

Grandeur | Lavishness | Pleasure

SAMANVAY[®]
SATGUNAM
4 BHK LUXURIOUS APARTMENT & RESIDENTIAL PLOTS

Developers : **SAMANVAY HOMES**

Site Address :

SAMANVAY HOUSE - Nr. Urmi Society & Alkapuri Haveli,
Alkapuri, Vadodara 390007.

M : +91 8000 221121

E : info@samanvayrealty.net

W : www.samanvayrealty.net

Architect :



Structure :

Zarna Associates

Landscape Designer & Ground Development :

OTLO Architects - Ar. Rushang Parikh

RERA No. : PR/GJ/VADODARA/VADODARA/Others/MAA10699/270922 - gujrerar1.gujarat.gov.in

ONCE IN A LIFETIME
LOCATION
LUXURY
OPPORTUNITY



LOCATION

Centrally located in the posh neighborhood of Alkapuri, Jetapur.
Undoubtly the most preferred



PLANNING

Thoughtfully planned, community of 4B2HK & 4BHK Lavish
apartments & premium residential plots.



AMENITIES

Loaded with 50+ lifestyle amenities.



DESIGN OPTIONS

Vastu compliance & well ventilated spacious apartments with
2 design options.



ALLOTTED CAR PARKING

1 lac + sq.ft. basement car parking of 16 ft height. 448 car parking
slots with additional provision of 300 hydraulic car parking slots.



COMMUNITY LIVING

Exclusive community of 196 - 4BHK & 4B2HK apartments & 32
residential plots with 45,000 sq.ft. well designed central landscape area.



PREMIUM SPECIFICATIONS

Homes crafted with quality materials of premium brands.



ASSURED DELIVERY

Target project completion in December 2025.

REGAL WELCOME

• Feature Wall • Main Gate • Security Cabin





FANTASTIC ELEVATION
FORESIGHTED BRILLIANCE

THE UTOPIAN ENTRANCE

With top-notch amenities that cater to your every dream,
master the art of living lavishly





FAIRYTALE WORLD

- Water Curtain Wall
- Seating Under Canopy
- Water Cascade



NEVER-BEFORE EXPERIENCE OF LEISURE

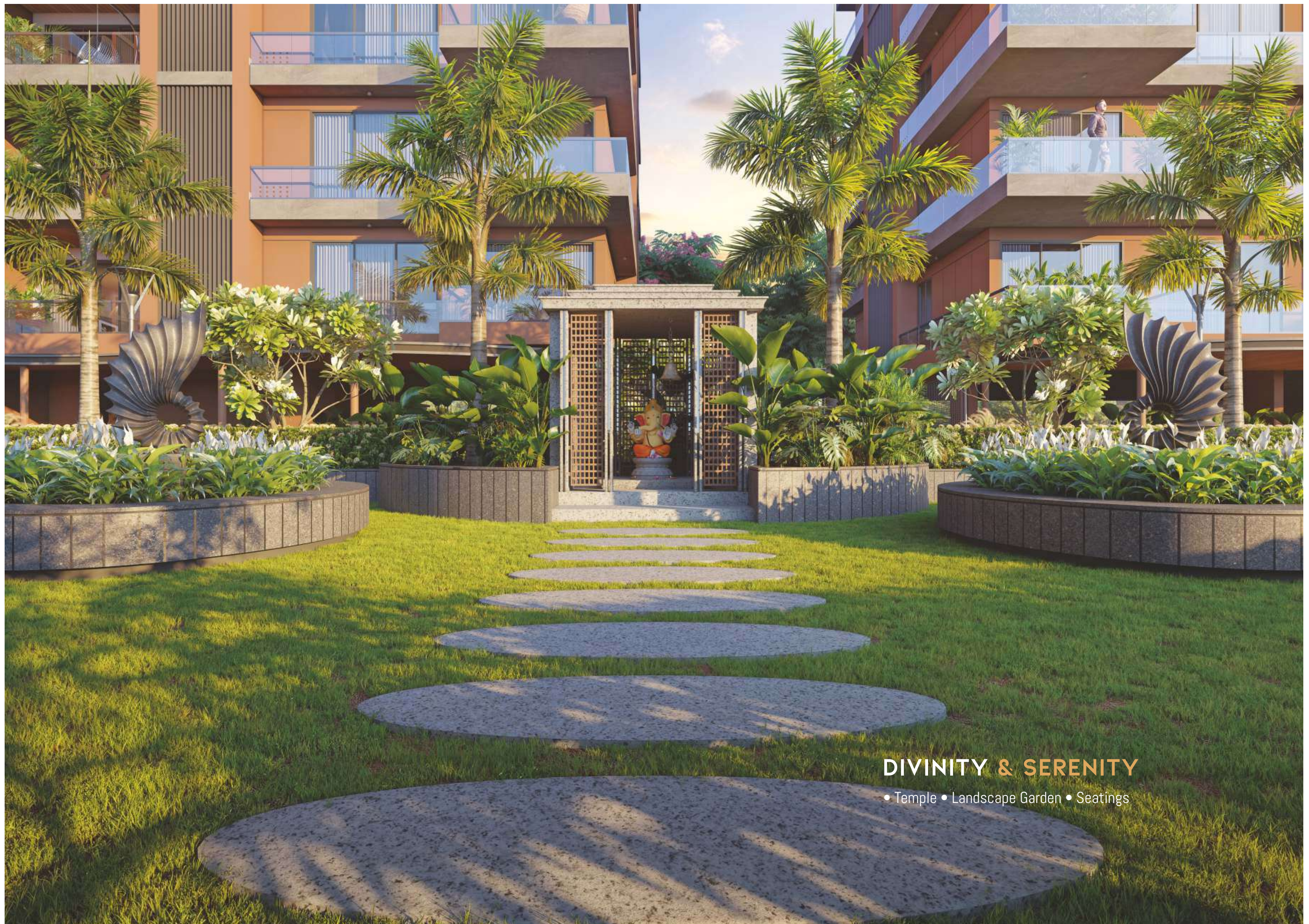
- Gazebo • Palm Promenade • Jogging Track





A BOULEVARD OF JOYS

• Fountain Plaza • Seating Around Planters • Otlo Around Trees



DIVINITY & SERENITY

• Temple • Landscape Garden • Seatings



EXPECT JUST MORE THAN EXOTIC

• Wooden Deck Varendah • Jogging Track • Lounge Area



AMAZING AREA TO ADORE

- Yoga Deck
- Children's Play Area
- Chess Board

CELEBRATION
EVERY MOMENT

- Party Lawn
- Swing Water Plaza
- Seating Water Plaza



BRING OUT THE CHAMPION IN YOU

• Squash Court • Badminton Court



RENEW RECHARGE REPLAY

• Library • Indoor Game • Theater • Gymnasium

A modern semi-covered swimming pool at dusk. The pool is illuminated with blue and purple lights. To the left, there are lounge chairs and a small table with a lantern. In the background, a multi-story building with balconies is visible. The pool area is surrounded by lush greenery and fountains. A red inflatable ring and a colorful ball are in the water. The sky is a mix of blue and purple.

IT'S TIME TO STRETCH
EVERY MOMENT

• Semi Covered Swimming Pool



IT'S TIME TO SPREAD YOUR WINGS

• Basketball Court • Multipurpose Court • Skating Rink





SPRAWLING SPACES
THAT DEFINE LIVELINESS



MINIMALIST.
BEAUTIFUL
COOL.

BASK IN
PANORAMIC BEAUTY





45,000 SQ.FT.
CENTRAL
LANDSCAPE GARDEN

A LIFESTYLE
EMBRACED BY
LANDSCAPES





REGAL FROM THE TOP.
RIVETTING IN STYLE!

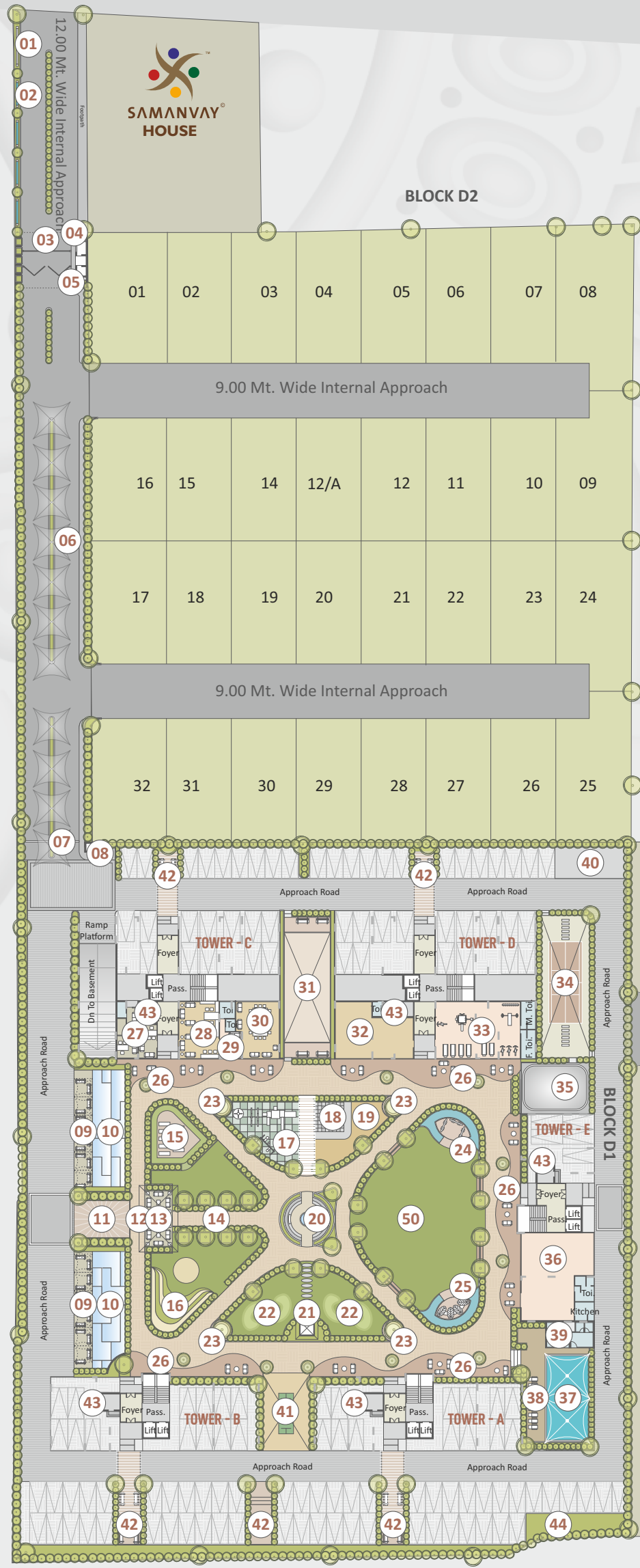


YOUR SPACE, YOUR HEAVEN

MAGNIFICENT HEIGHT,
MESMERIZING VIEWS!



18.00 Mt Wide Road



PLOT AREA TABLE

RESIDENTIAL

NO.	SIZE	SQ.FT.	NO.	SIZE	SQ.FT.
01	70'10"x42'7"	2990	17	66'6"x41'0"	2721
02	70'10"x35'1"	2484	18	66'6"x35'1"	2334
03	70'10"x35'1"	2488	19	66'6"x35'1"	2334
04	71'7"x35'1"	2509	20	66'6"x35'1"	2334
05	72'4"x35'1"	2537	21	66'6"x35'1"	2334
06	73'2"x35'1"	2567	22	66'6"x35'1"	2334
07	74'5"x35'1"	2611	23	66'6"x35'1"	2334
08	86'0"x41'9"	3529	24	81'3"x41'0"	3063
09	81'3"x41'5"	3099	25	81'6"x40'9"	3053
10	66'6"x35'1"	2334	26	66'9"x35'1"	2342
11	66'6"x35'1"	2334	27	66'9"x35'1"	2342
12	66'6"x35'1"	2334	28	66'9"x35'1"	2342
12/A	66'6"x35'1"	2334	29	66'9"x35'1"	2342
14	66'6"x35'1"	2334	30	66'9"x35'1"	2342
15	66'6"x35'1"	2334	31	66'9"x35'1"	2342
16	66'6"x41'7"	2759	32	66'9"x40'0"	2679

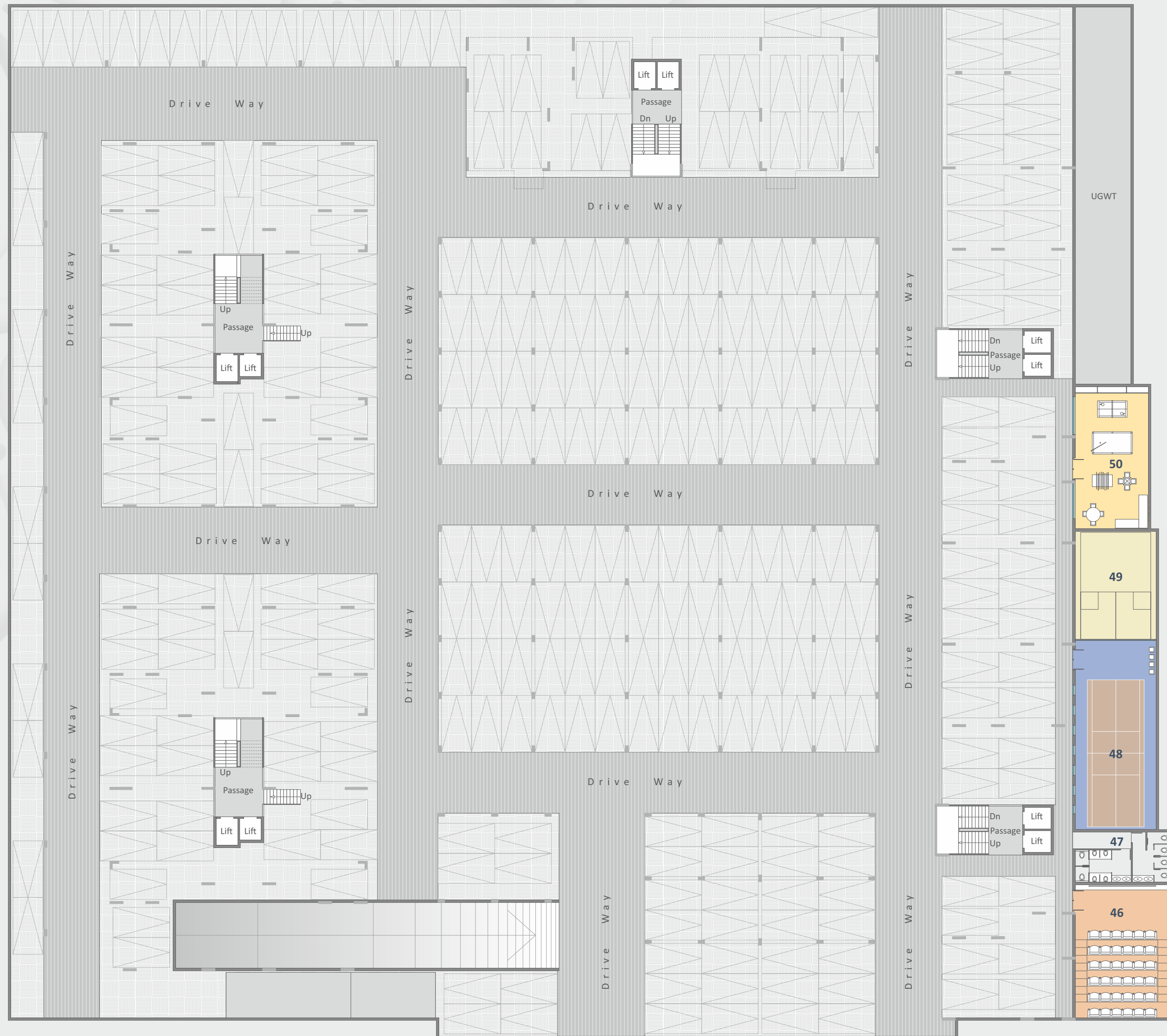
MASTER LAYOUT

LEGENDS

- 01 Feature Wall
- 02 Water Curtain Wall
- 03 Main Gate
- 04 Security Cabin
- 05 Pedestrian Entry
- 06 Tensile Covered Approach Road
- 07 Residential Entrance Gate
- 08 Security Cabin

24.00 Mt Wide Jetalpur Road



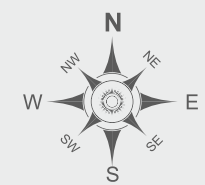


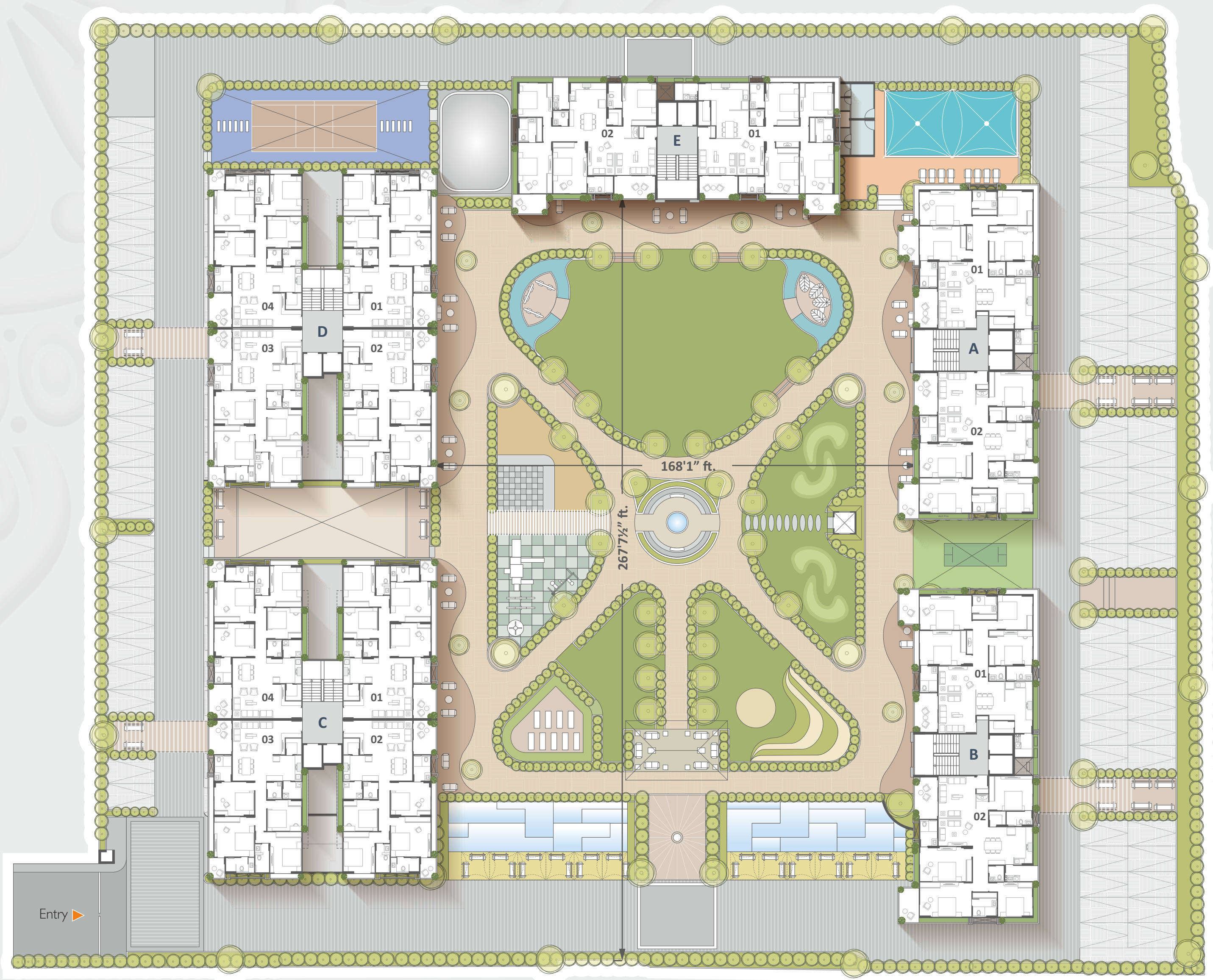
BASEMENT LAYOUT PLAN

LEGENDS

- 46 Theatre
- 47 Toilets
- 48 Badminton Court
- 49 Squash Court
- 50 Indoor Sports
- 51 Allotted Car Parking

BASEMENT AREA :
104865 sq.ft.





TYPICAL FLOOR

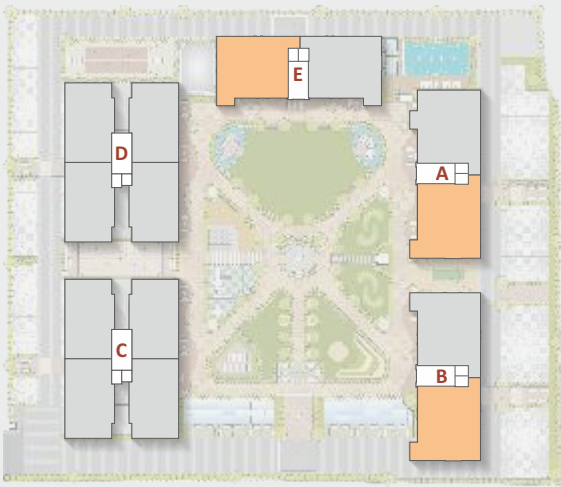
LAYOUT PLAN

1st to 14th Floor



TOWER A-B-E | 102 to 1402

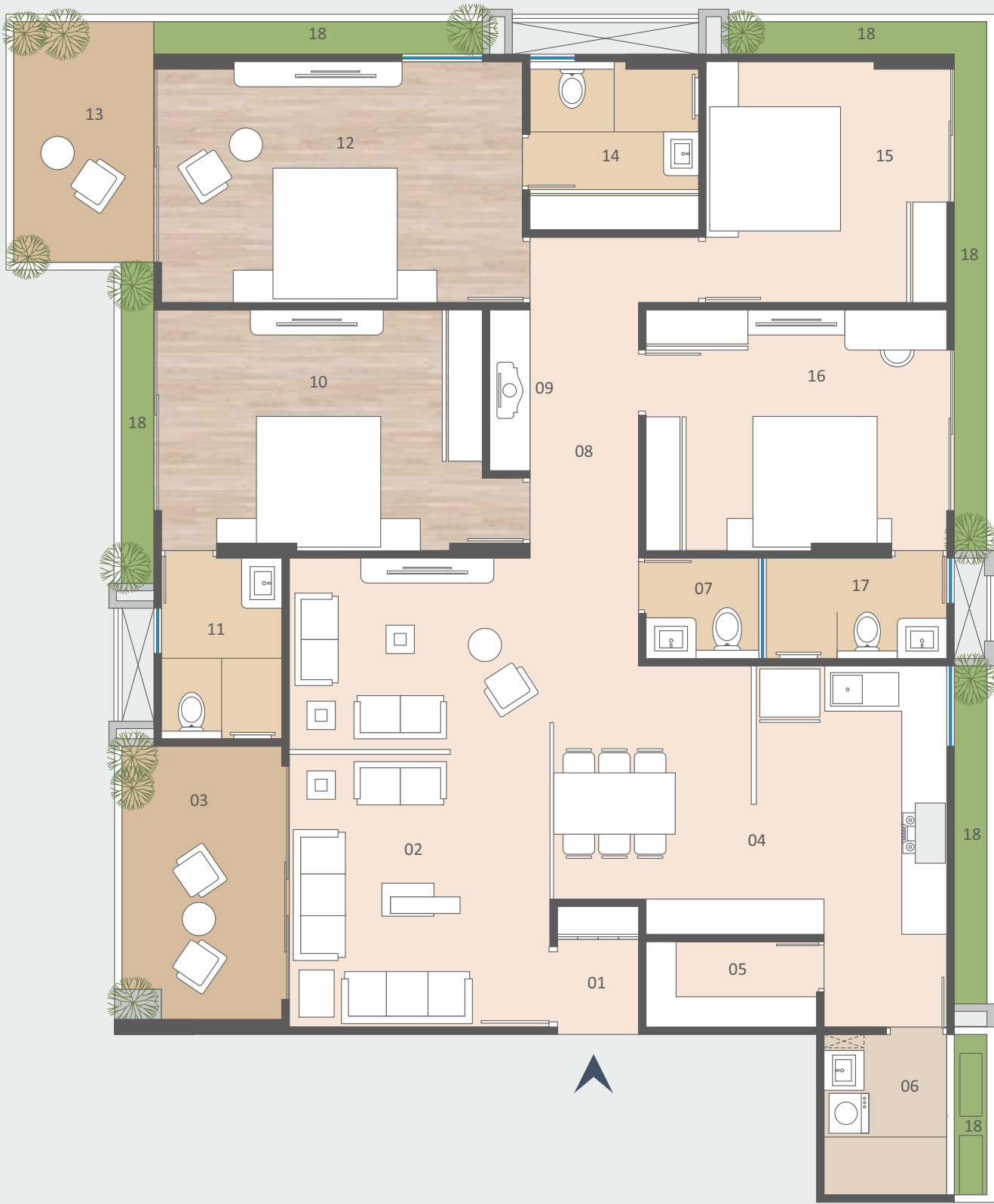
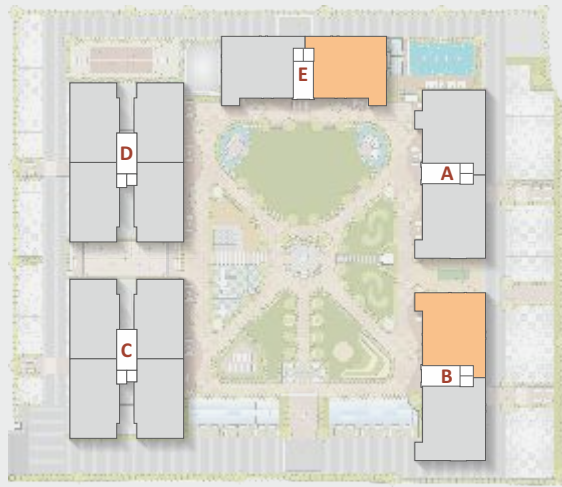
01	Foyer	4'0"x6'0"	10	Passage	5'5" Wide
02	Living / Family	13'0"x24'4"	11	Toilet	5'1"x5'6"
03	Balcony with Planter	8'0"x14'7"	12	Bedroom	18'0"x12'0"
04	Puja	—	13	Toilet	6'0"x9'0"
05	Store	5'7"x5'0"	14	Bedroom	18'0"x12'0"
06	Bedroom	15'0"x12'0"	15	Balcony with Planter	7'0"x12'0"
07	Toilet	9'0"x5'0"	16	Dress/Toilet	8'5"x8'4"
08	Kitchen / Dining	13'1"x20'9"	17	Bedroom	12'0"x12'0"
09	Wash	11'6"x5'6"	18	Planter/Standing Balcony	—



RERA Carpet : 1764.33 | Balcony-1: 87.73 | Balcony-2 : 40.04 | Wash : 52.21 | Balcony with Planter : 202.00 | Total Area : 2146.00 | Indicative SBA : 3570.00

TOWER B-E | 101 to 1401

01	Foyer	4'0"x6'0"	10	Bedroom	16'0"x12'0"
02	Living / Family	13'0"x23'4"	11	Toilet	6'0"x9'0"
03	Balcony with Planter	8'0"x13'7"	12	Bedroom	18'0"x12'0"
04	Kitchen / Dining	19'9"x13'4"	13	Balcony with Planter	7'0"x12'0"
05	Store	8'6"x4'3"	14	Dress/Toilet	8'5"x8'4"
06	Wash	6'1"x8'0"	15	Bedroom	12'0"x12'0"
07	Toilet	5'7"x5'0"	16	Bedroom	15'0"x12'0"
08	Passage	5'5" Wide	17	Toilet	9'0"x5'0"
09	Puja	8'0"x2'0"	18	Planter/Standing Balcony	—

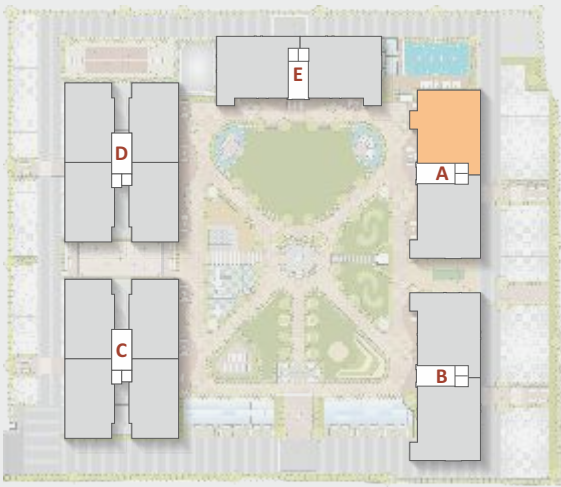


RERA Carpet : 1793.28 | Balcony-1: 81.70 | Balcony-2 : 40.04 | Wash : 48.01 | Balcony with Planter : 193.00 | Total Area : 2156.00 | Indicative SBA : 3600.00

TOWER A

101 to 1401

01	Foyer	4'0"x6'0"	10	Bedroom	16'0"x12'0"
02	Living / Family	13'0"x23'4"	11	Balcony with Planter	7'0"x12'0"
03	Balcony with Planter	8'0"x13'7"	12	Toilet	6'0"x9'0"
04	Kitchen / Dining	19'9"x13'4"	13	Bedroom	18'0"x12'0"
05	Store	8'6"x4'3"	14	Dress/Toilet	8'5"x8'4"
06	Wash	6'1"x8'0"	15	Bedroom	12'0"x12'0"
07	Toilet	5'7"x5'0"	16	Bedroom	15'0"x12'0"
08	Passage	5'5" Wide	17	Toilet	9'0"x5'0"
09	Puja	8'0"x2'0"	18	Planter/Standing Balcony	—

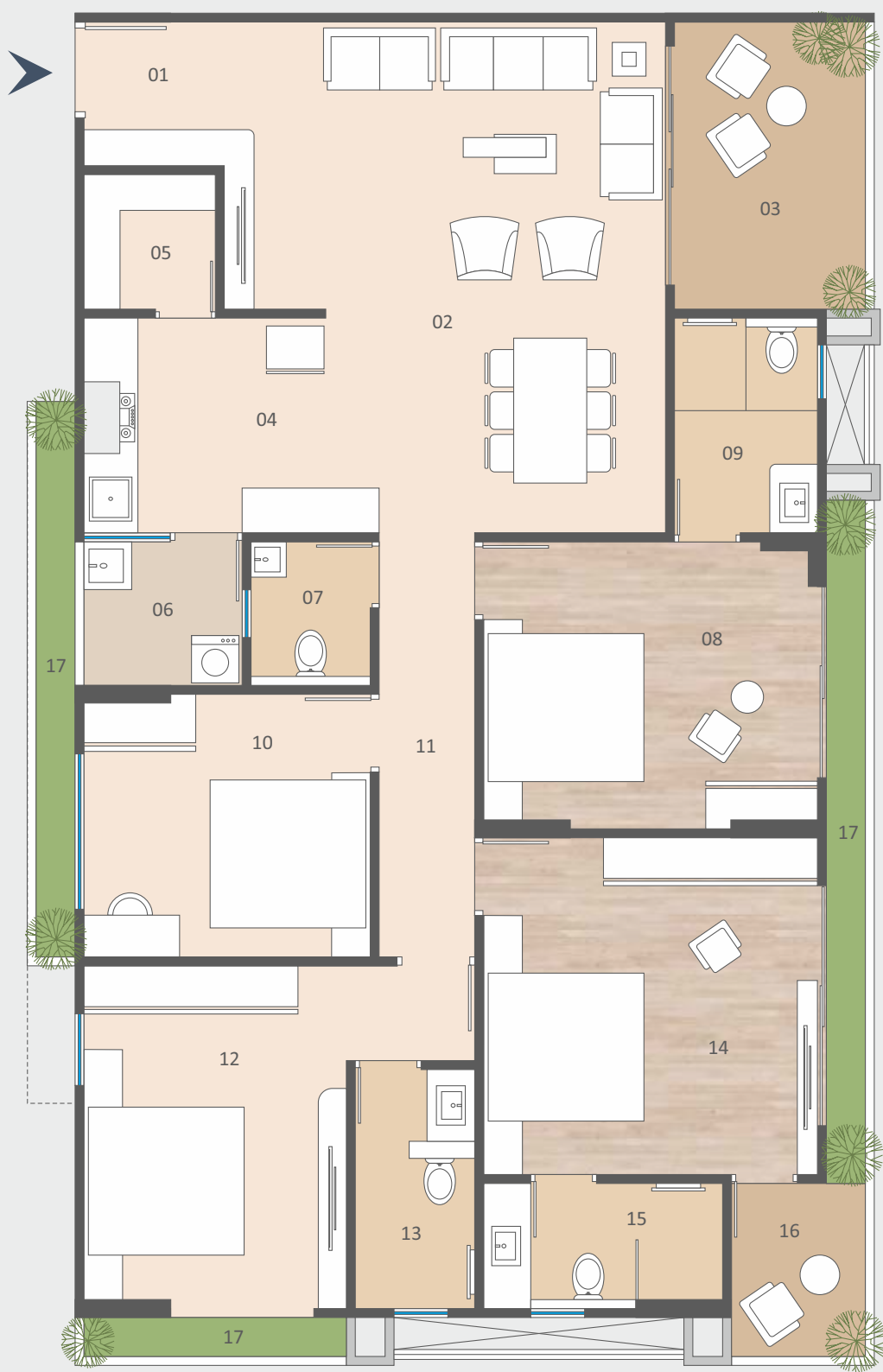
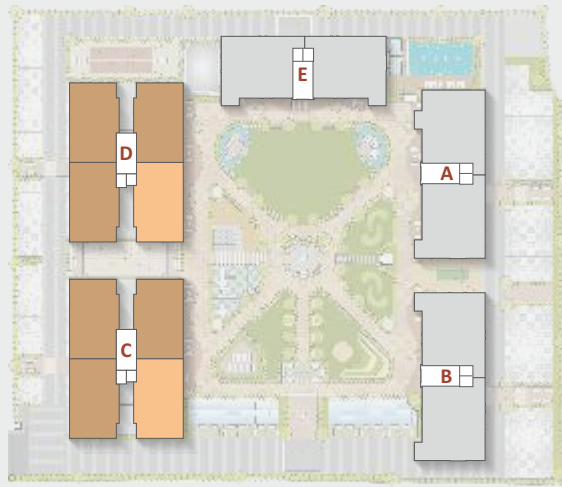


RERA Carpet : 1793.28 | Balcony-1: 81.70 | Balcony-2 : 40.04 | Wash : 48.01 | Balcony with Planter : 193.00 | Total Area : 2156.00 | Indicative SBA : 3600.00

TOWER C-D

1st to 14th
TYPICAL FLOOR PLAN

01	Foyer	5'10"x6'0"	10	Bedroom	12'0"x11'0"
02	Living / Dining	18'6"x21'4"	11	Passage	4'0" Wide
03	Balcony with Planter	8'0"x12'0"	12	Bedroom	11'0"x14'4"
04	Kitchen	12'4"x9'0"	13	Toilet	5'0"x10'3"
05	Store	5'6"x5'8"	14	Bedroom	14'0"x14'1"
06	Wash	6'7"x6'0"	15	Toilet	10'0"x5'3"
07	Toilet	5'0"x6'0"	16	Balcony with Planter	5'7"x7'3"
08	Bedroom	14'0"x12'0"	17	Planter/Standing Balcony	—
09	Toilet	6'0"x9'0"			



RERA Carpet : 1504.91 | Balcony-1: 71.90 | Balcony-2 : 18.84 | Wash : 39.72 | Balcony with Planter : 139.60 | Total Area : 1775.00 | Indicative SBA : 3000.00



SPACE THAT RADIATE LOVE & WARMTH!

As spaces become premium, Samanvay Satgunam has enabled a smart interior plan that balances aesthetics with practical space for maximum freedom and contentment!

SPECIFICATIONS

FLOORING

- Wooden Flooring In 2 Master Bedroom.
- Large Size Italian Finish Tiles In Floor.
- Kota Stone in Wash Area

KITCHEN

- Premium Quality Full Body Tile For Platform.
- Kitchen Sink With Drain Board & Flexible Faucet.
- Platform With Sink In Wash Area.

DOOR & WINDOW

- Veneer Finish Main Door with Box Frame.
- Video Door Bell System.
- UPVC Window.
- Mosquito Net.

ELECTRICAL

- Copper Piping & Ac Point In All Area.
- Legrand / Schneider or Equivalent Premium
- Brand Switch.
- Ample Electrical Point As Per Architect Selection.

WASHROOMS

- Shower Panel In 2 Master Toilet.
- Kohler / Roca or Equivalent CP & Sanitary fittings.
- Centralize Hot Water System Provision.



Scan For Location



Terms & Conditions: 1. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 2. Possession will be given only after one month of settlement of all accounts. 3. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 4. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not to be responsible. 5. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 6. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 7. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member. 8. In case of cancellation of the said unit/units, if any charges in the unit are executed on request of the purchaser, cost of charges will be borne by the purchaser and on account of such charges, if any further expenses are incurred to bring out of the unit in its original design/layout such expenses will also be deducted from the amount to be paid towards cancellation.