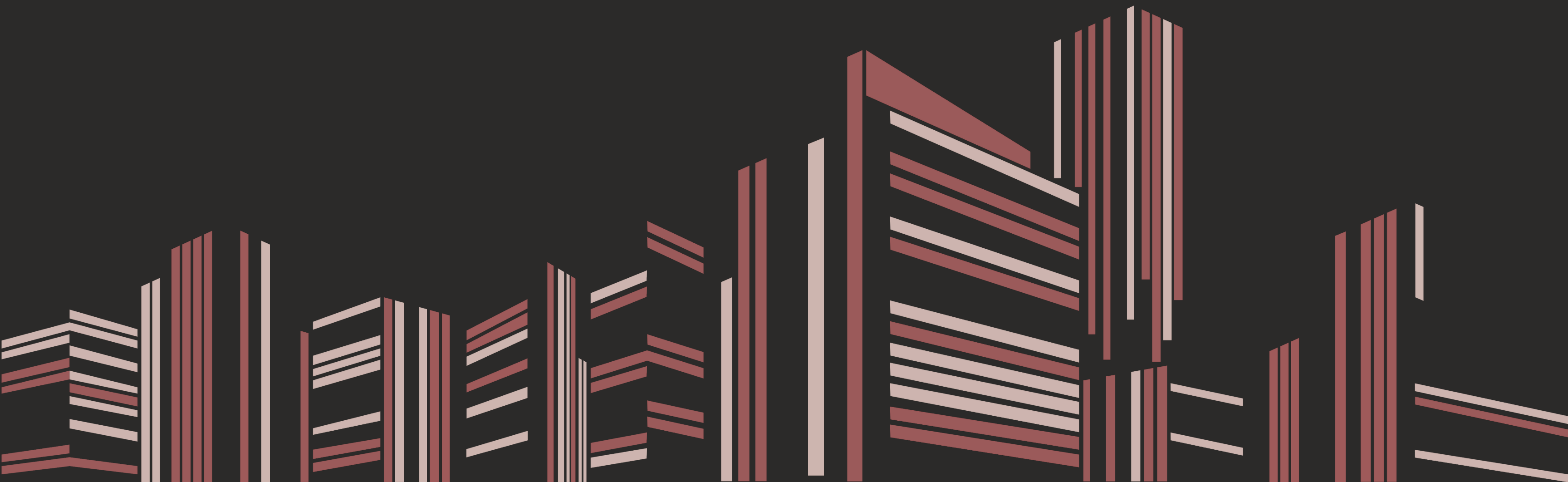




ADDOWN REALTY
— Connecting You To Your Perfect Property —





CITY DREAMS WITHIN REACH

Live the City Life at SUN CITYPARK

Welcome to Sun Citypark, three-bedroom residential and retail complex in Ahmedabad located near the bustling Sattadhar Cross Road. Explore a society that offers a positive outlook on the future course of urban expansion and where every aspect of life is connected.

- Spacious & Elegant living in the heart of the city.
- Located in a bustling neighborhood with easy access to shopping, dining, education, and healthcare.

3 BHK DREAMVALUE RESIDENTIAL & RETAIL DEVELOPMENT

2 TOWERS-14 STOREY, 108 RESIDENTIAL UNITS
RETAIL DEVELOPMENT ON GROUND FLOOR



CITYPARK

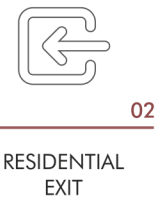
PRADA P&G BOUTIQUE

AMENITIES



01

RESIDENTIAL ENTRY



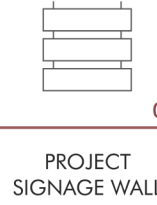
02

RESIDENTIAL EXIT



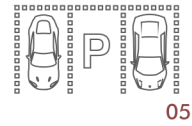
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SECURITY CABIN



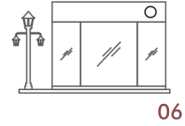
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PROJECT SIGNAGE WALL



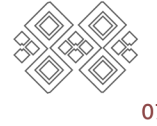
05

VISITOR'S PARKING



06

RETAIL WALKWAY



07

GROUND FLOOR FOYER



08

METER ROOM



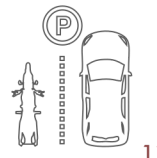
09

SERVICE STAFF TOILETS



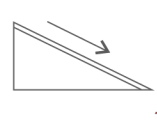
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GARBAGE BANK



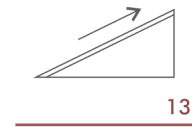
11

MEMBER'S PARKING



12

RAMP TO BASEMENT



13

RAMP TO FIRST FLOOR



14

SOCIETY STORE



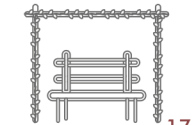
15

SOCIETY OFFICE



16

DG & SUBSTATION



17

GAZEBO STYLE SEATING



18

COMMON GARDEN



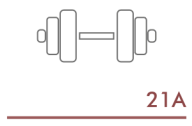
19

OPEN PANTRY & SERVICE AREA



20

INDOOR GAMES (CLUB HOUSE)



21A

GYMNASIUM (CLUB HOUSE)



21B

SOCIAL PLAZA WITH SITOUTS (1st Floor)

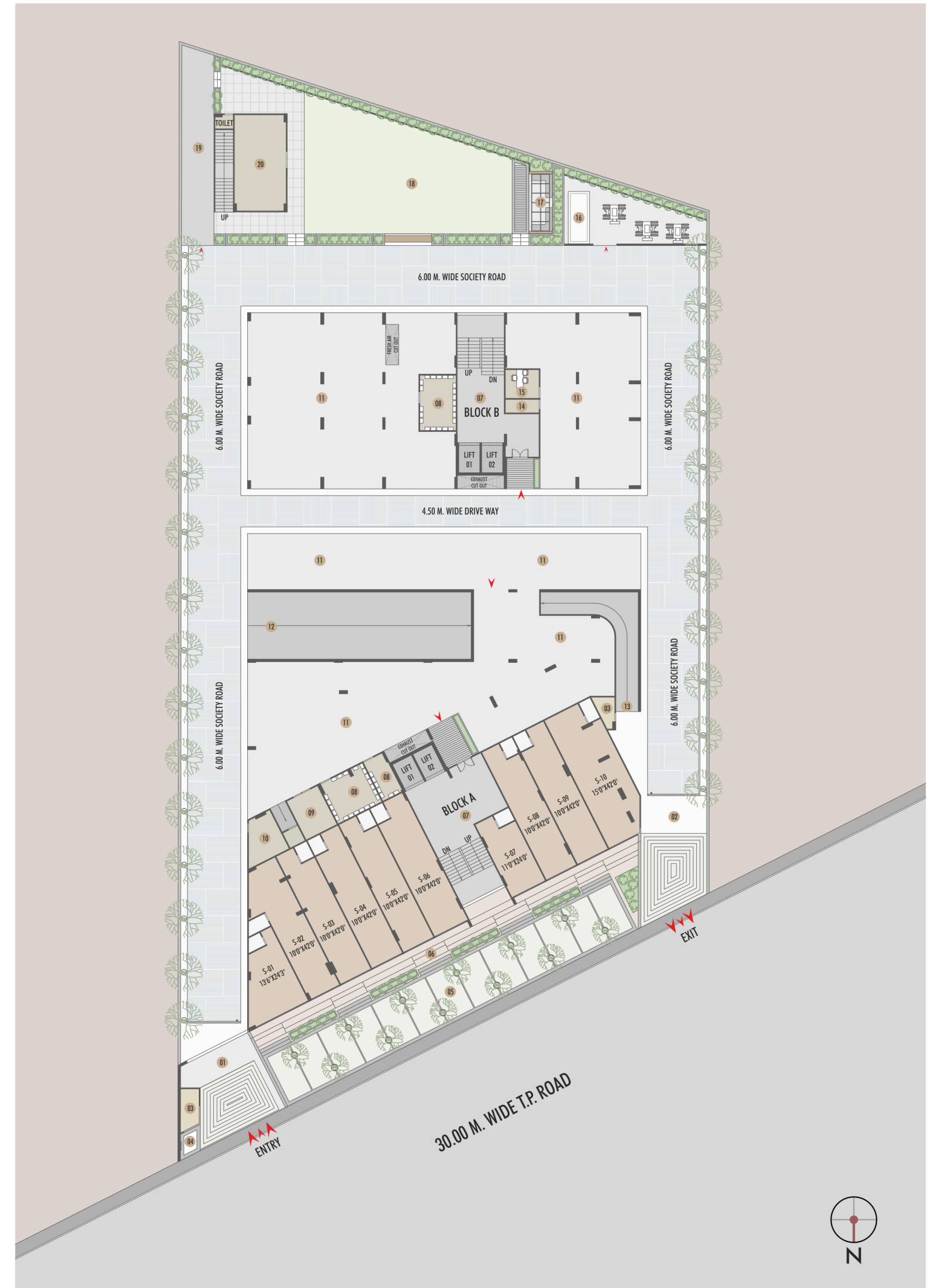


22

KID'S PLAY AREA (1st Floor)

GROUND FLOOR

LAYOUT PLAN





Where Comfort Meets Convenience

SUN CITYPARK IS THOUGHTFULLY PLANNED TO ENHANCE THE COMFORT & CONVENIENCE OF ITS RESIDENTS AND IT COMPLEMENTS CONTEMPORARY URBAN LIVING IN EVERY WAY.

Two apartment blocks, Block-A and Block-B, are positioned specifically to offer the best possible ventilation and natural light. Between these blocks is a beautifully planted centre courtyard with walking paths, play area, and leisure spaces for families and people.

Modern Amenities & Smart Design:

- Well equipped gymnasium for fitness enthusiasts.
- Garden space for social events and gatherings.
- Outdoor seating areas for relaxation and leisure.
- Dedicated children's play area with safe and engaging equipment.
- Well-planned apartments with efficient layouts.
- Standard construction materials and modern finishes.
- Lush green landscaping to enhance the community's ambiance.



SITE PLAN

2ND, 4TH, 6TH, 8TH, 10TH & 12TH FLOOR

LAYOUT PLAN



3RD, 5TH, 7TH, 9TH, 11TH & 13TH FLOOR

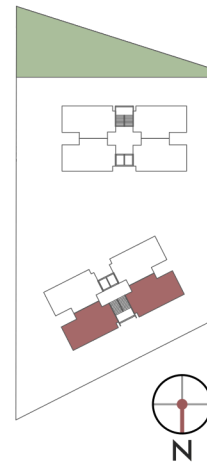
LAYOUT PLAN





3BHK UNIT PLAN

TYPE - A
1ST FLOOR



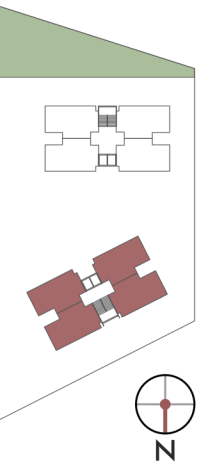
NO.	AREA	SIZE
01	LIVING ROOM	11'0" X 16'0"
02	BALCONY	9'0" X 4'0"
03	KITCHEN & DINING	9'9" X 15'0"
04	STORE ALCOVE	4'6" X 5'0"
05	WASHYARD	7'0" X 5'6"
06	G. TOILET	4'6" X 6'0"
07	MASTER BED ROOM - 1	22'9" X 10'0"
07A	TOILET - 1	7'0" X 4'9"
08	BED ROOM - 2	13'0" X 10'0"
08A	TOILET - 2	7'0" X 4'9"
09	BED ROOM - 3	10'0" X 10'0"

RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	87.91	946.25
BALCONY	2.94	31.65
WASHYARD	3.39	36.49
TOTAL	94.24	1014.39

*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

3BHK UNIT PLAN

TYPE - B
2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH



NO.	AREA	SIZE
01	LIVING ROOM	11'0" X 16'0"
02	BALCONY	9'0" X 4'0"
03	KITCHEN & DINING	9'9" X 15'0"
04	STORE ALCOVE	4'6" X 5'0"
05	WASHYARD	7'0" X 5'6"
06	G. TOILET	4'6" X 6'0"
07	MASTER BED ROOM - 1	16'0" X 10'0"
07A	TOILET - 1	7'0" X 4'9"
07B	BALCONY - 2	6'3" X 10'0"
08	BED ROOM - 2	13'0" X 10'0"
08A	TOILET - 2	7'0" X 4'9"
09	BED ROOM - 3	10'0" X 10'0"

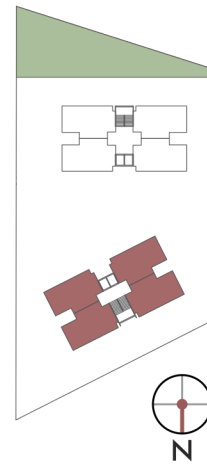
RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	82.01	882.75
BALCONY	8.84	95.15
WASHYARD	3.39	36.49
TOTAL	94.24	1014.39

*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

3BHK UNIT PLAN

TYPE - C

3RD, 5TH, 7TH, 9TH, 11TH, 13TH



NO.	AREA	SIZE
01	LIVING ROOM	11'0" X 16'0"
02	BALCONY	9'0" X 4'0"
03	KITCHEN & DINING	9'9" X 15'0"
04	STORE ALCOVE	4'6" X 5'0"
05	WASHYARD	7'0" X 5'6"
06	G. TOILET	4'6" X 6'0"
07	MASTER BED ROOM - 1	16'0" X 10'0"
07A	TOILET - 1	7'0" X 4'9"
08	BED ROOM - 2	13'0" X 10'0"
08A	TOILET - 2	7'0" X 4'9"
09	BED ROOM - 3	10'0" X 10'0"

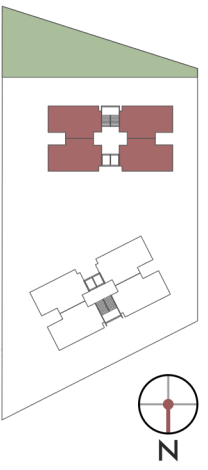
	RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT		81.71	879.52
BALCONY	2.94		31.65
WASHYARD	3.39		36.49
TOTAL	88.04		947.65

*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

3BHK UNIT PLAN

TYPE - D

1ST TO 13TH FLOORS



NO.	AREA	SIZE
01	LIVING ROOM	11'0" X 16'0"
02	BALCONY	9'0" X 4'0"
03	KITCHEN & DINING	9'9" X 15'0"
04	STORE ALCOVE	4'6" X 5'0"
05	WASHYARD	7'0" X 5'6"
06	G. TOILET	4'6" X 6'0"
07	MASTER BED ROOM - 1	13'6" X 10'0"
07A	TOILET - 1	6'6" X 4'9"
08	BED ROOM - 2	11'0" X 10'0"
08A	TOILET - 2	6'6" X 4'9"
09	BED ROOM - 3	10'0" X 10'0"

	RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT		77.07	829.57
BALCONY	2.94		31.65
WASHYARD	3.39		36.49
TOTAL	83.40		897.70

*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.



Experience A Community Like No Other

WARM, WELCOMING AND VIBRANT ATMOSPHERE

At Sun Citypark, you can enjoy the best of both smooth connectivity and modern life. This carefully planned outdoor space has lots of plants, fun play areas, and quiet places to sit, giving city dwellers a peaceful escape from the hustle & bustle of city life.

Sun Citypark makes life better in every way, whether it's kids having fun on the colourful playground or adults resting in the well-thought-out common areas.

A PLACE TO FLOURISH,
A SPACE TO BELONG,
A HOME TO LIVE IN.

Discover a Lifestyle Beyond Expectations

Thriving Community:

With safe, open areas for children to explore and ample communal spaces, every family member finds their own special corner here.

Supportive & Friendly Atmosphere:

Experience the best of both worlds with vibrant surroundings and a tranquil ambiance, perfect for modern urban lifestyles.

UNIT SPECIFICATION

FLOORING

- Living Area – Vitrified Tiles
- Dining Area – Vitrified Tiles
- Bedrooms – Vitrified Tiles
- Balcony – Anti-skid/ Rustic Tiles

KITCHEN

- Vitrified Tiles in floor
- Granite Platform with Stainless Steel sink
- Ceramic Tiles Dado above Platform up to Lintel level
- Wash yard - Vitrified Tiles Floor and Ceramic Tile Dado

DOORS

- Main Door – Flush Door with both sides laminate finish
- Internal Doors – Flush Door with Oil Paint finish
- Lockset and Hardware's of ISI Make

WINDOWS

- Powder Coated Aluminum Sliding Windows

TOILETS

- Ceramic Tiles in Floor
- Ceramic Tiles Dado up to Lintel level
- Standard Quality CP Fittings and Sanitary ware (ISI Make)

ELECTRIFICATION

- Concealed copper wires (ISI certified)
- Adequate power outlets with Modular Switches
- Protective ELCB/MCB (ISI Make)

WALL FINISH & COLOR WORKS

- Interior – Putty Finish over Single Coat Mala Plaster
- Exterior – Acrylic Paint over Double Coat Plaster

SALIENT FEATURES

- Earthquake Resistant RCC Framed Structure
- 2 Automatic Elevators per Block
- CCTV Installation in required common areas only
- Integrated Service Provider for Network, Telephone and Satellite TV
- Society Internal Roads – RCC Trimix/Stone or Tile Paved
- Generator/ Power Back-up for required common utilities
- Provision of Piped Gas Line for each unit
- Hydro-pneumatic Water Supply system for uniform pressure
- Lightning Arrester installation as per guidelines
- Grey Water Treatment Plant as applicable
- Well Equipped Fire Hydrant System
- Rooftop Solar System for building common power
- Energy Conservative LED Fixtures in society common areas

