

WELCOME TO INFINITE LIVING

SKYROS

4 BHK LUXURY CONDOMINIUM


SKYROS
A NEW
LANDMARK

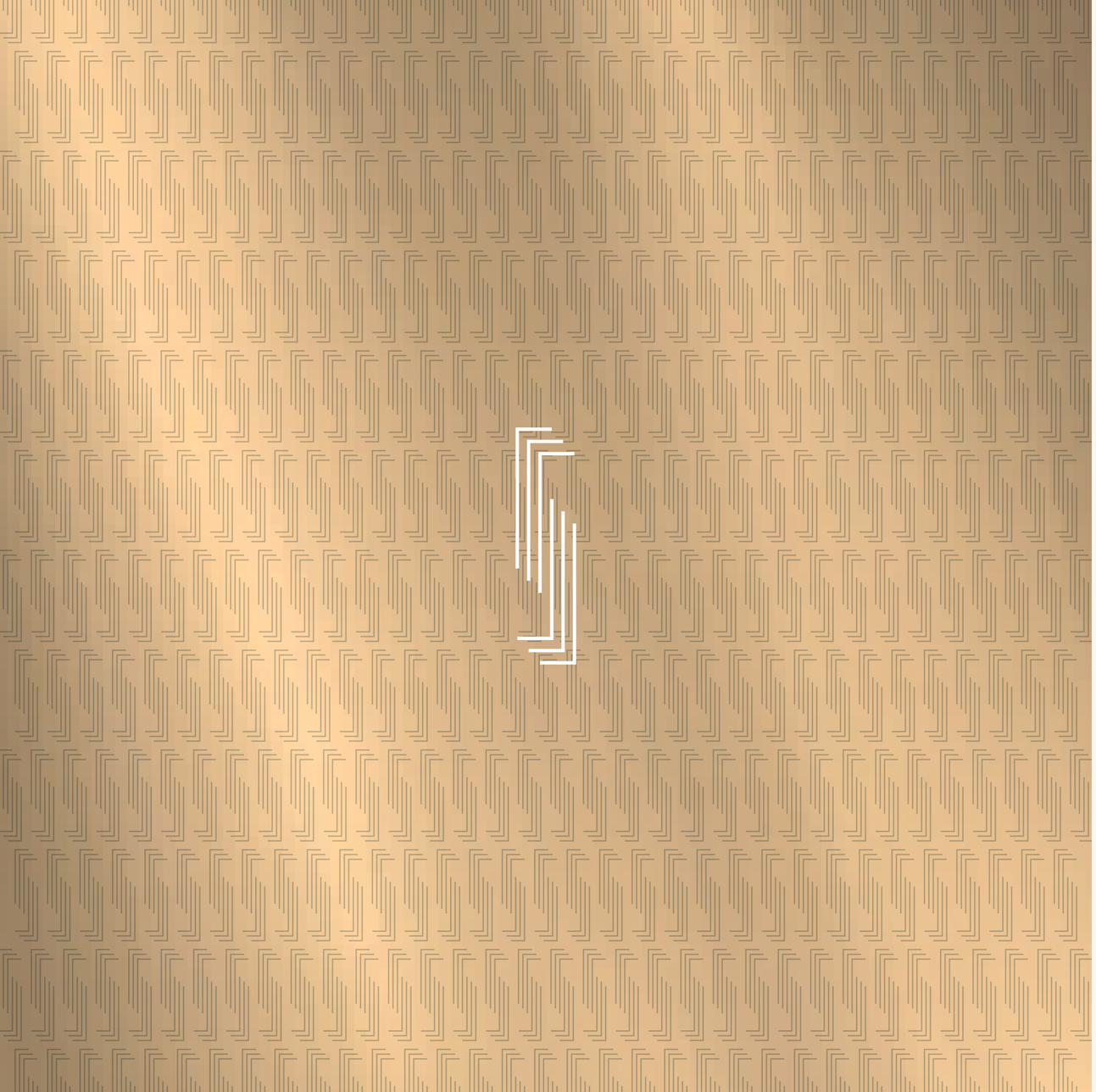
AN UPRAISED LIFESTYLE
AN UNMATCHED ADDRESS

1. Welcome to Infinite Living
Soaring with style
Enchanting & everlasting
A crafted arrival
An inspired entrance
A green Oasis

2. The Resident's Club
An Exclusive Outlook to Life
The Pool Experience
The Fitness Performance Studio
A Cheerful Escape
Leisure & Laughter
Relax & Unwind

3. The Residencies
Modern Tower Residencies
Connect to the Sky

4. The Plans
Ground Floor Plan
First & Second Floor Plan
Typical Floor Plan
Unit Plan



1

WELCOME TO INFINITE LIVING

Enchanting & everlasting
Soaring with style
A crafted arrival
An inspired entrance
A green oasis

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.




ENCHANTING &
EVERLASTING

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.





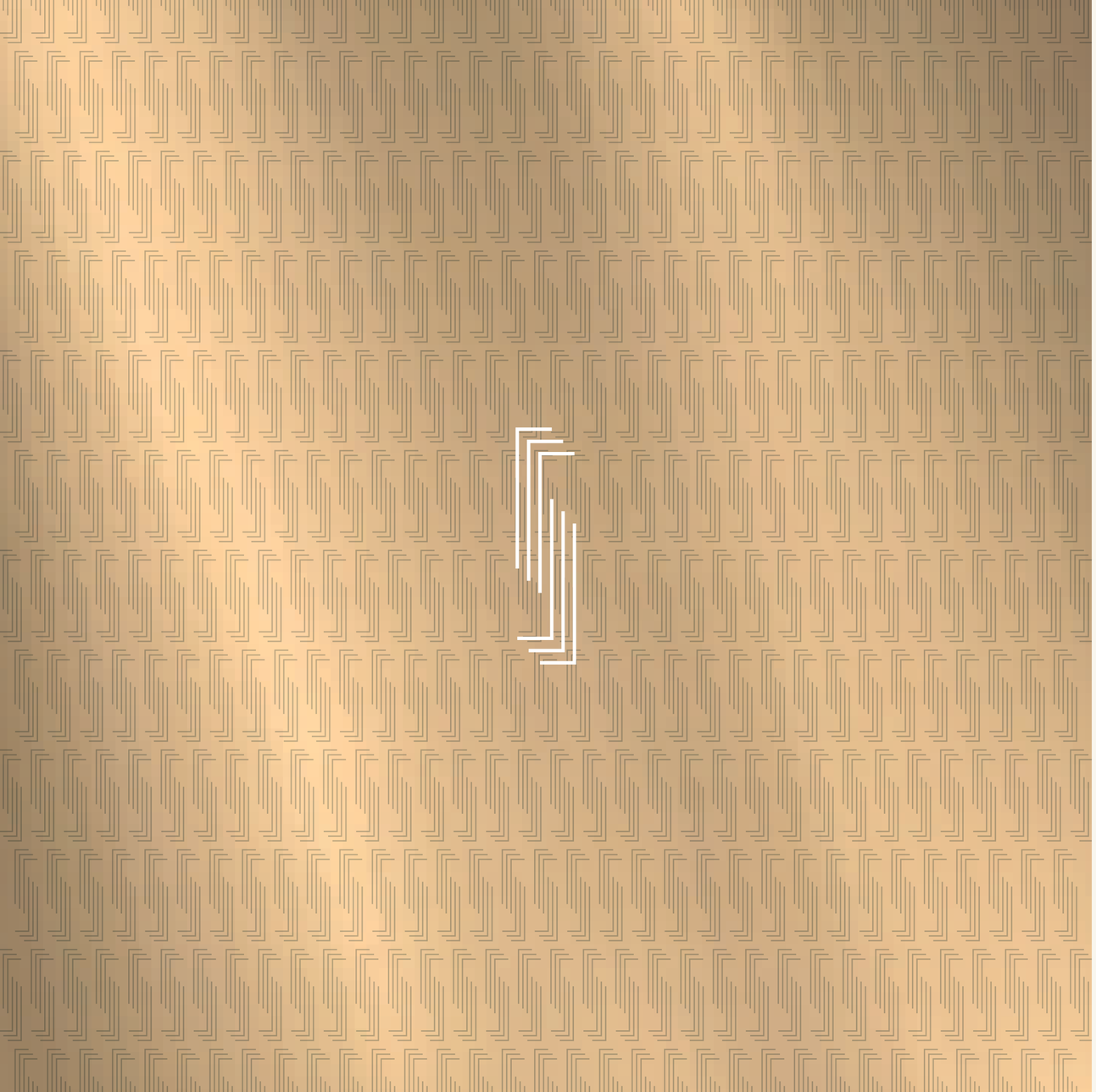
AN INSPIRED ENTRANCE

The linear metal and glass detail introduces residents and guests to the double height foyer with sophisticated interiors accessorized with fine art.



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.



2

THE RESIDENT'S CLUB

An Exclusive Outlook to Life
The Pool Experience
The Fitness Performance Studio
A Cheerful Escape
Leisure & Laughter

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





THE FITNESS PERFORMANCE STUDIO

The Fitness Performance Studio is outfitted with state-of-the-art machines, providing residents with elite-caliber gym equipment twenty-four hours a day. The mirrored yoga studio will offer residents a light-filled space for quiet reflection and/or personal training sessions.



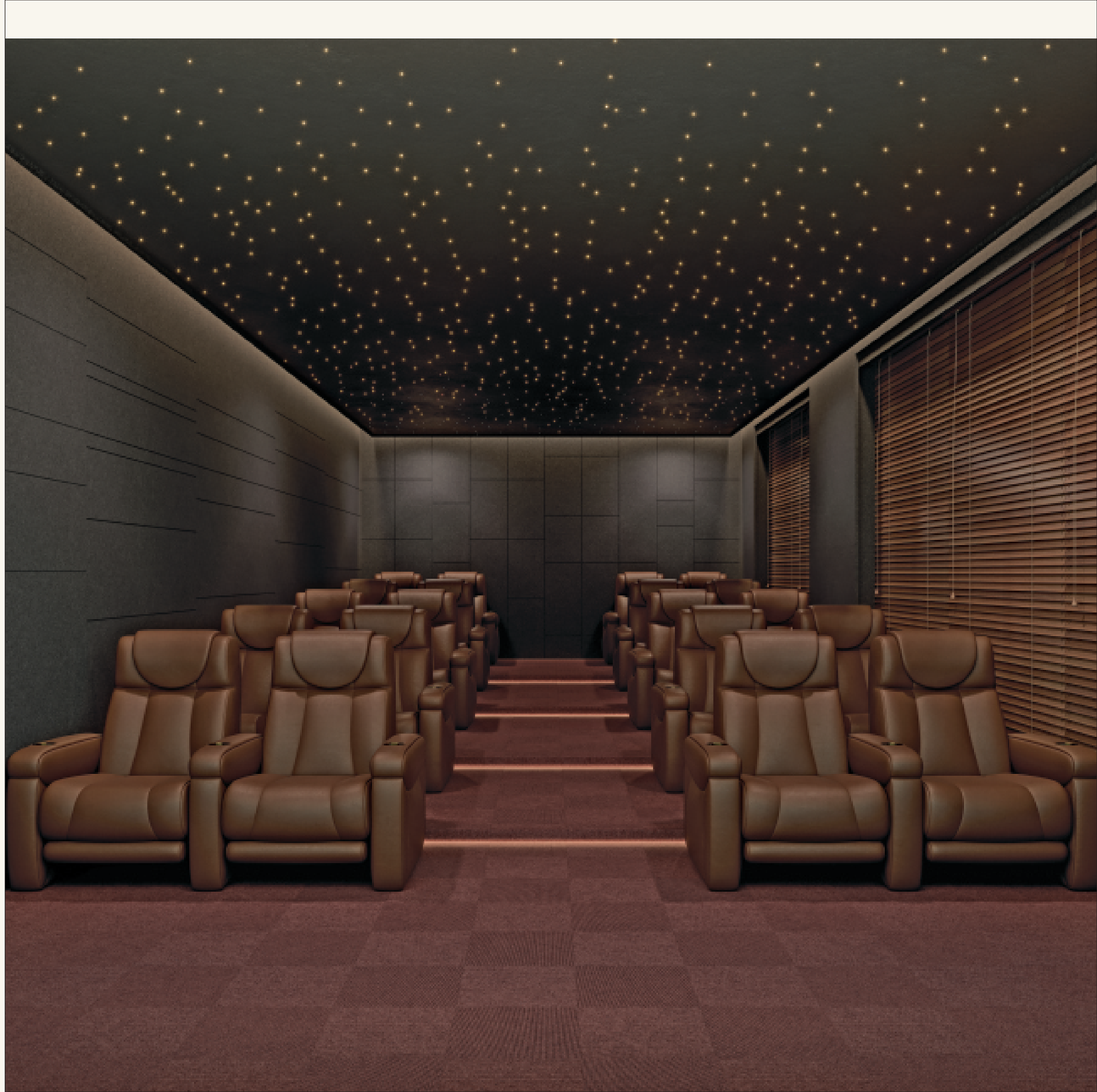
A CHEERFUL ESCAPE

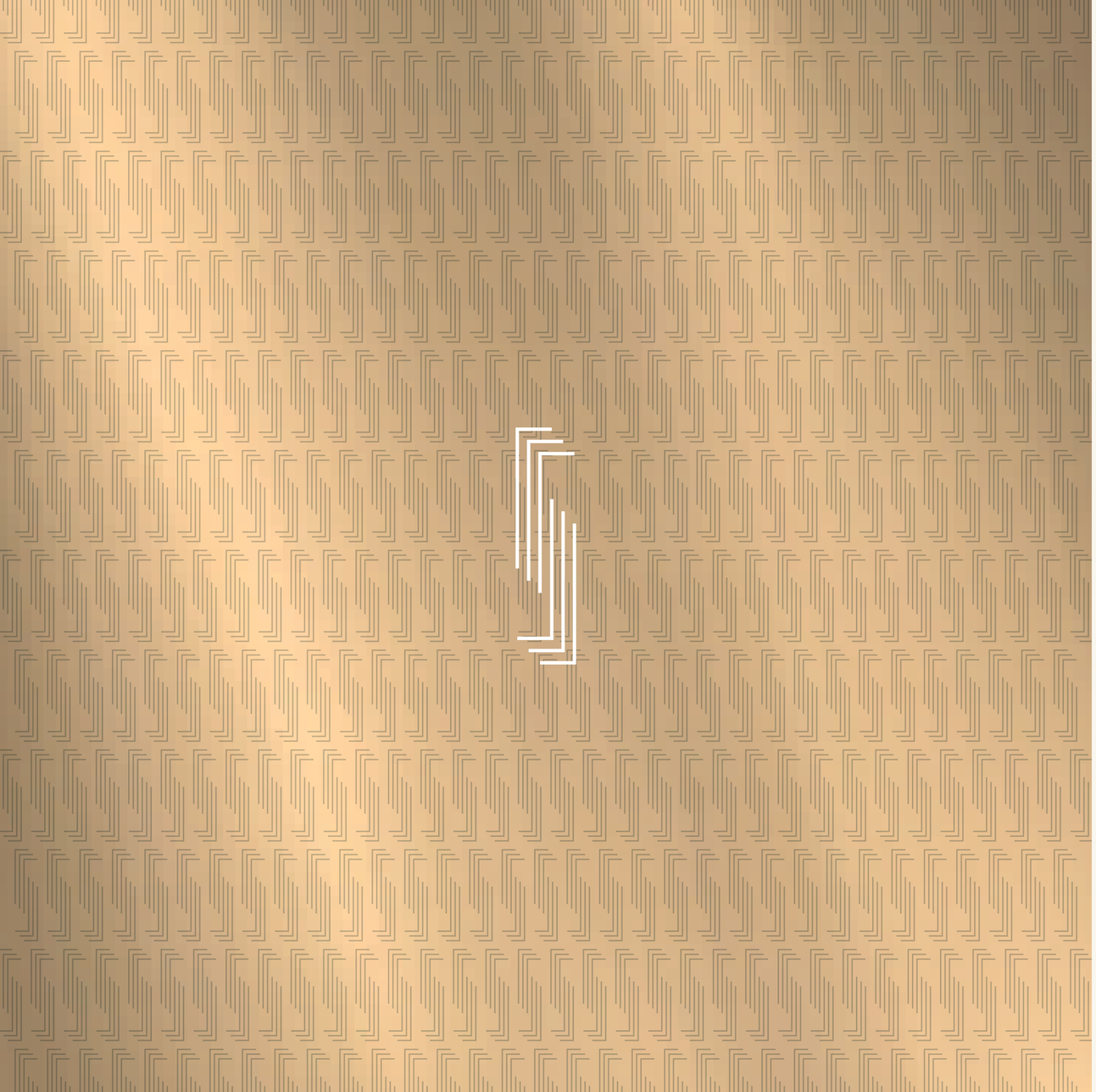
The children's Playspace will be accessorized with child friendly f looring, experiential wall surfaces, and whimsical furniture. An indoor multipurpose air conditioned court that will fulfill your sporty soul.





LEISURE & LAUGHTER





3

THE RESIDENCIES

Modern Tower Residencies
Connect to the Sky



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.

CONNECT TO THE SKY

The large & spacious balcony, is strategically positioned to capture the cityscape views stretching towards the iconic western Ahmedabad.



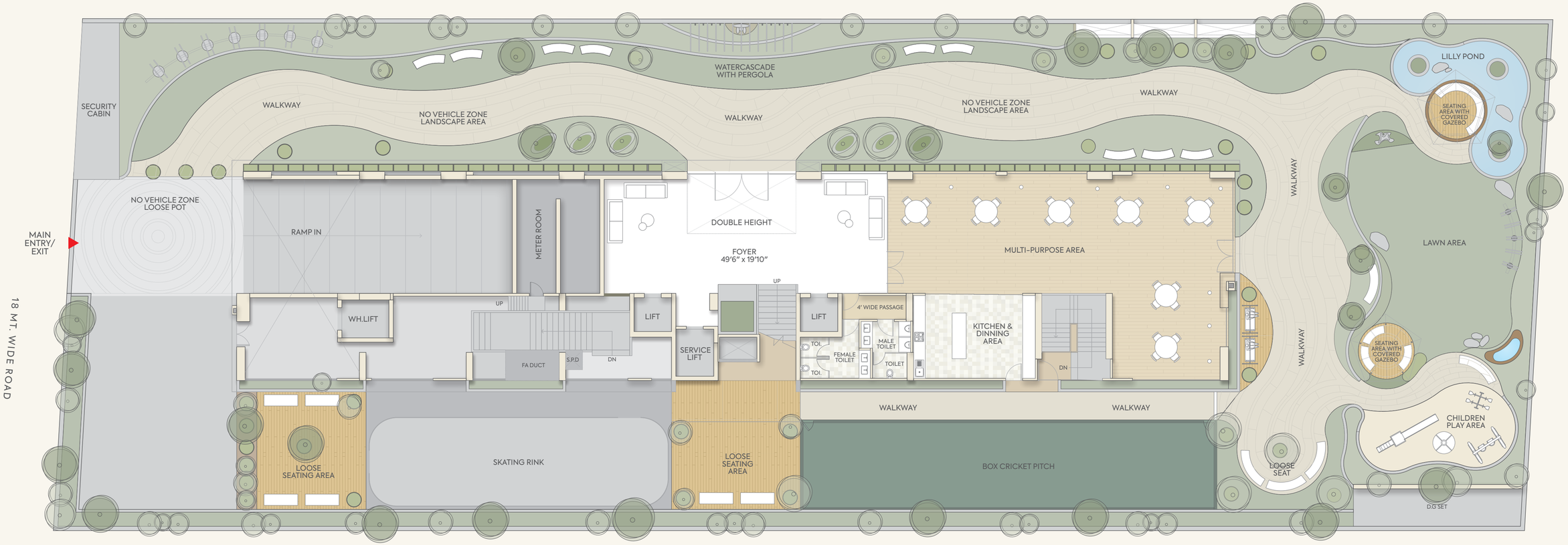


4

THE PLANS

Ground Floor Plan
Typical Floor Plan
Amenities Floor Plan (1st & 2nd Floor)
Unit Plan
Pent house Plan

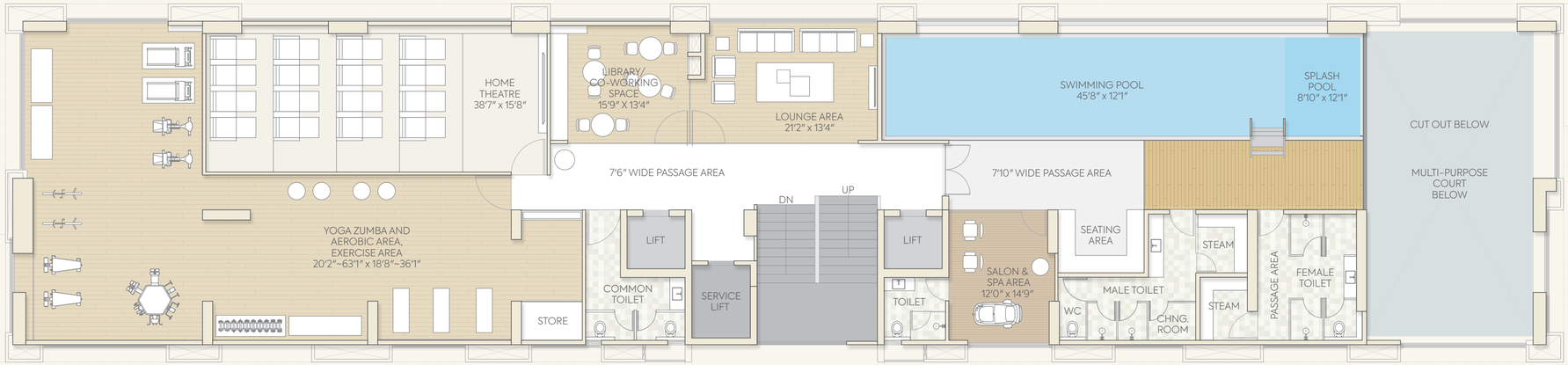
GROUND FLOOR PLAN



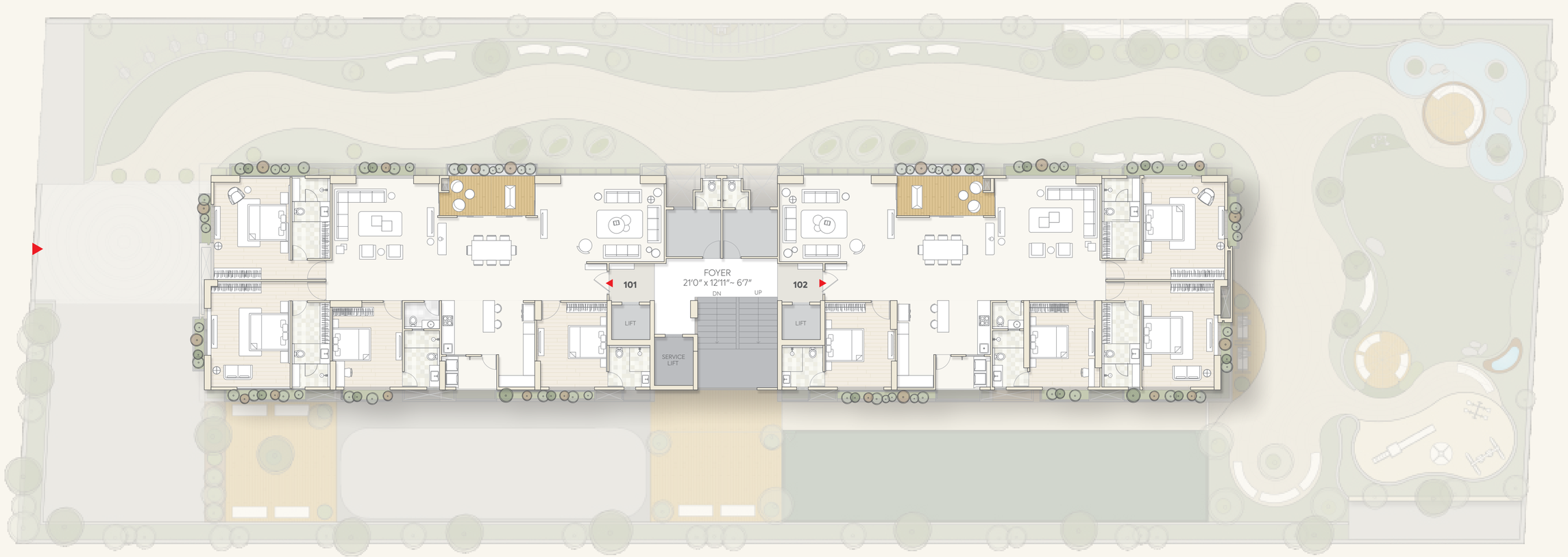
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



UNIT PLAN


101
102


TOILET
4'5" x
5'0"
SERVANT ROOM
9'4" x 8'0"
DRAWING
ROOM
20'0" x 14'2"
DECK
16'3" x 7'0"
PUJA
DINNING
16'4" x 14'2"
LIVING ROOM
18'0" x 20'10"
DRESS /
TOILET
6'6" x 13'8"
BED ROOM
14'1.5" x 17'3"
101
FOYER
21'0" x 12'11"~6'7"
102
PERSONAL
FOYER
7'9" x 6'7"
VESTIBULE
12'0" x 6'6"
DN
UP
LIFT
S.LIFT
BED ROOM
13'0" x 18'0"
P.R.
5'4" x 4'6"
KITCHEN
16'0" x 9'2"
STORE
6'3" x 5'8"
TOILET
5'4"-6' x 9'7"
DRESS /
TOILET
6'6" x 14'5"
TOILET
7'0" x 7'1.5"
BED ROOM
12'0" x 14'5"
WASH
9'6" x 5'8"
BED ROOM
12'0" x 14'5"

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

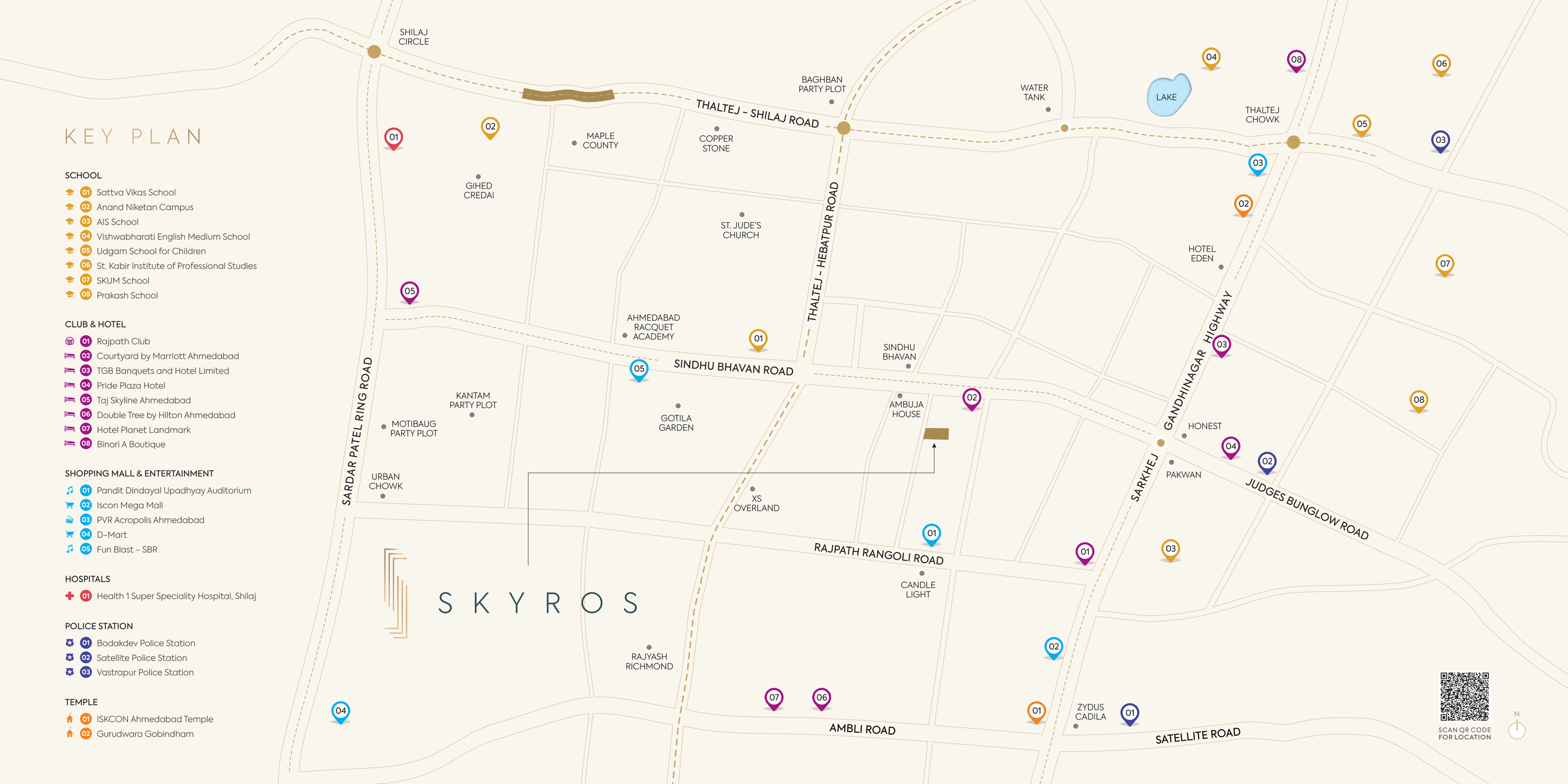
- Prime location with Sindhubhavan view.
- 70 mt height of a building giving an open view from all sides.
- Exclusive of 40 units which includes 2 limited lavish penthouse.
- 2 units per floor.
- 3 lifts each floor.
- No Common Wall.
- Personal foyer in apartment.
- Attractive main door.
- Adequate spaces 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



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
SKYROS
SHILAJ CIRCLE
THALTEJ - SHILAJ ROAD
BAGHBAN PARTY PLOT
WATER TANK
LAKE
THALTEJ CHOWK
MAPLE COUNTY
COPPER STONE
GIHED CREDAI
ST. JUDE'S CHURCH
THALTEJ - HEBATPUR ROAD
HOTEL EDEN
GANDHINAGAR HIGHWAY
AHMEDABAD RACQUET ACADEMY
SINDHU BHAVAN
SINDHU BHAVAN ROAD
SARDAR PATEL RING ROAD
KANTAM PARTY PLOT
MOTIBAUG PARTY PLOT
GOTILA GARDEN
AMBUJA HOUSE
HONEST
PAKWAN
SARKHEJ
JUDGES BUNGLOW ROAD
URBAN CHOWK
XS OVERLAND
RAJPATH RANGOLI ROAD
CANDLE LIGHT
RAJYASH RICHMOND
AMBLI ROAD
ZYDUS CADILA
SATELLITE ROAD
SCAN QR CODE FOR LOCATION
N

DEVELOPERS

SAHAJANAND SPACECON

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