

PROJECT BY:



DEVELOPERS:

SKYLINE
DEVELOPERS

SITE : "Shivaay Serene",
Sama - Savli Road,
Nr. Lillera Ashiyana,
Tulip Banquet Char Rasta,
Vadodara-390 024

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LOCATION



E-BROUCHER

HONEST CR_98243 85808



SHIVAAY —
SERENE
3 BHK LAVISH APARTMENTS

SERENITY IS
A STATE OF MIND.
LIVE IT HERE,
EVERYDAY.

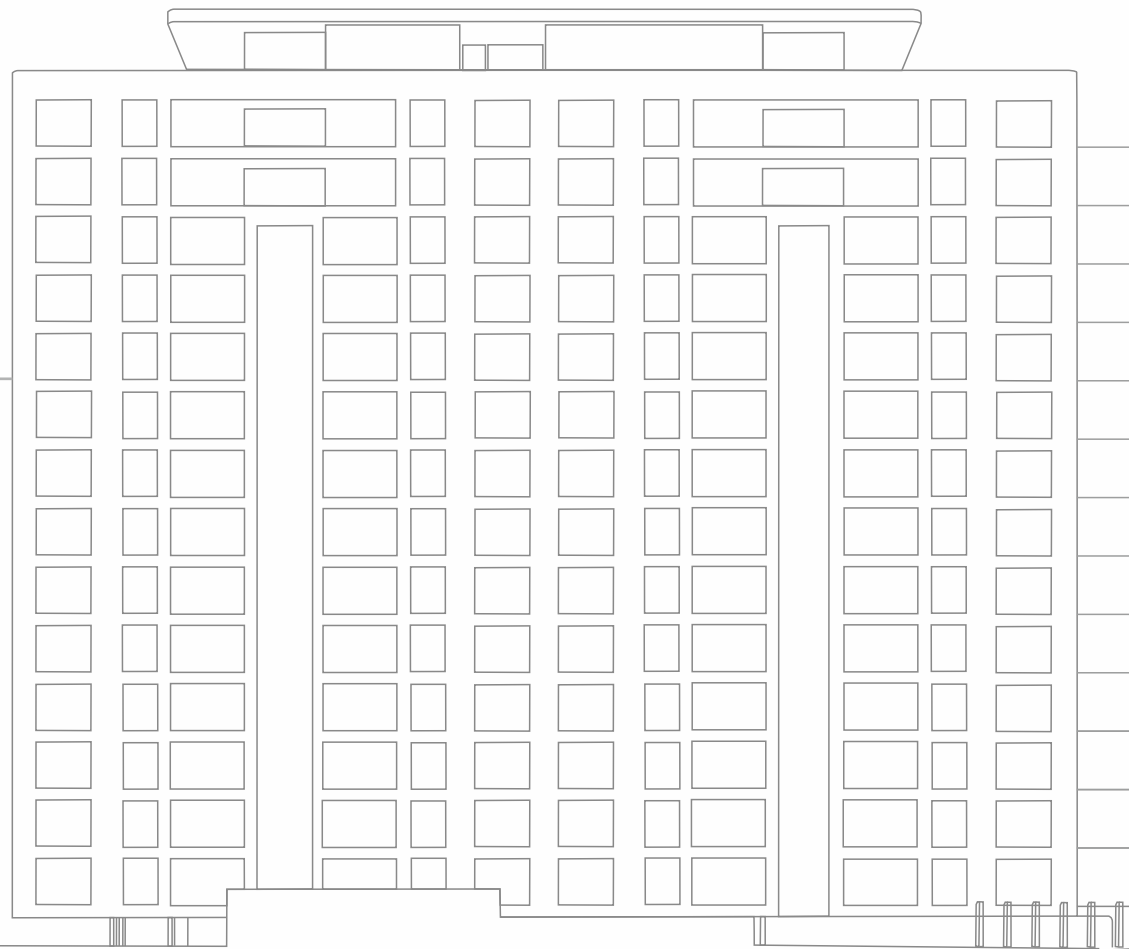


HAPPINESS IS
A STATE OF MIND.
FEEL IT HERE,
EVERYDAY.



ARCHITECT
NOTE

Shivaay Serene is a project that adds a touch of luxe to the fundamentals of an apartment. The planning is aptly done to allow maximum openings on all sides for a clear view and smooth ventilation. The architecture however, talks about neat lines and filleted edges, making the building look sedate. The concept of 'irregular balconies' is introduced here, adding a texture to the otherwise subtle façade.



- 14th FLOOR
- 13th FLOOR
- 12th FLOOR
- 11th FLOOR
- 10th FLOOR
- 09th FLOOR
- 08th FLOOR
- 07th FLOOR
- 06th FLOOR
- 05th FLOOR
- 04th FLOOR
- 03rd FLOOR
- 02nd FLOOR
- 01st FLOOR

14

STOREYS
OF LOVABLE
HOMES

04

UNITS
AT ONE
LEVEL

56

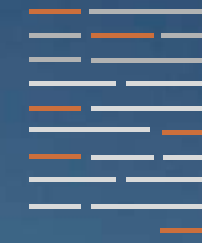
HOMES OF
CONTENTMENT

When it comes to a home, everyone would love one that brings happiness, good health, security and prosperity for the entire family. That's where the use of Vaastu Shashtra comes into picture. Designed using the principles of Vaastu, these homes boast of good vibes, positivity and prosperity.



INDULGENCE IS
A STATE OF MIND.
INDULGE IN IT HERE,
EVERYDAY.

Shivaay Serene is a home that promises utmost bliss and indulgence. The elegantly planned retail space doesn't disrupt or disturb the residents while adding a layer of convenience and indulgence in retail therapy.



PEACE IS A
A STATE OF MIND.
BE AT PEACE HERE,
EVERYDAY.

BASEMENT
LAYOUT PLAN



18.00 M T W I D E R O A D

GROUND FLOOR LAYOUT PLAN



1st TO 12th
FLOOR
LAYOUT PLAN



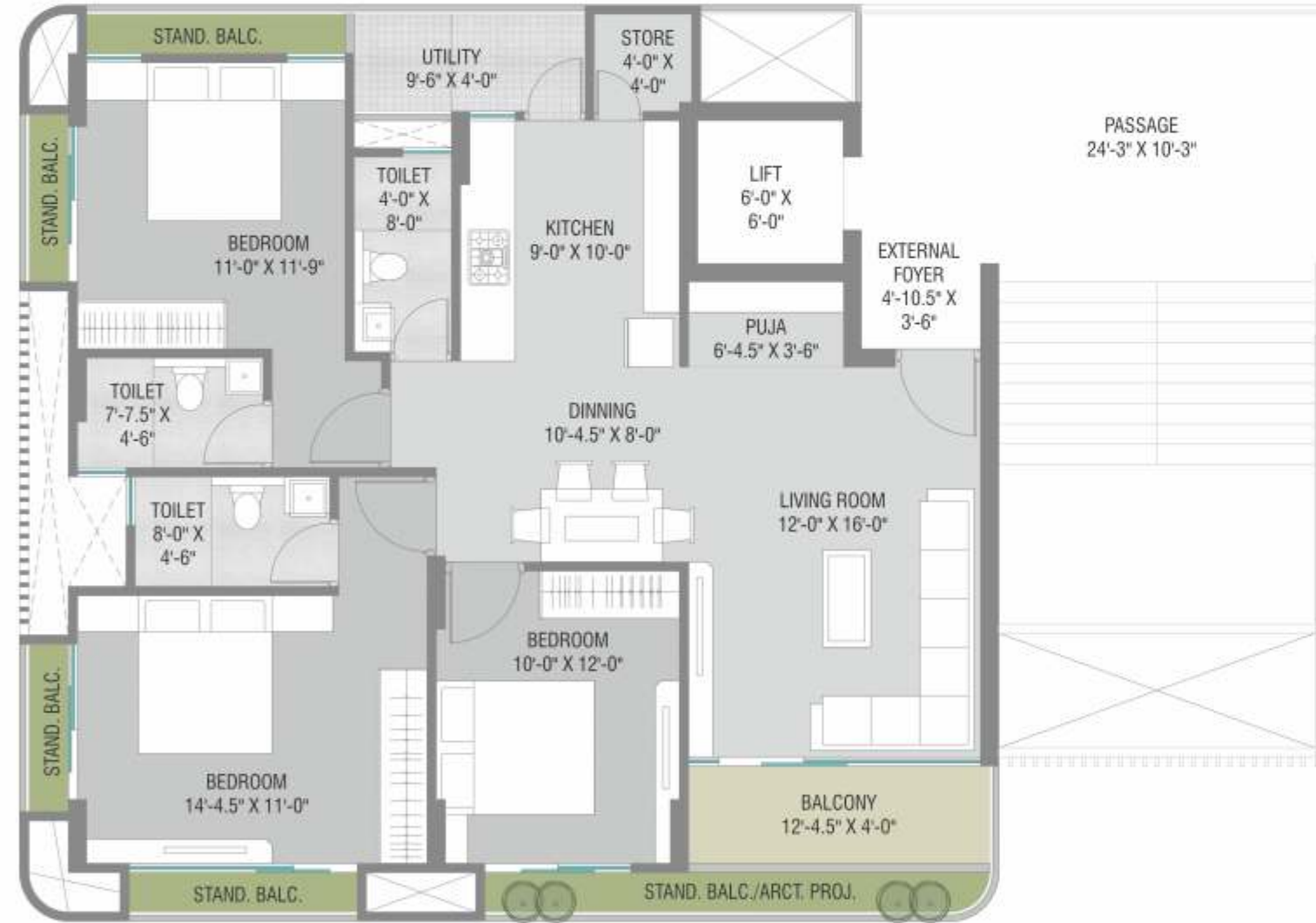
13TH & 14TH
FLOOR
LAYOUT PLAN



UNIT PLAN
TYPE A



TOTAL CARPET AREA : 1213 SQ.FT.
BUILT UP AREA : 1290 SQ.FT.
S.B.A. : 2128 SQ.FT.



UNIT PLAN
TYPE B



TOTAL CARPET AREA : 1195 SQ.FT.
BUILT UP AREA : 1265 SQ.FT.
S.B.A. : 2087 SQ.FT.





ONENESS IS
A STATE OF MIND.
BE ONE WITH
YOURSELF
HERE, EVERYDAY.

Standing tall yet being well-connected with the best parts of the city, Shivaay Serene is one tall structure surrounded by greenery. This helps you feel calm and one with yourself - something that everyone craves for today.



AMENITIES



SWIMMING POOL
WITH DECK



MULTIPURPOSE
HALL & PARTY LAWN



INDOOR GAMES



RAIN DANCE
WITH DECK



CHILDREN
PLAY AREA



STEAM &
SAUNA



DG POWER
BACKUP



SENIOR CITIZEN
SITTING



GYMNASIUM



YOGA CENTER



ALLOTTED
CAR PARKING



SOLAR PANEL FOR
COMMON AREA



CCTV
CAMERA



RAIN WATER
HARVESTING



TERRACE
GARDEN



24 X 7
SECURITY



GATE WITH
SECURITY CABIN



MY GATE APP

SPECIFICATIONS

Structure

- Earthquake resistant RCC frame structure designed by approved structural Consultant

Flooring

- 800 x 800mm premium quality glazed vitrified tiles in All Rooms
- Anti-Skid flooring in all Bathroom

Wall Finish

- Interior: Smooth finish plaster with 2 coat putty and primer
- Exterior: Double coat plaster with Weather Resistant Paint

Electrification

- 3-phase concealed copper wiring as per ISI StandardAdequate electric points in each room as per Architect's plan
- Geyser points in each bathroom
- TV point in Living Room and in Master Bedroom
- Separate MCB for each room

Kitchen

- Premium quality granite with S.S. sink
- Dado up to beam bottom

Bathroom

- Designer Bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to beam bottom

Doors

- Main Door: High quality decorative door finish on both sides and wooden frame
- Internal Doors: Laminated flush door with granite frame
- All other doors with Premium quality lock fittings

Terrace

- Elegant China Mosaic finish with waterproofing treatment

Others

- Two automatic elevators in each tower
- Trimix concrete internal road with streetlight
- CCTV surveillance at Ground Floor
- Powerback for Lift and Common Light



For further details visit: www.gujrera.gujarat.gov.in

RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/MAA08879/05-08-2021

PAYMENT TERMS:

- 10% At the time of Booking
- 15% Agreement to sale or Basement Level
- 10% Plinth level
- 45% Slab Level (3.0% per slab)
- 5% Masonry/Plaster
- 4% Flooring/Infra
- 4% Windows/Color
- 3% Finishing Work
- 4% Sale deed or Before Possession

TERMS AND CONDITION / DISCLAIMER

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVC, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, Interest as per RERA will be charged extra . If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVC or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All Images Shown are for Illustration Purpose only. (13) All disputes are subject to Vadodara jurisdiction.

CREDITS

DEVELOPERS:	ARCHITECT	STRUCTURE:	PLUMBING:	ELECTRICAL:
SKYLINE DEVELOPERS			VRAJ SANITATION 	JP ELECTRICAL CONSULTANTS