

A  
NEW  
ERA OF  
SKYRISE  
LIVING



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**3 & 2 BHK**  
ELEGANT LIVING & EXCLUSIVE SHOPS



We Build Trust  
An ISO 9001 : 2015 Certified Company



## let's know us

Believing in the mantra, "Quality is more than a promise, it's a responsibility." Viaan Buildcon has become one of the most loved and respected real estate developer of ahmedabad today.

Since our inception, we have always strived for benchmark quality, customer centric approach, technological advancement, strong business ethics and values, transparency and on-time project delivery, which have resulted in our glorious success.

Going beyond our role as real estate developer to create structure, we strive to create living spaces that bring immense joy and fulfilment to its owners. Viaan Skyrise is our one such creation.

### Vision

To become customer's most preferred choice by promising excellence in quality, timely completion and constant innovation.

### Core Competence

Technical Knowledge | Management Skill / Excellent Planning | Risk Taking Ability  
Decision Power | Effective Execution | Sales Effectiveness | Innovation

### Values

Trust | Transparency | Honesty | Commitment | Mutual Respect

VIAAN  
**SKYRise**   
THE ONLY PLACE TO LIVE IN THE SKY

Live in Ahmedabad's  
most well-planned area  
**NEW VATVA**



What Makes this Location the  
**# PROMINENT LOCATION**

**LOCATION ADVANTAGE**

S.P. Ring Road	2 min	Temple	3 min	Amd-Baroda Express Highway	15 min
Petrol Pump	2 min	Bus Stop	12 min	Aslali Circle	10 min
School	1 min	Lake	5 min	Hathijan Circle	10 min
Hospital	5 min	Garden	5 min	Metro Station	15 min
Shopping Mall & Super Market	5 min	Multiplex	10 min	Maninagar Railway Station	20 min
				Airport	30 min



Scan For Location



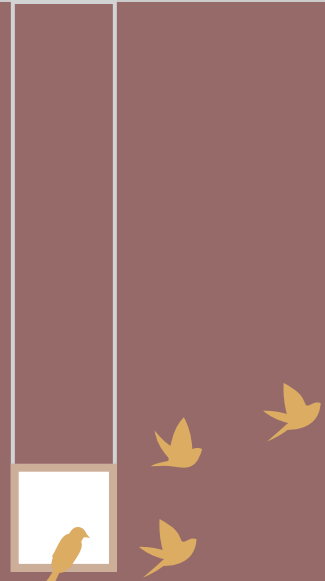


These fine residences have everything you desire for in your dream home, It accommodates all the comforts and luxuries that life has to offer making life here a surreal experience.

**LIVING AMONG THE  
FINEST DELIGHTS OF LIFE**







Because an Address  
Always Speaks  
Louder Than Words



Closer to Everything

Close connectivity to  
S.P Ring Road, Metro & Railway Station, Airport, Shopping Mall, School, Cinema,  
makes it the ideal location for those wanting to live in the "New Vatva"

Magnificence has  
**New Address**



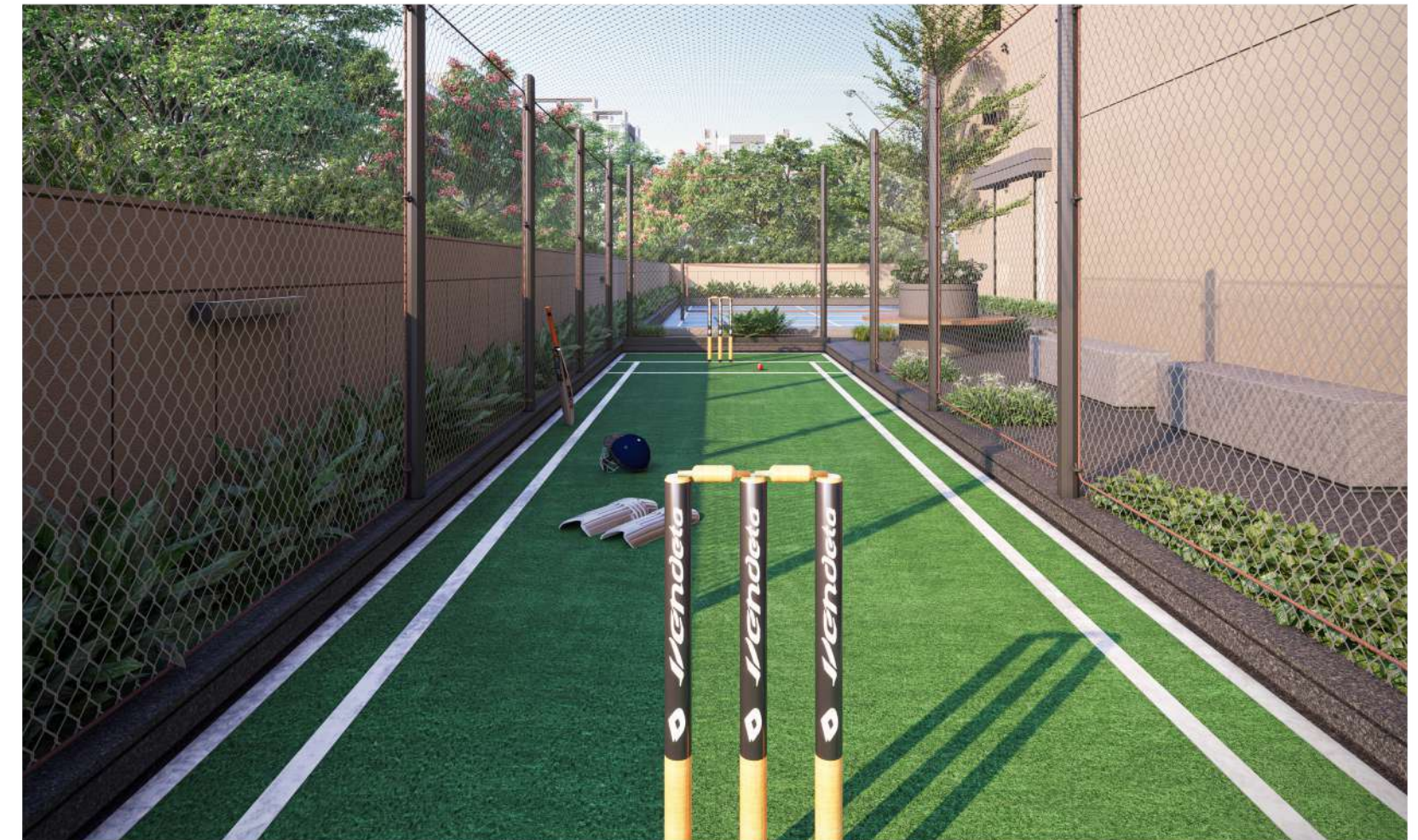
 A GLORIOUS ABODE  
CRAFTED JUST FOR YOU

The breath-taking grandeur of these towers accustom a well-conceived and brilliant design concept. It is where art meets architecture to create a piece of appreciation.



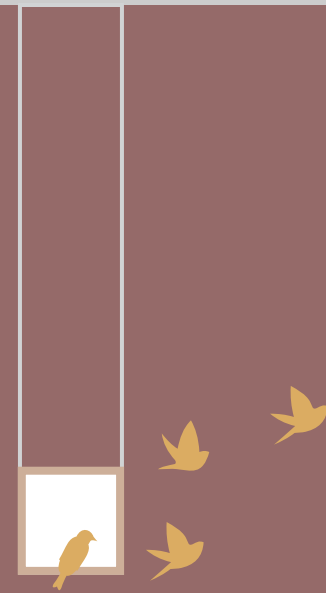


Life is nothing but a collage of happy memories and these fabulous lifestyle privileges present you with unlimited opportunities to rejoice life.



Enjoy the indoor and out door games, workout at the gym or stroll through lush green garden. At Viaan Skyrise, you feel energized, elated & enthralled every day.

**45<sup>+</sup>** PREMIUM AMENITIES



Experience an  
Ideal Life Where your  
Abodes are Ideal



Closer to Nature

SKYRISE is an architectural marvel. This Magnificent development flawlessly blends nature's beauty and modern amenities together to create a masterpiece.

The glass facade and spacious balconies offer you the freedom you've always aspired for. The design enhances scenic panorama, natural light and wind circulation.

Space Crafted with  
**Perfect Ventilation**





Sprawling lush landscape, pure air and gorgeous scenery, it's an oasis of peaceful living. Feel true bliss and contentment all around you.

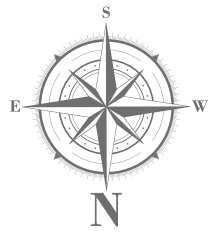


Spare a moment, take a deep breath and look around you. You will find ample of reasons for happiness..



Deserve the Royal Ambience  
and Experience Magnificence  
Living that Mesmerise the Most.

ground floor plan



18.0 MTR WIDE T.P. ROAD

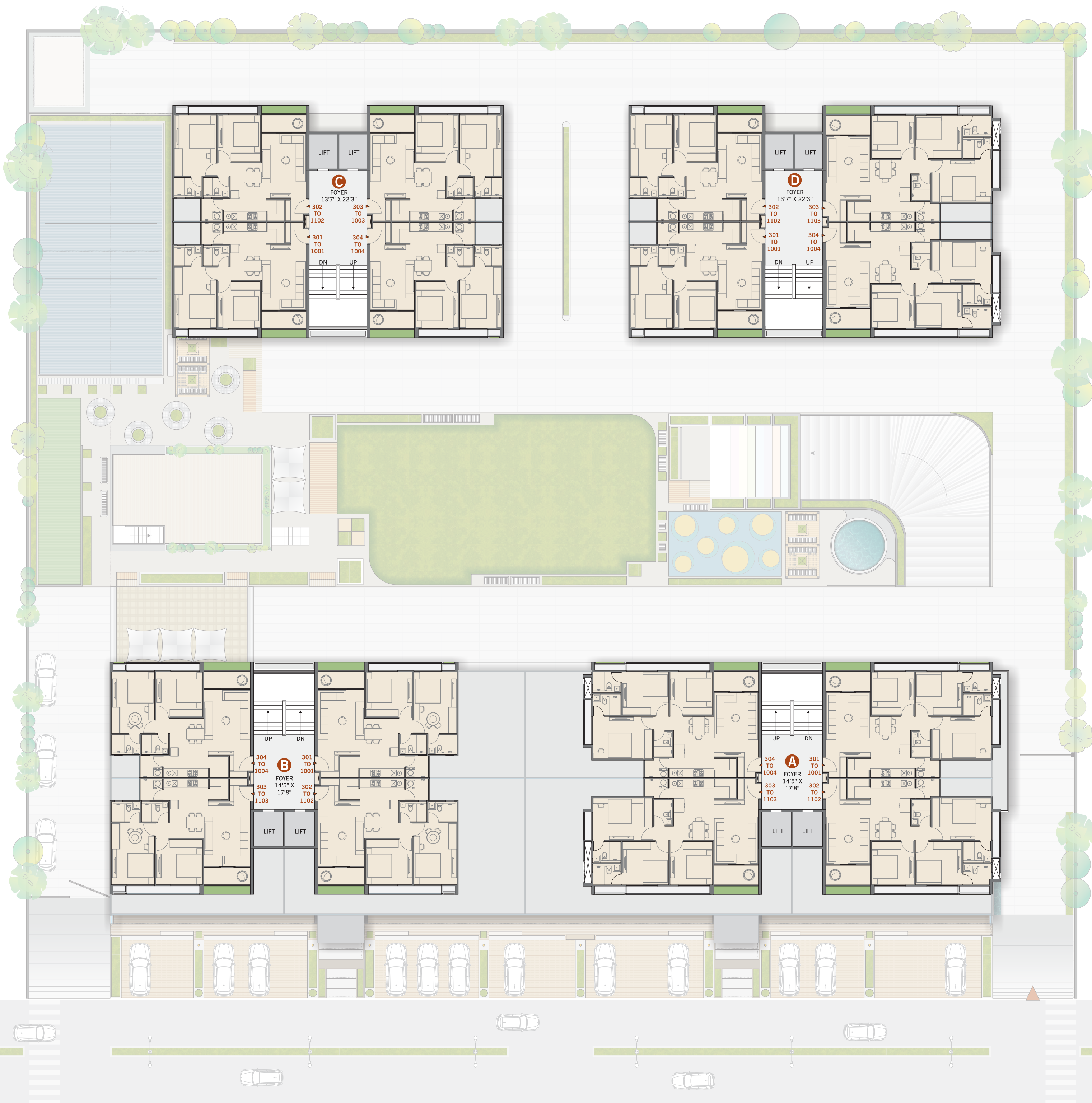
first floor plan



second floor plan



typical floor plan



all apartments are  
**EAST WEST**  
FACING

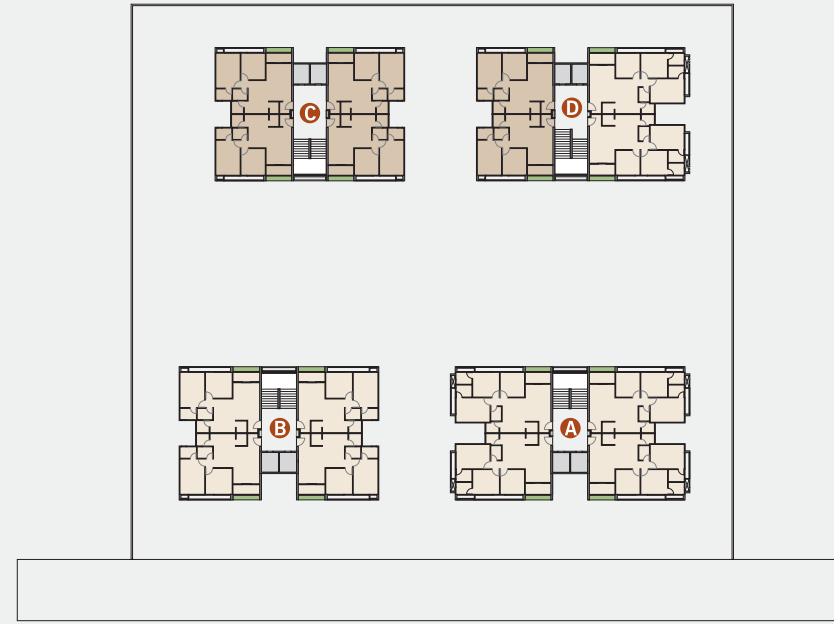
11<sup>th</sup> floor plan



**unit plan (2 BHK) type-1**

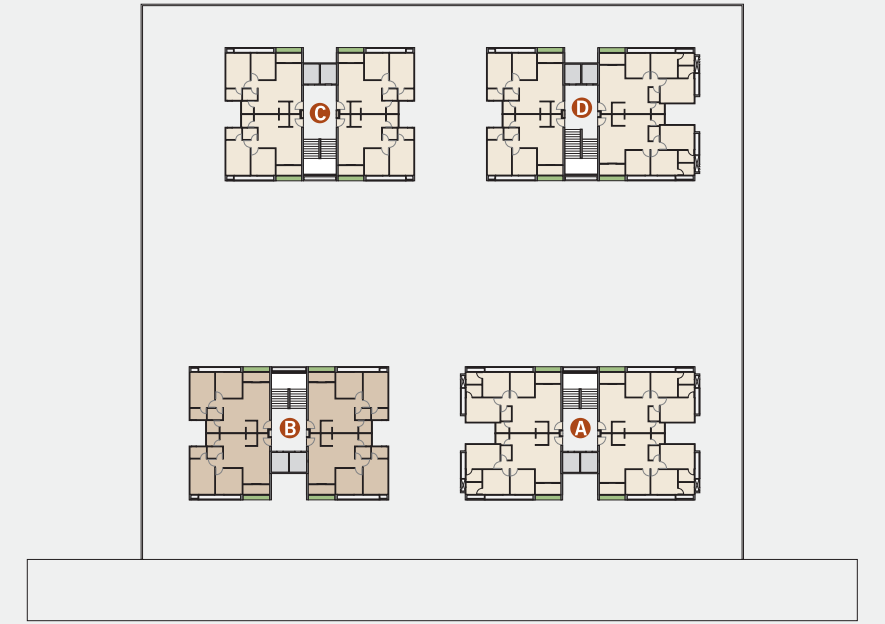
block - C 101 TO 1001  
102 TO 1102  
103 TO 1003  
104 TO 1004

block - D 101 TO 1001  
102 TO 1102



**unit plan (2 BHK) type-2**

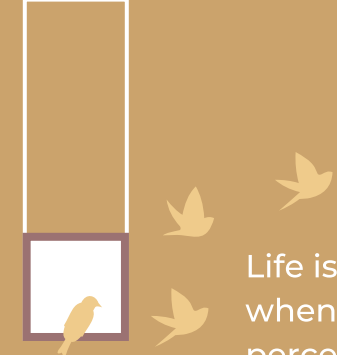
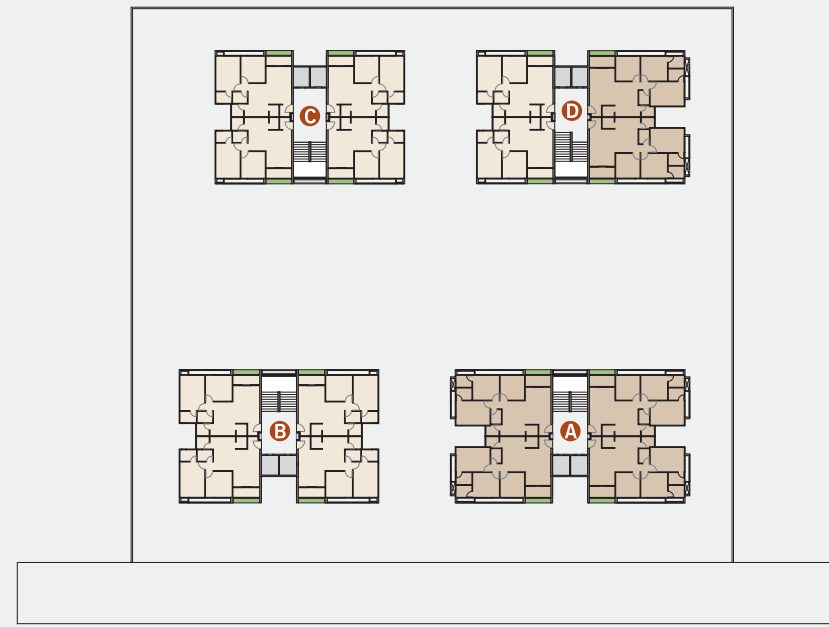
block - B 101 TO 1001  
202 TO 1102  
203 TO 1103  
104 TO 1004



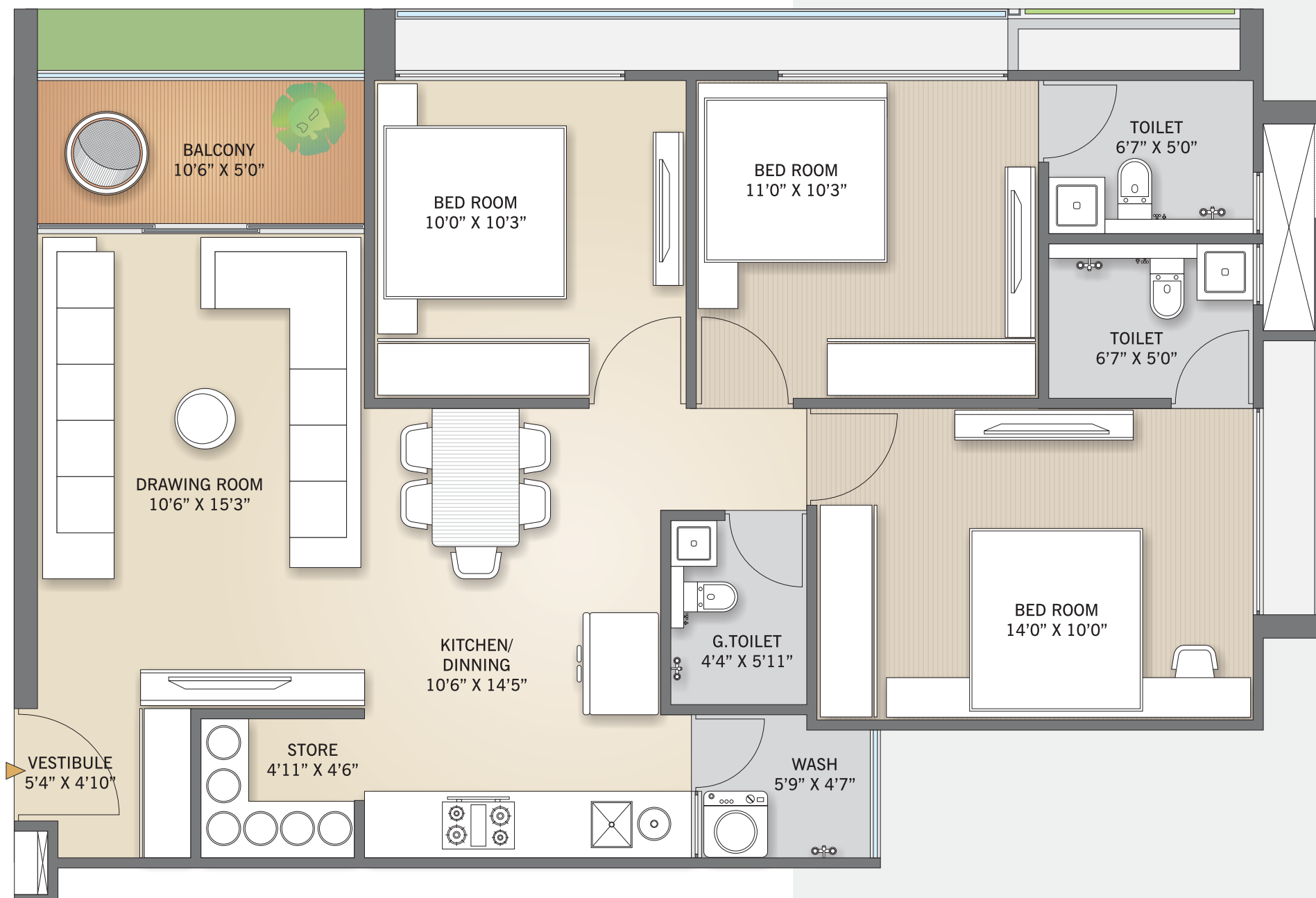


### unit plan (3 BHK) type -3

block - A 101 TO 1001  
202 TO 1102  
203 TO 1103  
104 TO 1004



Life isn't just how you feel about your home. It's how you feel about yourself when you are home. Here is a home that truly reflects your aspirations and your perceptions of what your home should be like.



A HOME  
THAT MAKES YOU  
FEEL SPECIAL



- Striking elevation
- 2 level business spaces
- Panoramic glass displays
- Road-facing frontage
- Easy access
- Ample Parking

Located at one of the most developing location of New Vatva. Viaan Skyrise shopping center creates an environment of success, opportunities and growth with its state of the art amenities suiting diverse business needs.

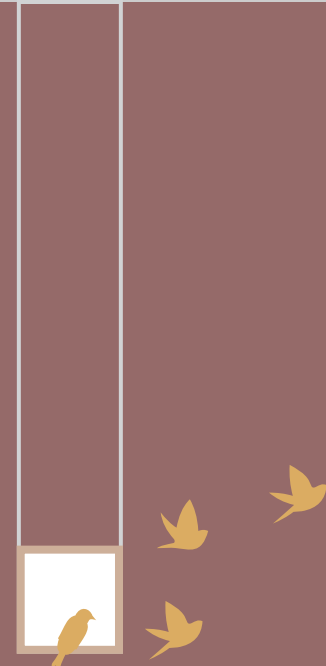




Let the lush lawn, manicured garden and sparkling splash pool cast their spell on you. Behold the world of delightful scenery.



A magnificent world called Viaan Skyrise that is effortlessly luxurious, quietly elegant and exclusively yours. It is a reflection of your dreams, desires, aspirations and choices. A true reflection of who you are. Live here and move closer to happiness.



EXOTIC HOLIDAYS  
AT HOME?  
YES PLEASE!

45 + Premium Amenities



Urban Lifestyle often means little time for yourself and your family. At Viaan Skyrise we have put together an exciting array of lifestyle amenities to help you find more of it. Our state-of-the-art clubhouse along with other recreational facilities is perfect for fun times with friends and memorable moments with family

Fantastic Amenities For  
**Sensational Lifestyle**



EXCLUSIVE  
CLUB FOR  
ABSOLUTE  
INDULGENCE



VIAAN  
**skyrise**  
THE ONLY PLACE TO LIVE IN THE SKY

Piped Gas Supply   Shared Toilet Facility   Multi Level Parking Allotment   Drinking Water Facility   Power Backup System   Beautifully Decorative Entrance Foyer   Waiting Area in Each Entrance Foyer   **For Basic Needs**



Life is an everlasting celebration thanks to the fabulous clubhouse adorned with the fantastic lifestyle amenities. Enjoyment, excitement and entertainment will be an integral part of your day, every day.



**For Cultural & Social**

Exquisite Landscape Garden Design   Society Office   Multipurpose Hall   Club House   Library   Gathering Space   Open Amphitheatre   Home Theatre



Rain Water Harvesting   Tree Plantation in Surrounding Area   Abundant Green Space   Solar Power Panels For Common Area   Waste Management System   Ample Natural Lighting   **To Preserve The Environment**



Grey Water Treatment   Bird Feeder   Electric Vehicle (E.V.) Charging Station   Sufficient Distance Between Buildings   Attractive Elevation Lighting   Extra Large Balconies



# VIAAN skyrise

THE ONLY PLACE TO LIVE IN THE SKY



ADORNED  
BY LUXURY  
INSPIRED  
BY NATURE

## For Security

- Entrance Gate with a Security Cabin
- Personal Security & Video Door Phone System
- 24 x 7 CCTV Surveillance AT Common AREA
- Fire Safety Measures
- Advance Digitalized Security System



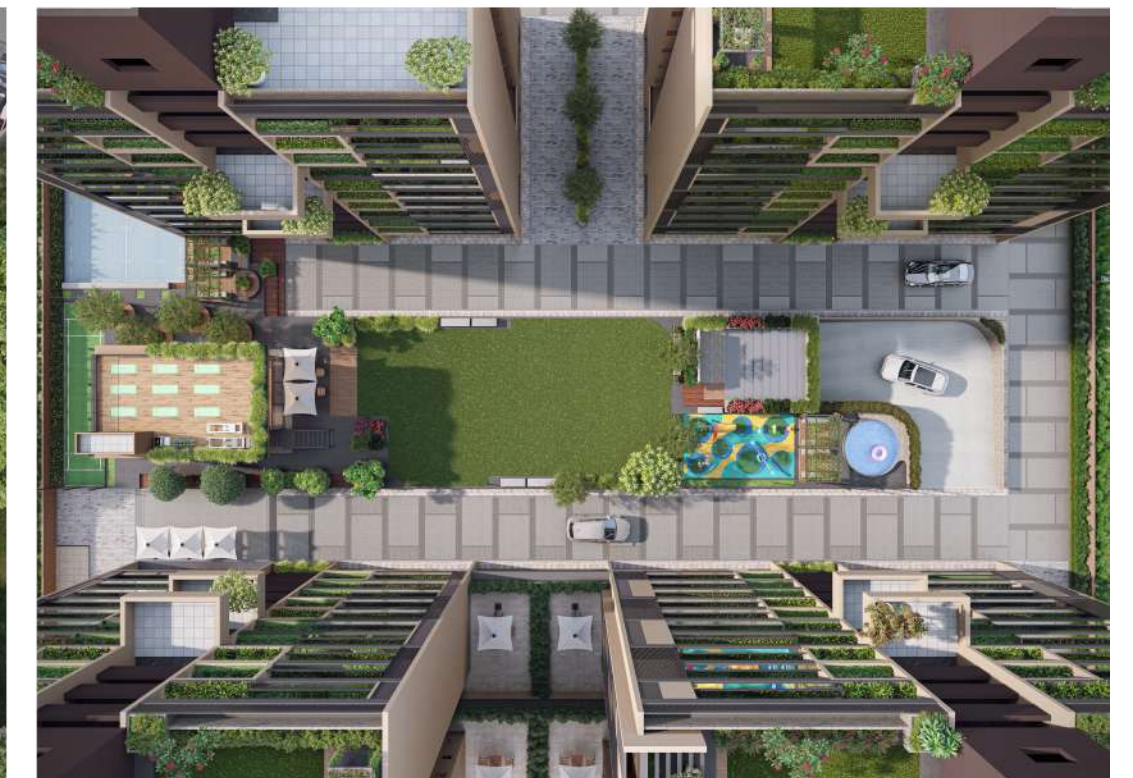
- Mother's Shaded Pavillion
- Splash Pool
- Pleasant Sit-Out Zone for Senior Citizens
- School Pickup & Drop off Zone
- Children Play Zone
- Toddler's Zone



## For Kids & Parents

## For Health

- Open Terrace for Yoga & Meditation
- Indoor Games
- Gymnasium
- Walking Trail



- Badminton Court
- Basket Ball Court
- Box Cricket
- Multipurpose Court
- Volleyball Court
- Skating Rink



## For Sport

A WORLD OF MODERN  
LUXURIES THAT IS  
BEYOND YOUR DREAMS





Developing By:



We Build Trust  
An ISO 9001:2015 Certified Company

A Project By:



**VIAAN SKYRISE**

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Architect



St. Engineer



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