

www.swagatgroup.in

LIVE
Colourful
Life With
SWAGAT

LIVE
Colourful
Life @



swagat
Bagan
Ville

5 BHK DESIGNER VILLA

Close to the city, yet away from the bustle. At the heart of nature, Bagan Ville melts away the hustle and bustle of urban life with an ecosystem that is unique in every way. State of the Art homes surrounded by enchanting lush greenery. This is luxury unimagined.

The first Green luxury residential address in Ahmedabad. Luxury and greenery embrace you with open arms at **SWAGAT BAGAN VILLE.**

Kriti Sanon
KRITI SANON



Colourful
ENJOYMENT



Swimming Pool With Movie Screen,
Kids Pool With Water Slide,
Gym & Yoga Center,
Children Play Area &
Gazebo

Colourful
WELCOME





Swagat Bagan Ville Won
"Luxury & Ultra Luxury Villa Project Of The Year"
In Prop Realty Real Estate Awards, 2017

Colourful NATURE

Enclosed somewhere within the acres of sun kissed grass and rich flora are luxury homes, built to perfection. picturesque surroundings and tranquil environs remain standard accessories.





Club House



Club House
Movie Theater With Recliner Seats



Colourful BLISS

These beautiful series of 5 BHK Designer bungalows will create aura and a new milestone in luxury living. Wide open space, fresh air with bright sunlight and beautiful landscaping will give you a feel of 7 star resort. Located in Shilaj Main Road in Ahmedabad will make this place more reachable and livable.





Colourful
LIFE



**TYPE A
GROUND FLOOR**

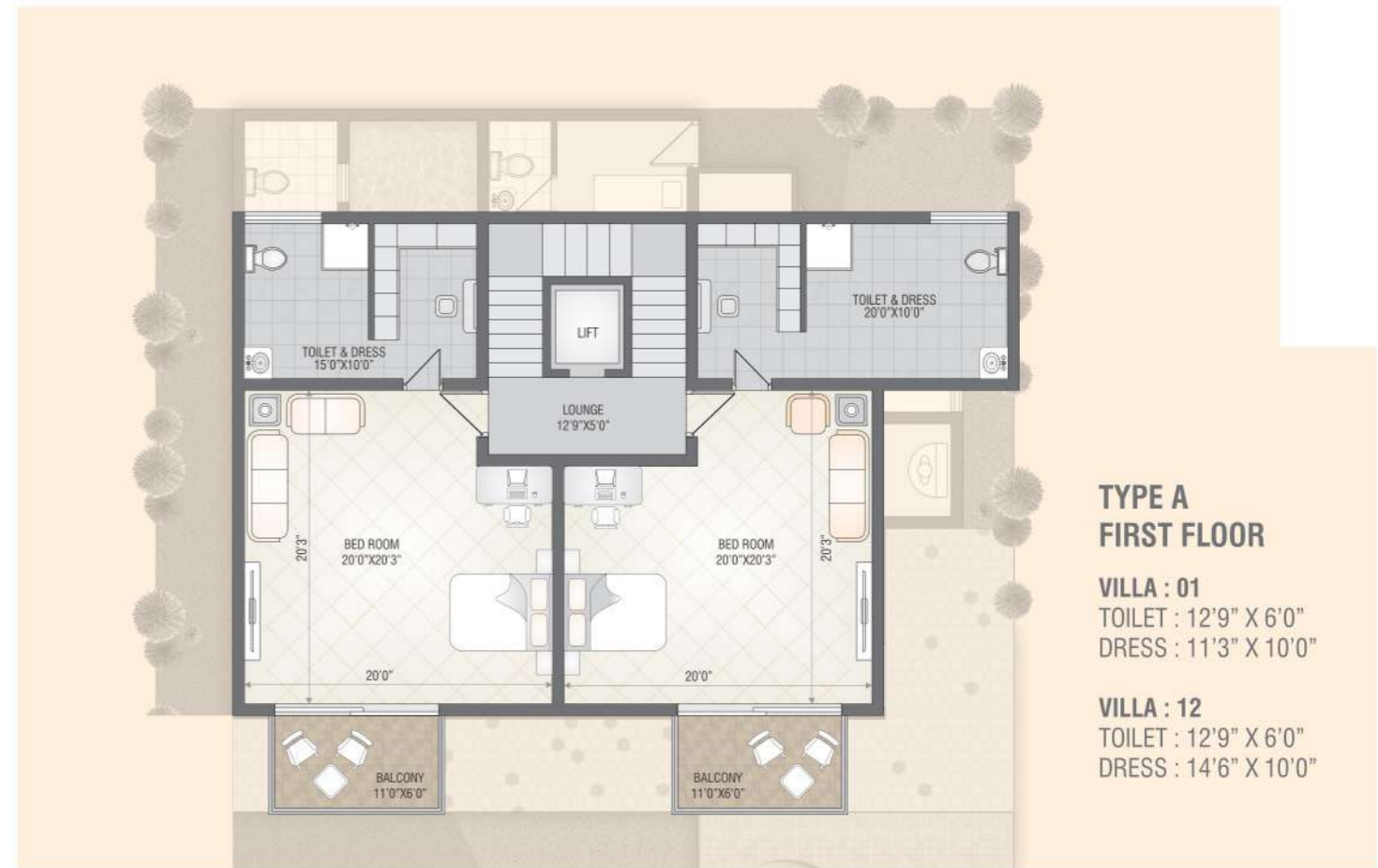


VILLA : 01
KITCHEN :
11'3" X 12'0"

VILLA : 12
KITCHEN :
14'6" X 12'0"



A meticulously planned & elite bungalow project carefully planned around a vast area of greenery. An idea abode for city dwellers seeking relief from a frenetic pace of life, and eager to renew and nourish their relationship with nature. A peaceful locale free from pollution.



**TYPE B
GROUND FLOOR**



VILLA : 30, 32, 33, 34
 KITCHEN / STORE:
 13'0" X 13'2"
VILLA : 14, 15, 16, 17, 18
 KITCHEN:
 14'5" X 10'0"

**TYPE A
SECOND FLOOR**

VILLA : 01, 12
 TOILET & DRESS:
 12'9" X 6'0"





TYPE B FIRST FLOOR

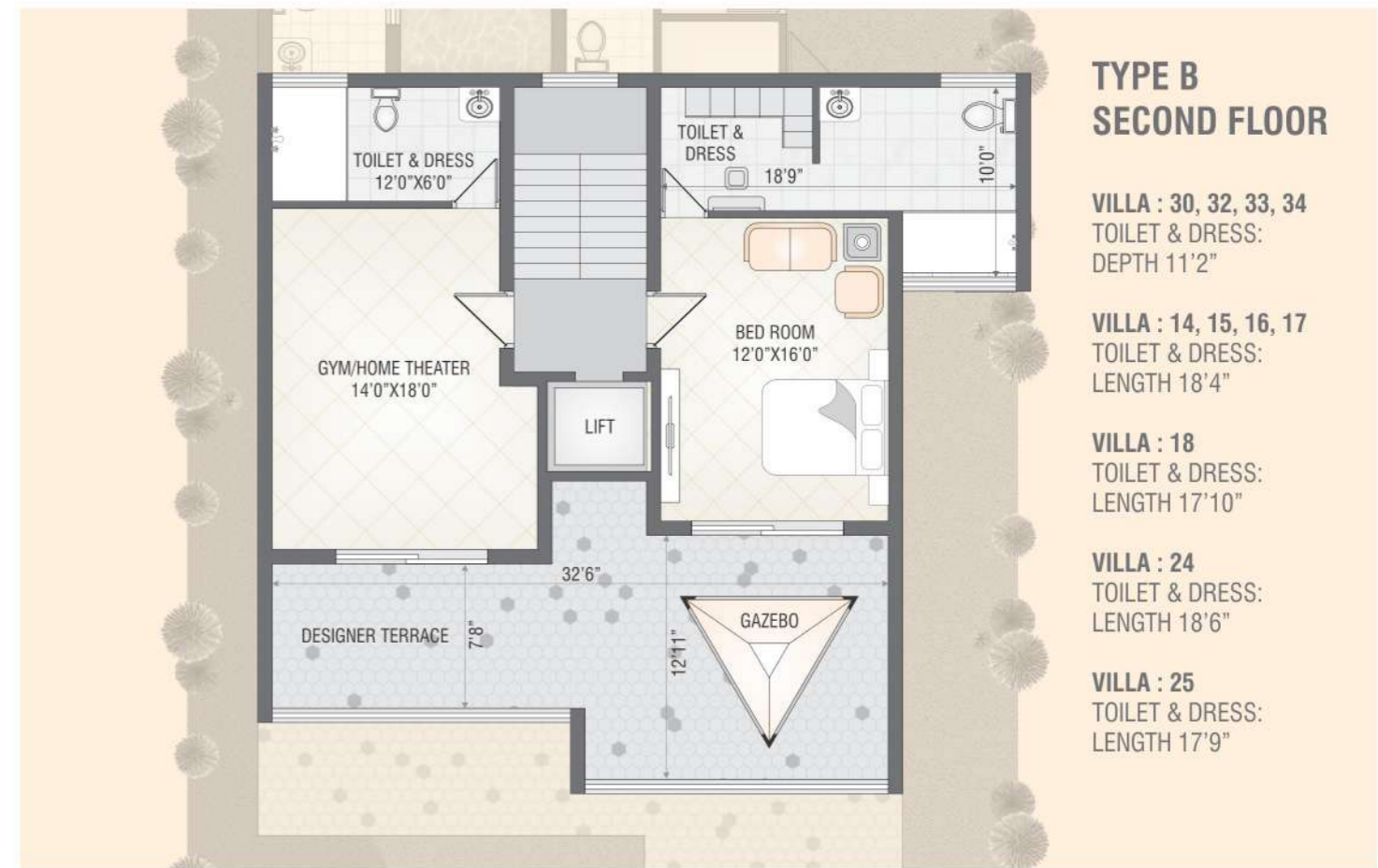
VILLA : 30, 32, 33, 34
TOILET & DRESS:
16'9" X 11'2"

VILLA : 14, 15, 16, 17
TOILET & DRESS:
18'4" X 10'0"

VILLA : 18
TOILET & DRESS :
17'10" X 10'0"

VILLA : 24
TOILET & DRESS :
18'6" X 10'0"

VILLA : 25
TOILET & DRESS :
17'9" X 10'0"



TYPE B SECOND FLOOR

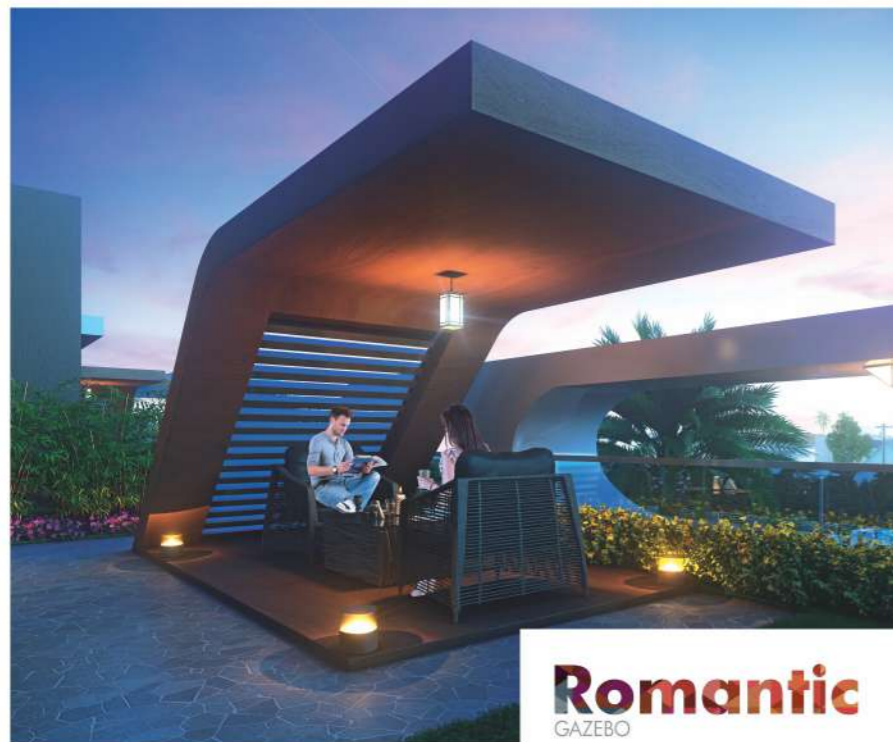
VILLA : 30, 32, 33, 34
TOILET & DRESS:
DEPTH 11'2"

VILLA : 14, 15, 16, 17
TOILET & DRESS:
LENGTH 18'4"

VILLA : 18
TOILET & DRESS:
LENGTH 17'10"

VILLA : 24
TOILET & DRESS:
LENGTH 18'6"

VILLA : 25
TOILET & DRESS:
LENGTH 17'9"



- | | | |
|--|---|---|
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Mini Golf | 
Swimming Pool with
Movie Screen | 
Movie Theater with
Recliner seats |
| 
Kids Pool with
Water Slide | 
Modern
Gymnasium | 
Lush Green Garden |
| 
Club house with
Indoor Games | 
Yoga Center | 
Jogging Track |
| 
Senior Citizen Gazebo | 
Individual garden | 
Elevator in each
Bungalow |
| 
Servant Room | 
Individual Gazebo on
each Terrace | 
Security System with CCTV |
| 
Children Play Area | 
Cafeteria | |



EXCELLENCE

- Realty Plus Excellence Awards 2018 to "Swagat Group" for Developer of the Year – Residential.
- Prop Realty Real Estate Awards 2017 to "Swagat Bagan Ville" for Ultra Luxury Villa Project of the year.
- Realty Plus Excellence Awards 2017 Residential Property of The Year – Swagat Blossom 2 BHK
- "Developer of the Year – Residential" for our Project "Swagat Afford" at ABP News Real Estate Awards – 2016
- International Quality Awards 2016 for Excellence in Real Estate Development (Residential Projects – Gujarat)
- National Business & Service Leaders Awards 2015 for Most Promising Mid-Range Housing Developers in Ahmedabad by Brand Achievers.
- Realty Plus Excellence Awards 2015 Residential Property of The Year – Swagat Flamingo
- Developer of the Year – Residential for our Project "Swagat Flamingo" at ABP News Real Estate Awards – 2014
- Glamme Award by Star Realty - Lord of the Land 2013
- "Swagat City" Awarded Best Residential Twin Bungalows & Row Houses category in GIHED Awards 2013
- Swagat Group Honored Certificate of Appreciation Towards Excellence in Building the Future of Ahmedabad, by Nirman - 2013
- "Swagat Flamingo" Awarded best residential project in CNBC AWAAZ Real Estate Awards 2012
- "Swagat City" Awarded best residential project in CNBC AWAAZ Real Estate Awards 2012
- "Swagat City" Selected Amongst the Best 3 Properties of India @ CREDAI Real Estate Awards 2012.
- "Swagat Greenville-III" Selected Amongst the Best 3 Properties of India @ CREDAI Real Estate Awards 2012
- "Swagat Green Ville -III" Presented Best Bungalow Runner Up Award, in GIHED Awards 2011, Ahmedabad,
- "Over All Excellence – Market Trust" Award 2011, presented by Magicbricks.com (Times Group)
- "Quality Excellence" Award 2011, presented by Indian Achievers forum, Delhi
- "Best Developer" Award, 2010 in the Residential category by Construction Source India, Mumbai
- Indian Leadership Award for Infrastructure Development, 2010 by IEDRA, Delhi.

SPECIFICATION

Structure	RCC Frame Structure as per IS for Earthquake Resistance
Flooring	Designer flooring as per Architect details
Kitchen	Designer Kitchen with Granite Platform
Bathroom Finishes	Designer glazed tiles as per Architect details
Bathroom Fittings	Superior SS Finish quality Branded Material
Doors	Decorative main door and others are well designed Laminated Flush doors
Windows	Wooden finish UPVC windows and sliding doors with DGU glass.
Electrical	3 phase, concealed and fire resistant. Modular electrical accessories with MCB & ELCB.
Plumbing	Corrosion free and Leak Proof CPVC / UPVC Pipes and fittings
Common Lighting	LED Light Fittings
Security	CCTV system with latest technology
Elevator	Modern glass elevator
Garden	Well designed landscaped garden by landscape architect

NOTES:

- (1) Maintenance Charges, Electricity Connection, AMC, Stamp and Registration, Legal charges and other Govt. Levies if any, shall be borne by member.
- (2) If any member fails to pay according to terms, Interest will be charged as per Booking Terms / Agreement for Sale.
- (3) In the event of cancellation for any reason, 5% of the basic amount Plus Applicable Govt. Levies will be deducted and balance amount will be refunded after the booking of same unit(s).
- (4) No alteration in Exterior Elevation & Outside Colour Scheme shall be allowed. Purchaser shall not disturb, construct or claim or do any kind of activity in Common Area, Passage, Amenities, Terrace or do any kind of construction work.

BRAND LOGO

Flooring Tiles
 or Equivalent.

Bathroom Fittings
 or Equivalent.

Electrical Accessories
 or Equivalent.

Cables
 or Equivalent.

Pipe Fittings
 or Equivalent.

Elevators
 or Equivalent.

Bathroom Accessories
 or Equivalent.

Paints
 or Equivalent.

Glass & UPVC
 or Equivalent.



Site Address :

Before Kalhar Bunglows & Ankur Farm, Main Road- Silaj, Ahmedabad
 Sales Inquiry : +91 75750 00892 | +91 75750 00920 | +91 75750 00890
 E-mail : sales@swagatgroup.in
 RERA Regn No. PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA02791/010618
www.gujrera.gujarat.gov.in



SWAGAT INFRASTRUCTURE P LTD.

ISO 9001: 2008, OHSAS 18001: 2007 | ISO 14001: 2004 Certified Company

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