



—•POLARIS•—  
SPARSH

2 & 3 BHK ELEGANT HOMES





—•POLARIS•—  
SPARSH

2 & 3 BHK ELEGANT HOMES

Polaris Sparsh is a luxurious residential initiative that blends a perfect location, a marvellous elevation, and a holistic lifestyle experience for the elite in town. Brace yourself for elegant abodes that will define your moments and memories with happiness.

**STRATEGIC LOCATION**

Located strategically amidst the best places of the city, the project acquires enough access options for residents.



**SENSATIONAL AMENITIES**

Featuring spectacular amenities, the project provides terrific options for residents to live a king-sized lifestyle.

**LUXURIOUS ABODES**

With luxurious amenities, the beautiful homes include royal living standards that residents desire in their lives.



POLARIS

Polaris Group is a unique construction firm that presents the best features of residential and commercial spaces. The group brings to the fore, expertise and experience to create brilliant structures that fulfil different requirements. Polaris Sparsh continues the group's legacy with a better and bigger vision than ever before.





## AN EXCELLENT RESIDENTIAL LOCATION

Polaris Sparsh welcomes you to your new home, an abode that defines elegance and excellence in the core of the city.





## A MEMORABLE, MODERN ELEVATION

Polaris Sparsh lets you enjoy multiple features that showcases its style and trend-setting attributes!



## A VIBRANT, OPEN AMBIENCE

Polaris Sparsh presents the ideal ambience that makes your life complete, helping you enjoy a lively atmosphere!

  
ENTRANCE  
GATE

  
SECURITY  
CABIN

  
CCTV  
CAMERA





## A SPECTACULAR, ROYAL VIEW

With a bird eye's view, Polaris Sparsh looks spectacular from all angles, and leads the way in defining grandeur!





# SITE LAYOUT PLAN

18.00 Mt Wide Road

Ele. SS



ENTRY

EXIT

18.00 Mt Wide Road

PARKING FOR MEMBERS AT BASEMENT AND HOLLOW PLINTH LEVEL







## A POSITIVE, REFRESHING ENVIRONMENT

Environment takes centrestage at Polaris Sparsh, ensuring holistic sustenance of your well-being both in terms of natural growth and an organized lifestyle!





## A HAPPY, JOYFUL PARADISE

Polaris Sparsh presents happy avenues for children to rejoice in fun and laughter, as residents can calm their senses in the green lap of nature.





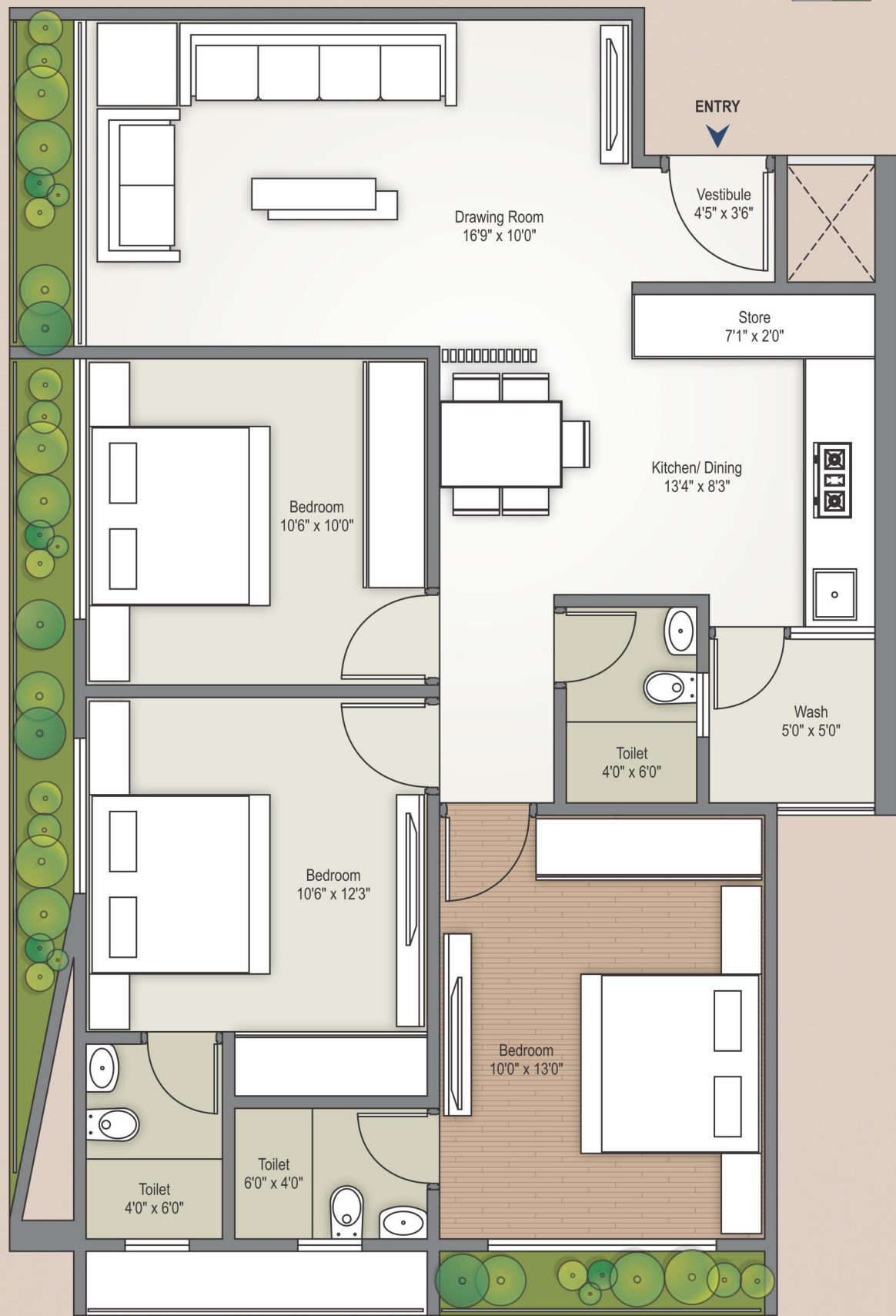
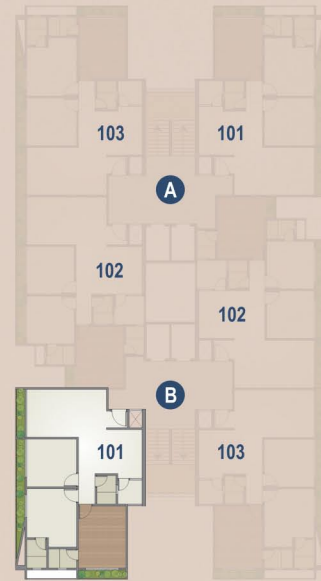
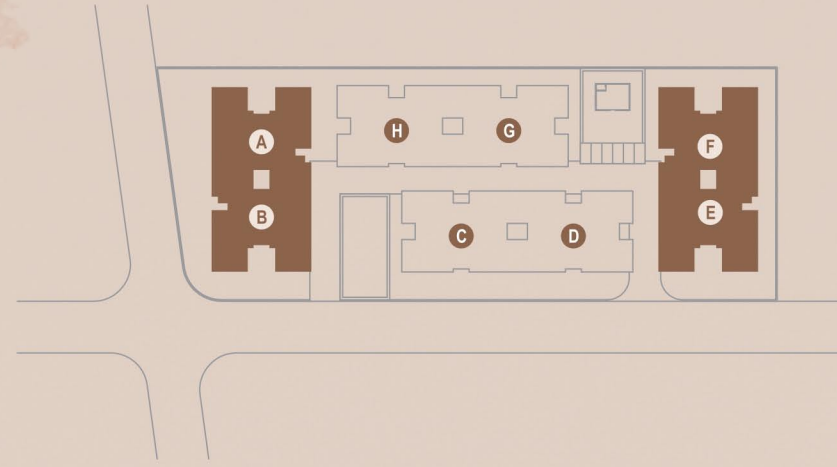


## AN ELEGANT, LUXURIOUS ABODE

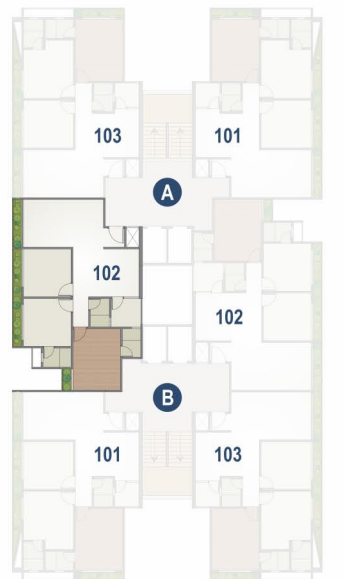
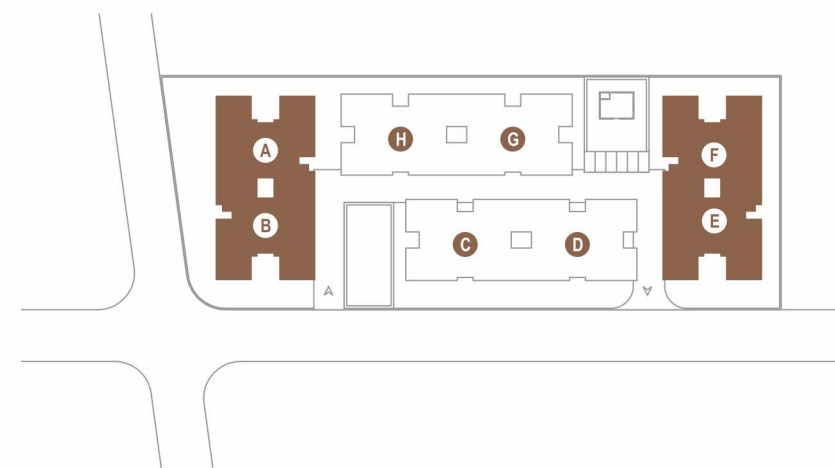
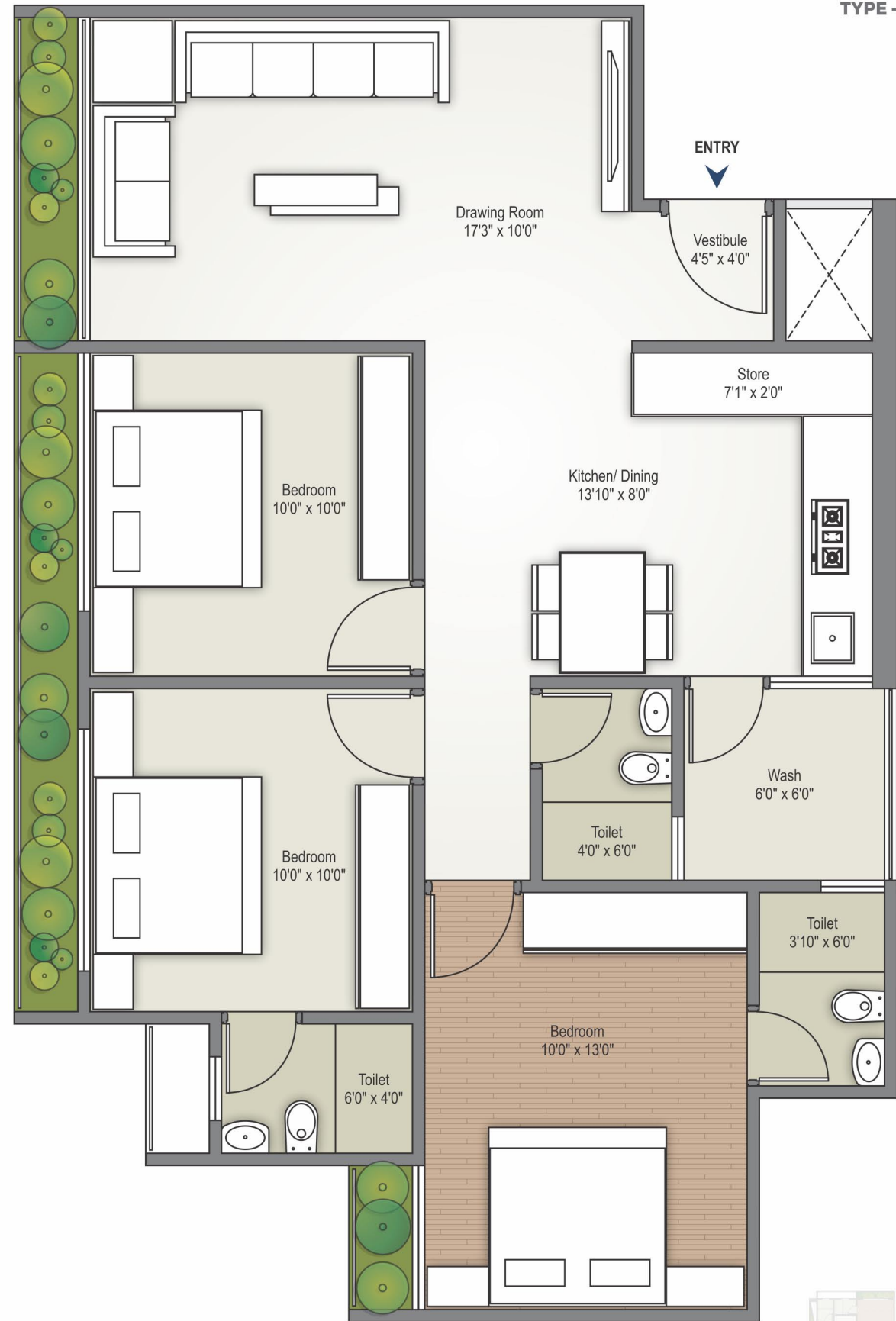
Enter the gates of heavenly homes that touch the minds as much as the heart, with its perfect balance of luxury and leisure!



**3 BHK UNIT PLAN**  
TYPE - 1 | BLOCK - A/B & E/F



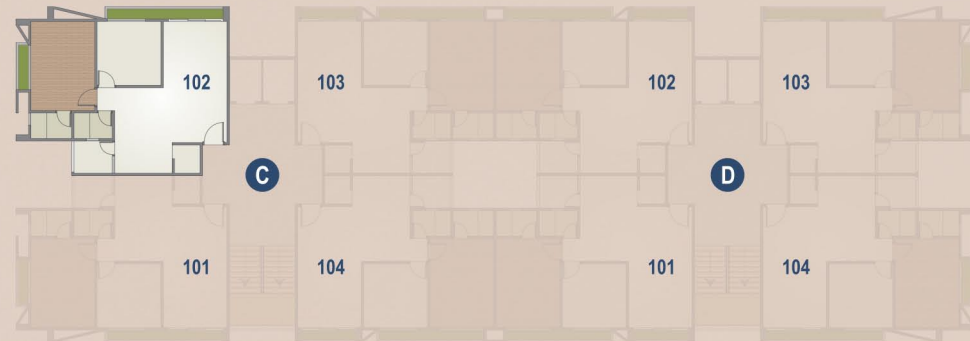
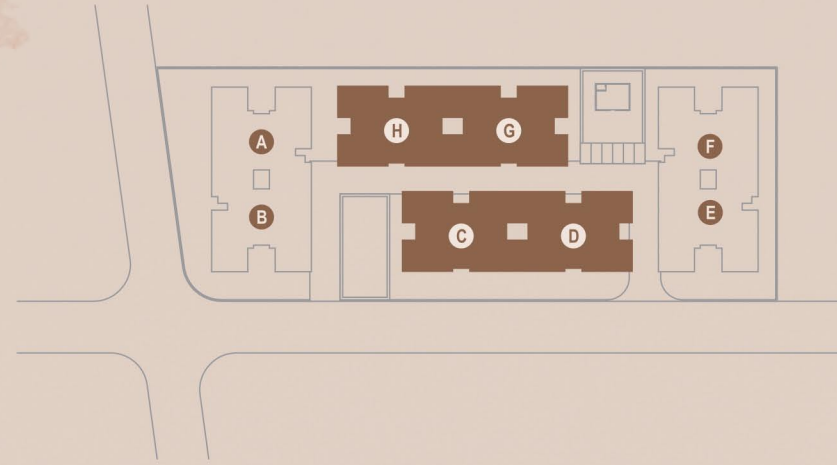
**3 BHK UNIT PLAN**  
TYPE - 2 | BLOCK - A/B & E/F





## 2 BHK UNIT PLAN

BLOCK - C/D & G/H



## SPECIFICATIONS



### STRUCTURE

Earthquake resistant R.C.C frame structure.



### PLASTER

Internal mala plaster with putty finish and external double coat sand face plaster.



### KITCHEN

Standard quality polished granite in platform with sink of standard quality.



### DOORS & WINDOWS

Decorative door for main entrance & other flush doors with granite frame along-with aluminum section windows.



### FLOORING

Standard double charge vitrified tiles.



### TOILET/BATHROOMS

Designer tiles in all toilets up to lintel level with standard bath fitting & standard quality of sanitary ware.



### ELECTRIFICATION

Concealed copper wiring & modular switches of standard quality.



### PAINT

All exterior wall with acrylic water proof paint of standard quality and all interior walls with white putty.



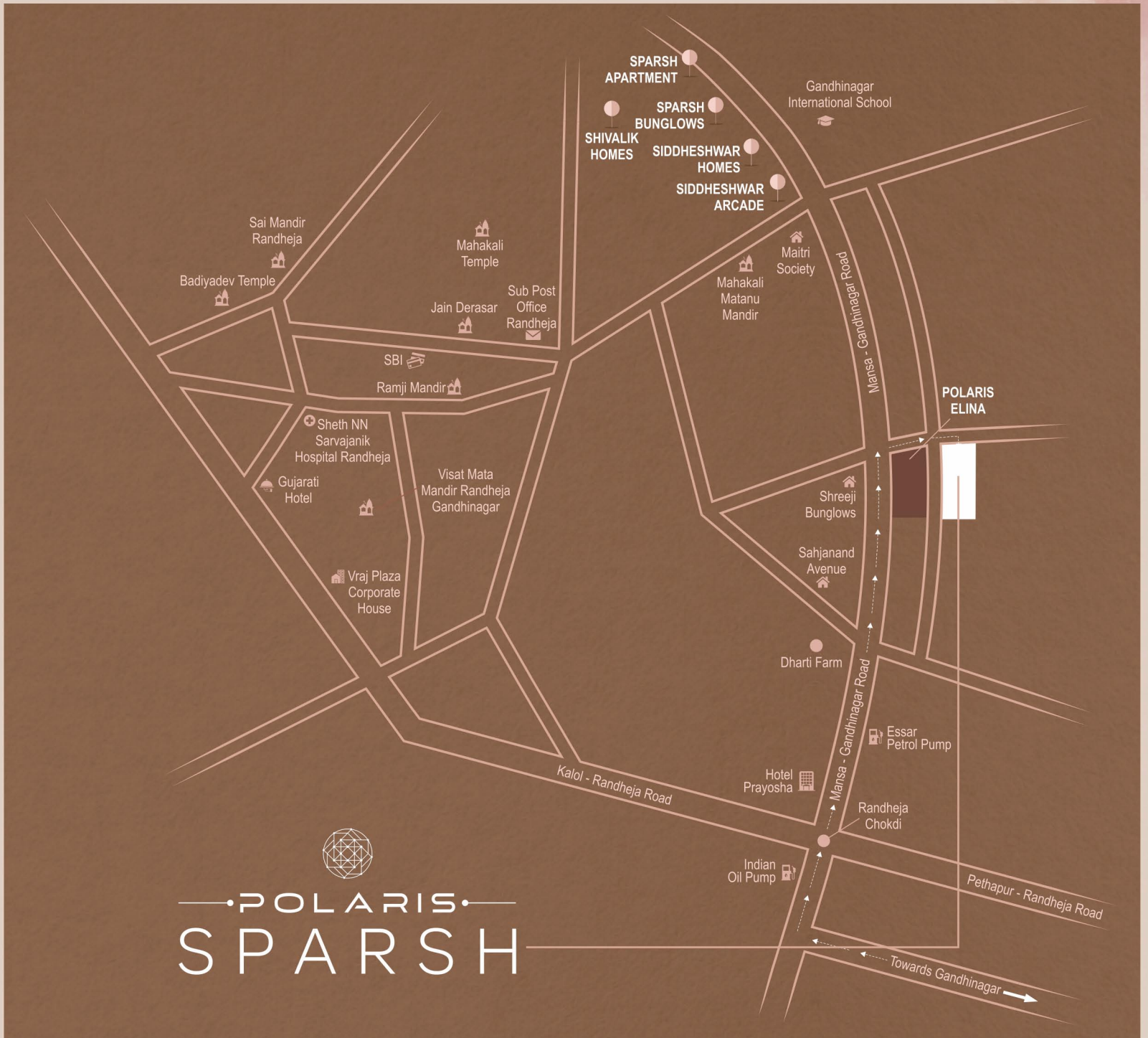
### Terms & Conditions:

- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not actual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/ or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.
- All Furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed linen, upholstery etc., lights and other electrical fixtures and appliances like air conditioners, refrigerators, TV's, telephones, laptops etc., any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc., apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- All rights reserved with the developers to make any changes in the project and all the members shall abide by such changes.
- Stump duty, Registration, GST or any other charges and taxes as and when levied by government or any of its body shall be borne by purchaser/ buyer legal possession holder.
- This Brochure is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only.
- Subject to Gandhinagar Jurisdiction only.



# LOCATION

(NOT TO SCALE)



## POLARIS SPARSH IS IN CLOSE PROXIMITY TO

Gandhinagar International School	1 min.	D-Mart	07 min.
Shankersinh Vaghela Bapu Institute of Technology	5 min.	Mahatma Mandir	12 min.
		INFO City	20 min.

### DEVELOPERS

**POLARIS BUILDCON LLP**

info@polarisgroup.in

www.polarisgroup.in

### SITE ADDRESS

**Polaris Sparsh:** B/h Polaris Elina  
Opp. Shreeji Bunglows  
Mansa-Gandhinagar Highway Road  
Randheja, Gandhinagar - 382 620.

Call: **+91 99786 05571/ 72/ 73**

### ARCHITECT

**SHAPERS360**<sup>®</sup>  
ARCHITECTS & CONSULTANTS

### STRUCTURE ENGINEER

**SHREEJI STRUCTURES**



RERA REGISTRATION NO.:  
**PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA07015/A1R/130121**

RERA WEBSITE: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Designed by:  
Openmind 97270 33377