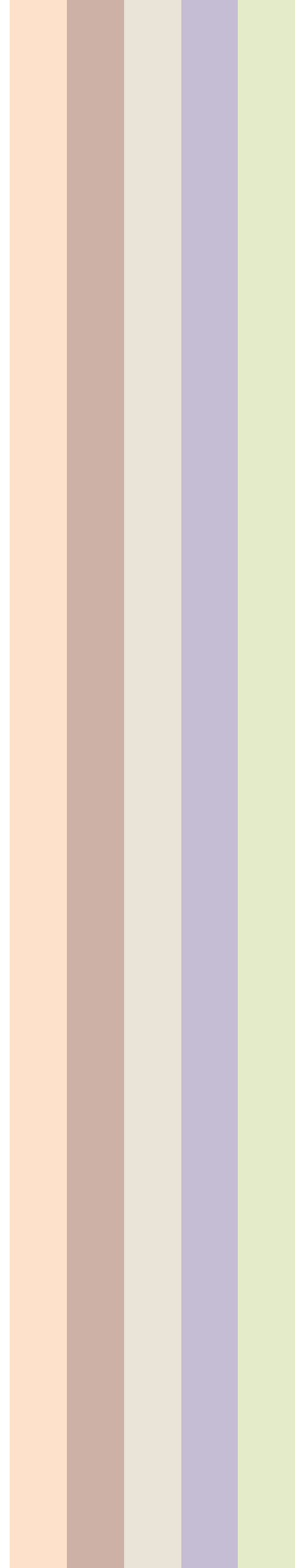


**DIFFERENT
NEEDS.
DIFFERENT
CHOICES.**





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2 & 3 BHK DESIGNER HOMES



SCAN FOR DETAILS

Life is the sum of all your choices and needs, and most of it begins from the place you live in. We understand what a home requires for every individual, that's why Saanvi Nirman Estella brings to you homes with such architectural designs which are appropriate to your personality and lifestyle. Splendid balconies, spacious living rooms, and bigger bedrooms, everything under one roof.



SCAN FOR
3D WALK-THRU

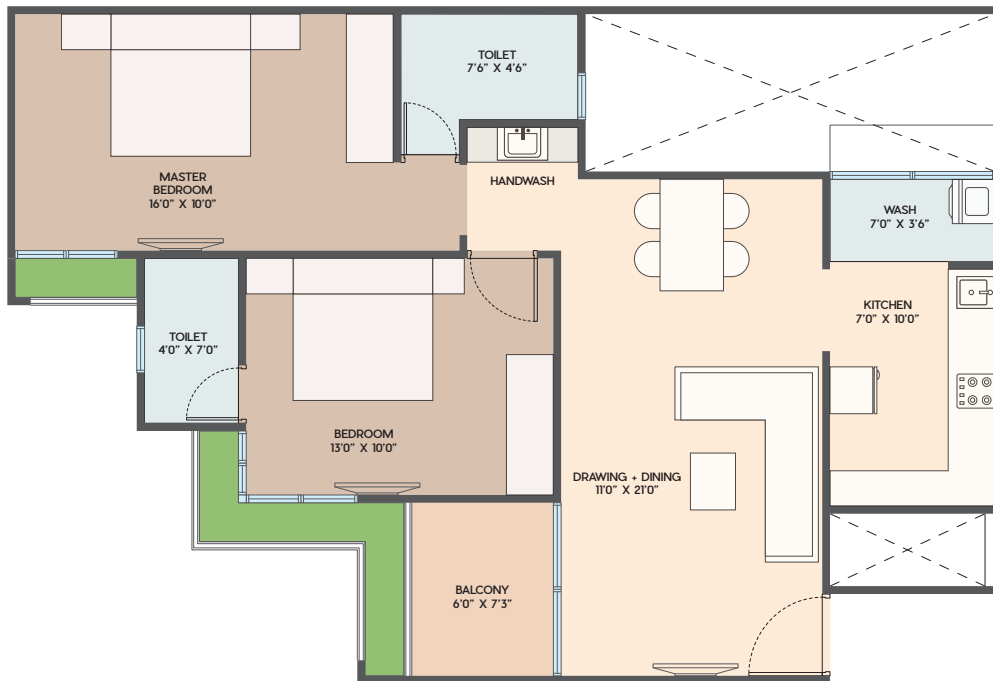


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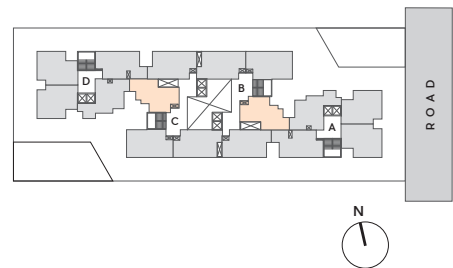
2 & 3 BHK DESIGNER HOMES

2BHK UNIT PLAN (BLOCK B & C) B101, C101



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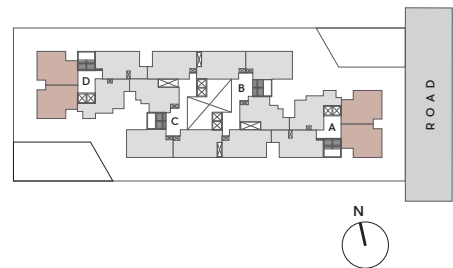


16'0" X 10'0" Bedroom
Add comfort to your sleep

3BHK UNIT PLAN (BLOCK A & D) A103, A104, D103, D104



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10'0" X 3'3" Balcony

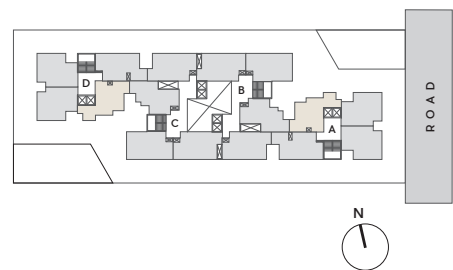
So you don't feel congested in your leisure time

3BHK UNIT PLAN (BLOCK A & D) A102, D102



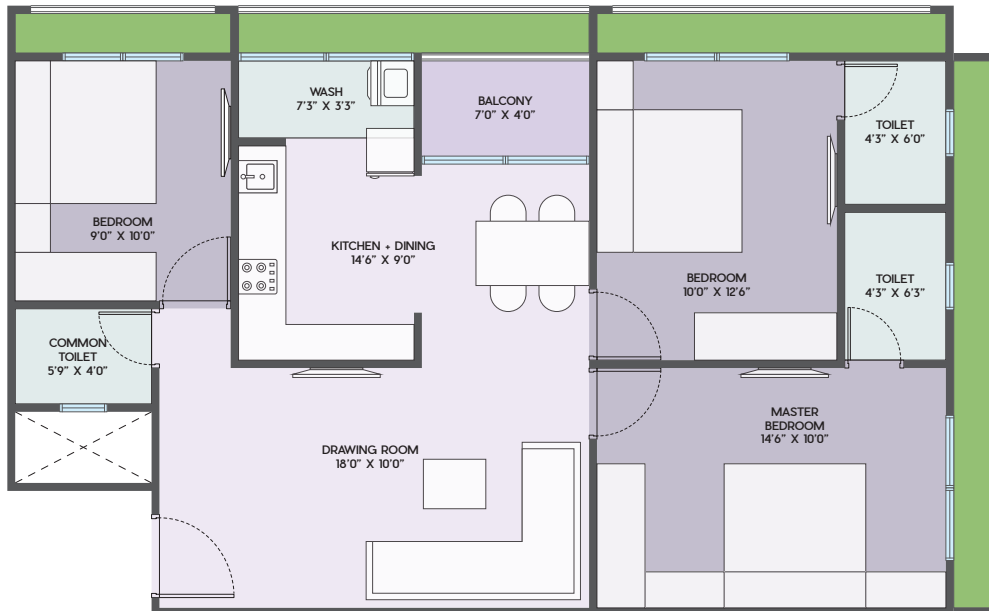
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ESTELLA



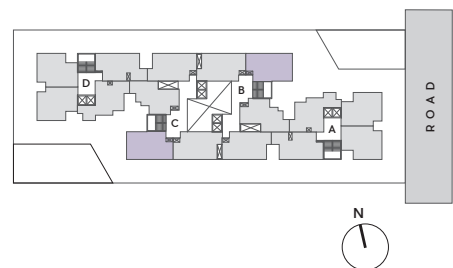
10'0" X 14'3" Drawing room + 14'3" X 10'0" Kitchen dining + 7.3 X 3.6 Balcony
Giving you sufficient area for your family fun

3BHK UNIT PLAN (BLOCK B & C) B104, C104



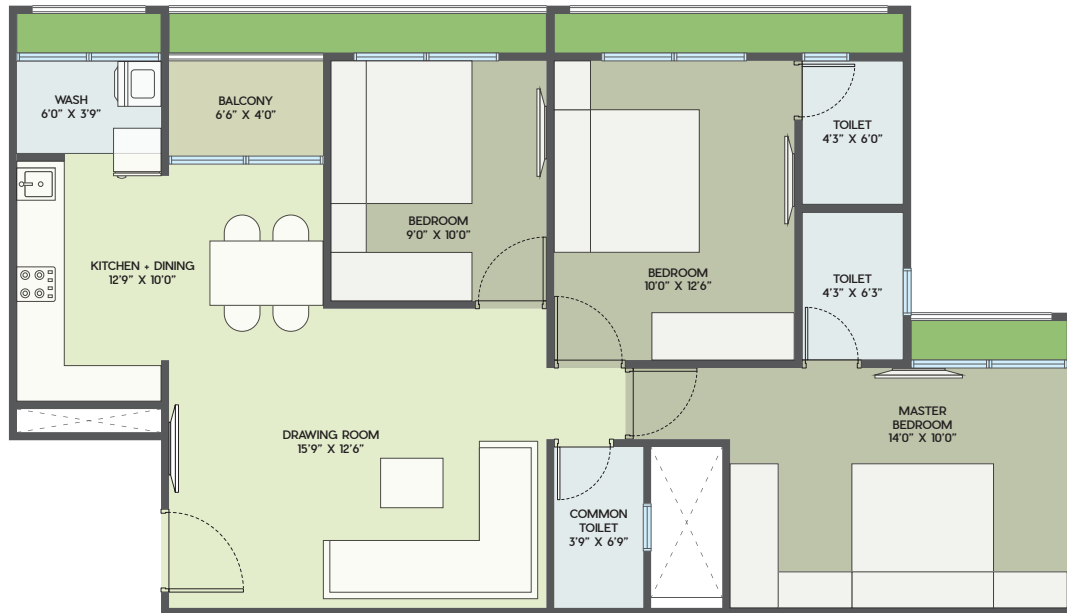
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ESTELLA



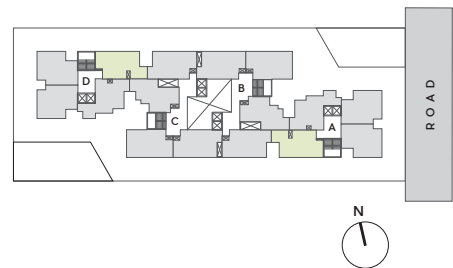
9'0" X 10'0" Bedroom / Workspace
For a convenient workspace in your house

3BHK UNIT PLAN (BLOCK A & D) A101, D101



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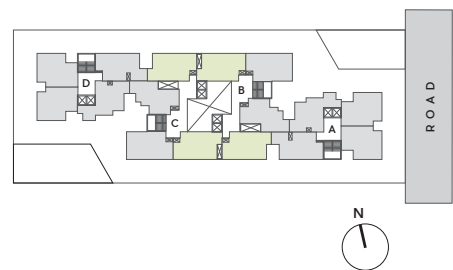
15'9" X 12'6" Drawing room + 12'9" X 10'0" Kitchen dining + 6'6" X 4'0" Balcony
Add fun to your weekend get-together

3BHK UNIT PLAN (BLOCK B & C) B102, B103, C102, C103

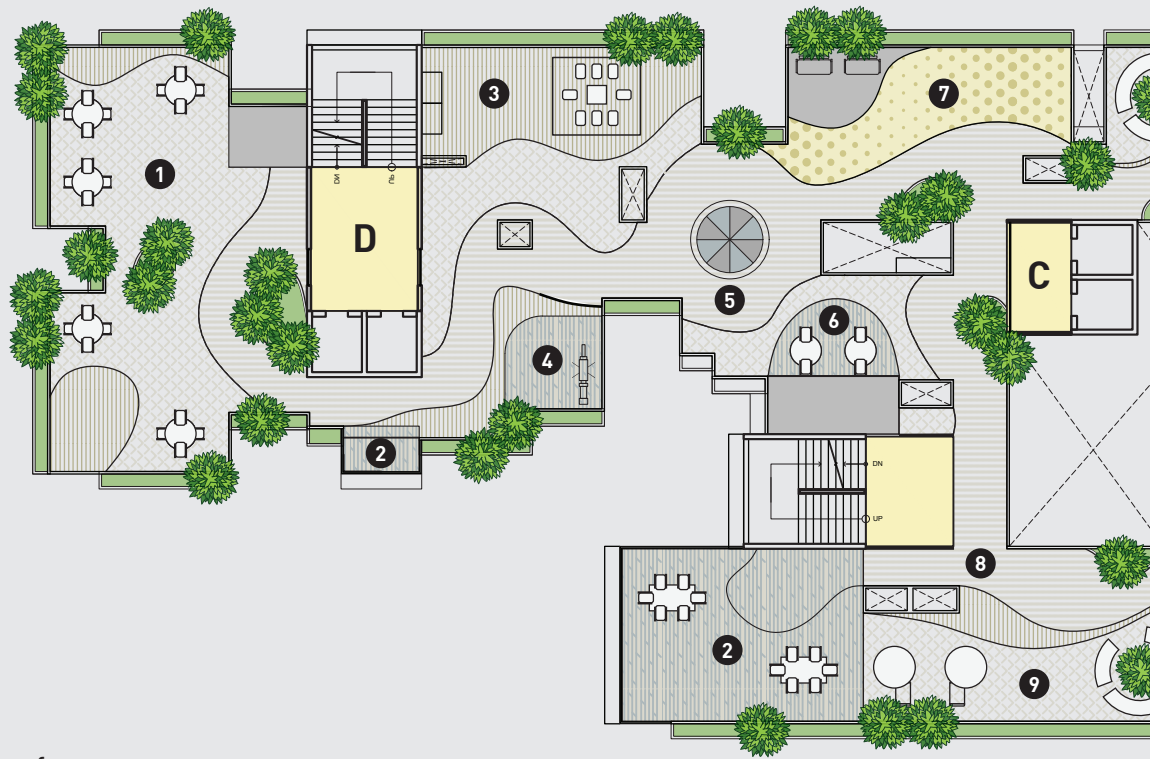


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14'6" X 10'0" Bedroom
Cozy bedroom for peace of mind



13988 sq. ft.
Extraordinary Terrace Amenities
 for different needs

AMENITIES



SUNSET PLAZA



VIEWING DECK



WINTER BARBEQUE /
 BONFIRE



CONSTELLATION DECK



SIT-OUT PLAZA



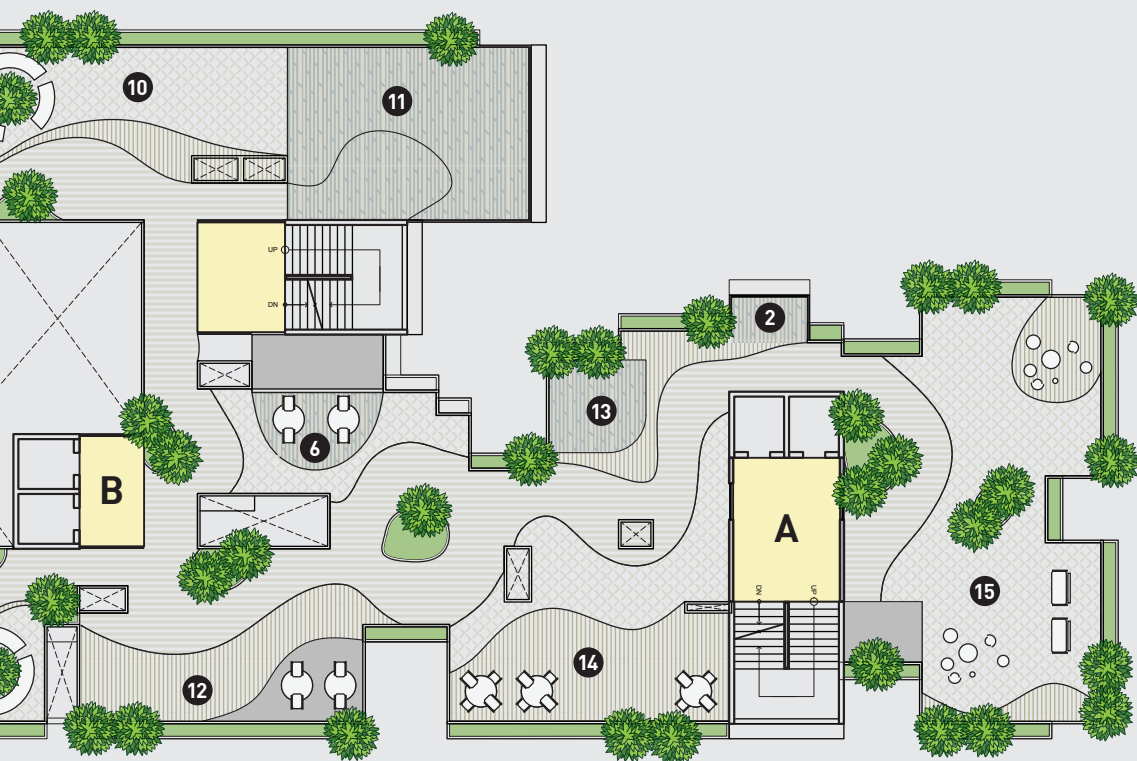
ROOF-TOP GARDEN



YOGA DECK



BUTTERFLY GARDEN



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SUNDIAL



OUTDOOR SEATING DECK



DESERT GARDEN



WALKING TRACK



RAIN SHOWER AREA



MIST GARDEN



PICNIC SPACE



SALIENT FEATURES

- Well designed entrance foyer
- Common area under CCTV surveillance
- Fire hydrant system in every block
- Provision for satellite connection
- All internal roads of RCC / pattern designed stone paving
- Well planted complex with landscape garden
- Garbage chutes
- Earmarked space for AC outdoor units
- Power backup for common utilities
- One free allotted car parking

COMMON AMENITIES

- Security cabin
- Kids play area
- Senior citizen sit-out
- Club House
- Common garden
- Drop off zone

SPECIFICATIONS

Flooring :

- Vitrified flooring in living, dining and all bedrooms
- Anti-skid tiles in Balcony

Kitchen :

- Polished natural granite platform with S.S. sink
- Glazed tiles dado up to lintel level on wall above kitchen platform
- Vitrified flooring in kitchen
- Kota stone in wash area with Vitrified tile dado

Doors :

- Veneer finish main door with wooden frame and night latch lock
- All internal door Flush/WPC doors with standard quality lock

Wall Finish :

- Internal smooth finished mala plaster with putty
- Exterior double coated sand faced plaster / texture & acrylic paint over it

Windows :

- Akzonobel coated heavy aluminum sliding windows with stone jambs

Elevator :

- Premium quality one automatic elevators & one stretcher / service elevator on each block

Electrification :

- Single phase concealed ISI copper wiring with modular switches
- Adequate points for AC in living and bedrooms, geyser point in bathroom and TV & Telephone point in living room

Bathrooms :

- Ceramic tile floor and dado up to lintel level in all bathroom
- Cera or equivalent sanitary ware
- Conceal flush tank
- Jaquar or equivalent CP fittings
- Supreme or equivalent make corrosion free & leak proof CPVC/UPVC pipe fitting

DISTANCE FROM ESTELLA

Jain Temple	1.1 kms	DPS Bopal	4.5 kms
SP Ring Road	1.4 kms	Sindhu Bhavan Road	5 kms
SOBO Centre	1.5 kms	Karnavati Club	5.7 kms
Club 07	2 kms	Iscon Cross Road	6 kms
Shanti Asiatic School	3.2 kms	Kalupur Railway Station	19.5 kms
Krishna Shalby Hospital	3.7 kms	Airport	23.8 kms

DISCLAIMER

Artistic impressions are indicative only, which might not reflect the exact finishing of the building and the interiors. All distances mentioned are crow fly distances. Plans / Facilities / Images / Layouts / Specifications and other details contained herein are only indicative and subject to change without prior notice as may be required by the concerned authorities / developers / owners or as required due to site requirements. This printed material does not constitute an offer and / or contract of any type between the developer / owner and the recipient. For further information regarding the project the member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking. RERA NO: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08019/060221 • For more details visit www.gujrera.gujarat.gov.in.

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FOR BOOKING / ENQUIRY

☎ 823 895 4545 ✉ sales@saanvinirman.com

SITE ADDRESS



SCAN FOR
LOCATION

Saanvi Nirman Estella, B/h Vivianna Farm,
Nr. D.R. Infrastructure Office, off. Karnavati Club Road,
South Bopal Extension, Ghuma, Ahmedabad - 380058

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