



S K Y R O S

4 BHK LUXURY CONDOMINIUM

SOARING WITH STYLE

From inception, SKYROS is designed to be unlike any other Sindhu Bhavan road address. Offering a limited collection of 40 condominiums designed by the famous Creative studio. Exclusive two homes per floor tower residences dramatically showcase endless 360-degree views of the fast developing west Ahmedabad. All crowned by two signature duplex penthouses.



A CRAFTED ARRIVAL



The residential entrance is crafted through an immaculate landscaped walkway to a larger than life entrance lobby.

Welcome to your private oasis.





A GREEN OASIS

Breaking away from the conventional, the tower's architectural details express a harmonious coexistence between the built and the nature, paving the way for a sensory experience like no other.



AN EXCLUSIVE OUTLOOK TO LIFE



The second level is a private Residents' Club with a collection of amenities envisioned by the architects, that will be a natural extension of the modern luxury living embodied at SKYROS.

Indulgent in scale and thoughtful in design, the amenities are exclusively reserved for the 40 homeowners. Residents will enjoy a stunning pool, a state-of-the-art gym and yoga studio, a private residents' lounge, indoor game courts and a children's playspace to name a few.



THE POOL
EXPERIENCE





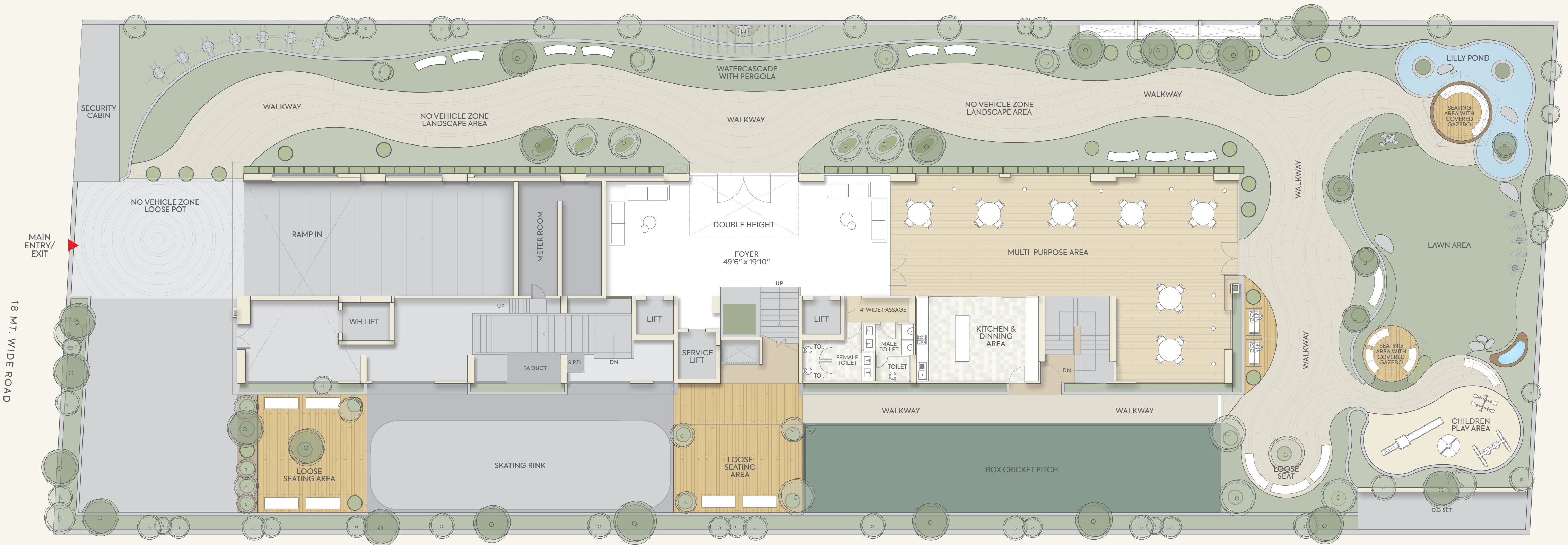


MODERN TOWER RESIDENCIES

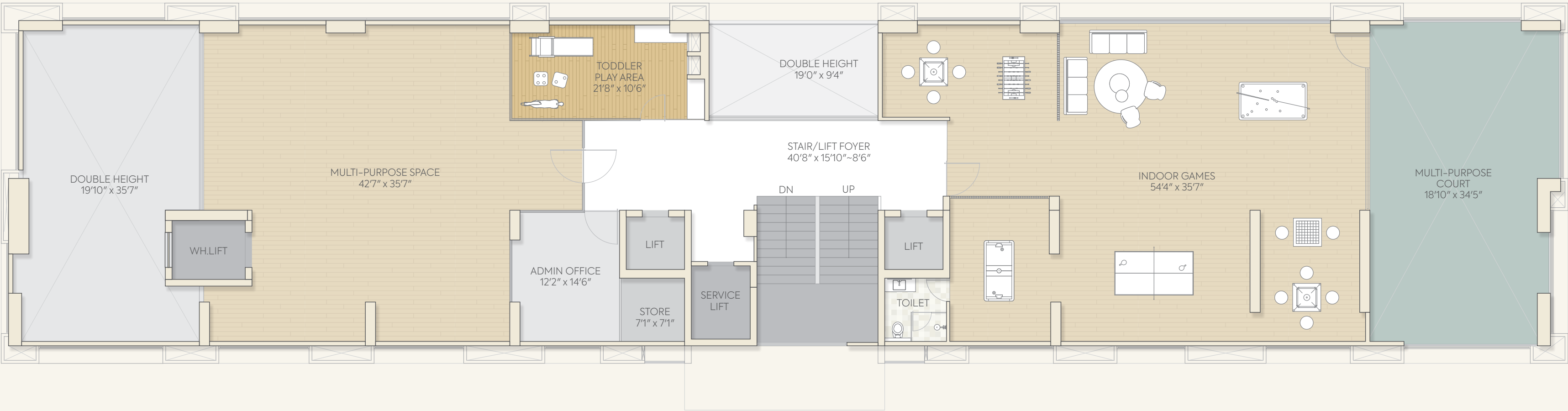
With a privileged viewpoint on floors, you will be coming home to breathtaking city skyline views. The four bedroom Tower Residences offer endless views of the Sindhu Bhavan road.



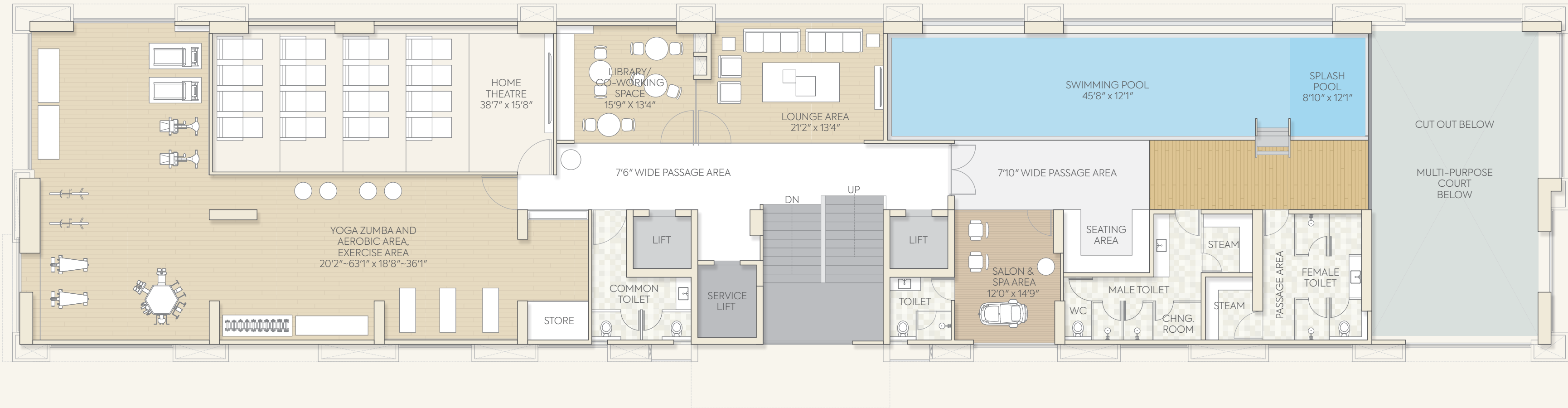
GROUND
FLOOR
PLAN



FIRST
FLOOR
PLAN



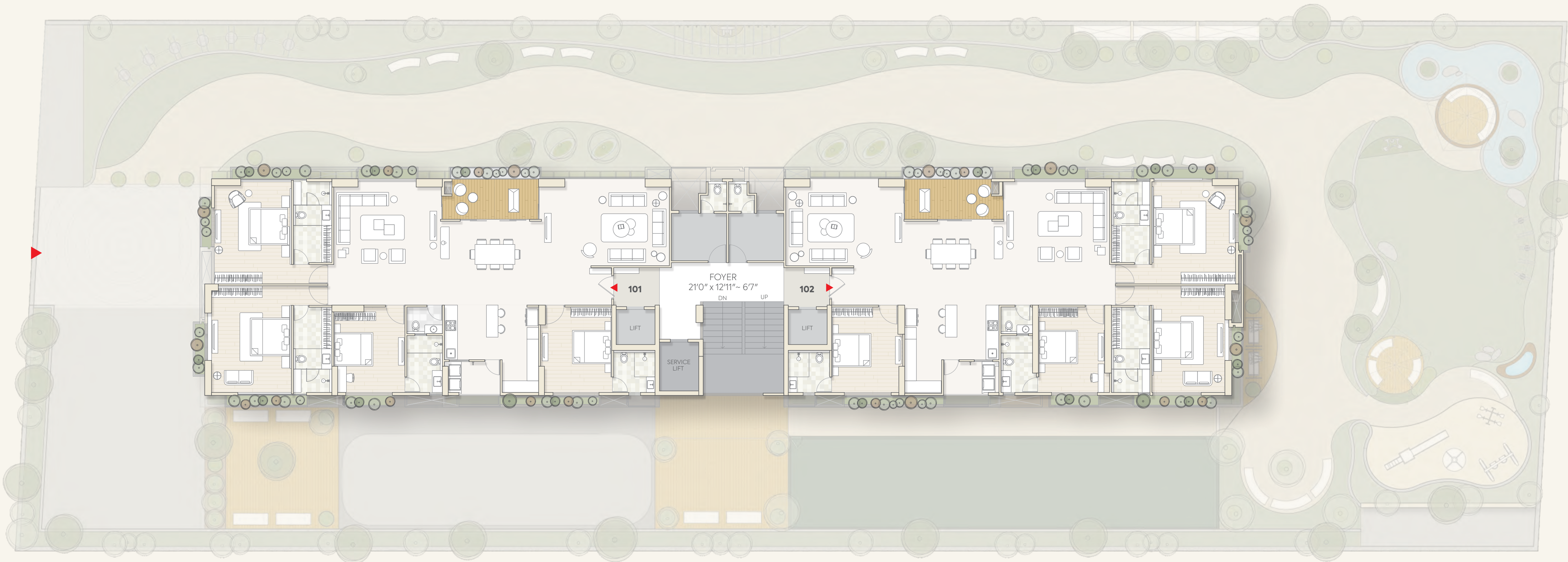
SECOND
FLOOR
PLAN



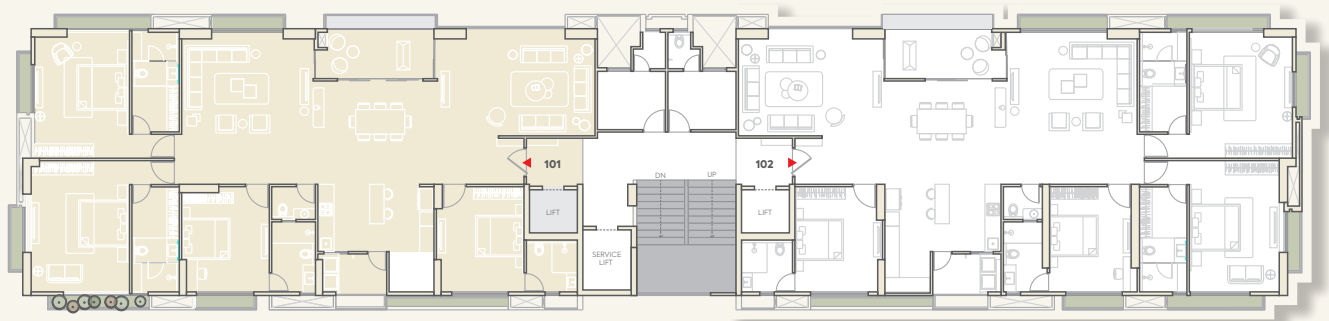
TYPICAL
FLOOR
PLAN



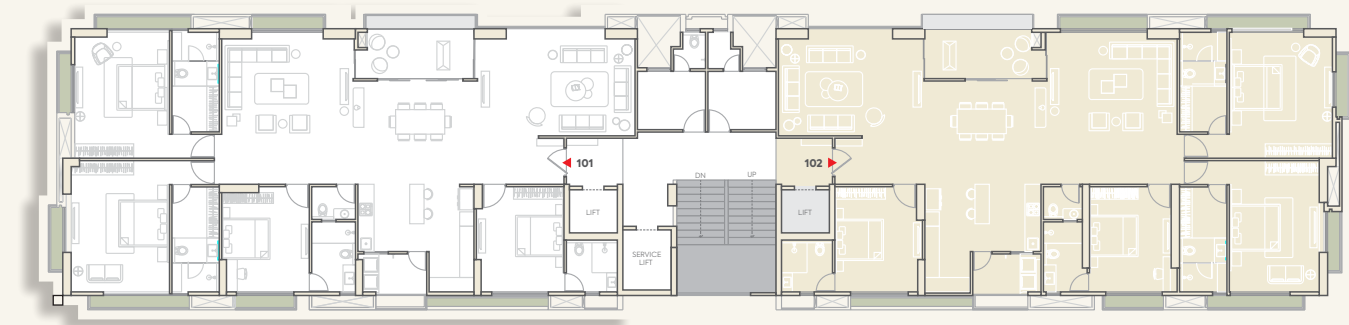
18 MT. WIDE ROAD



UNIT
PLAN



UNIT PLAN



SPECIFICATIONS

FLOORING

Italian marble flooring in open area and vitrified tiles for other room except wet areas.

DOORS

High Quality wooden frame Main door with veneer panelling, polish & Smart safety lock. All other doors with wooden frames.

WINDOWS

DGU or equivalent in glazing window.

ELEVATOR

Two Smart & safe access private elevator. One multi purpose elevator.

TOILETS

Grohe / Duravit / Toto or equivalent bathroom fittings.

ELECTRICAL

Good Quality Modular switches. Provision for T.V, Telephone and Internet points at convenient locations.

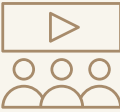
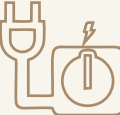
AC

Provision for VRV system for each apartment.

FEATURES

- Prime location with Sindhubhavan view.
- 70 mt height of a building giving an open view from all sides.
- Exclusive of 40 units which includes 2 limited lavish penthouse.
- 2 units per floor.
- 3 lifts each floor.
- No Common Wall.
- Personal foyer in apartment.
- Attractive main door.
- Adequate spaces for residents and visitors in 3 levels of parking.
- VRV system for air conditioning.
- Column less area of formal living, family and dining room.
- High tech security system.
- Entrance foyer with sculpture and centrally air conditioned.
- Feature wall with green space.
- Roof top party area with service counter.
- Designer lighting concept.
- Earthquake resistance structural plan.
- Water softner.

AMENITIES

 DECORATIVE ENTRANCE GATE	 24 HOUR SECURITY	 TODDLER PLAY AREA	 PARTY FUNCTIONAL LAWN AREA	 LANDSCAPE PLAZA WITH SEATING AREA	 WATER FEATURE
 CHILDREN PLAY AREA	 CO-WORKING / LIBRARY SPACE	 MULTIPURPOSE COURT	 YOGA, AEROBICS & ZUMBA AREA	 PERGOLA SEAT OUT FOR SENIOR CITIZEN	 MULTIPURPOSE SPACE
 HOME THEATRE	 SWIMMING POOL	 LOUNGE AREA	 ESTATE MANAGER / SOCIETY OFFICE	 SCHOOL BUS PICKUP & DROP OFF ZONE	 SALON SPA AREA
 INDOOR GAMES	 INDOOR GYM	 BOX CRICKET	 NO VEHICLE ZONE LANDSCAPE AREA	 CCTV SURVEILLANCE	 SERVICE ELEVATOR
 3 PHASE POWER SUPPLY	 BACK UP GENERATOR	 ELECTRIC CAR CHARGING SPACE	 DRIVERS LOUNGE	 3 CAR PARKING	

Disclaimer:

- All plans are subject to any amendments approved by competent authorities.
- The areas are indicative only and the measurements mentioned may vary at the time of construction.
- All the landscape shown is conceptual and shall be as per Architects design.
- All images shown are just illustrations to give an approximate idea of the project.
- While utmost care is taken to provide this information, the developer cannot be held responsible for any inaccuracy.
- The developer reserves all the rights to make any changes as may be required from time to time in the overall layout, building plan, and specifications without any prior notice and they shall be binding to all the members
- Stamp duty, registration, maintenance deposit, lawyer / legal fees, GST, other taxes applicable will be paid by the client on actual basis. (any changes in rates or its applicability in future will be borne by the client)
- The Brochure should not be considered as any kind of legal documents. it is just a project presentation by visuals. for accurate information, one should refer to the Guj RERA website before the booking. once booking is made, it will be assumed that you have gone through RERA website regarding the project details.

KEY PLAN

SCHOOL

- 01 Sattva Vikas School
- 02 Anand Niketan Campus
- 03 AIS School
- 04 Vishwabharati English Medium School
- 05 Udgam School for Children
- 06 St. Kabir Institute of Professional Studies
- 07 SKUM School
- 08 Prakash School

CLUB & HOTEL

- 01 Rajpath Club
- 02 Courtyard by Marriott Ahmedabad
- 03 TGB Banquets and Hotel Limited
- 04 Pride Plaza Hotel
- 05 Taj Skyline Ahmedabad
- 06 Double Tree by Hilton Ahmedabad
- 07 Hotel Planet Landmark
- 08 Binori A Boutique

SHOPPING MALL & ENTERTAINMENT

- 01 Pandit Dindayal Upadhyay Auditorium
- 02 Iscon Mega Mall
- 03 PVR Acropolis Ahmedabad
- 04 D-Mart
- 05 Fun Blast - SBR

HOSPITALS

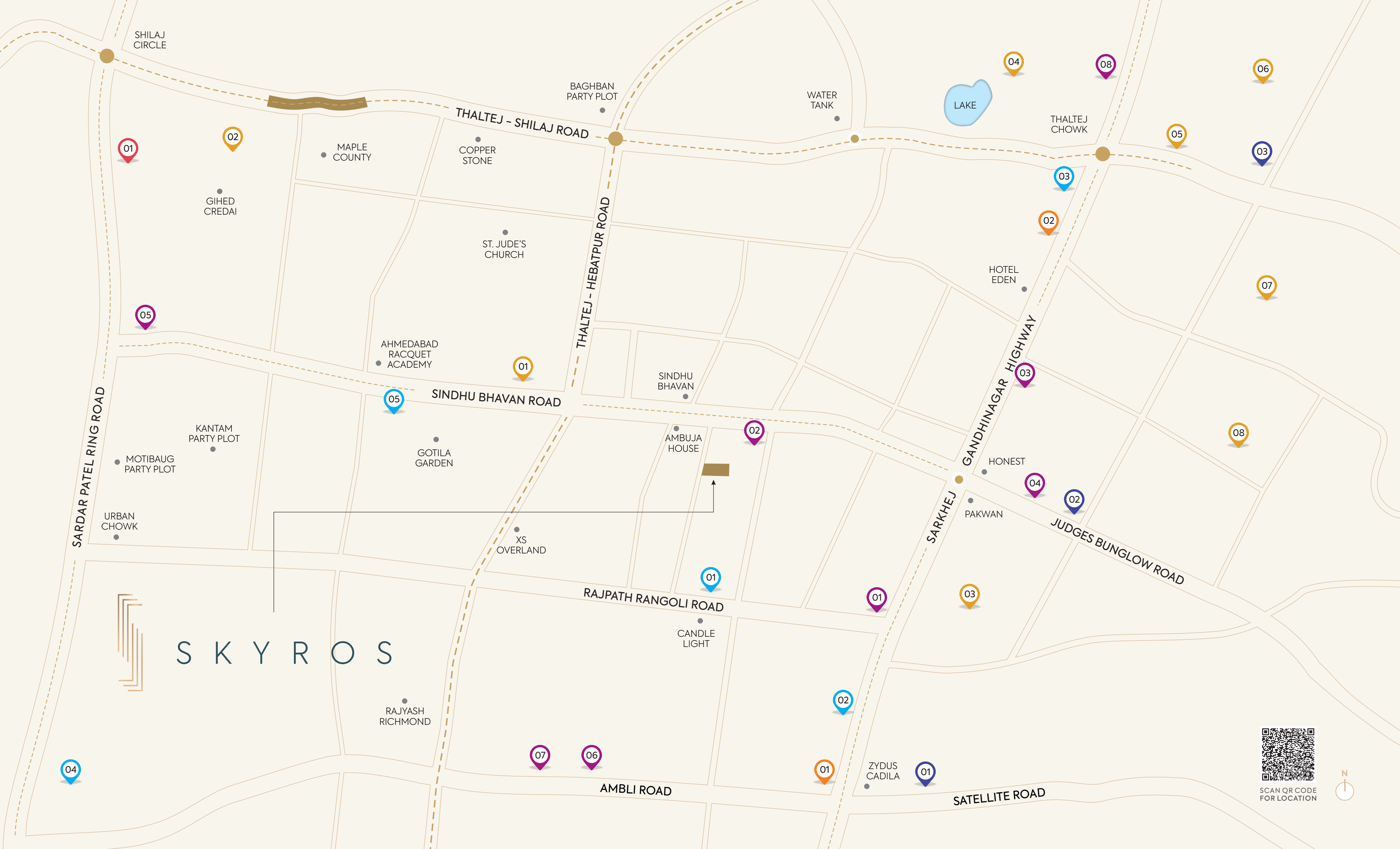
- 01 Health 1 Super Speciality Hospital, Shilaj

POLICE STATION

- 01 Bodakdev Police Station
- 02 Satellite Police Station
- 03 Vastrapur Police Station

TEMPLE

- 01 ISKCON Ahmedabad Temple
- 02 Gurudwara Gobindham



SCAN QR CODE FOR LOCATION



DEVELOPERS



Site Office :
Skyros, Besides Shreeya Antilia, Nr Mango Restaurant,
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INTERIOR

MULEV ASSOCIATES