

PROJECT BY



Booking Contact

89800 06042
89800 06032

swarnimgroup18@gmail.com
www.swarnimgroup.co.in

Architect



Structure



MEP Consultant



RERA REG. No.

SWARNIM

18

3 BHK GRANDEUR ABODE

SWARNIM18

3 BHK GRANDEUR ABODE

3

ICONIC
TOWER

3

3BHK
GRANDEUR

36+

SUPER CHARGED
AMENITIES

East Ahmedabad
has new Grandeur

Bapunagar is the terminus.



nesteled in the vicinity
adani suryagram



OPEN SPACES,
PEACEFUL LIVING

SWARNIM¹⁸
3 BHK GRANDEUR ABODE





ANIL STARCH MILL ROAD

D-MART BAPUNAGAR

ADANI SURYAGRAM

STAR HOSPITAL

SWAMINARAYAN TEMPLE

INDIA COLONY ROAD

BAPUNAGAR FLYOVER

18

SWARNIM 18
3 BHK GRANDEUR ABODE





SWARNIM 18

MINI 2

PUMA

RITUKUMAR

F-STREET

HOUSE-DECOR

DIY

MERSEHN

SWARNIM 18

BAGWATI

FOOD JUNCTION

RITUKUMAR

PUMA

PUMA

RITUKUMAR

F-STREET

HOUSE-DECOR

DIY

FOOD JUNCTION

RITUKUMAR

PUMA

RITUKUMAR

F-STREET

HOUSE-DECOR

DIY

MERSEHN

BAGWATI

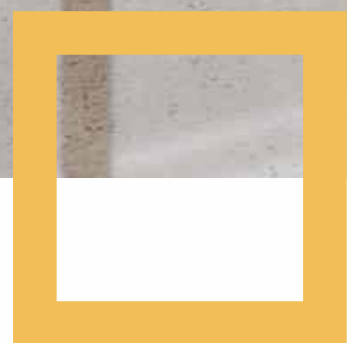
FOOD JUNCTION

RITUKUMAR

PUMA

PUMA

RITUKUMAR



Enter through a foyer that combines **space, light, and timeless elegance.**

SWARNIM18
3 BHK GRANDEUR ABODE

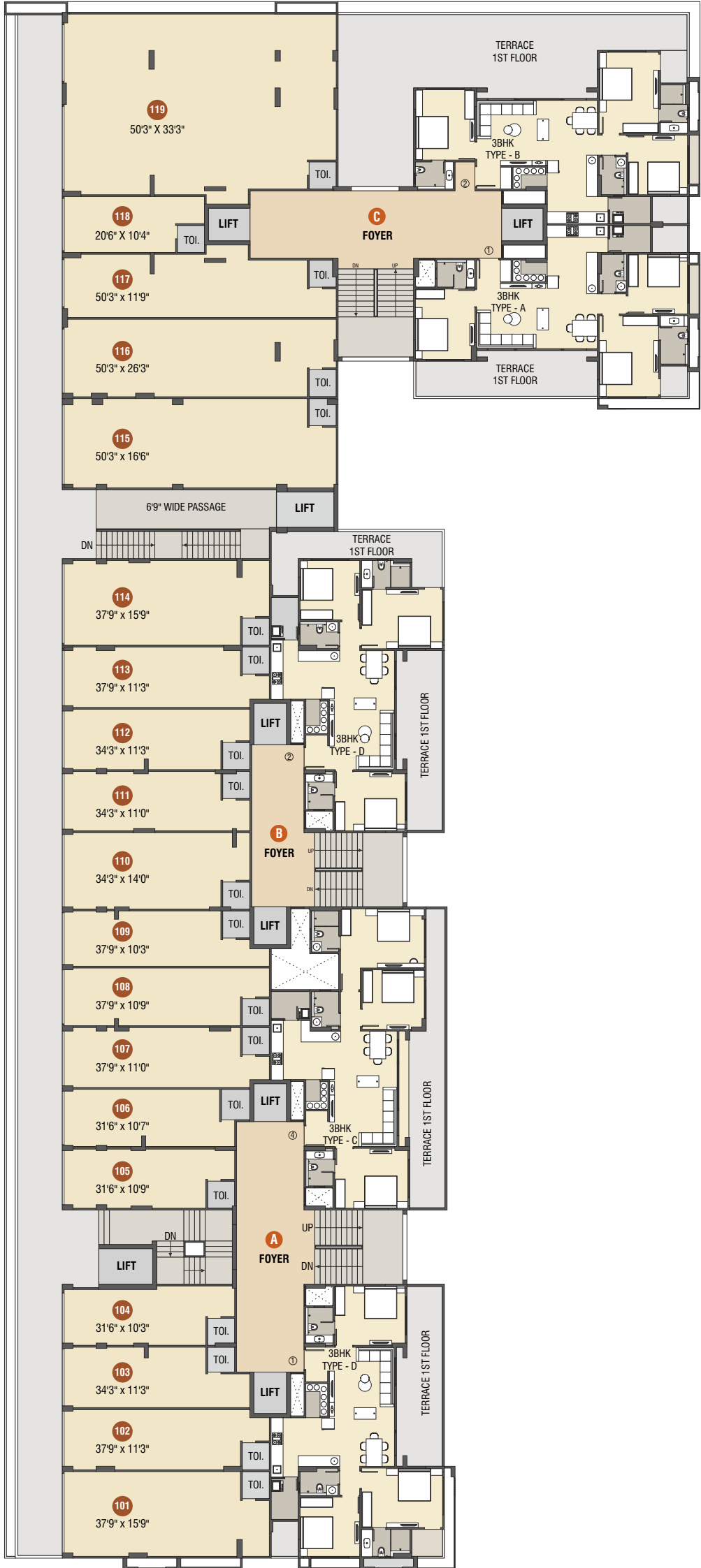


Crafted for Elegance,
Designed for Life –

Your Path Begins Here

SWARNIM18
3 BHK GRANDEUR ABODE







Grand Entrance Avenue
Sculpture and Water Features
Landscaped Garden
Canopy Sitout
Botanical Garden
Senior Citizen Zone
Kids Play Zone
Temple Complex
2 Wheeler Parking
Access Points to Basement



with Dedicated **Central Vista**

full of culture..full on activity



Kids Play Zone
Outdoor Sports Café
Pickleball Courts
Box Football / Cricket
Clubhouse
Temporary Market + Kiosks
Event Space
Covered Seatings
2 Wheeler Parking
Access Points to Basement



SWARNIM 18

3 BHK GRANDEUR ABODE

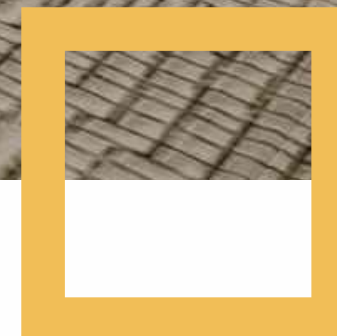






WHERE SPACE MEETS STYLE

Enjoy a spacious living room filled with **natural light and fresh air**, seamlessly connected to a **well-equipped, functional** kitchen designed for comfort and convenience.







From Your **Doorstep** to the **Clubhouse** - Enjoy Every Beautiful Step

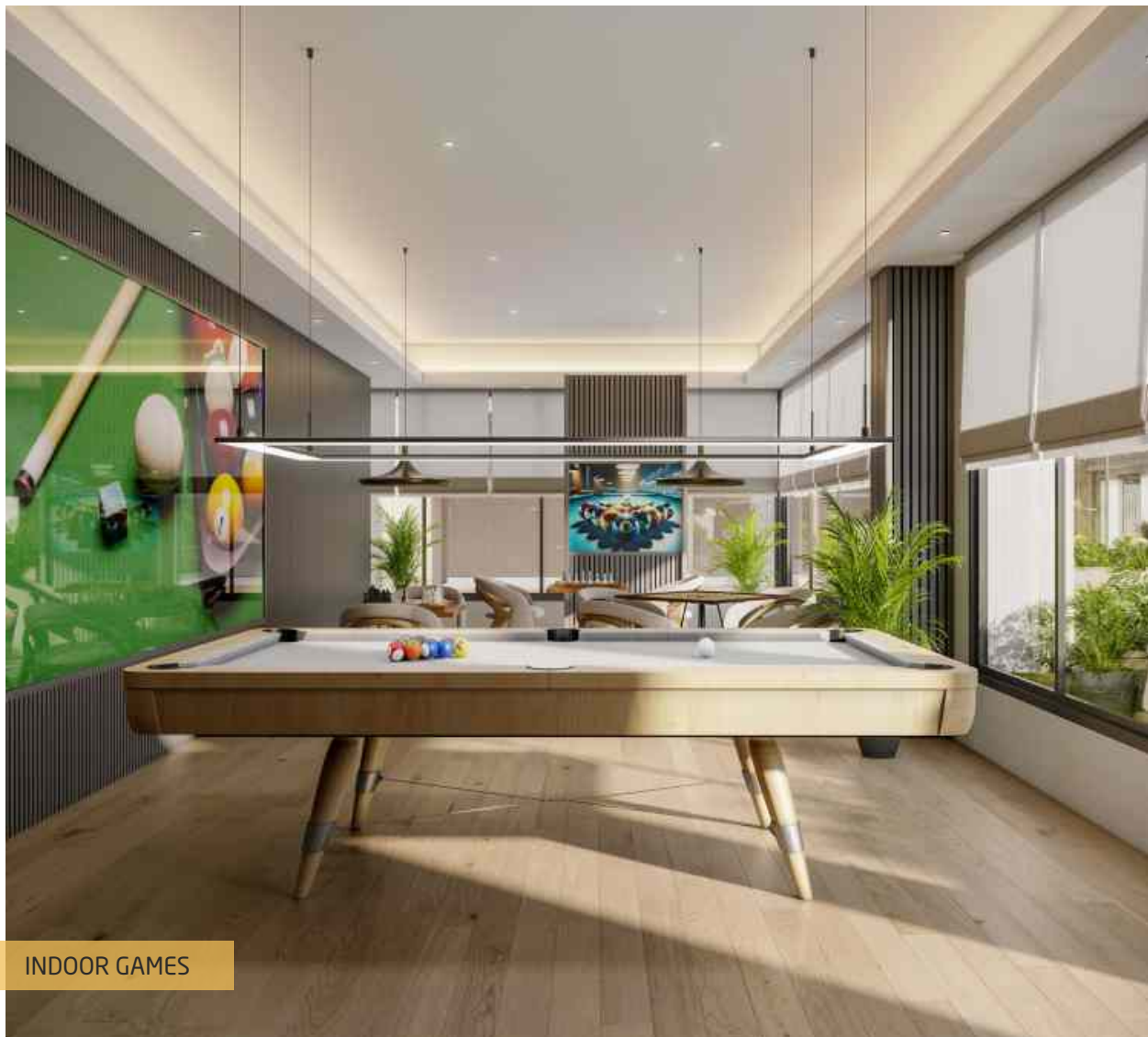
SWARNIM¹⁸
3 BHK GRANDEUR ABODE



GYMNASIUM



TODDLERS PLAY ROOM



INDOOR GAMES



BANQUET HALL



SIT-OUTS



JOGGING TRACK



PARTY LAWN



BOOM BARRIER



GAZEBO



MULTI PURPOSE
HALL



CLUB HOUSE



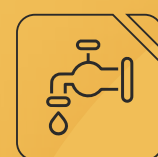
COMMON
KITCHEN



YOGA DECK



FIRE SAFETY



24X7 WATER
SUPPLY



RCC/STONE
PAVING ROAD



WAITING
LOUNGE



COMMON
TOILETS



SPACE FOR
TRANSFORMER



OPEN
TERRACE



SENIOR CITIZEN
SITTING



GENERATOR FOR
POWER BACKUP

Grandeur AMENITIES



SECURITY
CABIN



INDOOR GAMES



CHILDREN
PLAY AREA



ENTRANCE
FOYER



PRIVATE
PARKING SPACE



CCTV CAMERA



PICK UP &
DROP OFF ZONE



GYMNASIUM



PRIVATE GARDEN



SOCIETY OFFICE



AUTOMATIC
PRESSURE PUMP



PUBLIC UTILITY
STORE



TODDLER'S
PLAY AREA



2 AUTOMATIC LIFT
EACH TOWER



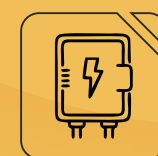
WOODEN DECK



SWING



GARDEN
SITINGS



METER
ROOM





SPECIFICATIONS



STRUCTURE

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



WINDOWS

- Aluminium sliding windows with natural stone window jambs.



FLOORING

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



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.



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.



COLOR & WALL FINISH

- Internal wall: Single coat plaster 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.



DOORS

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



TOILET

- Vetrified / 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.



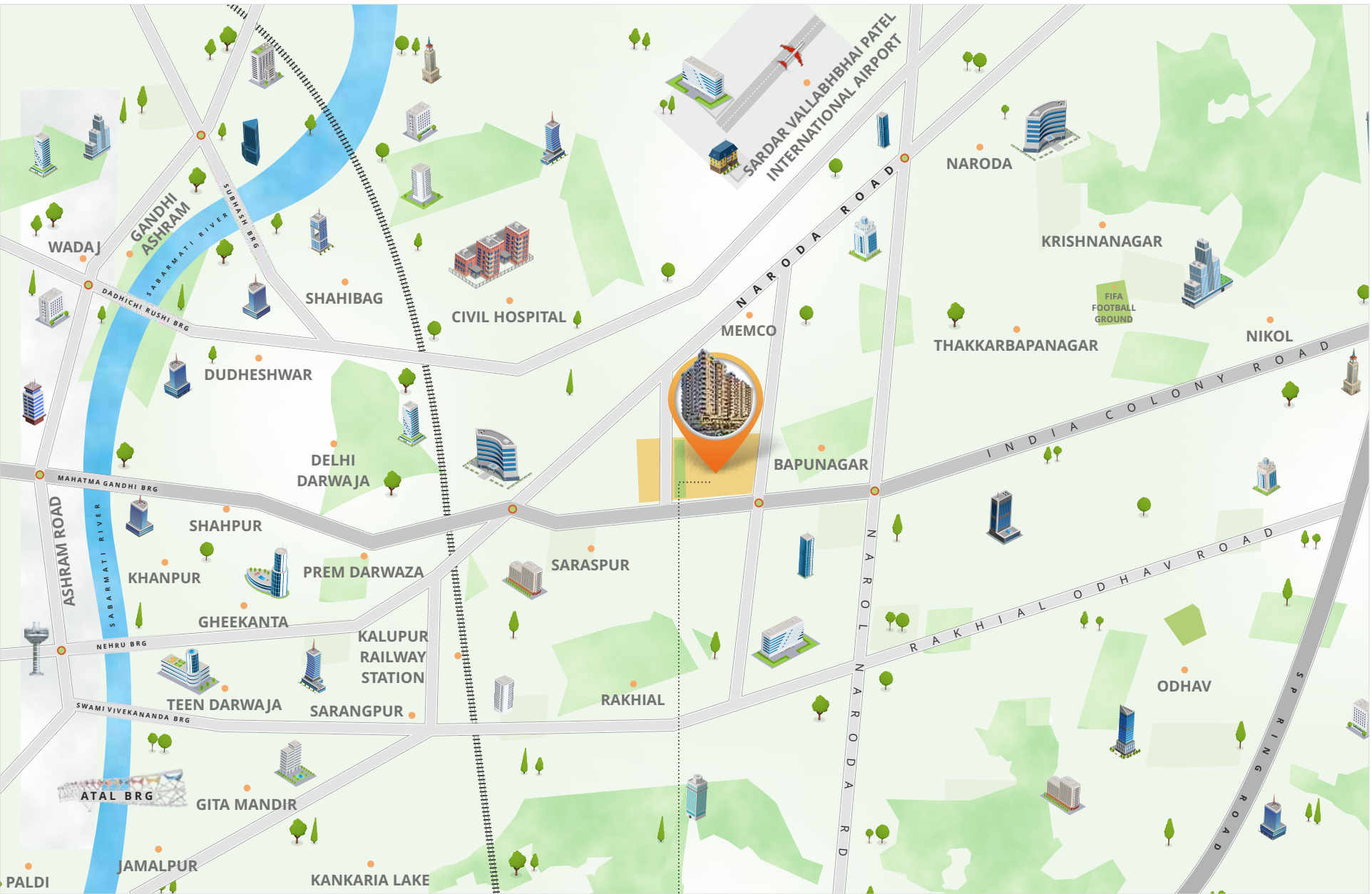
SPACE (GENERALIZED)

- Drive way: Combination of stone flooring and trimix road.
- Walkway: 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.



SWARNIM18

3 BHK GRANDEUR ABODE

• 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.