



III ZURICH 9825047913 3D Visualisation by LUCID - The Artistry

॥ જય શ્રી સ્વામિનારાયણ ॥
જય શ્રી ગણેશાય નમઃ



શ્રી **siddheshwar**
HELICON
SHOP - 2 & 3BHK PREMIUM
APARTMENT & PENTHOUSES



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 5000+ families have won the trust and successfully given possession.

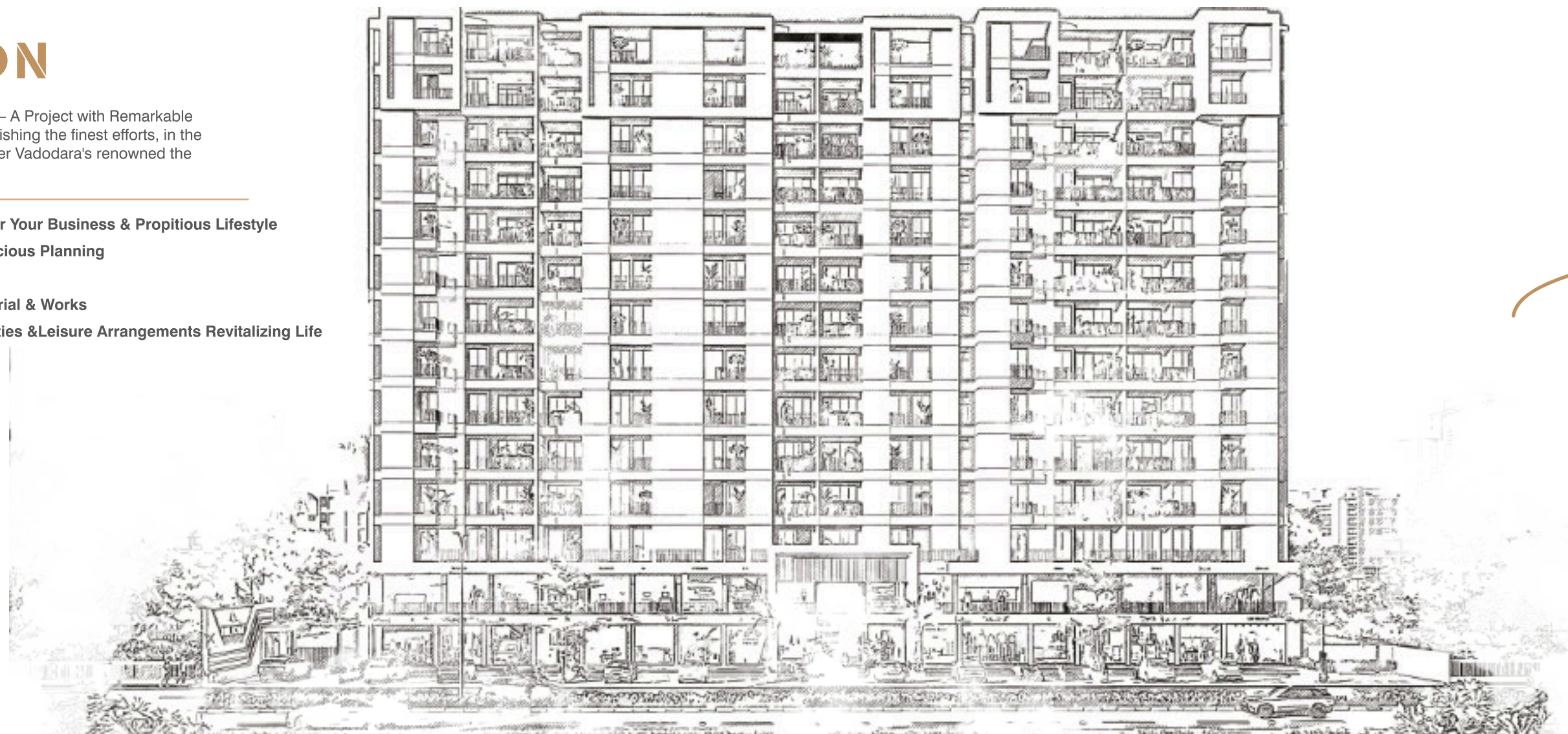
OUR GOAL

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.



Shree Siddheshwar Helicon – 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
- Astonishing Elevation
- World Class Quality Material & Works
- Luxurious A-Class Amenities & Leisure Arrangements Revitalizing Life
- Allotted Car Parking



THE TIMELESS TALE OF *Grandeur*

Step into a world of refined elegance at Shree Siddheshwar Helicon. Here, luxury meets comfort in every detail, offering a timeless experience of grandeur. Discover spacious residences, thoughtful amenities, and a vibrant community designed to elevate your lifestyle.



CREATE CORE MEMORIES

Together

Find solace in the harmonious design of Shree Siddheshwar Helicon, tailored for families seeking comfort and connection. Our carefully crafted layout plans prioritize spaciousness and functionality, providing an ideal environment for every member of your family to flourish. Come home to a place where happiness thrives, surrounded by those you cherish most.

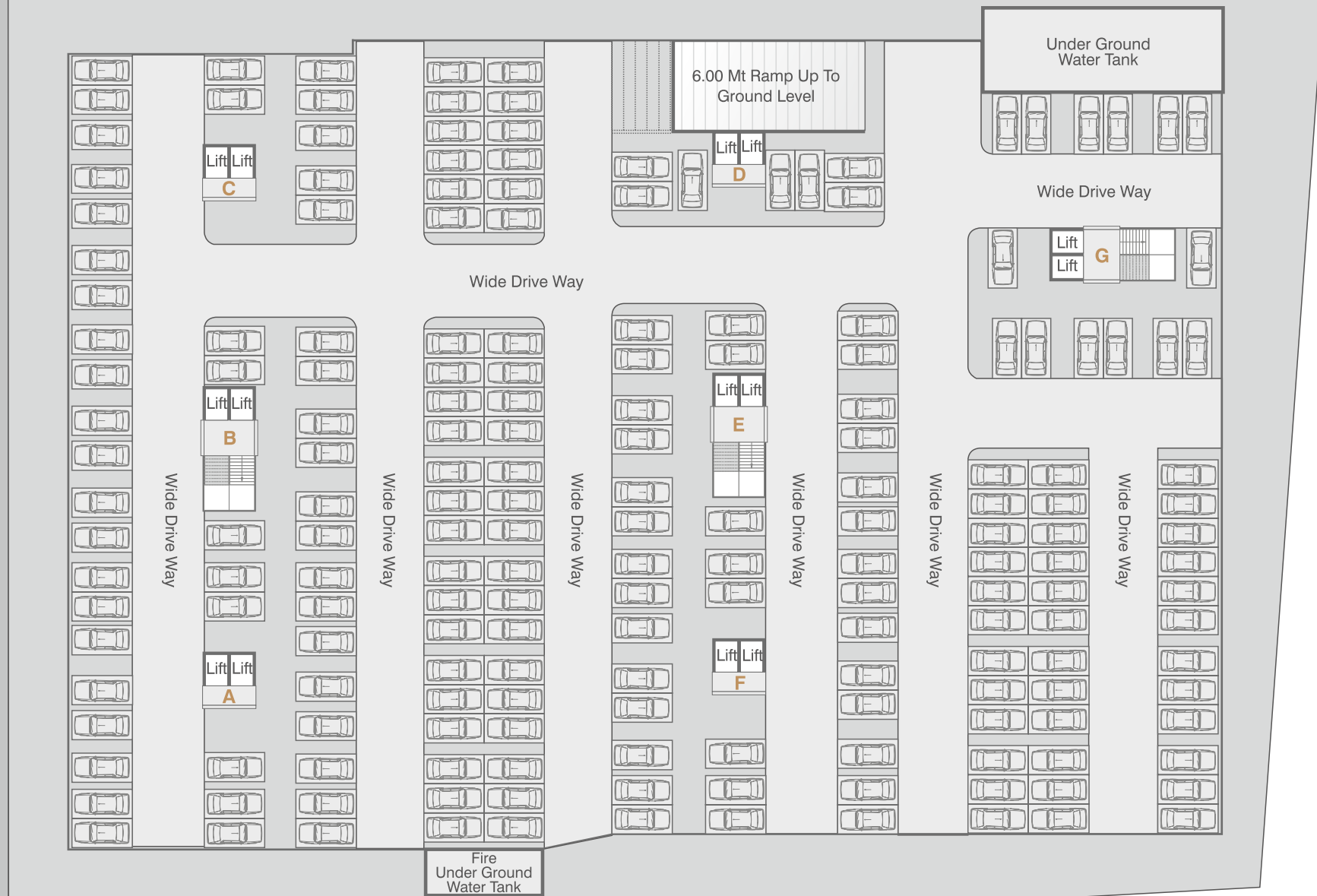




ENJOY THE FAMILY
Shopping
TIME

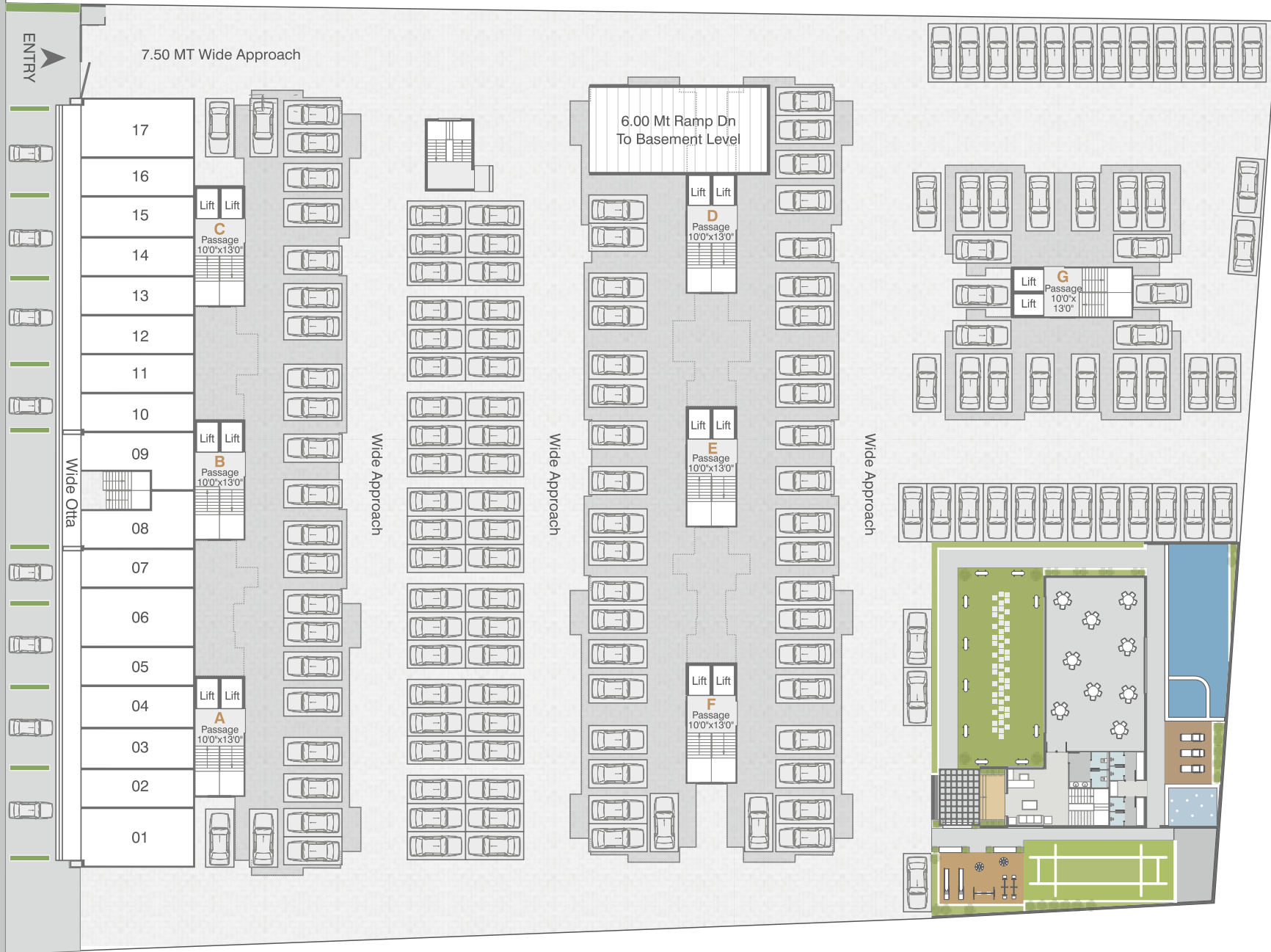


18.00 MT WIDE T.P ROAD



BASEMENT FLOOR LAYOUT

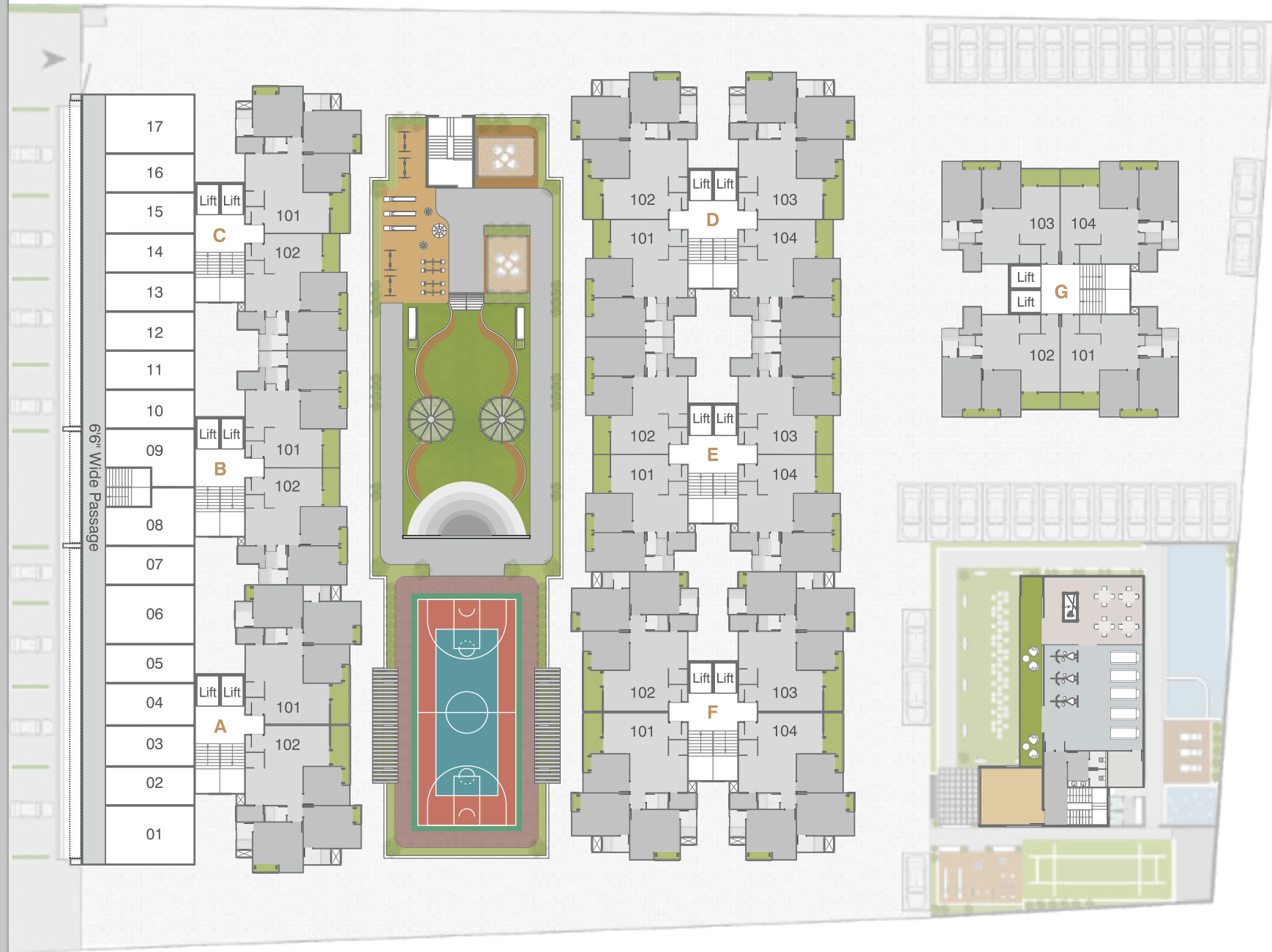
18.00 MT WIDE T.P ROAD



GROUND FLOOR LAYOUT

Shop No.	Size	C.A (Sq.Ft)	S.B.A. (Sq.Ft)
01	15'4 1/2"X30'0"	461	788
02	10'0"X30'0"	300	513
03	10'6"X30'0"	315	358
04	10'10 1/2"X30'0"	326	557
05	10'0"X30'0"	300	513
06	15'4 1/2"X30'0"	461	788
07	10'0"X30'0"	300	513
08	10'0"X18'9" 15'2 1/4"X11'3"	359	614
09	10'0"X18'9" 15'2 1/4"X11'3"	359	614
10	10'0"X30'0"	300	513
11	10'0"X30'0"	300	513
12	10'0"X30'0"	300	513
13	10'0"X30'0"	300	513
14	10'0"X30'0"	300	513
15	10'6"X30'0"	315	538
16	10'0"X30'0"	300	513
17	15'4 1/2"X30'0"	461	788

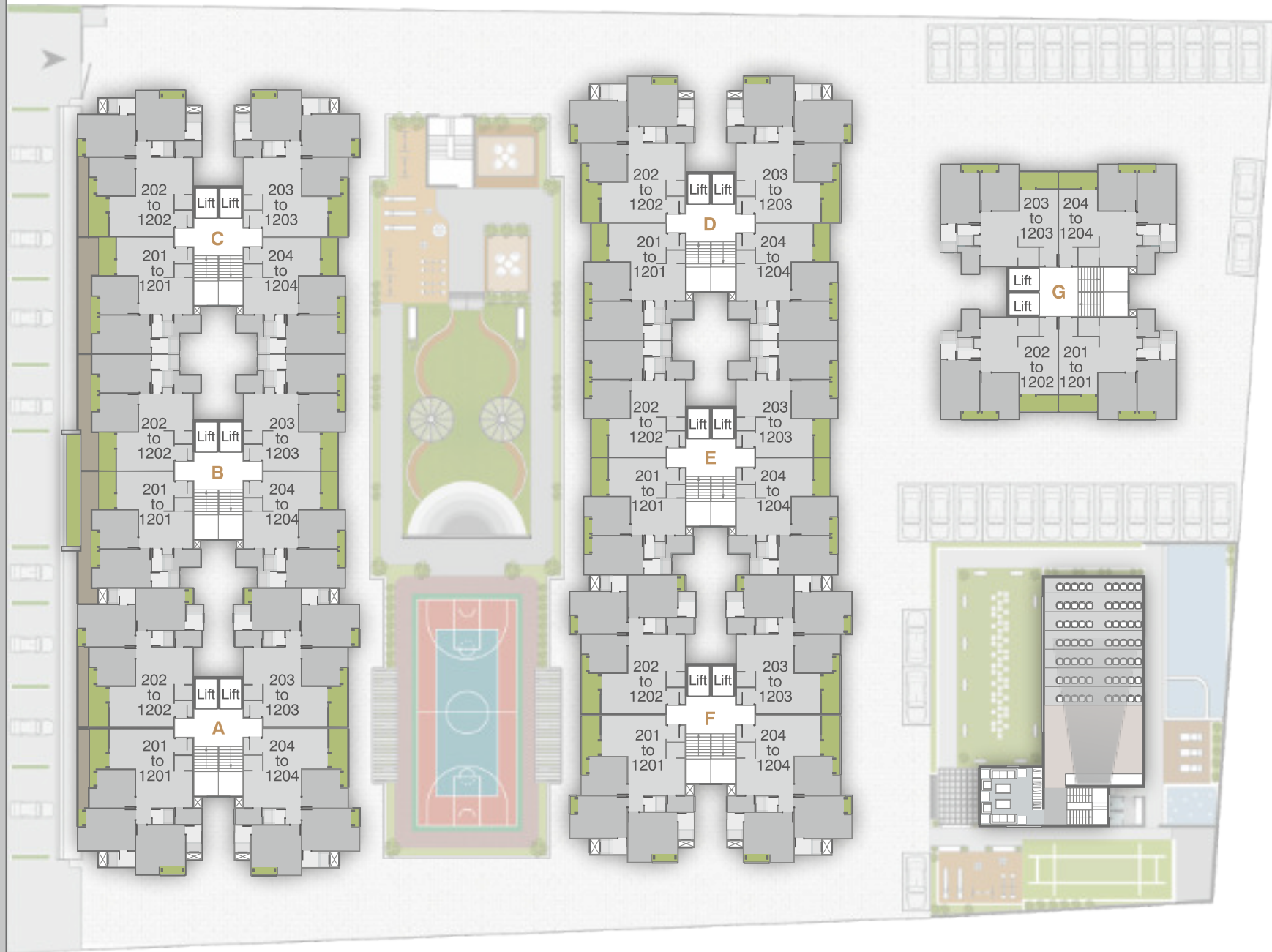
18.00 MT WIDE T.P ROAD



FIRST FLOOR LAYOUT

Shop No.	Size	C.A (Sq.Ft)	S.B.A. (Sq.Ft)
01	15'4½"X23'6"	361	617
02	10'0"X23'6"	235	402
03	10'6"X23'6"	247	422
04	10'10½"X23'6"	256	438
05	10'0"X23'6"	235	402
06	15'4½"X23'6"	361	617
07	10'0"X23'6"	235	402
08	10'0"X12'3" 15'2¼"X11'3"	294	503
09	10'0"X12'3" 15'2¼"X11'3"	294	503
10	10'0"X23'6"	235	402
11	10'0"X23'6"	235	402
12	10'0"X23'6"	235	402
13	10'0"X23'6"	235	402
14	10'0"X23'6"	235	402
15	10'6"X23'6"	247	422
16	10'0"X23'6"	235	402
17	15'4½"X23'6"	361	617

18.00 MT WIDE T.P ROAD

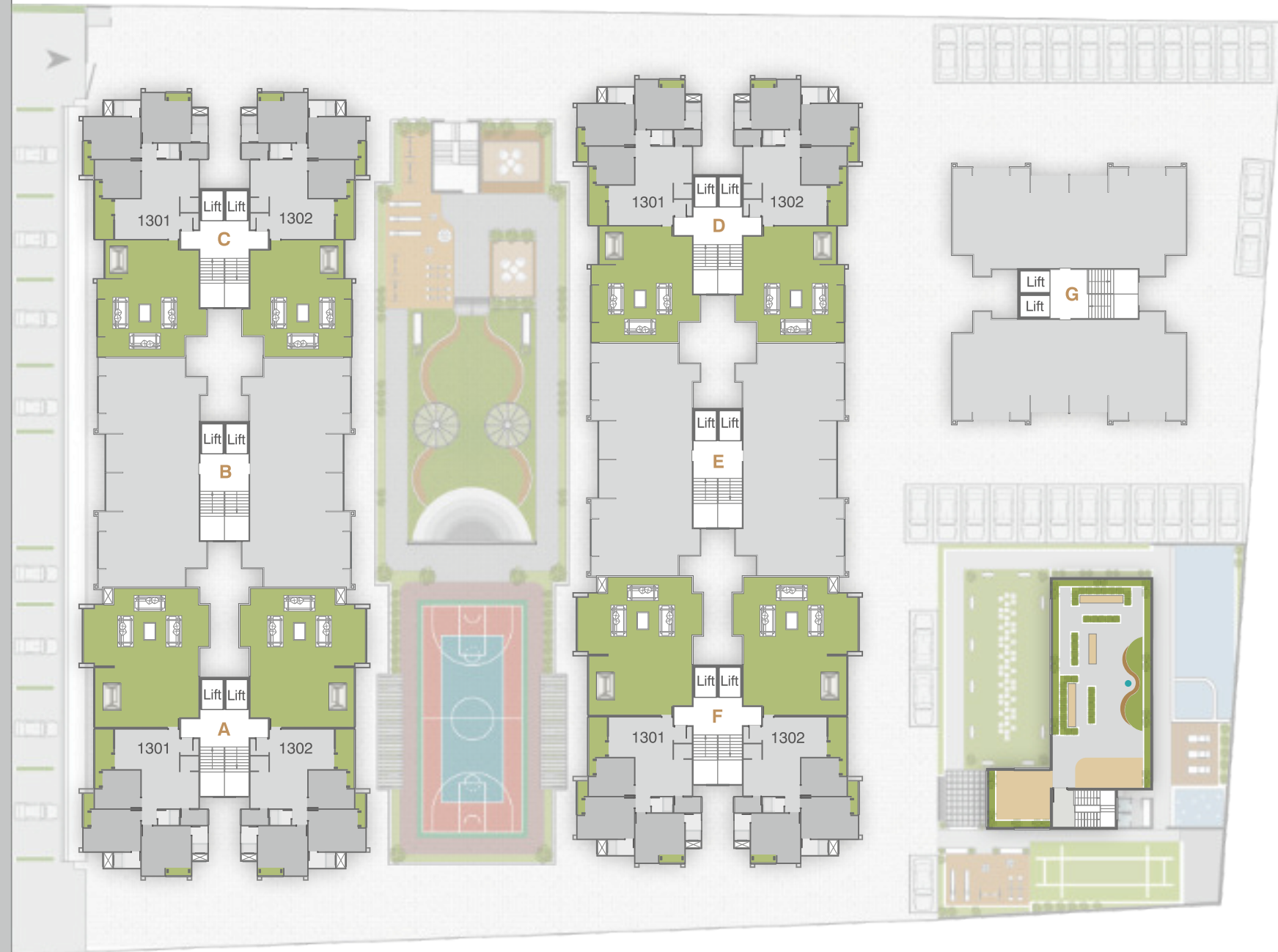


TYPICAL 2nd To 12th FLOOR LAYOUT

OPEN TERRACE SPACE

A - 201	64 Sq.Ft
A - 202	64 Sq.Ft
B - 201	162 Sq.Ft
B - 202	148 Sq.Ft
C - 201	157 Sq.Ft
C - 202	63 Sq.Ft

18.00 MT WIDE T.P ROAD

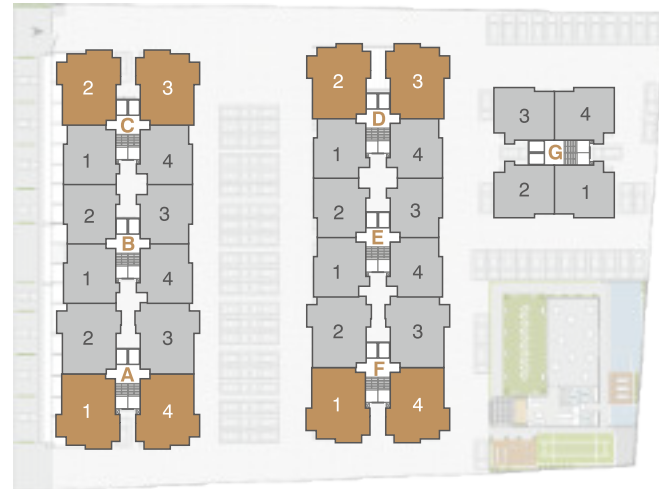


13th
FLOOR LAYOUT

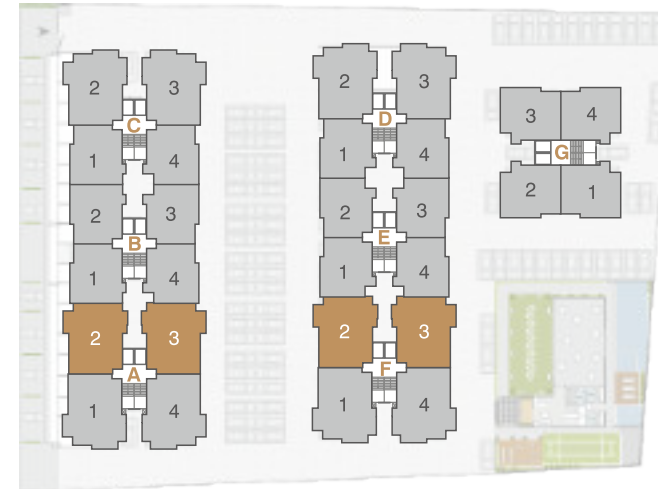




3BHK - TYPE 1
TYPICAL FLOOR PLAN
TOWER A-C-D-F
B.A - 1114 Sq.Ft

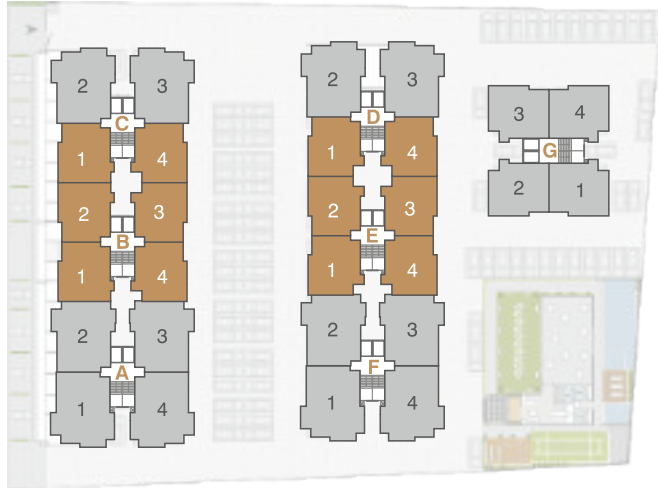


3BHK - TYPE 2
TYPICAL FLOOR PLAN
TOWER A-F
B.A - 1090 Sq.Ft

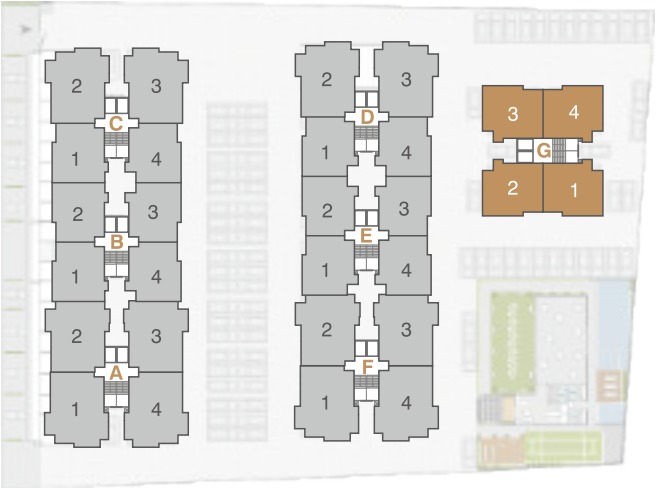




2BHK - TYPE 1
TYPICAL FLOOR PLAN
TOWER B-C-D-E
B.A - 813 Sq.Ft



2BHK - TYPE 2
TYPICAL FLOOR PLAN
TOWER G
B.A - 826 Sq.Ft



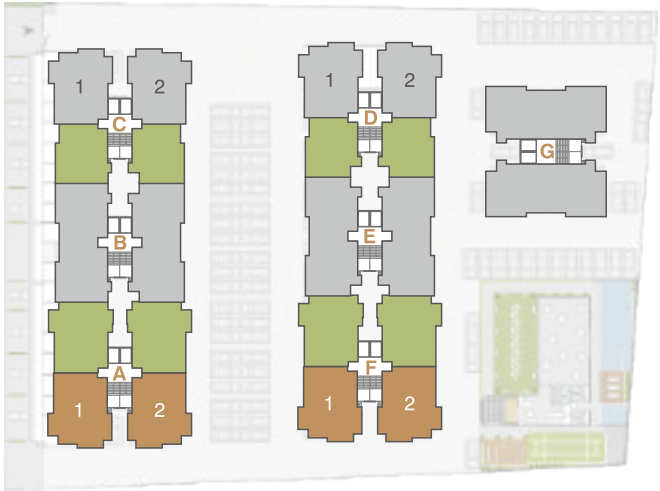
3BHK PENTHOUSE

TYPICAL FLOOR PLAN

TOWER A-F

B.A - 1114 Sq.Ft

O.T - 1081 Sq.Ft



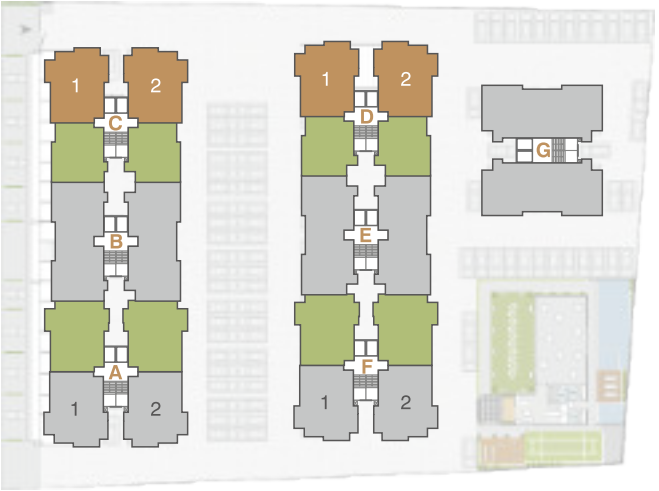
3BHK PENTHOUSE

TYPICAL FLOOR PLAN

TOWER C-D

B.A - 1114 Sq.Ft

O.T - 800 Sq.Ft





DETAILING YOUR DREAM

Home

SPECIFICATION

STRUCTURE

- Earthquake resistant RCC frame structure. Designed by approved Structural Consultant.

WALL FINISH

- INTERIOR: Smooth finish plaster with 2 coat Putty and Primer.
- EXTERIOR: Double coat plaster with Rustic Structure & Weather Resistant Paint.

FLOORING

- 600 mm x 600 mm premium quality glazed vitrified tiles in Living Room, Kitchen, Dining and all Bedrooms with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.

KITCHEN

- Premium quality Granite platform with S.S. sink.
- Decorative glazed tiles Dado up to beam bottom.

WINDOWS

- Colour Anodized sliding window & fully glazed glass shutters with Granite frame.

ELECTRIFICATION

- Concealed copper wiring as per ISI Standard of Polycab / Havells/ RR Kabel / Vinayl or Equivalent.
- Branded Modular Switches.
- Adequate electric points in each room as per Architect's planning .
- Geyser points in each bathroom.
- TV point in Living Room.
- AC point in Living Room and Master Bedrooms.

DOORS

- MAIN DOOR : High quality decorative door with Wooden Frame.
- Main Door with Video Door System.
- INTERNAL DOORS : Laminated flush door with Granite frame.

BATHROOMS

- Designer Bathroom with premium quality bath fittings and sanitary wares (Jaquar / Plumber / Cera or equivalent).
- Premium quality ceramic tiles dado up to beam bottom.

TERRACE

- Elegant China Mosaic finish with waterproofing treatment.

UNVEILING A LIFE OF
Luxury



VALUABLE FEATURES



Elegant Entry Gate



Rainwater Harvesting System



Fire Fighting System



Video Door



24 X 7 Security with Security Cabin



Trimix Concrete Internal Road with Streetlight



Elegant Number Plate To Each Unit



Single Entry Campus With CCTV Surveillance in Common Area



Level Controllers in Water Tanks to Avoid Wastage



Two Automatic Elevators in Each Tower



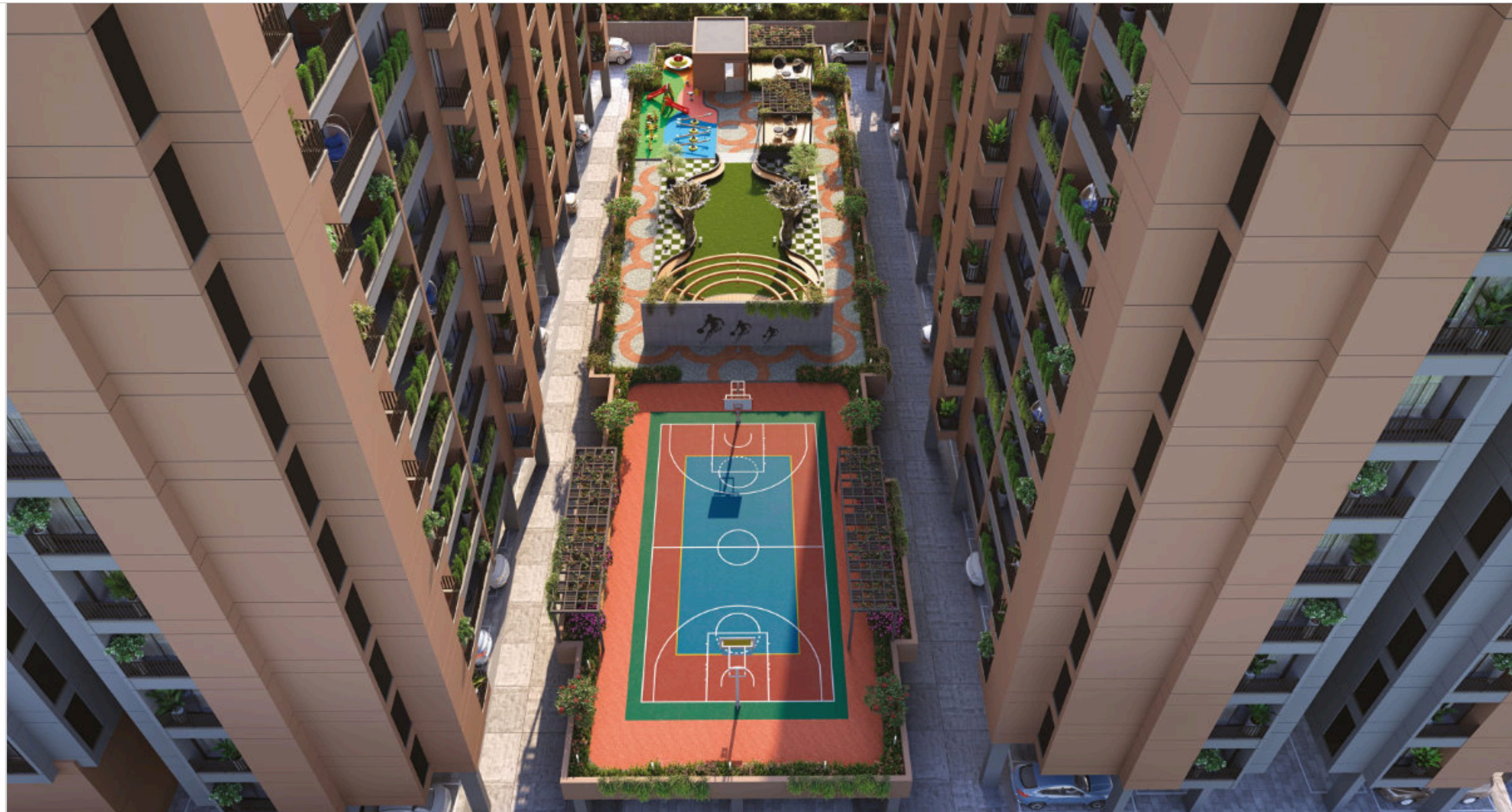
Underground Cabling for Wire-free Campus



Allotted Car Parking



DG Power Back-up for Common Illuminations and Elevators





ENJOY THE SUITE OF EXCLUSIVE
Amenities



The site plan illustrates the layout of the 2012 Olympic Village, featuring a variety of recreational and communal spaces. Key areas include:

- Open Garden:** A large green space measuring 52'9" x 22'9" with a central path of white squares and several benches.
- Multipurpose Hall:** A large indoor space measuring 46'0" x 26'0" with eight tables and chairs arranged for dining or socializing.
- Swimming Pool:** A large outdoor pool measuring 50'0" x 16'0" with a blue tiled interior.
- Baby Pool:** A smaller pool area adjacent to the main swimming pool.
- Deck Area:** A wooden deck measuring 16'9" x 17'5" with several lounge chairs.
- Rain Shower:** A shower area measuring 10'0" x 14'0" with a blue tiled interior.
- Reception:** A central reception area measuring 15'0" x 16'1 1/2" with a desk and seating.
- Children's Play Area:** A play area measuring 13'9" x 22'9" with various play equipment.
- Box Cricket:** A large green field measuring 16'0" x 40'0" with white boundary lines.
- Outdoor Kitchen/Utility:** A kitchen area measuring 19'6" x 9'9" with a white tiled interior.
- Other Features:** The plan also shows a 5'0" wide track, a 4'9" wide passage, a 5'0" wide walkway, a 3'3" wide walkway, and an "Up" staircase.

6'0" Wide Balcony

Indoor Game
17'9"x26'0"

6'0" Wide Balcony

Gym
28'0"x26'0"

Toddler's Room
15'0"x16'3"

L. Tol

G. Tol

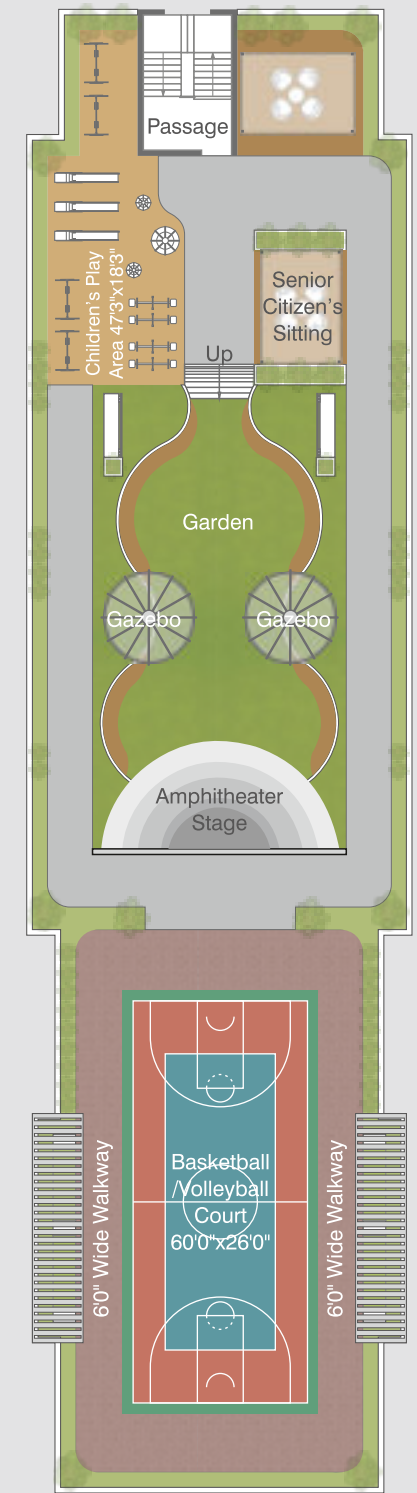
Storage
9'4 1/2"x9'0"

Yoga Deck
15'0"x16'3"

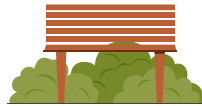
Terrace
Lounge Area
55'4½"x26'0"

Stage
8'0"x18'0"

FIRST FLOOR PODIUM AMENITIES



OUT DOOR
AMENITIES



LANDSCAPE GARDEN
WITH SITTING



CLUB HOUSE



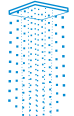
SWIMMING POOL



KIDS POOL



DECK AREA



RAIN SHOWER



SHOWER & CHANGE ROOM



BOX CRICKET



CHILDREN PLAY
AREA



JOGGING TRACK

CLUB HOUSE
AMENITIES



RECEPTION &
WAITING LOBBY



AC GYM



TODDLER'S ROOM



MULTIPURPOSE HALL



INDOOR GAME



HOME THEATER &
DISCO THEQUE



YOGA DECK

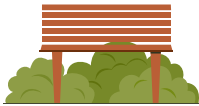


LIBRARY



LOUNGE AREA

PODIUM
AMENITIES



LANDSCAPE GARDEN
WITH SITTING



SENIOR CITIZEN
SITTING AREA



JOGGING TRACK



MULTIPURPOSE
COURT



CHILDREN PLAY AREA



GAZEBO



AMPHITHEATER
STAGE



YOUR LIFESTYLE OUR
Commitment

Enjoy luxury living with our amazing amenities at Shree Siddheshwar Helicon. Dive into our beautiful swimming pool, surrounded by carefully designed spaces that make relaxation and fun easy. From lush gardens to top-notch fitness areas, every amenity is made to make your life better, creating a place of comfort and enjoyment.



Loaded with REPUTED BRANDS Or EQUIVALENT

Steel		Door Lock			
Cement		Switches			
Bathroom Fixture & Sanitary		Colour			
Plumbing & Pipes		Putty			
Electric					

PROJECT IS FINANCED BY

Project By:

Developers :

N K PLUS

Contact Details:

C : 99048 06221

W : nyalkarangroup.com

E : sshelicon1008@gmail.com

Architect :

Structure :

Location

Website

Brochure

Payment Mode For Flats : • 20% on Booking • 10% Footing level • 15% Plinth Level • 42% Slab Level (3% Per slab) • 05% Plaster • 05% Finishing Work • 03% Sale Deed OR Before Possession

Payment Mode For Shop : • 30% on Booking • 10% Footing level • 10% Plinth Level • 20% Slab Level • 10% Brick Work • 10% Plaster • 05% Finishing Work • 05% Sale Deed OR Before Possession

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) Refund in case of cancellation will be made within 30 days from the date of booking of new client only (7) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will note be responsible. (8) Architect/Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (9) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.

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

Rera no. : PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/MAA13805/060724/300429