



Project By :
SHIVANTA
CONSTRUCTING HAPPINESS

Site Address : Shivanta Iris - Nr. Darshanam Clublife,
30 Mtr. Canal Ring Road, New Gotri, Vadodara.

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3 BHK LIFESTYLE APARTMENTS

Design by  Meraki +91 992529 4477



SPECTACULAR

Residents of Shivanta Iris's exclusive community will enjoy every luxury and pleasure of boutique-style living without sacrificing the convenience of access to world-class amenities.

LIVING





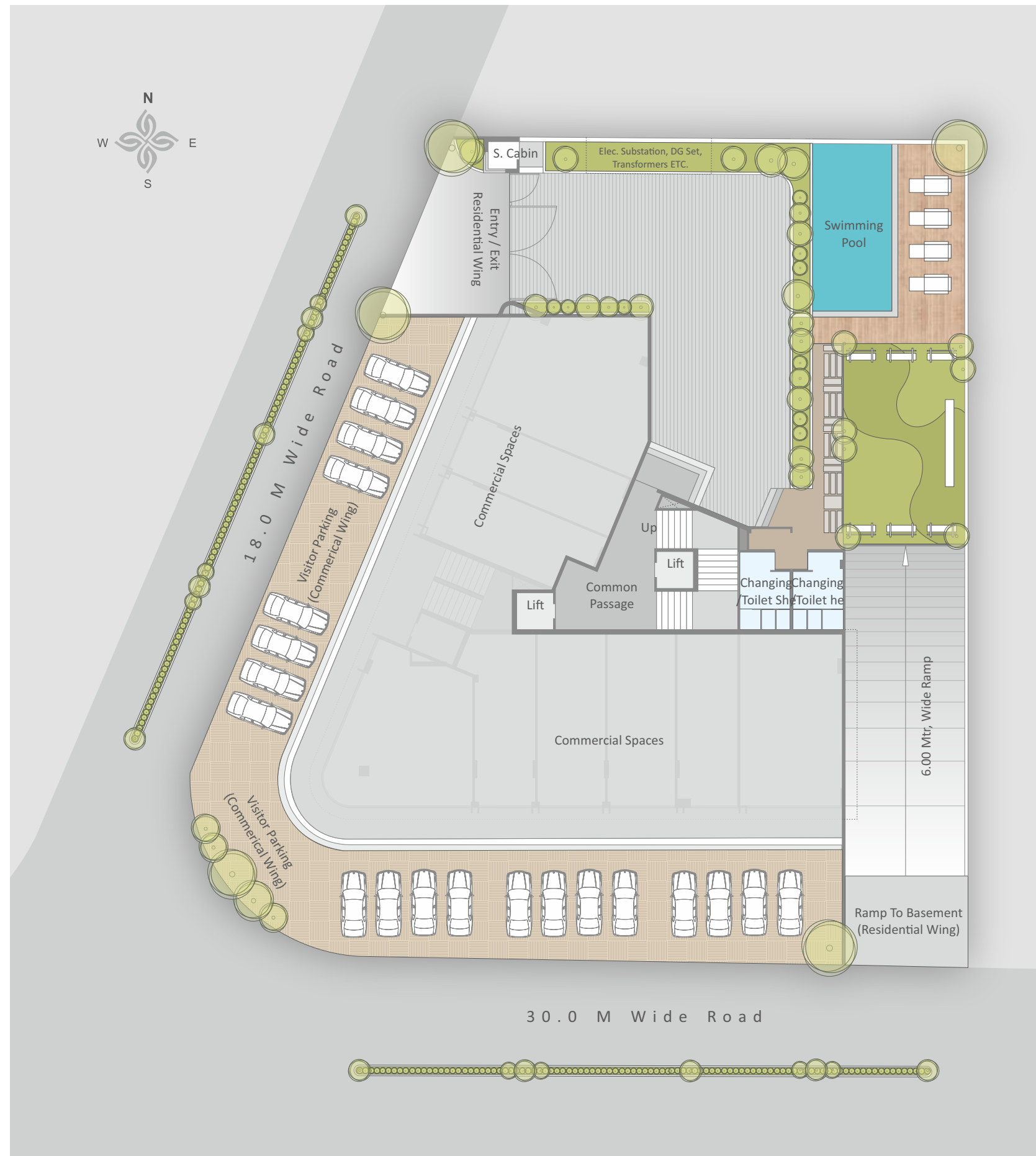
UNMATCHED

Residents of Shivanta Iris's exclusive community will enjoy every luxury and pleasure of boutique-style living without sacrificing the convenience of access to world-class amenities.

LIFE



GROUND FLOOR LAYOUT



TYPICAL FLOOR LAYOUT

3rd to 11th Floor





12TH FLOOR LAYOUT



EXPERIENCE THE HEIGHT OF LUXURY

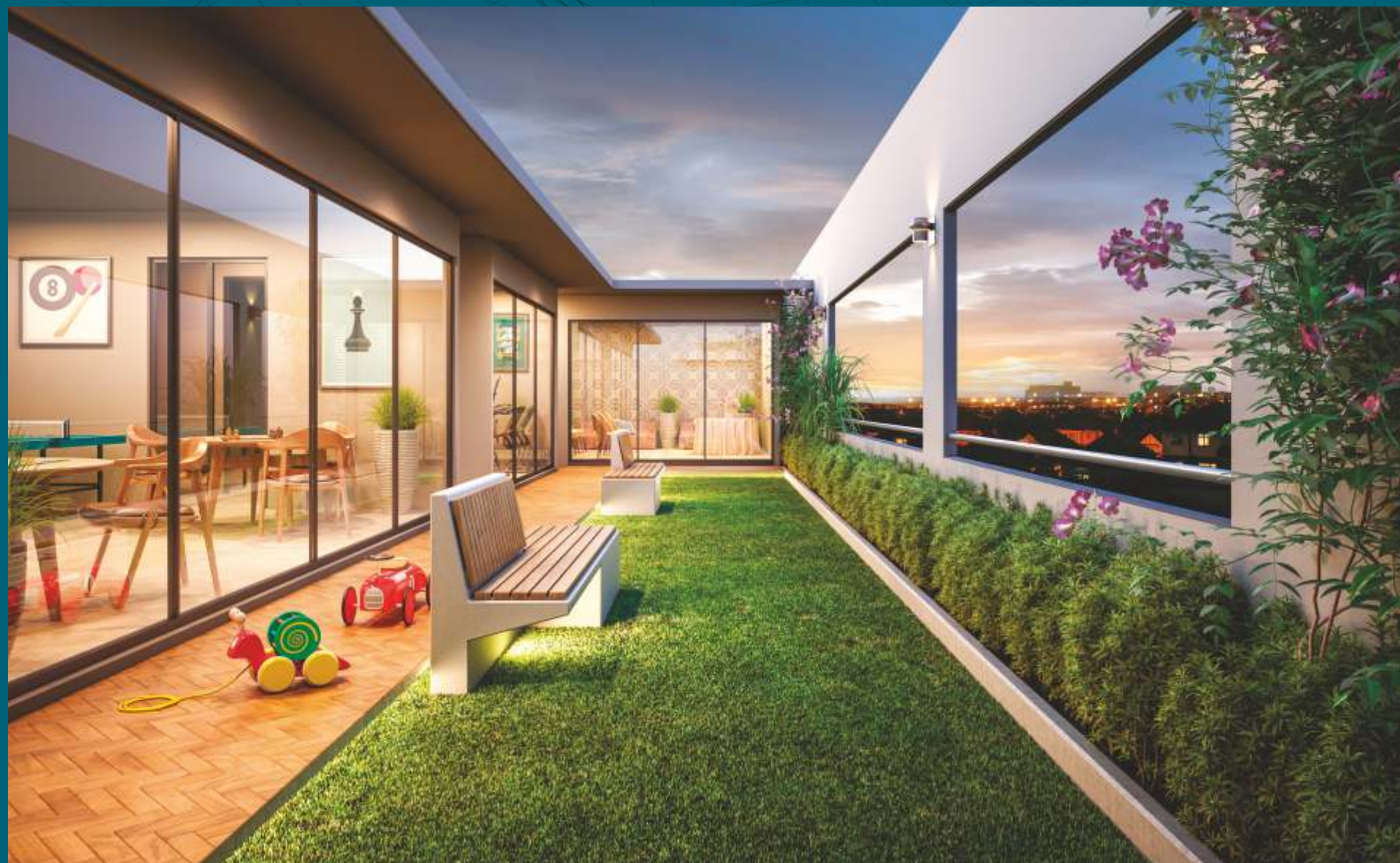




3 BHK Typical Floor Plan



UNWIND AND RECHARGE
WITH OUR TOP-NOTCH
AMENITIES.



SPECIAL FEATURES



Terrace Garden
with Gazebo



Senior Citizen Sitting



Landscape Garden



Multi Purpose Hall



Swimming Pool



CCTV Surveillance



Gymnasium



2 Level Security



Indoor Games



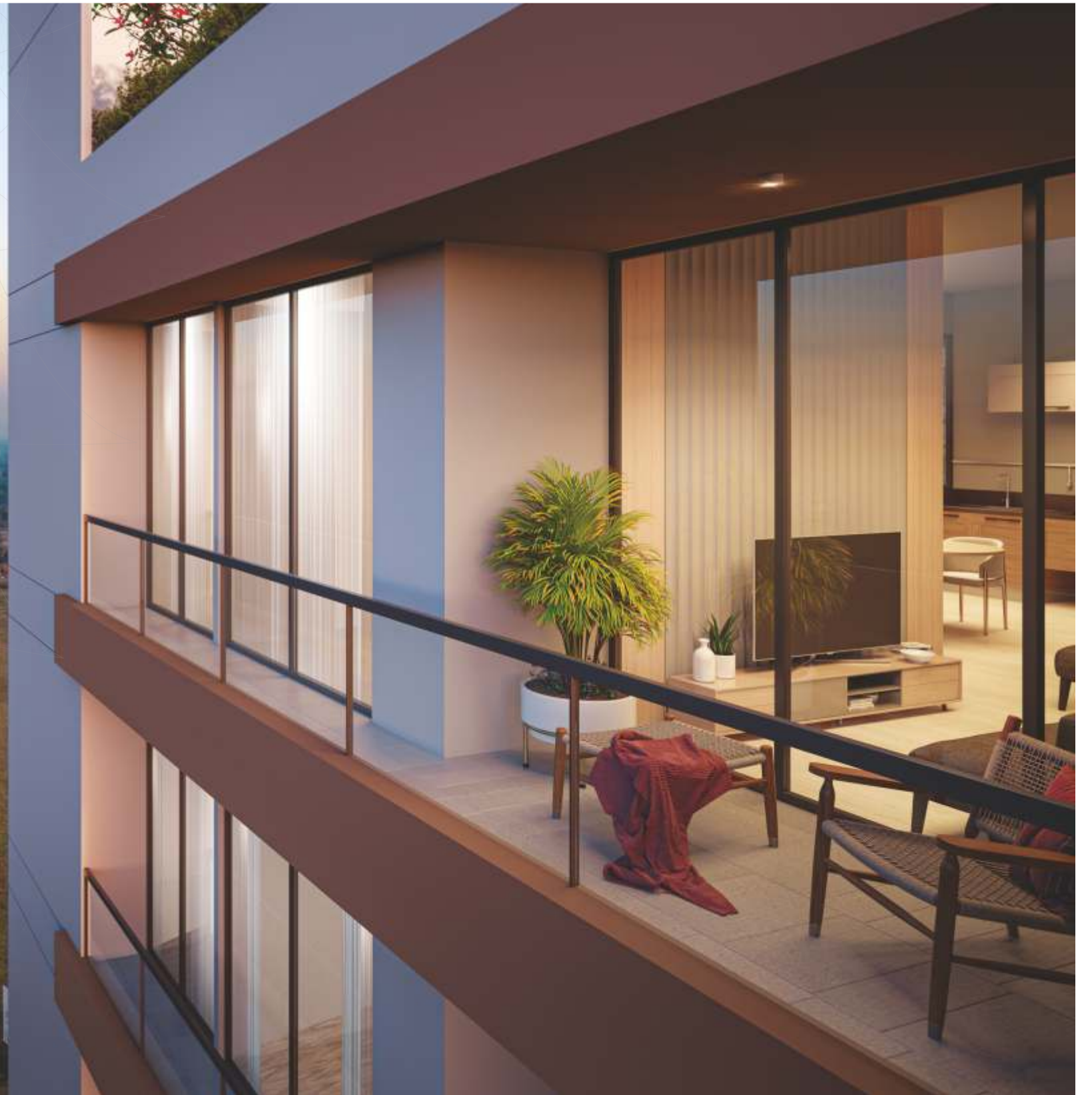
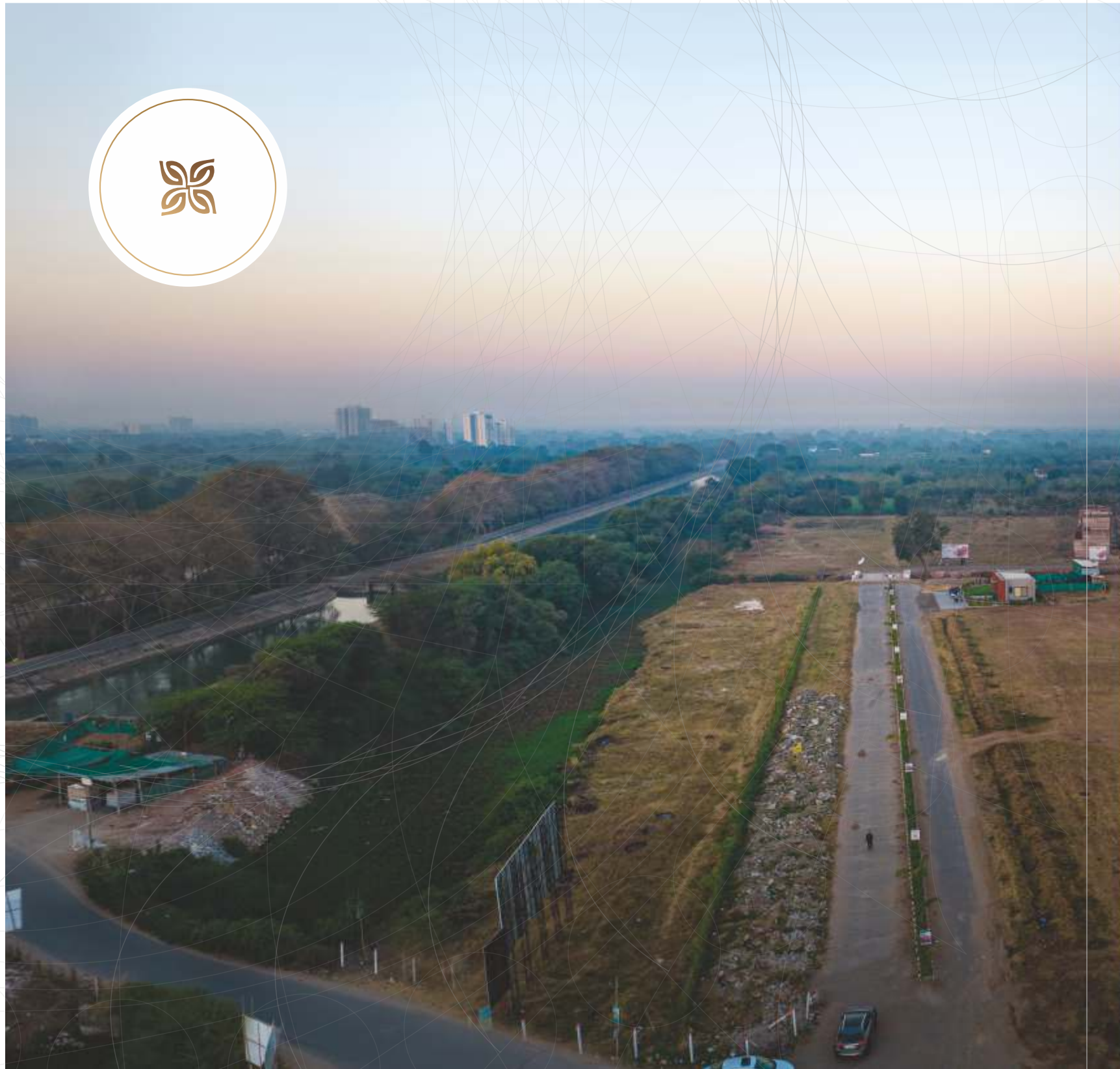
Solar Panels for Common Areas



2 Level Basement
Allotted Car Parking



360° Open Campus



PREMIUM Specifications

STRUCTURE:

- Earthquake Resistant RCC Frame Structure Design.
- High Quality Block Masonry with Plaster.

FLOORING:

- Large Size Vitrified tiles Flooring in the entire unit.
- Passage area & staircase with Kota stone / vitrified flooring.
- Italian marble Cladding on lift wall on ground floor lobby.

WALL FINISH:

- Internal walls- Smooth finish plaster with putty & primer.
- External wall- Double coat plaster with weather resistant paint & texture finish

ELECTRICAL:

- Electrical connection with ISI standard concealed copper wiring RR cable / havells or Equivalent.
- Schneider or equivalent modular switchers in entire unit.
- Adequate electric points & geyser points in each room & bathroom.
- Dedicated concealed pipeline for internet connection & DTH.
- AC points in all rooms except kitchen.

- Concealed copper piping in two bedrooms.

KITCHEN:

- Granite/artificial stone with SS/quartz sink.
- Vitrified dado tile near the platform upto 2 feet.
- Provision for kitchen chimney outlet.
- Kota stone flooring in Utility area Bathrooms.
- Anti skid tiles flooring in all bathrooms.
- Premium quality ceramic / vitrified dado tiles upto Lintel level / beam bottom / False ceiling level.
- Bath fittings & sanitary wares of Grohe / Kohler or equivalent.
- Granite stone counter for basins.

DOORS & WINDOWS

- Main door- solid-core flush door with veneer panelling & teakwood / wooden frame and smart lock.
- Internal door- solid-core flush door with laminate finish on both side & wooden / Stone frame.
- Powder coated aluminium / UPVC sliding openable window • All doors with Godrej or equivalent lock fittings.

BALCONIES

- Toughened glass railing with SS handrail.
- False ceiling in balconies with building façade light.
- Deck wood flooring in balconies.

OTHER

- Campus secured with CCTV surveillance.
- High speed lifts with automatic doors.
- Generator with power backup for lift & passage area.
- Waterproofing in all Bathrooms, Balcony & utility area.
- Solar powered common amenities.
- EV charging points

STAY COOL,
COMFORTABLE
& CONNECTED
TO THE
NATURE & CITY

SHIVANTA
IRIS



TO GORWA

30.0 M RING ROAD

TO YASH COMPLEX

TO UNDERA

18.0 M WIDE ROAD

TO ANKODIA

LOWER
BASEMENT LAYOUT



Upper
BASEMENT LAYOUT



KEY PLAN



THE TEAM

Architect	Structure	MEPF Consultant	Civil Consultant	Ambience Consultant	3D Rendering	Branding Associate
						

Terms and Condition / Disclaimer (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges Legal Charges, MGVC, VMSS / VUDA Charges will be paid by the purchaser. (04) Floor charges, Extra 2nd Car parking charges, Development charges, Premium facing charges, Garden view charges shall be paid extra by the purchasers. (05) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (06) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (07) For delay in payment as per the above schedule, Interest as per RERA will be charged extra. If the due / committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (08) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (09) In case of delay in the procedure or any activity of corporation / VUDA, MGVC or any authority shall be faced united. (10) Extra work shall be executed only after receiving full payment in advance - subject to approval. (11) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (12) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (13) All Images Shown are for Illustration Purpose only. (14) All disputes are subject to Vadodara jurisdiction.