



SKY VILLA

YOUR OWN MASTERPIECE !



5 BHK LIFESTYLE VILLAS

The way a piece of land is shaped greatly shapes the way people live on it.
The spacious villas are interwoven into the greens providing a lifestyle
that seamlessly blends luxury and nature.

SKY CITY TOWNSHIP

An integrated township in Ahmedabad where 'lighter living' is the way of life.

At Sky Villa, you are not just part of a stand alone community but part of a larger township called the Sky City. Spread over 104 acres Sky City is known for its immaculate planning and an infrastructure that is class apart. With wide open roads and large green spaces, it is undoubtedly a township that you want to be part of.





Actual Image



Picturesque township with thoughtful details, contemporary architecture and the comforts for a wholesome lifestyle.

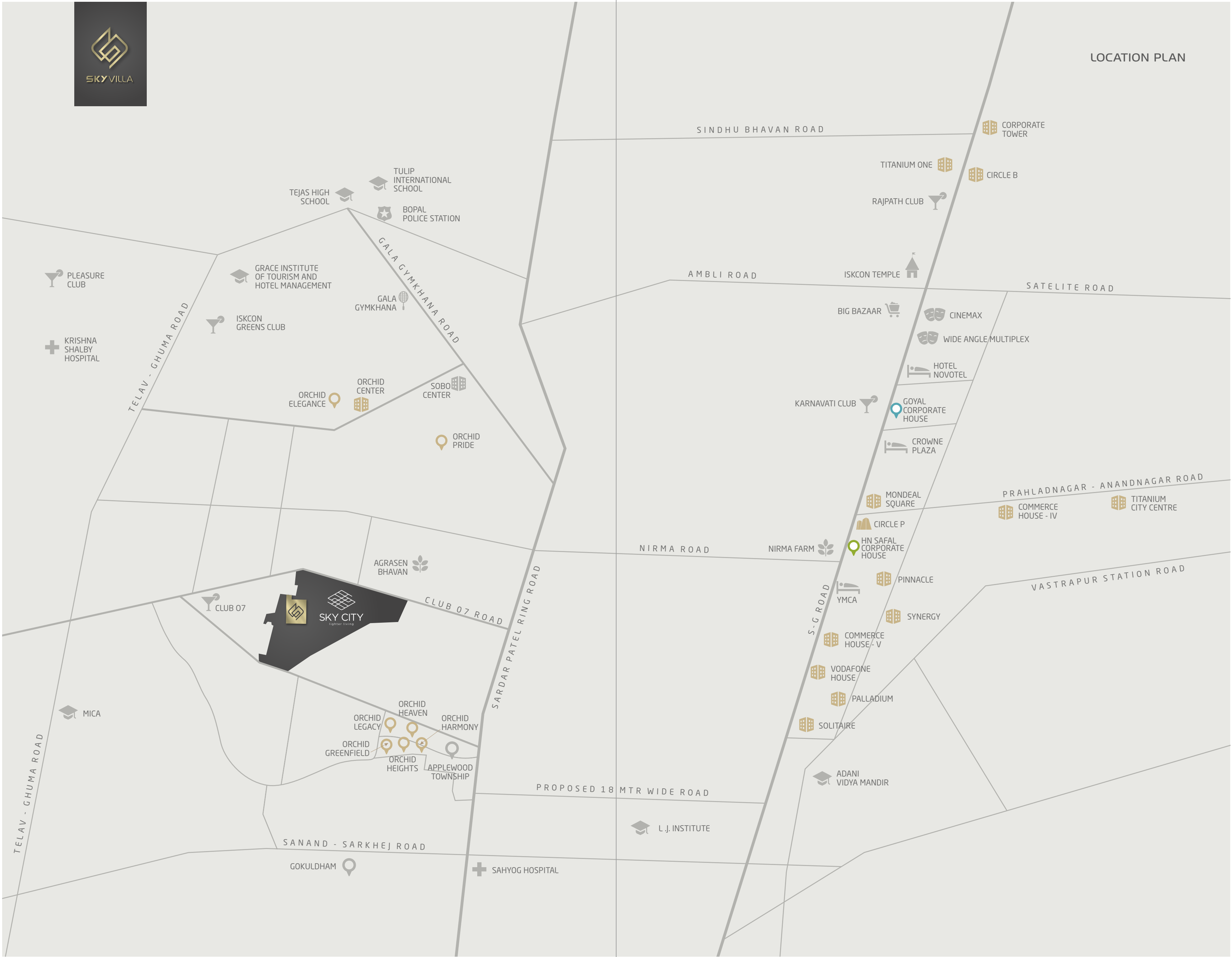


Actual Image



Actual Image

LOCATION PLAN



TEJAS HIGH SCHOOL

TULIP INTERNATIONAL SCHOOL

BOPAL POLICE STATION

GRACE INSTITUTE OF TOURISM AND HOTEL MANAGEMENT

ISKCON GREENS CLUB

GALA GYMKHANA

ORCHID ELEGANCE

ORCHID CENTER

SOBO CENTER

ORCHID PRIDE

AGRASEN BHAVAN

CLUB 07

SKY CITY

CLUB 07 ROAD

ORCHID LEGACY

ORCHID HEAVEN

ORCHID HARMONY

ORCHID GREENFIELD

ORCHID HEIGHTS

APPLEWOOD TOWNSHIP

MICA

SANAND - SARKHEJ ROAD

GOKULDHAM

SAHYOG HOSPITAL

SINDHU BHAVAN ROAD

CORPORATE TOWER

TITANIUM ONE

CIRCLE B

RAJPATH CLUB

AMBLI ROAD

ISKCON TEMPLE

SATELITE ROAD

BIG BAZAAR

CINEMAX

WIDE ANGLE MULTIPLEX

HOTEL NOVOTEL

KARNAVATI CLUB

GOYAL CORPORATE HOUSE

CROWNE PLAZA

MONDEAL SQUARE

PRAHLADNAGAR - ANANDNAGAR ROAD

COMMERCE HOUSE - IV

TITANIUM CITY CENTRE

NIRMA ROAD

NIRMA FARM

CIRCLE P

HN SAFAL CORPORATE HOUSE

PINNACLE

YMCA

SYNERGY

COMMERCE HOUSE - V

VODAFONE HOUSE

PALLADIUM

SOLITAIRE

VASTRAPUR STATION ROAD

PROPOSED 18 MTR WIDE ROAD

L.J. INSTITUTE

ADANI VIDYA MANDIR

TELAV - GHUMA ROAD

SARDAR PATEL RING ROAD

S-G ROAD



5 BHK LIFESTYLE MASTERPIECE





CARPET PLOT AREA
IN SQ. MTR.

01	540.00
02	457.50
03	457.50
04	457.50
05	457.50
06	555.50
07	557.86
08	457.50
09	457.50
10	457.50
11	457.50
12	540.00
13	540.00
14	457.50
15	457.50
16	457.50
17	457.50
18	557.86
19	555.50
20	457.50
21	457.50
22	457.50
23	457.50
24	457.50
25	457.50
26	457.50
27	457.50
28	457.50
29	457.50
30	457.50
31	457.74
32	558.00
33	557.86
34	540.00
35	540.00
36	557.86
37	539.41
38	457.50
39	457.50
40	457.50
41	540.00



LIFT HERE



A HARMONY OF LUXURY AND NATURE



MASTERPIECE AMIDST GREENS



BASEMENT PLAN

UNIT NOS. :
01 TO 09 & 12 TO 41

CARPET AREA :
443.81 SQ. MTR.

BALCONY / VERANDAH AREA :
28.01 SQ. MTR.

TERRACE AREA :
45.20 SQ. MTR.



01	HOME THEATER / PARTY LOUNGE	15'1" X 33'6"
02	STORE	10'0" X 4'10"
03	FOYER	7'8" X 5'5"

GROUND FLOOR PLAN

ONLY LIFT DUCT PROVISION IS PROVIDED. PURCHASER IS SUPPOSED TO INSTALL THE LIFT AT HIS OWN COST AND AFTER TAKING ALL LEGAL PERMISSIONS.

PURCHASER IS SUPPOSED TO DEVELOP THE GARDEN (INCLUDING BUT NOT LIMITED TO SAND FILLING, GRASS AND TREE PLANTATIONS, LANDSCAPE ETC.) AT ITS OWN COST.



1	ENTRANCE	8'11" X 7'5"
2	VESTIBULE	8'2" X 9'0"
3	DRAWING ROOM	15'1" X 19'5"
4	VERANDAH	15'5" X 7'10"
5	DINING AREA	19'5" X 14'1"
6	OPEN DECK AREA	-
7	KITCHEN	10'0" X 19'6"
7A	STORE	5'6" X 10'6"
8	POOJA	5'6" X 5'2"
9	BEDROOM-01	13'1" X 15'1"
9A	DRESS / TOILET-01	13'1" X 6'0"
10	SERVANT ROOM	7'9" X 6'11"
10A	SERVANT TOILET	7'9" X 4'5"
11	P.TOILET	5'11" X 4'11"
12	KITCHEN YARD	-



FIRST FLOOR PLAN



13	STUDY ROOM / ACTIVITY	19'5" X 14'1"
14	BEDROOM-02	15'1" X 19'6"
14A	DRESS-02	7'6" X 13'1"
14B	TOILET-02	6'0" X 13'1"
15	LINEN STORE	8'0" X 6'0"
16	BEDROOM-03	15'1" X 19'0"
16A	DRESS-03	13'11" X 10'4"
16B	TOILET-03	8'2" X 11'0"
16C	BALCONY	15'1" X 7'1"

SECOND FLOOR PLAN

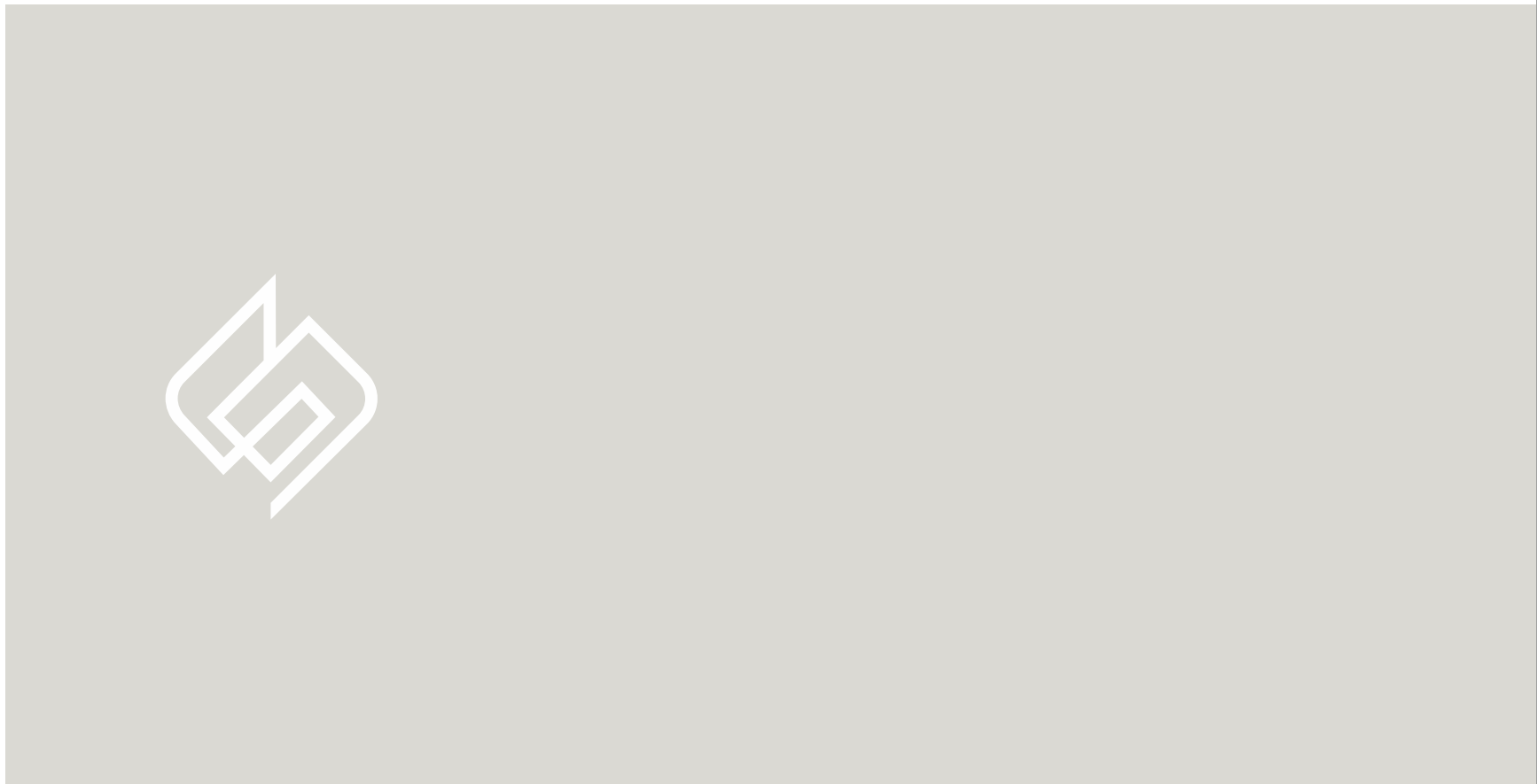


17	BED ROOM-04	15'1" X 19'6"
17A	DRESS-04	7'6" X 13'1"
17B	TOILET-04	6'0" X 13'1"
18	BED ROOM-05	15'1" X 12'11"
18A	TOILET-05	8'6" X 6'0"
19	PASSAGE	4' 8" WIDE

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MASTERPIECE AMIDST GREENS



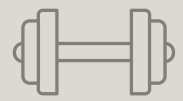
AMENITIES



SWIMMING POOL



MINI CRICKET PITCH



GYMNASIUM



INDOOR ACTIVITY ROOM



CHILDREN PLAY AREA



INDOOR GAMES



MULTIPURPOSE HALL



LANDSCAPED GARDEN WITH SIT-OUTS





INDOOR ACTIVITY ROOM & MULTI-PURPOSE HALL

SPECIFICATIONS

FLOORING

- Marble in Drawing Room, Dining Area & Kitchen
- Wooden Laminated Flooring in First Floor Bedrooms
- Vitrified Tiles in Ground Floor Bed Room, Second Floor Bed Rooms, Dress Areas, Basement Area & Servant Room
- Rustic Tiles / Granite in Balcony & Verandah
- Stone / Tiles / Pavers in Parking Area
- China Mosaic in Terrace

WINDOWS

- Aluminum Windows

DOORS

- Main Door - Wooden Flush Door with One Side Polished Veneer & Wooden Frame
- Internal Doors - Flush Doors / Paneled Door with Oil Paint

KITCHEN

- Granite Platform with 4' Dado of Ceramic Tiles
- Stainless Steel Sink
- Marble in Flooring
- Vitrified Tiles / Stone in Kitchen Yard

FINISHES

- Inside - Putty Finish
- Outside - 100 % Acrylic Paint

SANITARY WARE

- European Water Closet Wall Hung and Wall Hung Basin / Counter Basin

TOILET FITTINGS

- Chrome Plated Brass Fittings

TOILET - FLOORING / DADO

- Ceramic Tiles up to Lintel Level
- Ceramic Tiles on Floor

ELECTRIC SWITCHES

- ISI Modular Switches

ELECTRIC WIRES

- ISI Wires

MCB / ELCB

- ISI Make

THE DEVELOPERS



Goyal & Co. was founded by the late Mr. Rampurshottam Goyal in 1971 in the city of Ahmedabad. The company has developed over 250+ projects that include apartment developments, villas, plotted developments, corporate offices, townships etc. and possess over 85+ properties as part of their corporate leasing portfolio.

After changing the skyline of Ahmedabad, the company is now rapidly growing its presence in the cities of Bangalore & Mumbai. With the goal of achieving a similar market sentiment to that back home; Goyal & Co. is committed to leaving its stamp of excellence on every project that it undertakes.



HN SAFAL was founded in 2010. Over the years, through some of the most exciting phases of Gujarat's evolution as a modern state, we have seen our track record and reputation grow amidst dynamic challenges and changes.

The reasons are manifold. We raise the benchmark with each new project that we undertake by constantly innovating, applying cutting-edge technologies, employing contemporary materials and closely empathizing with customers - thus finally delivering projects way beyond expectations.

We have delivered projects covering a total of 36 Million Sq.Ft. of constructed space in and around Ahmedabad. These serve the highest global standards in terms of engineering excellence, design aesthetics and functionality and demonstrate our commitment to creating spaces for our customers to enjoy a "Life Without Limits".



SAFAL GOYAL REALTY LLP

Goyal & Co.

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www.gujrera.gujarat.gov.in/ RERA NUMBER# PR/GJ/AHMEDABAD/SANAND/AUDA/RAA09322/151121

Architect:
APURVA AMIN

Structural Consultant:
P-CUBE CONSULTANT

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 only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / 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 Promoter / Developer reserves the right to make minor on - site 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 Autocad software.

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