



॥ जय श्री स्वामिनारायण ॥
जय श्री गणेशाय नमः

OWN SPACE &

PEACE




Siddheshwar
HELENIUM
SHOP
2BHK & 3BHK PREMIUM
APARTMENT & PENTHOUSE



The foundation of Nyalkaran Group Firm was established in the year 2010 and started venture in the field of construction. Nyalkaran Group has proved to be very famous for its residential and commercial projects in Vadodara and Ahmedabad. Nyalkaran Group is a reputed group in Vadodara and is famous among the top developers. So far more than 5500 families have won the trust and successfully given possession.

OUR GOAL

Prime location, master planning, stunning elevation, best quality, affordable rates, possession on time, customer satisfaction, these key factors have played an important role in building our brand. We deliver services that provide integrity, professionalism & peace in the mind of our customers.

56,50,000+
Sq.Ft. Area

2000+
Commercial Units

5500+
Residential Units

7500+
Happy Customers

Shree Siddheshwar HELENIUM

Shree Siddheshwar Helenium – A Project with Remarkable Experience & Finesse in furnishing the finest efforts, in the field of construction laid under Vadodara's renowned the Nyalkaran Group

The Most Suitable Site For Your Business & Propitious Lifestyle	Perfectly Aerated & Capacious Planning	Attractive Elevation
Allotted Car Parking per Unit	Luxurious A-class Amenities & Leisure Arrangements Revitalizing Life	World Class Quality Material & Works

From The Heart of Architect

HM Associates has presented retrospectives of their work for over 34 year in the field of architecture. Handpicked team of professionals has proven to be the best over the years whilst they provide a one site solutions to the homeowners & Business hub. Shree Siddheshwar Helenium aspires to go beyond the expectations of the our client and to interpret what is left unsaid.





ENTER

from the center

Most apartments with retail shops offer entrance from the side or from the back. Not here. Our team at Shree Siddheshwar Helenium prioritises the residents and gives them an entrance at the centre, through a majestic entry gate.



the nature

It's so huge, it's almost like a city inside in a city. With the safest security system and mindful management, you'll always be assured. Surrounded by 71 shops, you'll rarely have to travel far to buy necessities. When it comes to the festivals, imagine celebrating each one with 582 families around you.

06	11	582	71
Towers	Blocks	Apartments	Shops



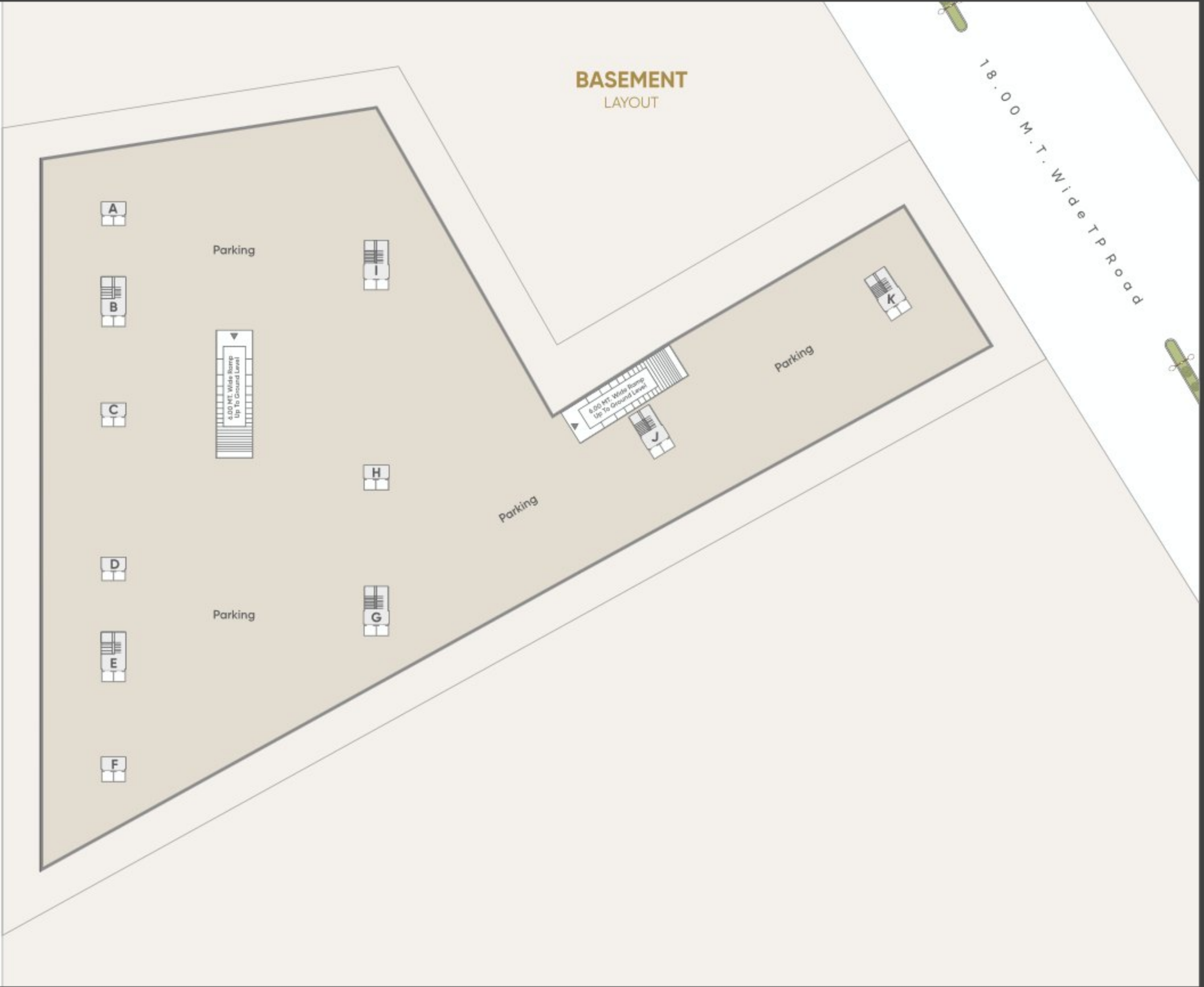
**DUAL
ENTRYWAYS**
the key to seamless arrivals

Comfort, convenience and efficiency are the pillars modern society is built upon, which is why, we've built majestic entryways on either side of Shree Siddheshwar Helenium so that you waste no time in reaching your destination.



75.00 M.T. N.H.8 ROAD

12.00 M.T. Wide T P Road

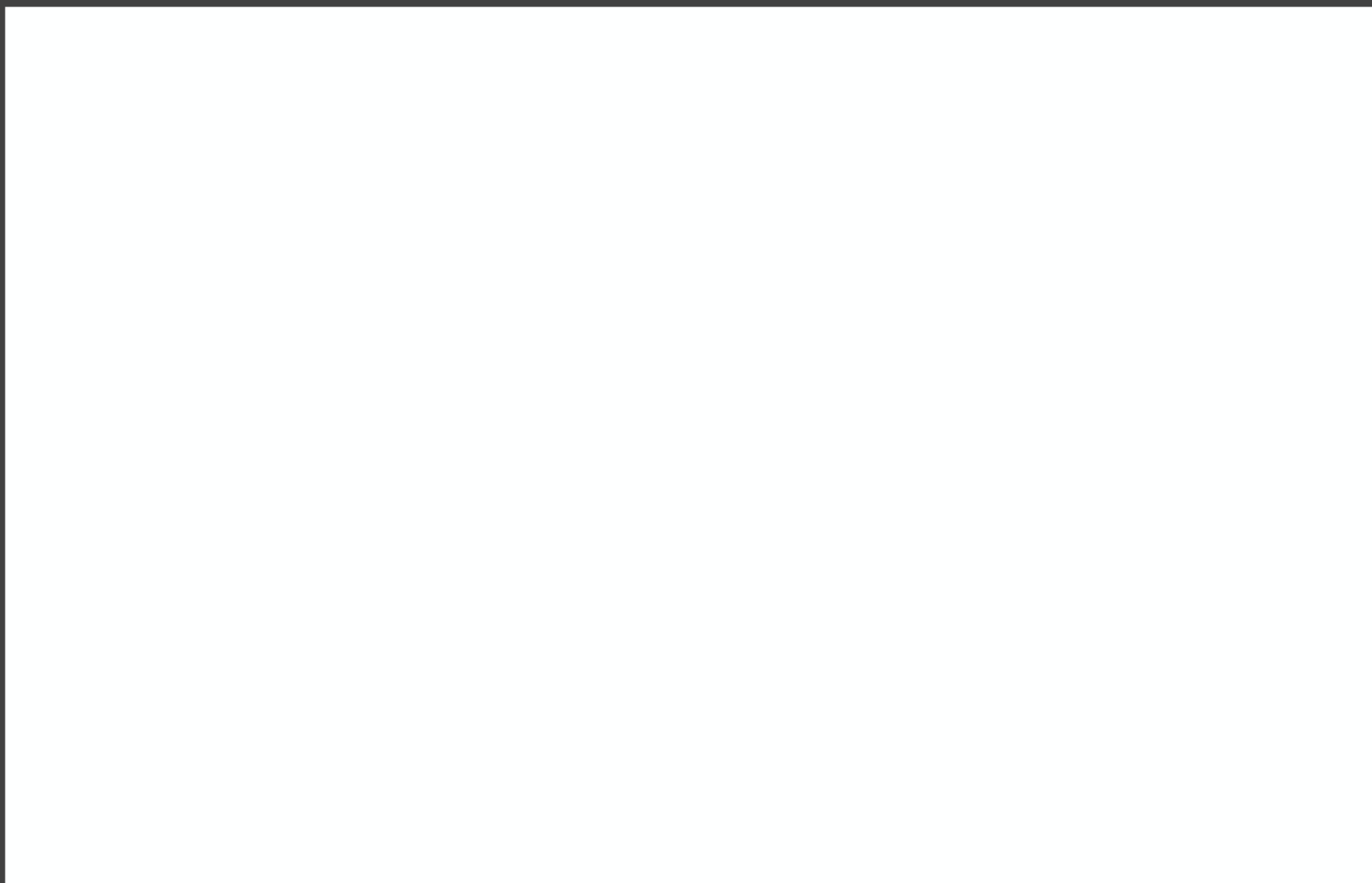




12.00 M.T. Wide TP Road







SPECIFICATIONS



STRUCTURE

- Earthquake resistant RCC frame structure as per structure design.



WALL FINISH

- Internal Smooth plaster with 2 coat putty & primer
- External Double Coat plaster with weather proof paint.



TOILET / PLUMBING

- Standard quality sanitary ware.
- Branded plumbing fittings.
- Glazed tiles dedo upto lintel level.
- Ceramic tiles in flooring.



ELECTRIFICATION

- Concealed good quality copper ISI wiring & branded modular switches
- T.V. point in living room.
- A.C. point in master bedrooms.



FLOORING

- 24"x24" Vitrified flooring
- Paver blocks in parking area
- Water Proffing with china mosaic on terrace



DOORS / WINDOWS

- Elegant entrance door & internal Laminated Flush door with marble frame
- Powder Coted Aluminium Section Windows with marble frame



KITCHEN

- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to beam bottom.



VALUABLE FEATURES



Elegance Entrance Gate.



24 X 7 Security with Security Cabin



Allotted Car Parking Per Unit



Single Entry Campus With CCTV Surveillance in Common Area



Solar Electrification System for Common Area



Rainwater Harvesting



Fire Fighting System



Level Controllers in Water Tanks to Avoid Wastage



Underground Cabling for Wire-free Campus



Ample Visitors Parking



DG Power Back-up for Common Illuminations and Elevators



Elegant Number Plate To Each Unit



Trimix Concrete Internal Road with Streetlight



Two Automatic Elevators in Each Tower

75.00 M.T. N.H.8 ROAD

12.00 M.T. Wide T.P. Road

18.00 M.T. Wide T.P. Road

2ND TO 13TH FLOOR LAYOUT



Open Terrace on 2nd Floor

A-203	240*27=267 Sq.Ft.	D-203	240*27=267 Sq.Ft.
A-204	240*27=267 Sq.Ft.	D-204	240*27=267 Sq.Ft.
B-203	240*27=267 Sq.Ft.	E-203	240*27=267 Sq.Ft.
B-204	240*27=267 Sq.Ft.	E-204	240*27=267 Sq.Ft.
C-203	240*27=267 Sq.Ft.	F-203	240*27=267 Sq.Ft.
C-204	240*27=267 Sq.Ft.	F-204	377 Sq.Ft.

OUTDOOR AMENITIES

- | | | | |
|----|-----------------------------|----|---|
| 01 | ENTRANCE GATE | 10 | MULTI PURPOSE COURT (18'0"X40'0") |
| 02 | SECURITY CABIN | 11 | STEP SETTING |
| 03 | 6.00 MT. BASEMENT RAMP | 12 | CLUB HOUSE |
| 04 | CHILDREN PLAY AREA | 13 | SWIMMING POOL (20'0"X30'0") (15'9"X38'0") |
| 05 | GAZEBO | 14 | KIDS POOL (20'0"X7'0") (15'9"X9'3") |
| 06 | GARDEN | 15 | DECK AREA WITH SITOUT |
| 07 | SITTING AREA | 16 | M. CHANGING & SHOWER |
| 08 | JOGGING TRACK | 17 | F. CHANGING & SHOWER |
| 09 | CRICKET COURT (18'0"X40'0") | | |

CLUB HOUSE AMENITIES

- | | |
|---------------------------|--------------|
| RECEPTION / WAITING LOBBY | THEATRE |
| MULTIPURPOSE HALL | DISCO THEQUE |
| TABLE TENNIS & POOL TABLE | GUEST ROOM |
| INDOOR GAME | LIBRARY |
| DAY CARE | LOUNGE AREA |
| A/C GYM | SITOUT SPACE |



**TOWER
A-B-C-D-E-F**
2BHK PLAN
B.A. 744.00 Sq. Ft.



**TOWER
F & G**
2BHK PLAN
B.A. 763.00 Sq. Ft.



TOWER - F

3BHK PLAN
B.A. 1160.00 Sq. Ft.



TOWER G-H-I-J-K

3BHK PLAN
B.A. 1124.00 Sq. Ft.



**TOWER
G & H**
3BHK PLAN
B.A. 1112.00 Sq. Ft.



**TOWER
A - B - C - D - E - F**
2BHK PLAN
B.A. 744.00 Sq. Ft.
O.T. 744.00 Sq. Ft.



TOWER
F-G-H-I-J-K

3BHK PLAN
B.A. 1124.00 Sq. Ft.
O.T. 1124.00 Sq. Ft.



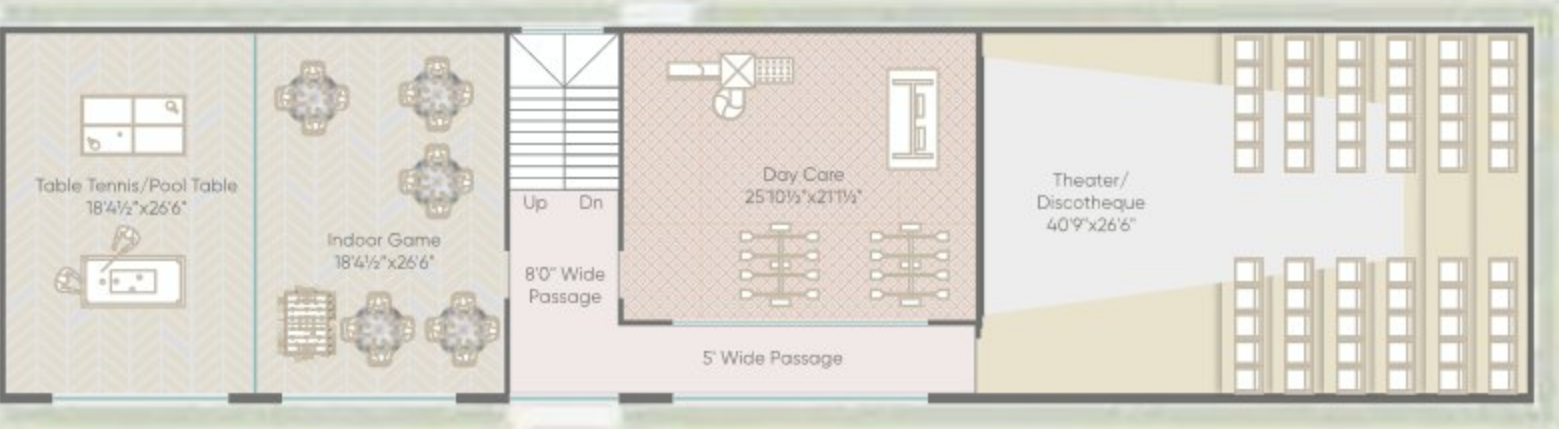


CLUB HOUSE - 1

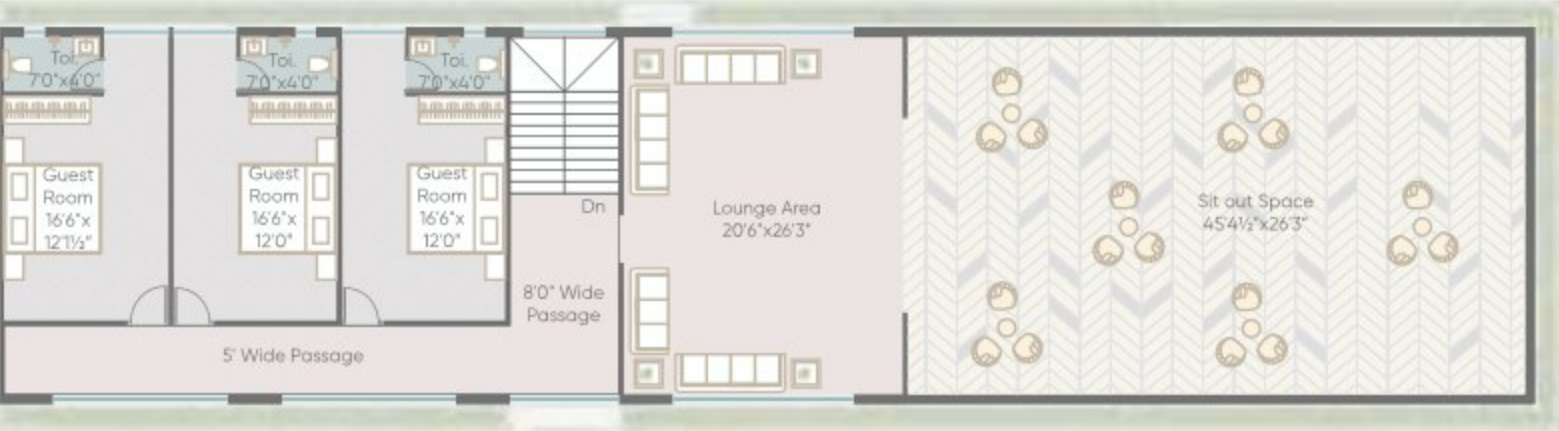
Ground Floor



First Floor

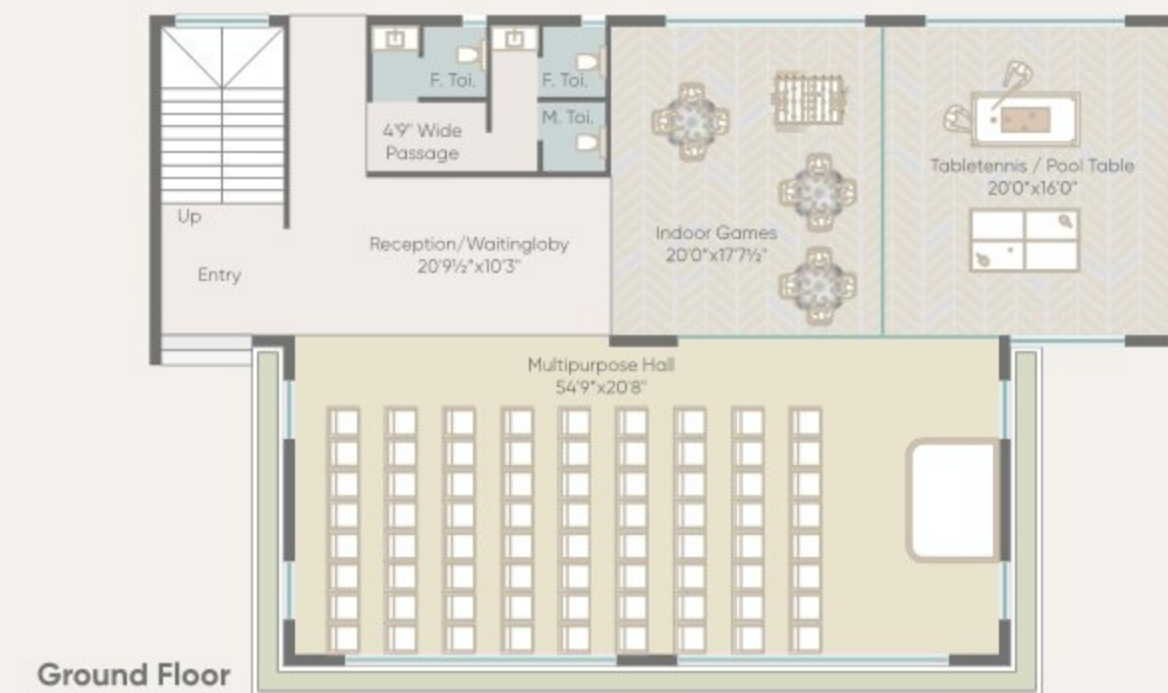


Second Floor





CLUB HOUSE - 2

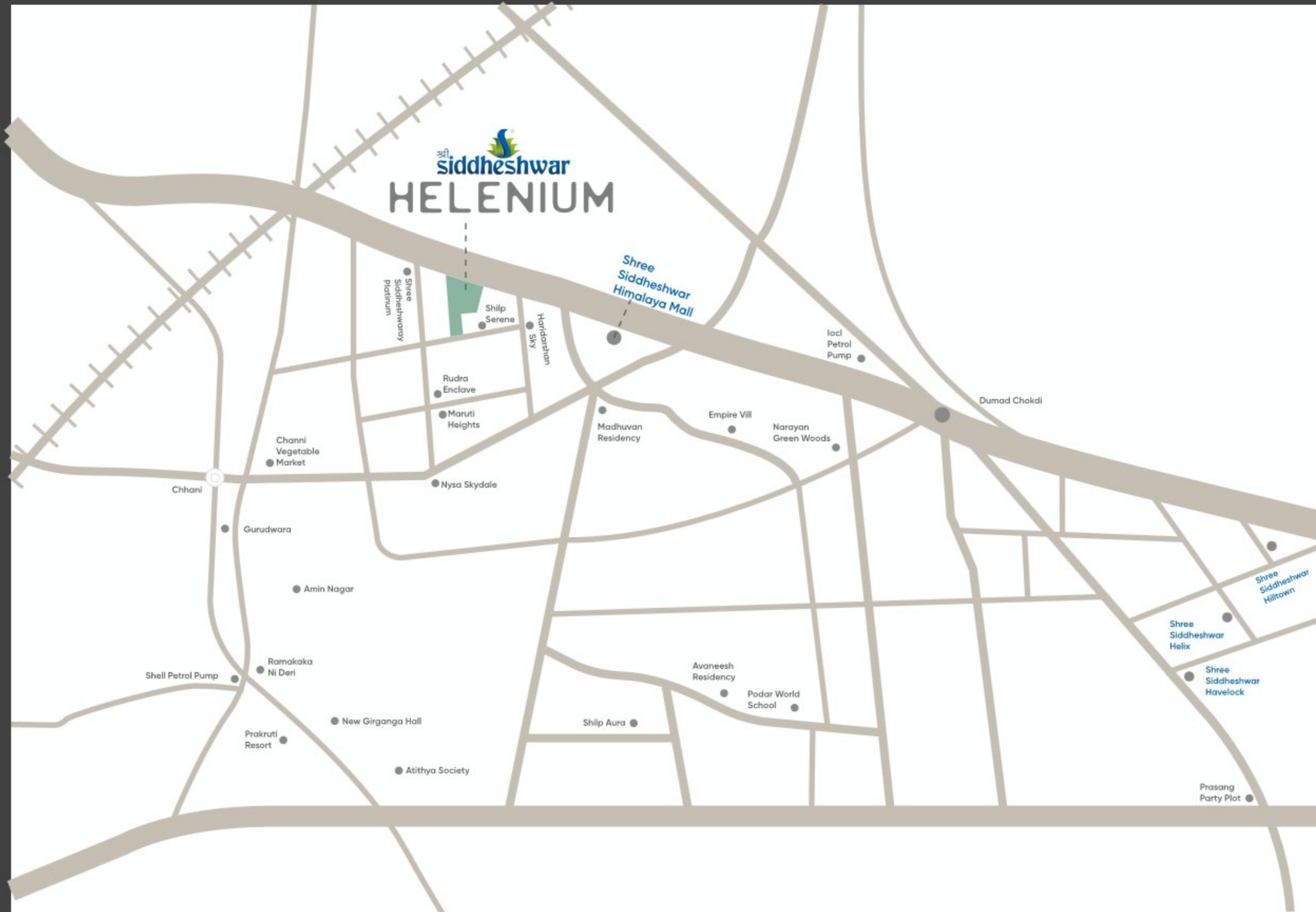




Perfect for hosting summer parties or simply lounging with family and friends, this aqua oasis is sure to impress. The pool's sleek design and crystal clear water will provide hours of entertainment while the wooden deck's natural beauty and durability will provide a comfortable and stylish space for all your rejuvenation needs.

dive into
Luxury





MODERN LIVING

meets unparalleled connectivity

Developers : NYALKARAN SOURCE

Site Address :
Shree Siddheshwar Helenium,
B/h Rudra Enclave, Near Chhani Lake,
Chhani, Vadodara.

Contact Details :
Call: 99048 06662 | 99048 06663
E: sshelenium@nyalkarangroup.com
W: nyalkarangroup.com

Architect :
 HM ASSOCIATES

Structure :
 ZARNA ASSOCIATES



Payment Mode For Flats : 20% on Booking • 10% Footing level • 15% Plinth Level • 42% Slab Level (3.0% Per slab) • 05% Plaster • 04% Flooring • 04% Finishing Work

Payment Mode For Shops : 30% on Booking • 15% Plinth Level • 25% Slab Level • 15% Brick Work • 08% Plaster • 07% Flooring

Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will not be responsible. (9) Architect / Developers shall have the right to change or rise the scheme or any details