



SHAHIKUTIR
GREENS



PRESIDENTIAL STANDARD OF LIFESTYLE

The definition of luxury has always evolved with time. It's no more about flaunting designer labels, having a fleet of imported cars, or being a regular face on page 3.

Luxury now is about having a space that inspires you. It's about having time for the finer things in life. For instance, in today's hectic world it would be a luxury to simply stand by the balcony and listen to a birdsong.

SHAHIKUTIR GREENS is all about this new luxury and much more. It is all set to take the meaning of luxury a notch above the rest, with extremely high quality construction standards and a professional approach.

Nestled in an oasis of serenity and picturesque greens, SHAHIKUTIR GREENS is an ode to those who appreciate the beauty of understated elegance, and never settle for anything less than the best.



SHAHIKUTIR
GREENS

3 & 4 BHK INCREDIBLE FLATS

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The way life was always meant to be. A fleeting thought of your personal paradise. Distinctly different, quieter, elevated. For a moment, consider life at Grande. This is no ordinary offering. Forget average; forget compromise and the restless search for a luxurious corner of your own. This is a home lovingly crafted to perfection, well-planned and meticulously designed. This is what we call higher living.






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3 & 4 BHK INCREDIBLE FLATS



PRESIDENTIAL STANDARD OF AMENITIES

- ENTRANCE ELEMENTS - WATER CASCADE & KIDS DROP OFF ZONE
- WELL DEVELOPED GARDEN AND OPEN AMPHI THEATER
- KID'S PLAY AREA WITH THE PARENTS SEATING AROUND.
- SENIOR CITIZEN PARK AND THEME BASED SEATING AREAS
- INDOOR GAME ZONE
(SNOOKER TABLE/ CHESS /CAROM/DART BOARD)
- INTERNET LOUNGE IN INDOOR GAME ZONE
- JOGGING TRACK
- GYMNASIUM - CAFETERIA - LIBRARY
- TV LOUNGE
- STAGE WITH PARTY LAWN
- YOGA AND AEROBICS WITH THE FREE FLOWING DECK
- BANQUET HALL WITH ATTACHED AND EQUIPPED KITCHEN.
- 24 X 7 SECURITY - 24 HOURS WATER SUPPLY
- AMPLE PARKING SPACE IN THE BASEMENT

SPECIAL FEATURES

- Paved roads with internal pathways and softscape areas.
- Ample quantity of water storage by providing Underground and overhead tanks
- Each Edifice with high speed automatic lifts
- Provision for R.O. and individual geyser for each residence.
- A.C. provision in all the bedrooms and Living room.
- Telephone, DTH TV points and AC points inclusive of all the rooms in the apartments.
- Provision for broadband internet connectivity in the common Amenities
 - CCTV monitoring of common areas
 - 24 x 7 Security systems
 - Seismic structural design.
- Efficient parking facility with the conventional parking system in the basement for the owners.



Located in the prime location of Ahmedabad, with every conceivable facet of a contemporary lifestyle close at hand. And most importantly, quicker commutes to work and back allow you to spend more time with your loved ones.

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SHAHIKUTIR GREENS

SHAHIKUTIR GREENS stands as your achievements in Shahibaug, perfectly located in Ahmedabad, iconic in design and magnificent in scale, SHAHIKUTIR GREENS places at your desire to every possible facet of a great lifestyle.

While your spacious residence, with its fine fittings and spectacular views, proclaims luxury from every corner.

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NO. OF FLOOR - 5
FLOOR HEIGHTS - 9'6"

BASEMENT PARKING - 2 LEVEL

Earthquake resistance
RCC Frame Structure
with attractive Elevation & Planning

Structure Designed as per
IS code Considering last Earthquake





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LAYOUT PLAN

- 1 ENTRANCE ELEMENT
- 2 GREEN TRELLIS
- 3 SENIOR CITIZEN PARK
- 4 CAFETERIA / BANQUET HALL
- 4A KITCHEN
- 4B STORE
- 5 GARDEN/LAWN & OPEN AMPHI
- 6 KIDS PLAY AREA
- 7 GYMNASIUM
- 8 TV LOUNGE SITTING
- 9 A.C. GAME ZONE
- 10 PRIVATE GARDENS



9 MT. WIDE ROAD

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Every inch is beautifully appointed, and the amenities here are world-class. You will love the comfort of not just your home, but also the notion of a lasting legacy, to be cherished for generations together.

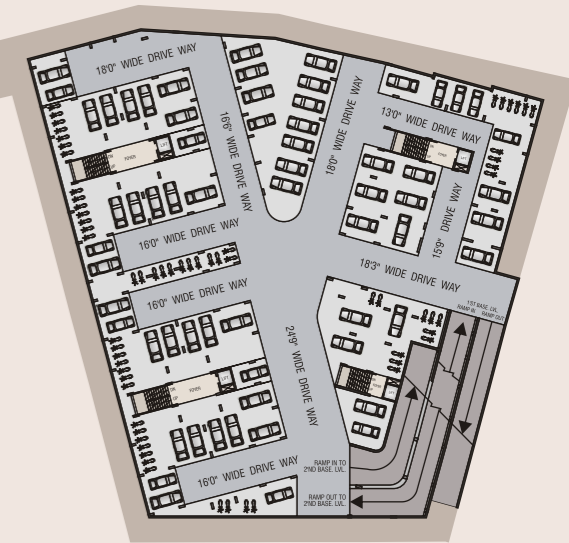




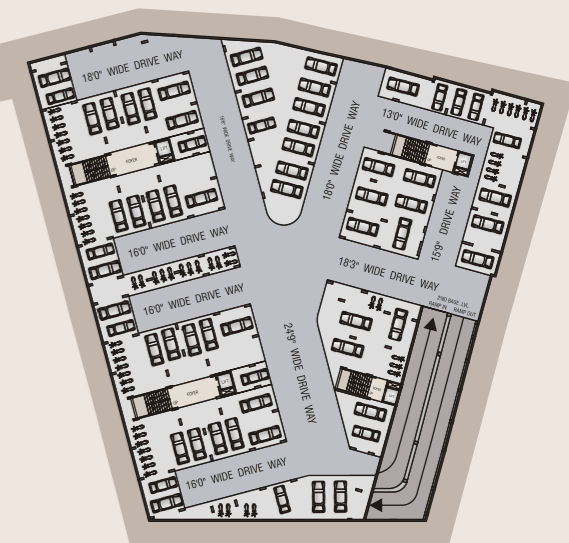
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TYPICAL FLOOR PLAN

1ST BASEMENT PLAN



2ND BASEMENT PLAN



9 MT. WIDE ROAD



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FLAT WITH PRIVATE GARDEN



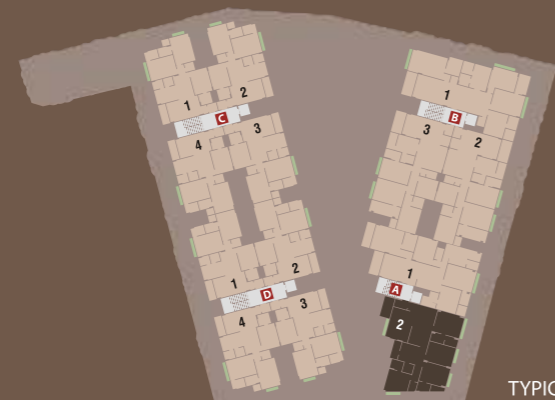


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4 BHK - TYPE A



SR. NO.	TYPE OF ROOM	SIZE
1	VESTIBULE	4'0" X 7'3"
2	DRAWING ROOM	17'0" X 12'6"
2A	VERANDAH	11'6" X 6'0"
3	LIVING/DINING	21'9" X 11'0"
4	KITCHEN	10'0" X 10'0"
4A	STORE	5'3" X 5'6"
4B	WASH	10'0" X 4'6"
5	COMMON TOILET	5'6" X 4'0"
6	BEDROOM 1	12'0" X 15'0"
6A	DRESS	5'0" X 7'6"
6B	TOILET	5'0" X 7'0"
7	BEDROOM 2	11'0" X 15'0"
8	BEDROOM 3	11'0" X 15'0"
8A	TOILET	4'9" X 7'0"
8B	BALCONY	2'9" X 7'6"
9	BEDROOM 4	12'9" X 12'6"
9A	TOILET	5'3" X 7'0"



TYPICAL FLOOR PLAN



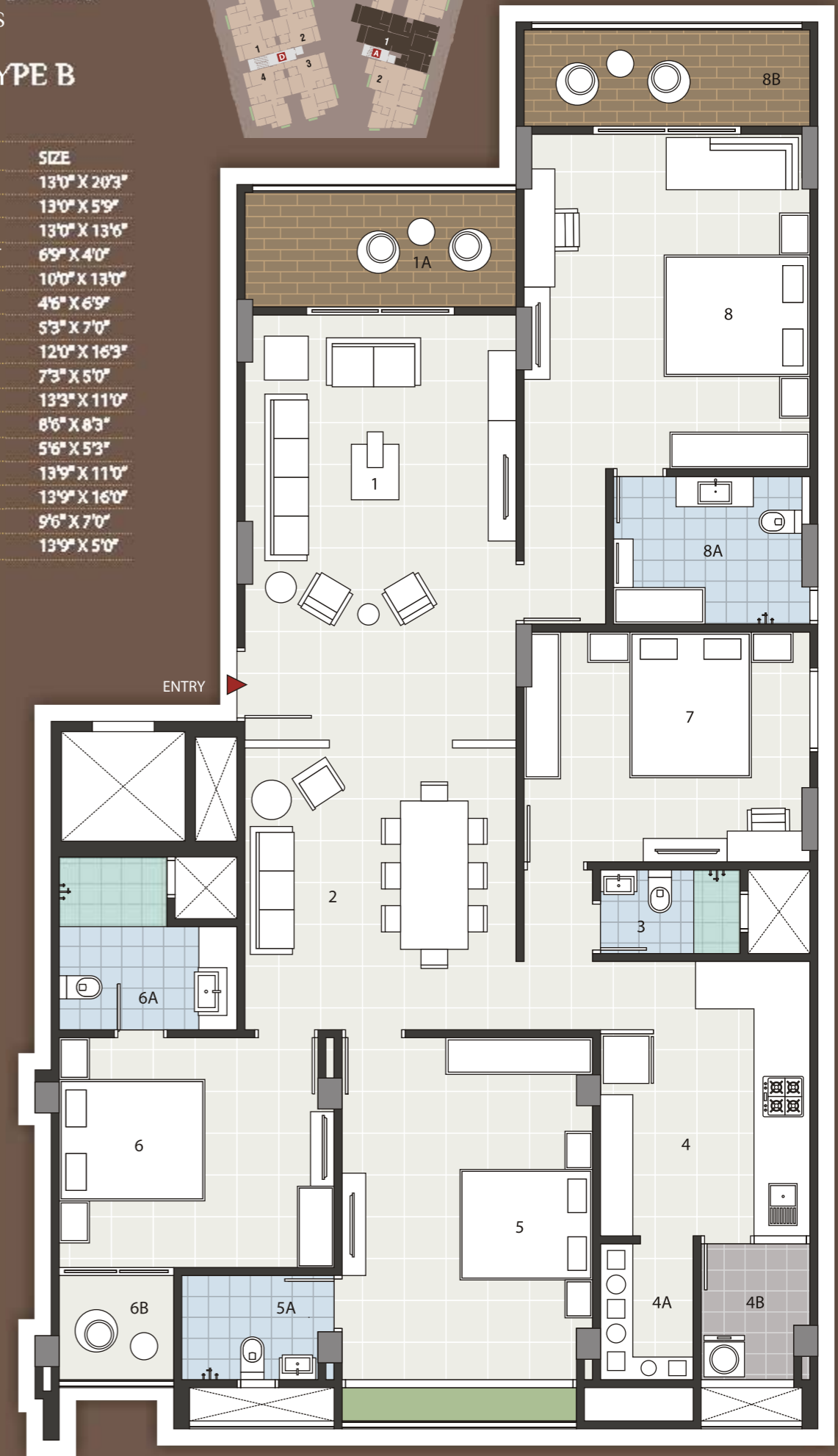
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4 BHK - TYPE B

SR. NO.	TYPE OF ROOM	SIZE
1	DRAWING ROOM	13'0" X 20'3"
1A	VERANDAH	13'0" X 5'9"
2	LIVING/DINING	13'0" X 13'6"
3	COMMON TOILET	6'9" X 4'0"
4	KITCHEN	10'0" X 13'0"
4A	STORE	4'6" X 6'9"
4B	WASH	5'3" X 7'0"
5	BEDROOM 1	12'0" X 16'3"
5A	TOILET	7'3" X 5'0"
6	BEDROOM 2	13'3" X 11'0"
6A	TOILET	8'6" X 8'3"
6B	BALCONY	5'6" X 5'3"
7	BEDROOM 3	13'9" X 11'0"
8	BEDROOM 4	13'9" X 16'0"
8A	TOILET	9'6" X 7'0"
8B	BALCONY	13'9" X 5'0"



TYPICAL FLOOR PLAN



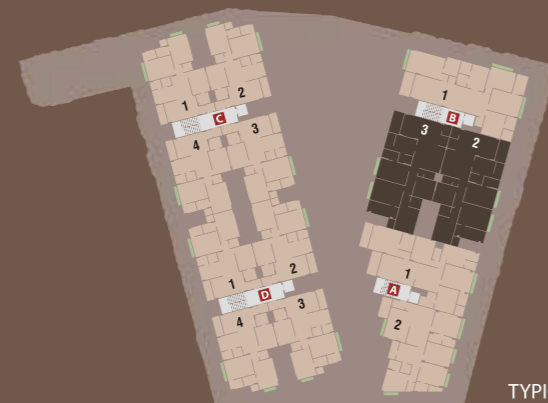


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4 BHK - TYPE C



SR. NO.	TYPE OF ROOM	SIZE
1	VESTIBULE	6'0" X 4'6"
2	DRAWING ROOM	12'0" X 22'0"
2A	VERANDAH	12'0" X 6'3"
3	POOJA	5'9" X 4'9"
4	LIVING/DINING	14'6" X 16'0"
5	KITCHEN	9'0" X 11'9"
5A	STORE	5'0" X 7'3"
5B	WASH	9'0" X 4'9"
6	COMMON TOILET	4'0" X 6'0"
7	BEDROOM 1	11'0" X 11'0"
8	BEDROOM 2	14'0" X 11'0"
8A	TOILET	5'9" X 6'0"
8B	BALCONY	5'0" X 4'3"
9	BEDROOM 3	12'0" X 16'6"
9A	TOILET	6'6" X 16'6"
10	BEDROOM 4	11'0" X 16'6"
10A	TOILET	5'0" X 9'0"



TYPICAL FLOOR PLAN



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4 BHK - TYPE D

SR. NO.	TYPE OF ROOM	SIZE
1	DRAWING ROOM	13'0" X 25'9"
1A	VERANDAH	13'0" X 6'3"
2	POOJA	4'0" X 4'0"
3	BED ROOM - 1	12'3" X 19'9"
3A	TOILET	9'3" X 6'0"
4	LIVING/DINING	13'0" X 16'3"
5	KITCHEN	13'3" X 9'6"
5A	STORE	6'3" X 6'0"
5B	WASH	7'0" X 6'0"
6	BED ROOM - 2	11'0" X 14'9"
7	BED ROOM - 3	12'0" X 17'3"
7A	TOILET	11'0" X 6'6"
8	BED ROOM - 4	13'3" X 11'0"
8A	TOILET	7'0" X 5'9"
8B	BALCONY	6'0" X 6'3"
9	COMMON TOILET	5'3" X 4'3"



TYPICAL FLOOR PLAN





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OPEN AMPHI THEATRE





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3 BHK - TYPE E



SR. NO.	TYPE OF ROOM	SIZE
1	VESTIBULE	4'6" X 5'3"
2	DRAWING ROOM	11'0" X 18'0"
2A	VERANDAH	11'0" X 4'6"
3	DINING	13'0" X 9'0"
4	KITCHEN	8'0" X 12'0"
4A	STORE	4'9" X 5'3"
4B	WASH	4'9" X 6'0"
5	BED ROOM - 1	11'0" X 15'0"
5A	TOILET	4'6" X 7'3"
6	BED ROOM - 2	15'6" X 11'0"
6A	TOILET	5'0" X 7'3"
6B	BALCONY	3'6" X 4'0"
7	COMMON TOILET	4'6" X 5'0"
8	BED ROOM - 3	13'3" X 10'0"
8A	TOILET	6'0" X 6'9"



TYPICAL FLOOR PLAN



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3 BHK - TYPE F



SR. NO.	TYPE OF ROOM	SIZE
1	VESTIBULE	4'6" X 5'3"
2	DRAWING ROOM	11'0" X 18'0"
2A	VERANDAH	11'0" X 4'6"
3	DINING	13'0" X 9'0"
4	KITCHEN	8'0" X 12'0"
4A	STORE	4'9" X 5'3"
4B	WASH	4'9" X 6'0"
5	BED ROOM - 1	11'0" X 15'0"
5A	TOILET	5'0" X 7'3"
6	BED ROOM - 2	15'3" X 11'0"
6A	TOILET	5'0" X 7'3"
7	COMMON TOILET	4'6" X 5'0"
8	BED ROOM - 3	13'0" X 10'0"
8A	TOILET	6'0" X 6'9"



TYPICAL FLOOR PLAN

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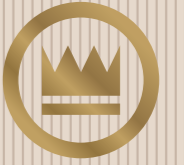
COMMON PLOT AND CHILDREN PLAY AREA





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Design is not just about creating something aesthetically pleasing, but making something that improves the quality of life. That's the reason why a lot of thought has been put into each and every aspect of design at SHAHIKUTIR GREENS.



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PRESIDENTIAL STANDARD OF SPECIFICATION

STRUCTURE

R.C.C. Structure designed with Earthquake resistant frame.

FLOORING

Italian marble flooring in Living room and Dining areas.
Wooden Flooring in the master bedroom and other areas with vitrified flooring.
Entrance foyer of each edifice on ground floor with Italian marble flooring.
Lift Lobbies with granite flooring for all the floors.
Granite cladding on the lift walls.
Staircase with granite flooring for all the floors.

KITCHEN

Vitrified flooring.
Dado upto lintel level above platform with designer ceramic tiles.
Stainless steel sink.
Granite Platform.

WASH AREA

Flooring with antiskid tiles.
Dado till 3' with designer glazed tiles.

BALCONY/VERANDAH

Flooring with anti skid designer tiles /rough finish granite.
Glass/Metal Railing.

WINDOWS

Aluminum anodized windows with sliding doors.
Marble on all window sills.

DOORS

Main Door - Flush Doors with Veneer finish and wooden frame.
Other Doors - Flush Doors with Veneer / color with wooden frame.

TOILETS / BATHROOMS

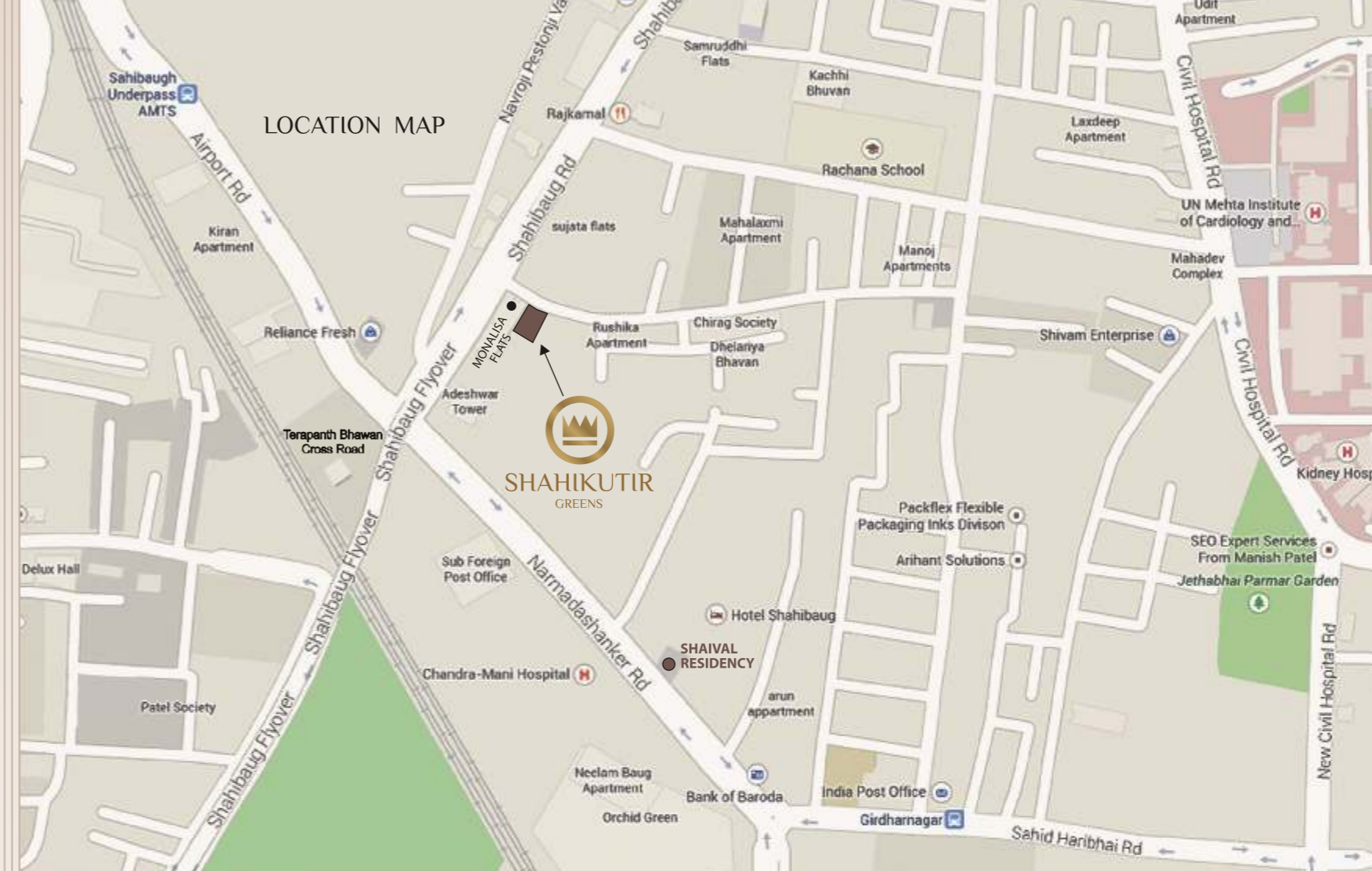
Concealed Plumbing.
Flooring with rough finish vitrified tiles.
Bathroom dado with rough finish vitrified tiles.
Branded (TOTO/Grohe/Kohler) sanitary wares and CP fittings. .

ELECTRIFICATION

Concealed 3 phase electrical copper wiring. (finolex/R.R/Polycab)
Modular switches (Schneider/ Havells / Crabtree).
ISI wires, MCB and ELCB(L&T / Siemens).

COLOUR

Internal walls finished (Asian/ Jotun/ICI) with wall putty.
Weather shield acrylic emulsion paint (Asian/ Jotun/ICI) for exteriors.



SITE : SHAHIKUTIR GREENS, OPP. SUJATA FLATS, NEXT TO MONALISA FLATS, SHAHIBAUG, AHMEDABAD.



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