



NEAR SHYAMAL CROSS ROAD



NIGHT CORNER VIEW

A CONDUCTIVE ENVIRONMENT

START-UP SIZE RETAIL AND OFFICES

The decision to locate or relocate businesses is determined by various aspects : Image & presence, personal growth & aspiration, proximity to one's own home or ease of reach, by being part of a hub within an industry centric or general commercial density of that area.

SUN GRAVITAS, by the virtue of it's location and the experience of SUN, as a developer along with the Architect, brings all of the above and more.

Medium to high density with smaller retail & offices, or larger sizes of retail & offices are apt for all new age businesses or expansion based traditional commerce. These work to provide the best & most conducive environment for all.

SUN GRAVITAS is well thought-out, well placed, extremely well positioned and well, what it really is. It offers all the "gravitas" that your commercial venture, service, trade manufacturing or retail really needs.



RETAIL

Captive office users within the building, primarily a residential catchment area all around and the growing need for office presence even for online brands in smaller formats makes Sun Gravitas the perfect location for RETAIL.

A towering presence with 2 side-road and an internal passage on 2 floors make it apt for small to medium retail especially B2B, along with B2C thriving well.

G+2

ROAD FACING UNITS





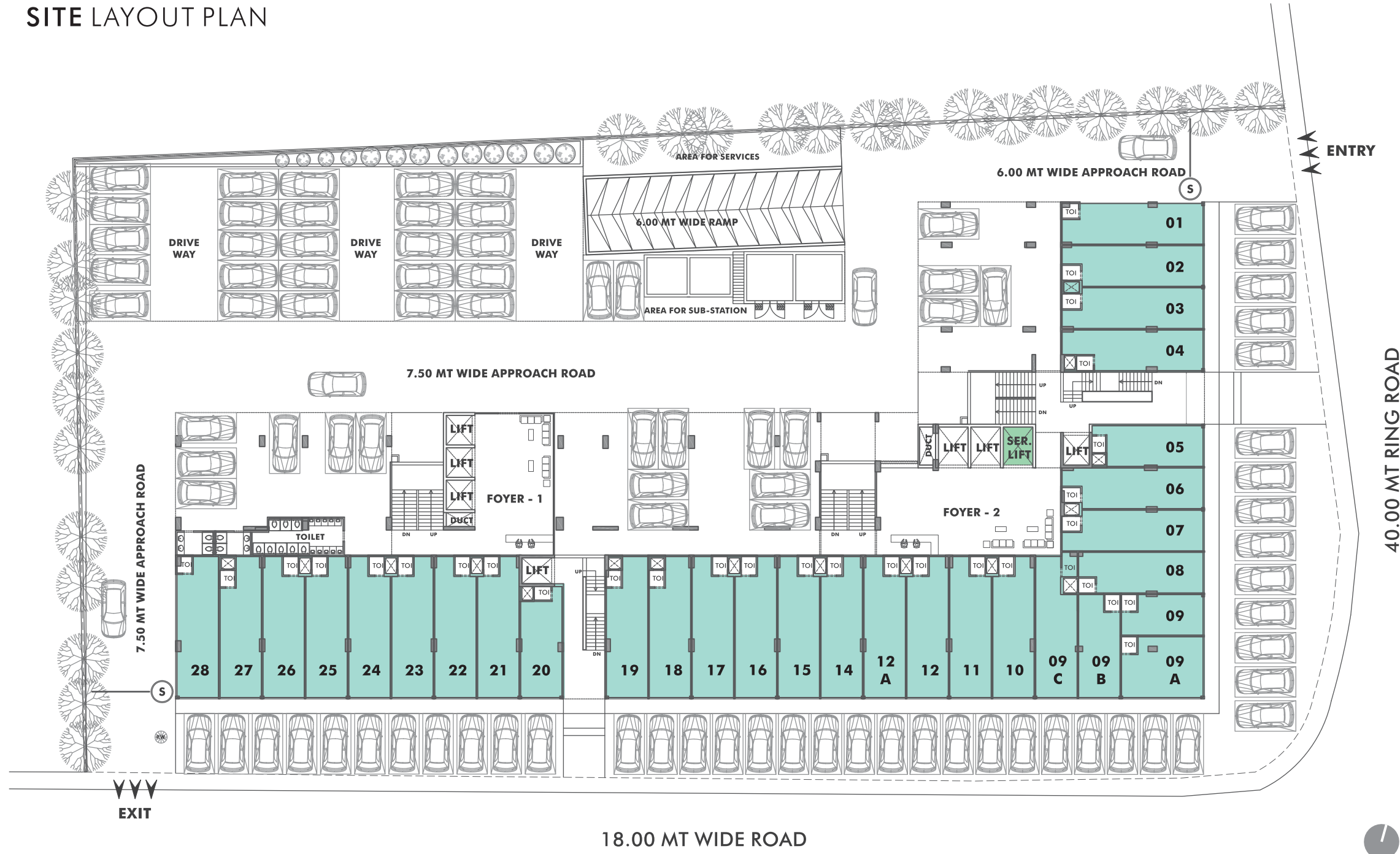
BACKSIDE ELEVATION

HERE IS WHERE BUSINESS
GETS ATTRACTED

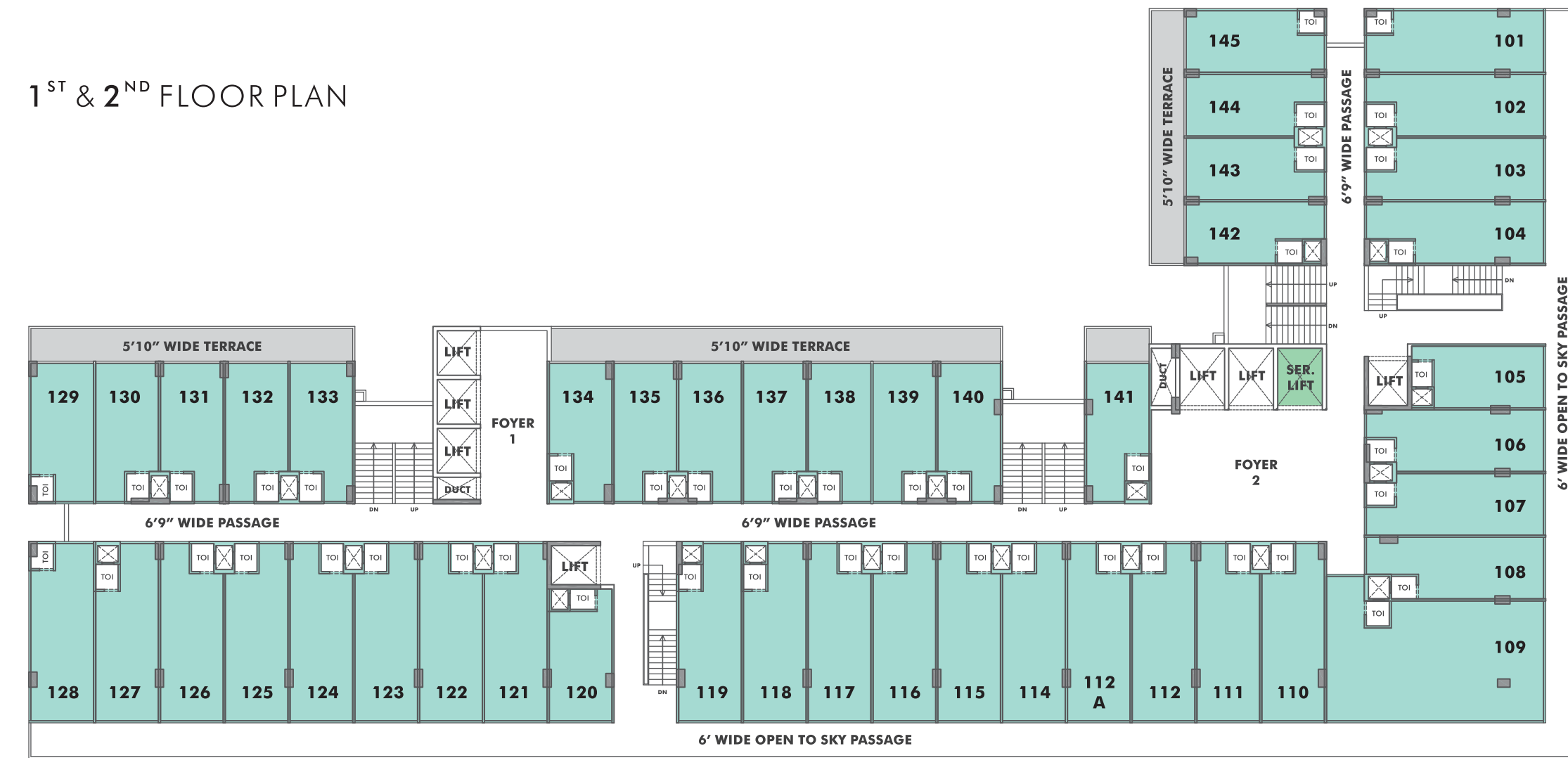


RETAIL FOYER

SITE LAYOUT PLAN



1ST & 2ND FLOOR PLAN



NO.	DIMENSION	NO.	DIMENSION	NO.	DIMENSION	NO.	DIMENSION	NO.	DIMENSION
101	31'8" x 11'0"	111	11'2" x 31'8"	121	11'2" x 31'8"	131	11'2" x 24'8"	141	11'2" x 24'8"
102	31'8" x 11'0"	112	11'2" x 31'8"	122	11'2" x 31'8"	132	11'2" x 24'8"	142	24'8" x 11'0"
103	31'8" x 11'0"	112 (A)	11'2" x 31'8"	123	11'2" x 31'8"	133	11'2" x 24'8"	143	24'8" x 11'0"
104	31'8" x 11'0"	114	11'2" x 31'8"	124	11'2" x 31'8"	134	11'2" x 24'8"	144	24'8" x 11'0"
105	23'6" x 11'0"	115	11'2" x 31'8"	125	11'2" x 31'8"	135	11'2" x 24'8"	145	24'8" x 11'0"
106	31'8" x 11'0"	116	11'2" x 31'8"	126	11'2" x 31'8"	136	11'2" x 24'8"		
107	31'8" x 11'0"	117	11'2" x 31'8"	127	11'2" x 31'8"	137	11'2" x 24'8"		
108	31'8" x 11'0"	118	11'2" x 31'8"	128	11'2" x 31'8"	138	11'2" x 24'8"		
109	38'9" x 21'5"	119	11'2" x 31'8"	129	11'2" x 24'8"	139	11'2" x 24'8"		
110	11'2" x 31'8"	120	11'2" x 23'6"	130	11'2" x 24'8"	140	11'2" x 24'8"		

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



SHOT AT SUN

OFFICES

6 Elevators and 3 Stair blocks connecting 12 levels in a simple, yet imposing structure becomes the right opportunity for small to medium and very large set-ups that are beginning but aspiring as they choose to think "BIG RIGHT HERE".

12 LVLS

MULTIPLE SEGMENTS



REAP THE BENEFITS OF
A GREAT LOCATION



PROJECT POSITIVES



DEVELOPER PROFILE

Over 40 years of building legacy with more than 70+ projects completed.



PRODUCT TYPOLOGY

Office modules that have flexible beam-grid layout cater all rising space requirement.



COMPETITIVE PRICING

Speedy construction and high capacity to buy land at prime locations ensures quicker off-loading & thereby offering more competitive pricing.



PARKING

Adequate four wheeler parking, that can square up almost 450 vehicles.



QUALITY CONSTRUCTION

Experience and expertise across vendors, suppliers, consultants, contractors with evolved systems ensure quality while delivering on time.



SIZE

Small to large size unit ensures easy access to aspirational real estate that us well located and well-made.



PROXIMITY TRANSPORT NODES

Prime location with old & new captive residential & buzzing commercial fed by a venture of multiple transportation options Ahmedabad Metro, AMTS, BRTS and unshared public transportation.



READY POSSESSION & NO GST

Construction process has adhered to the promised timeline. BU permission has been granted. No GST is to be paid. More Savings for you. Grab this opportunity.



SHOT AT SUN

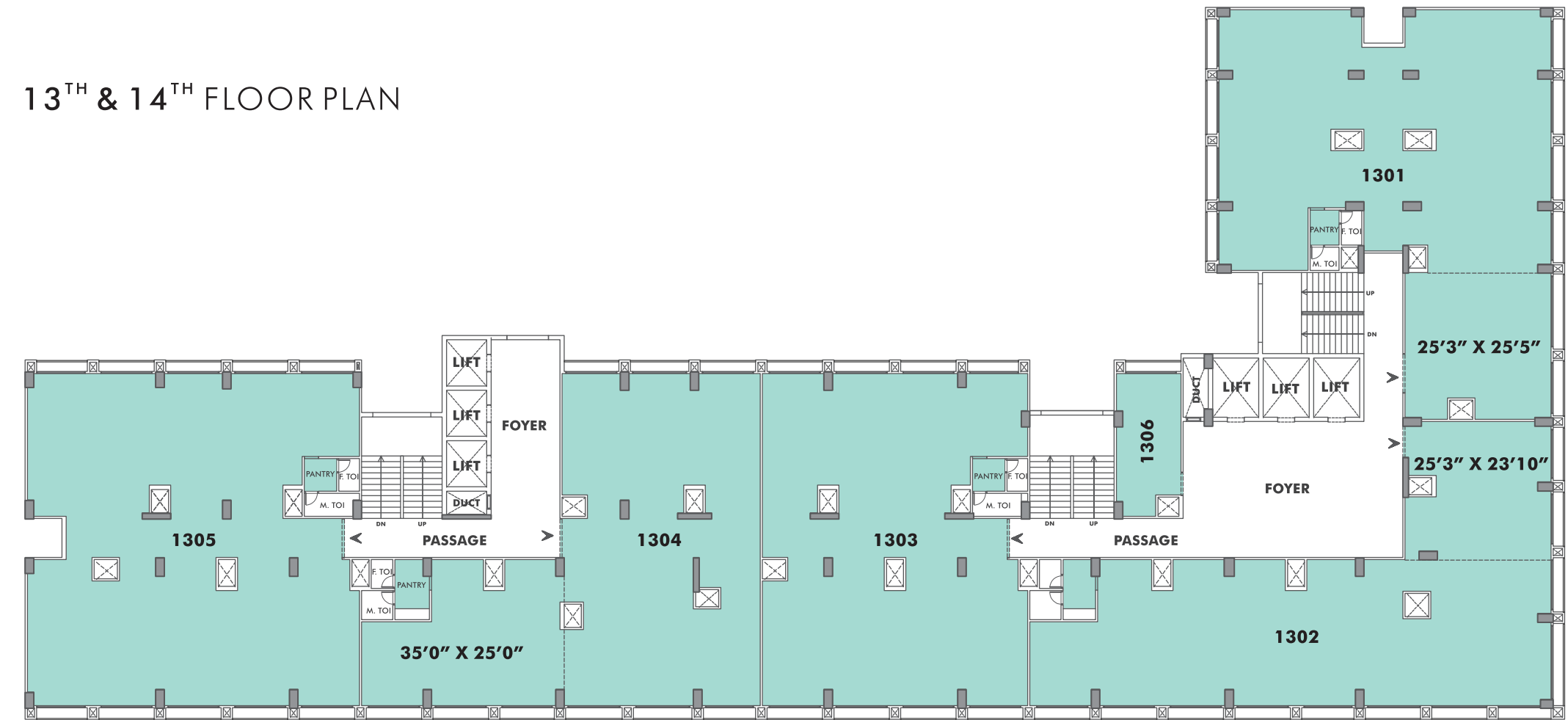
3RD TO 12TH FLOOR PLAN



NO.	DIMENSION	NO.	DIMENSION	NO.	DIMENSION	NO.	DIMENSION	NO.	DIMENSION
301	25'3" x 11'0"	311	11'2" x 25'3"	321	11'2" x 25'3"	331	11'2" x 24'8"	341	11'2" x 24'8"
302	25'3" x 11'0"	312	11'2" x 25'3"	322	11'2" x 25'3"	332	11'2" x 24'8"	342	11'2" x 24'8"
303	25'3" x 11'0"	312 (A)	11'2" x 25'3"	323	11'2" x 25'3"	333	11'2" x 24'8"	343	11'2" x 24'8"
304	25'3" x 11'0"	314	11'2" x 25'3"	324	11'2" x 25'3"	334	11'2" x 24'8"	344	24'8" x 11'0"
305	25'3" x 14'0"	315	11'2" x 25'3"	325	11'2" x 25'3"	335	11'2" x 24'8"	345	24'8" x 11'0"
306	25'3" x 11'0"	316	11'2" x 25'3"	326	11'2" x 25'3"	336	11'2" x 24'8"	346	24'8" x 11'0"
307	25'3" x 11'0"	317	11'2" x 25'3"	327	11'2" x 25'3"	337	11'2" x 24'8"	347	24'8" x 11'0"
308	25'3" x 11'0"	318	11'2" x 25'3"	328	11'2" x 25'3"	338	11'2" x 24'8"		
309	25'3" x 11'0"	319	11'2" x 25'3"	329	11'2" x 25'3"	339	11'2" x 24'8"		
310	32'4" x 15'0"	320	11'2" x 25'3"	330	11'2" x 25'3"	340	11'2" x 24'8"		

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

13TH & 14TH FLOOR PLAN



OFFICE NO.	DIMENSION	RERA CA (sq.ft.)	SALEABLE AREA (sq.ft.)
1301	57'4" X 45'5" + 25'3" X 25'5"	3136.82	5703.30
1302	90'2" X 25'3" + 25'3" X 23'10"	2742.86	4987.01
1303	46'0" X 57'5"	2521.66	4584.83
1304	34'0" X 57'5" + 35'0" X 25'0"	2737.58	4977.42
1305	57'5" X 57'5"	3072.66	5586.66
1306	11'2" X 24'8"	259.86	495.00

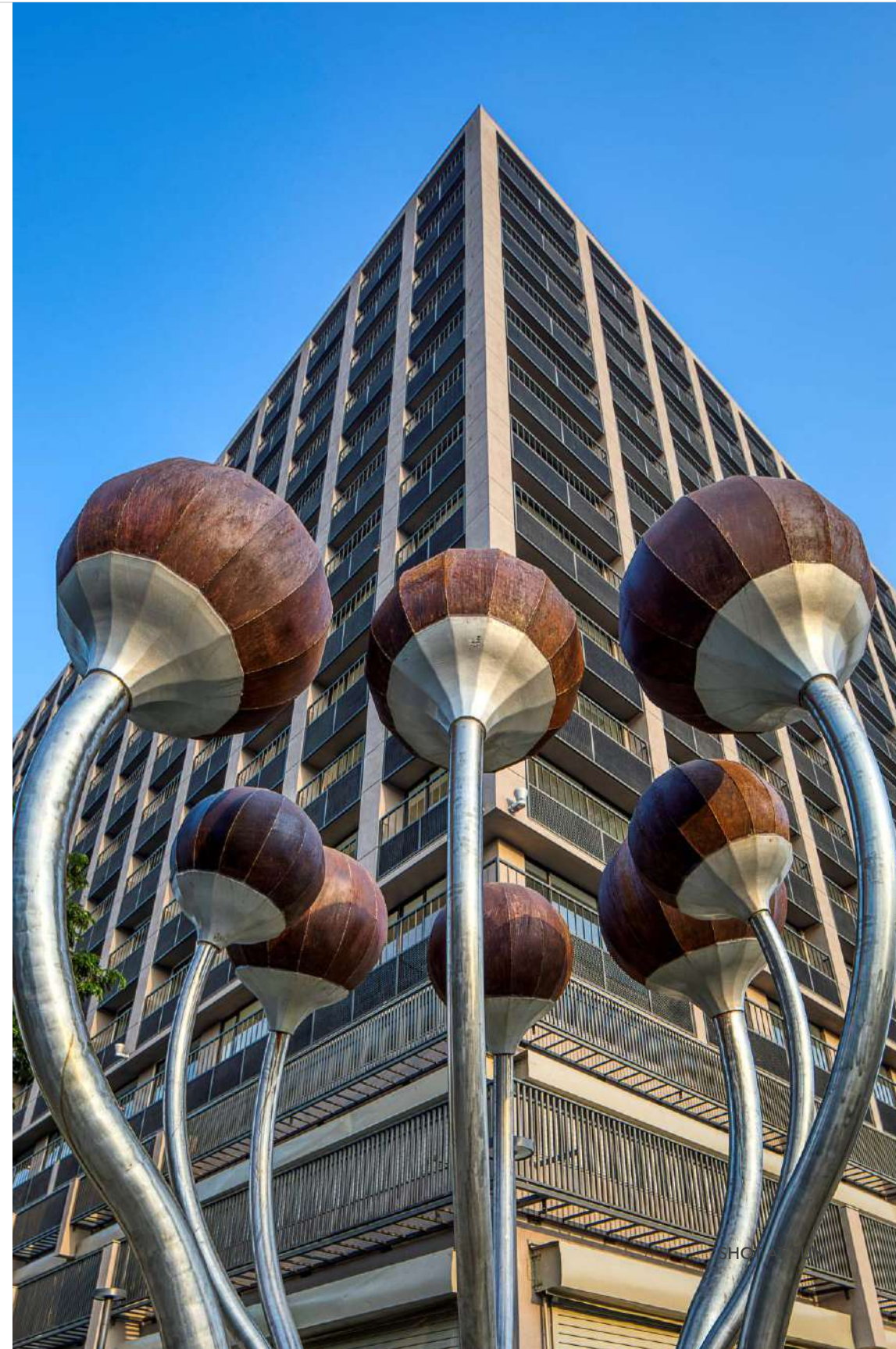
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BUILDING ATTRIBUTES

- G+13 storey commercial hub
- Accessible location
- Elegant architecture with facade lighting
- Large size floor plates
- 8 nos high speed elevators (1.5 m/sec.)
- Well designed foyers at all level
- 4 levels of parking facility (B3, B2, B1, G)
- RCC & Stone paved campus
- Power back-up for common utilities
- Fire safety features
- Vigilant security system
- Professional Estate Management Agency

UNIT ATTRIBUTES

- Vitrified tiles flooring
- Adequate power load for each unit
- Individual restrooms within units with ceramic tiles & relevant sanitary fittings
- Rolling shutter for all showrooms
- Convenient location of AC outdoor units



LOCATION



Over the last three decades Sun Builders Pvt. Ltd. has remained committed to delivering quality living space solutions while creating the most efficient facilities for the end-users.

We treat every building that we make, be it a community space or a corporate house, as a landmark in the making and see the project diligently through its pre-construction, construction, operations, delivery and facility audit stages.

Our effort in the right direction and dedication to fulfill our commitment, has built an enduring trust thereby creating a legacy that is now synonymous with Sun Group.

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.

RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA05561/150619, www.gujrera.gujarat.gov.in

  | [sunbuilders.in](https://www.sunbuilders.in)



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