



*Experience*

*where joy resides*



Embark on a journey to a lifestyle haven that embraces family unity, where meticulous attention has been devoted to elevating your comfort and convenience.

Join us in exploring the ideal abode, where your comfort dreams can soar.

3 & 4 BHK EXCLUSIVE APARTMENTS  
& COMMERCIAL SPACES

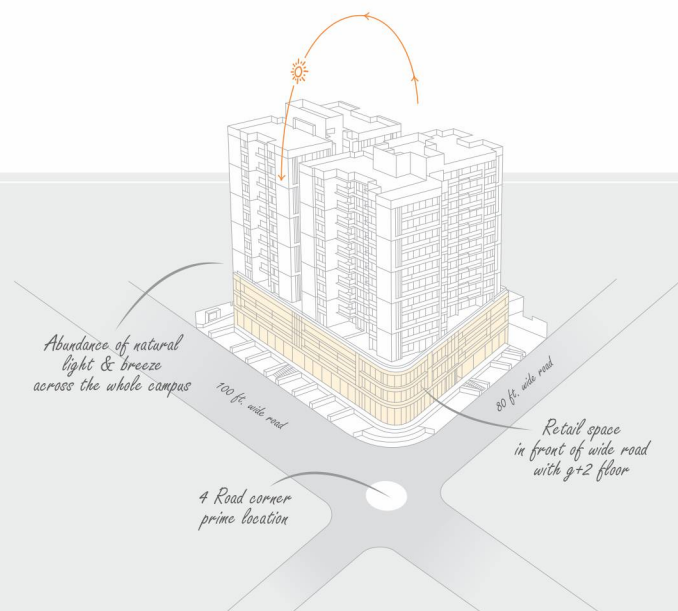
home

where elegance thrives



- G+12 STOREYS WITH 2 INDIVIDUAL TOWERS
- 20 UNITS OF 4 BHK & 62 UNITS OF 3 BHK APARTMENTS
- WELL CONNECTED 4 ROAD CORNER PRIME LOCATION
- PARKING SPACE AT GROUND & 3 LEVEL BASEMENT
- WORLD CLASS ALL MODERN LIFESTYLE AMENITIES
- AMAZING CARPET AREA EFFICIENCY WITH
- DESIGN FOR EFFECTIVE SPACE UTILIZATION
- 53 RETAIL SPACES IN FRONT OF MAIN CORNER ROAD

Discover the ultimate blend of convenience and comfort, where every detail of 'Atulyam Saral' has been meticulously designed to elevate your everyday living experience.





*Cherish*  
where moments unite





20<sup>+</sup>  
Modern Lifestyle  
Amenities

अतुल्यम  
SARAL



2  
High Speed Lifts  
With 1 Stretcher Size Lift

3  
Basement Level  
Parking

*Innovate*  
where design  
meets harmony



14'  
14' FEET  
HEIGHT IN  
SHOWROOMS  
ON GROUND FLOOR

12'  
12' FEET  
HEIGHT IN  
SHOWROOMS  
ON 1st & 2nd FLOOR

10'10"  
10'10" FEET  
HEIGHT IN  
SLAB TO SLAB IN  
ALL RESIDENTIAL UNITS

Experience the harmonious fusion of aesthetics and practicality, where architectural brilliance is the cornerstone of your lifestyle at 'Atulyam Saral'.  
Where every day feels like a masterpiece waiting to be lived.



  
**अतुल्यम**  
SARAL



*Unwind*  
where serenity beckons





Embrace

where beauty unfolds

  
अतुल्यम  
SARAL

Step onto your balcony at 'Atulyam Saral' and watch as the world unfolds before your eyes.

Every day, you'll wake up to breathtaking views that inspire and rejuvenate, making 'Atulyam Saral' the perfect place to call home.





*Explore*  
where landscape  
paint dreams



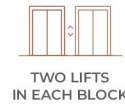
Here, we redefine the meaning of leisure with a wide array of amenities. From the serene tranquility of our landscaped gardens to the invigorating experiences of amenities, every moment here is an opportunity to indulge in the luxury of choice and comfort.

**Discover a lifestyle that effortlessly blends relaxation and recreation.**



# Indulge

where luxury meets leisure





# Thrive

where play meets fitness

Our facility offers a well-equipped gymnasium and a range of indoor games for your enjoyment. Additionally, we have a dedicated kids play area to keep the little ones entertained and active.







**GROUND**  
FLOOR PLAN





**FIRST**  
FLOOR PLAN











**TYPICAL**  
3rd TO 12th  
FLOOR PLAN



80.00 FEET WIDE T.P. ROAD

100.00 FEET WIDE T.P. ROAD





*Luxuriate*  
where  
opulence beckons





*Dream*  
where bedrooms inspire





3 BHK



TYPE 01

**BLOCK A**

UNIT NO.  
201 TO 1201, 202 TO 1202  
303 TO 1203 & 304 TO 1204







TYPE 02

**BLOCK B**

UNIT NO.  
303 TO 1203, 304 TO 1204



**3 BHK**





4 BHK

TYPE 03  
BLOCK B

UNIT NO.  
301 TO 1201, 302 TO 1202







#### STRUCTURE

RCC frame wall structure designed for seismic conditions as per regulations & codes.



#### WALL FINISH

Internal wall mala plaster with putty finish, External wall texture/sandface plaster with acrylic paint.



#### APARTMENTS FOYER

Decorative porch with name plates & flat numbering, Branded automatic lifts. Granite or kota stairs with wide width.



#### DOORS

Decorative wooden finished main door with wooden framing, Flush doors in internal area with wooden framing.



#### KITCHEN

Exclusive kitchen platform with granite stone with ceramic/SS sink, Granite shelves in store room, Glazed tiles above platform up to lintel level.



#### WINDOWS

Powder coated/anodized heavy aluminum windows of section with granite jamb, Noise reduction window glasses.



#### ELECTRICAL

3 phase concealed ISI copper wiring with modular switches, ELCB paneling for maximum safety. Adequate numbers of points, AC points in drawing room, TV points in drawing room with DTH/GTPL wiring.



#### TOILET

Designer glazed tiles up to lintel level. Premium quality bath fitting & sanitary wares.

*Detailing*  
where perfection  
meets precision

NOTES • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, AUDA Charges And Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme to be borne by the purchaser. • Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.





Discover the perfect balance at 'Atulyam Saral's' location, where you're seamlessly connected to the heart beat of the city, yet surrounded by the serene embrace of nature.

Here, you can savour the best of both worlds, with urban conveniences just moments away.







PROJECT BY

DEVELOPER  
**SHUBH DEVELOPERS**  
Site : Atulyam Saral, Opp. Hotel Prominent,  
Sardar Chowk Road, Kudasán, Gandhinagar 382421

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