

SHAGUN  
SARAL | 207  
3 BHK LIVING & SHOP

SHAGUN SARAL 207, SP RING ROAD, ZUNDAL CIRCLE, GANDHINAGAR  
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PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA10077/220422 / WWW.GUJRERA.GUJARAT.GOV.IN

10.11 design > 90513045



**SHAGUN SARAL**  
3 BHK LIVING & SHOPS  
AT ZUNDAL CIRCLE

"Shagun Saral" has given us an opportunity to create an oasis of calmness, pristine beauty and serenity that will make you forget that you are in the middle of one of the biggest cities of the world.

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## A PARADISE OF NEW BEGINNINGS

What is truly majestic and aesthetically designed, effortlessly extends a hint of what resides beyond! Perfect forward to a magical experience of saga begins at "Shagun Saral". The intrigue gets further heightened when impeccable planning embodies in that gracious structure surfaces to amaze your being. The perfect place to be at peace with yourself and with those about whom you care the most. Surrounded by features to make every moment pleasurable to live and enjoy life at "Shagun Saral".





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## A HOME AT A PRIME LOCATION

Shagun Saral, is a connoisseur's epoxy for the pure lure of living, amassing cynosures in the most coveted and posh environs. For the enthralling serenity it lends despite its location, in close vicinity of the happening business and entertainment zones of the city. Its sheer magnificence and elite status are its clear stake to fame. The is a little wonder that it has soon become the latest aspiration of the better-known fraternity!

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## A LIFE ABOVE, OUT & BEYOND ALL!

To feel the experience of life with luxury & comfort is an extraordinary choice. Shagun Saral offers luxurious 3 BHK prestigious abodes which are symbolic to comfort and convenience. From the contemporary amenities to the worth-living lifestyle, your home becomes an epitome of elegance. Experience the bliss of life coinciding with the happiness of your family.



REJUVENATING  
LIFE THAT'S  
REFRESHING

Living the perfect life is a choice that not everybody makes! When you are surrounded by the enthralling environ that has been curated for you, then you must live rightly and create unforgettable memories. Here, at Shagun Saral we have crafted the leisure-friendly environment so that you can enjoy your lifestyle lavishly.





GROUND FLOOR



60.00 M.T. WIDE RING ROAD

12.00 M.T. WIDE SERVICE ROAD



ENTRY/EXIT

ENTRY/EXIT

G+13  
STOREY TOWER

192  
APARTMENTS

37  
SHOPS

20+  
LIFESTYLE AMENITIES

12.00 M.T. WIDE SERVICE ROAD

6.0 MT WIDE ROAD

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11.54 MT WIDE ROAD

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RAMP DN TO BASEMENT

TRANSFORMER/D.G SET

GARDEN

INDOOR SPORT

ACTIVITY ROOM/  
YOGA ROOM

HOMETHEATER

H.P. FLOOR

INDOOR SPORT

GYMNASIUM

LIBRARY

CHILDREN  
PLAY AREA

INDOOR SPORT

INDOOR SPORT

S.CABIN

TOIL

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3 BHK  
UNIT





MAKE EVERY MOMENT MEMORABLE

CRICKET PITCH	ACTIVITY ROOM	CHILDREN'S PLAY AREA	CLUB HOUSE
LANDSCAPE GARDEN	SOLAR POWERED	JOGGING TRACK	GYMNASIUM
INDOOR GAME	ALLOTTED PARKING	YOGA ROOM	MULTI PURPOSE COURT & HALL
SENIOR CITIZEN SIT OUT	DESIGNER FOYER	CCTV CAMERA	FIRE SAFETY

# SPECIFICATION

## WALL FINISH

- Internal : Smooth finish mala plaster with putty
- External : Double coat sand faced plaster or texture finish.

## FLOORING

- Vitrified tiles flooring in all room.

## KITCHEN

- Standing polished natural granite kitchen platform with sink & Glazed tiles dado above the platform up to lintel level.

## DOORS

- Decorative main door having lock of reputed company.
- Internal doors of laminated flush doors or coloured flush door.

## WINDOWS

- Aluminum anodized section sliding windows with glass & stone jambs.

## TOILET

- Ceramic tiles flooring in all toilets, glazed tiles dado up to lintel level.

## PLUMBING

- Concealed plumbing of good quality UPVC & CPVC PIPES, C.P. Fittings & sanitary ware of reputed brands.

## ELECTRIFICATION

- Single phase meter + MCB & ELCB tripper with concealed wiring with adequate points with quality fittings.

## PAINT

- Exterior painting of acrylic paint.
- Internal walls double coat putty finish.

## LIFTS

- Fine quality fully automatic lifts.





LOCATION QR

**RULES & REGULATIONS**

- Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges 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 building or members are not allowed in the premises.
- Irregular payments may attract interest or lead to cancellation of booking/s.

**DISCLAIMER**

- This brochure and model are not part of any legal documents.
- All dimensions / measurement given are unfinished and approximate.
- The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure.
- This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties.
- Subject To Ahmedabad Jurisdiction • T&C Applicable\*