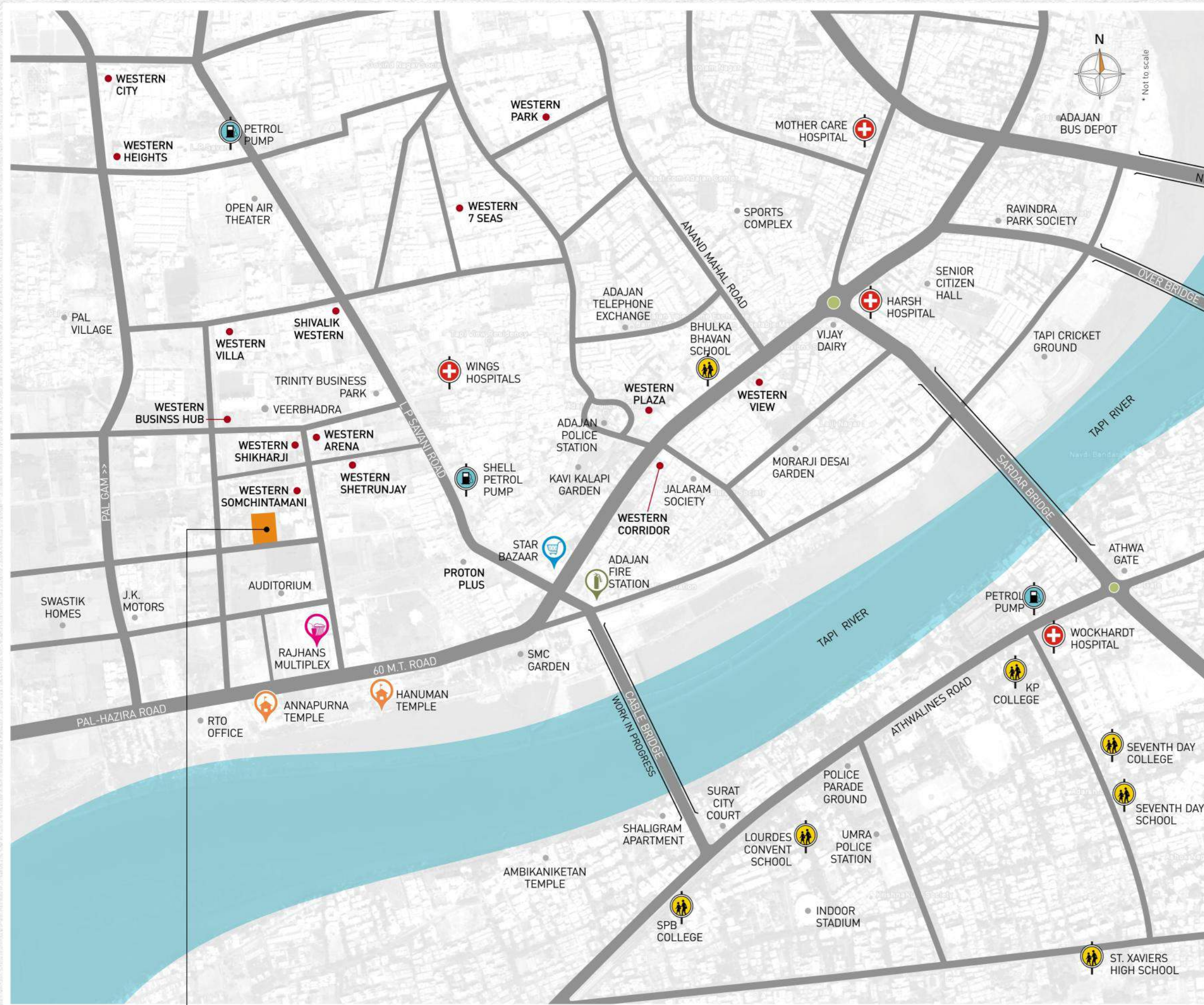
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Site Address: Shankheshwara Heights,
Nr. Western Somchintamani,
Rajhans Multiplex lane, Pal, Surat

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email: info@thewesterngroup.in

For Booking Contact: 0261 2735344, +91 98251 25344

Architect:

Architects &
Urban Designers

Structure:
Jalil A. Sheikh
Legal Advisor:
Bhadraben Joshi

Member of Credai:
MEMBER

SURAT

Electrical Consultant:
Apurva Pathak | Excellent Energy Consultant
Plumbing Consultant:
Malawwala Engineering Service Pvt. Ltd

www.eyecodeesign.in

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