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SHELADIA LUXURIA, BESIDE SIDDHESHWAR BUNGALOWS,  
STANZA LANE SHELA, AHMEDABAD - 380058

RERA NO. : PR/GJ/AHMEDABAD/SANAND/AUDA/MAA09251/291021  
WWW.GUJRERA.GUJARAT.GOV.IN

*a way to the luxury*

*a beginning towards a beautiful life*

  
SHELADIA  
LUXURIA

*A WARM, LUXURIOUS AND INVITING  
ABODE FOR YOU AND YOUR LOVED ONES,  
IN THIS MULTI-STORIED ATELIER A HOME  
AWAY FROM THE CROWD AND CHAOS OF  
THE CITY. SHELADIA LUXURIA PROVIDES  
YOU COMPLETE REJUVENATION OF  
SENSES. A LONG WITH ALL LUXURY  
PROVIDES YOU WELL-CRAFTED LEISURE  
AND SPLENDOR. IT PROMISES A  
HEAVENLY PLACE THAT ASSURES YOUR  
FAMILY'S COMPLETE WELL-BEING, A  
PLACE WHERE YOU CAN LEAVE BEHIND  
YOUR TENSIONS AND ENJOY EVERY  
FLAVOR AND EACH OUNCE OF LIFE.*



*a right path* for endless happy stairs

A PLACE WHERE YOU GET THREE SIDES AMPLE OPEN SPACE, AND A WELL-PLANNED FULLY INTEGRATED BUILDING IN A WELL-KNOWN AREA SHELA, CONNECTED WITH ALL MAJOR ROADS, WHERE YOU'LL GET A BETTER CONNECTIVITY'S. WELL-EQUIPPED LIMITED UNITS FOR LIMITED FAMILIES WITH ALL MODERN AMENITIES AND THAT MAKES LIFE MORE LUXURIOUS HERE. ALL THIS ENABLES YOU TO LIVE A HASSLE-FREE LUXURIOUS LIFESTYLE AT SHELADIA LUXURIA.

*a new world* for extraordinary life

THE ABODES THAT  
DISTINGUISH YOU FROM THE  
WORLD. HERE, EVERY NOOK  
& CORNER REFLECTS YOUR  
EMINENCE THAT CAN ONLY  
BE ADMIRER BY  
CONNOISSEURS. AS YOU  
ELEVATE TO THIS PLANE OF  
LUXURY, STEP IN AND BE  
MESMERIZED BY THE  
DEXTERITY OF THE  
SHELADIA LUXURIA.





*a spot that will  
refresh you*



LANDSCAPE GARDEN



INFORMAL SITOUT



MULTIPURPOSE COURT



WALL DESIGNED ENTRANCE FOYER



SPORT VIEWING PAVILION



CLUB HOUSE



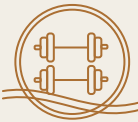
TODDLER'S PLAY AREA



SOLAR SYSTEM



SENIOR CITIZEN AREA



GYM



JOGGING TRACK



ALLOTTED PARKING



KIDS PLAY AREA



DROP OFF ZONE



YOGA ZONE



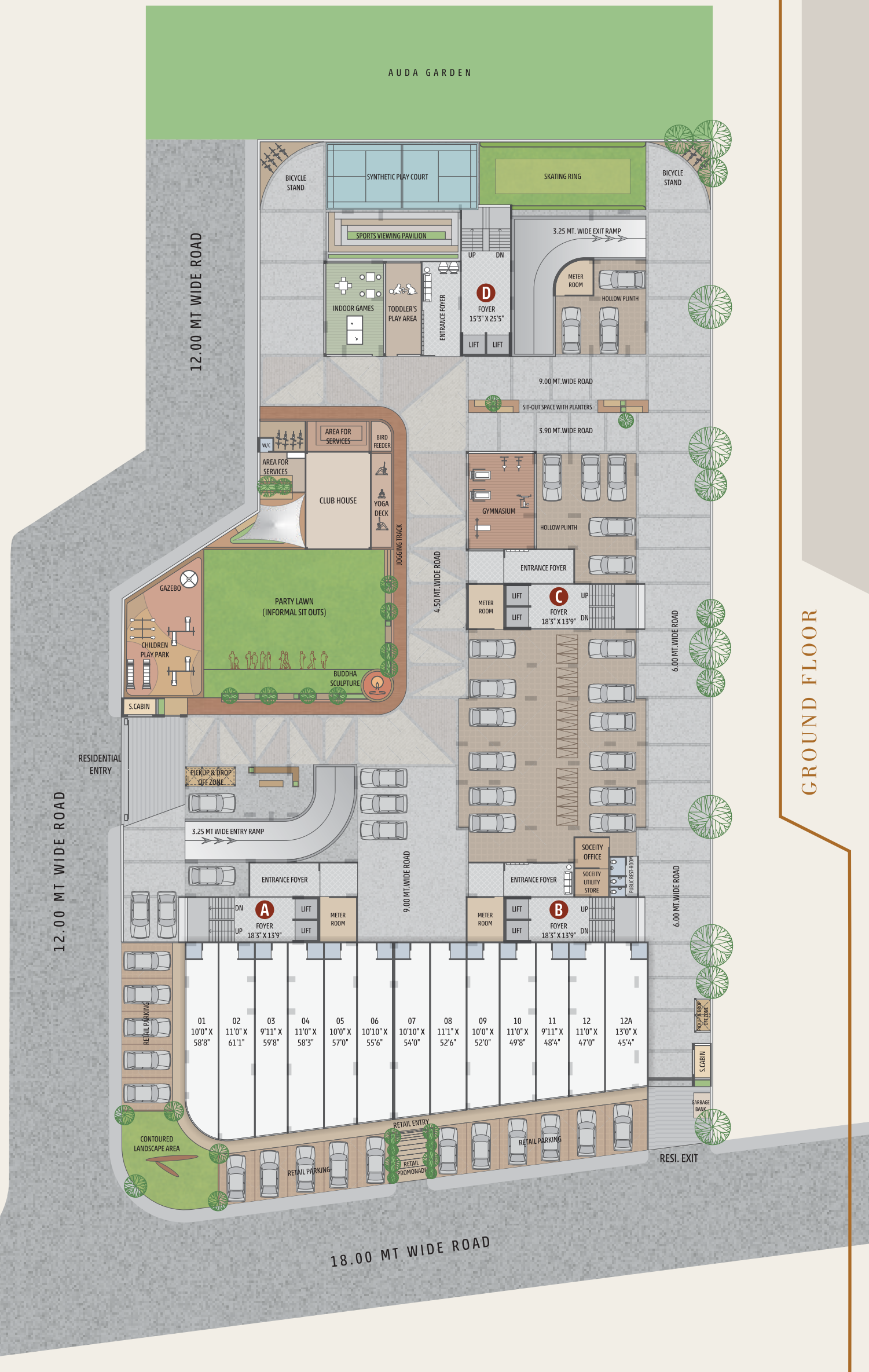
INDOOR GAMES



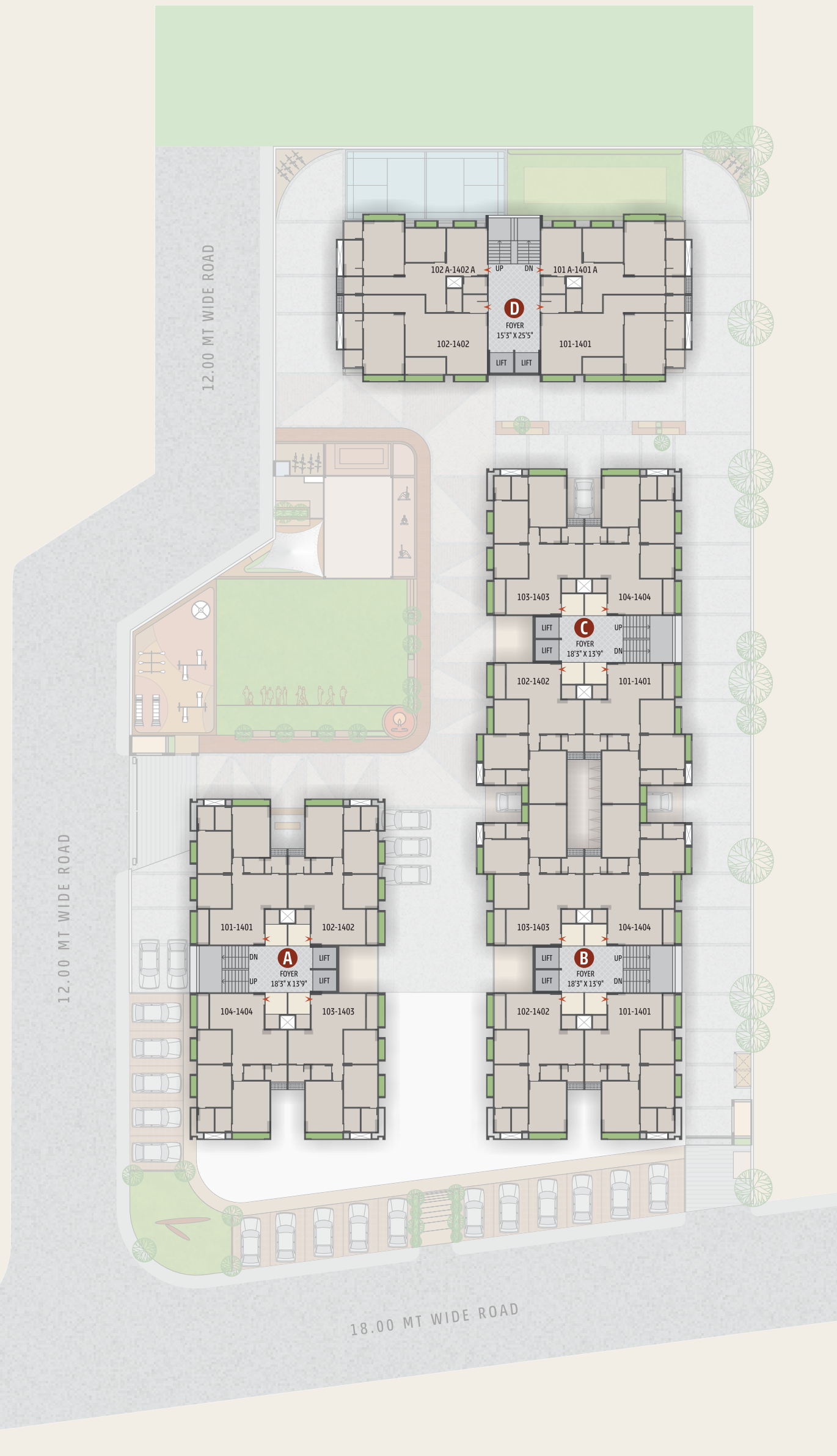
SOCIETY OFFICE

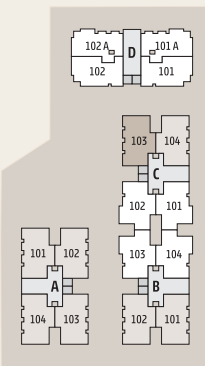


24 HRS WATER

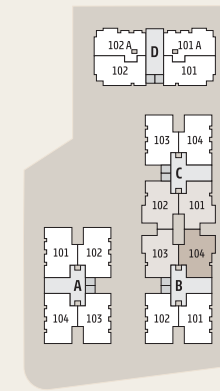


**TYPICAL FLOOR**

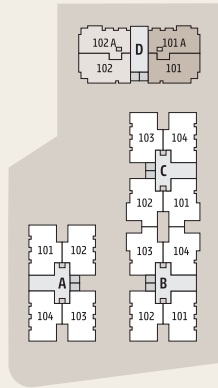




## 3 BHK UNIT PLAN TYPE - 2



UNIT PLAN TYPE - 3 & 4





*an easy location for your necessities*

LOCATED IN THE MOST PEACEFUL AND SERENE  
AREA OF AHMEDABAD, SHELADIA LUXURIA OFFERS  
HARMONY WITH THE NATURAL SURROUNDINGS WITH  
RIGHT PATHS. YET CONVENIENTLY CLOSE TO ALL  
PARTS OF THE CITY.

## SPECIFICATION

### STRUCTURE

- *RCC Structure designed with Earthquake resistant frame*

### FLOORING

- *Vitrified flooring in complete apartment*
- *Wooden floor in Master bedroom*
- *Designer tiles in Bathrooms and Utility area*
- *Lobby with Vitrified tiles and Granite*
- *Lift wall cladding in Designer tiles*
- *Lift Standard Company Kone, Schindler or Equivalent*

### ELECTRIFICATION

- *Concealed three phase electrical copper wiring*
- *Modular switches*
- *ISI wires, MCB and ELCB*

### KITCHEN

- *Stainless steel sink (S.S. Sink)*
- *Dado tiles*
- *Granite Platform*

### DOORS

- *Main Door – Modular/Flush Doors with both side laminated and wooden frame*
- *Other Doors –Modular/Flush Doors with both side paint with wooden frame*

### WINDOWS

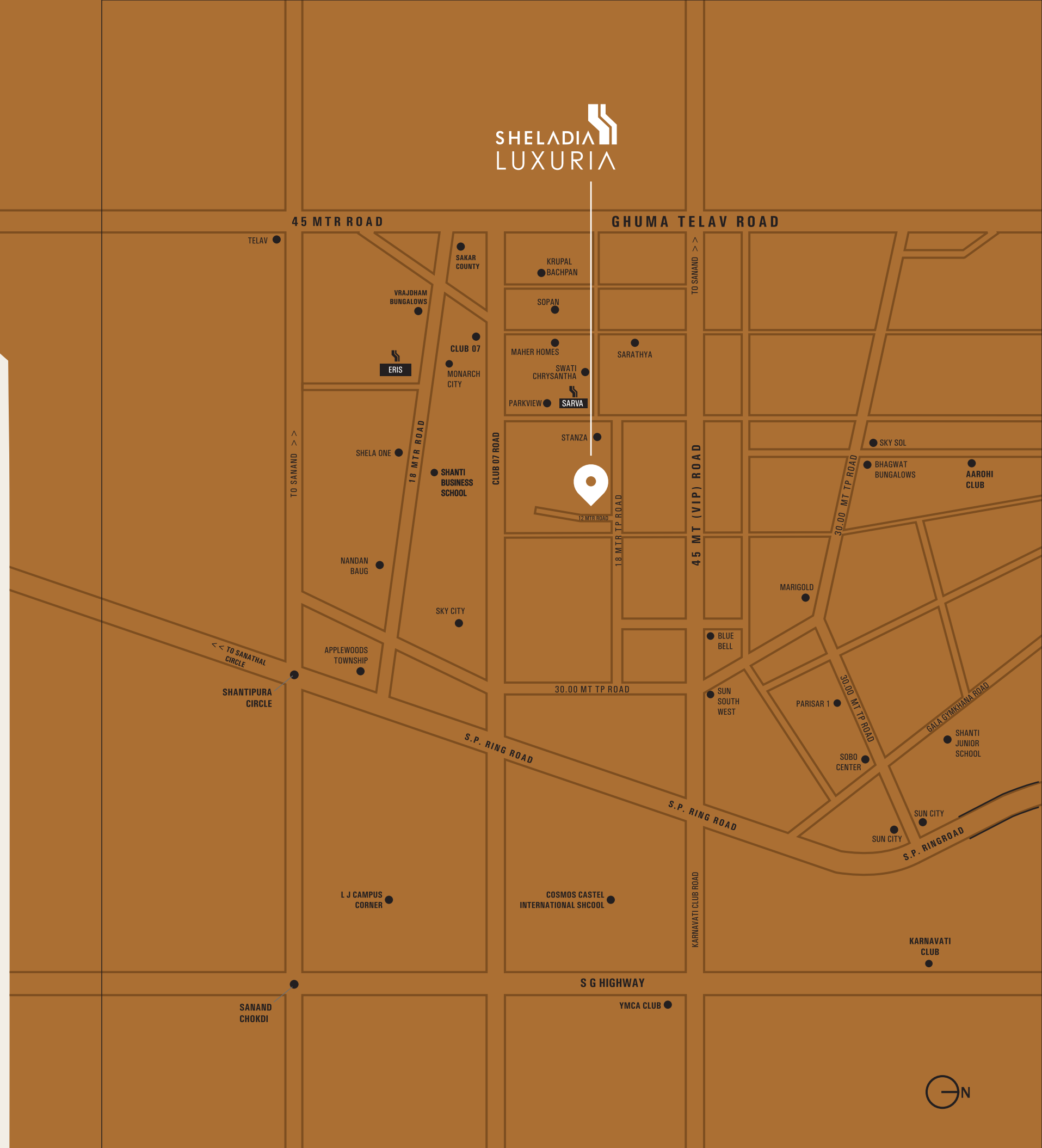
- *Sliding Aluminum windows with powder coating*
- *Natural Stone frames on window jambs*

### TOILETS/BATHROOMS

- *Concealed Plumbing*
- *Health Faucet*
- *Wall design Glased / Ceramic Tiles up to Lintel Level*
- *Stone frames for Bathrooms*
- *CP Fittings: Kohler or equivalent*

### FIRE PREVENTIVE MEASURES

- *Entire design comprises of the Internal Building Code (IBC)*
- *Automatic fire sprinklers installed in the Hollow Plinth*
- *Manual panic alarm provided on each floor for fire safety*



RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

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