



3D Visualization by: LUCID - The Agency

॥ જય શ્રી સ્વામિનારાયણ ॥  
જય શ્રી ગણેશાય નમઃ



શ્રી. **Siddheshwar**  
**HIGHLINE**  
SHOP-3BHK LAVISH APARTMENTS

# SERENITY

## A HAVEN FOR EFFORTLESS LIVING

Explore Shree Siddheshwar Highline by Nyalkaran Group – Vadodara's trusted name for excellence. Located in Gotri, this residential and commercial marvel offers 3 BHK homes and retail spaces. Immerse yourself in serene living where luxury meets convenience. Shree Siddheshwar Highline, where every detail is crafted for your tranquil everyday experience.



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.



# MODERN

## COMFORT, EVERYDAY CHARM

Discover modern living in comfort. Step into stylish residences, where each day is special. Your home, your haven at Shree Siddheshwar Highline.







# ENCHANTING

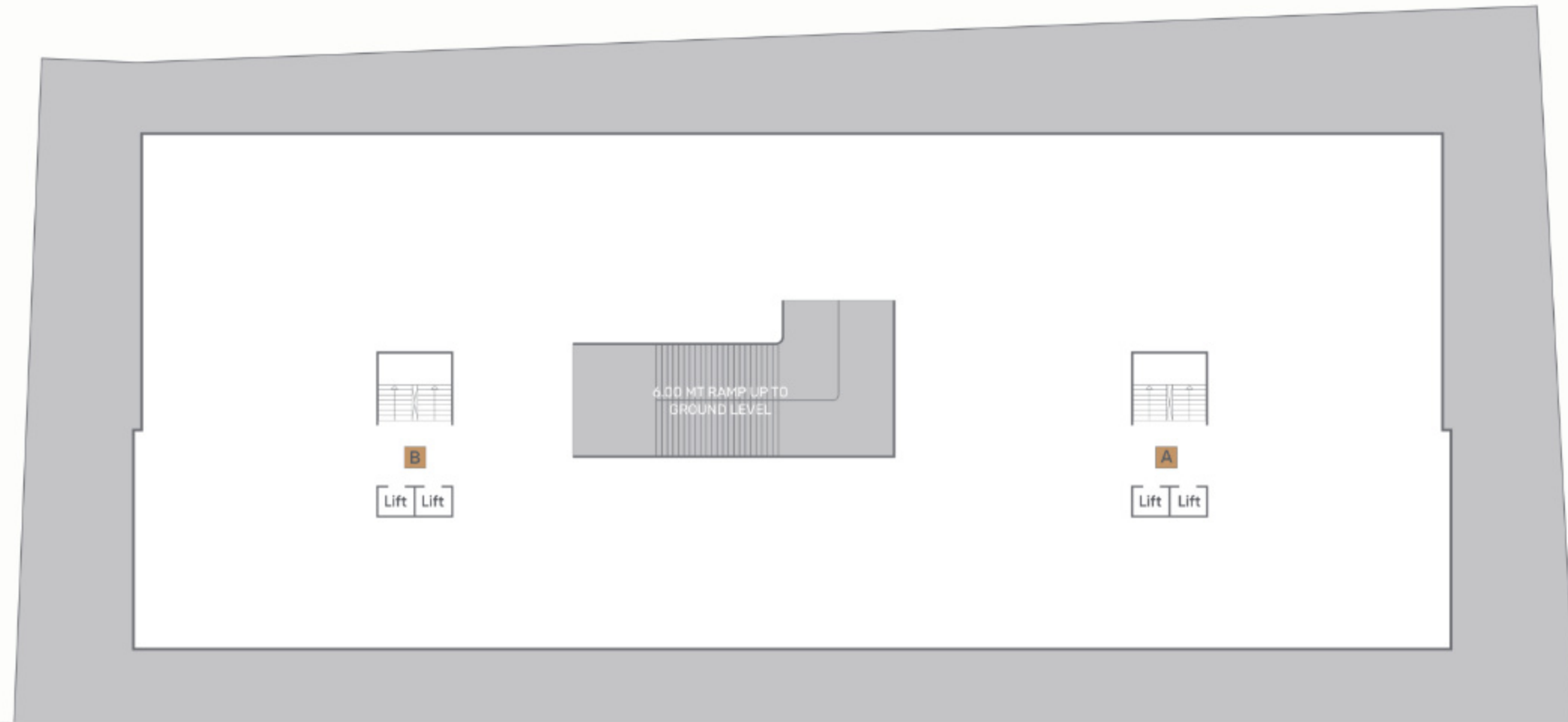
## LANDSCAPE OF YOUR COMFORT ZONE

As the two architectural marvels of Shree Siddheshwar Highline grace the horizon, a captivating lifestyle unfolds. Picture yourself surrounded by lush greenery and modern structures, where tranquility meets urban convenience. At Shree Siddheshwar Highline, life is a harmonious blend of modern comfort and natural beauty. Embrace a lifestyle where each view is a masterpiece, and every day is a celebration of the serene surroundings that define your home.





## BASEMENT FLOOR LAYOUT



12.00 MT WIDE TP ROAD



## GROUND FLOOR LAYOUT



12.00 MT WIDE TP ROAD

No	Size	C.A	S.B.A	No	Size	C.A	S.B.A	No	Size	C.A	S.B.A	No	Size	C.A	S.B.A
01	11'6"x28'0"	322	550	06	10'0"x28'0"	280	479	11	9'0"x28'0"	252	431	16	11'0"x28'0"	362	619
02	10'0"x28'0"	280	479	07	10'0"x28'0"	280	479	12	9'0"x28'0"	252	431	17	14'1½"x28'0"	308	526
03	10'0"x28'0"	280	479	08	10'0"x28'0"	280	479	13	10'0"x28'0"	280	479	18	10'0"x28'0"	280	479
04	14'1½"x28'0"	308	526	09	9'0"x28'0"	252	431	14	10'0"x28'0"	280	479	19	10'0"x28'0"	280	479
05	11'0"x28'0"	362	619	10	9'0"x28'0"	252	431	15	10'0"x28'0"	280	479	20	11'6"x28'0"	322	550





## FIRST FLOOR LAYOUT

No	Size	C.A	S.B.A
01	11'6"X27'7½"	320	547
02	10'0"X21'6"	215	368
03	10'0"X21'6"	215	368
04	14'1½"X21'6"	237	405
05	11'0"X21'6"	270	462

No	Size	C.A	S.B.A
06	10'0"X21'6"	215	368
07	10'0"X21'6"	215	368
08	10'0"X21'6"	215	368
09	9'0"X21'6"	194	332
10	9'0"X27'7½"	251	429

No	Size	C.A	S.B.A
11	9'0"X27'7½"	251	429
12	9'0"X21'6"	194	332
13	10'0"X21'6"	215	368
14	10'0"X21'6"	215	368
15	10'0"X21'6"	215	368

No	Size	C.A	S.B.A
16	11'0"X21'6"	270	462
17	14'1½"X21'6"	237	405
18	10'0"X21'6"	215	368
19	10'0"X21'6"	215	368
20	11'6"X27'7½"	320	547



12.00 MT WIDE TP ROAD



## TYPICAL FLOOR LAYOUT

OPEN TERRACE SPACE AT 2ND FLOOR



12.00 MT WIDE TP ROAD





## TENTH FLOOR LAYOUT



12.00 MT WIDE TP ROAD



Discover the epitome of luxury at Shree Siddheshwar Highline, where a bird's eye view reveals lush greenery, fresh air, and direct sunlight. Embrace a pollution-free haven where the harmonious chirping of birds echoes tranquility. This is more than a home; it's a sanctuary where well-being meets opulence.

# BREATHE

FRESH LUXURY AT  
SHREE SIDDHESHWAR HIGHLINE



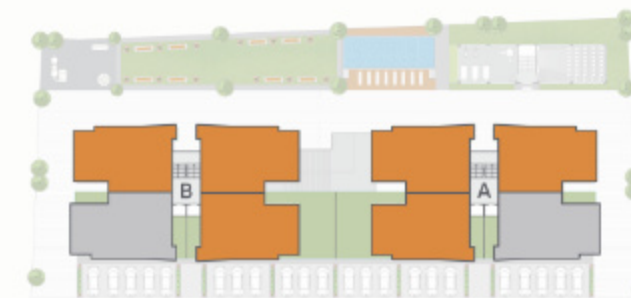
## TYPE 1

TYPICAL FLOOR PLAN  
TOWER A-B  
B.A : 1293sq.ft.



## TYPE 2

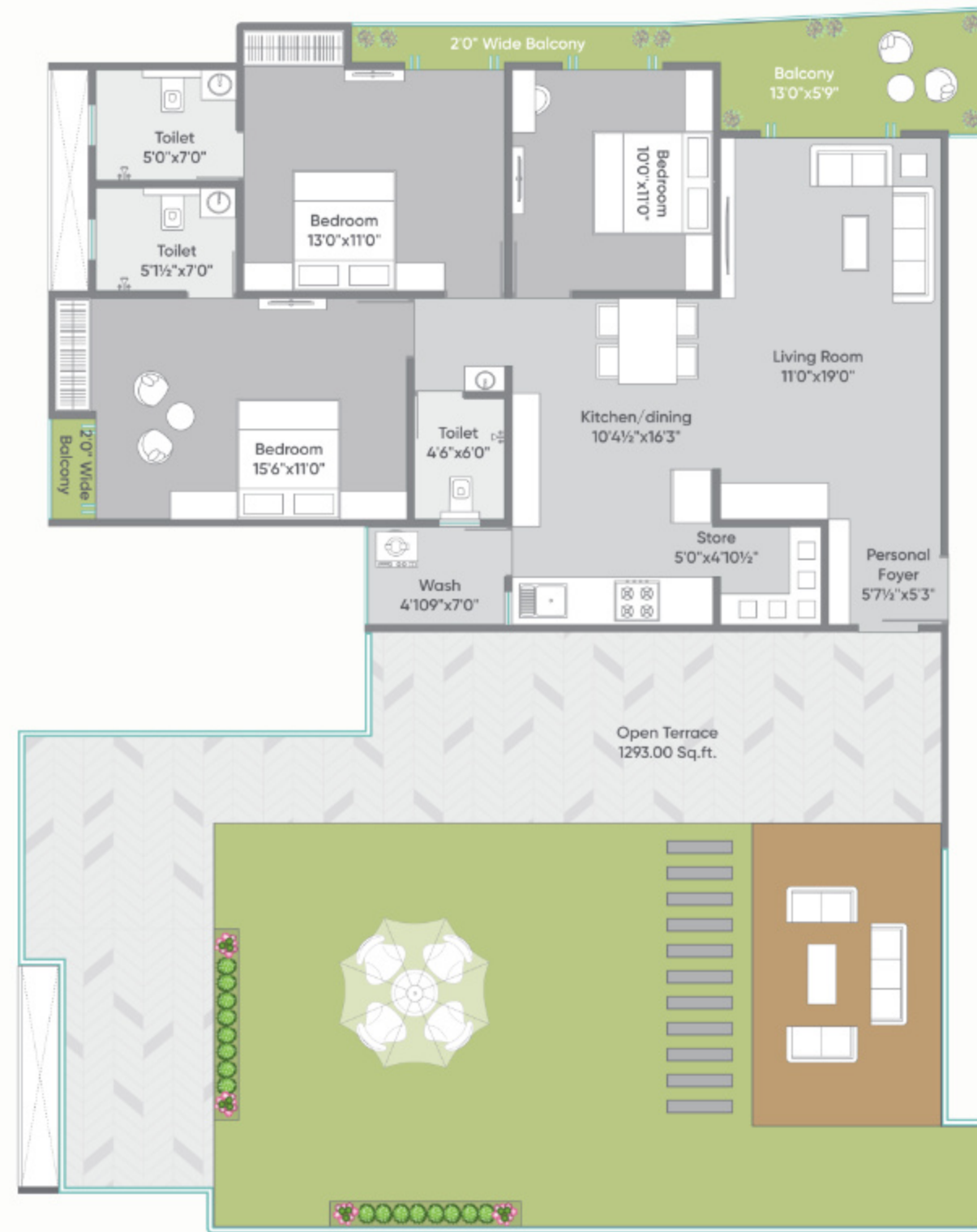
TYPICAL FLOOR PLAN  
TOWER A-B  
B.A : 1255 sq.ft.





## TYPE 3

PENTHOUSE FLOOR PLAN  
TOWER A-B  
B.A : 1255 sq.ft.



## 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 1200 mm premium quality glazed vitrified tiles in Living Room, Kitchen, Dining and all Bedrooms with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.
- Paver blocks in Parking Area.

### KITCHEN

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

### DOORS

- MAIN DOOR : High quality decorative door with Wooden Frame.
- Main Door with Video Door System.
- INTERNAL DOORS : Laminated flush door with granite frame.
- All doors with Godrej or equivalent lock fittings.

### WINDOWS

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

### 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.

### AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room and all Bedrooms

### ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI Standard of Polycab / Havells/ RR Kabel 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 and in all Bedrooms.

### TERRACE

- Elegant China Mosaic finish with waterproofing treatment.

ELEVATING LIVING WITH  
UNMATCHED SPECIFICATIONS.





## VALUABLES 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



3BHK One Car Allotted Parking



DG Power Back-up for Common Illuminations and Elevators





Club House



Multipurpose Hall



Game Room



Disco Theque  
/ Theatre

## AMENITIES



Gym



Lounge Area



Sit Out Area



Landscape Garden  
With Sitting



Children Play Area



Jogging Track



Swimming Pool



Kids Pool



Deck Area

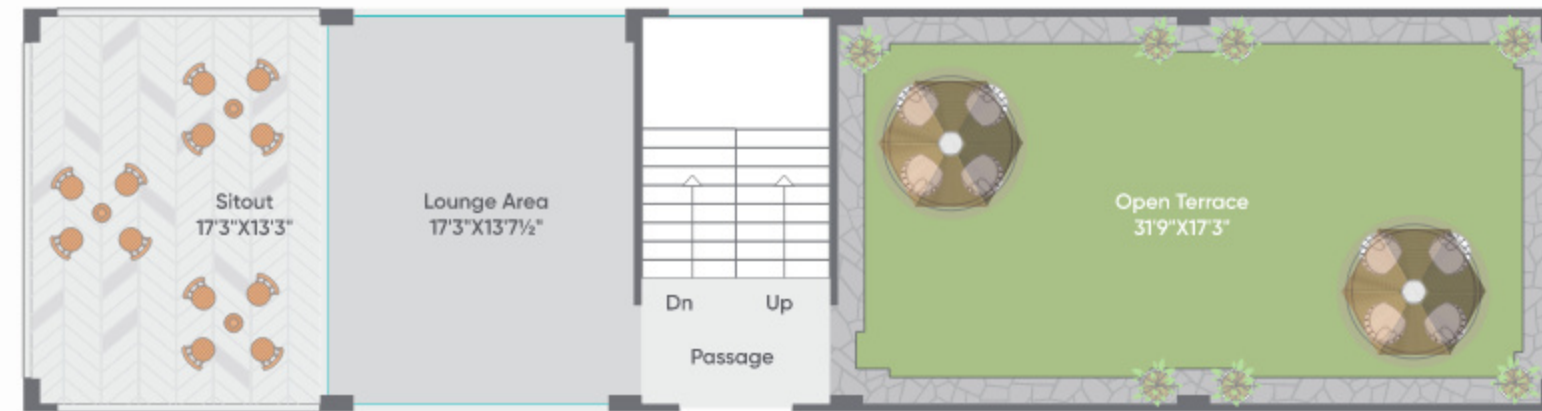


Shower

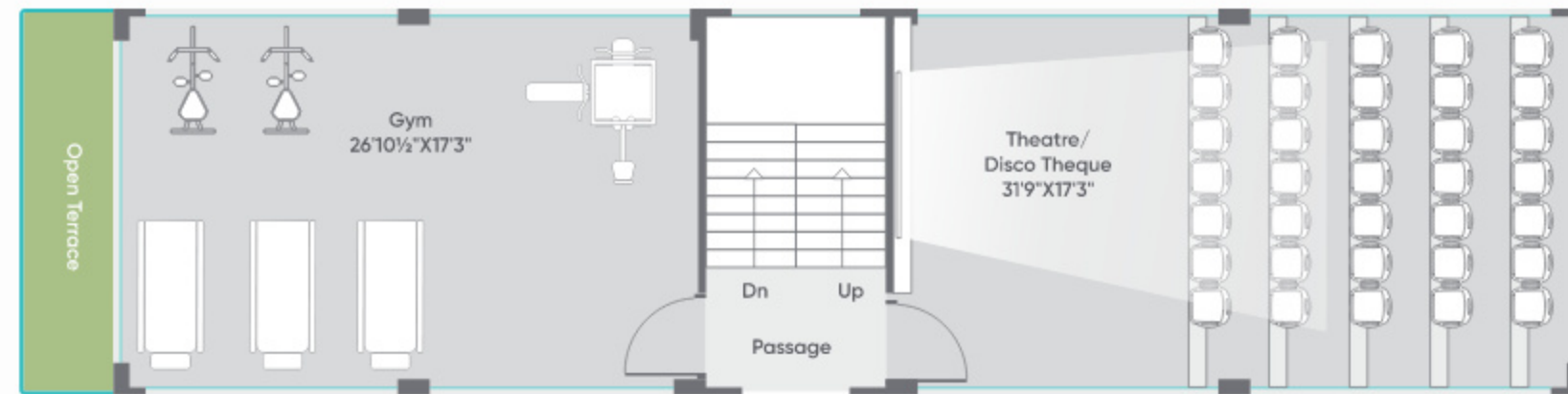




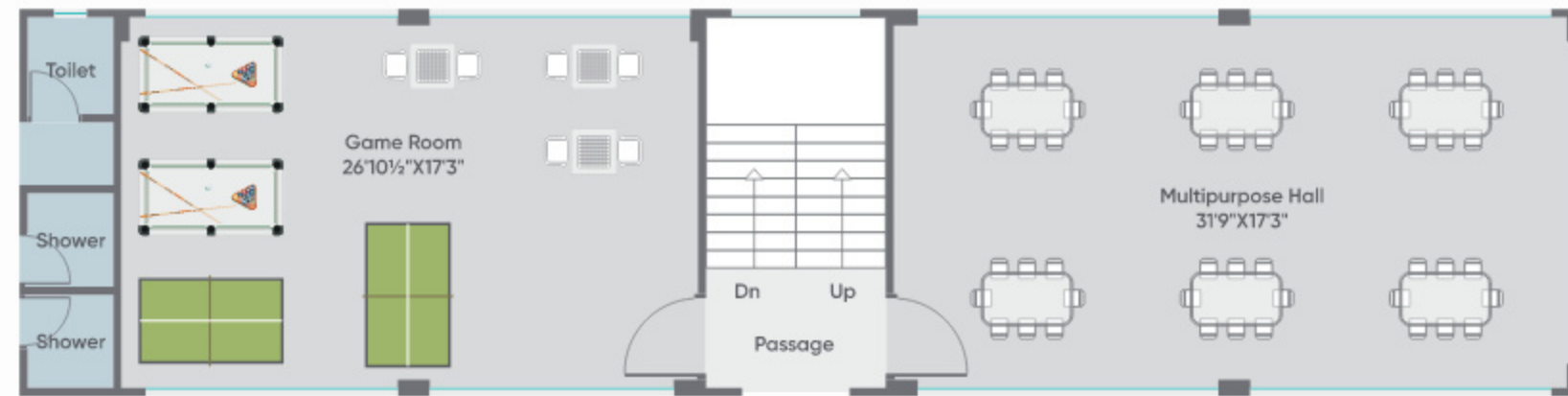
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN































## BLISSFUL AMENITIES FOR YOU

Step into a world where joy knows no bounds. At Shree Siddheshwar Highline, our amenities are not just spaces; they are experiences crafted for your delight. The laughter of children in the play area, the peaceful serenity of the garden, and the refreshing embrace of the swimming pool—each element is designed to elevate your everyday living. Embrace the blissful moments that Shree Siddheshwar Highline has in store for you.





#### Loaded with REPUTED BRANDS Or EQUIVALENT

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

A Project by :



Developers : N K SQUARE

Site Address : Shree Siddheshwar Highline  
Nr.pushpam Tenament, Opp. Baroda Football Academy  
Gotri Laxmipura Road, Gotri.

Contact Details:  
M: +91 70690 51951  
E: sshighline1008@gmail.com  
W: [nyalkarangroup.com](http://nyalkarangroup.com)

Architect :



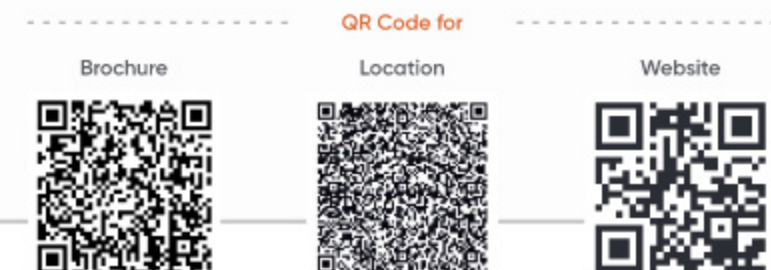
Structure :



**Payment Mode For Flats :** • 20% on Booking • 10% Footing level • 15% Plinth Level • 44% Slab Level (4% Per slab)  
• 05% Plaster • 04% 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  
• 05% 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) 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 note be responsible. (9) 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. (10) Terrace right will be reserved for developers only. (11) 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.