

A plus that  
you deserve



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nirman

Stellar









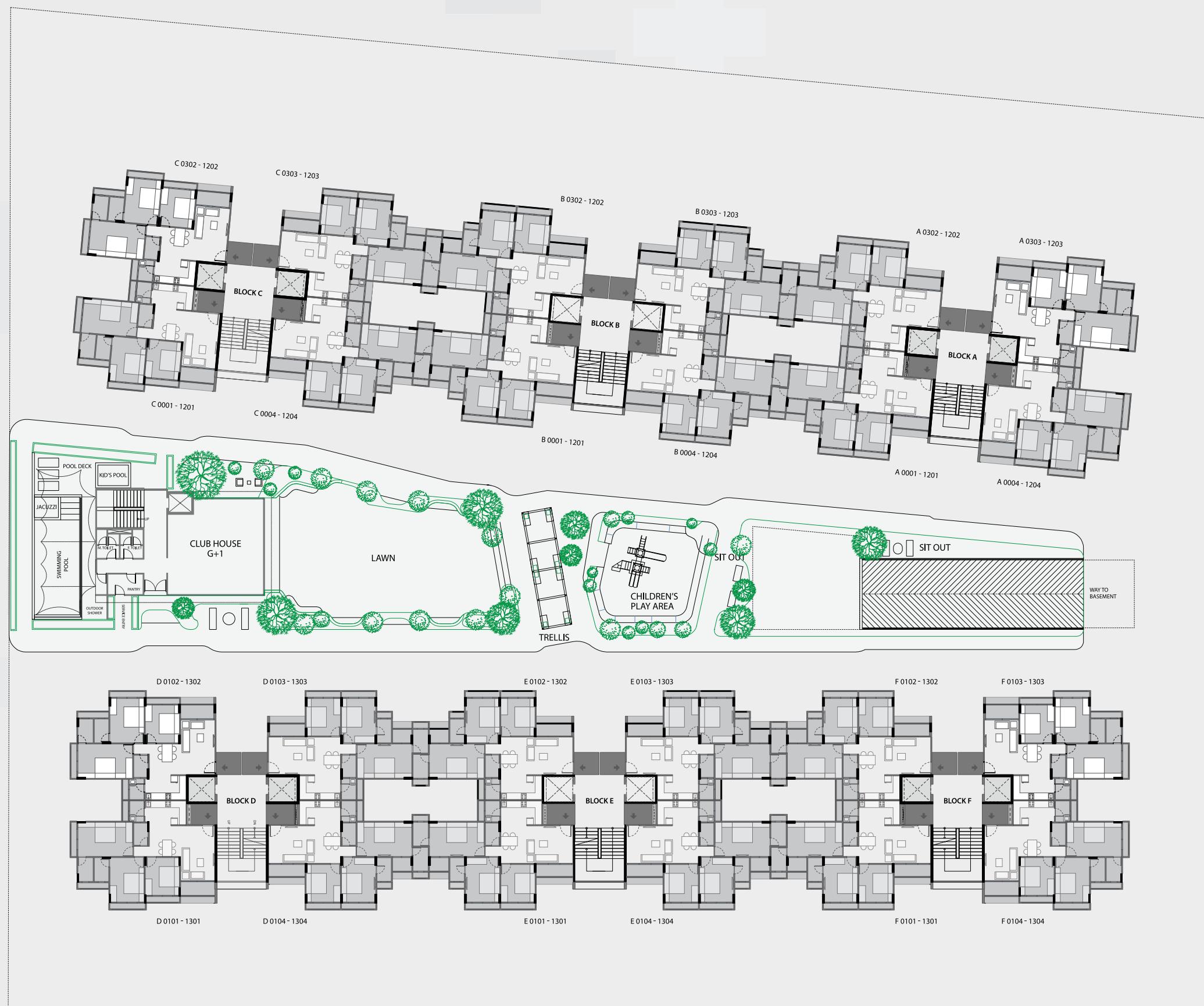












Typical Floor Plan





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3 BHK HOMES













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3 BHK HOMES













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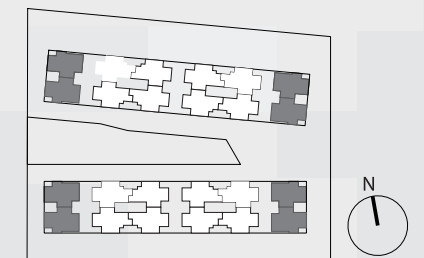
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3 BHK HOMES





### 3 BHK - Type 1



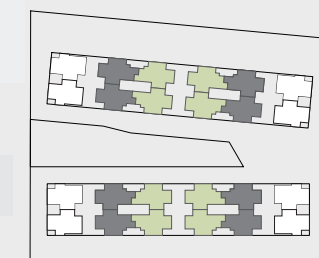
Note: Pre-vestibule direction will change as per the layout plan.







### 3 BHK - Type 2



Note: Pre-vestibule & Block B & E Toilet 3 flipped as per the layout plan.

■ Type 2 ■ Horizontal Flip of Type 2







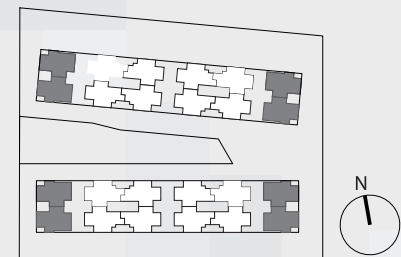








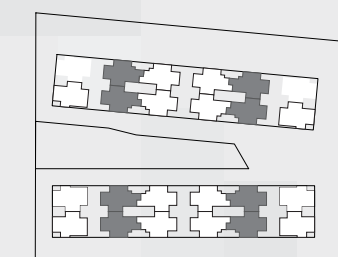
Penthouse - Type 1







**Penthouse - Type 2**



Note: Pre-vestibule & Block B & E Toilet 3  
fliped as per the layout plan.



# Specifications

## Flooring :

- Vitrified flooring in living, dining and all bedroom
- Antiskid tiles in Balcony

## Kitchen :

- Polished natural granite platform with stainless steel sink
- Glazed tiles dado up to lintel level on wall above kitchen platform
- Vitrified flooring in kitchen
- Vitrified Tiles or Kota Stone in wash area

## Doors :

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

## Windows :

- Aluminum sliding windows

## Bathrooms :

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

## Electrification :

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

## Wall Finish :

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

## Elevator :

- Premium quality 2 automatic elevators (one stretcher/service elevator)

# 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

# Amenities



Sit-Out Plaza



Kid's Play Area



Box Cricket



Trellis



Yoga



Party Lawn



Kid's Pool



Indoor Games



Well Equipped Gymnasium



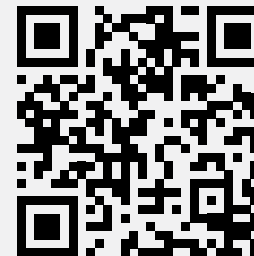
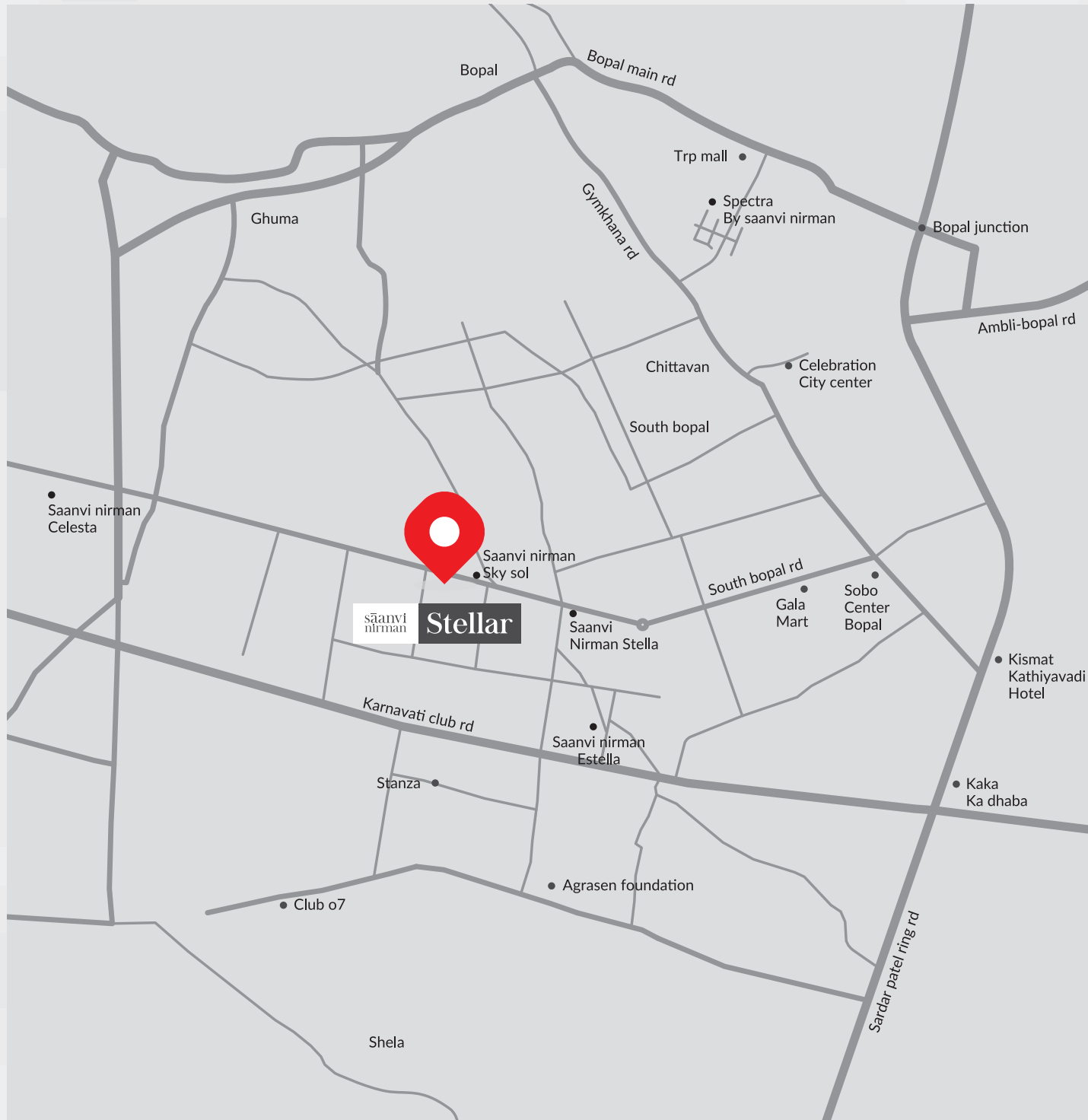
Club House with Pantry

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**"Project is mortgaged to and funded by Bajaj Housing Finance Ltd."**



# sāanvi nirman



Scan for location

## Site Address

Saanvi Nirman Stellar, Opp. Sky Sol, Safal Parisar Rd.,  
South Bopal Ext. Ghuma, Ahmedabad - 380058

## For Booking/ Enquiry

☎ **96960 07000**

✉ [enquiry@saanvinirman.com](mailto:enquiry@saanvinirman.com)

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