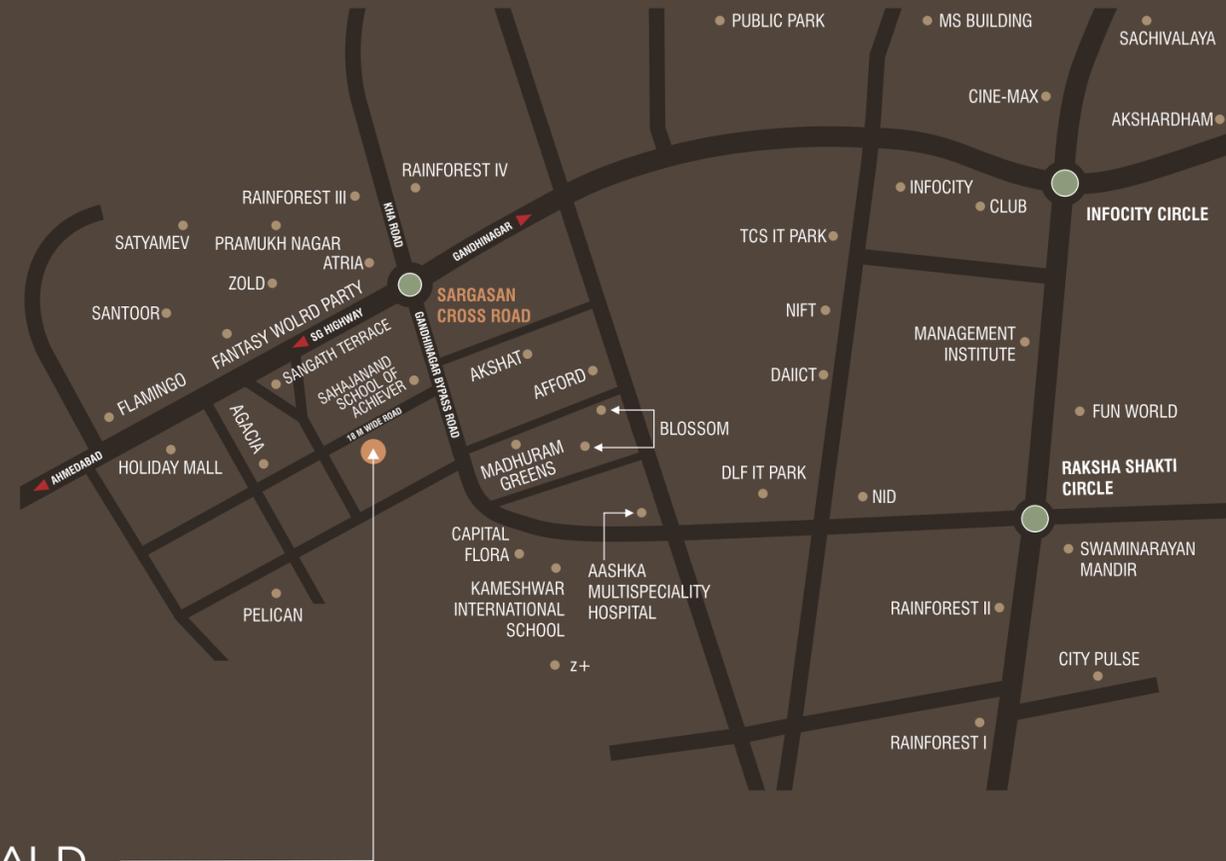


LOCATION MAP



AAVKAR EMERALD

A COMMUNITY FOR LIFE'S ACHIEVERS



A COMMUNITY FOR LIFE'S ACHIEVERS

2 BHK MODERN LIVING

<p>DEVELOPER</p>  <p><b>SANIDHYA DEVELOPERS</b></p>	<p>ARCHITECT</p>  <p><b>VIPUL PATEL ARCHITECTS</b> RONAK PATEL, JINAL PATEL, NAIYA PATEL</p>	<p>STRUCTURE DESIGN</p>  <p><b>AMU</b> CONSULTING ENGINEERS</p>	<p>FOR FURTHER INQUIRY CONTACT ON</p> <p><b>+91 88665 12315</b> <b>+91 88662 52316</b></p> <p>www.aavkargroup.in email : info.aavkaremerald@gmail.com</p>	<p>SITE ADDRESS : <b>AAVKAR EMERALD</b> BEHIND SAHJANAND SCHOOL OF ACHIVER, NEAR SARGASAN CROSS ROADS, GANDHINAGAR</p> <p>PR/GJ/GANDHINAGAR/GANDHINAGAR/OTHERS/RAA06989/110520 RERA WEBSITE: <a href="http://guirera.guiarat.gov.in">http://guirera.guiarat.gov.in</a></p>
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## AAVKAR EMERALD

A COMMUNITY FOR LIFE'S ACHIEVERS

You've aimed high, and you've got there. You're at the top of your league, a cut above the rest. Now all you need is an address that befits your stature. A residence so luxurious, so stylish, it clearly signals your undisputed success to the world.

A home you'll be proud to call your own: An address that celebrates your success.

A contemporary tower with only four super-spacious residences per floor, and a lifestyle others can only dream of.

Go ahead, let the world know you've arrived.

Soaring **14 STOREYS HIGH**,  
AAVKAR EMERALD stands as tall as your  
achievements, perfectly located on  
most ideal area in Gandhinagar.

Iconic in design and magnificent in  
scale,  
AAVKAR EMERALD places at your  
disposal every possible facet of a great  
lifestyle. While your spacious  
residence, with its fine fittings, and  
spectacular views, proclaims luxury  
from every corner.

AAVKAR EMERALD. A residence that,  
like you, is simply a cut above.



AAVKAR EMERALD

A COMMUNITY FOR LIFE'S ACHIEVERS





A COMMUNITY FOR LIFE'S ACHIEVERS



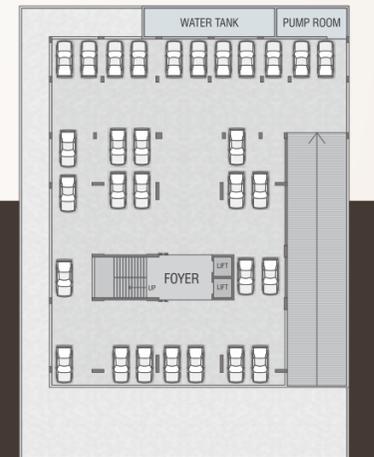
AAVKAR EMERALD



GROUND FLOOR PLAN



AAVKAR EMERALD



BASEMENT PLAN

# TYPICAL FLOOR PLAN

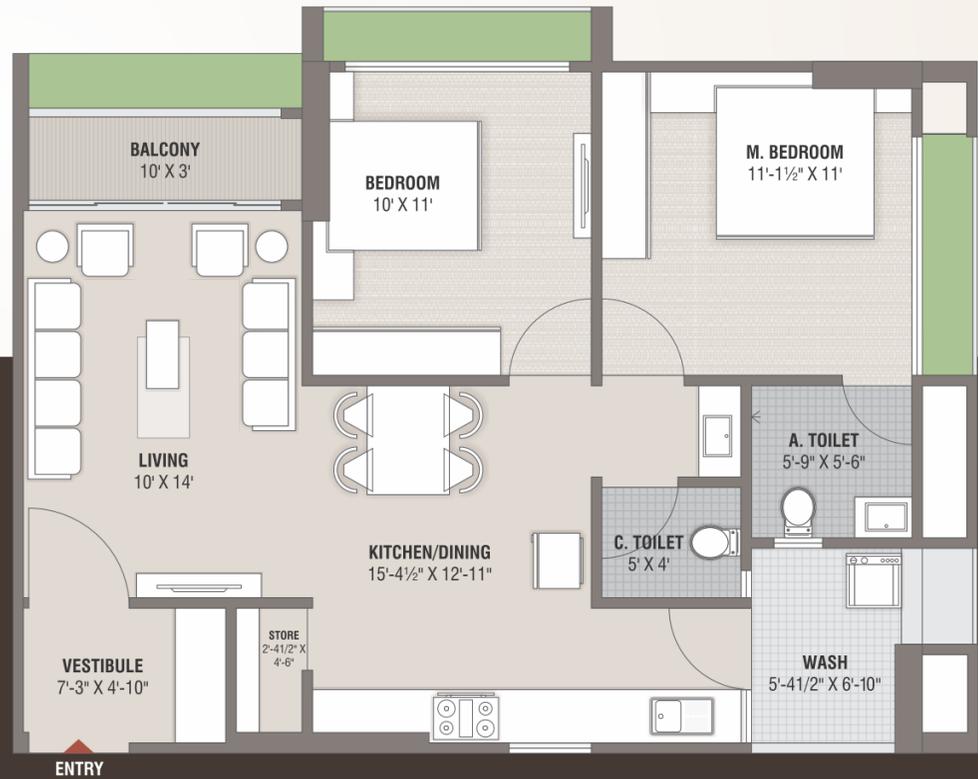
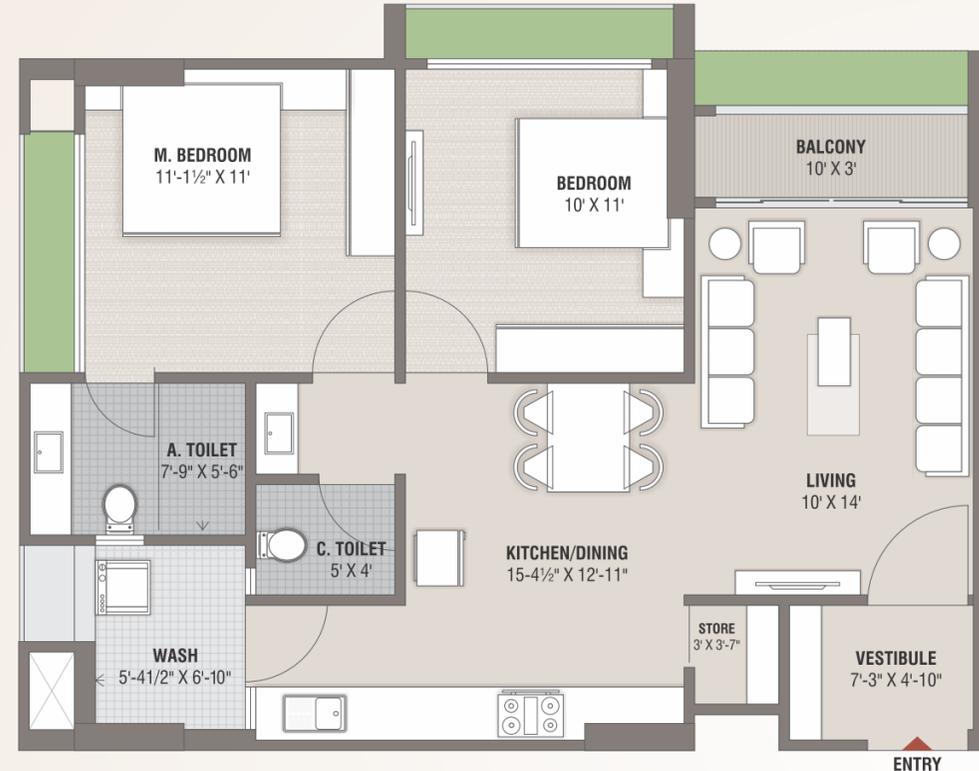


- FEATURES AND AMENITIES**
- Beautiful Landscaped Garden with Sit-outs
  - Multipurpose Hall
  - Children Play Area with Sand Pit
  - 24 X 7 CCTV Surveillance
  - Indoor Games Zone
  - Lounge and Waiting Area
  - Elegant Entrance Foyer at Ground Floor
  - Decorative Entrance Gate with Security Cabin
  - Ultra contemporary aesthetic building elevation
  - Spacious Layout for Comfortable Living
  - Attractive Compound Wall

18 M . W I D E R O A D



# UNIT PLAN





## SPECIFICATIONS



**Structure**  
Earthquake resistant RCC frame structure.

**Wall Finishing**  
Internal Smooth plaster with double coat white cement based putty finish.  
External plaster with 100% acrylic texture paint.

**Flooring**  
Premium quality Vitrified tiles in all rooms.

**Kitchen**  
Superior quality Granite Platform with Designer Glazed Tiles upto Lintel level and SS sink.

**Toilets**  
Designer Wall Tiles upto Lintel level. Premium Plumbing Fittings and Accessories(as per ISI standards).

**Doors & Windows**  
Decorative Main Door with Handle and Safety Lock Fittings.  
All Internal Flush Doors.  
Sliding Powder Coated Aluminium Section Windows

**Electrification**  
Single phase concealed ISI copper wiring with quality switches.

**Automation & Security**  
24 X 7 Secured CCTV surveillance system.

**Parking**  
Provision for car parking space.

**Water Supply**  
Underground and Overhead water tank.  
Borewell with submersible pump.

**Fire Fighting**  
Fire Tank and Fire Pump along with system as per requirement.

**Common Development**  
2 Premium elevators meeting ISI standards.  
Letter box for each flat  
Landscaped areas on Ground Floor.  
Rain Water Harvesting for Eco-Friendly Water Conservation

Notes : • GMC/GUDA, LEGAL etc charges would be charged extra • Stamp duty registration charges would be charged extra. • Service tax/ GST or any such additional taxes would be charged extra. • Internal changes would be permitted at extra cost and with prior permission and no external changes would be permitted. • Developer reserves all the right to make any change without notice. Such changes should be binding to all members. • The Brochure is only for illustration purpose and is not a legal documents or a binding one. • The brochure is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only. • The dimensions shown in the brochure are approximate and may change slightly without causing any material adverse effect to the purchaser. • All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images. • The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation and the prospective purchasers of the 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. • Furniture shown in the simulated images do not form part of the sale of any property by the developer.