PROJECT BY

GOLDEN PROJECTS


Booking Contact :
**89800 06024, 89800 06025**

swarnimsun@gmail.com
www.swarnimgroup.co.in


Architect & Landscape

BHAUMIK PATEL ARCHITECTS

Structural Consultant

SETU INFRASTRUCTURE

MEP Consultant

transenergy mep consultants


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www.eyecondesign.in


THE GOLDEN AURA OF *happiness!*

# SWARNIM SUN

**3 BHK FABULOUS** LIVING & RETAIL SPACES

# ELEGANCE MEETS *exquisiteness*

When rays of splendor and grandeur dawn upon you, feel the rise of an exquisite lifestyle illuminating with eternal joy. Presenting Swarnim Sun – your golden abode shining with superlative amenities and facilities in the lively neighborhood of West Bopal.

GRAND APARTMENT | LIFESTYLE AMENITIES | 14 STOREYED 3½ TOWERS

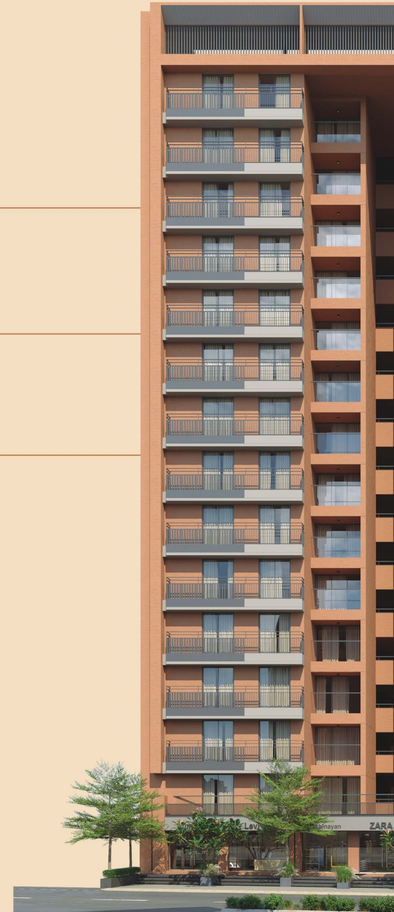


**G+ 14 Floors**
Storeyed Residential tower with **187 flats**

Thoughtfully planned
**3 BHK Residences**

Located amidst the serene surroundings of
**West Bopal**

**SWARNIM SUN**






# A LOCATION THAT SPELLS *Convenience*

An envious location that keeps you and your priorities in the center always. Experience the never-before convenience of connectivity and find the perfect balance of family time and professional duties.




DISCOVER ABSOLUTE
Serenity
60 FT WIDE ROAD
<< SOBO CENTER
SHELA >>
<< 150 FT WIDE ROAD >>
<< GHUMA

# MAKE EVERY MOMENT *Cherished*

Enter into the world of absolute bliss and give your family the oasis of happiness and warmth they deserve. A secured community living to leave you at peace every moment.

ENTRANCE GATE | SECURITY CABIN | CCTV CAMERA





# BREATHE IN THE *enchantment*

Enjoy the scenic view giving you a refreshing company 24x7 and green landscapes to send the vibrations of calmness to energize your hectic life.

WATER BODY | ENTRANCE FOYER | INDOOR GAMES



# BRING BACK *Innocence*

Let your child be the child and discover the joys of childhood in an open, safe and enlivening area specially dedicated for children. Let your elder ones also explore the joy of serenity and peace.

**CHILDREN PLAY AREA | GARDEN | SEATING AREA**



BRING ON THE *rejuvenation*






# LIFESTYLE YOU *Imagined*

...and much more than that! At Swarnim Sun, the lifestyle, the living and the happiness you always wish for come true on a much grander scale!





# THE BLUEPRINT OF YOUR *Happiness*

A view to cherish forever.  A small glimpse of glory translating into grandeur.
Life at Swarnim Sun is everything you always cherished in your imagination.
Come, find your picture of happiness here.



# THE GLOW OF *Fulfillment*

Welcome to Swarnim Sun – Homes where the dazzling rays of the sun will keep spreading the glow of joy and happiness in every home. Come home to a rejuvenating, refreshing and fulfilled life!

**WALKING TRACK | TERRACE GARDEN | OPEN GYM**

# GROUND FLOOR PLAN

N

| NO | SHOP |
|---|---|
| 01 | 31'0" x 15'0" |
| 02 | 31'0" x 14'9" |
| 03 | 31'0" x 10'6" |
| 04 | 31'0" x 10'6" |
| 05 | 45'3" x 14'9" |
| 06 | 45'3" x 15'0" |
| 07 | 45'3" x 18'6" |
| 08 | 31'0" x 10'6" |
| 09 | 31'0" x 10'6" |
| 10 | 31'0" x 14'9" |
| 11 | 31'0" x 21'9" |
| 12 | 11'0" x 31'9" |
| 13 | 10'6" x 29'0" |

| NO | SHOP |
|---|---|
| 14 | 18'3" x 25'3" |
| 15 | 12'9" x 21'3" |
| 16 | 12'9" x 18'0" |
| 17 | 14'3" x 41'6" |
| 18 | 11'3" x 35'3" |
| 19 | 11'0" x 32'6" |
| 20 | 14'0" x 44'3" |
| 21 | 11'0" x 41'0" |
| 22 | 10'6" x 38'3" |
| 23 | 10'6" x 35'6" |
| 24 | 11'3" x 32'6" |
| 25 | 14'0" x 29'6" |
| 26 | 15'0" x 25'6" |

## LEGENDS

01 ENTRANCE GATE
02 SECURITY CABIN
03 DROP OFF
04 GARDEN SEATING
05 GRAND ENTRANCE FOYER
06 METER ROOM
07 GYMNASIUM
08 MINI THEATER
09 INDOOR GAME
10 SEATING AREA
11 TODDLER PLAY AREA
12 SOCIETY OFFICE
13 KITCHEN
14 MULTIPURPOSE HALL
15 MALE & FEMALE TOILET
16 LIBRARY
17 SPACE FOR D.G & TRANSFORMER
18 LAWN AREA
19 CHILDREN PLAY AREA
20 SPLASH POOL
21 WATER FEATURE
22 SHOP PARKING




| | | | | |
|---|---|---|---|---|
| ENTRANCE GATE | SECURITY CABIN | GRAND ENTRANCE FOYER | METER ROOM | GYMNASIUM |
| MINI THEATER | INDOOR GAME | SENIOR CITIZEN SEATING | TODDLER PLAY AREA | SOCIETY OFFICE |
| KITCHEN | MULTIPURPOSE HALL | MALE & FEMALE TOILET | MULTI PURPOSE STAGE | SPACE FOR D.G & TRANSFORMER |
| LAWN AREA | CHILDREN PLAY AREA | SPLASH POOL | WATER FEATURE | GARDEN SEATING |
| AUTOMATIC PRESSURE PUMP | PUBLIC UTILITY STORE | 2 AUTOMATIC LIFT EACH TOWER | RCC / STONE PAVING ROAD | FIRE SAFETY |
| PICK UP & DROP OFF ZONE | CAR PARKING | CCTV CAMERA | YOGA DECK | OPEN TERRACE |

# 1ST FLOOR PLAN

| NO | SHOP |
|---|---|
| 101 | 31'0" x 15'0" |
| 102 | 22'0" x 14'9" |
| 103 | 22'0" x 10'6" |
| 104 | 22'0" x 10'6" |
| 105 | 22'0" x 14'9" |
| 106 | 22'0" x 15'0" |

| NO | SHOP |
|---|---|
| 107 | 22'0" x 18'6" |
| 108 | 22'0" x 10'6" |
| 109 | 22'0" x 10'6" |
| 110 | 22'0" x 14'9" |
| 111 | 31'0" x 21'9" |
| 112 | 65'0" x 23'3" |

| NO | SHOP |
|---|---|
| 113 | 14'3" x 32'3" |
| 114 | 11'3" x 26'0" |
| 115 | 11'0" x 23'3" |
| 116 | 14'0" x 35'0" |
| 117 | 21'9" x 39'9" |




# 2ND FLOOR PLAN





# REDEFINING THE *Spaciousness*

Swarnim Sun with its thoughtful planning gives more room to your joy and desires and every member of the family enough space they wish.



## TYPICAL
3rd to 14th FLOOR PLAN




## 3 BHK
UNIT PLAN

TYPE - 1






## 3 BHK UNIT PLAN

TYPE - 2




N

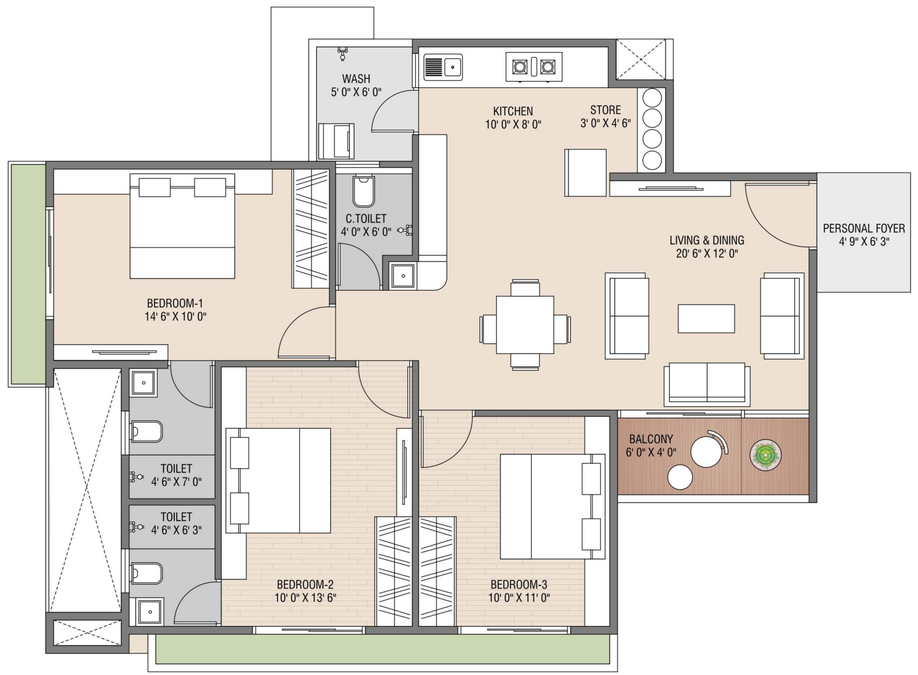



## 3 BHK UNIT PLAN

TYPE - 3




N





# THE SETUP FOR *Splendor*

Ultra spacious and airy spaces that invoke the positivity and brings invigorating energy to mind and soul.

# SPECIFICATIONS

### STRUCTURE
- Earthquake resistant R.C.C. frame structure.
- Block walls.

### FLOORING
- Vitrified tiles flooring in drawing, dining, kitchen & all other bedrooms.
- Vitrified tiles & natural stone flooring in all foyers.

### KITCHEN
- Mirror polished granite or slab platform with S. S. Sink.
- Tile dedo upto lintel level on wall above the kitchen platform.
- Chimney point, RO point, Washing Machine point, Fridge point.
- Natural stone shelves in store.

### DOORS
- Both side laminated flush doors. ( internal & main )
- Standard quality fittings for all doors.

### TOILET
- Ceramic tiles for flooring.
- Tile dedo upto lintel level.
- European type w/c pan in all toilets.
- Simpolo or equivalent sanitary ware.
- Water proofing in all bathrooms.
- Jaquar or equivalent plumbing fixtures.
- Exhaust fan point provision.
- Geyser point in all toilets.
- Rigid PVC pipes for drainage & plumbing.

### WINDOWS
- Aluminium sliding windows with natural stone window jambs.

### ELECTRIFICATION
- 3 Phase power supply.
- Modular switches, MCB distribution panel, copper wiring safety switch gears of ISI quality.
- Sufficient power outlets & light points.
- AC points in all bedroom & drawing room.

### COLOR & WALL FINISH
- Internal wall : Panning with Birla putty.
- External wall : All external walls will be finished with double coat sand face plaster / texture.

### TERRACE
- Terrace finished with water proofing with extra 3" thick (average) layer of brick-bat concrete and china mosaic flooring.

### SPACE (GENERALIZED)
- Drive way : Combination of stone flooring and trimix road.
- Walk way : Combination of stone flooring and tiles.
- Children play area : Multicolor EPDM flooring & sandpit.

### SHOP
- Vitrified tiles flooring in shop.
- Natural stone flooring in shop plaza.

• All rights are reserved to developer for any change in the plan, specification and any other details which will be binding to the all members. • All government legal charges Stamp duty, GST charge, AUDA I AMC Common and other maintenance charges and service charge shall be borne extra by the member. • In case of Irregular payment 18% (Annual) interest will be charged. •In case of Cancellation of Unit 10% of Payment will be deducted as a management charges and balance amount will be returned only after sell of that particular unit. • To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted" at designated Location only and now here else which will be binding to all the members. • Changes to structural elements are strictly prohibited at all the lifetime of building. Such activity from any member at any time will be brought fourth for legal action. • All dimension are approximate and unfinished subject to change. • This brochure is only for advertising and visual impression only. It shall not be considered as a part of legal documents. •Furniture and fixtures shown in brochure are for visual impression purpose only. • Subject to Ahmedabad jurisdiction only.

# LOCATION MAP




scan for location

Site Address : **Swarnim Sun**, Near Kavisha Panorama, 150 ft Ghuma Shela Road, Ghuma, Ahmedabad