



ADDOWN REALTY  
— Connecting You To Your Perfect Property —

2&3 BHK HOMES AND SHOPS

Happiness blossoms here





2&3 BHK HOMES AND SHOPS

### An epitome of luxury

Set amidst the happening, yet serene neighbourhood of South Bopal, **SP Nirvana** is a project envisaged to give a premium lifestyle with a host of exclusive amenities. Set to be a large commune of like-minded, privileged families, this is the project that is all geared up to redefine classing living.

Height of luxury, with peace at its core



## OUR JOURNEY

Shri Parshva was founded by Mr. Devang Shah in 1993 in the city of Ahmedabad. A bachelor in civil engineering from L.D. Engineering, he started the company with very limited means. With his heart on a long term vision and years of perseverance, he grew the brand **Shri Parshva** into one of the leading and trusted real estate development company.

The brand has changed the skyline of Ahmedabad as well as earned the respect of the city with its **core values of trust, transparency, excellence, and innovation**. Choicest locations, perfect planning and immaculate implementation have ensured value for money for its customers. With every project that the group has launched over the years, it's known for delivering beyond the call of duty and has systematically built on its credibility and goodwill. **Each project being a true testament in innovation, design and construction.**

Shri Parshva has completed more than **16 projects** that includes apartments, commercial buildings, villas, raw houses schemes, corporate offices, etc.



SHRI PARSHVA ANTILIA @ PALDI



SPG EVANS @ SOUTH BOPAL



SPG ECHELON @ MAKARBA



SHRI PARSHVA ORION @ PALDI



NAVDARSHAN @ PALDI



SHRI PARSHVA EMINENT @ ELLISBRIDGE

## All style with **substance**

SP Nirvana is a classy mix of retail spaces and residential towers. Perched at a highly convenient and well-connected location, it is at the crossroads of a modern and contented lifestyle.



A multifaced gem for modern-day living



2&3 BHK HOMES AND SHOPS



# GROUND FLOOR PLAN

SHOW ROOM	DIMENSIONS	S.B.A.* SQ. FT.
1	38'2" X 14'2"	1000
2	38'2" X 10'0"	705
3	38'2" X 10'0"	705
4	38'2" X 10'0"	710
5	18'8" X 13'9"	500
6	38'2" X 9'0"	680
7	38'2" X 10'0"	705
8	38'2" X 10'0"	705
9	38'2" X 10'0"	705
10	38'2" X 10'0"	705
11	38'2" X 10'0"	705
12	38'2" X 10'0"	705
12-A	38'2" X 10'0"	705
14	38'2" X 10'0"	705
15	38'2" X 9'0"	750
16	29'8" X 10'5"	620
17	29'8" X 9'0"	495
18	29'8" X 10'0"	550
19	29'8" X 10'0"	550
20	39'10" X 10'0"	735
21	39'10" X 10'0"	730
22	39'10" X 10'0"	730

SHOW ROOM	DIMENSIONS	S.B.A.* SQ. FT.
23	39'10" X 12'6"	930
24	10'0" X 42'2"	775
25	12'2" X 41'6"	930
26	10'0" X 38'0"	700
27	10'0" X 38'0"	700
28	10'0" X 38'0"	700
29	9'6" X 38'0"	830
30	10'0" X 38'0"	870
31	10'0" X 38'0"	705
32	13'9" X 17'1"	440
33	10'0" X 31'0"	580
34	10'0" X 38'0"	705
35	10'0" X 38'0"	700
36	10'0" X 38'0"	700
37	10'0" X 38'0"	700
38	10'0" X 38'0"	700
39	9'0" X 38'0"	855
40	14'6" X 17'1"	460
41	10'0" X 38'0"	705
42	10'0" X 38'0"	700
43	10'0" X 38'0"	700
44	13'3" X 38'0"	935

\*INDICATIVE S.B.A.



18.00 MT. WIDE ROAD

18.00 MT. WIDE ROAD



# FIRST FLOOR PLAN



SHOW ROOM	DIMENSIONS	S.B.A.* SQ. FT.
101	32'0" X 14'6"	860
102	24'3" X 10'0"	450
103	24'3" X 10'0"	450
104	24'3" X 10'0"	455
105	11'0" X 13'9"	300
106	24'3" X 9'0"	635
107	24'3" X 10'0"	450
108	24'3" X 10'0"	450
109	24'3" X 10'0"	455
110	27'0" X 10'0"	505
111	27'0" X 10'0"	505
112	27'0" X 10'0"	500
112-A	27'0" X 10'0"	500
114	27'0" X 10'0"	500
115	22'0" X 9'0"	495
116	20'3" X 10'5"	450
117	20'3" X 9'0"	345
118	20'3" X 10'0"	380
119	20'3" X 10'0"	380
120	40'9" X 10'0"	755
121	40'9" X 10'0"	745
122	40'9" X 10'0"	745

SHOW ROOM	DIMENSIONS	S.B.A.* SQ. FT.
123	50'1" X 12'6"	1150
124	12'2" X 41'6"	930
125	10'0" X 28'4"	525
126	10'0" X 28'4"	525
127	10'0" X 28'4"	525
128	9'6" X 28'4"	645
129	10'0" X 28'4"	675
130	10'0" X 28'4"	530
131	13'9" X 9'4"	250
132	10'0" X 28'4"	530
133	10'0" X 28'4"	525
134	10'0" X 23'3"	490
135	10'0" X 23'3"	435
136	10'0" X 23'3"	435
137	10'0" X 23'3"	490
138	9'0" X 28'4"	785
139	13'9" X 9'4"	260
140	10'0" X 28'4"	530
141	10'0" X 28'4"	525
142	10'0" X 28'4"	525
143	13'1" X 36'1"	880

\*INDICATIVE S.B.A.

● PLC Unit



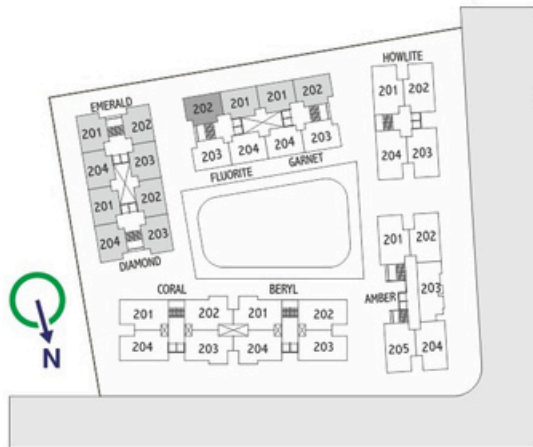
# TYPICAL FLOOR PLAN



● PLC Unit

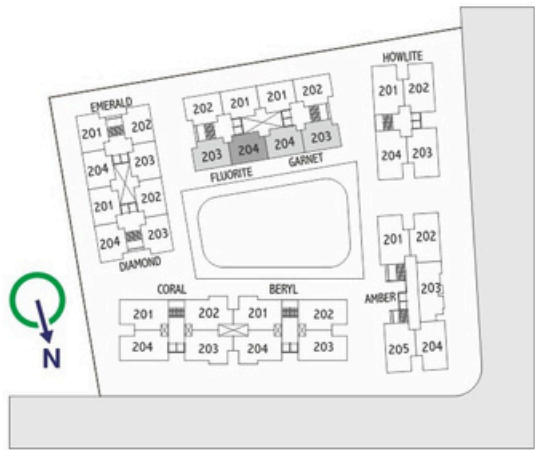
# UNIT - 1 | 2 BHK - A

Indicative S.B.A. 1245 SQ. FT.



# UNIT - 2 | 2 BHK - B

Indicative S.B.A. 1265 SQ. FT.



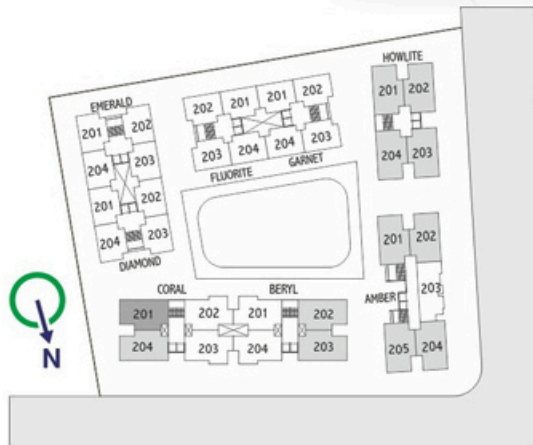


2&3 BHK HOMES AND SHOPS

Green at the core,  
with amenities all around

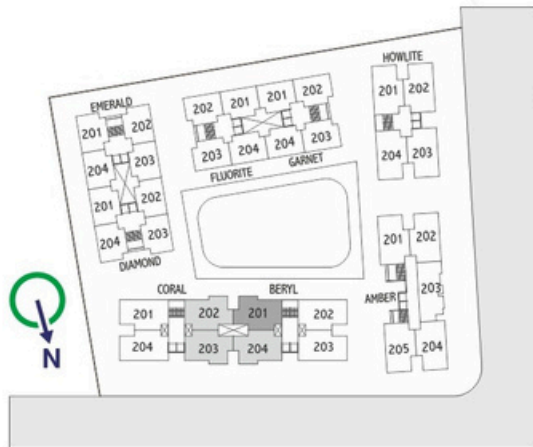
# UNIT - 3 | 3 BHK - A

Indicative S.B.A. 1700 SQ. FT.



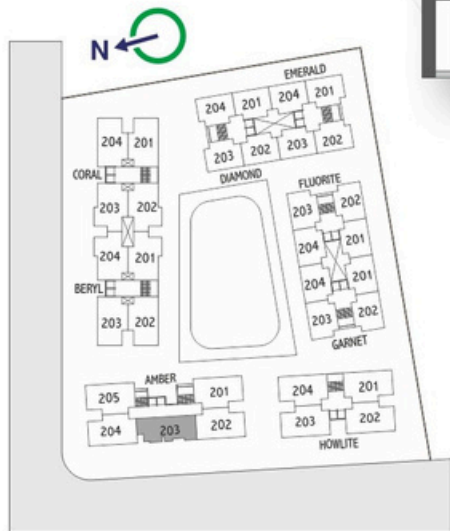
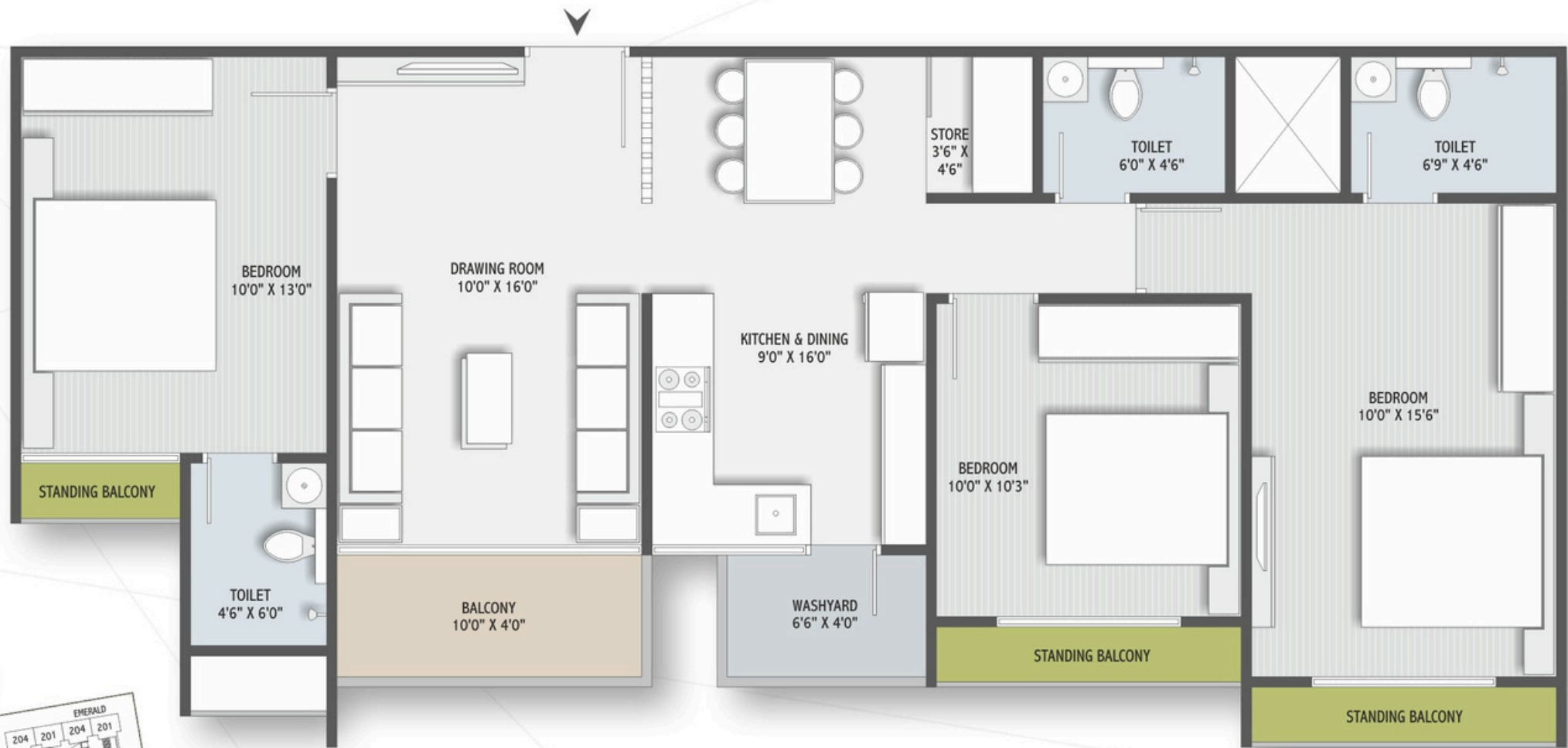
# UNIT - 4 | 3 BHK - B

Indicative S.B.A. 1700 SQ. FT.



# UNIT - 5 | 3 BHK - C

Indicative S.B.A. 1700 SQ. FT.





SECURITY CABIN WITH  
MAIN GATE ( ENTRANCE GATE )



SCHOOL BUS PICK-UP  
& DROP OFF ZONE



LIVE MUSIC SYSTEM  
SURROUNDING GARDEN



EVENT LAWN -  
GARDEN



WATER FEATURE WALL /  
MURAL - FEATURE WALL



OPEN SITTING  
AREA



OUTDOOR  
YOGA DECK



JOGGING TRACK /  
VISITORS PARKING



SPLASH POOL



KIDS PLAY  
AREA



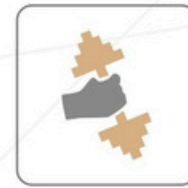
MULTIPURPOSE  
COURT



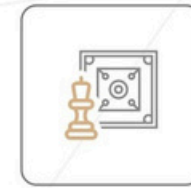
BOX CRICKET



MINI THEATER /  
LIBRARY



GYM



INDOOR GAME



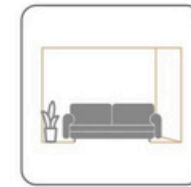
CLUB HOUSE



WFH CABIN



GUEST ROOM



ENTRANCE FOYER



SOCIETY OFFICE





Your brighter future  
beckons here



# SPECIFICATIONS

## STRUCTURE



- Earth-quake resistant R.C.C. frame structure.

## FLOORING



- Vitrified tiles flooring with skirting

## WALL FINISH



- Internal putty finish and external double coat plaster with 100% acrylic paint / texture.

## DOORS



- 30 mm thick decorative main door and SS fittings.
- 30 mm thick bedroom flush door with laminated or paint finish and SS fittings in stone frames
- Granite / Marble or Wooden door frame.

## WINDOWS



- Aluminum sliding window with marble / granite reveal.

## KITCHEN



- Granite platform | Stainless steel sink.
- Exhaust and aqua guard electric point.

## ELECTRICAL



- 3 Phase concealed IS fire resistant copper wiring with anchor great white or equivalent modular switches.
- Havells or equivalent distribution board with MCB & ELCB.
- Electric provision for split A.C. in all bedrooms and drawing room.

## BATHROOMS



- Glazed tiles flooring up to lintel level.
- Concealed plumbing with Jaquar / Cera / Plumber equivalent fittings & accessories.
- Superior sanitary ware | Wall hung W.C. in all bath rooms.

## PARKING



- Designer tiles / Polished stone / Pavit.

## STAIRCASE



- Polished stone / Granite marble with anti skid grooves.

## TERRACE



- China mosaic over water proof coat on 3" thick brickbat concrete for heat treatment with water proofing.

## ELEVATORS



- 2 Automatic elevators in each tower.

## TERMITE TREATMENT



- Anti termite treatment shall be applied by standard materials to complete area.

## TERMS & CONDITIONS

- Stamp duty, registration, legal charges, AUDA, GEB, AMC, Torrent & any other Govt. charges are to be borne by the member themselves.
- Any additional charges of duties levied by Govt./local authority during or after the completion of the project will be borne by the buyer. Changes in external elevation shall not be permitted.
- Internal changes shall be permitted with prior permission & shall be charged extra in advance.
- Possession of the unit will be given after receiving the full payment from the member.
- Payment / schedule payment should be strictly followed, in case of delay in payment then interest will be levied or the basic rates will be revised & the member will have to follow the same.
- In case of cancellation, cancellation policy will be applicable.
- Acceptance of request if any, for transfer of booking from unit to unit at sole discretion of ours and for that transfer charges (fees) would be collected.
- All rights reserved by the developer for alteration / modification / improvement in specification of changes in dimensions and planning shall be binding to all.
- Issued subject to Ahmedabad jurisdiction.
- We agree with the above mention term, condition & specification of the same scheme.
- Any business practices leading to pollution, causing material damage to the building or members are not allowed in the premises.
- Irregular payments may attract interest of lead to cancellation of booking/s.

## Disclaimer

The brochure is for representational purposes only & is not part of any legal document/s. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. • Actual building may vary from the representations mentioned in the brochure. • This is not at advertisement within the meaning of RERA. • This is not an offer, invitation of commitment of any nature. • Recipients are advised to appraise 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. • T & C applicable.

