

**LUXURY LIVING**  
IN THE FINEST LOCATION OF AHMEDABAD

**SHARDA**  
REALTY

**SHIVALIK SHARDA  
HARMONY**

⊕ Panjrapole

3 BHK + WFH Apartments & Showrooms



# Facts

## ➤ Apartments

- 3 BHK + WFH Apartments & Showrooms
- 2045 Indicative SBA (55% RERA Carpet)
- 232 Apartments
- 13 Floors (Tower - A,B,E,F) / 14 Floors (Tower - C,D)
- Top Floors with Penthouse
- 2 Allotted Parking Per Unit

## ➤ Showroom

- 1100 Sqft Sba onwards
- Ground + 2 Retail spaces

## ➤ Possession on July 2023



# Amenities & Features



GYM



Indoor Games



Children Play Area



Senior Citizen Area



Activity Room



Landscape Garden



Intercom



Gas Pipeline



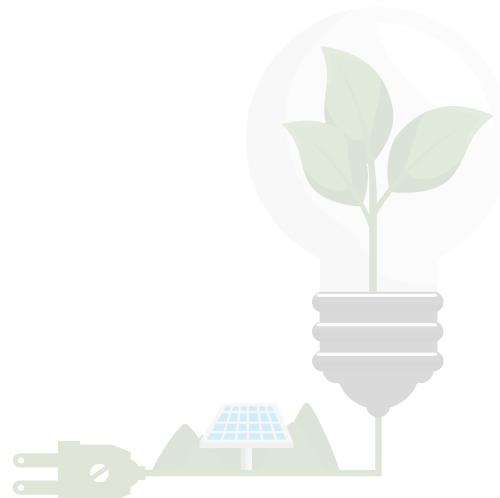
CCTV Surveillance



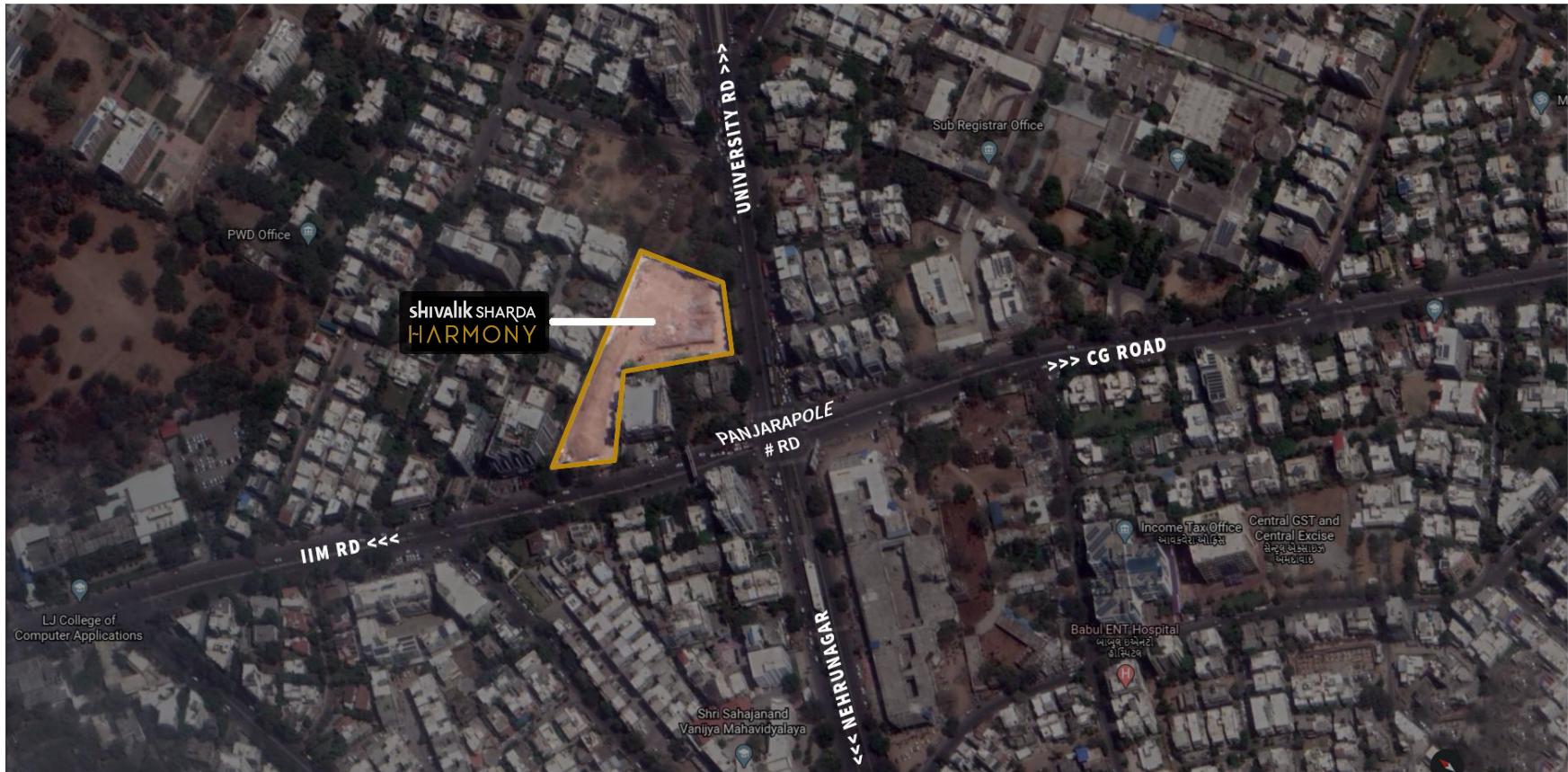
Smart Society App

# Green Building Features

- Sewage Treatment Plant
- Rainwater Harvesting
- Dual Plumbing in apartments
- Solar Panel Backup for common
- Water Efficient Plumbing Fixtures
- Charging Point for Electrical Vehicle
- Universal Design for Differently-abled
- Use of Low VOC materials lie paints, adhesives, etc.
- Energy Efficient Lighting Fixtures with Standard lux level
- Waste Management System to treat 100% Organic Waste
- Separate Drainage and Water System for Commercial and Residential



# Location



# Connectivity

- Airport 25 min | 13 km
- Ahmedabad Railway Station 20 min | 7.5 km
- BRTS Accessibility
- Education Institutions (IIM , AMA , Gujarat Uni., Ahmedabad Uni. etc)
- Entertainment & Food Zones (Ahmedabad ONE Mall, C.G. square)
- Hospital (Fusion , Kaizen, Vijay Shalby)
- Temples
- Business Connectivity (C.G. Rd 2 km, Ashram Road 5 km, S.G. Highway 4 km)



# Specifications

## ➤ FLOORING

- Vitrified Tiles in Drawing, Living, Dining & Bedrooms
- Granite Platform with S.S. Sink & Tiles upto Lintel Level in Kitchen
- Natural granite / Rustic Tiles in Balcony

## ➤ COLOUR

- Internal - Putty Finish
- Exterior - 100% Acrylic Paint

## ➤ DOORS

- Main Door - Polish Natural Veneer with natural latch
- Video door phone

## ➤ BEDROOM & TOILET DOOR

- Both side paint with SS hardware

# Specifications

## ➤ TOILETS

- Glazed / Ceramic tiles upto lintel level
- Counter basin / wall hung basin
- Branded EWC couple closet
- Branded Cp brass fittings

## ➤ ELECTRIFICATION

- 3 Phase Concealed ISI Copper Wiring with Modular Switch
- MCB Distribution Panel

## ➤ WINDOWS

- Anodised / Powder coated aluminium windows



# Apartment Pricing

CARPET AREA	<b>1125</b>	
INDICATIVE SUPER BUILT UP AREA	2045	

# About

developers are on a quest to build a legacy of timeless elegance. Pioneering the skyline of the

city already, they are steadily conquering the state of Gujarat on the front of luxurious Residential & Commercial spaces.

**2**

DECADES OF  
EXPERIENCE

**30+**

LANDMARKS  
BUILT

**50+**

LACS SQ.FT.  
DEVELOPED

**15+**

LACS SQ.FT. UNDER  
DEVELOPMENT



# Thank You

