



Nearby Locality: Schools: 1 km, Hospitals: 1.7 km, Airport: 3.4 km, Shopping Malls: 1 km

A Project by:



Site: The Prime Sky View,  
30 Mtr. Khodiyar Nagar Road,  
Besides The Prime, Harni,  
Vadodara, Gujarat 390019

Ph.: +91 96017 22686, 83474 18182  
Email:- shashvatinfrastructure@gmail.com

Architect:  
Studio Adikara

Structural Consultant:  
Zarna Associates



SCAN QR FOR  
BROCHURE



SCAN QR FOR  
LOCATION

**Terms & Conditions:** (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration & Legal Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 90 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

RERA Website.: gujrera.gujarat.gov.in | RERA No.:

# THE PRIME SKY VIEW

THE PRIME SKY VIEW



SHOPS & OFFICES  
2 & 3 BHK ULTRA MODERN  
LUXURIOUS APARTMENTS

design: smok&curry@9654192710





## THE PRIME. SKY VIEW

Where Luxury Is a Way of Life

- Central Location on 30 mtr Khodiyar Nagar Road
- Impressive Elevation
- Road-Facing Smart Retail Units
- Stylish Residences with high-end finishes
- Unmatched Lifestyle

Presenting Prime Skyview, a luxurious residential cum commercial project located on the fast emerging 30 mtr Khodiyar Nagar Road. The prime location ensures maximum visibility for the retail owners and proximity to modern essentials for the residents.

The elegant 2 & 3 BHK residences are nestled in a vibrant community, complete with a stunning campus and premium leisure amenities. The spacious layout of every home ensures openness, abundant sunlight and fresh air at all times.





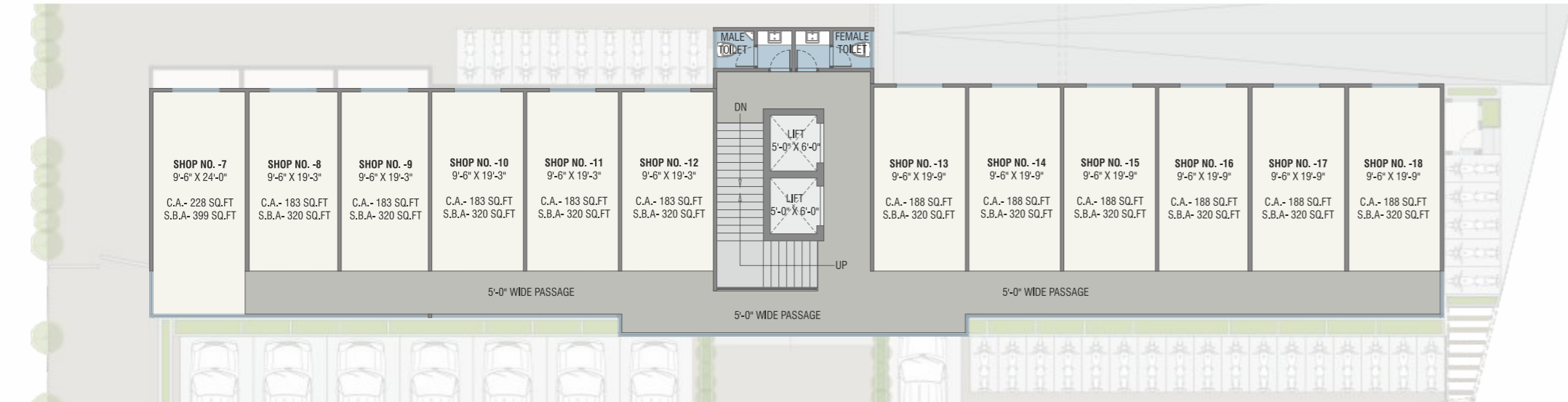




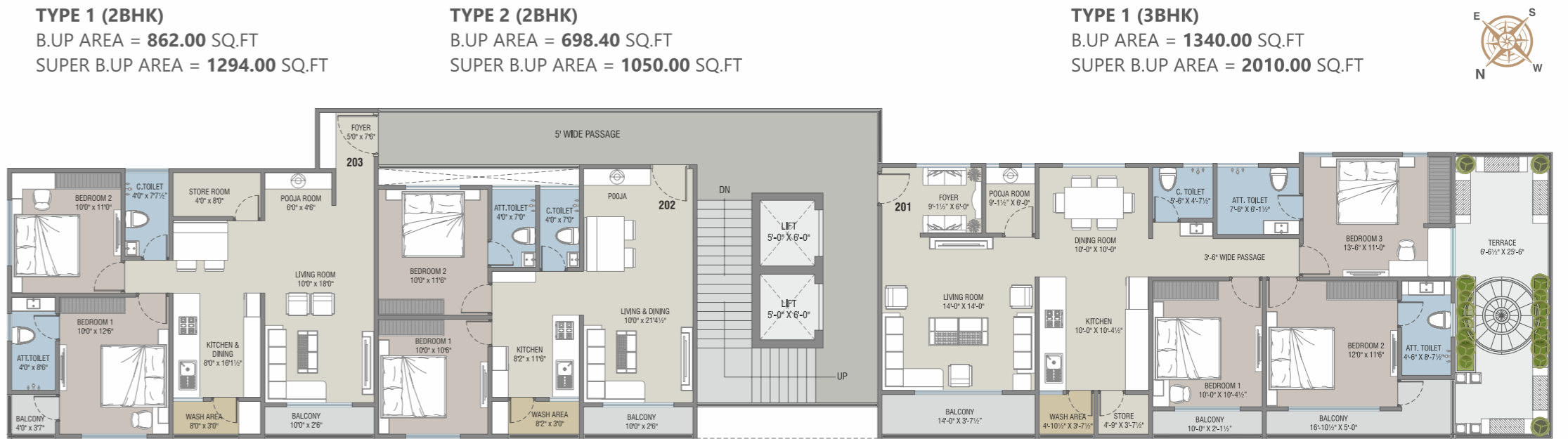
**GROUND FLOOR**



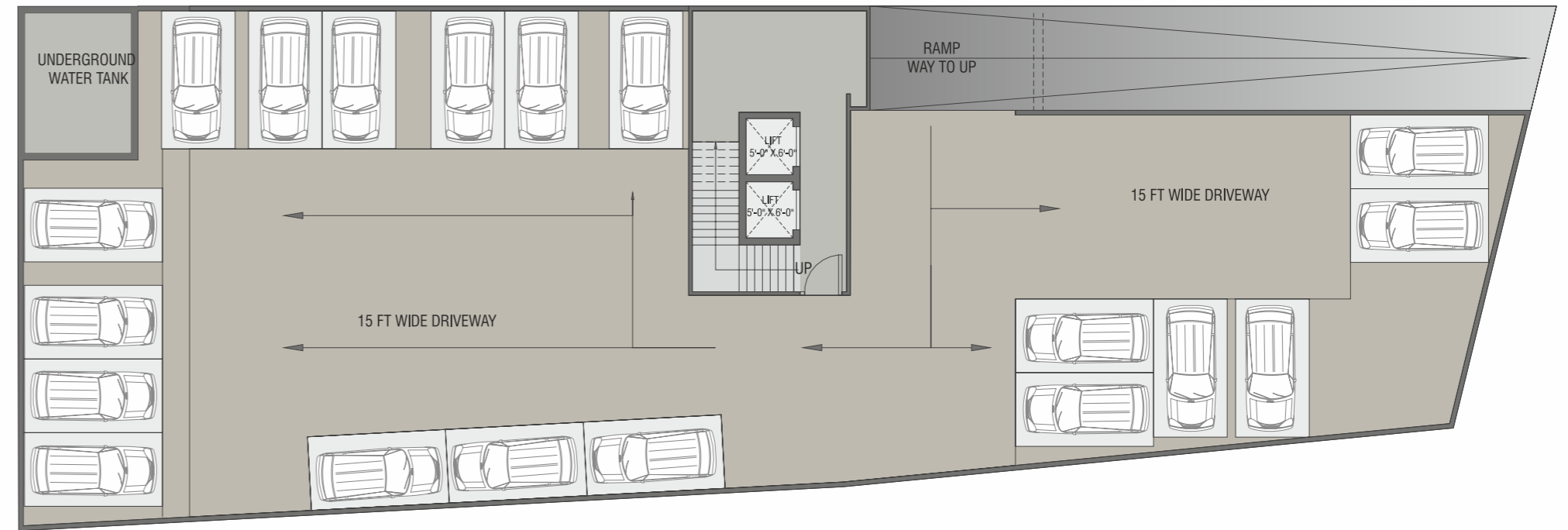
**FIRST FLOOR**



**SECOND FLOOR**



**BASEMENT FLOOR**





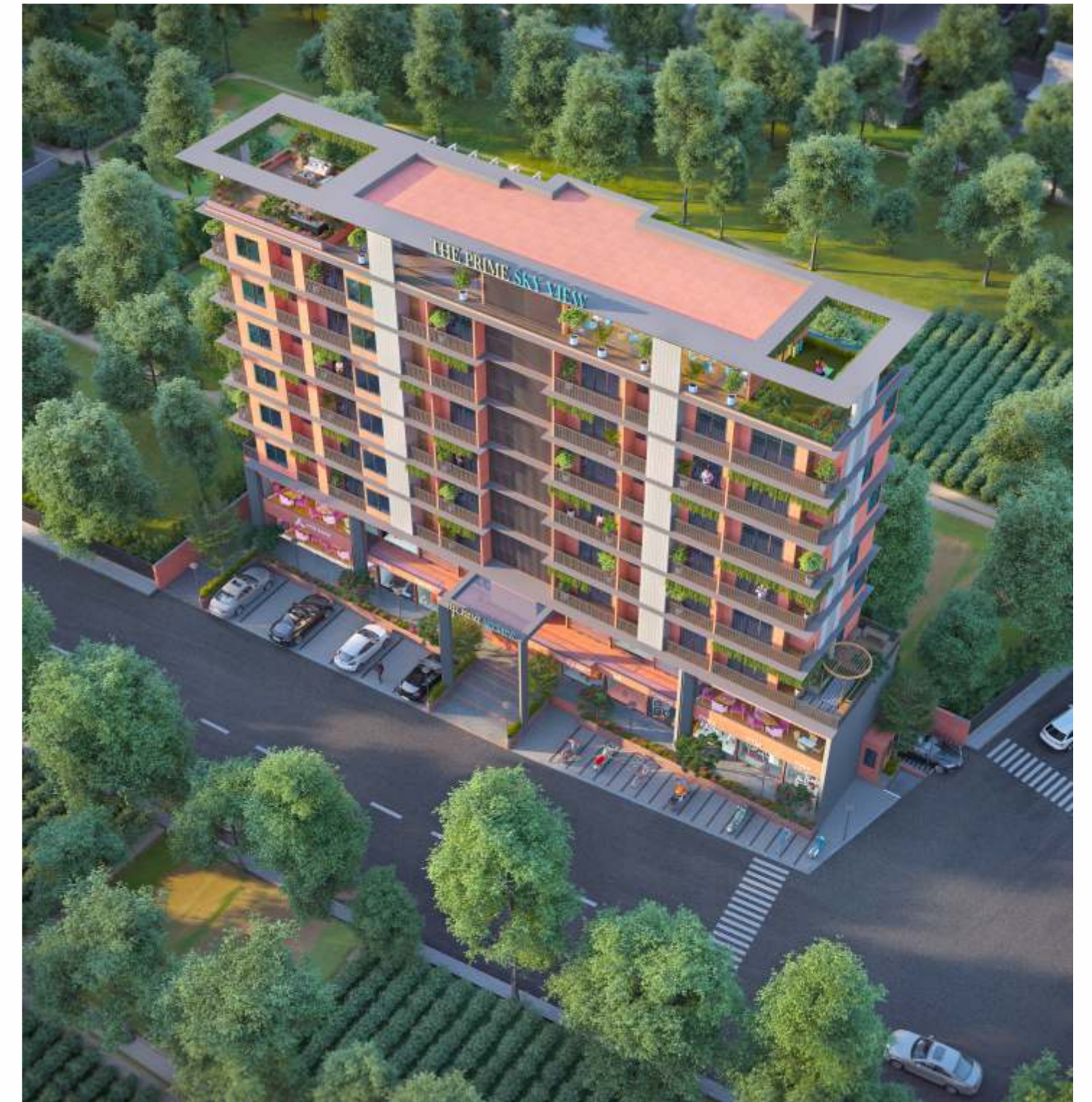
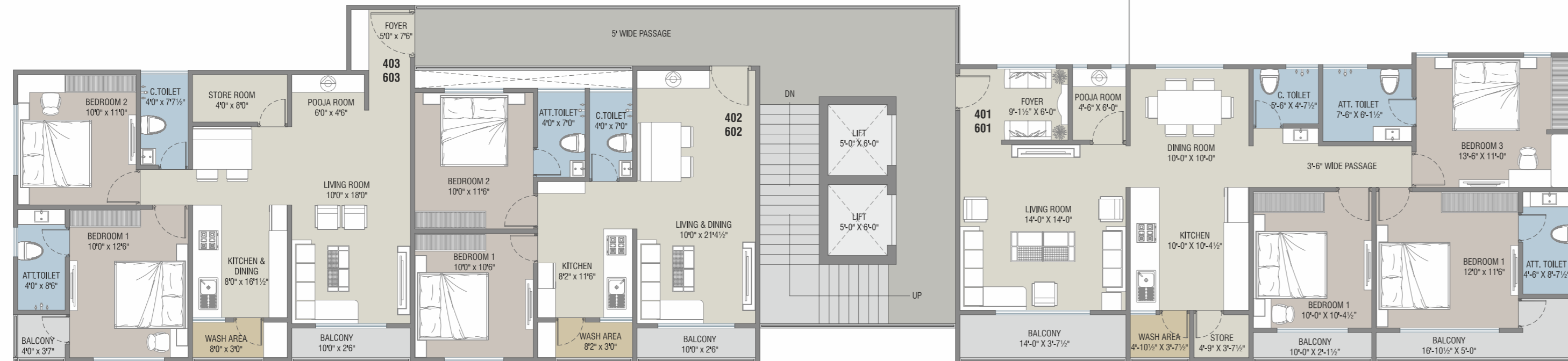
3<sup>RD</sup>, 5<sup>TH</sup> & 7<sup>TH</sup> FLOOR

4<sup>TH</sup> & 6<sup>TH</sup> FLOOR

**TYPE 1 (2BHK)**  
 B.UP AREA = 862.00 SQ.FT  
 SUPER B.UP AREA = 1294.00 SQ.FT

**TYPE 2 (2BHK)**  
 B.UP AREA = 698.40 SQ.FT  
 SUPER B.UP AREA = 1050.00 SQ.FT





**TYPE 1 (3BHK)**  
 B.UP AREA = 1340.00 SQ.FT  
 SUPER B.UP AREA = 2010.00 SQ.FT














## AMENITIES

-  Multi Purpose Room
-  GYM
-  Outdoor Seating Area
-  Terrace Garden

## VALUE ADDITIONS

-  Allotted Car Parking for All Flats
-  Sufficient 2 wheeler Parking
-  CCTV Surveillance
-  Generator Power Backup for Common Areas
-  Sufficient A.C. Points in Rooms
-  24x7 Security
-  Fire Safety

## SPECIFICATIONS

### FOR APARTMENTS:

#### STRUCTURE:

- Earthquake resistant building
- Well designed RCC frame structure as per structural engineer's design

#### FLOORING:

- Vitrified flooring in living, dining, kitchen and all bedrooms

#### KITCHEN:

- Granite platform with SS sink and tiles up to Lintel Level.
- Ceramic tiles dado and kota-stone, Anti-skid flooring for wash area
- Sandwich platform with supporting kota-stones

#### BATHROOMS:

- Designer wall tiles and anti-skid ceramic tiles flooring.
- Plumbing with standard fittings and vessels

### FOR SHOPS:

#### STRUCTURE & WALL CONSTRUCTION:

- RCC Frame structure. internal walls with putty. external walls with weather-proof paint over double-coat plaster. minimum columns & beams for maximum flexibility in interior planning

#### FLOORING & WALL CLADDING:

- Vitrified tiles flooring with skirting in all units
- Natural stone / vitrified flooring in corridors & stairs

#### PLUMBING:

- Systematic wall concealed CPVC/ UPVC plumbing as per plumbing consultant's design

#### DOORS:

- Decorative main door with standard safety lock and fittings. All other internal doors are laminated flush doors

#### WINDOWS:

- Anodized aluminium 3 track section windows and ventilations

#### ELECTRIFICATION:

- Concealed copper ISI wiring. MCB/ELCB branded modular switches with electrical points in all area as per drawings

#### FINISHING:

- Cement based putty finished interior walls with single coat primer and anti-fungal weather coat paints on exterior walls

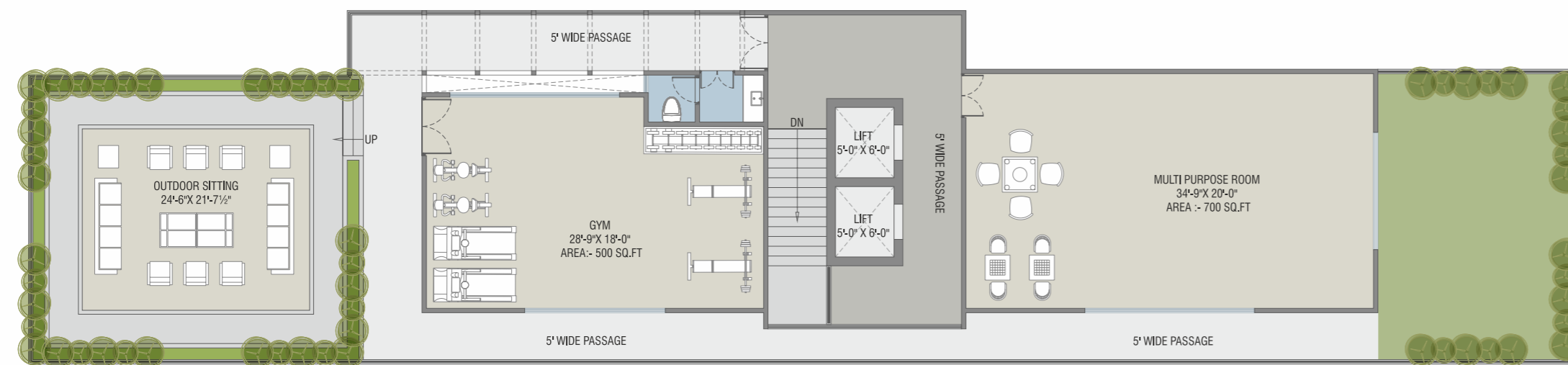
#### WATER SUPPLY:

- Underground and overhead water tank with sensor

#### ELECTRICAL:

- Concealed Copper wiring and all electrical fixtures of ISI quality.
- ELCB / MCB in each unit. Quality modular electrical switches
- Rolling shutters with anti corrosive paints

8<sup>TH</sup> FLOOR







Loaded with REPUTED BRANDS:



Disclaimer: The Developers reserve the right to change/ alter the brand specified above, subject to its availability to an equivalent and competitive product.

**Payment Terms for Shop:**

Booking Amount: 20% within one month |  
 Plinth Level: 20% | 1st slab: 20% | 3rd slab: 10%  
 5th slab: 10% | 7th slab: 10% | Flooring: 5%  
 Finishing: 5% (At the agreement to sale)

**Payment Terms for Flat:**

Booking Amount: 10% | Plinth Level: 20%  
 1st slab: 15% | 3rd slab: 15% | 5th slab: 15%  
 7th slab: 15% | Flooring: 5%  
 Finishing: 5% (At the agreement to sale)

**Project Approved by:**

