



VIRATRA

HEIGHTS

3BHK ULTRA LUXURIOUS APARTMENT



WHERE NATURE AND
ARCHITECTURE CREATES

A HAPPY LIFE

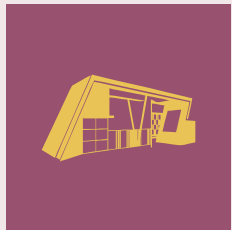


ONLY FOR 56 FAMILIES

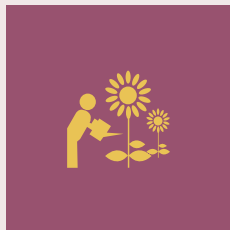




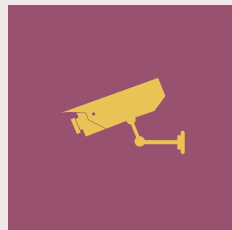
AMENITIES



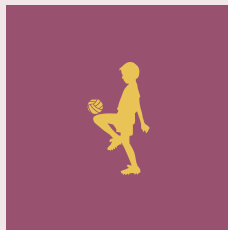
Attractive Main Gate



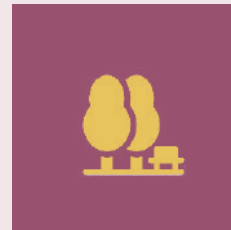
Landscape Garden



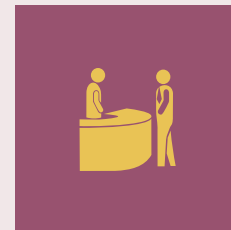
CCTV Camera



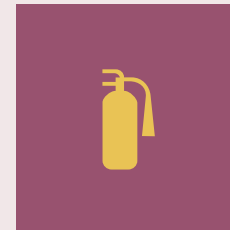
Children Play Area



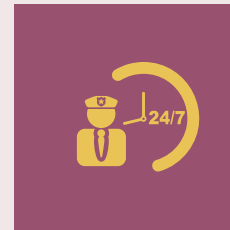
Tree Plantation



Attractive Entrance Foyer

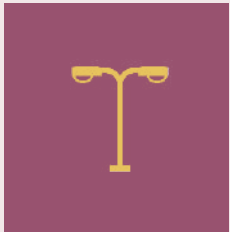


Fire Safety



Security Cabin

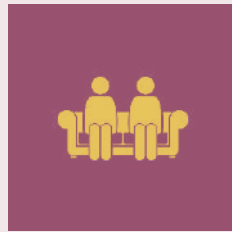




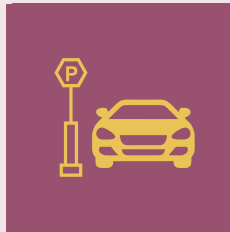
Street Light



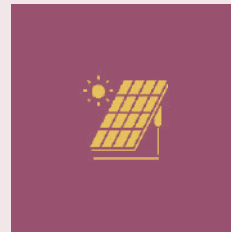
Designer Gazebo



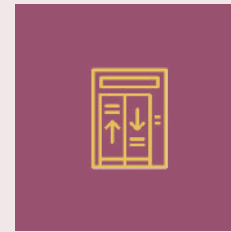
Senior Citizen
Sitting



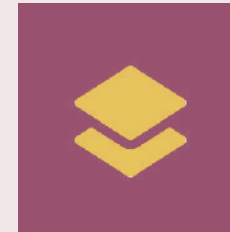
Basement Parking
Ground Floor Parking



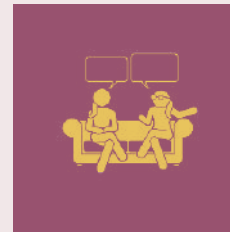
Solar Rooftop



Automatic Elevator



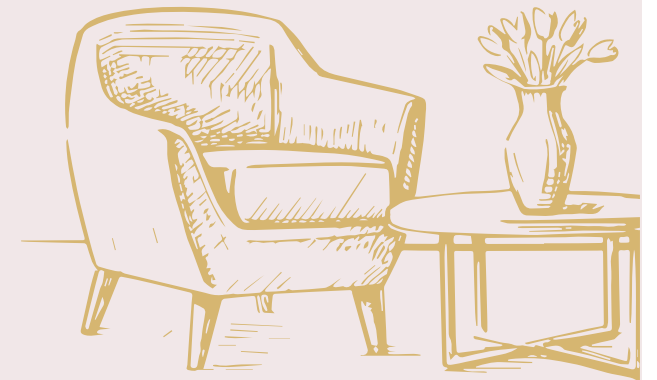
China Mosaic
Terrace



Women Gossip
Area



*Enjoy quality time with
Your Family*

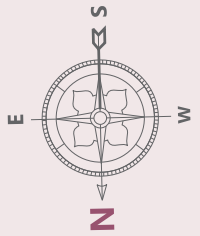


*A smile when you win
The Happiness*



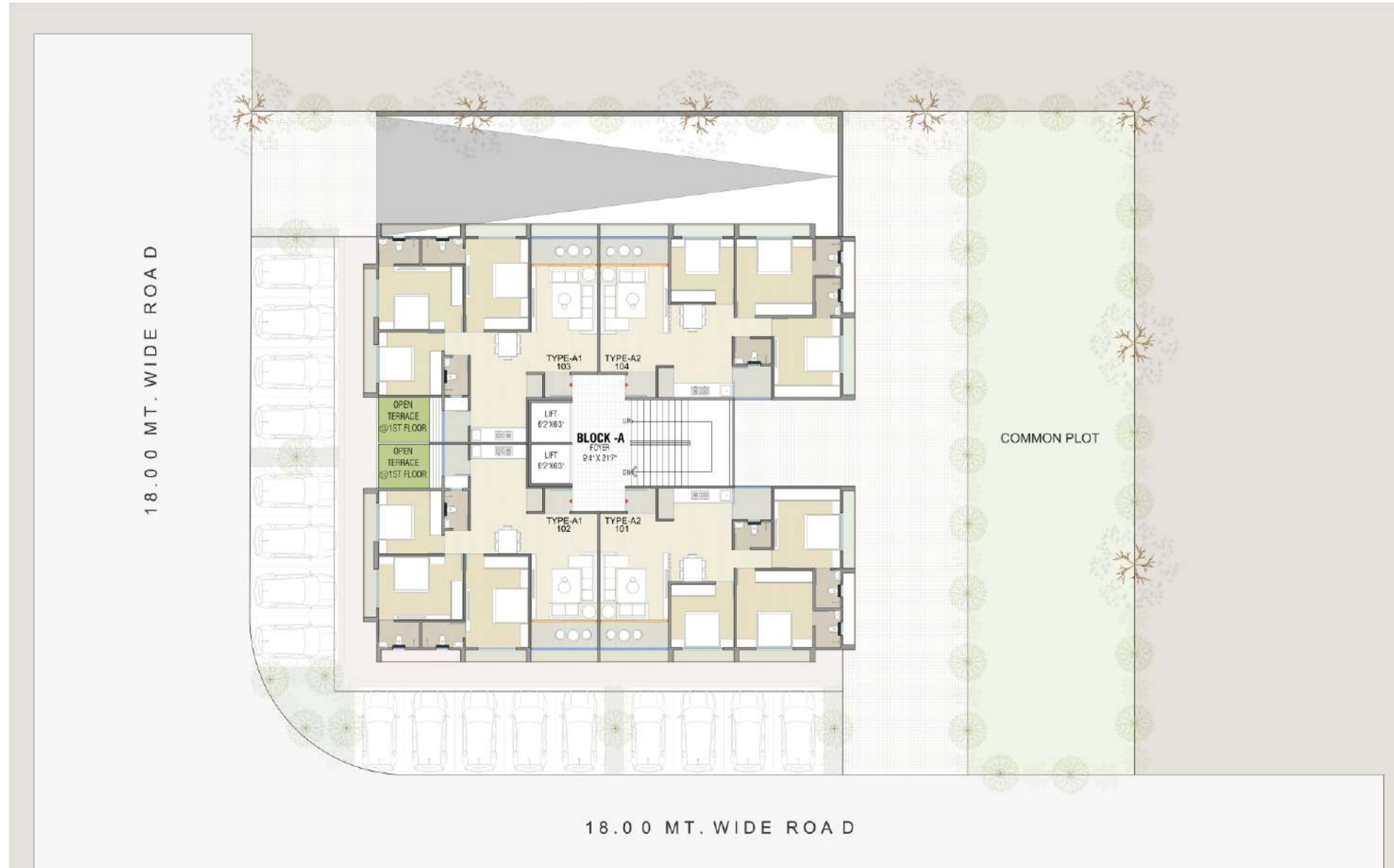
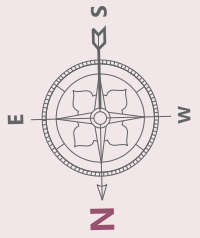


GROUND Floor Plan





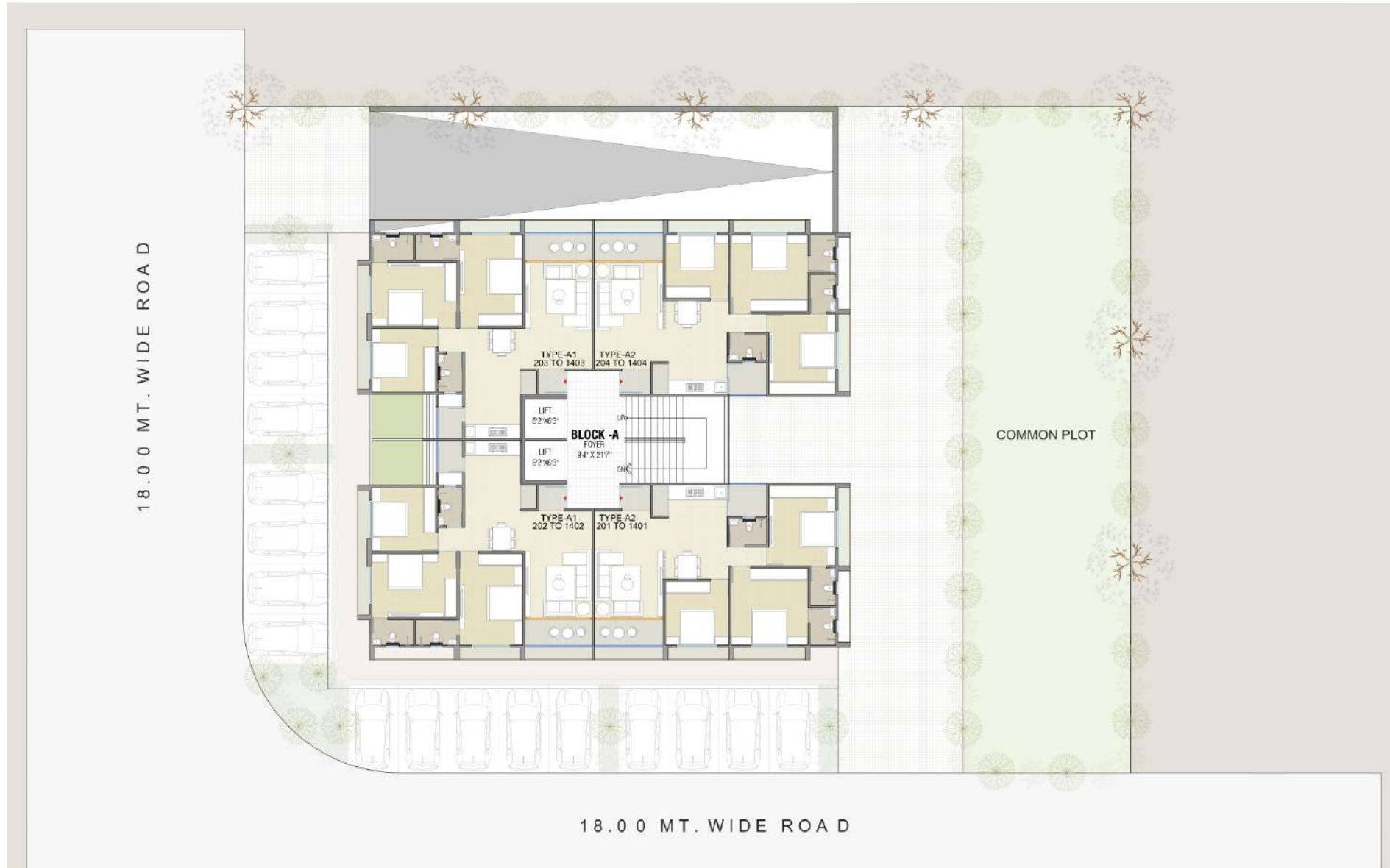
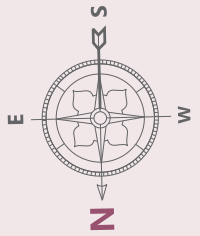
FIRST Floor Plan





2ND TO 14TH

Floor Plan





UNIT PLAN TYPE 1

Floor Plan

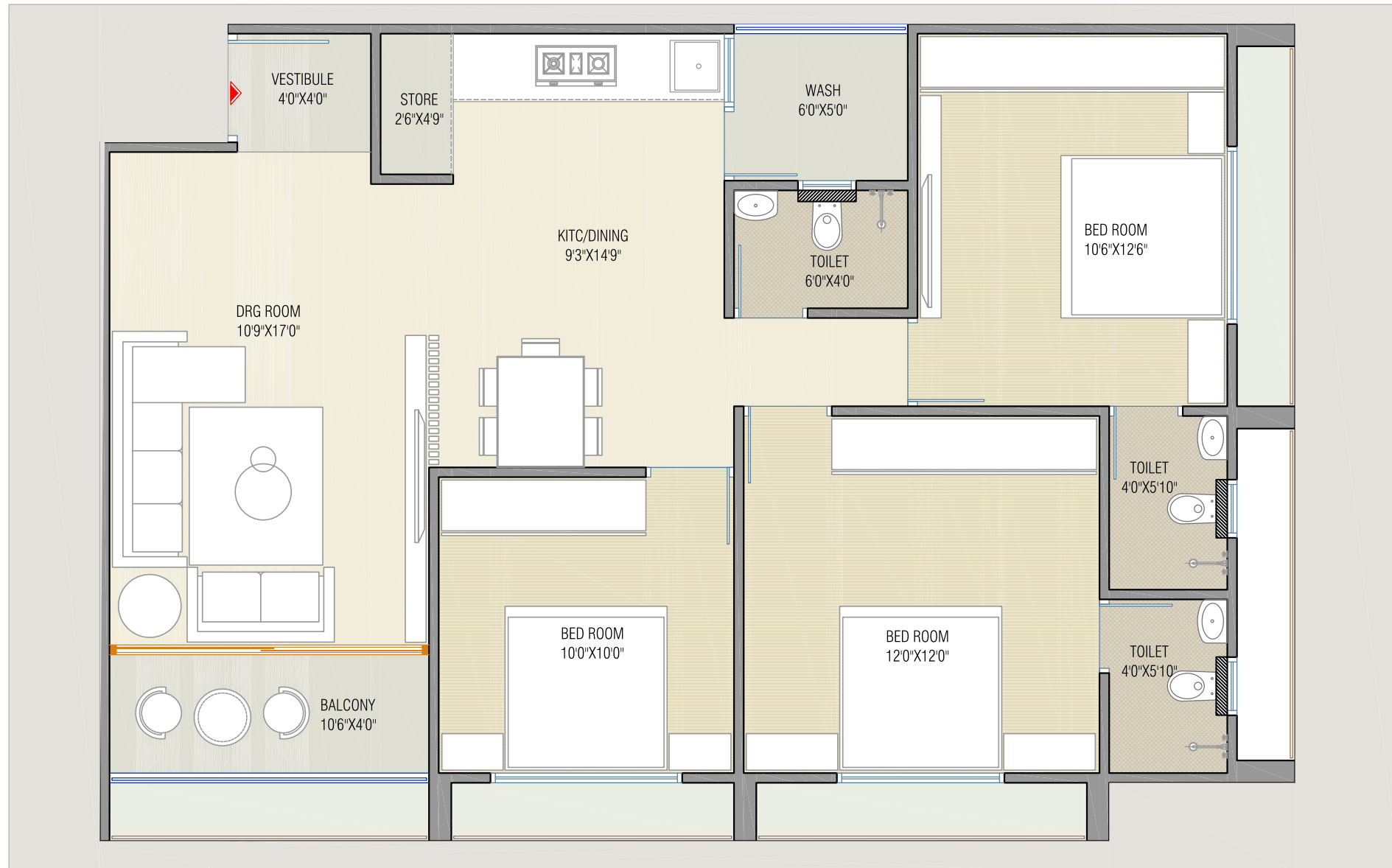
SHAPERS360





UNIT PLAN TYPE A2

Floor Plan



SPECIFICATIONS

STRUCTURE

Earthquake resistant R.C.C frame structure work

FLOORING & WALL TILES

Branded double charged Vitrified tiles flooring in all rooms
Tiles up to lintel level in all bathroom and kitchen

PLUMBING / SANITARY

Concealed central point plumbing with branded CP fitting
Branded sanitaryware in all bathrooms

LIFT

Two standard qualities lifts in each block

PAINTS

Long lasting and weather resistant paint on all external walls
All internal walls with two coat of putty
White exterior cement primer on internal walls

WATERPROOFING

Waterproofing in all toilet area to prevent seepage with epoxy
White tiles on terrace for heat and water resistance

DOORS & WINDOWS

Main door with safety lock
Other doors wooden frame and flush doors
Fully glazed anodized aluminum section windows
with marble frame with ISI standard safety bars

WATER SUPPLY

24x7 Water supply

KITCHEN

Sandwich granite platform in kitchen with S.S. sink
and standard accessories

PLASTER

Double coat sand face plaster on external walls
Single coat mala finish plaster on inside walls

ELECTRIC

Single phase concealed ISI copper wiring with modular switches
MCB distribution panel to ensure safety with RCCB
Adequate AC, TV, Geyser, Fridge, Lighting, Fans, Water purify
points with ISI approved good quality electrical accessories
Ample electrical points in all area as per company conditions

TERMS & CONDITIONS

AMC Charges along-with UGVCL electrical including cable and sub-station cost shall be borne by the purchaser, Stamp duty, registration charges, legal documentation charges, Maintenance charges, Maintenance Deposits or any other charges, taxes, cess or duties as & when levied by the government or any of its body shall be borne by the purchaser / buyer / legal possession holder.

Changes / Alteration of any nature, including the elevations, exterior colour of scheme or of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.

In the interest of the continual development is design and quality of construction. the developer reserves all rights to make suitable changes In the scheme and all the purchasers shall abide by such changes,

All dimensions shown here are from unfinished to unfinished wall and of the longest measure of the area,

The brochure is Intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.

All elements, objects, treatments, materials, equipments and colour of schemes shown are artist's impressions, Actual may be differ from the artist's impressions.

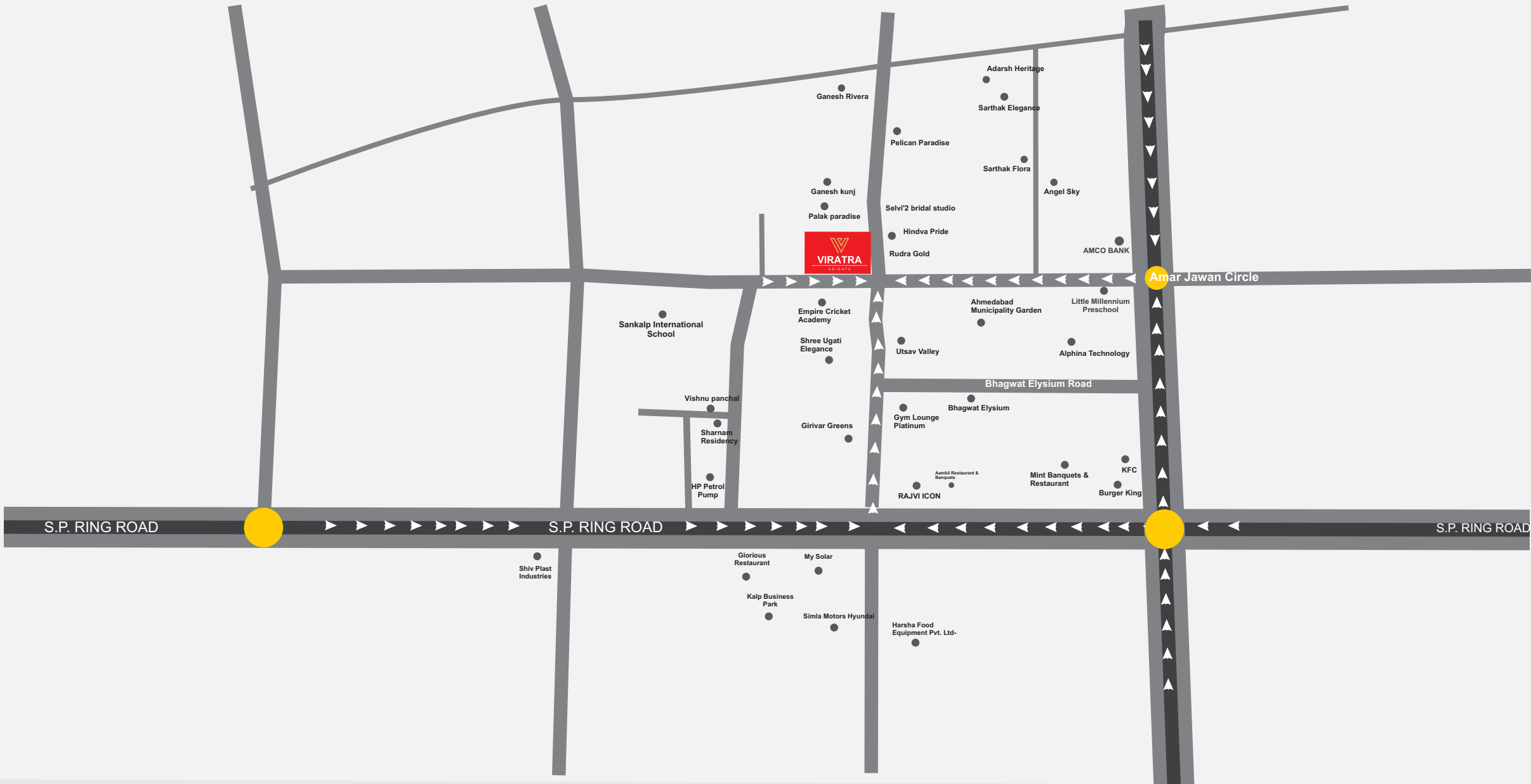
All the architectural and Interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer's understanding and are not factual images.

The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc, shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.

All furniture including wardrobes, other sofa furnishings Inter-ala curtains, mattresses, bed lines, upholstery etc, lights and other electrical fixtures and appliances like all conditioners, refrigerators, TVs, telephones, laptops etc, any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated Images do not form part of the sale of any property by the developer

While selling the unit of the scheme, we always give preference to vegetarian and non alcoholic persons.

Subject to Ahmedabad Jurisdiction only,



S.P. RING ROAD

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Amar Jawan Circle

Bhagwat Elysium Road

Ganesh Rivera

Adarsh Heritage

Sarthak Elegance

Pelican Paradise

Sarthak Flora

Angel Sky

Ganesh kunj

Palak paradise

Selvi'2 bridal studio

Hindva Pride

Rudra Gold

AMCO BANK

Sankalp International School

Empire Cricket Academy

Ahmedabad Municipality Garden

Little Millennium Preschool

Shree Ugati Elegance

Utsav Valley

Alpha Technology

Vishnu panchal

Sharnam Residency

Girivar Greens

Bhagwat Elysium

Gym Lounge Platinum

HP Petrol Pump

Aambli Restaurant & Banquets

Mint Banquets & Restaurant

KFC

RAJVI ICON

Burger King

Shiv Plast Industries

Glorious Restaurant

My Solar

Kalp Business Park

Simla Motors Hyundai

Harsha Food Equipment Pvt. Ltd-



VIRATRA

HEIGHTS

3BHK ULTRA LUXURIOUS APARTMENT

SITE ADDRESS

Amar Jawan Circle,
Near Sankalp International School,
Nikol, Ahmedabad - 382350.

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DEVELOPER

KRISHNA
DEVELOPERS

ARCHITECT

SHAPERS360°

SCAN LOCATION

