



— HEIGHTS OF —
LUXURY
LOCATION
LEISURE



SHYAM HEIGHTS

Presenting an elegant way of living with paradisaic architecture, dazzling design, and soothing ambiance. Welcome to Shyam Heights, where life is a festival, where every moment is filled up with exuberance, where you and your loved ones can live blissfully.

- 3 & 2 BHK PREMIUM RESIDENCES
- RETAIL SPACE IN FRONT OF MAIN ROAD
- 14 STOREYED TOWER OF MODERN DESIGN
- 2 BASEMENT WITH GROUND PARKING
- MAGNIFICENT LIFESTYLE AMENITIES
- PRIME LOCATION AT GREEN CITY GANDHINAGAR





HIGH-END LIFESTYLE
BLENDED WITH

RETAIL

3 FLOORS OF 26 UNITS
SHOPS & SHOWROOMS



A PEACEFUL
UTOPIA WITH GREEN

NURTURE



An excellently crafted space and truly spacious planning along with benevolent nature provides you At Shyam Heights, every moment gives you a unique tranquil experience to live a fabulous lifestyle.

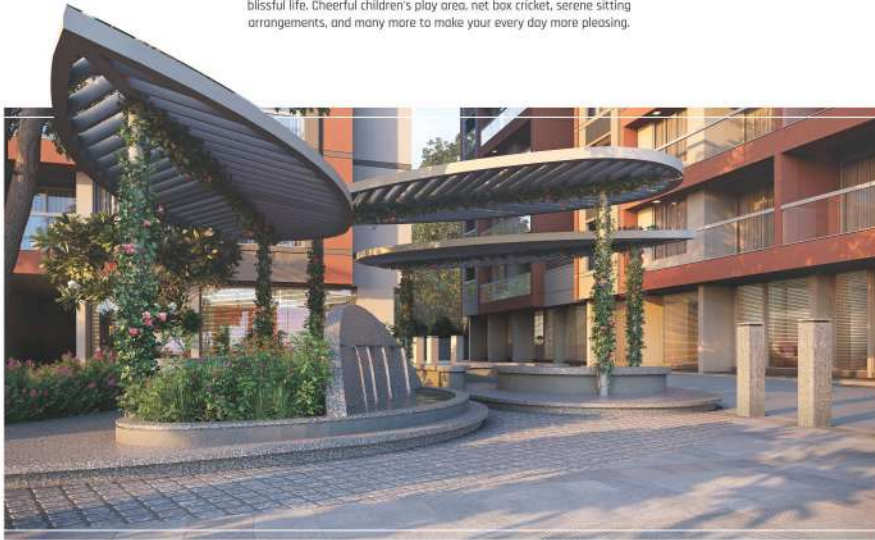




THE SPACIOUS LANDSCAPE
ALONG WITH INCREDIBLE

OUTDOORS

A meticulously planned landscape blended with an abundant recreational activity area makes Shyam Heights a perfect place to live a blissful life. Cheerful children's play area, net box cricket, serene sitting arrangements, and many more to make your every day more pleasing.



LANDSCAPED GARDEN • CHILDREN PLAY AREA • WALKING TRACK • GAZEBO WITH SEATING
NET BOX CRICKET • BEAUTIFUL WATER-BODY • SENIOR CITIZEN SIT-OUT • MULTI PURPOSE COURT



COPIOUS AMENITIES
AT WONDERFUL

INDOORS

At Shyam Heights, we have designed an indoor space to provide the greatest ambiance to relax and have fun with friends and family. Ultra-modern gym area, dedicated yoga room, a splash pool, and ample indoor games to relish every recreational activity at your own residence.



GYMNASIUM • INDOOR GAMES • YOGA ROOM • BANQUET HALL

SPLASH POOL • METER ROOM • SOCIETY OFFICE • TODDLER ROOM • LIBRARY ROOM





IMPRESSIVE RESIDENCY
WITH MARVELOUS

INTERIORS

Shyam Heights presents the utmost lavish and extremely comforting lifestyle. Every abode of this magnificent project is crafted carefully to provide optimum interior space to suit all your needs. Dive into this blissful and luxurious living experience at Shyam Heights.



LUXURIOUS LIVING AREA • BEAUTIFUL BEDROOM • SPACIOUS BALCONY

• SUPERB FEATURES • 2 LIFTS IN EACH BLOCK • ELEGANT ENTRANCE FOYER

CCTV SURVEILLANCE • VIEWTIFUL VIEWS • CHARGING POINT FOR ELECTRICAL VEHICLE



NURTURING VICINITY
AT AN EXQUISITE

LOCATION



SHYAM
— HEIGHTS —



2 SECOND
FLOOR PLAN

3 THIRD
FLOOR PLAN



4th to 13th
FLOOR PLAN

14th
FLOOR PLAN





3 BHK
UNIT FLOOR PLAN

BLOCK A

UNIT NO: 101, 104, 201, 204,
301 TO 1301, 302 TO 1302,
303 TO 1303, 304 TO 1304

BLOCK B

UNIT NO: 101 TO 1301,
102 TO 1302, 103 TO 1303,
104 TO 1304



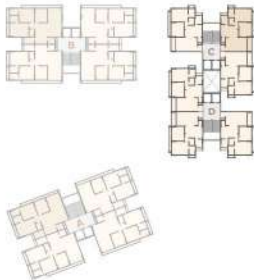


BLOCK C

UNIT NO: 101 TO 1301,
102 TO 1302, 103 TO 1303

BLOCK D

UNIT NO: 101 TO 1301,
102 TO 1302, 103 TO 1303,
1401



2 BHK

UNIT FLOOR PLAN



BLOCK A & B

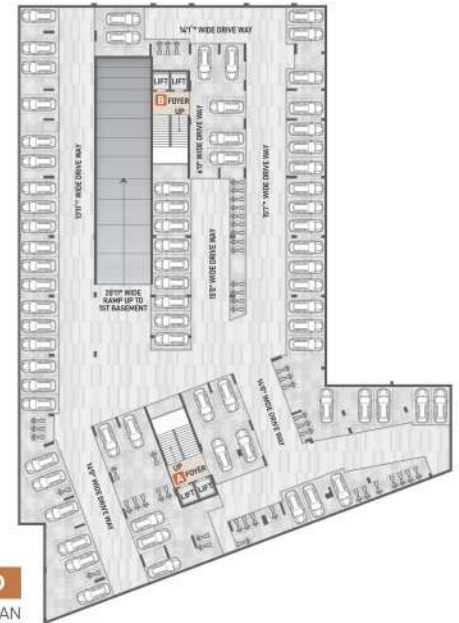
UNIT NO: 1402 & 1403

4 BHK

UNIT FLOOR PLAN



FIRST
BASEMENT PLAN



SECOND
BASEMENT PLAN



SPECIFICATIONS



STRUCTURE

Partly load bearing & Partly frame structure



WALL FINISH

Red Brick walls with internal smooth plaster & external double coat plaster.
Interior finish with double coat mala plaster with putti & Apex paint in the exterior.



DOORS/WINDOWS

Both side laminated flush doors. Windows made from powder coated aluminium sections with iron safety grill.



ELECTRIFICATION

Concealed ISI wiring with modular switches.



FLOORING

Vitrified tiles in drawing room, kitchen and bedrooms. Paver tiles in parking area.



PLUMBING

Concealed plumbing in all toilets, kitchen and bathrooms. Fixtures of standard brand.



KITCHEN

Granite platform in Kitchen & glazed tiles up to lintel level.



TOILET

Glazed tiles on bathroom and toilet walls up to 7 feet height.



TERRACE

Double coat waterproofing with china-mosaic flooring.

EASY TO APPROACH

■ ALL INTERNATIONAL SCHOOL	0.5 Km.	■ METRO STATION	3.0 Km.
■ AMUSEMENT PARK	0.5 Km.	■ MULTIPLEX	5.0 Km.
■ STORE & MALL	0.7 Km.	■ KOBA - AIRPORT ROAD	6.0 Km.
■ HOSPITAL	1.0 Km.	■ MAHATMA MANDIR	7.0 Km.
■ S. G. HIGHWAY	1.0 Km.	■ RAILWAY STATION	7.0 Km.
■ BUS STOP	1.0 Km.	■ GIFT CITY	10.0 Km.
■ PETROL PUMP	1.5 Km.	■ INTERNATIONAL AIRPORT	16.0 Km.

NOTES ● Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fixed Maintenance Charges, GUDA Charges And Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. ● GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme shall be borne by the purchaser. ● Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. ● All elements, Objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. ● All dimensions shown here are unfinished wall. ● The brochure is intended only to convey the essential design and technical features of the scheme.



Exclusively marketed by

SHREE
UMA
REAL ESTATE

Site : Shyam Heights, F.P. 65 + 70, T.P. 07
Sardar Chowk Kudasan to Thakar Farm Road,
Sargasan, Gandhinagar -382421.
M. : +91 6358786999, 9725152588



LOCATION QR CODE

RERA REG. NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA10020/130422
web : www.gujrera.gujarat.gov.in



DEVELOPERS
K.N. BUILDERS LLP

ARCHITECT
**CREATIVE
STUDIO**

STRUCTURAL
**PCUBE
consultants**

PROJECT BY



M. : +91 6358786999, 9725152588

E-CUBE 9712906003