

# SUN



SUN DIVINE 1 **Enlighten your Lifestyle!**  
3 Bedroom Luxury Apartments

## Site Location

Situated in prime location, Sun Divine has great advantage of excellent road connectivity and calm-peaceful interiors. It is located amidst the Panjrapole green spaces. The surrounding neighbourhood has low density bungalow development, 'Sun Divine' being the only apartment building in 1 km. radius has a distinct advantage. Gujarat High court is less than 3 minutes away. Several office buildings situated on S.G. Highway are easily accessible. The prestigious proposed projects such as 'DLF City by DLF' and 'Shantigram Township by ATRECO', are located few minutes away from the site. The excellent location will benefit all who wish to stay connected within Ahmedabad city as well to those who have workplaces in Kalol and Gandhinagar.

## Reach places within minutes!

### Major Roads

S.G. Highway	1 minute
Rana-Pratap Marg	1 minute
Drive-In Road	10 minutes
Judges Bungalow Road	13 minutes

### Educational Institutions and Schools

R.C. Technical institute	1 minutes
Swaminarayan Gurukul (Primary school)	7 minutes
Hiramani School,	7 minutes
Nirma University	7 minutes

### Hospitals

New Civil Hospital	4 minutes
Kesar Sal Hospital (Science city branch)	8 minutes

### Recreational & Shopping Destinations

Agarwal mall	2 minutes
Acropolis	8 minutes
ISCON Mall, Gallops Mall, Fun Republic, Wide Angle, Dev Arc Mall, Big Bazaar	15 minutes
Himalaya Mall	15 minutes
R-Cube mall	18 minutes

### Clubs and Institutions

Rajpath Club	15 minutes
Karnavati Club	17 minutes

### Educational Centers

Science City	8 minutes
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### Religious Centers

ISCON Temple	15 minutes
Gurudwara	12 minutes
Vaishnu-Devi	12 minutes

### Hotels and Banquet Halls

Signor/Amitas	7 minutes
The Grand Bhagwati	13 minutes
Hotel Pride	14 minutes

### Restaurants and Fast food joints

More than 30 garden restaurants in Within radius of 5 kms.	10 minutes
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\*Based on Average speed of 50 Kmph in normal traffic conditions.

# SUN



## SOCIAL AMENITIES

- Well defined 4 feet wide jogging track constructed with special construction materials. Total running loop @ 500 metres.
- Ample parking space with provision for visitors parking. Individual allotted car parking space. Additional parking for more than 60 cars with well designed and lit sat semi-basement level.**
- Children's Play area and activity centre.
- Well defined large landscape spaces all over the campus.
- 8100 sq. ft. of multi-activity common plot.
- 1500 sq. ft. Club house with Gymnasium and indoor games, & Home theatre with 30 person capacity.
- Gazebo and Splash pool
- Small temple for worship.
- Servant toilet facilities at ground level and servant dormitory at basement level.

## CAMPUS AMENITIES

- Single Gate Entry. Separate entry and exit with centrally located security cabin with intercom facility and visitor entry log.
- Illuminated campus with street lights.
- RCC roads inside campus.
- Decorative entrance foyer to each building
- Uninterrupted power supply via electric sub station on campus.
- Power Generator for electricity backup
- Private Bore well for 24 hours water supply.

## BUILDING SPECIFICATIONS

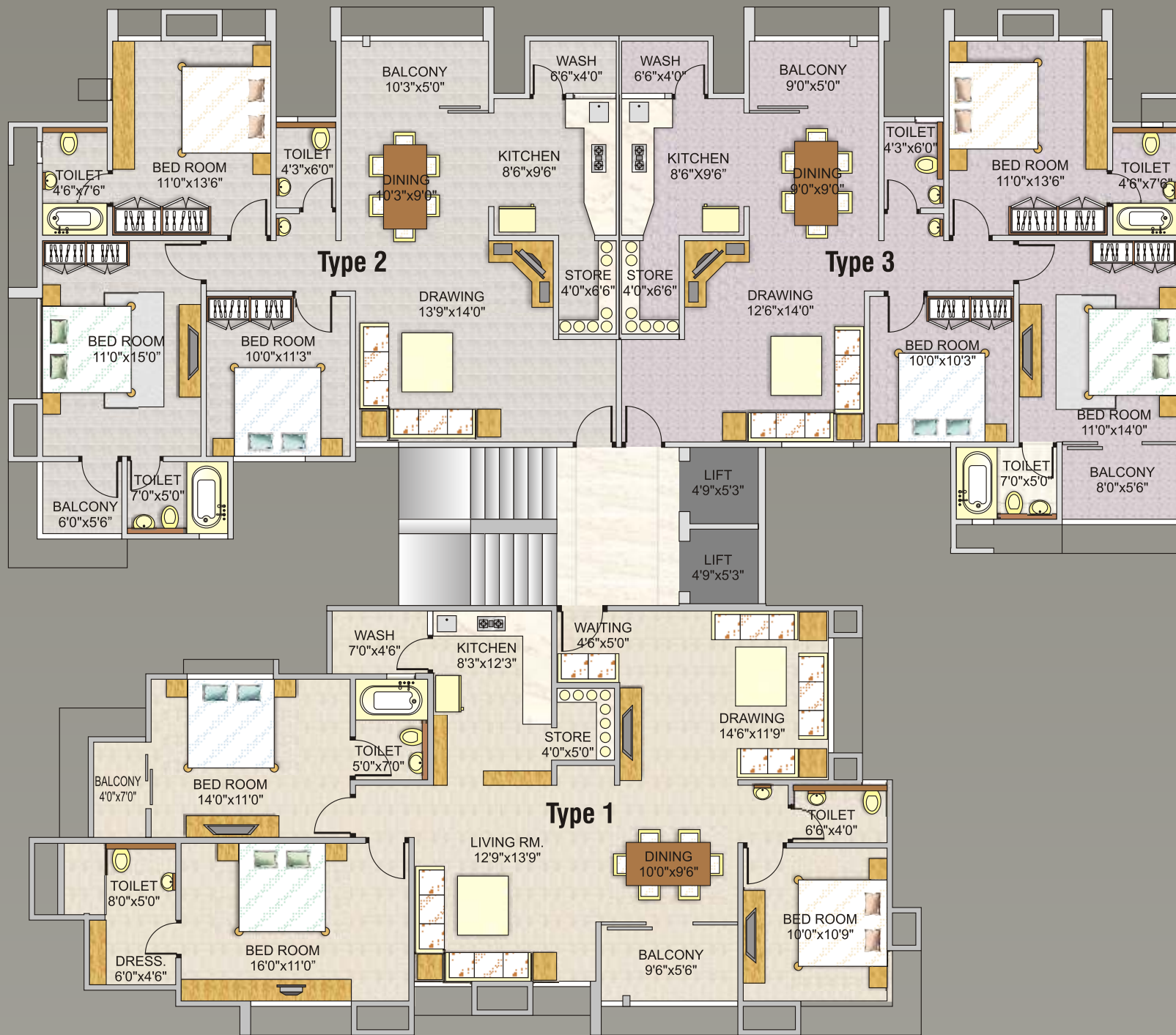
- Earthquake Resistant RCC structure
- RCC Shear wall construction at Hollow Plinth level.
- External walls having double coat sand face plaster & acrylic paint.
- Excellent passage at each floor level with designer lights, flooring and finishes.
- Overhead and underground water tanks with sufficient capacity.
- Ultra contemporary aesthetics of the building
- Fire Fighting Systems as per National Building Code (NBC)

## APARTMENT SPECIFICATIONS

- Laminated decorative wooden entrance door.
- Vitrified tiles in drawing, living & dining areas.
- Porcelain ceramic flooring in all rooms.
- Lintel height glazed Tile dado in all toilets & wash area.
- Distemper paint on internal walls of drawing, living & dining areas.
- Copper wiring with adequate light & power points.
- Distribution board with MCB & provision for ELCB for each apartment.
- Three phase electric supply on payment of electricity company's charges.
- All Internal wooden shutters and frames
- Powder coated Aluminium windows.
- Internal wiring for TV cable and internet broadband.



# SITE PLAN



	TYPE	TOTAL UNITS	NUMBERS
1	3 BDLDK	48	Block A, B, C, D, E, F - (No. 01,11, 21, 31, 41, 51, 61, 71)
2	3 BDDK	48	Block A, B, C, D, E, F - (No. 02,12, 22, 32, 42, 52, 62, 72)
3	3 BDDK	48	Block A, B, C, D, E, F - (No. 03,13, 23, 33, 43, 53, 63,73)

# UNIT PLAN

BDDK = Bed, Drawing, Dining, Kitchen

BDLDK = Bed, Drawing, Living, Dining, Kitchen



Located amidst peaceful surroundings, Sun Divine offers high quality living with a wide range of lifestyle amenities. Experience a quiet tranquil of nature with your family and spend those quality moments to live life to the fullest.

**Children Play Area :** Explore children's activity centre with fun 'n' play area. Watch them learn and having fun to cherish your memories!

**Club House :** A great way to socialize and interact with your campus community, Relax and share knowledge with other residents. Organize function, schedule meetings and enjoy lifestyle amenities with home theatre, indoor games and a gym.

**Gazebo and Splash pool :** A uniquely designed Gazebo with a splash pool to upgrade your leisure time. Spend peaceful moments and playful evenings with your family and friends.

**Parking :** Ample parking with one of the highest apartment to parking ratio as compare to any other project.



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SCRIBBLE HERE



## Project Organizer:



## Sun Builders Pvt. Ltd.

- \* A 26 year old Company with a proven track record
- \* More than 27 successful real estate projects
- \* No building damages during the 2001 earthquake.
- \* Not a single litigation by any member/customer till date.
- \* Company promoter with Civil Engineering & Urban Planning expertise

website: [www.sunbuilders.in](http://www.sunbuilders.in)

## Marketing Advisor:



**Hindustan**  
Home Fina Ltd.

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disclaimer

Not a legal prospectus

