



ADDOWN REALTY

— Connecting You To Your Perfect Property —

Situated in the heart of the city, Shilaj Sky is an extraordinary architectural masterpiece designed to provide residents with a luxurious and comfortable living experience. Each apartment is crafted with utmost care and attention to detail, reflecting an unparalleled level of sophistication and elegance. With modern amenities at your doorstep, living at Shilaj Sky is nothing short of a dream come true. The stunning high-rise towers offer breathtaking views of the cityscape, and every window allows for ample natural light and fresh air. The Boulevard is the epitome of modern living in the bustling city of Ahmedabad.

3 BHK PREMIUM
APARTMENTS & RETAIL SPACE



AMBIENCE



HAVEN FOR
NATURE ENTHUSIASTS

NEAR SHILAJ CIRCLE
AND SHILAJ LAKE



LOCATION

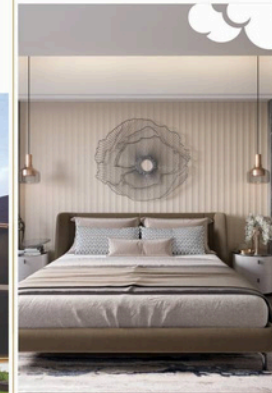


AMENITIES



ENSURING BOTH
COMFORT & CONVENIENCE

THAT IS TRULY
WORTHWHILE



ABODES



14

STOREY TOWER

272

TOTAL 3 BHK UNITS

53

SHOPS AT
GROUND
& 1st FLOOR

02

BASEMENT
LEVEL FOR
CAR PARKING



Location

Near to all, comfort & convenience

The site's strategic location ensures excellent accessibility, with convenient connections to major thoroughfares and close proximity to essential amenities in the area. This advantageous positioning not only offers Shilaj Sky the benefits of seamless connectivity but also the added value of surrounding greenery, creating a harmonious blend of convenience and natural beauty.



Innovating

The meaning of modern living








Clubhouse
Live the resort lifestyle, every day!

Why bother travelling to a far-off resort or club when you can have an equally enjoyable experience right at home? By staying in, you can discover a new level of fun and relaxation that you never knew was possible.


ELEGANT
CLUB HOUSE


LUSH GREEN
GARDEN


ATTRACTIVE
CANOPY



LANDSCAPED AREA



CHILDREN PLAY AREA



Experience the calming
power of Lush greens to soothe your soul.

Immerse yourself in a pristine natural environment with
luxurious modern amenities that combine to create an elevated
atmosphere for residents to enjoy.

With all of your lifestyle desires taken care of within this
remarkable project, there is no reason to venture elsewhere.



WELL EQUIPPED GYMNASIUM



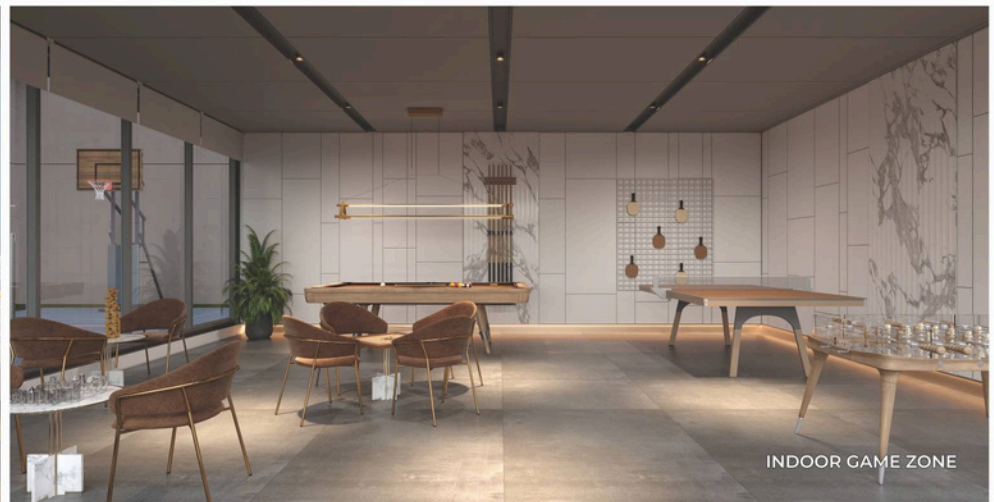
REFRESH

A worthy avenue to rejuvenate!

Elevate your body, mind and soul with much needed exercising spot and entertaining zone at the convenience of few steps to your own gymnasium & indoor game zone.



TODDLER ROOM



INDOOR GAME ZONE



RELAX
Elevate your enjoyment

Enjoy a dip in the pool or a game or two of foosball with your friends as you can utilize the varied avenues to relax, refresh, and rejuvenate yourselves, anytime!





LOVELY LIVING AREA

Contentment

An opus of magnificence

A magnificent combination of intricate patterns, diverse hues, and captivating designs have resulted in a work of art that you'll be thrilled to show off. You should feel proud of the decision you've made.



DINING & KITCHEN AREA



BEAUTIFUL BEDROOM

SPECIFICATIONS



FLOORING

- Vitrified slab flooring in the drawing, living, dining, kitchen and all passages
- Vitrified tiles in all bedrooms & store areas



KITCHEN

- Platform - granite with S.S. Sink
- Ceramic tile dado up to the lintel on the walls above platform
- Stone shelves in the store room



BATHROOM

- Ceramic/Glazed tiles dado up to the lintel level
- Door frame polished stone



PLUMBING

- C.P.V.C. / U.P.V.C. Water supply pipes & PVC pipes for soil, water & drainage system
- Branded plumbing fittings
- Sanitary ware good quality



WASH AREA

- Anti skid flooring with dado of ceramic / glazed tiles up to sill level
- Provision for washing machine with electric and plumbing point



ELECTRICAL

- 3 Phase concealed copper wiring with adequate numbers of points in all rooms
- Branded modular switches
- Provision for DTH and internet points
- Provision for ELCB, MCB distribution box



DOORS & WINDOWS

- Decorative main entrance door
- Other doors are flush doors
- Windows sill & jams polished stone
- Windows aluminum sections with sliding shutters



EXTERNAL & INTERNAL FINISH

- External double coat mala plaster with texture paint
- Internal single coat mala plaster with putty finish



ELEVATORS

- Two high quality passenger lifts in each block

SALIENT FEATURES

- Well landscaped garden with well designed sit out area.
- Secured elegant main gate with security cabin with C.C.T.V. Camera surveillance of all common areas.
- Bore well for 24 hours water supply.
- Sufficient car parking.
- P.N.G. Gas connection in kitchen.
- Generator for lift/water supply & common lightings.
- Solar panel at roof top generates clean energy for common utility energy consumption.



- SECURITY GUARD WITH CABIN
- BEAUTIFUL BANQUET HALL
- TODDLERS PLAY AREA
- BOARD GAMES ROOM
- GREEN LAWN AREA
- COMMON HALL AND CAFETERIA AT FIRST FLOOR
- CHILDREN PLAY AREA
- DANCE/ ZUMBA & AEROBIC AREA
- CANTILEVER SEATING
- MULTI PURPOSE COURT
- ELEGANT ENTRANCE GATE
- SPLASH POOL WITH WOODEN DECK
- GRANITE PAVED AREA
- ELEGANT TENSILE SEATING
- PRACTICE CRICKET BOX
- WALKING TRACK
- WELL EQUIPPED GYMNASIUM
- INDOOR GAME ZONE
- BEAUTIFUL WATER BODY
- LOOSE SEATING
- DROP OFF ZONE

18.00 MT. WIDE T.P.S. ROAD

36.00 MT. WIDE T.P.S. ROAD

ELEGANT SIGNAGE WALL





18.00 MT. WIDE T.P.S. ROAD

36.00 MT. WIDE T.P.S. ROAD





18.00 MT. WIDE T.P.S. ROAD

36.00 MT. WIDE T.P.S. ROAD



TYPICAL
FLOOR PLAN
(2nd TO 13th FLOOR)



18.00 MT. WIDE T.P.S. ROAD

36.00 MT. WIDE T.P.S. ROAD



14TH
FLOOR PLAN
(2nd TO 13th FLOOR)

PALM CLUSTER SEATING

PANTRY AREA

LIVE CHESS GAME

OPEN SWING COURT

YOGA & MEDITATION DECK

OUTDOOR LUDO

OPEN DINING AREA

OUTDOOR GYMNASIUM

PERGOLA WITH SEATING

OPEN FLOOR GAME

LANDSCAPED PARTY LAWN

TENSILE SEATING

WALK WAY

MAIN ENTRY / EXIT

5'0" WIDE PASSAGE

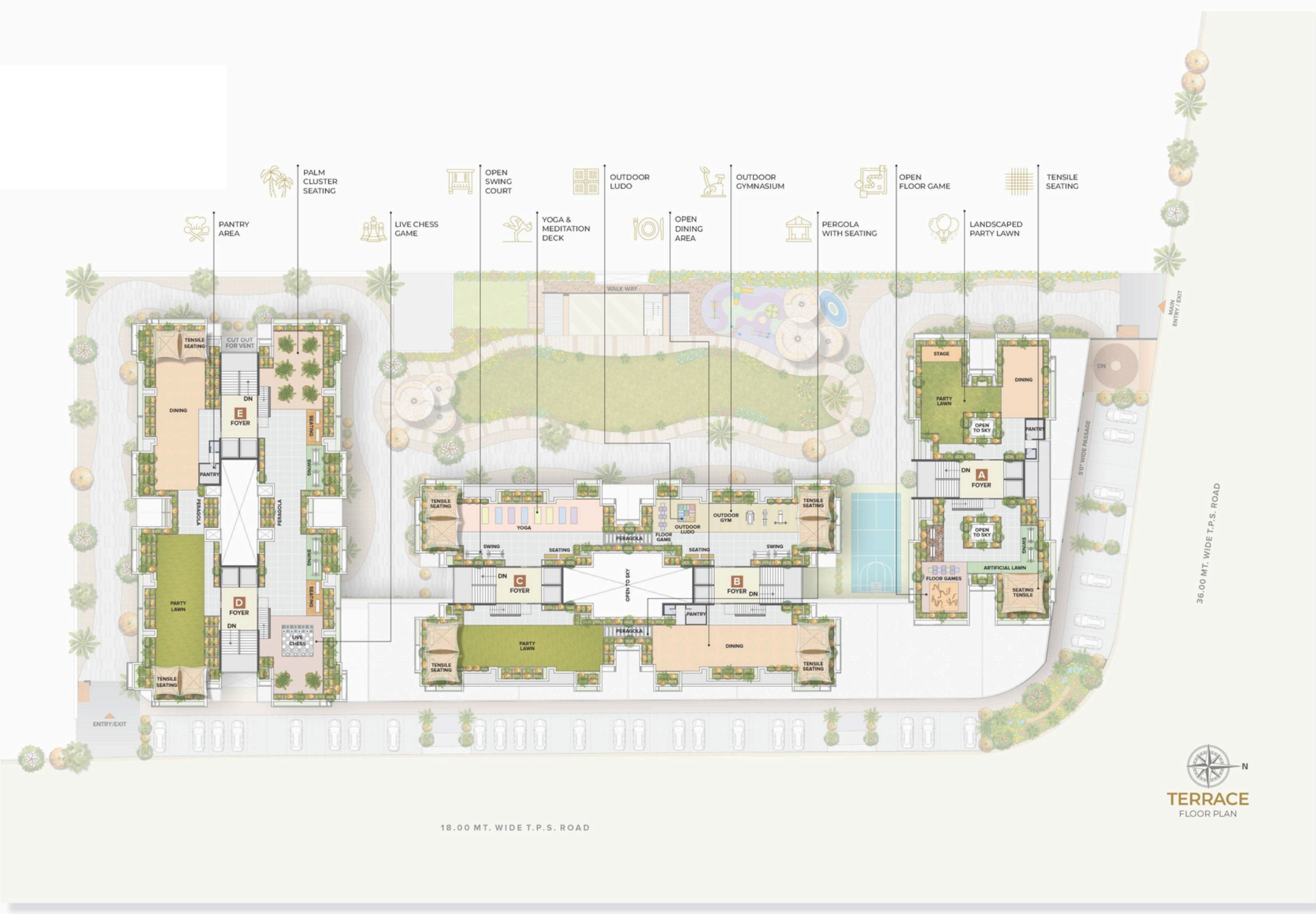
36.00 MT. WIDE T.P.S. ROAD

ENTRY/EXIT

18.00 MT. WIDE T.P.S. ROAD



TERRACE FLOOR PLAN



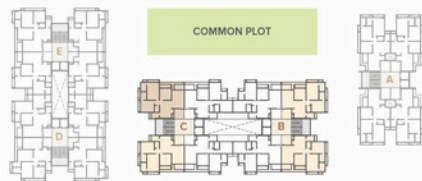


3 BHK
UNIT FLOOR PLAN





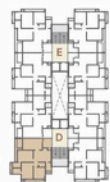
TYPE 04
BLOCK B
 UNIT NO.
 202 TO 1402, 103 TO 1403
BLOCK C
 UNIT NO.
 102 TO 1402, 203 TO 1403



TYPE 03
BLOCK B
 UNIT NO.
 201 TO 1401, 104 TO 1404
BLOCK C
 UNIT NO.
 101 TO 1401, 204 TO 1404



3 BHK
 UNIT FLOOR PLAN

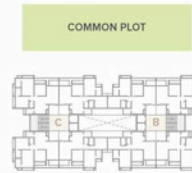


COMMON PLOT



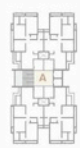
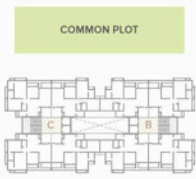
TYPE 05
BLOCK D
 UNIT NO.
 101 TO 1401

3 BHK
 UNIT FLOOR PLAN



TYPE 06
BLOCK E
 UNIT NO.
 104 TO 1404





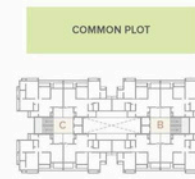
TYPE 07

BLOCK D

UNIT NO.
104 TO 1404

BLOCK E

UNIT NO.
101 TO 1401



TYPE 08

BLOCK D

UNIT NO.
102 TO 1402

BLOCK E

UNIT NO.
103 TO 1403

3 BHK
UNIT FLOOR PLAN