



 **SAYA**



Symphonize
YOUR LIFE WITH SAYA



SAYA HOMES PVT. LTD.

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RERA No.: PHASE I - UPRERAPRJ6548 • PHASE II - UPRERAPRJ6678 | CIN No.: U70101DL2010PTC211055 | www.up-rera.in Follow us on:   



Experience the Landmark lifestyle of grandeur
with

 **SAYA**

Residences in the Highly Coveted
Neighbourhood of Indirapuram,
which

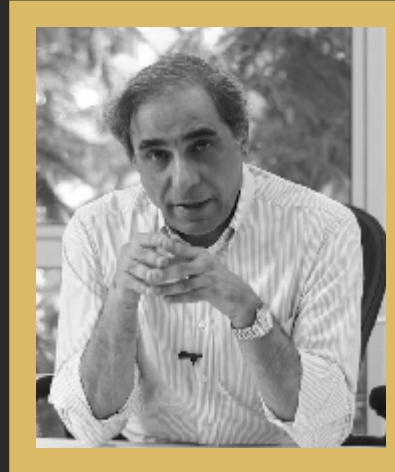
Offers Resplendence Worthy of only a Few!



Luxury is very personal, something we all experience at different levels. I felt that luxury is not limited to affluence alone. Luxury is more to be equated with experience. Luxury is convenience in everything one has ever dreamed of. When our desire meets a rewarding experience, it's a luxury for us. The aspiration continues...

Vikas Bhasin
MD (Saya Homes)

THE GRAND MASTER



Renowned architect Hafeez Contractor has been associated with Saya since 2012. Most of the Saya projects he has been a part of, he acknowledges the Saya Gold Avenue as the one that makes him the proudest. Hafeez asserts that any project they undertake is more than just a building. Therefore, he appreciates the incredible efforts made by Saya to transform the SGA into something much luxurious and grander, starting with the environment.

HAFEEZ CONTRACTOR

GOLDEN TEAM



A perfect blend of creativity and technical wizardry.

Building relationships is the key to closing sales.
The Internet can't always build relationships for you. Only a good sales team can do that.

We Saya Team are always to help customers.

SAYA TEAM

I IMAGINED LUXURY AND THIS IS HOW IT LOOKS

Saya Gold Avenue is a perfect blend of modernity, luxury, comfort, and affordability. To give you a perfect urban lifestyle, each and every detail of the project has been ardently looked after.



ACTUAL IMAGES



THE GOLD STANDARD
OF UNPARALLELED LIVING

Welcome to a world where your life takes a new dimension, where your morning kisses a new horizon and the nights goes into a sweet slumber.

A woman with long dark hair, wearing a white lace top and light blue denim shorts, is sitting cross-legged on a green lawn. She has her eyes closed and a peaceful expression, looking upwards. The background shows a modern multi-story building and some outdoor exercise equipment. The lighting is warm, suggesting late afternoon or early morning. On the right side of the image, there is a semi-transparent oval containing text.

DEDICATED TO GOOD LIFE

Saya Gold Club is a perfect blend of luxury and serenity for our Gold Avenue residents. The amenities of the club are meticulously designed to be your true asset forever.

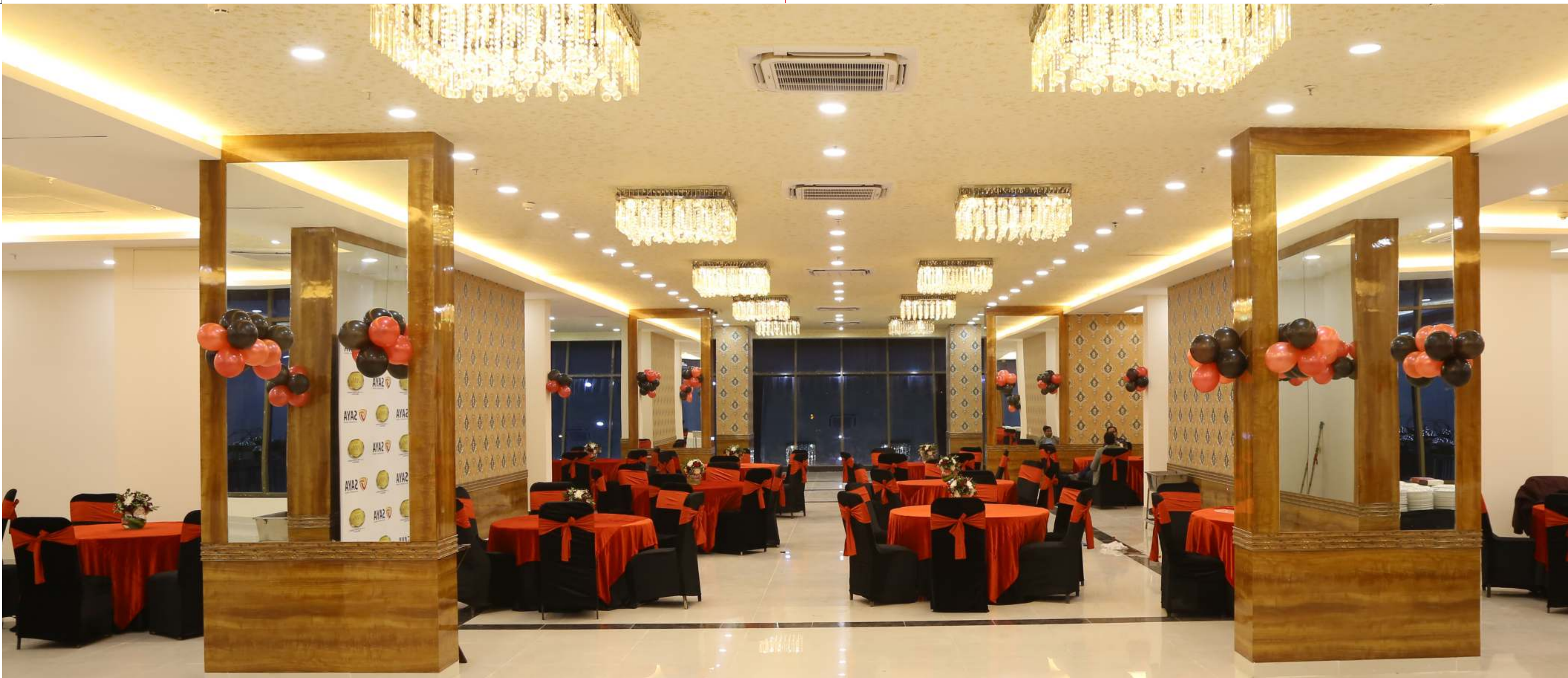


ACTUAL IMAGES



A NEW LEVEL OF LUXURY

We believe all workouts make us better, stronger and happier. At Flexnest, it's not only our job to make every fitness experience more seamless, but completely re-invent what at Home workout can be. We aim to do this through our products, our connected fitness platform, and our amazing Flex Community



THE GOLD BALLROOM

ACTUAL IMAGES

Designed to be your asset forever, the homes at Saya Gold Avenue are embellished with the best in-class features and offer exceptional appreciation value which adds to the pleasure of living at this residential marvel.

CHILL-OUT LOUNGE

With their relaxed ambiance, cool elegance and soft music, the lounge are wooing the Society away daily hustle & bustle.

Saya Gold Club is a perfect blend of luxury and serenity for our Gold Avenue residents, You must be enjoying your time with family and friends, and pampering them all along in Clubhouse





WELLNESS MASTER CLASS

The Yoga Studio is another state-of-the-art offering that will rejuvenate your mind and body to the deepest levels.



THE WATER GARDEN

Swimming in the outdoor Semi-sized Olympic pool at The GOLD Avenue has an unrivalled charm. Nothing beats jumping into a pool on a hot summer day, Here the swimming pool is a huge hit with all the residents. Sip on a cocktail from the pool as you spend time at the lounge pool or on the patio and watching the children frolic in a dedicated pool..



ACTUAL IMAGE

RELAXED STATE OF MIND.

Taking a bath in a Jacuzzi adds benefits to the simple cleaning that the body requires, increasing the use towards raising the quality of life, reducing stress, releasing tension and improving circulation.



ACTUAL IMAGES



KIDS PLAY AREA

Adjacent to the Podium Garden is the organic children's play area. What makes this a haven for your little ones is that the space has been created with natural, eco-friendly materials of wood and rope, all set within and pit for safe playing



THE LAWN

Gardening adds years to your life,
and life to your years.

The lawn is the centrepiece of a garden,
the canvas against which the rest of the garden is painted.
A sense of wellbeing and relaxation
amidst our carefully crafted SGA garden.

An aerial photograph of a modern residential complex courtyard. The courtyard is surrounded by several high-rise apartment buildings with a distinctive architectural style featuring curved balconies and a mix of light and dark facade colors. In the center of the courtyard, there is a large, rectangular swimming pool with blue water. To the left of the pool is a badminton court with a green surface and white lines. To the right of the pool is a large, rectangular lawn area with a red square in the center. In the foreground, there is a smaller green area with four orange chairs arranged in a square. The overall scene is well-maintained and offers a variety of recreational options for residents.

BADMINTON COURT

Saya Gold Avenue will feature numerous recreational sporting facilities enabling a healthy, active and purposeful life. An expansive area has been devoted to the best sports facilities, and is designed to be a dream destination for fitness enthusiasts and sportsmen.



The Water Garden

The Saya Gold Club



The Make-Over

Billiards



Green Garden



Exclusive Parking

The Club Lounge



Wellness Marterclass with
Yoga Instructor

Fitness Masterclass with
Gym Instructor



The Gold Ballroom PartyHall

The **gold standard** of living



SAYA
GOLD AVENUE
AN ASSET FOREVER
INDIRAPURAM



Modern living in the heart of **Indirapuram**



Site Plan



LEGEND

1. Entrance Exit Gate
2. Entrance Water Feature
3. Tower Drop-off
4. Open Car Parking
5. 6 M Wide Driveway
6. Cricket Net Practice
7. Kid's Play Area
8. Pathway
9. Jogging Track
10. Reflexology Path
11. Gazebos
12. Yoga/Meditation Lawn
13. Water Feature with Sheet Fall
14. Palm Garden
15. Club Entrance
16. Water Feature with Sculpture
17. Main Swimming Pool
18. Kid's Pool
19. Pool Deck
20. Health Spa
21. Badminton Court
22. Pergola
23. Half Basketball Court
24. Skating Rink

GOLD
 SILVER
 DIAMOND
 PLATINUM



SILVER III | 2 BHK + 2 Toilet



	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	57.79	622
Area of Balcony	12.99	139.82
Area of Utility Balcony	03.27	35.20



Applicable for -

- SG - 1** Unit No. 1, 2, 5 & 6 (3rd Floor to 34th Floor)
- SG - 8** Unit No. 1, 2, 5 & 6 (1st Floor to 34th Floor)

GOLD II | 3 BHK + 2 Toilet



	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	79.27	853
Area of Balcony	19.10	205.59
Area of Utility Balcony	03.18	34.23



Applicable for -

SG - 2 Unit No. 1, 2, 3, 4, 6 & 7 (3rd Floor to 36th Floor)

*Conditions apply



PLATINUM II | 3 BHK + 3 Toilet + Pooja



	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	93.67	1008
Area of Balcony	19.68	211.83
Area of Utility Balcony	06.98	75.13



Applicable for -

SG - 3 & SG - 6 Unit No. 3 & 4 (3rd Floor to 36th Floor)

PLATINUM III | 3 BHK + 3 Toilet



	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	88.06	948
Area of Balcony	32.98	354.99
Area of Utility Balcony	03.21	34.55



Applicable for -

- SG - 1** Unit No. 3 & 4 (3rd Floor to 34th Floor)
- SG - 8** Unit No. 3 & 4 (1st Floor to 34th Floor)

*Conditions apply



DIAMOND | 4 BHK + 4 Toilet



	Sq. Mt.	Sq. Ft.
RERA Carpet Area of Unit	142.55	1534
Area of Balcony	24.40	262.64
Area of Utility Balcony	06.08	65.45



Applicable for -

SG - 4	Unit No. 1 & 4 (3 rd Floor to 38 th Floor)	Unit No. 2 & 3 (3 rd Floor to 38 th Floor)
SG - 5	Unit No. 2 & 3 (3 rd Floor to 38 th Floor)	Unit No. 1 & 4 (3 rd Floor to 38 th Floor)

*Conditions apply



SPECIFICATION

DRAWING / DINING

INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint (Make: ICI dulux / Asian / Berger or Equivalent), one wall with texture paint.
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size)
MAIN DOOR	Door Masonary Opening: 1050mm (w) x 2400 mm (h) Doorframe - Meranti Wood Doorframe size: 115mm x 60 mm section Doorframe ht.:2400 mm. Flush Door size - 950 mm x 2350 mm and 35 mm thick both side laminated Accessories - 10"Mortice Lock and 8" tower bolt
EXTERNAL BALCONY DOOR	UPVC door frame size: 55mm x 55mm Door ht.: 2400 mm. UPVC Two track Sliding Doors with 5 mm thick plain glass, both side sliding.
EXTERNAL FINISH	Weathercoat paint (Make : ICI dulux / Asian / Berger or Equivalent)
KITCHEN	
SINK	SIZE OF SINK: 685.5MM X 508.00 MM (Diamond & Platinum) SIZE OF SINK : 609.60 MM X457.20 MM (Silver & Gold) Make: Lotus / Jayna/ Jindal or equivalent Single Bowl Stainless steel Sink
R.O.	RO water purifier.(Whirlpool,Livpure, ZeroB or Equivalent) 7.5 to 8 Lt.
INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint,Ceramic tiles up to 2ft. high above working platform

CEILING	Acrylic emulsion plastic paint
FLOOR	800*800 mm vitrified tiles (± 5%variation in tile size) Working platform : granite top (Tan Brown or Equivalent)
EXTERNAL UTILITY BALCONY DOOR	UPVC door frame size: 55mm x 55mm UPVC Casement Door : (800mm x 2400mm) (including 300mm high provision for ventilator)
EXTERNAL FINISH	weathercoat paint (Make: ICI dulux / Asian / Berger or Equivalent)
MODULAR CABINET	Plyboard/mdf with laminate fitted with standard fittings." hettich hinges"or equivalent (As displayed)

MASTER BED ROOM

INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint.(Make : ICI dulux / Asian / Berger or Equivalent) (one wall with texture paint in Diamond and Platinum only)
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	600*600 mm vitrified /Porcelain tiles (± 5%variation in tile size)
DOOR	Door Masonary Opening: 900mm (w) x 2400 mm (h) Doorframe - Meranti Wood Doorframe size: 90 mm x 60 mm section Doorframe ht.: 2400 mm. Flush Door size - 800 mm x 2350 mm and 32 mm thick both side laminated Accessories- 8" Mortice Lock
EXTERNAL BALCONY DOOR	UPVC door frame size: 55mm x 55mm UPVC Two track Sliding Doors with 5 mm thick plain glass , sliding both sides.
WOOD WORK	Ply board / Mdf 18 mm sunmica cupboards in bedroom. Accessories:Hinges hettich or equivalent 305 mm high Handle , Telescope channel 457.20 mm

SPECIFICATION

BED ROOM

INTERNAL WALL	Blockwork/ Brickwork/RCC, plastered, Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
CEILING	Acrylic emulsion plastic paint (Make : ICI dulux / Asian / Berger or Equivalent)
FLOOR	600*600 mm vitrified /Porcelain tiles (± 5%variation in tile size)
DOOR	Door Masonary Opening: 900mm (w) x 2400 mm (h) Doorframe - Meranti Wood Doorframe size: 90 mm x 60 mm section Doorframe ht.: 2400 mm. Flush Door size - 800 mm x 2350 mm and 32 mm thick both side laminated Accessories - 8" Mortice Lock
EXTERNAL BALCONY DOOR	UPVC door frame size: 55mm x 55 mm UPVC Two track Sliding Doors with 5 mm thick plain glass, sliding both sides.

WASH ROOM

INTERNAL WALL	Wall tiles (300*450) (± 5% variation in tile size) upto 2400 mm.
CEILING	Gypsum Grid False ceiling at 2400 mm. ht.
FLOOR	Antiskid Ceramic Tiles (300*300) (± 5% variation in tile size)
DOOR	Door Masonary Opening: 750mm (w) x 2400 mm (h) Doorframe - Meranti Wood Doorframe size: 90 mm x 60 mm section Doorframe ht.: 2400 mm. Flush Door size - 650 mm x 2350 mm and 32 mm thick laminated one side and internal side finish with enamel paint Accessories - Tower bolt 6" handle with latch
VENTILATOR	Masonry opening: - 400x750 Ventilator: UPVC 300 mm fix with 5 mm thick plain glass & 300 mm for provision of exhaust.

FITTINGS

CP Fittings: Jaquar or Equivalent
 China ware: Varmora or Equivalent
 Wall mixture: All wash room
 Wash basin: Granite counter in one wash room & all other pedestal type.
 EWC (European water closet) : all wash room
 Floor Jali: Stainless steel

BALCONY

WALL	RCC Wall & Ms Railing 1200 mm. high, with enamel paint
CEILING	Acrylic emulsion plastic paint (Make: ICI dulux / Asian / Berger or Equivalent)
FLOOR	300*300 mm ceramic tiles (± 5% variation in tile size)
EXTERNAL	UPVC Two track Sliding Doors with 5 mm thick plain glass, sliding both sides.
EXPOSED BALCONY DOOR	weathercoat paint
EXTERNAL FINISH	weathercoat paint
PLUMBING PIPES	
FLOOR JALI	PVC /C.I. jali

OTHERS

ELECTRICAL FITTINGS	Modular Switches and socket: Philips or Equivalent MCB: Standard manufactured by havells , Mistubishi or Equivalent
ELECTRICAL WIRE	Copper wire Make: Skytone ,Polycab or equivalent
VIDEO DOOR PHONE	Make: crystal , zycon or equivalent
FIRE FIGHTING	Sprinkler , smoke/heat detector in each flat Make: Newage , Hd, Tycon or Equivalent. Exposed fire pipes with enamel paint.
HEIGHT	FFL. TO FFL. - 10 ' - 2 " (3100 mm.)



Saya Homes Pvt. Ltd.

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