Shivam
HEIGHTS

Developers:

Shivam Developers

Site: **“Shivam Heights”**,
Near Ashapura Mandir,
High Tension Road,
Near Madrid County,
Next to 75 Mtr Ring Road,
Bhayli, Vadodara-391410.

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shivamheights26@gmail.com

LOCATION

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2 BHK SPACIOUS APARTMENTS



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A Life of Luxury

A good address makes life easier. A good home makes you want to return. At Shivam Heights, you get both. Set in Bhayli, everyday conveniences and key destinations are close by, and you will always be connected to the city. The spacious 2 BHK layout gives you room to stretch out, entertain friends or simply enjoy your own space. An elegant facade sets the tone, while luxurious interiors, quality finishes and modern comforts make everyday living that much more enjoyable. Everything you want from home, right where you want to be.



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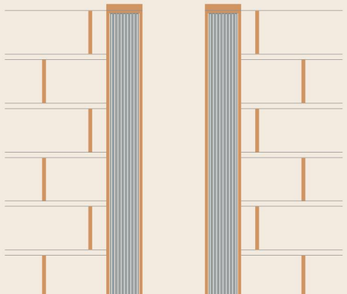
An Epitome of Beauty

What if your home looked as good as you imagined it? With two magnificent towers, clean lines, wave-form railings and modern textures, the architecture strikes a balance between minimal and magnificent. The uncluttered facade, neat detailing and contemporary finish give the towers a look that feels current, classy and built to last.



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A World of Leisure

Who says a little me-time needs a plan? With leisure right within your residential community, unwinding becomes part of your everyday. Take a break from the usual, slow down when you want, and enjoy the little luxury of downtime just steps away.



Leisure Amenities

- Magnificent AC Club House
- Gazebo
- A C Gymnasium
- Children's Play Area Landscape Garden
- Open Yoga Space
- Indoor Games & Recreational Activities



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Value Additions

- Allotted car parking for all flats
- 24x7 Security
- CCTV Surveillance
- 24x7 Generator power backup for common areas
- Auto-door branded 2 elevators in each tower
- Solar electricity for common areas*
- 180° visibility for each flat
- All doors & balcony slider with 8 feet height
- 37 feet long walkable balcony
- Adequate fire safety system as per government norms



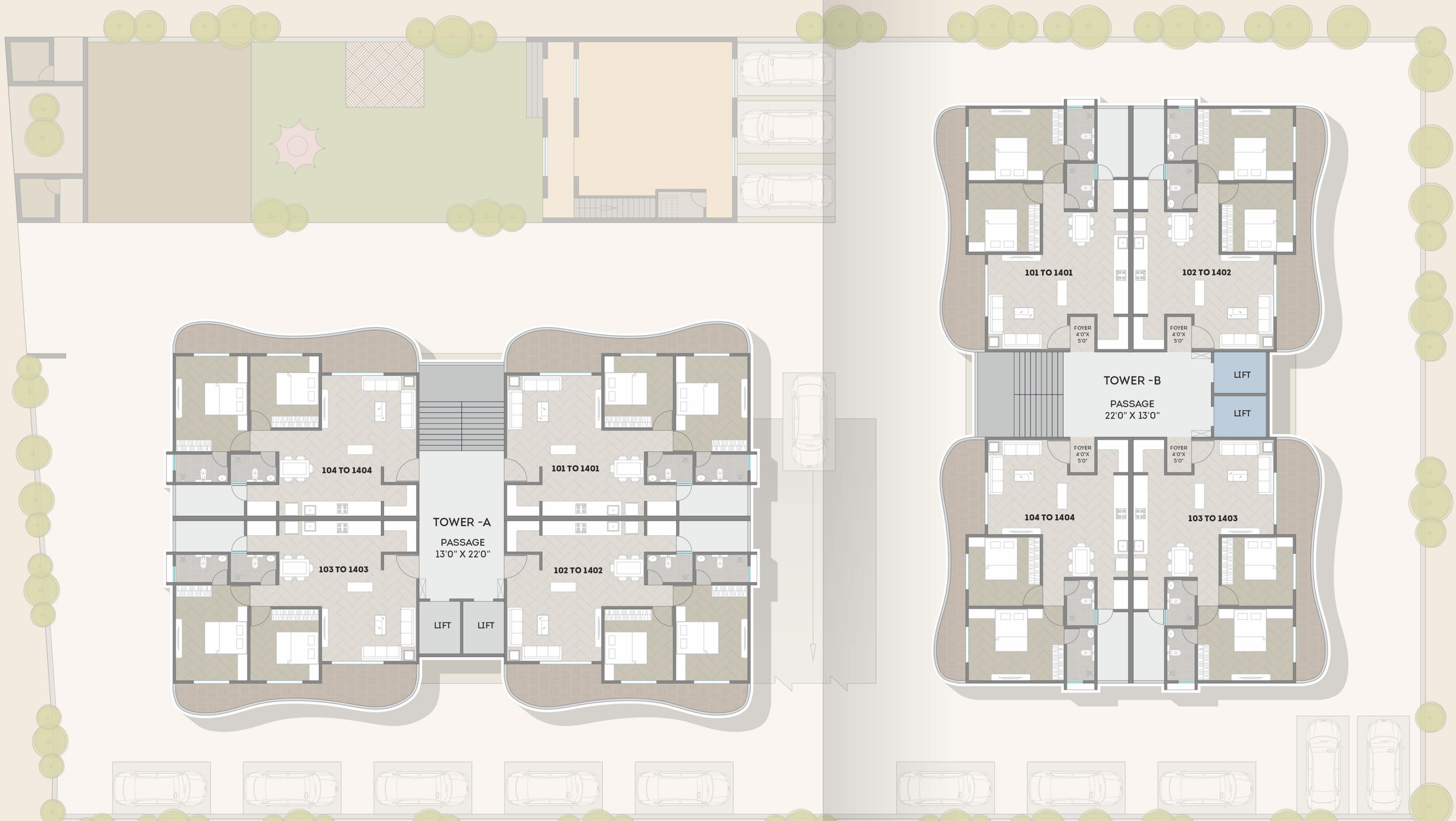
GROUND FLOOR



N

BASEMENT FLOOR





TYPICAL
FLOOR
(1 TO 14)

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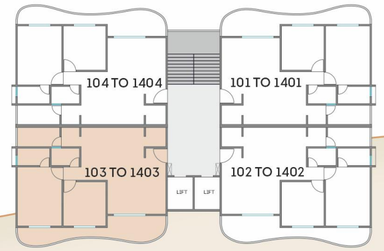
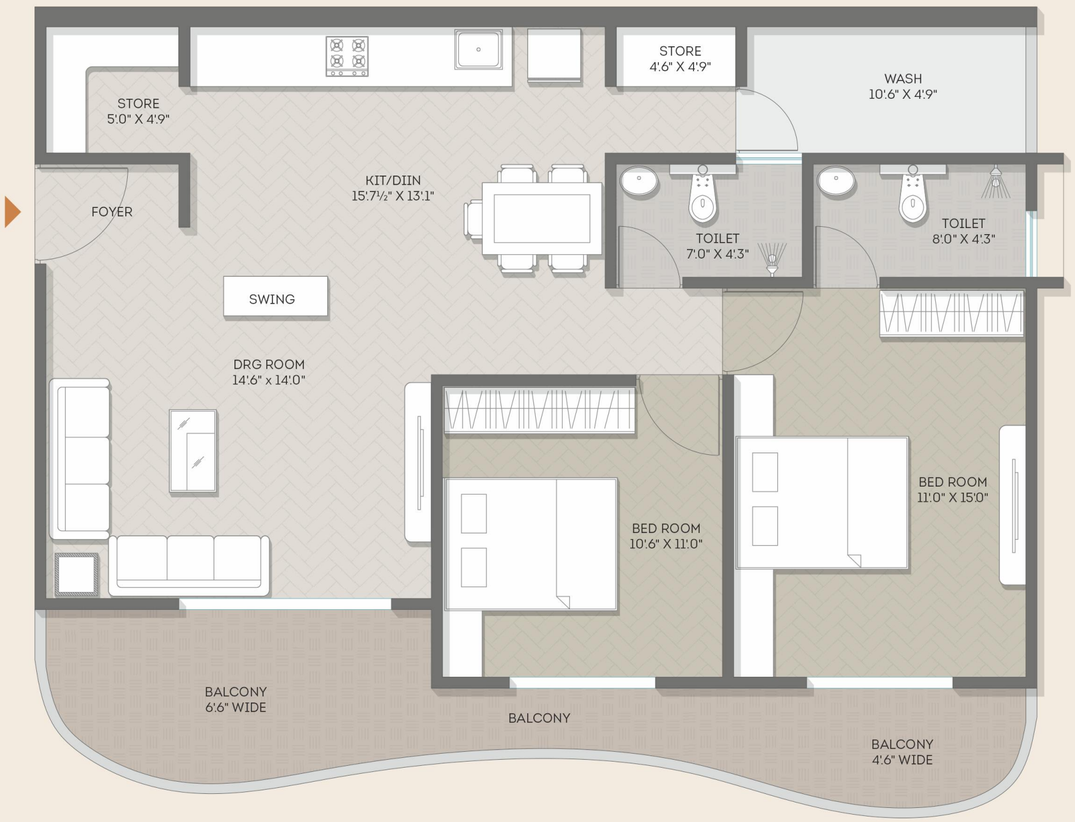


TYPICAL UNIT PLAN

CARPET AREA: 1033 SQ.FT.





Specifications

Structure:
- Well designed RCC frame structure as per structural engineer's design.

Flooring:
- 2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:
- Granite platform with SS kitchen sink tiles over the platform.

Bathrooms:
- Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles.

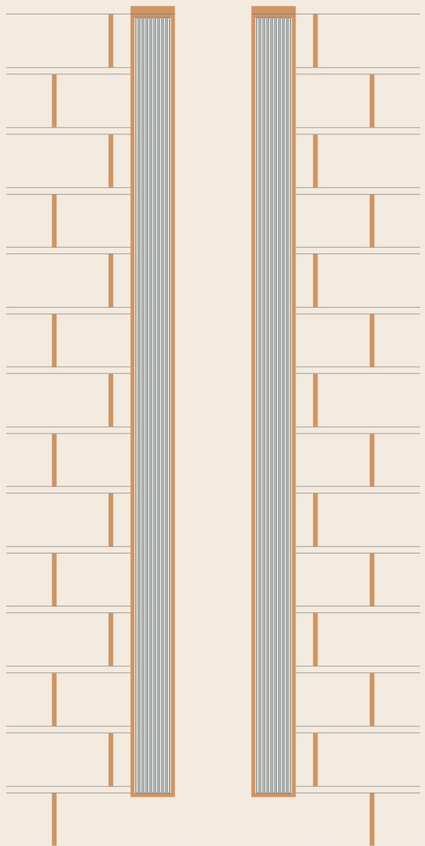
Plumbing:
- Systematic wall concealed CPVC/UPVC branded plumbing fitting, Geyser point in Bathrooms.

Doors & Widows:
- Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass & safety grill.

Electrification:
- Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in bathroom. MCB in main distribution board.

Finishing:
- Internal smooth finish plaster and putty finish on internal walls.

- External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.



Key Plan



Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.