

*Experience the Priced Luxury*



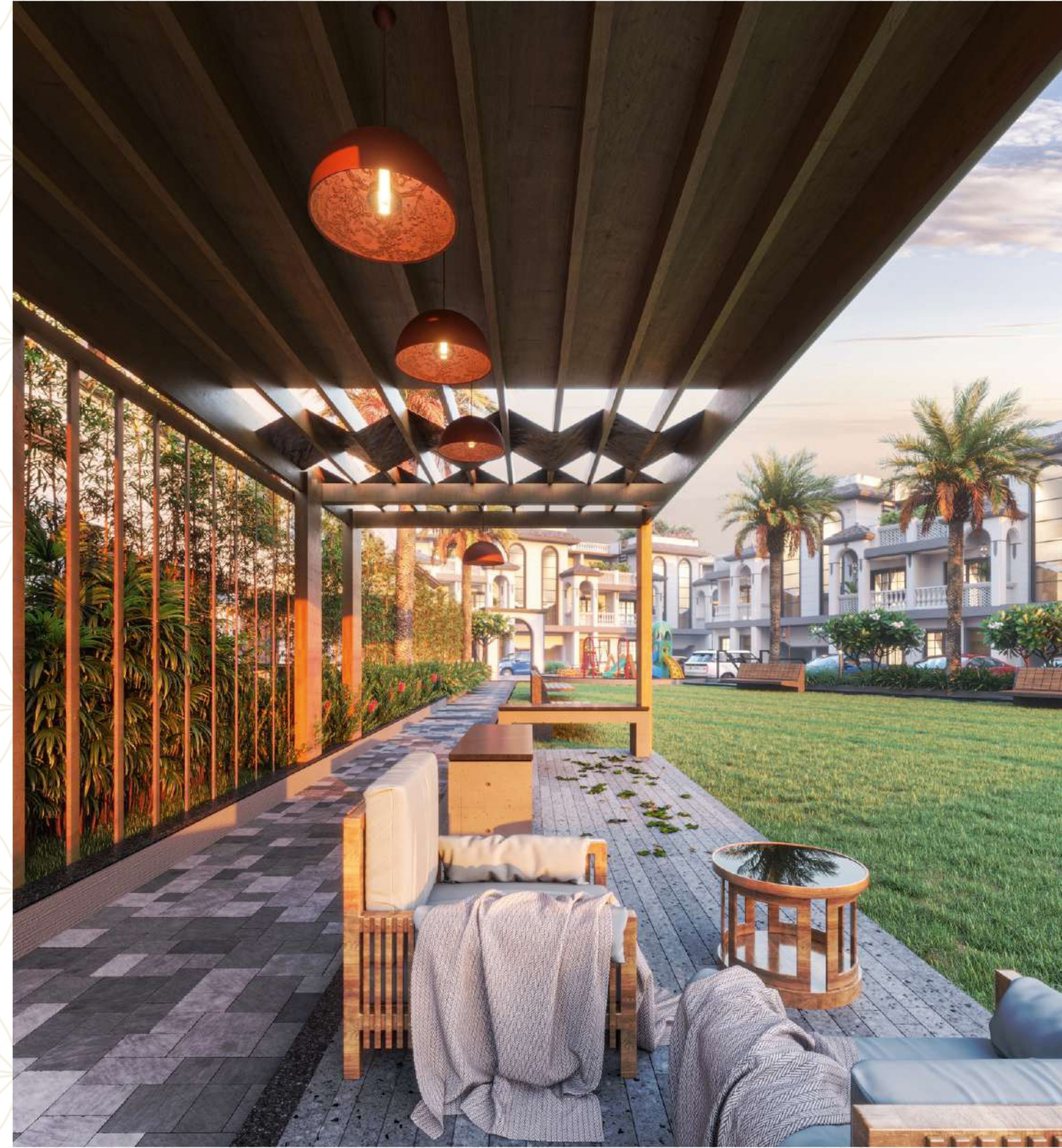
*The Spenta*  
**SHYAM VILLA**

**4 BHK PENTHOUSE VILLA**



## A Tapestry Of Heritage Opulence

Indulge in the seamless fusion of rich heritage and opulence within the embrace of **'The Spenta Shyamvilla'**.



## Legacy Redefined

Redefine luxury living with a legacy that honors the past while embracing modernity at **'The Spenta Shyam villa'**.





## Elegance Unveiled Your Heritage Haven

Unveil a haven of elegance where heritage details and contemporary comforts intertwine at '**The Spenta Shyamvilla**'.



## Heritage Resonance Luxe Living

Redefine luxury living with a legacy that honors the past while embracing modernity at **'The Spenta Shyam villa'**.



## Heritage Treasures Luxurious Horizons

Discover a world where heritage treasures lead to horizons of unparalleled luxury at **'The Spenta Shyam villa'**.



## Prestige in Architecture

Revel in a heritage narrative that defines prestige through architectural marvels at '**The Spenta Shyamvilla**'.



18.00 MT. WIDE T.P. ROAD

ENTRY

SC

7.50 MT.WIDE INTERNAL ROAD

7.50 MT.WIDE INTERNAL ROAD

7.50 MT.WIDE INTERNAL ROAD

6.00 MT.WIDE INTERNAL ROAD

6.00 MT.WIDE INTERNAL ROAD

6.00 MT.WIDE INTERNAL ROAD

Play Area

club house

1.8 m wide walk way

1.8 m wide walk way

1.8 m wide walk way

1.8 m wide walk way

1.8 m wide walk way

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1.8 m wide walk way

TYPE-A 01

TYPE-B 02

TYPE-B 03

TYPE-B 04

TYPE-B 05

TYPE-B 06

TYPE-B 07

TYPE-B 08

TYPE-B 09

TYPE-B 10

TYPE-B 11

TYPE-B 12

TYPE-B 12A

TYPE-C 14

TYPE-G 43

TYPE-H 42

TYPE-H 41

TYPE-G 40

TYPE-F 35

TYPE-F 34

TYPE-E 36

TYPE-E 33

TYPE-E 37

TYPE-E 32

TYPE-E 38

TYPE-E 31

TYPE-C 39

TYPE-C 30

TYPE-F 25

TYPE-F 24

TYPE-E 26

TYPE-E 23

TYPE-E 27

TYPE-E 22

TYPE-E 28

TYPE-E 21

TYPE-C 29

TYPE-C 20

TYPE-D 15

TYPE-B 16

TYPE-B 17

TYPE-B 18

TYPE-C 19

Layout Plan

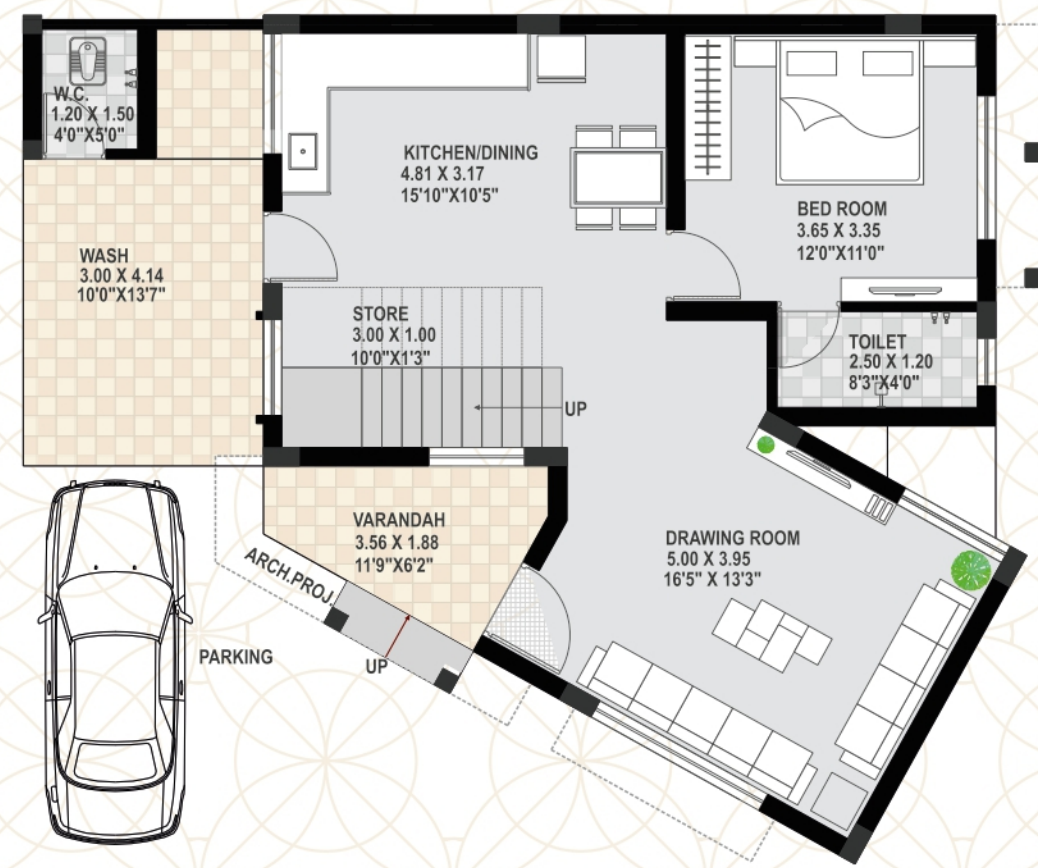






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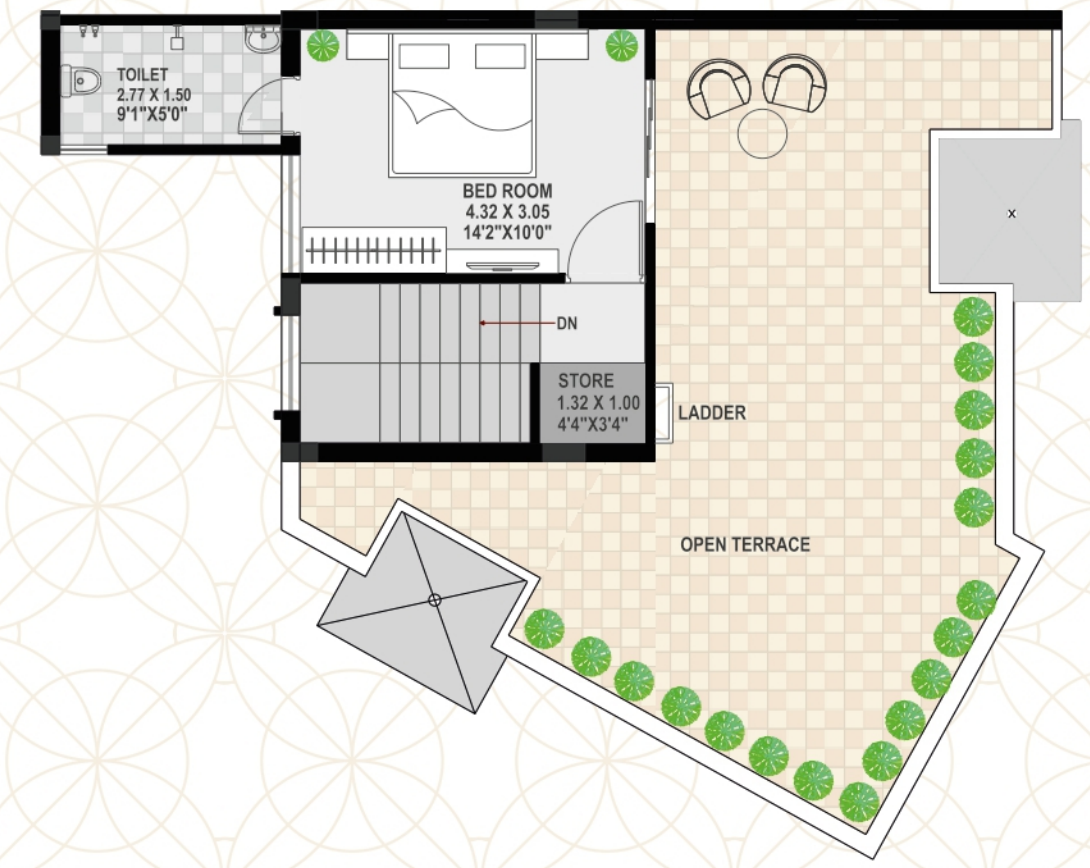
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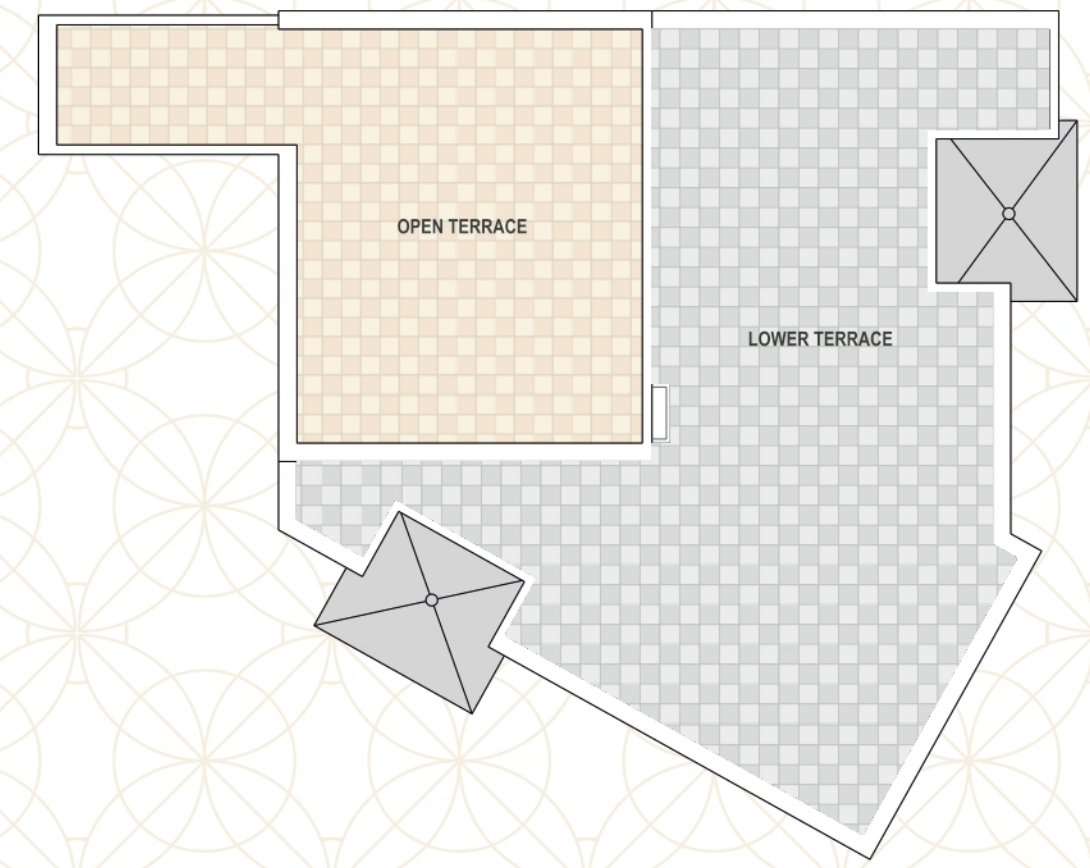
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

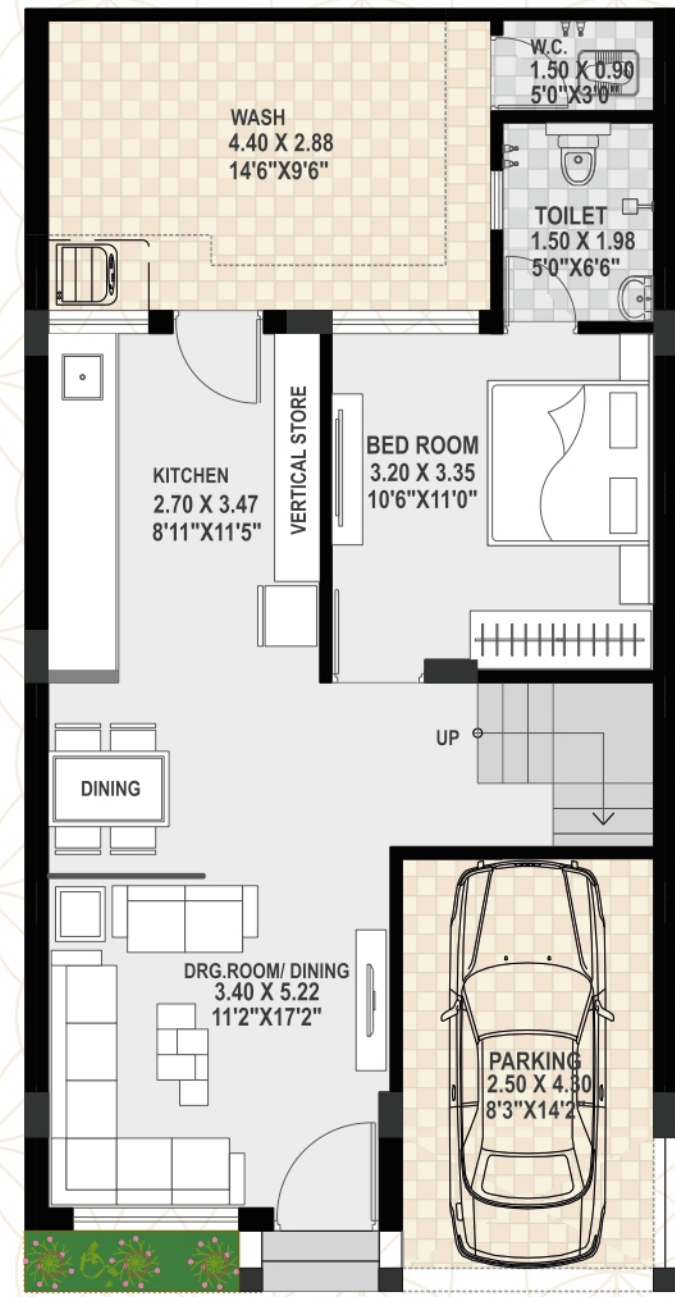


TERRACE PLAN

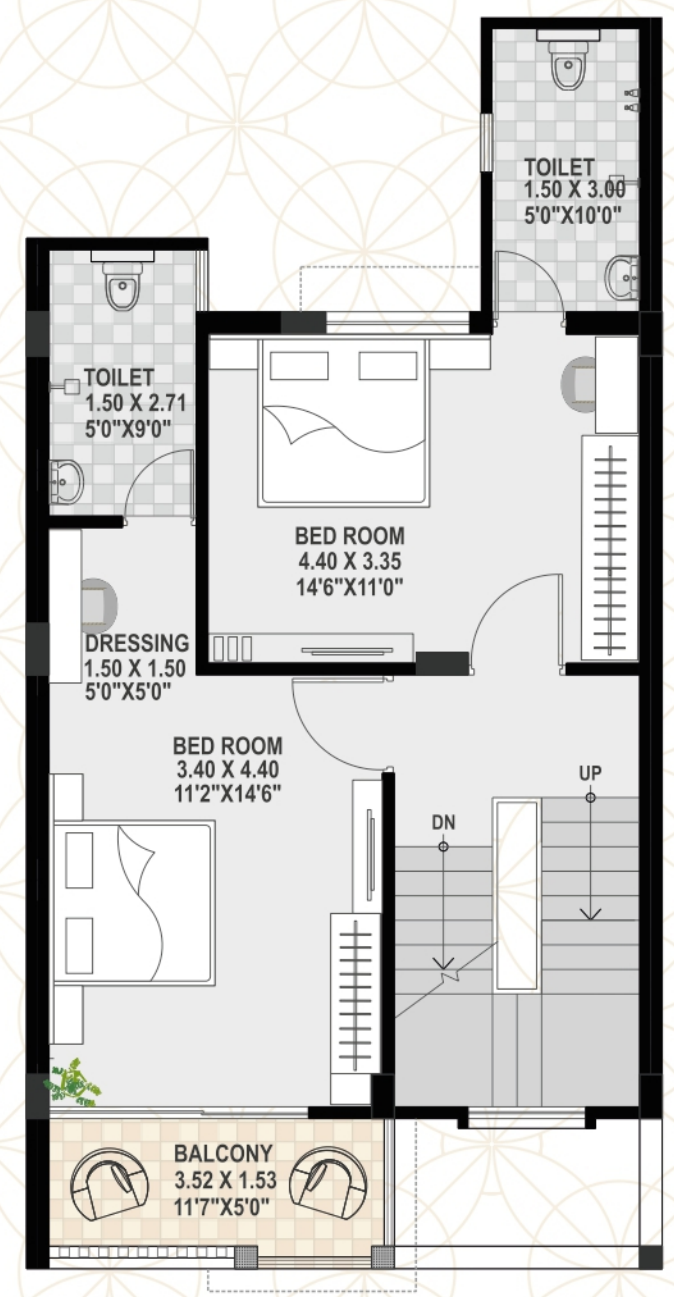


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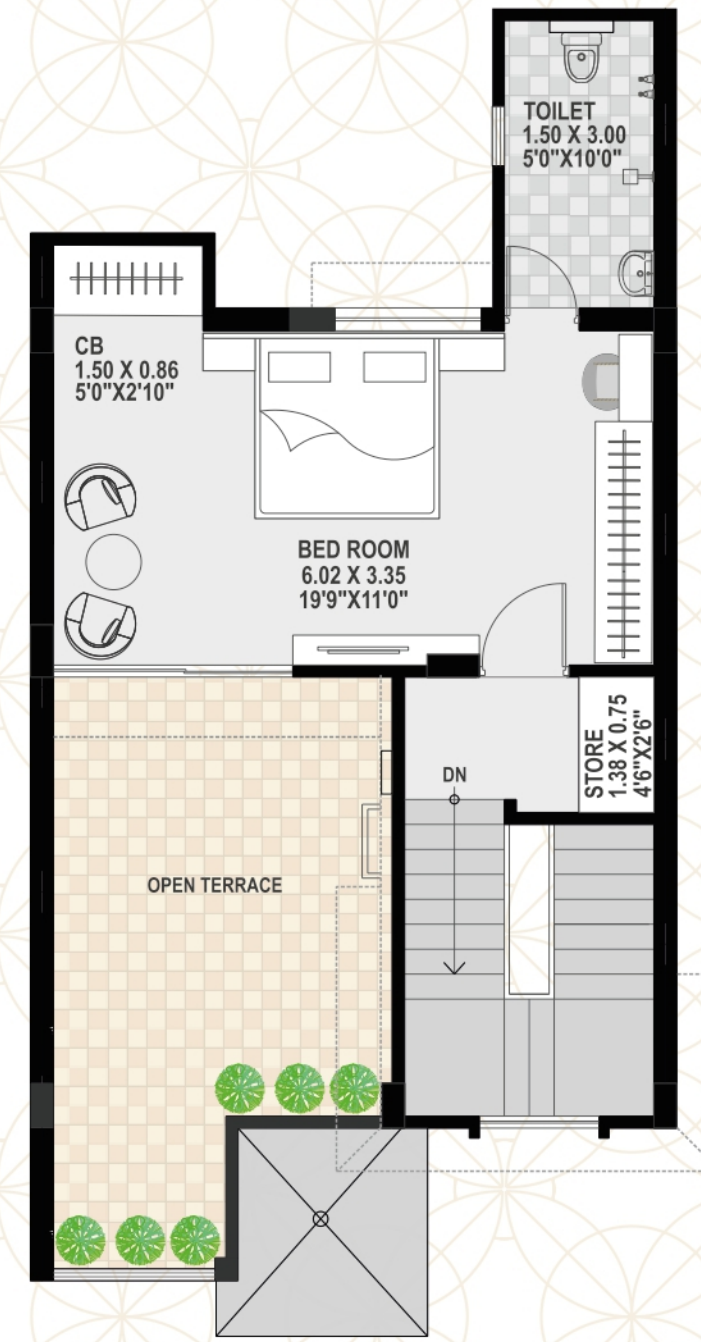
UNIT NO. : 02 TO 12A, 16, 17 & 18



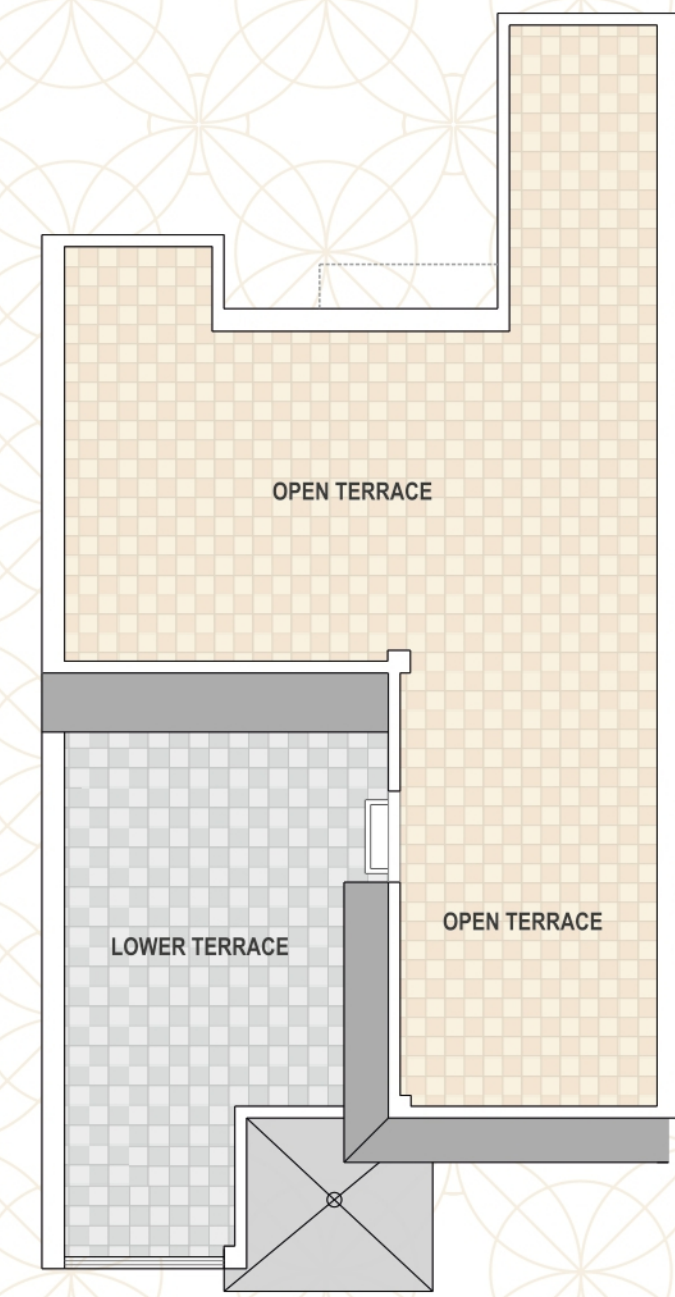
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



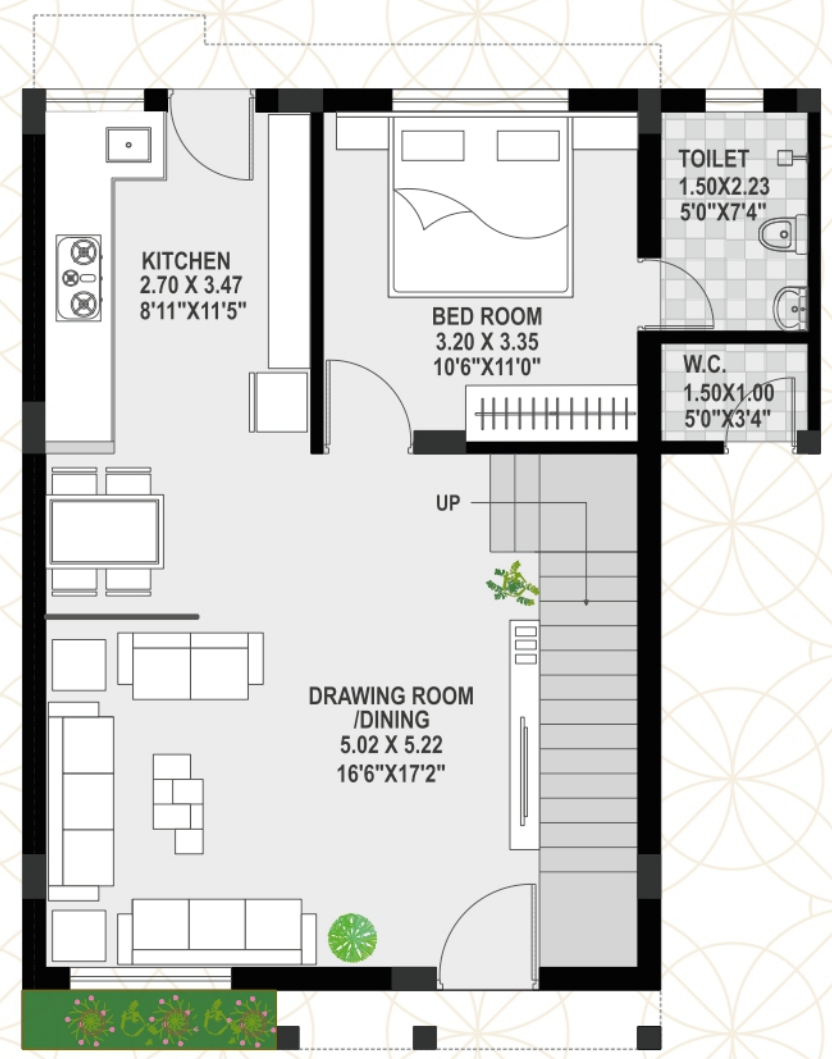
TERRACE PLAN



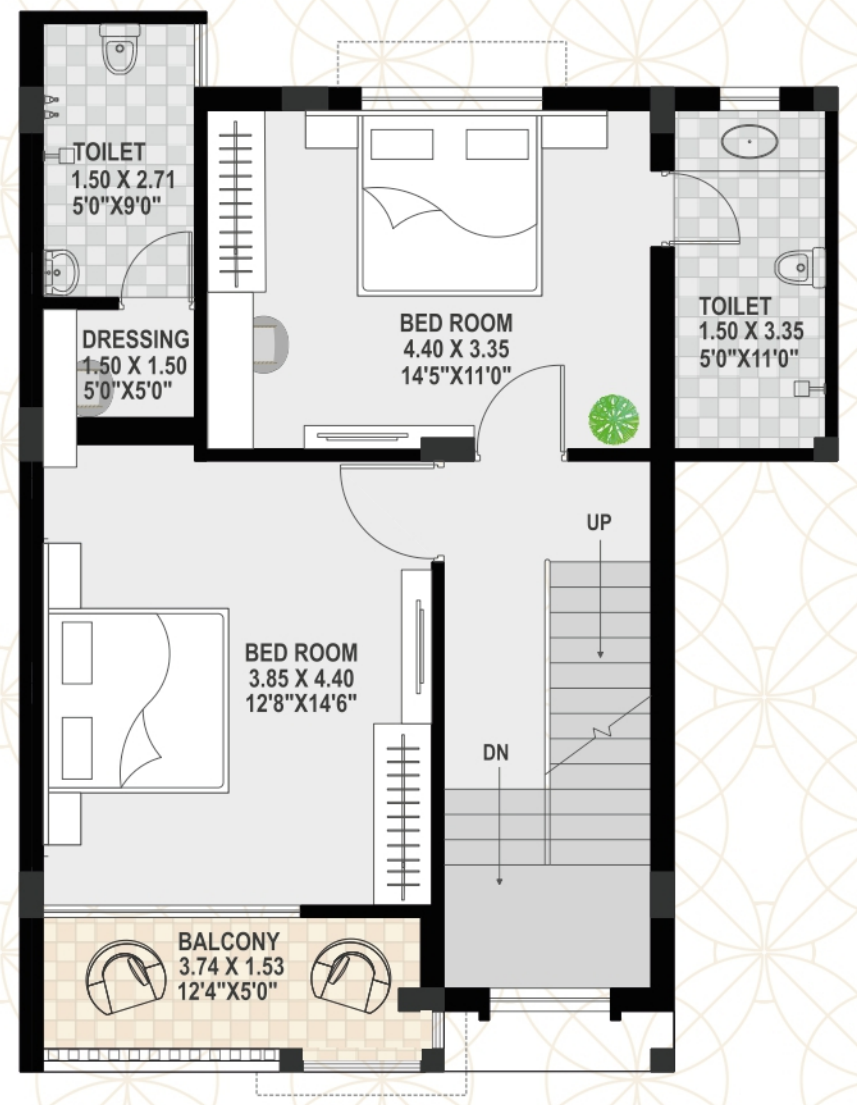


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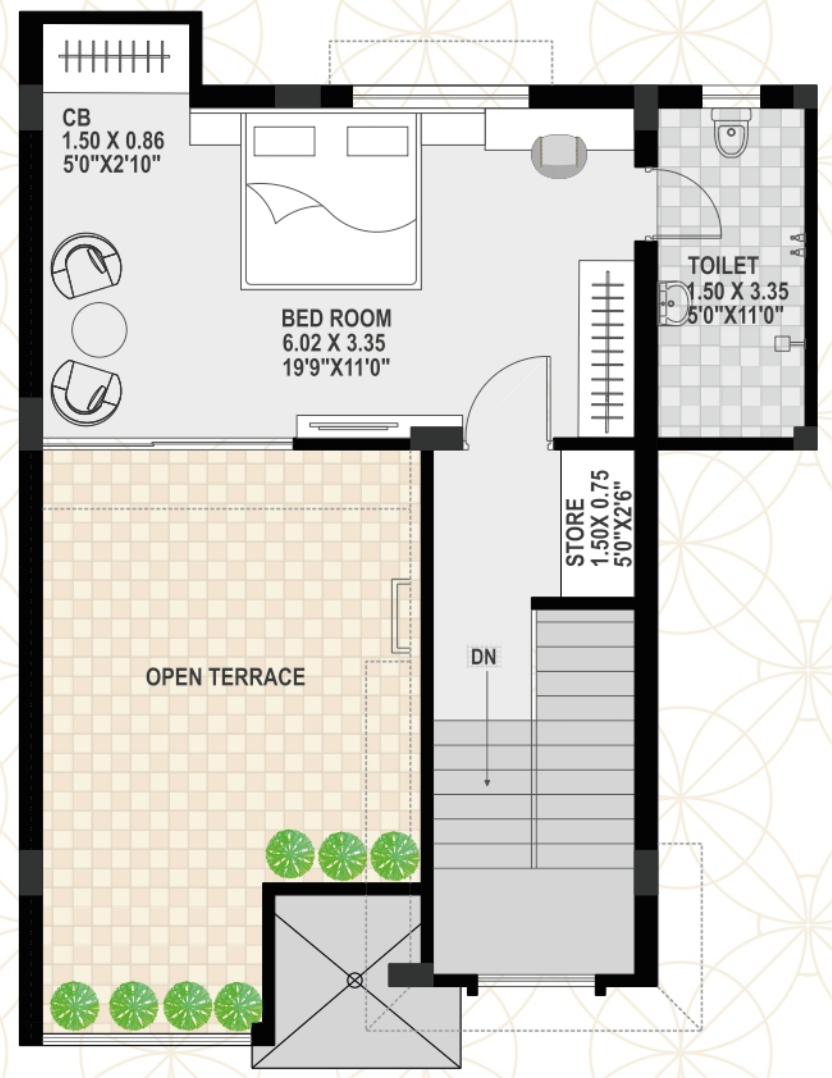
UNIT NO. : 14, 19, 20, 29, 30 & 39



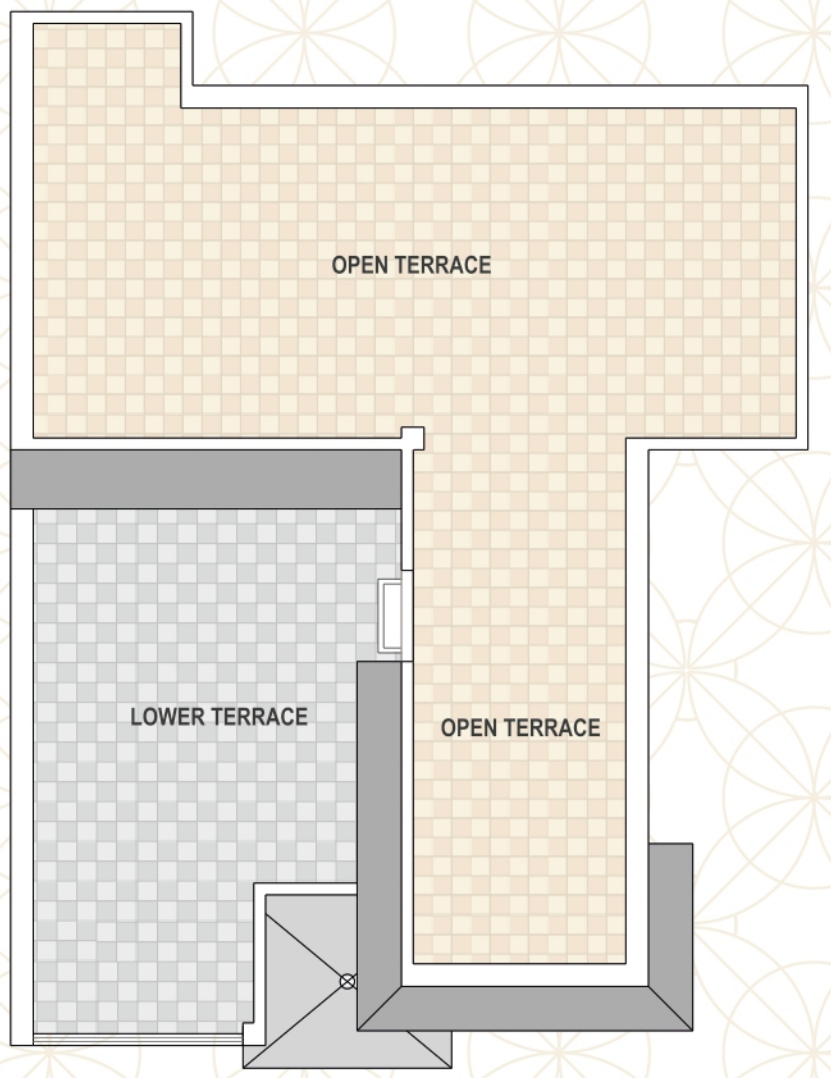
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

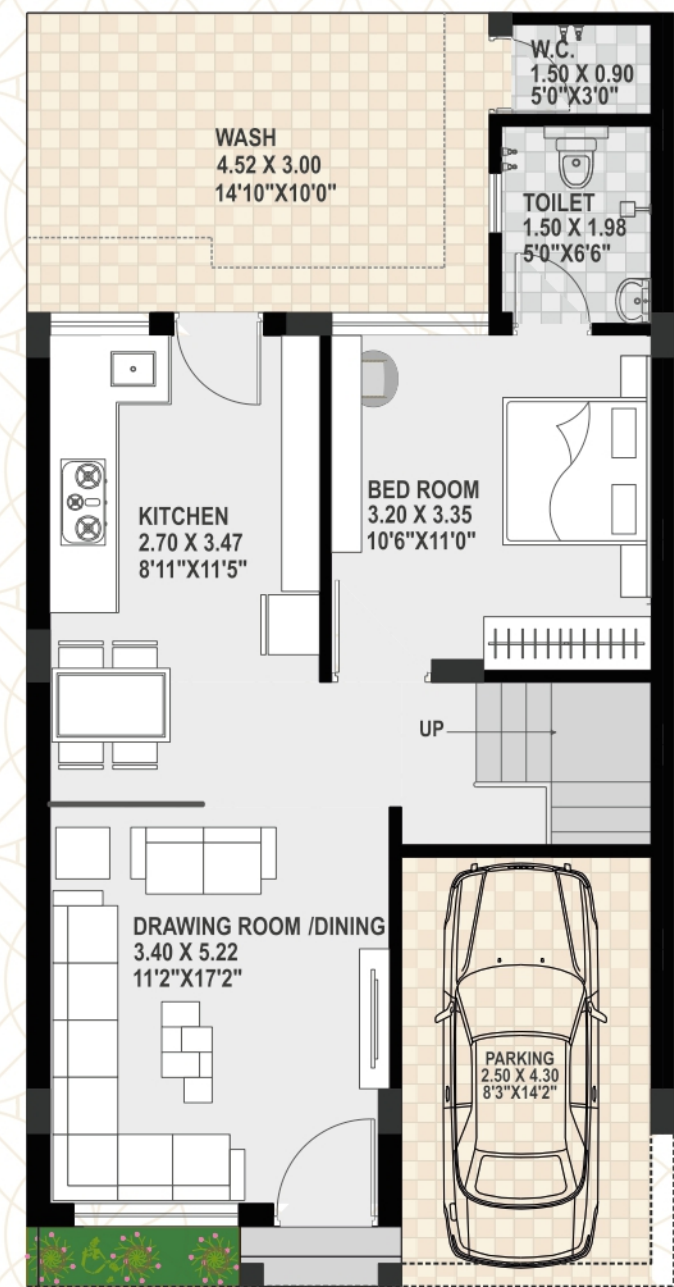


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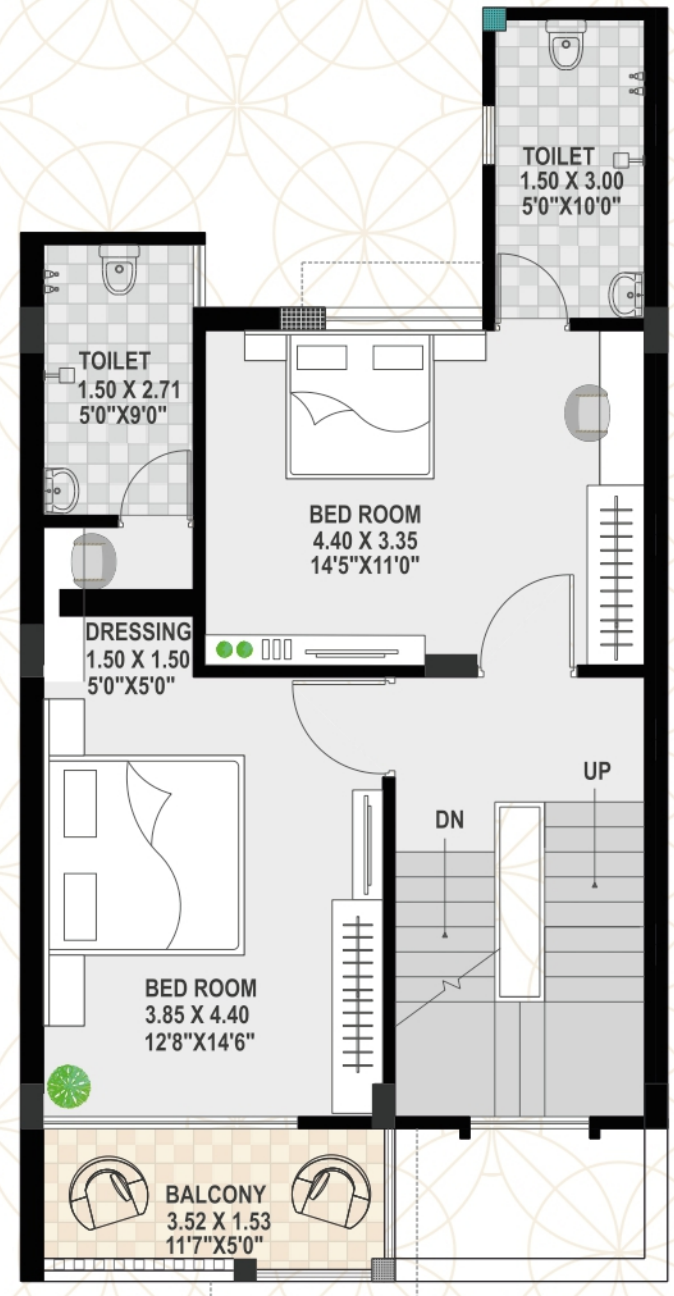


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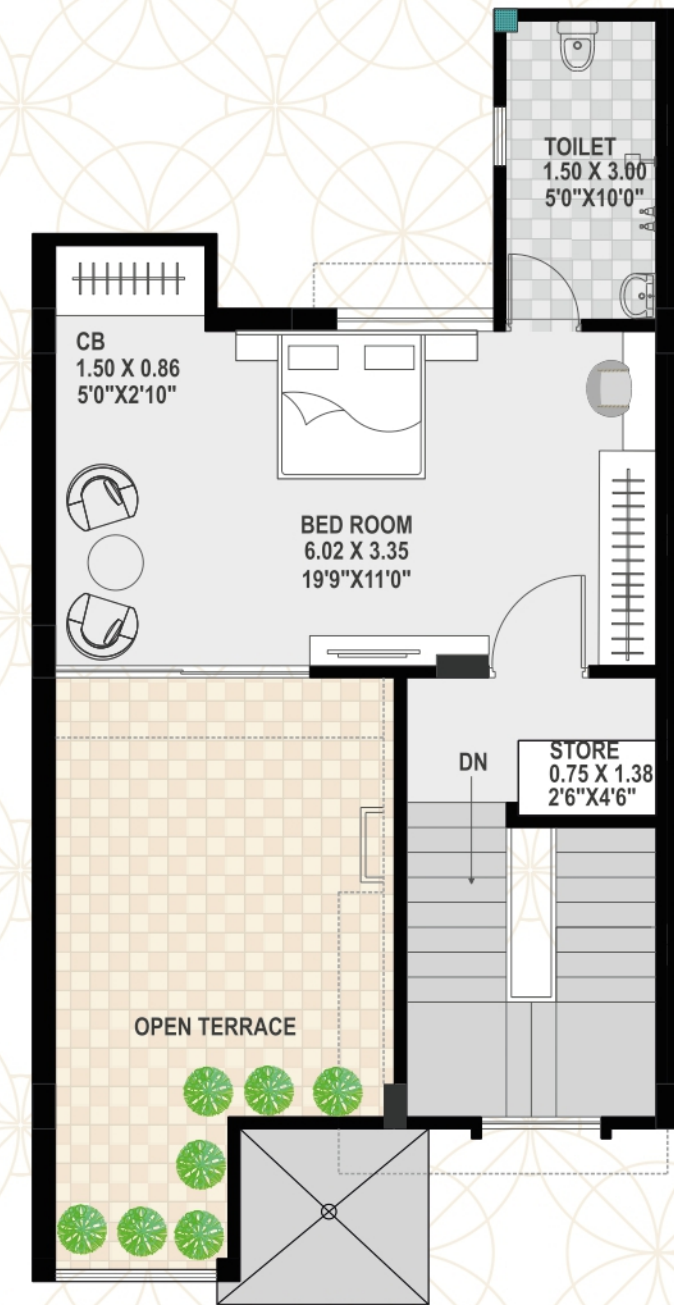
UNIT NO. : 15



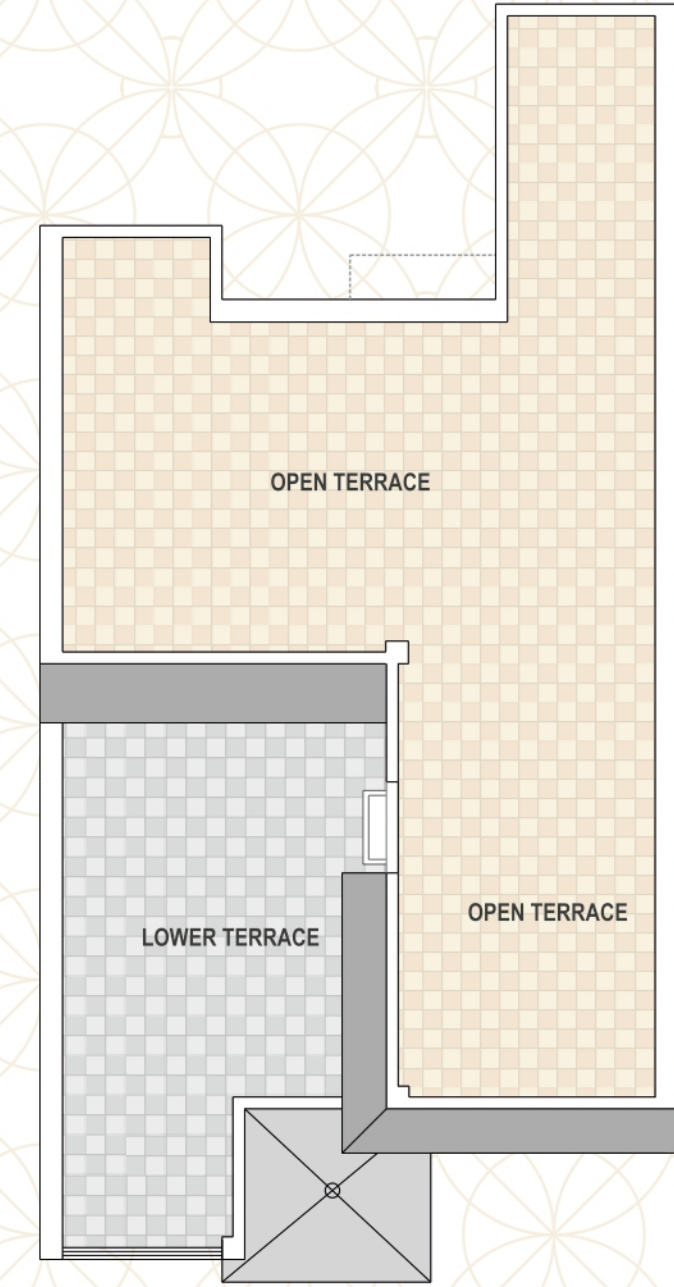
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



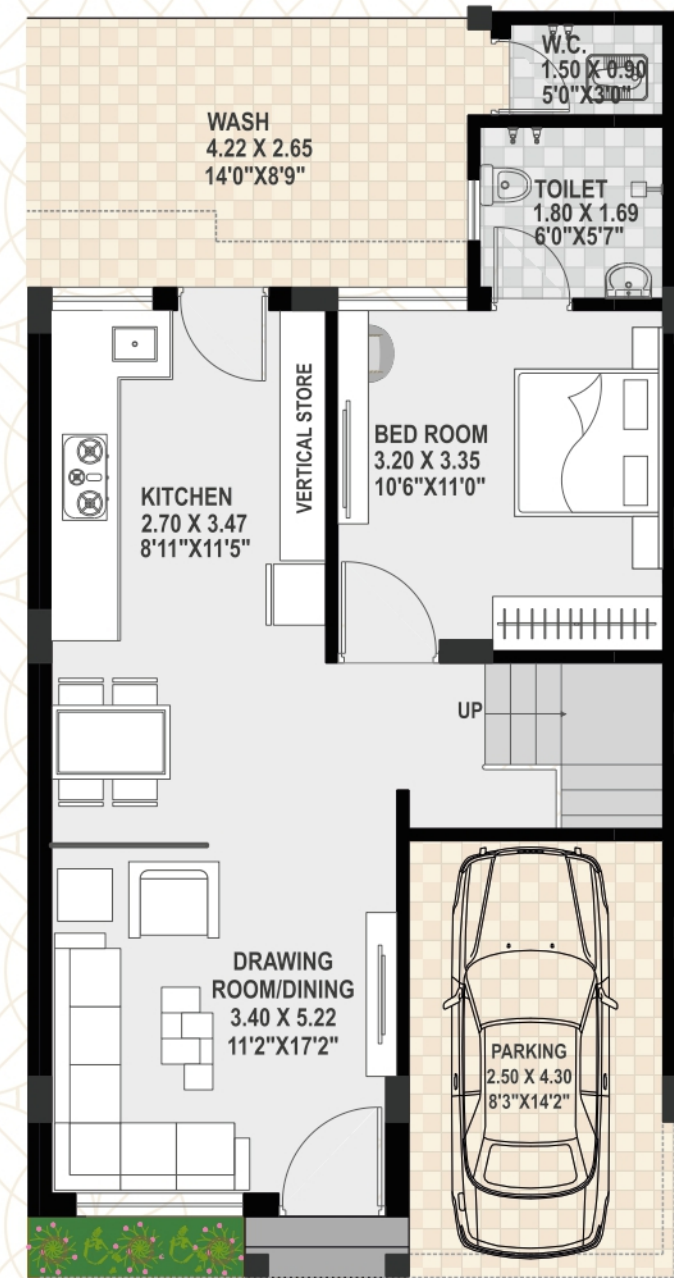
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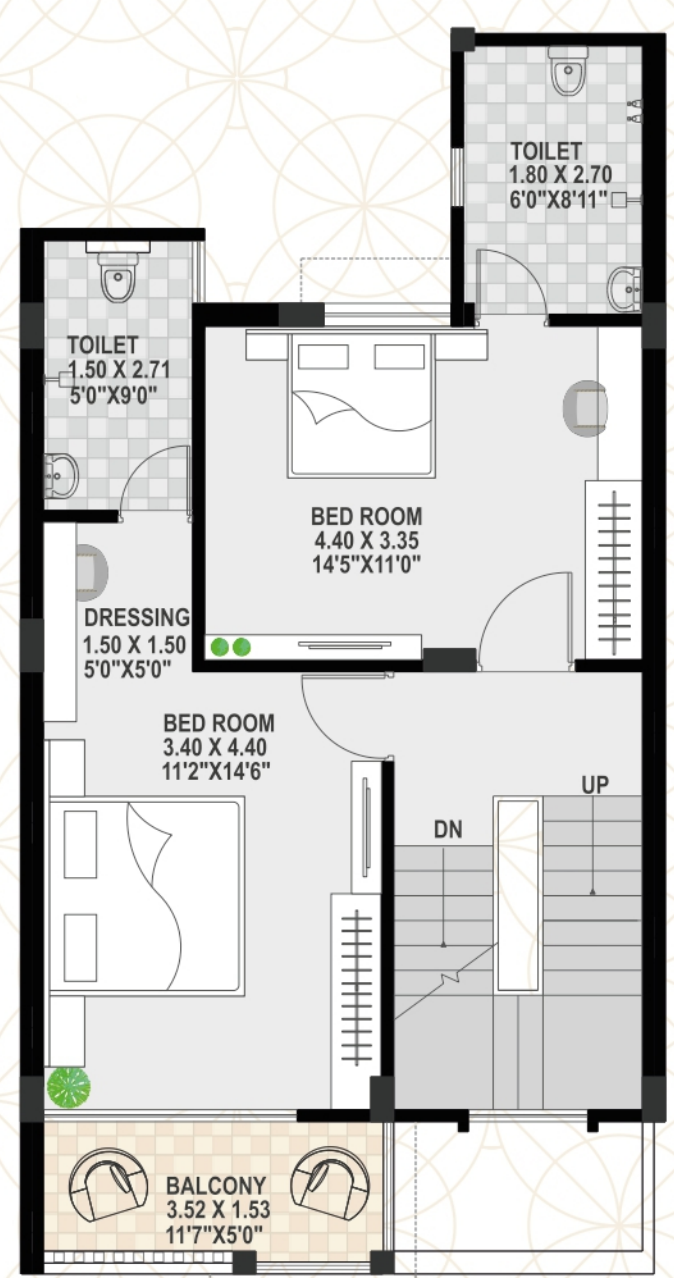


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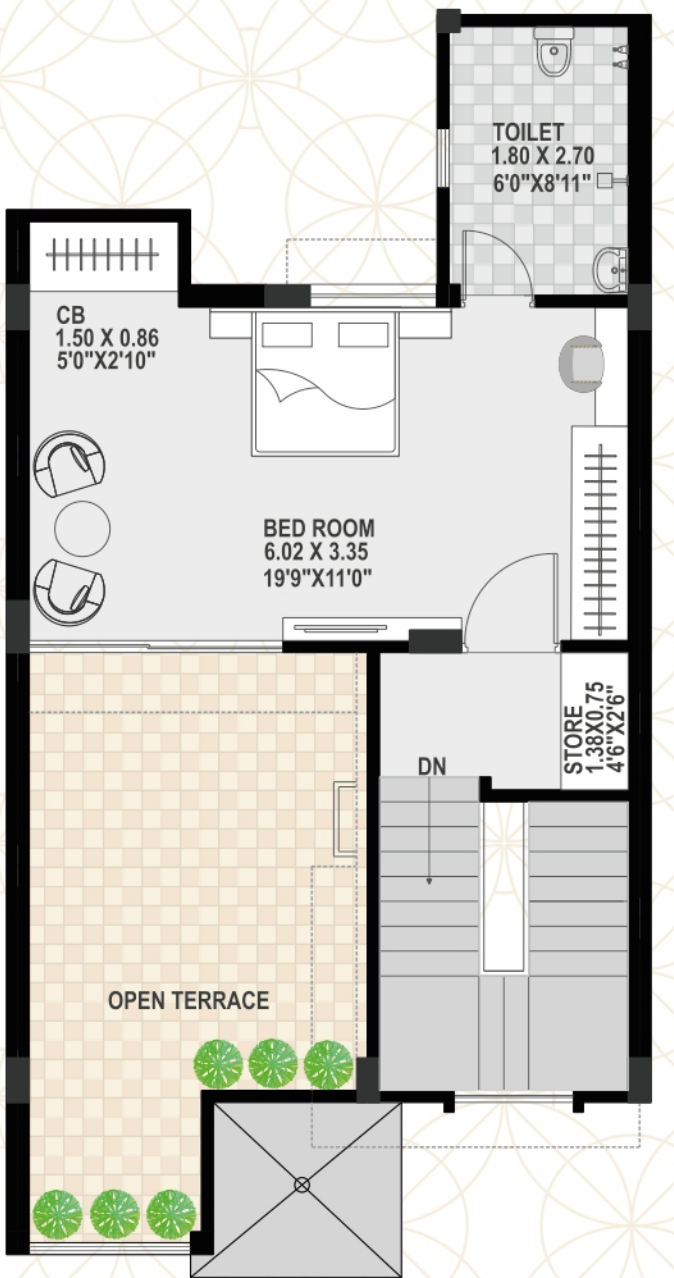
UNIT NO. : 21,22,23,26,27,28,31,32,33,36,37 & 38



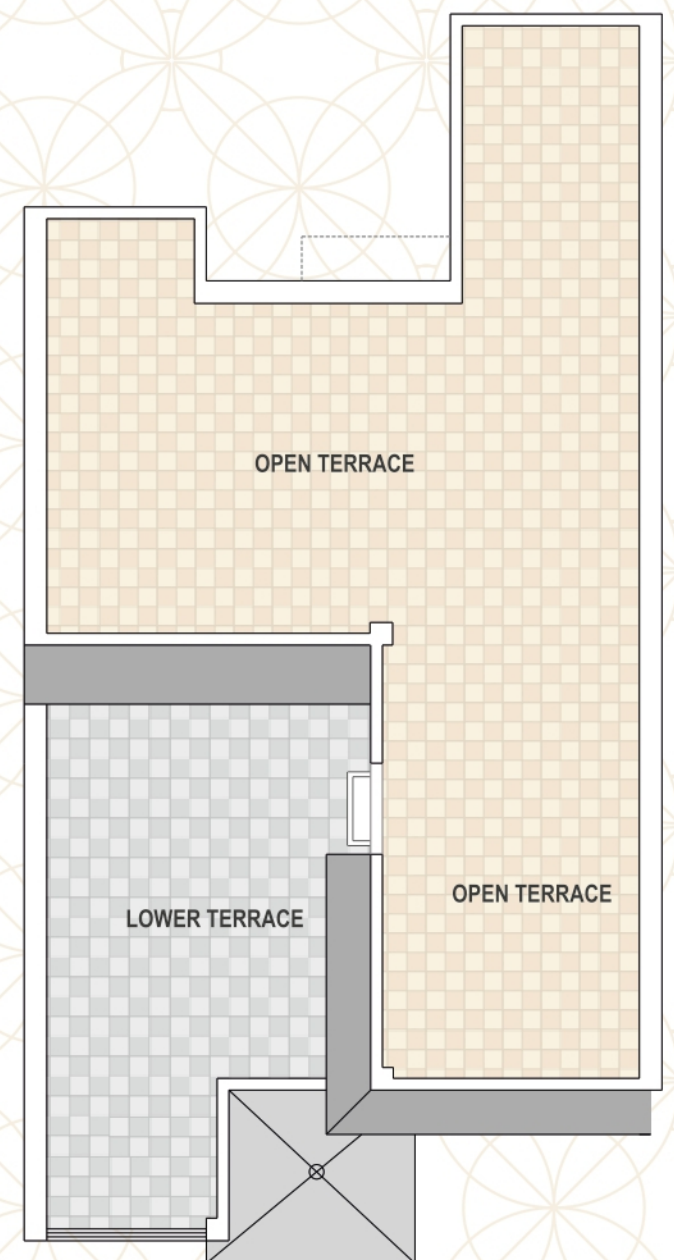
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



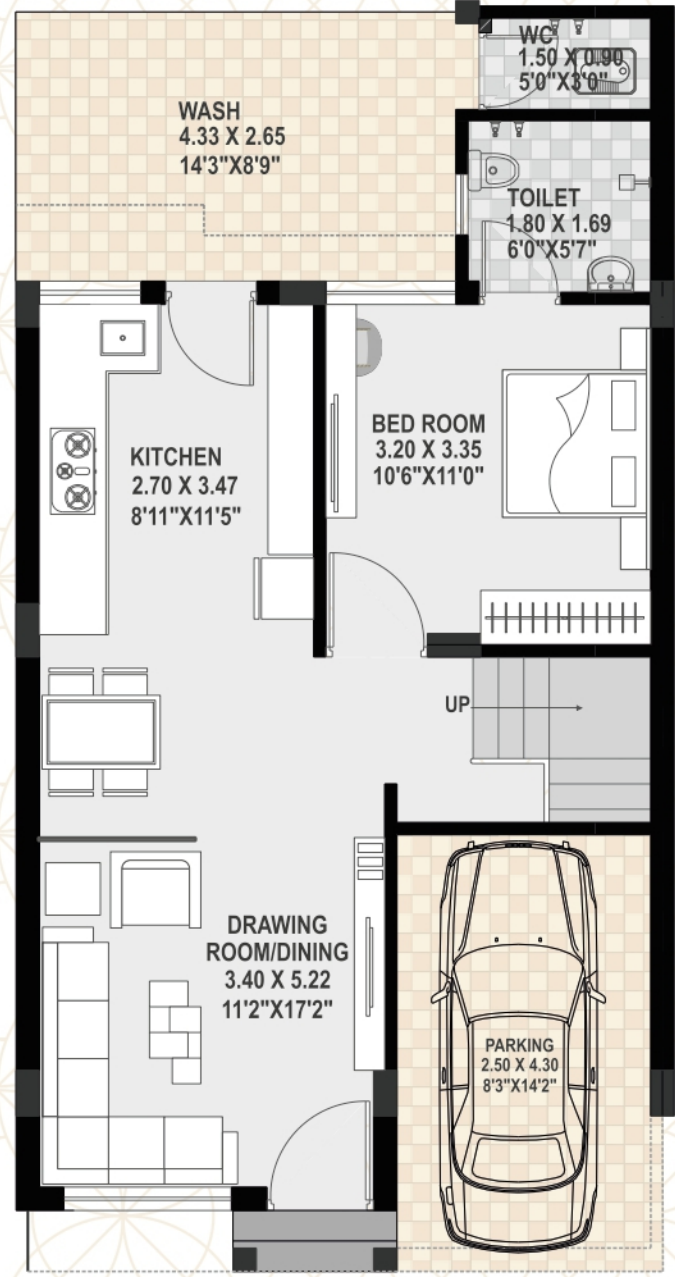
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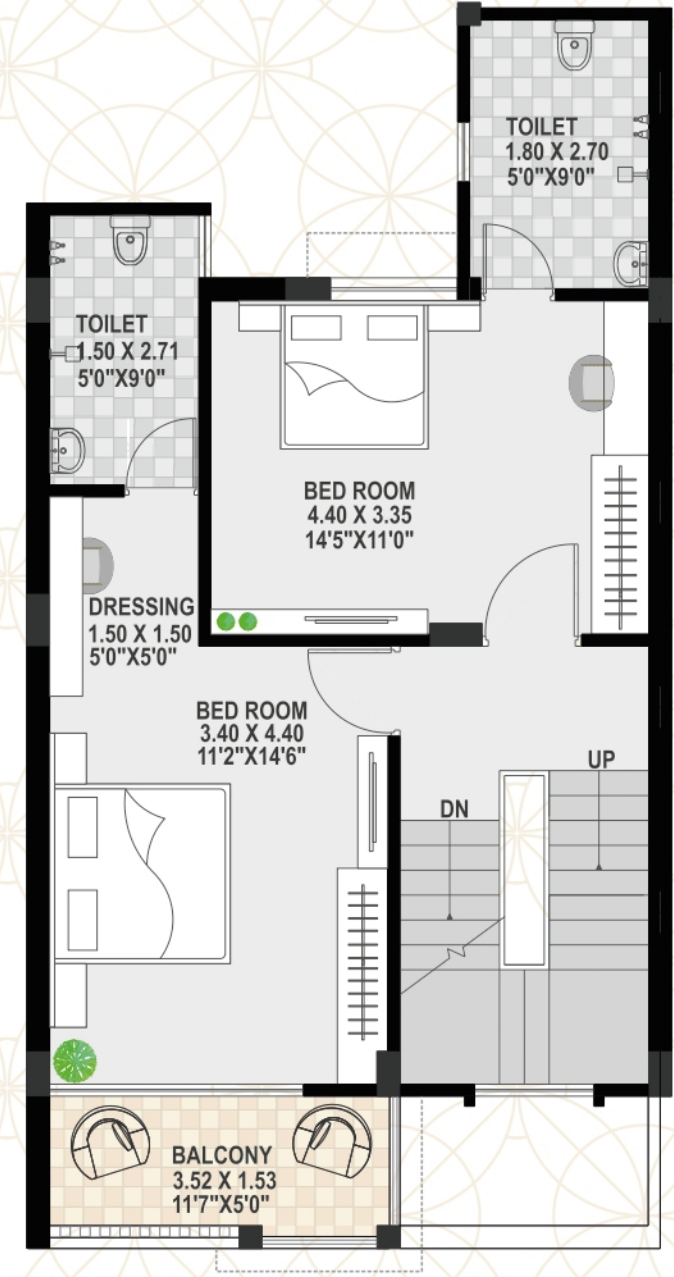


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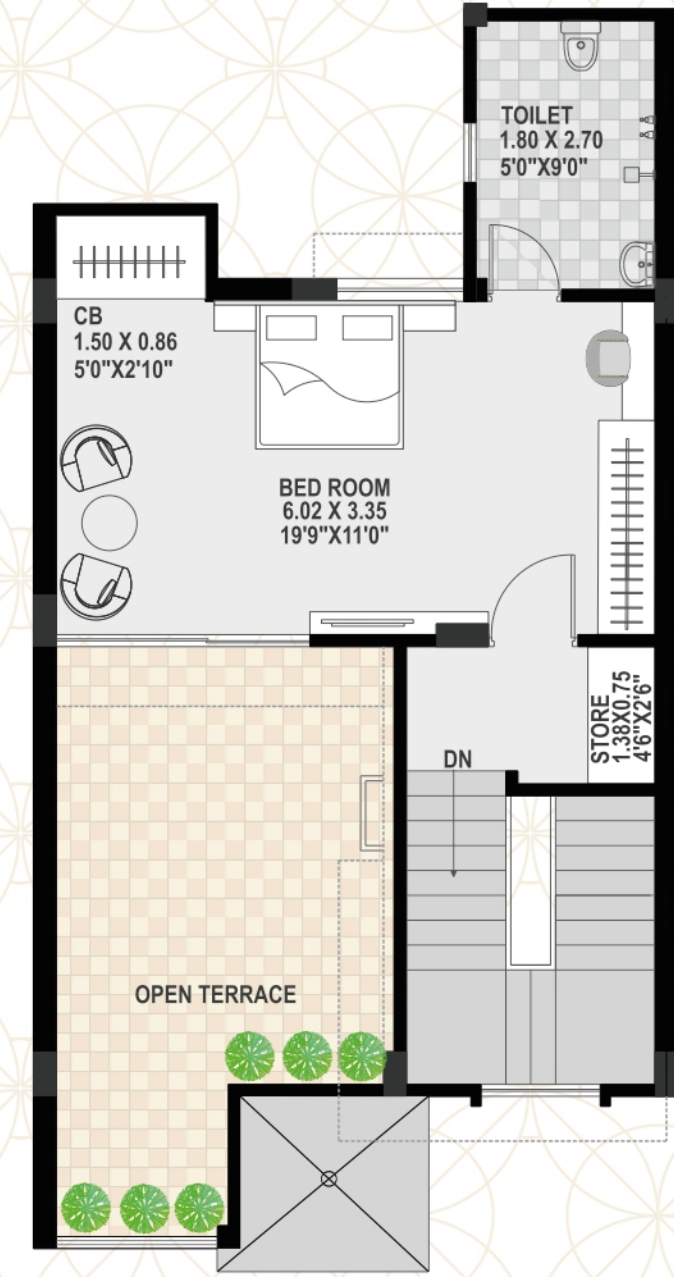
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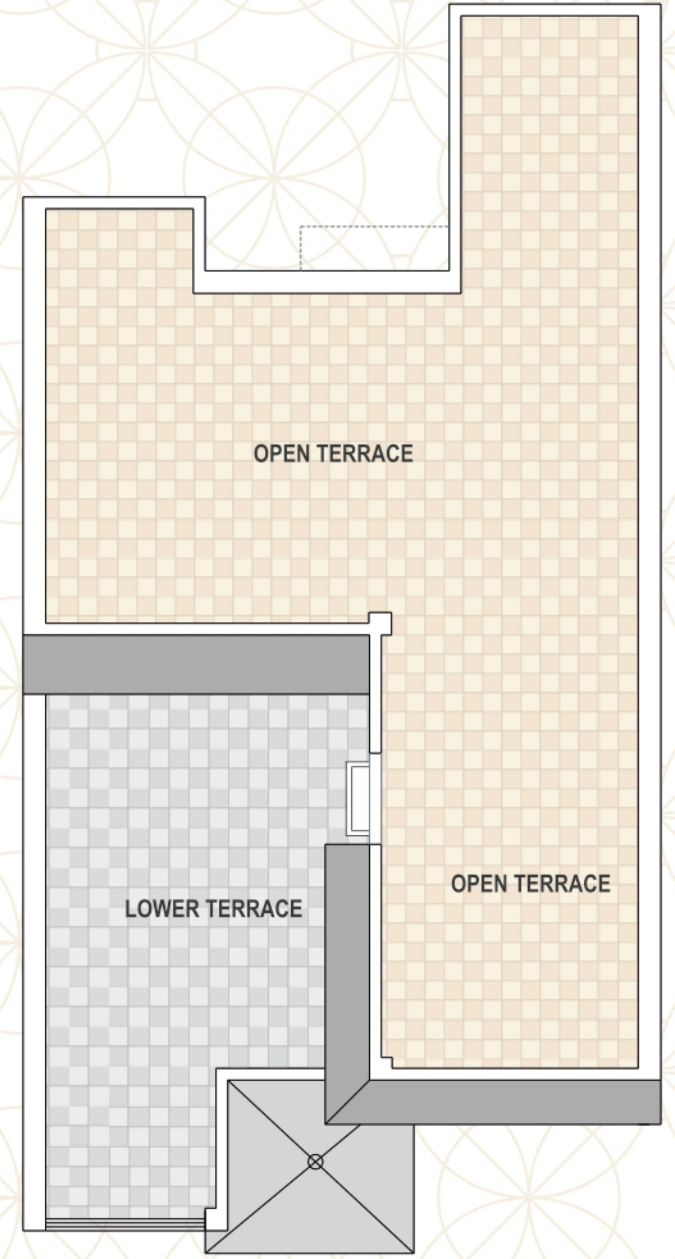
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



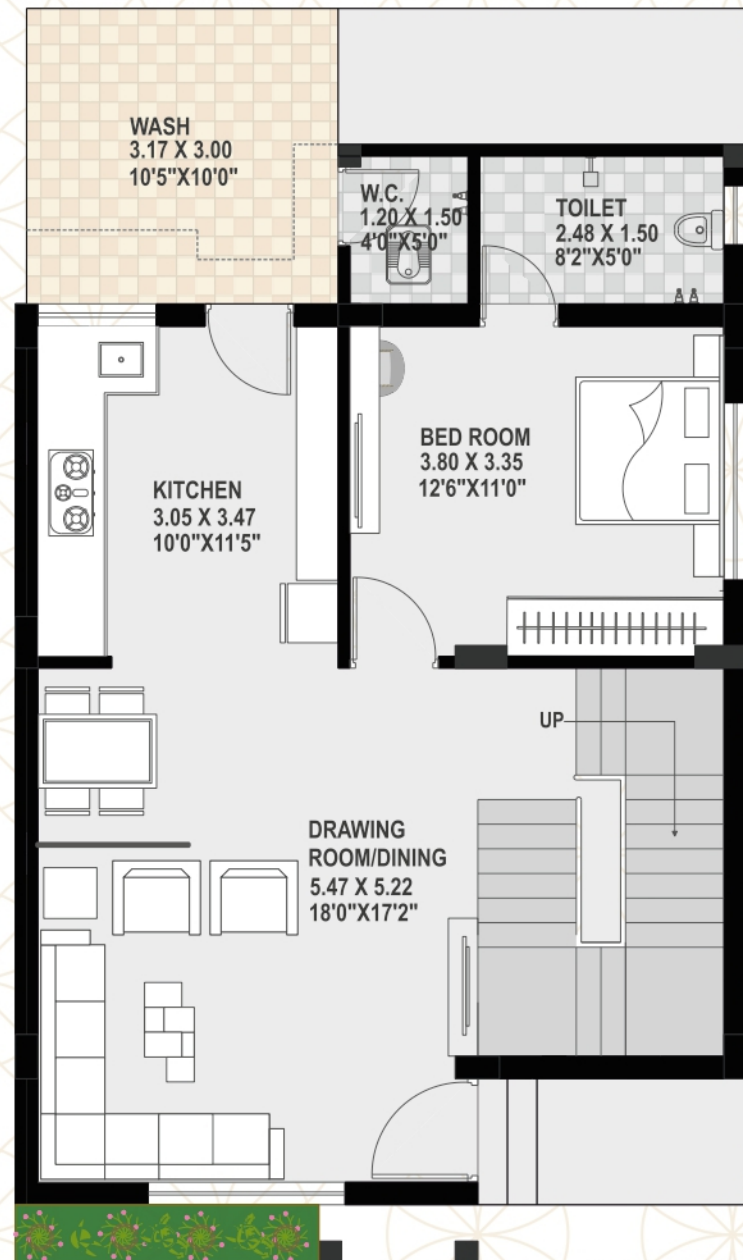
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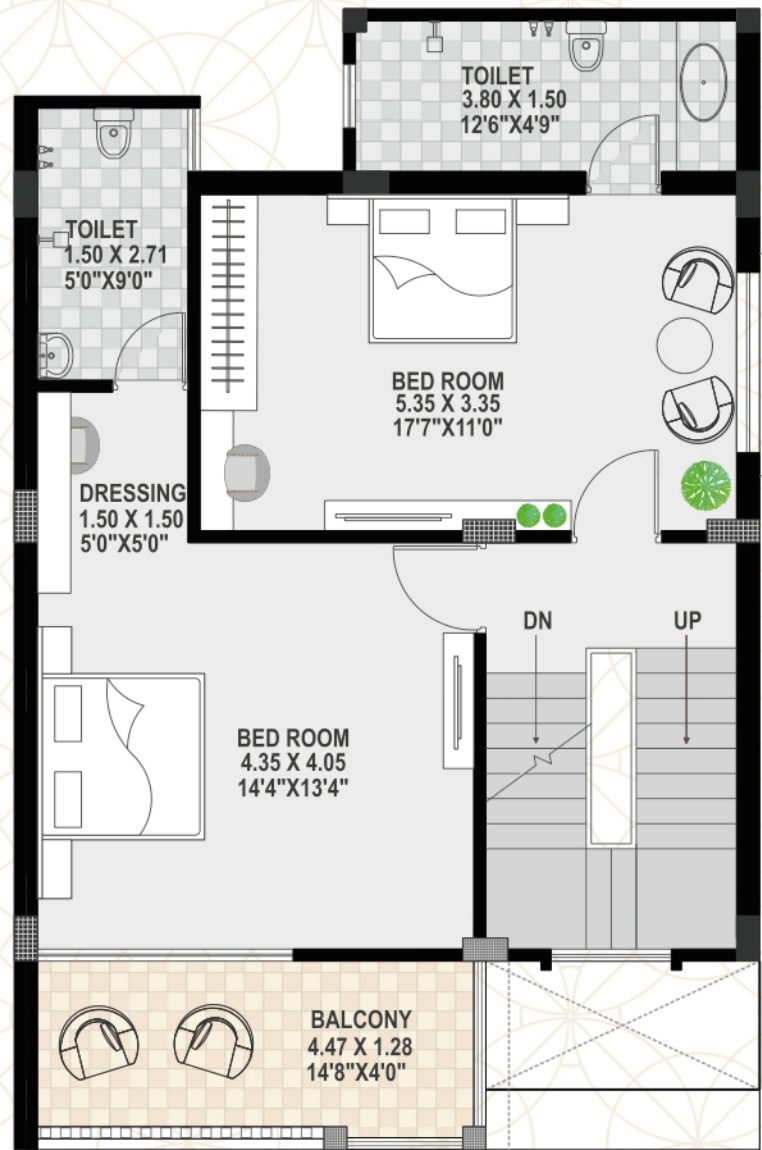


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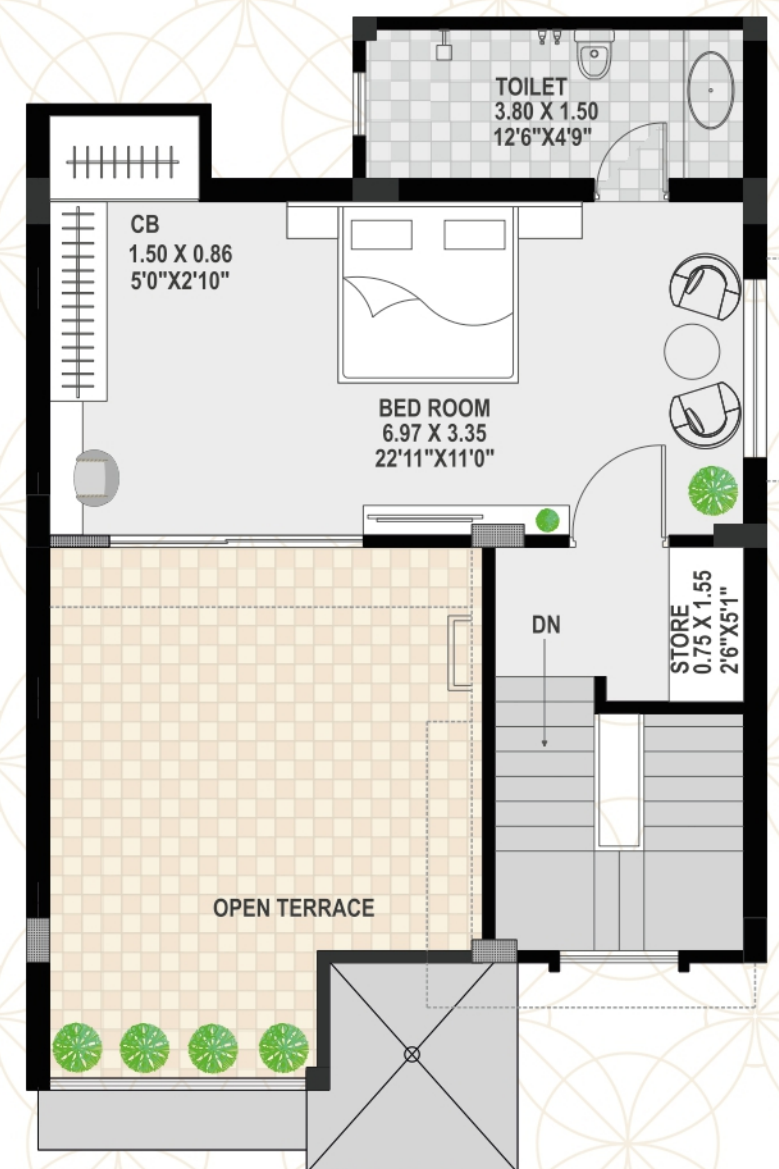
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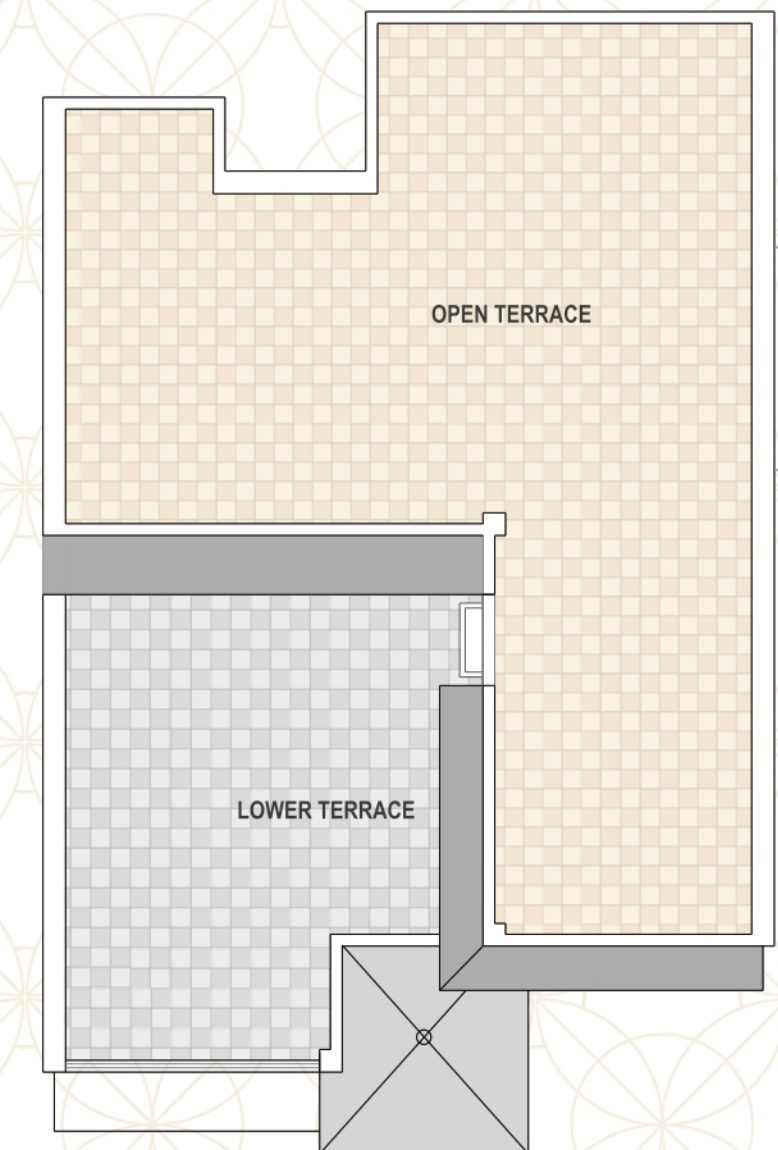
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

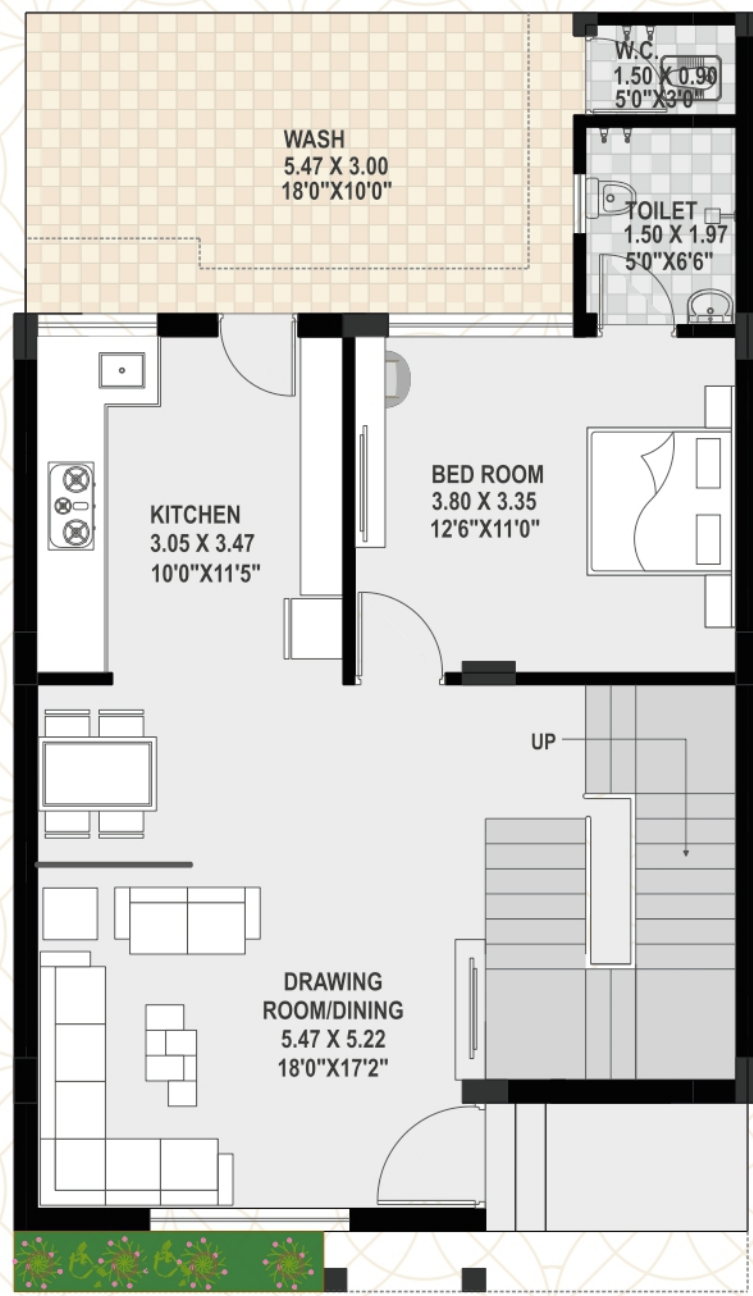


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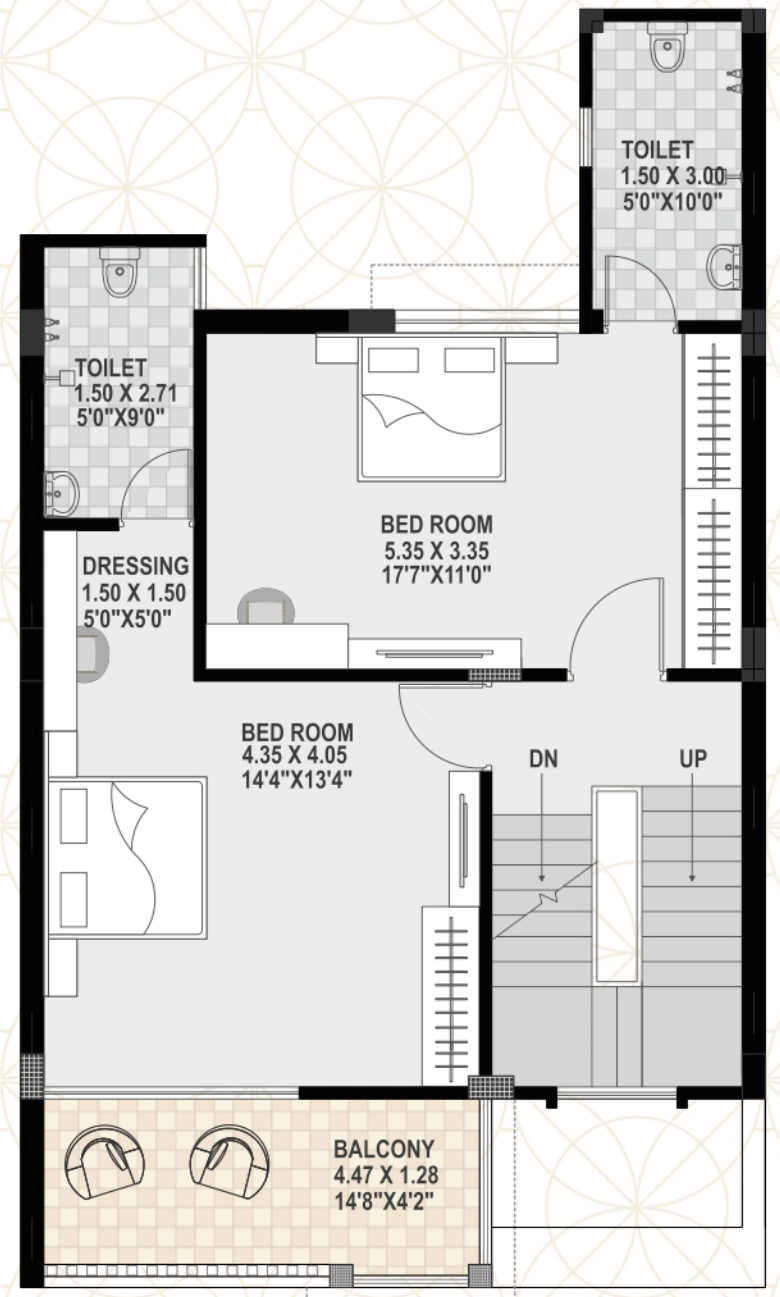


# Type H

UNIT NO. : 41 & 42



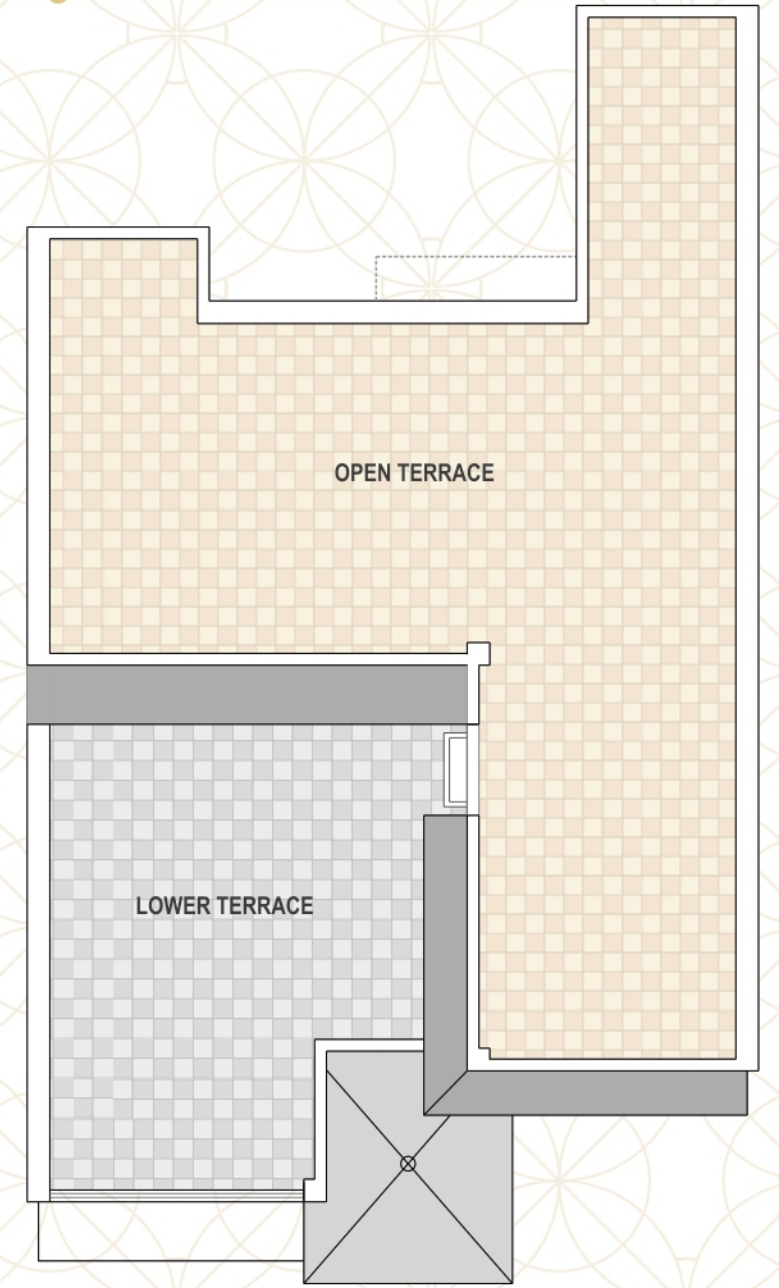
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE PLAN





# Specifications

**STRUCTURE**  
R.C.C FRAME & LOAD BEARING STRUCTURE

**FLOORING**  
PREMIUM QUALITY TILES FLOORING IN BUNGALOW ALL AREA  
PARKING TILES IN PARKING AREA  
KOTA STONES IN WASH AREA

**KITCHEN**  
NATURAL GRANITE OR EQUIVALENT ON KITCHEN  
PLATFORM WITH S.S. SINK  
KITCHEN WALL TILES DEDO UP TO LINTEL LEVEL

**TOILET / PLUMBING**  
DESIGNED TILES DEDO UP TO LINTEL LEVEL  
COUNTER BASIN & EWC WALL MOUNTED IN ONE  
MASTER BEDROOM'S TOILET  
C.P. BRASS FITTING

**ELECTRIFICATION**  
ALL POINTS  
CONCEALED ISI COPPER WIRING  
MODULAR SWITCHES & PLATES  
MCB DISTRIBUTION PANEL

**DOOR**  
ALL FLUSH DOORS WITH GRANITE STONE FRAME  
OR EQUIVALENT  
DECORATIVE MAIN DOOR BOTH SIDE LAMINATE  
SUPERIOR QUALITY OF HARDWARE USE IN DOOR

**WINDOW**  
GOOD QUALITY ALUMINUM SECTION WINDOW WITH STONE GEMS

**PLASTER & PAINT**  
EXTERNAL DOUBLE COAT PLASTER WITH TEXTURE AND INTERNAL  
MALA PLASTER WITH WALL CARE PUTTY AND OUTSIDE ASIAN  
APEX ULTIMA PAINT

## Brand we use or equivalent

CEMENT			
FLOORING			
BATHROOM			
ELECTRIC			
SWITCHES			

# Amenities



CCTV SURVEILLANCE



SOLAR ENERGY FOR COMMON UTILITY



ENTRANCE GATE



CAR PARKING



GREEN SPACE



CHILDREN PLAY AREA



PIPED GAS SUPPLY



24 HOUR WATER CONDITIONER



SECURITY CABIN



## Location Benefits

- |   |  |  |   |   |   |
|---|--|--|---|---|---|
| <br>PETROL PUMP<br>02 MIN. | <br>UNDER BRIDGE<br>TO GANDHINAGAR<br>03 MIN. | <br>FIVE STAR<br>HOTEL LEELA<br>03 MIN. | <br>MAHATMA<br>MANDIR<br>05 MIN. | <br>RAILWAY<br>STATION<br>05 MIN.    | <br>CIVIL<br>HOSPITAL<br>10 MIN.         |
| <br>SCHOOLS<br>05 MIN.     | <br>SHOPPING<br>MARTS<br>02 MIN.              | <br>PATHIKASHRAM<br>BUS STOP<br>10 MIN. | <br>S.G. HIGHWAY<br>10 MIN.      | <br>COLLEGE<br>INSTITUTES<br>08 MIN. | <br>AHMEDABAD<br>INT. AIRPORT<br>30 MIN. |

RERA REG. NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA12858/050224/300628  
 WEBSITE : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

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SCAN QR FOR LOCATION

### DEVELOPERS



### ARCHITECT



### STRUCTURE



### SITE ADDRESS

The Spenta Shyam Villa  
 Opp. Shalvik Shukan Apartments,  
 B/s. Chandralok Society,  
 Vavol - Uvarsad Road,  
 Vavol, Gandhinagar 382016

### CONTACT

99096 47774 / 81412 47774 / 99981 74009



PROJECT BY

SHIVAAY®