

A NEW *beginning*





A NEW BEGINNING

"New Home New Beginning New Memories" - Anonymous

Exploring its full potential, primarily **Sun Shela One** is favorably located. With all the amenities within close proximity it ensures all your necessities are within easy reach. Well planned & designed aesthetically, you can rest assured of creating the best memories.

The layout successfully includes a jogging track, basement parking, a well equipped club house, a projector screening wall and also a well planned seating space for 'greet and meets'.

The 2 to 2.5 BHK apartment units are designed ingeniously and the panoramic view will further reinstate that you have made the right choice!



THE *happiness* BEACON

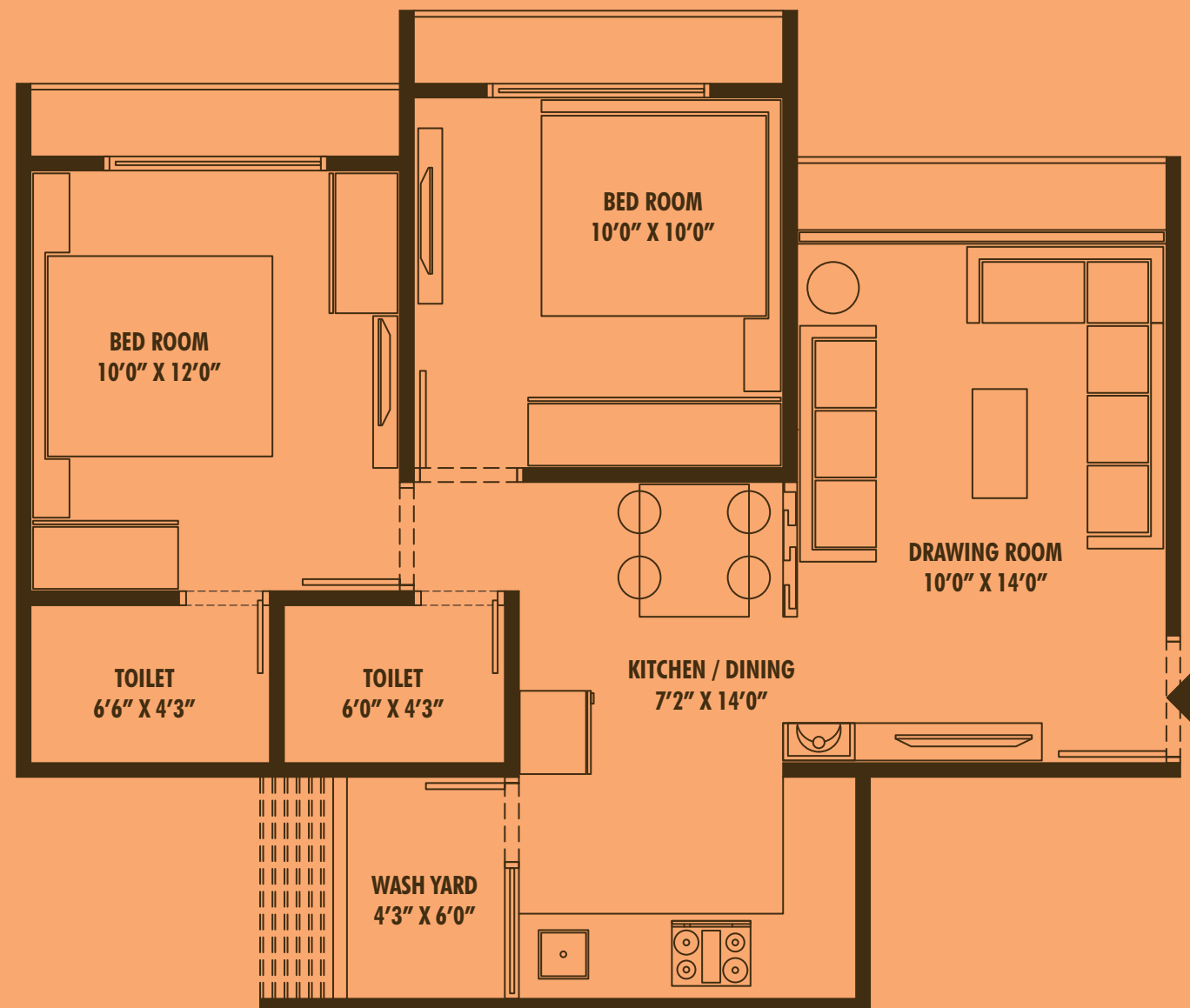
SITE LAYOUT



COMMON AMENITIES

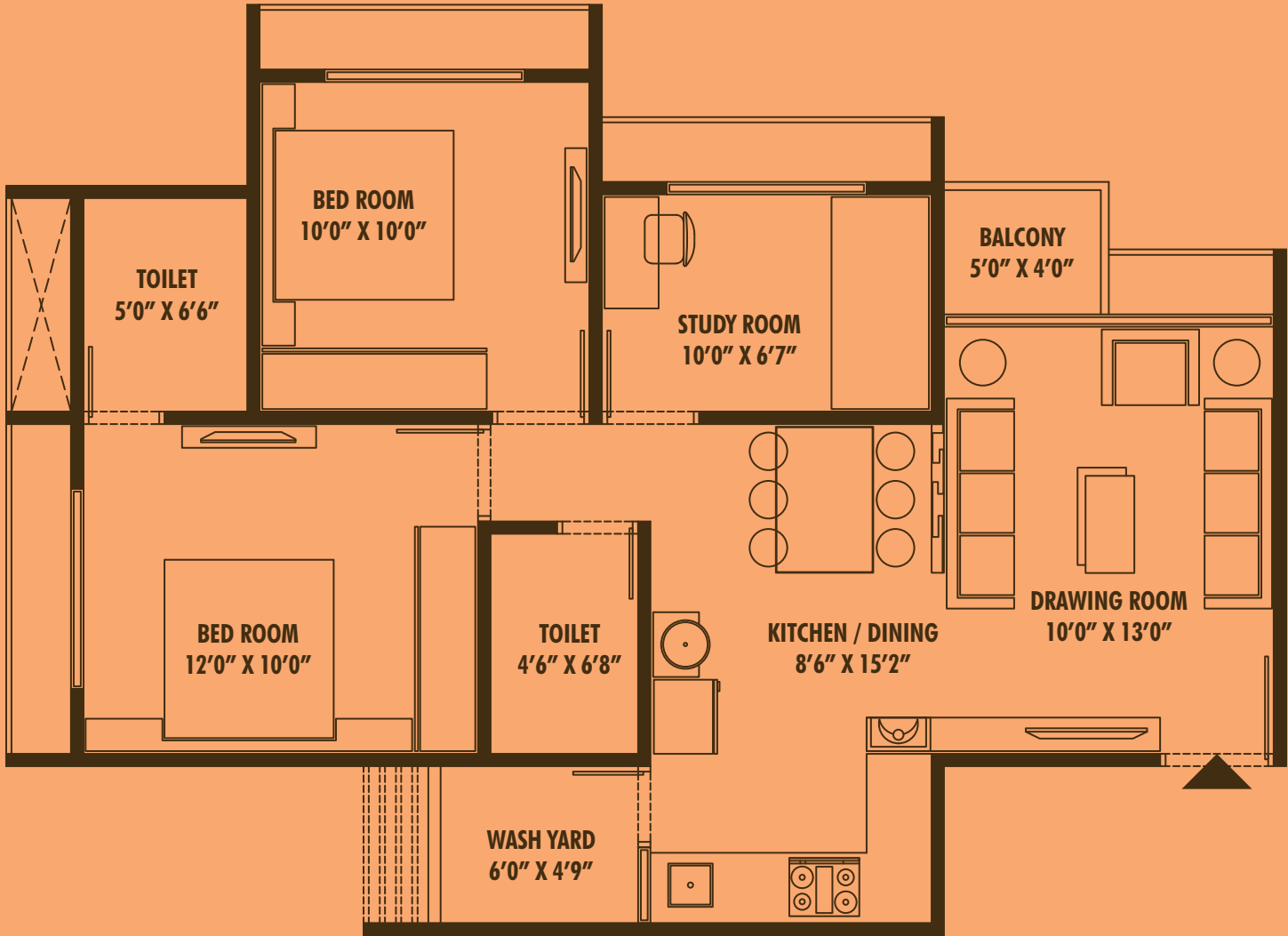
- 01. ENTRANCE GATE
- 02. SECURITY CABIN
- 03. PICK-UP ZONE
- 04. DROP-OFF ZONE
- 05. EXIT GATE
- 06. PARKING
- 07. BASEMENT RAMP-IN & OUT
- 08. UTILITY AREA
- 09. EVENT / PARTY LAWN
- 10. STAGE / DECK
- 11. PROJECTOR SCREENING WALL
- 12. CHILDREN PLAY AREA
- 13. CRICKET BATTING CAGE
- 14. CLUB HOUSE
 - 14.1. INDOOR GAMES
 - 14.2. GYMNASIUM
- 15. JOGGING TRACK
- 16. BIRD FEEDER
- 17. SCATTING RINK
- 18. SENIOR CITIZEN SIT-OUT

TYPICAL 2 BHK UNIT PLAN





TYPICAL 2.5 BHK UNIT PLAN



PROJECT ATTRIBUTES

FEATURES

- Well Designed Entrance Foyers
- 2 Automatic Elevators per Block
- CCTV System in Campus
- Well Equipped Fire Hydrant System as per norms
- Earmarked Space for AC outdoor units
- Well Manicured Campus with green environs
- Internal Roads of RCC/Stone Paved
- Power Back up for required common utilities
- Well planned parking at ground and basement level – 1 car allotted per unit

UNIT SPECIFICATIONS

Flooring

- Living/Dining - Vitrified Tiles
- Bedroom - Vitrified Tiles
- Balcony - Antiskid Ceramic Tiles

Kitchen

- Vitrified Tiles Floor
- Granite Platform with SS sink
- Ceramic Tiles Dado above platform
- Kota Stone in wash yard with ceramic dado

Doors & Windows

- Flush Doors with Both side laminate & quality locksets

Toilets

- Glazed Ceramic tiles dado upto lintel level
- Premium Quality Plumbing Fittings & Sanitary ware

Electrification

- Concealed Copper wiring of ISI Brand
- Adequate power outlets with modular switches in all areas
- Provision for Split AC in Living room & Master Bedroom.
- Protective ELCB for each apartment

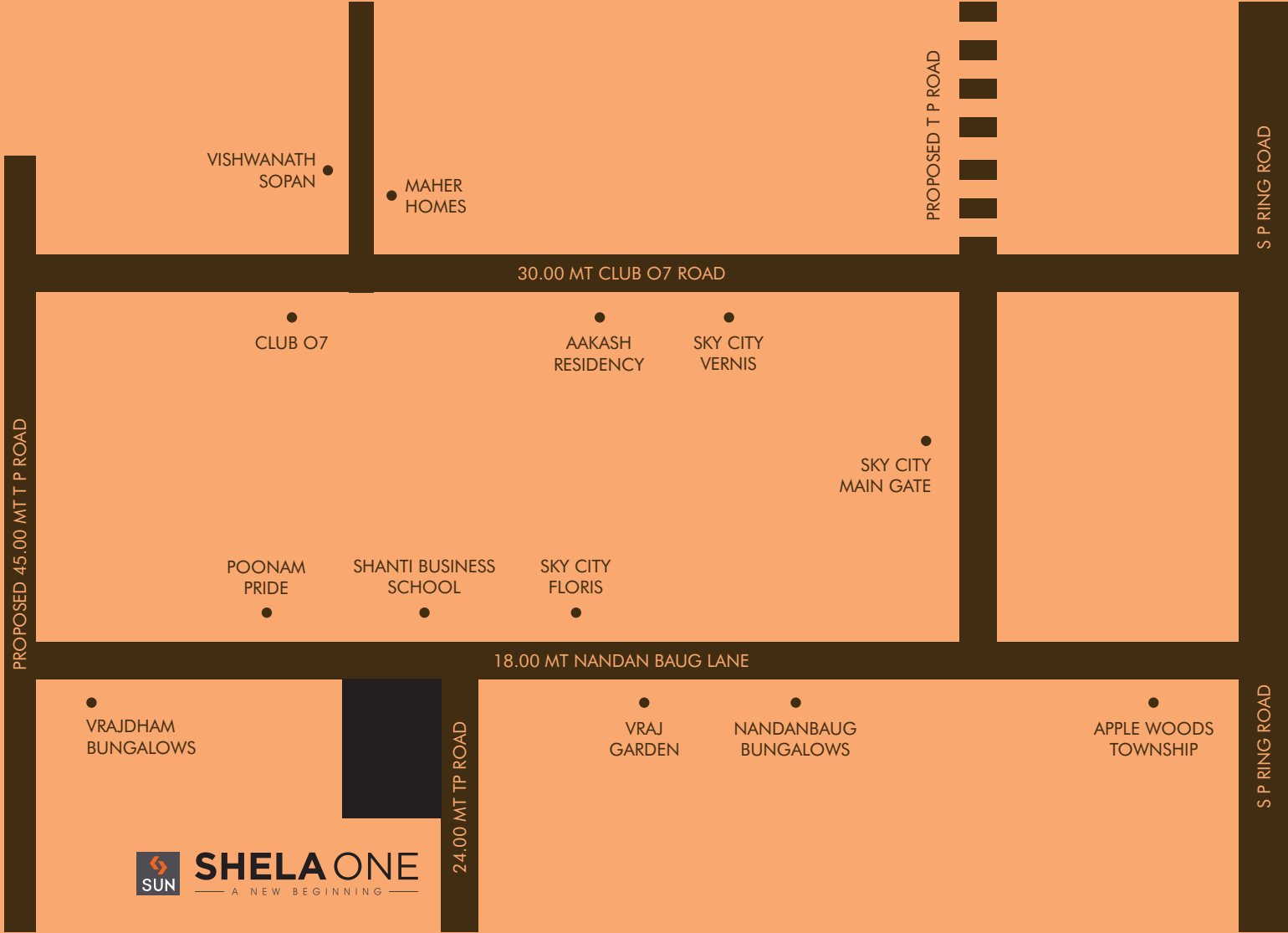
Wall Finish & Color Works

- Internal Wall : Putty Finish over mala plaster
- External Wall : 100% Acrylic Paint over sand faced plaster/texture





LOCATION



Site Address: SUN SHELA ONE - Opp. Shanti Business School, Nandanbaug Bungalows Lane, Shela.

Over the last three decades Sun Builders Pvt. Ltd. has remained committed to delivering quality living space solutions while creating the most efficient facilities for the end-users.

We treat every building that we make, be it a community space or a corporate house, as a landmark in the making and see the project diligently through its pre-construction, construction, operations, delivery and facility audit stages.

Our effort in the right direction and dedication to fulfill our commitment, has built an enduring trust thereby creating a legacy that is now synonymous with Sun Group.

- Disclaimer
- | Good Environment is the main feature of the society.
 - | Plans, Specifications and Features subject to change without prior notice.
 - | This brochure is just for an easy presentation of the project and should not be treated as a legal document.
 - | The entire dimension given is approximate & unfinished.
 - | Additional details of the project as per fact-sheet attached herewith.
 - | Subject to Ahmedabad jurisdiction.
 - | The details, facts, specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.

RERA NO. : PR/GJ/AHMEDABAD/SANAND/AUDA/MAA06004/060919, www.gujrera.gujarat.gov.in



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