

॥ જય શ્રી રવિનારાયણ ॥
જય શ્રી ગણેશાય નમઃ



11 ZURICH 8825047913 3D Visualization by LUGO - The Agency

LIVE BEYOND THE ORDINARY





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 4500 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.



| | | |
|---|--|--------------------------------------|
| The Most Competent Site For Your Business & Aesthetic Lifestyle | Thoroughly Ventilated & Spacious Planning | Astounding Elevation |
| Allotted Car Parking Per Unit | Luxurious A-class 50+ 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 Hilltown aspires to go beyond the expectations of the our client and to interpret what is left unsaid.





This is What Arriving in Style Looks Like.

Home is always where the heart is and when you are welcomed by a grand entrance every time you return home, it becomes all the more endearing. Drive through an elegant gateway with limited access into your own world of luxuries. The wide internal driveways offer easy access to your residences and common amenities. The retail units are lined up outside the residential campus for added security and privacy.



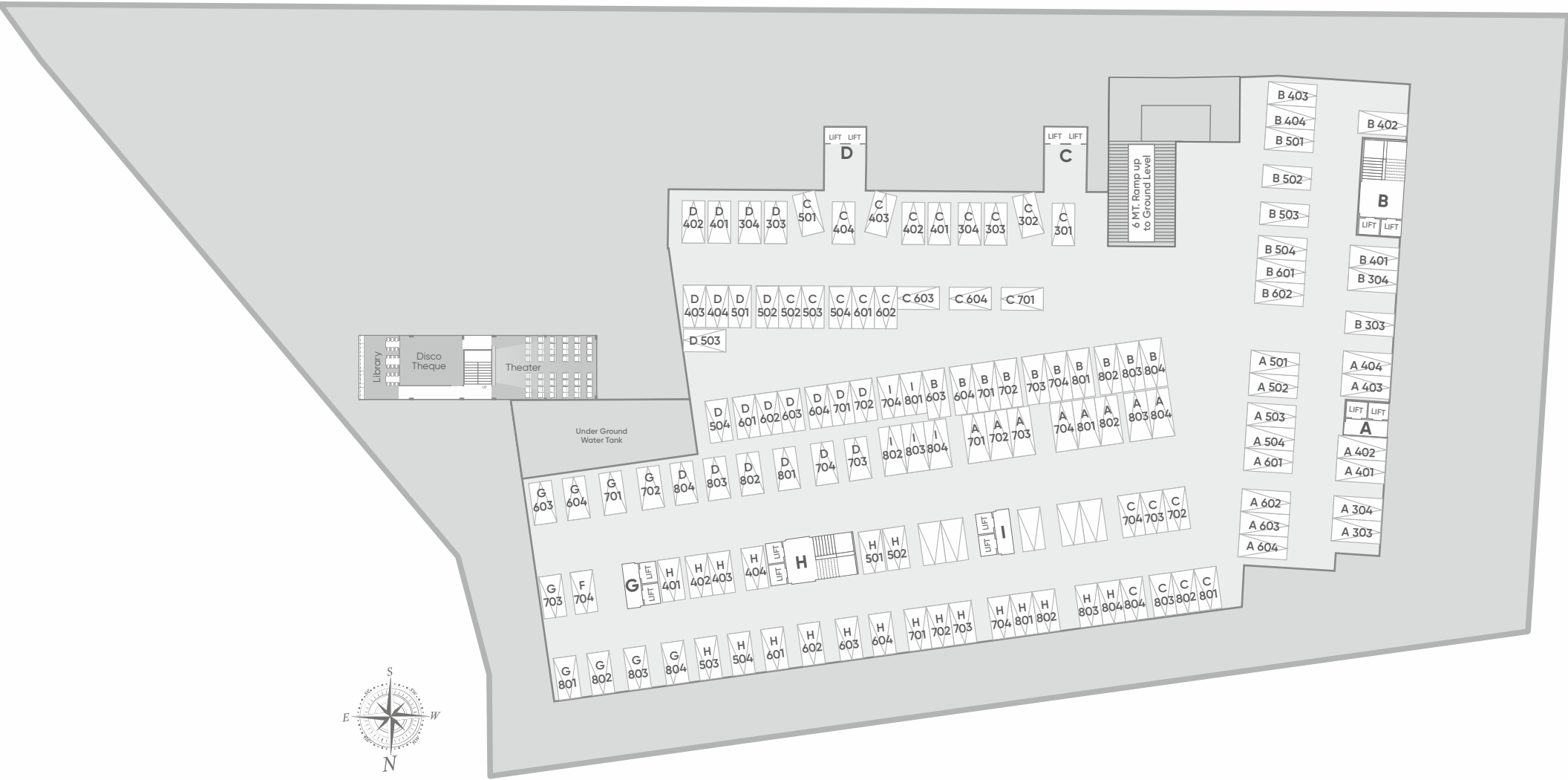


A Home That Looks Good Feels Even Better.

The simple yet modern architecture of Shree Siddheshwar Hilltown is what makes it timeless. Ideally planned to house a close-knit community of vibrant families, the nine towers are arranged smartly around the central landscaping and leisure haven.



Basement
Floor Layout



Ground
Floor Layout

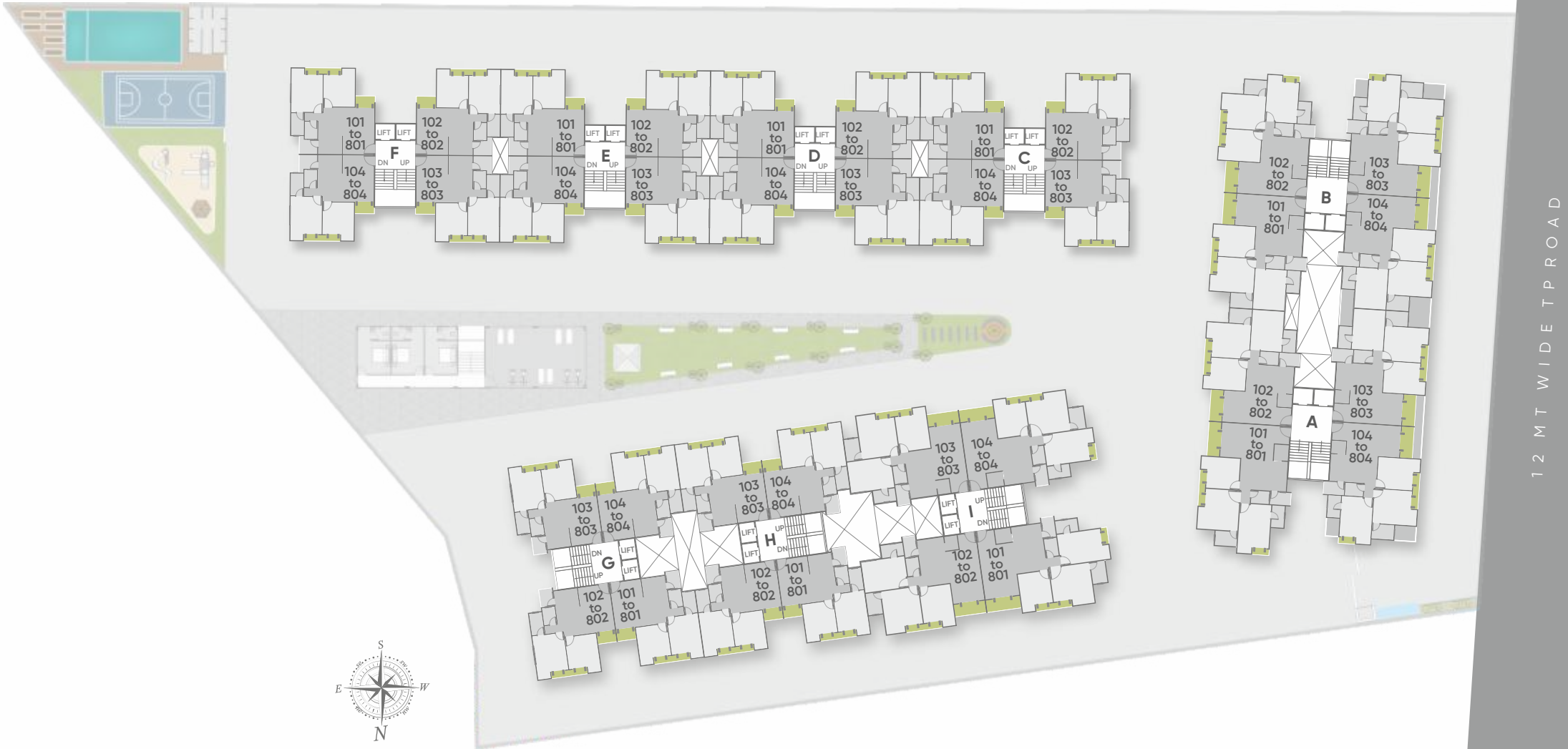


Amenities

- 01 Entrance Gate
- 02 Security Cabin
- 03 Landscape Garden
- 04 Club House
- 05 Jogging Track
- 06 Sitting Area
- 07 Gazebo
- 08 Children Play Area
- 09 Multi purpose Court - 18'0" X 40'0"
- 10 Swimming Pool - 16'6" X 30'0"
- 11 Kids Pool - 16'6" X 7'0"
- 12 Deck Area with Sitting
- 13 Female Changing, Shower & Toilet
- 14 Male Changing, Shower & Toilet
- 15 Visitor Parking

| Shop No. | Size | C.A. | Shop No. | Size | C.A. |
|----------|----------------|------|----------|----------------|------|
| 01 | 8'7½" X 27'1½" | 234 | 09 | 8'7½" X 27'1½" | 234 |
| 02 | 8'6" X 27'1½" | 230 | 10 | 8'6" X 27'1½" | 230 |
| 03 | 8'6" X 27'1½" | 230 | 11 | 8'6" X 27'1½" | 230 |
| 04 | 10'0" X 27'1½" | 271 | 12 | 10'0" X 27'1½" | 271 |
| 05 | 10'0" X 27'1½" | 271 | 13 | 10'0" X 27'1½" | 271 |
| 06 | 8'6" X 27'1½" | 230 | 14 | 8'6" X 27'1½" | 230 |
| 07 | 8'6" X 27'1½" | 230 | 15 | 8'6" X 27'1½" | 230 |
| 08 | 8'7½" X 27'1½" | 234 | 16 | 8'7½" X 27'1½" | 234 |

1st to 8th
Floor Layout



9th
Floor Layout





Elegant, Both Inside And Outside Your Homes.

Ample space between two towers for privacy, wide driveways for convenience, dedicated parking spaces, stunning landscape elements and so much more to make your life extraordinary.

Tower - A & B
3BHK
B.A. 1044 Sq. Ft.



Tower - A & B
3BHK
B.A. 1022 Sq. Ft.



Tower - A & I
3BHK

B.A. 1101 Sq. Ft.



Tower - I
3BHK

B.A. 1047 Sq. Ft.



Tower - C - D - E - F - G - H
2BHK

B.A. 704 Sq. Ft.



Tower - A & B
3BHK Terrace Flat

B.A. 1044 Sq. Ft.

O.T. 1014 Sq. Ft.



Tower - A & I
3BHK Terrace Flat
B.A. 1101 Sq. Ft.
O.T. 1027 Sq. Ft.



Tower - C - D - E - F
2BHK Terrace Flat
B.A. 704 Sq. Ft.
O.T. 690 Sq. Ft.



Tower - G & H
2BHK Terrace Flat
B.A. 704 Sq. Ft.
O.T. 686 Sq. Ft.



Specification

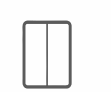
| | | | | | |
|----------------------|---|----------------------------|---|------------------------------|--|
| STRUCTURE | <ul style="list-style-type: none">• Earthquake resistant RCC frame structure as per structure design. | DOORS / WINDOWS | <ul style="list-style-type: none">• Elegant entrance door & internal Laminated Flush door with marble frame• Powder Coted Aluminium Windows with marble frame | KITCHEN | <ul style="list-style-type: none">• Granite top platform with S.S. sink.• Decorative glazed tiles dedo up to beam bottom. |
| FLOORING | <ul style="list-style-type: none">• 24"x24" Vitrified flooring• Paver blocks in parking area• Water Proffing with china mosaic on terrace | ELECTRIFICATION | <ul style="list-style-type: none">• Concealed good quality copper ISI wiring & branded modular switches• T.V. point in living room.• A.C. point in master bedrooms. | TOILET / PLUMBING | <ul style="list-style-type: none">• Standard quality sanitary ware.• Branded plumbing fittings.• Glazed tiles dedo upto lintel level.• Ceramic tiles in flooring. |




Valuables Features.

- 


Elegance Entrance Gate.
- 


Rainwater Harvesting System
- 


Two Automatic Elevators in Each Tower
- 

24 X 7 Security with Security Cabin
- 


Solar Electrification System for Common Area
- 


Elegant Number Plate To Each Unit
- 


Single Entry Campus With CCTV Surveillance in Common Area
- 


Level Controllers in Water Tanks to Avoid Wastage
- 

DG Power Back-up for Common Illuminations and Elevators
- 

Fire Fighting System
- 

Ample Visitors Parking
- 

Underground Cabling for Wire-free Campus
- 

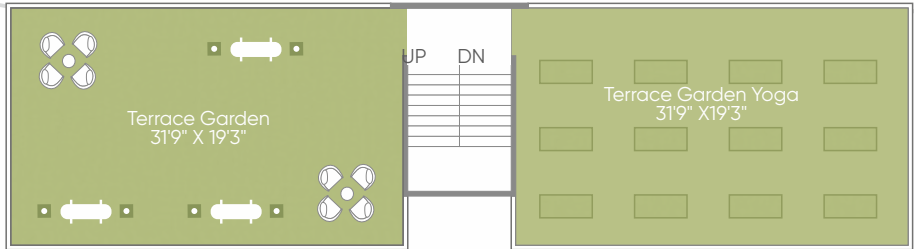
Covered Allotted Car Parking Per Unit
- 

Trimix Concrete Internal Road with Streetlight

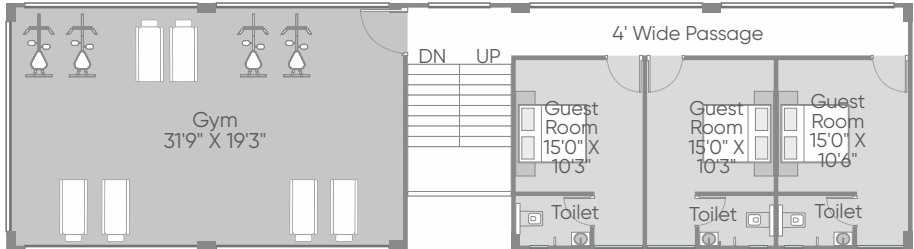




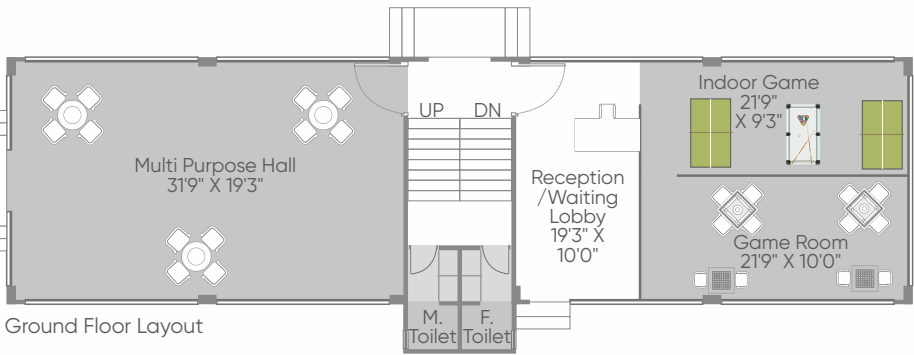
Club House



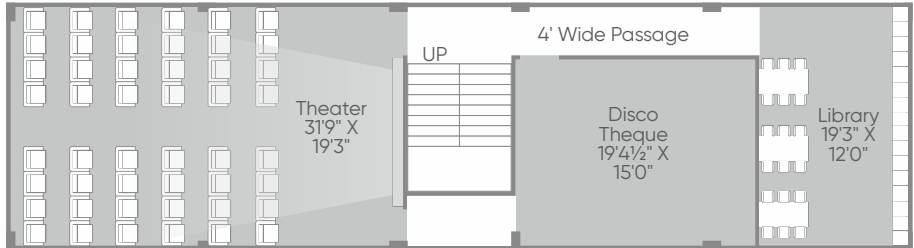
Terrace Floor Layout



First Floor Layout























Ground Floor Layout



Basement Layout

Amenities

| | | | | | |
|---|---------------------------|---|---------------------|--|------------------------|
|  | LANDSCAPE GARDEN |  | GUEST ROOM |  | SWIMMING POOL |
|  | RECEPTION / WAITING LOBBY |  | JOGGING TRACK |  | KIDS POOL |
|  | MULTIPURPOSE HALL |  | TARRACE GARDEN YOGA |  | DECK AREA WITH SEATING |
|  | GAME ROOM |  | INDOOR GAME |  | CHANGING & SHOWER |
|  | THEATRE |  | A/C GYM |  | MULTI COURT |
|  | DISCO THEQUE |  | GAZEBO |  | CHILDREN PLAY AREA |
|  | LIBRARY |  | SEATING AREA | | |





A Project by:



Developers :
NYALKARAN REGAL

Site Address :
Nr. Raama Eternia, Opp. Bansal Mall,
Sama – Savli Road, Vadodara.

Contact Details :
Call : +91 9904 806214 | +91 99048 06299
E : sshilltown@nyalkarangroup.com
W : nyalkarangroup.com



QR Code for Website



QR Code for Location



Structure :



QR Code for Brochure



Payment Made For Flats :
20% on Booking
10% Basement level
15% Plinth Level
40% Slab Level (4% Per slab)
5% Plaster
5% Flooring
5% Finishing Work

Payment Made For Shop :
30% on Booking
15% Plinth Level
25% Slab Level
15% Brick Work
5% Plaster
5% Flooring
5% Finishing Work



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/ MGVCCL developers will not 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.