

16.00"

11.00"



REDBOX.CO.IN 9898 310013



nature
ALL AROUND

2 BHK HOMES



A PROJECT BY

AMOGHA
GROUP



At the attraction, **2 BHK homes in Sargasan** redefine green living. A modern address where open spaces, eco-friendly design, and comfort come together in perfect harmony



the **ATTRACTION**
2 BHK HOMES



14
STOREY

3
TOWER

140
UNITS

30+
AMENITIES

12
SHOPS

The **ATTRACTION**
2 BHK HOMES





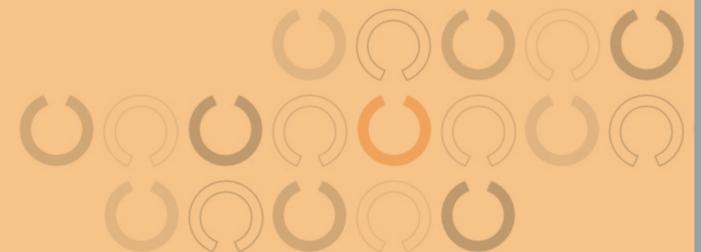
ENTRANCE PLAZA

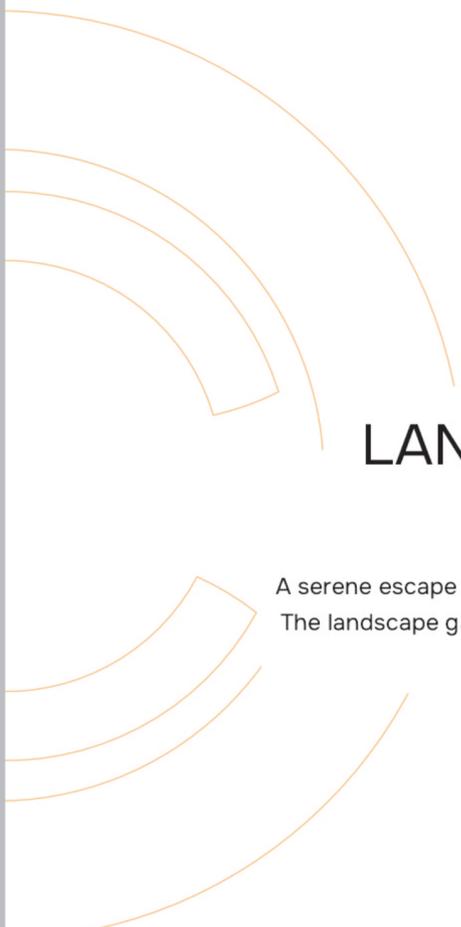
A secure and stylish welcome.
The entry gate sets the perfect tone.



EVERYDAY MARKET

A one-stop hub for everyday essentials.
The retail space makes life simpler.





UUU
**LANDSCAPE
GARDEN**

A serene escape within nature's touch.
The landscape garden brings peace to
every moment.

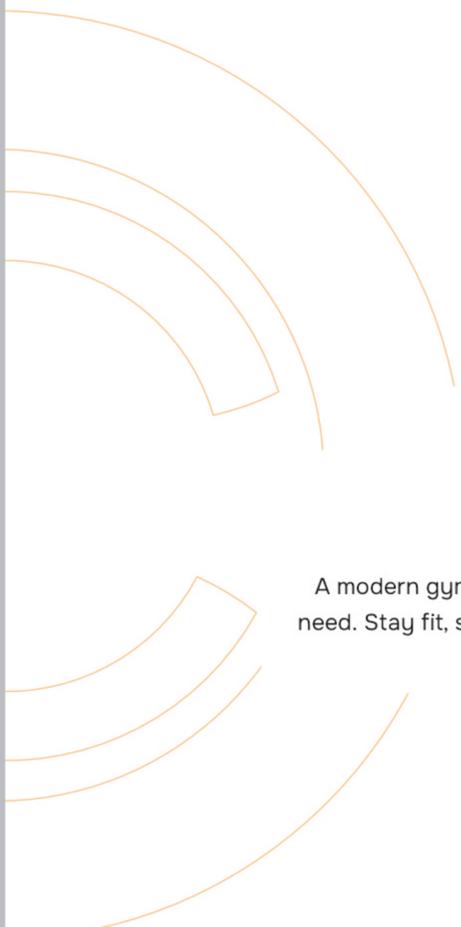


UUU
**CHILDREN'S
PLAY AREA**

A joyful space for little adventures.
The children's play area sparks
endless fun.







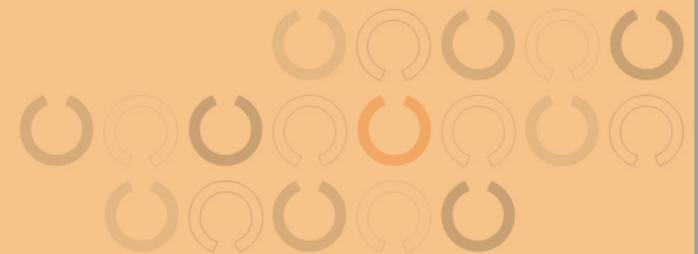
GYM
NASIUM

A modern gym with everything you need. Stay fit, strong, and energized.



INDOOR
GAMES

Fun and energy under one roof.
Indoor games keep the excitement alive.





BANQUET HALL

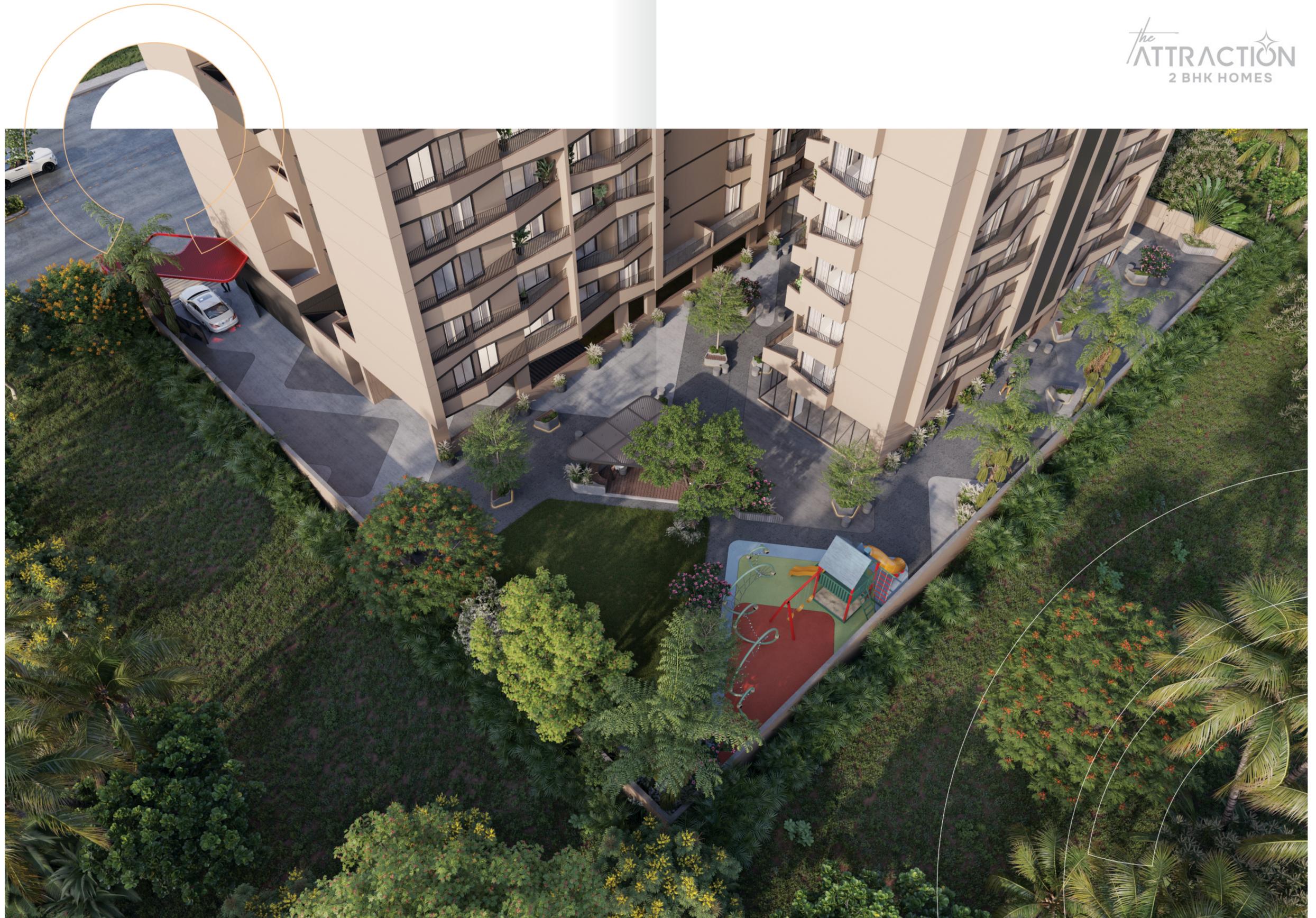
A spacious venue with elegance.
The banquet hall makes every event special.

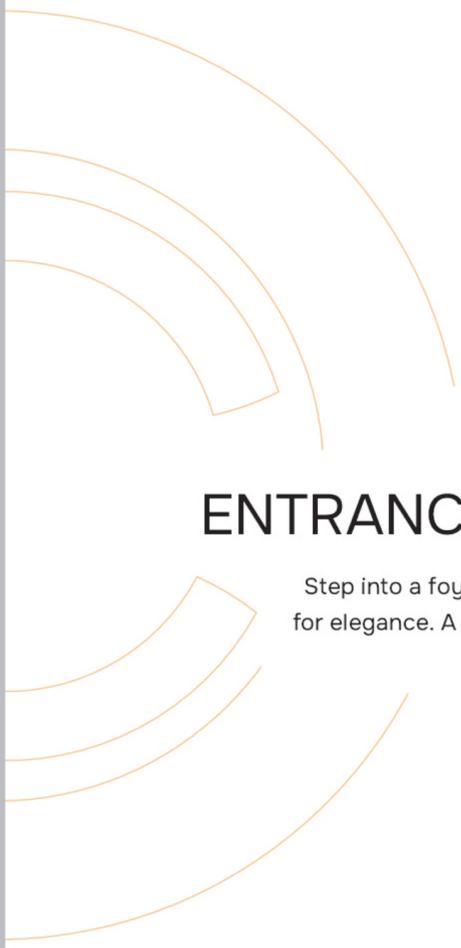


LIBRARY / WORKING SPACE

A modern hub for work and wisdom.
Balance productivity with peace of mind.







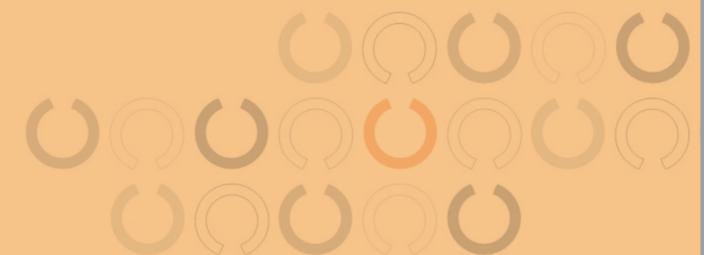

**LAVISH
ENTRANCE FOYER**

Step into a foyer that sets the stage
for elegance. A grand welcome every
time you arrive.




**SITTING AREA
WITH GAZEBO**

A shaded escape in the outdoors.
The gazebo is built for calm living.





AMENITIES

for life long memories



ENTRANCE PLAZA



SECURITY CABIN



CCTV CAMERA



SCHOOL BUS PICK-UP & DROP POINT



LANDSCAPE GARDEN



ALLOTTED CAR PARKING



VISITOR CAR PARKING



BOX CRICKET PITCH



CHILDREN'S PLAY AREA



LIBRARY / WORKING SPACE



GYMNASIUM



ELECTRIC METER ROOM



RAIN WATER HARVESTING



NO VEHICLE ZONE



GENERATOR FOR POWER BACKUP



VASTU COMPLIANT

the ATTRACTION

2 BHK HOMES



2 AUTO HIGH SPEED LIFT



LOUNGE SEATING IN LIFT AREA



LAVISH ENTRANCE FOYER



SENIOR CITIZEN SEATING AREA



MULTI PURPOSE COURT



JOGGING TRACK



SOCIETY OFFICE



INDOOR GAMES



DRIVER WAITING AREA



BANQUET HALL



SITTING AREA WITH GAZEBO



FIRE SAFETY



RCC or PAVER BLOCK ROAD



E-CAR CHARGING ZONE

LEGENDS

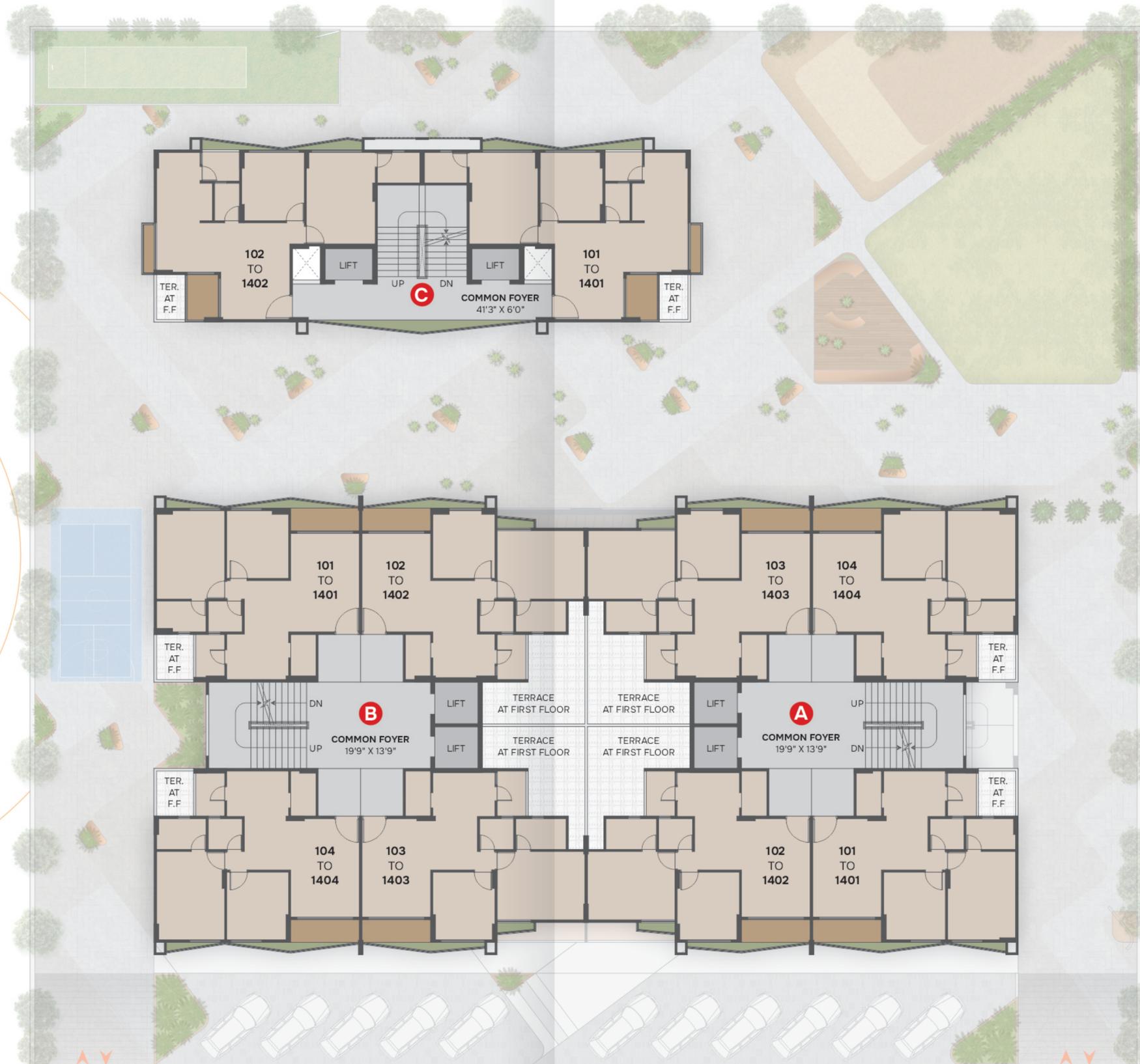
- 01 ENTRANCE PLAZA
- 02 SECURITY CABIN / DROP OFF ZONE
- 03 BASEMENT RAMP IN/OUT
- 04 ENTRANCE FOYER
- 05 METER ROOM
- 06 FITNESS CENTER / GYM
- 07 INDOOR GAMES
- 08 CO-WORKING SPACE / LIBRARY
- 09 CONFERENCE HALL
- 10 STORE ROOM
- 11 SOCIETY OFFICE
- 12 BANQUET HALL
- 13 CHILDREN PLAY AREA
- 14 LAWN AREA
- 15 GAZEBO SEATING AREA
- 16 MULTIPURPOSE COURT
- 17 BOX CRICKET PITCH



18. MT WIDE ROAD



TYPICAL FLOOR
(1st to 14th)







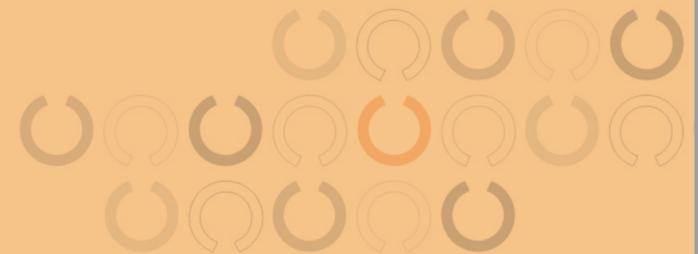
MASTER BEDROOM

Designed for restful nights and fresh mornings. The master bedroom is your escape.



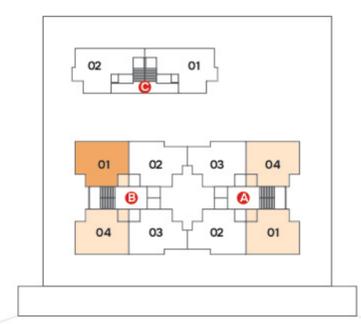
SPACIOUS KITCHEN

A kitchen that's as grand as your taste.
Cooking feels special here.



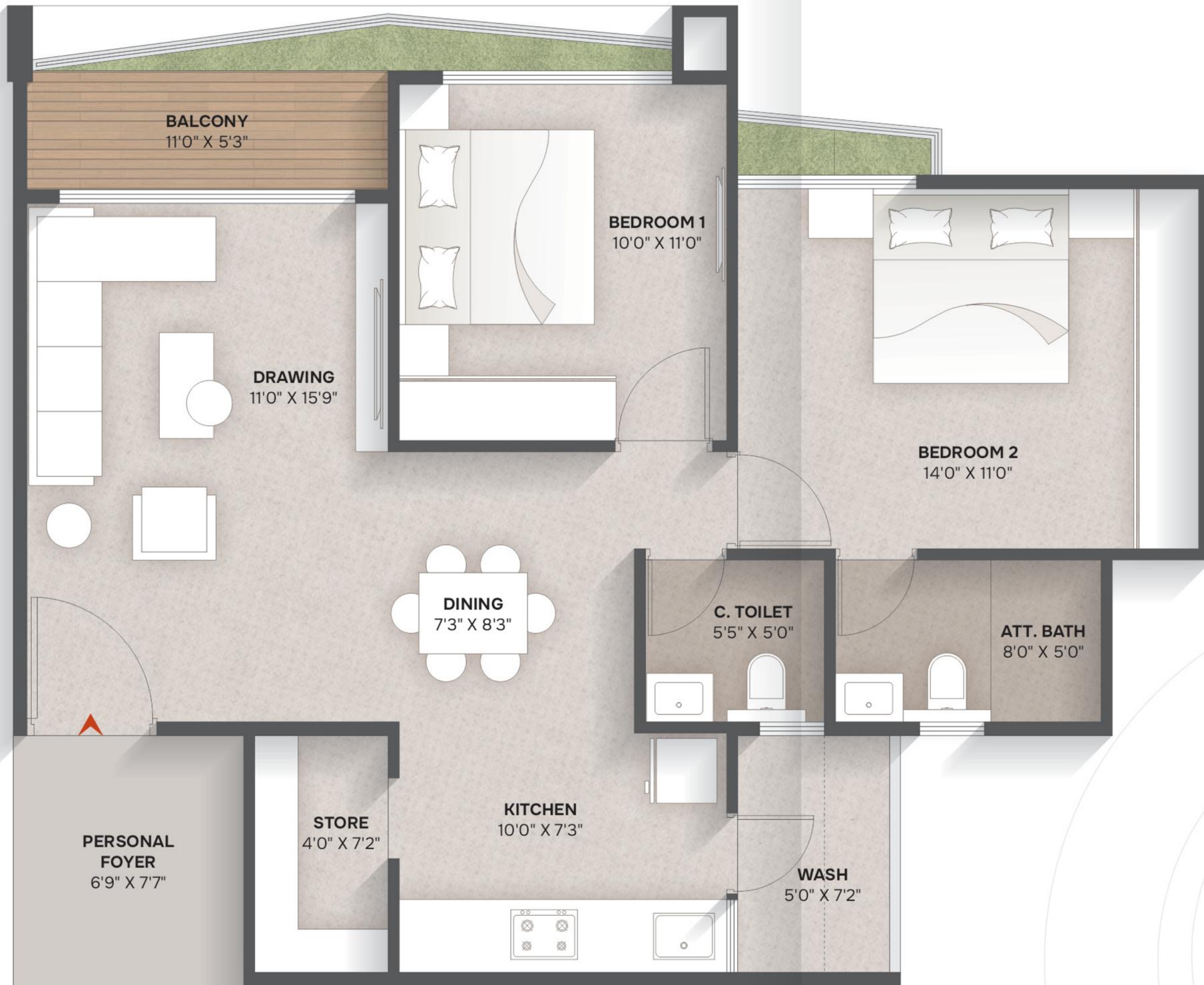



2 BHK UNIT PLAN
 TYPE - A

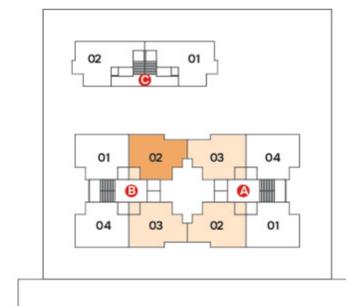


BLOCK - A & B

the **ATTRACTION**
 2 BHK HOMES



2 BHK UNIT PLAN
TYPE - B

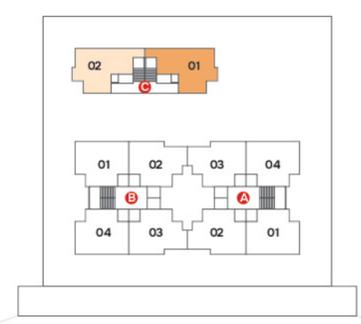


BLOCK - A & B

the **ATTRACTION**
2 BHK HOMES



2 BHK UNIT PLAN
TYPE - C



BLOCK - C

the **ATTRACTION**
2 BHK HOMES



The
ATTRACTION
2 BHK HOMES

NEAR BY LOCATION

- | | | | | | | |
|---|---|--|---|--|---|--|
| 
Radiant School
(1.0 KM)
RP Vasani School
(1.0 KM)
United World Institute
(4.0 KM) | 
Divine Multi
Speciality
Hospital
(1.0 KM)
Astha Hospital
(3.5 KM) | 
S.G. Highway
(1.0 KM)
Sargasan Cross Road
(2.0 KM)
Adalaj Bus Stand
(5.0 KM) | 
Swagat
Holiday Mall
(2.0 KM)
D-Mart
(3.0 KM) | 
Infocity
(4.5 KM)
TCS
(4.5 KM) | 
Mahadev
Temple
(2.0 KM)
BAPS Temple
(1.0 KM) | 
Sports
Complex
(0.6 KM) |
|---|---|--|---|--|---|--|



Scan for Location





SPECIFICATIONS

STRUCTURE

- RCC : Earthquake resistant frame structure.
- Masonary : AAC block (external - internal - 100 mm thk)
- Plaster : Internal - single coat mala plaster.
External - Double coat texture plaster.

FLOORING

- Living/Kitchen & bedrooms : vitrified tiles (600 x 1200)
- Balcony : Designer tiles (200 x 200)
- Utility : Vitrified full body matt finish tiles (600 x 600)
- Foyers & Stairs : Granite flooring & Vitrified tiles
- Bathroom : Floors & Wall - Vitrified matt finish (600 x 600)

COLOUR

- Internal : Putty finish (Birla white or equivalent)
- External : Different architectural textured finishes with acrylic paints.

KITCHEN

Granite top kitchen platform with S.S. sink & wall tile dado up to lintel level.

TOILET

- CP fittings : Jaquar or equivalent.
- Sanitary ware : Simpolo or equivalent.
- Plumbing piping : Astral / Prince or equivalent.

DOORS

- Main Door : 35 mm thk flush door with veneer on front faces, Laminate on back faces.
- Other Doors : 30 mm thk flush door.

ELECTRIFICATION

- Concealed wiring : Polycab / Havells / Finolex / R R Cabel or equivalent.
- Modular switches : Anchor / Havells or equivalent.
- MCB distribution panel.
- Electrical connection - Schneider / Havells or equivalent, Machine less automatic lift (MRL), Trimix RCC road with paver blocks.

WATER PROOFING

- Water proofing in all sunk slab.
- China mosaic / Ceramic tiles water proofing on terrace.

GENERAL

- Lift
- Internal roads
- Parking: Hollow plinth with paved parking.

WINDOW

Powder coated aluminium window with stone jambing.



SITE ADDRESS
TP-29, Amogha Road, Nr. Madhav Aishwaryam, Sargasan, Gandhinagar-382421.

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www.amoghagroup.co.in



RERA NO.:

MAA 16303



gupera.gujarat.gov.in

Notes

- Changes in elevation shall not be allowed to be done by members of society.
- All the government & semi government charges like stamp duty, service tax/GST, VAT and any tax by state or central government shall be borne by members.
- Legal documentation charges, UGVCL, png gas connection charges, GUDA, Narmada water charges, advance maintenance shall be borne by the members separately.
- All the rights are reserved by developer to make any changes in layout plan, exterior elevation, dimension and other details there in to comply with statutory regulation shall be binding to all the members.
- Any additional liabilities due to change in the bye laws, shall be borne by members.
- This brochure is not as legal pan of document but only for easy presentation to members.
- Subject to Gandhinagar jurisdiction.