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A Precious 3 BHK Living

KEYPLAN

◆ The Prestige, T.P. 2, F.P. 20/1 To 20/4, B/H. Platinum Residency, Opp. Vatsalya Bungalow, University - Airport Road, Vesu, Surat - 395007.
 ◆ Search in google map: 21.1524994,72.7792019,195





GIGANTIC ENTRANCE GATE



15 MT. WIDE ROAD

MAIN GATE

TRANSFORMER SPACE

D.G. SET SPACE

D.G. SET SPACE

GARBAGE SPACE

DRIVEWAY

DRIVEWAY



CLUB HOUSE LAYOUT PLAN





CALM ENTRANCE PLAZA WITH BUS PICKUP



CLUB ENTRANCE



CALM SWIMMING POOL, BABY POOL AND JACUZZI



GYMNASIUM



MASSIVE BANQUET FOR GUEST (MULTIPURPOSE HALL)



TODDLER ZONE WHERE KIDS CHUCK AND CHEESE



INDOOR GAMES - FOR LEISURE TIME



NIGHT VIEW - CAMPUS AND BUILDING

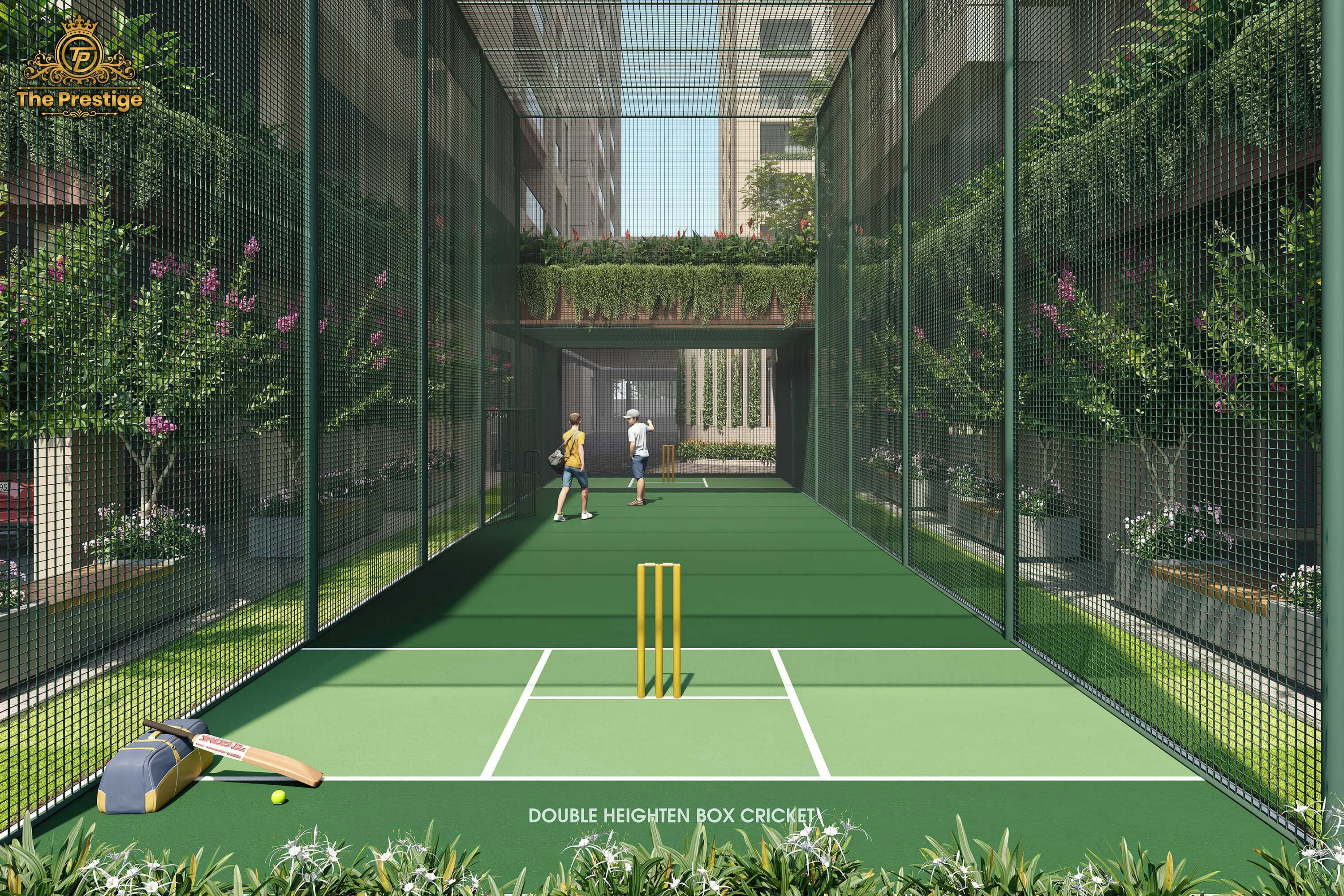




15 MT. WIDE ROAD

MAIN GATE

D.G. SET SPACE
GARBAGE SPACE



DOUBLE HEIGHTEN BOX CRICKET



SENIOR CITIZEN SEATING



MULTIPURPOSE COURT



JOYFUL CHILDREN PLAY AREA



CURVATURE SEATING AND JOGGING TRACK

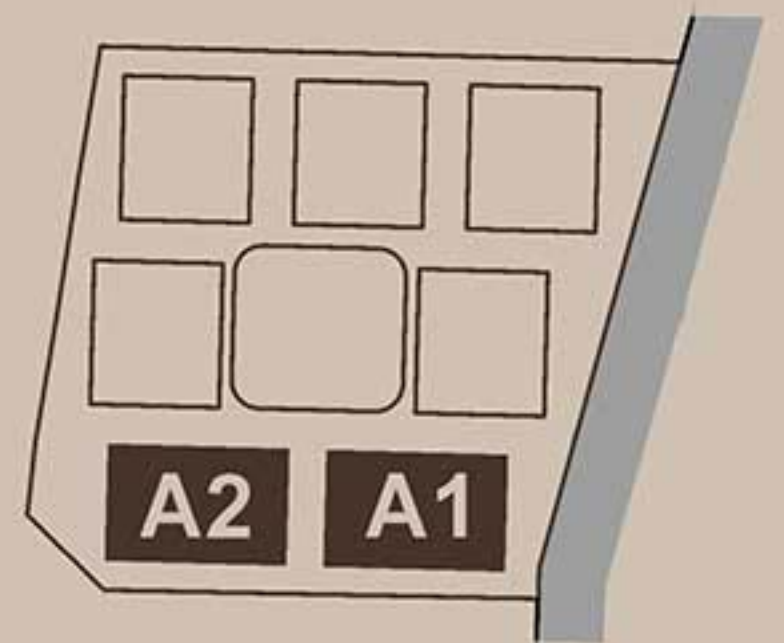


LANDSCAPE GARDEN





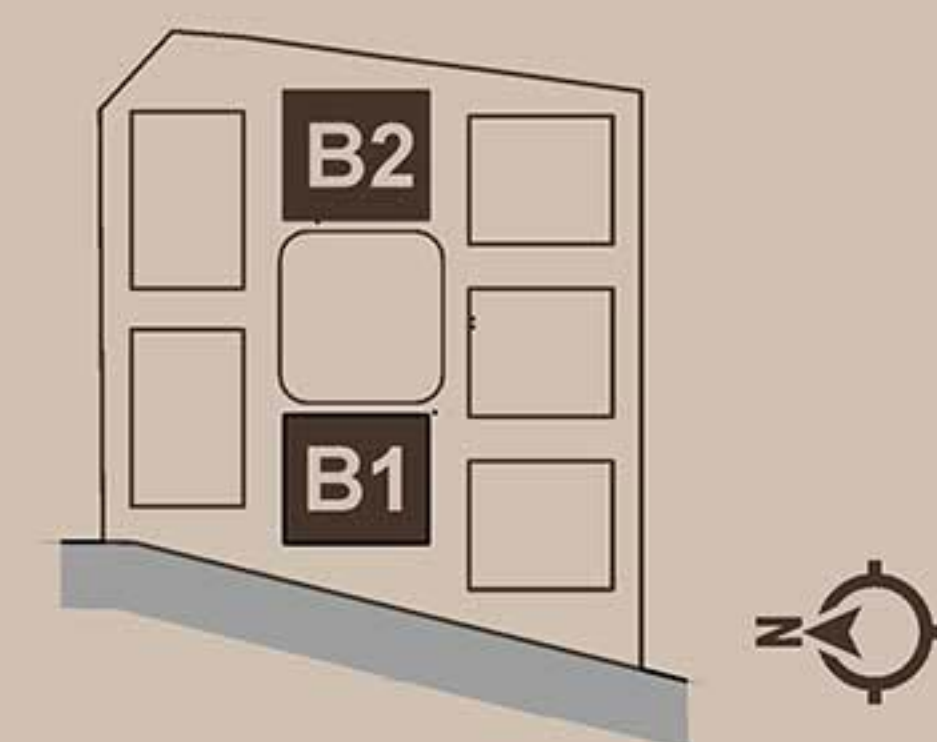
ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	05'-06" X 05'-06"	30.25
Living	12'-00" X 21'-00"	252.00
Kitchen & Dining	11'-00" X 18'-00"	198.00
Wash	05'-00" X 09'-10"	49.15
Store	06'-06" X 05'-06"	35.75
Puja	05'-04" X 03'-02"	16.84
P. Toilet	05'-00" X 08'-00"	40.00
Bedroom-3	11'-00" X 13'-00"	143.00
Bedroom-1	11'-00" X 14'-00"	154.00
Dress./Toilet	05'-00" X 14'-00"	70.00
Bedroom-2	11'-00" X 14'-00"	154.00
Dress./Toilet	05'-00" X 14'-00"	70.00
Door Sill & Wall		84.92
Passage		24.84
Deck	12'-00" X 05'-06"	66.00
RERA CARPET AREA	TOTAL	1388.75







ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	05'-02" x 05'-00"	25.80
Living	12'-06" x 20'-00"	250.00
Kitchen & Dining	10'-00" x 18'-00"	180.00
Wash	04'-06" x 09'-06"	42.75
Store	07'-00" x 05'-00"	35.00
Puja	04'-10" x 04'-00"	19.32
P. Toilet	04'-06" x 08'-08"	38.97
Bedroom-3	10'-00" x 12'-00"	120.00
Bedroom-1	14'-00" x 12'-00"	168.00
Dress./Toilet	10'-08" x 05'-00"	53.30
Bedroom-2	14'-00" x 11'-00"	154.00
Dress./Toilet	14'-00" x 05'-00"	70.00
Door Sill & Wall		75.74
Passage		36.72
Deck	12'-06" x 05'-00"	62.50
RERA CARPET AREA	TOTAL	1332.10



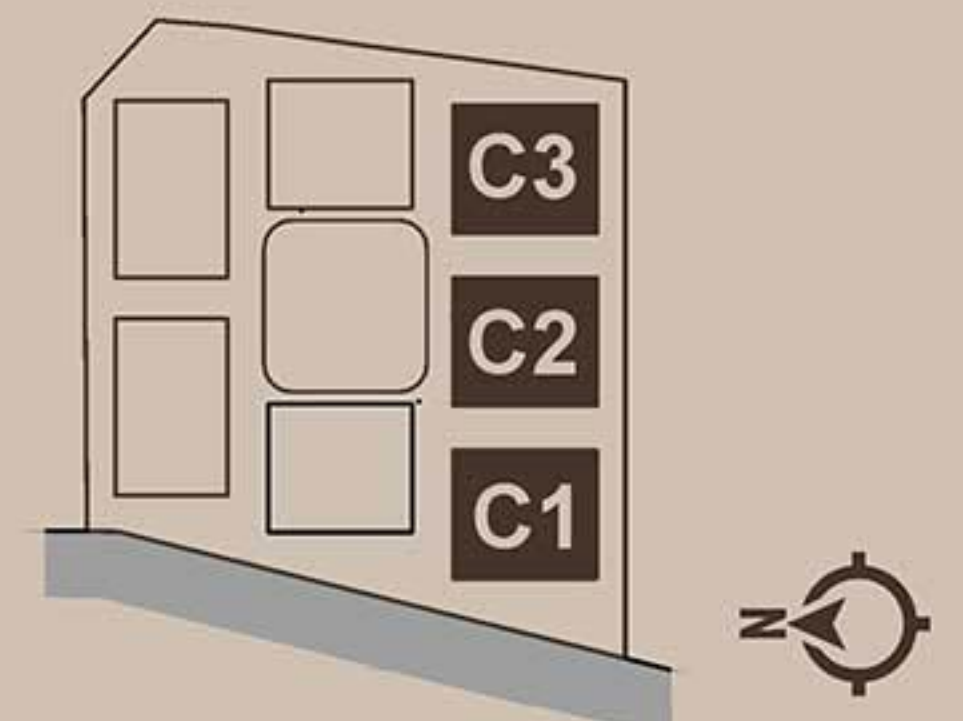


COOL FRONT
ELEVATION OF
TOWER - C





ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	05'-02" x 05'-00"	25.80
Living	13'-00" x 20'-00"	260.00
Kitchen & Dining	11'-00" x 18'-00"	198.00
Wash	06'-00" x 08'-07"	51.48
Store	07'-06" x 05'-00"	37.50
Balcony	06'-04" x 05'-00"	31.65
P. Toilet	06'-00" x 05'-09"	34.50
Bedroom-3	11'-00" x 12'-00"	132.00
Bedroom-1	11'-00" x 14'-00"	154.00
Dress./Toilet	06'-00" x 09'-00"	54.00
Bedroom-2	11'-00" x 14'-00"	154.00
Dress./Toilet	11'-00" x 05'-00"	55.00
Door Sill & Wall		60.67
Passage		29.50
Deck	13'-00" x 05'-00"	65.00
RERA CARPET AREA	TOTAL	1343.10





The Prestige



EVENING VIEW FROM BALCONY



The Prestige

THE PRESTIGE DOUBLE HEIGHTEN RECEPTION



GRAND ENTRANCE VIEW



Amenities



CLASS OF CAMPUS

- ◇ 10 KW solar panel in each tower on terrace
- ◇ Exclusive residential project
- ◇ Huge 51000 sq.ft. central garden and utility space on campus with landscaping
- ◇ Building and garden highlighter light
- ◇ Driver seating at ground level
- ◇ BMS room (CCTV)
- ◇ R.C.C. road
- ◇ Solar street light
- ◇ Society office
- ◇ Fire safety as per GDCR
- ◇ Cooler, wash and security room with toilet in each tower
- ◇ School van pickup at entrance
- ◇ Silent diesel generator for 10 points in each flat plus 1 lift, parking light, water pump and common club facility
- ◇ Wheelchair accessibility



MAKING POINT OF LIVING

- ◇ New high of luxury in 3 BHK with well-planned 3 sides open space
- ◇ No. of Towers: 7
- ◇ 4 flats on each floor
- ◇ Huge deck balcony in every living room
- ◇ 280 units on campus
- ◇ 3 meter floor height (top to top)
- ◇ Basement + Ground + 1st Floor Parking + 10 Floor building
- ◇ Optimum use of natural air & light
- ◇ 63% open space in campus
- ◇ Charging point for electrical vehicle (chargeable)
- ◇ Building terrace open for society flat members
- ◇ Underground & overhead water tank (fire) + one borewell in campus
- ◇ Structure design considering last earthquake



SPORTS ACTIVITY

- ◇ Net cricket pitch
- ◇ Children park
- ◇ Multipurpose court (badminton/volleyball)
- ◇ Jogging track



PARKING FACILITY

- ◇ 1 level basement, ground and 1st floor parking
- ◇ 2 secured car parking
- ◇ Rubber colour marking for entry-exit and parking space
- ◇ Tiles flooring in hollow plinth at ground level
- ◇ Trimix flooring in basement and 1st floor parking



VASTU COMPLIANCE

- ◇ Main entrance of society west to east
- ◇ All flat entries towards east or west
- ◇ All toilets w/c and all bedroom's bed position as per vastu



SEATOUT

- ◇ Pergola seating in garden
- ◇ Devotees seating
- ◇ Senior citizen seating with garden
- ◇ Deck seating with water body
- ◇ Curvature seating



SAFETY & SECURITY

- ◇ Security cabin
- ◇ Boom barrier at main gate with sensor
- ◇ 2 layers of security with CCTV camera
- ◇ Intercom connectivity to all flats, security cabin, reception and club reception



AMBIENCE OF CLUB HOUSE

- ◇ Multipurpose hall (banquet/yoga/aerobics/coaching) with kitchen and wash
- ◇ Swimming pool with pool deck, shower area and changing room
- ◇ Baby pool
- ◇ Jacuzzi
- ◇ Indoor games (pool, table tennis, carrom, card, chess board)
- ◇ Toddler zone
- ◇ Utilities area
- ◇ Gym
- ◇ Entrance plaza
- ◇ Circular floor pathway surrounding club house



BUILDING EXTERNAL SPECIFICATION

- ◇ Stair with granite treads and vitrified riser
- ◇ Stair passage vitrified flooring and dedo at lift
- ◇ R.C.C. pardi in stair railing
- ◇ Terrace with 2 coat water proof with china mosaic floor



TOWER RECEPTION FOYER

- ◇ Double heighten huge reception
- ◇ Name plate of flat owner
- ◇ Notice board
- ◇ LED T.V.
- ◇ Comfort sofa seating area with A.C.
- ◇ Intercom and CCTV
- ◇ Reception table and chair



WINDOW AND DOOR

- ◇ Aluminium section powder coated window
- ◇ 5 mm clear glass
- ◇ Living room to balcony entry full glass sliding window
- ◇ Main door decorative & other flush door
- ◇ S.S. hardware fitting in door



INTERNAL AND EXTERNAL WALL

- ◇ Block masonry
- ◇ Single coat smooth finish plaster with Birla White lapi in flat internal wall
- ◇ Double coat mala plaster with two coat texture and acrylic paint plus primer base on external face.



PLUMBING AND SANITATION

- ◇ ISI standard sanitary ware for toilet
- ◇ Corrosion free CPVC/UPVC pipe & fitting
- ◇ Centralized plumbing system for hot water in toilets & kitchen
- ◇ Pump room



FLAT INTERIOR SPECIFICATION

- ◇ **Flooring:**
 - Vitrified italian figure 32"x64" slab in full flat
 - 24"x24" vitrified in wash/store/dedo
 - Granite rack in store
 - Wooden figure vitrified in deck
- ◇ **Kitchen:**
 - Granite platform
 - S.S. sink
 - Provision of plumbing for water purifier
- ◇ **Toilet:**
 - Italian figure vitrified floor & wall
 - One shower panel
 - Wall hung W.C. and basin
 - Health faucet
- ◇ **Frames:**
 - Granite door and window frame
- ◇ **Railing:**
 - Aluminum railing with glass
- ◇ **Electrical:**
 - ISI STD modular switches & copper wiring
 - A.C. T.V. telephone point in hall and all bedrooms
 - MCB in individual flat
 - Oven, mixture and purifier point in kitchen
 - Flour mill point in store
 - Gas geyser, washing M/C point in wash
- ◇ **Hardware:**
 - ISI Standard S.S. fittings
- ◇ **Lift:**
 - Auto door passenger & fire lift
 - Auto collective
 - Electronic digital system
 - V&F drive
 - Auto rescue floor
 - Lift machine room

LEGAL DETAILS

LEGAL EXPENSES

- ◇ Stamp duty, registration fees, advocate fees for document & legal files charges
- ◇ GST, I.C., water, cess & property tax of S.M.C.

EXTRA CHARGES

- ◇ All electricity expenses (cable, transformer, quotation, meter, consultant & other)
- ◇ Gas line & grill (window, platform for outdoor A.C. & cloth dry stand)
- ◇ Electrical vehicle charging point expenses

SOCIETY EXPENSES

- ◇ Society formation & registration fees
- ◇ Advance society and club house maintenance
- ◇ Insurance Expenses

LEGAL INFORMATION

- ◇ Airport N.O.C.
- ◇ Environment clearance certificate
- ◇ Lift license
- ◇ Building use certificate/OC
- ◇ SMC development permission
- ◇ N.A. order
- ◇ Title clear report
- ◇ Architect completion certificate
- ◇ Structural stability certificate

RULES AS A SERVICE SOCIETY MEMBER

- ◇ To keep society well maintain every member participate individually.
- ◇ External & internal changes will not be allowed (i.e., any changes/alternation of elevation, exterior colour of building, window grill, design and any changes which is affecting the building's elevation are strictly not allow before or after the complete of the project).
- ◇ Flat registration is to be done compulsory before possession.
- ◇ If any change in rules & regulation of government regarding RERA/GST/Jantri/stamp duty/registration fees, it will be borne by the purchaser.
- ◇ Any R.C.C. structure (slab, beam & column) should not be damaged during interior work of flat.
- ◇ Common passages & landscape area should not be use for personal use.
- ◇ No wire & cable is allow to be install on hanging on the exterior side of the building.

Expenses/subvention interest(Bank) will start after B.U.C. or possession or documentation whichever is earlier

- ◇ Maintenance of unit
- ◇ S.M.C. property taxes
- ◇ Electric bill
- ◇ Gujarat Gas bill
- ◇ S.M.C. water bill
- ◇ Maintenance of campus & club

NEAR BY CONNECTIVITY

PRIME LOCATION ROAD NEAR BY

- | | |
|--------------------|----------------------------|
| ◇ University Road | 1 minute walking distance |
| ◇ Gaurav Path | 2 minutes drive |
| ◇ Canal BRTS Road | 3 minutes drive |
| ◇ Outer Ring Road | 5 minutes drive |
| ◇ BRTS Bus Station | 1 minutes walking distance |
| ◇ Shopping Center | 1 minutes walking distance |
| ◇ Petrol Pump | 1 minutes |
| ◇ Gas Pump | 1 minutes |
| ◇ Hospital | 1 minutes walking distance |

NEAREST BUSINESS CENTER

- | | |
|-------------------------|-----------|
| ◇ Diamond Bourse | 7.4 K.M. |
| ◇ Textile Market | 09 K.M. |
| ◇ Sachin GIDC | 14.1 K.M. |
| ◇ Ichhapore Hira Bourse | 10.1 K.M. |
| ◇ Sachin SEZ | 22 K.M. |
| ◇ Hazira Corporate Belt | 10.3 K.M. |

NEAREST GATHERING PLACE

- | | |
|---------------------|----------|
| ◇ Vijyalaxmi Hall | 1.3 K.M. |
| ◇ Agrasen bhawan | 2.4 K.M. |
| ◇ Maheshwari Bhavan | 3.4 K.M. |
| ◇ Science Center | 3.5 K.M. |
| ◇ Oswal Bhavan | 2.6 K.M. |
| ◇ Terapanth Bhavan | 3.3 K.M. |

NEAREST PRIME LOCATION

- | | |
|------------------------------|-----------|
| ◇ VR Mall | 2.9 K.M. |
| ◇ Airport | 6.4 K.M. |
| ◇ Railway Station | 10.9 K.M. |
| ◇ Lalbhai Contractor Stadium | 2.7 K.M. |
| ◇ Star Bazaar | 4.9 K.M. |
| ◇ Sarsana Convention Center | 6.7 K.M. |
| ◇ Dumas Beach | 11.8 K.M. |
| ◇ Tapti River | 2.5 K.M. |

NEAREST EDUCATION HUB

- | | |
|-----------------------------|----------|
| ◇ S. D. Jain School | 1 K.M. |
| ◇ Reliance School | 1 K.M. |
| ◇ Agrawal Vidya Vihar | 3.2 K.M. |
| ◇ SDJ International College | 1 K.M. |
| ◇ Diamond Institute | 1 K.M. |
| ◇ Lancers Army School | 1.9 K.M. |
| ◇ Maheshwari Vidhya Bhavan | 3.1 K.M. |
| ◇ G.D. Goenka School | 2.7 K.M. |
| ◇ SVNIT | 2 K.M. |
| ◇ Narmad University | 1 K.M. |
| ◇ L. P. Savani Academy | 1.6 K.M. |
| ◇ Mahaveer College | 3.1 K.M. |

NEAREST RELIGIOUS PLACE

- | | |
|-------------------------|----------------------------|
| ◇ Mahadev Temple | 1 minute walking distance |
| ◇ Digamber Jain Temple | 2 minutes walking distance |
| ◇ Sai Baba Temple | 1 minute walking distance |
| ◇ Govardhan Haveli | 3 minutes drive |
| ◇ Siddhi Vinayak Temple | 2 minutes drive |
| ◇ Khatushyam Temple | 4 minutes drive |

LATEST BRAND ASSOCIATES

FLOORING	 www.mottogroup.in	 www.accordfloors.in
COCK	 www.goldiden.in	 www.jaquar.com
CERAMICS	 www.cera-india.com	 www.rakceramics.com
GLASS	 www.saint-gobain.com	 www.aissglass.com
KITCHEN SINK	 www.niralibgsinks.com	 www.carysil.com
PLUMBING	 www.princepipes.com	 www.astralpipes.com
CABLE	 www.rrkabel.com	 www.lsin.panasonic.com
SWITCHES	 www.havells.com	 www.lsin.panasonic.com
ELEVATOR	 www.johnsonlifts.com	 www.trioelevators.com
WINDOW	 www.geetaaluminium.com	 www.bancoaluminium.com
HARDWARE	 www.archis.in	 www.stunn.com
GENERATOR	 www.globalpowersystems.co.in	 www.kirloskaroilengines.com
CCTV	 www.dahuasecurity.com	 www.cpplusworld.com
INTERCOM	 www.matrixtelesol.com	 www.panasonic.com
FIRE	 jayrambhaipatel@gmail.com	 kiaanfire@gmail.com
PAINT	 www.asianpaints.com	 www.dulux.com

Note:- Brands may be substituted by Equivalent Brands in case of non-availability of Products or any other reasons.

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TEAM

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ASSOCIATED WITH

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SGCCI



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