

**SITE ADDRESS :**  
**SHYAM HEIGHTS 2, OPP. DAKSH RESI. NIKOL, AHMEDABAD. 382350**

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**Shyam**  
**HEIGHTS-2**

**2 BHK APARTMENTS**





10 Storey

2 Iconic Towers

2 BHK  
Premium Living

Only 120  
Exclusive Residence

Car  
Base ment Parking

Pure  
Residential Project

@ Best Location  
In Nikol

  
**Shyam**  
HEIGHTS-2

## Inter weave NATURE into YOUR Lifestyle

We are overjoyed and confident about this new project as this will be a part of our renowned craftsmanship. And you being a part of this fills our hearts with content.

**2 BHK APARTMENTS**











welcome to  
**APEX LIVING**

We, at **SHYAM HEIGHTS 2**, strive to provide a comfortable and a dream of buying a perfect home, and we meticulously build those homes with care. Our aim is to deliver an ideal home which is designed to cater all your needs.

The skilled and dedicated team of experts working at **SHYAM HEIGHTS 2** ensure quality spaces, using latest technology. Since our inception, we have achieved high standards in quality of construction, timely delivery and customer satisfaction.



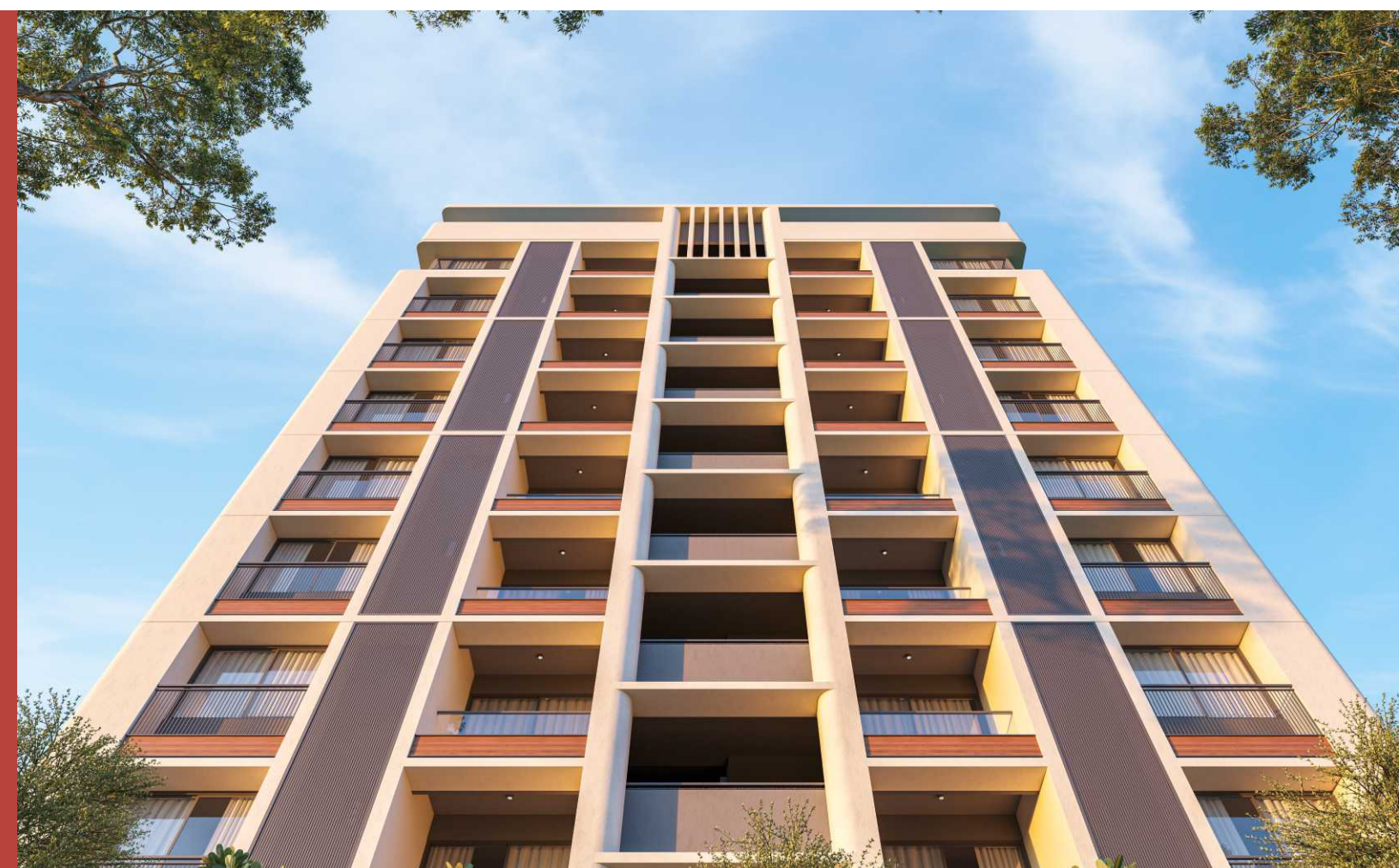


# Shyam HEIGHTS-2

2 BHK APARTMENTS

## Putting OUR HEART into Making YOUR HOMES

Our purpose is very clear, to provide the best living experience and to cater to a perfect space for you. Hence, **SHYAM HEIGHTS 2**, was built with the purpose to provide you that safe haven you deserve. This place caters to the lifestyle that you have always imagined and longed for. A home built to provide you serenity after a busy day, a getaway for the weekends, a space for all your close get-togethers, place to celebrate joyful occasions, and so much more.







# Shyam HEIGHTS-2

2 BHK APARTMENTS



## A HOME is where OUR HEART RESIDES

This project is an epitome of magnificence and reflection of classic architecture. It provides an iconic residential space that suits your lifestyle. SHYAM HEIGHTS 2 will level up your living space so that you can revel in the modern-urban living. Add a little extra leisure in your life to make every moment count because every penny spent on SHYAM HEIGHTS 2 is a penny invested wisely.



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ATTRACTIVE  
ENTRANCE GATE



SECURITY CABIN  
(24 HOURS )



CCTV CAMERA  
(24 HOURS )



24 HOURS  
WATER SUPPLY



GAZEBO  
WITH COURTYARD



LANDSCAPED  
GARDEN



CHILDREN  
PLAY AREA



SENIOR CITIZEN  
SITTING



2 LIFTS  
EACH BLOCK



SOLAR PANEL



PARKING  
(GROUND+BASEMENT)



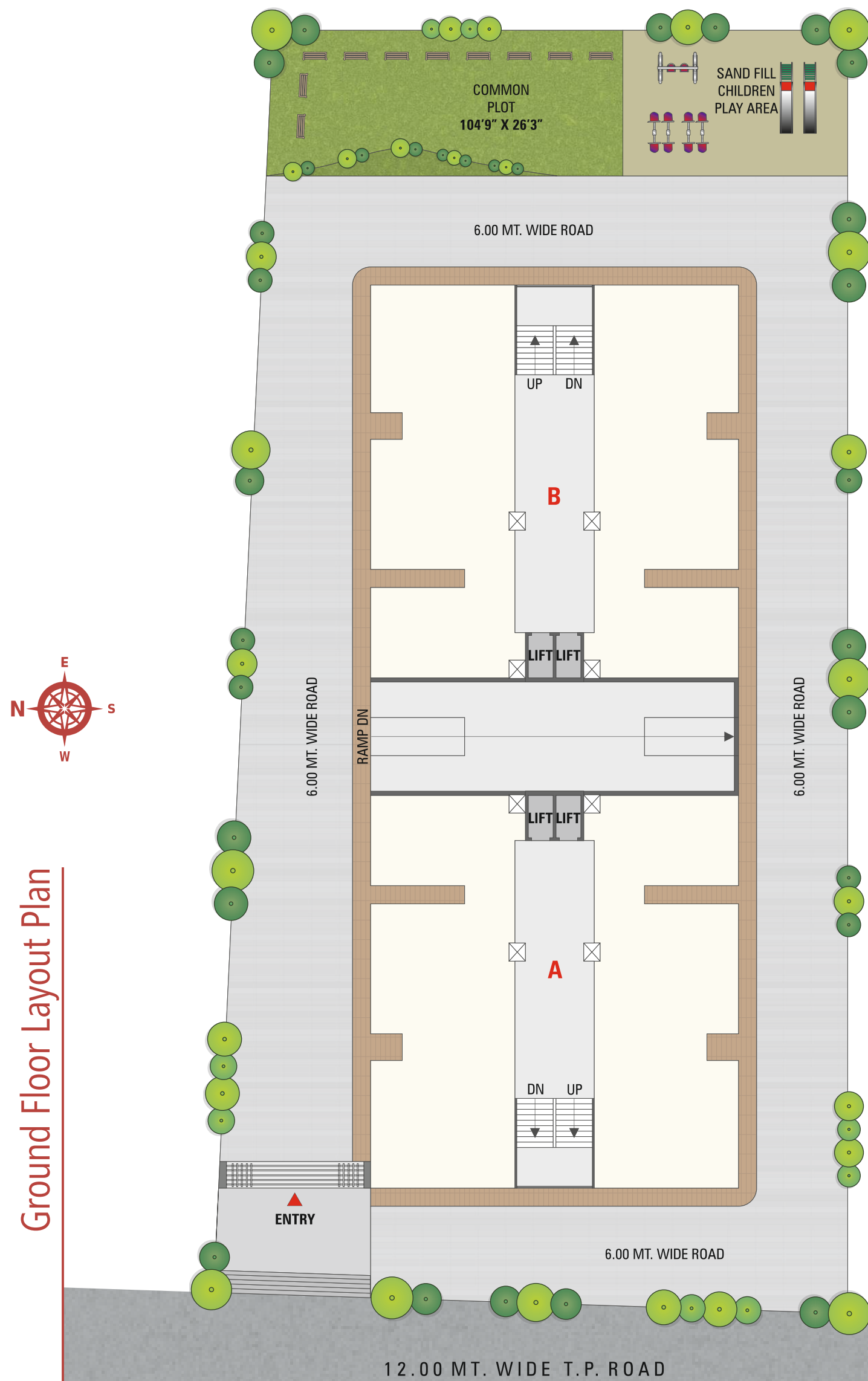
FIRE SAFETY  
SYSTEM

  
**Shyam**  
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Ground Floor Layout Plan



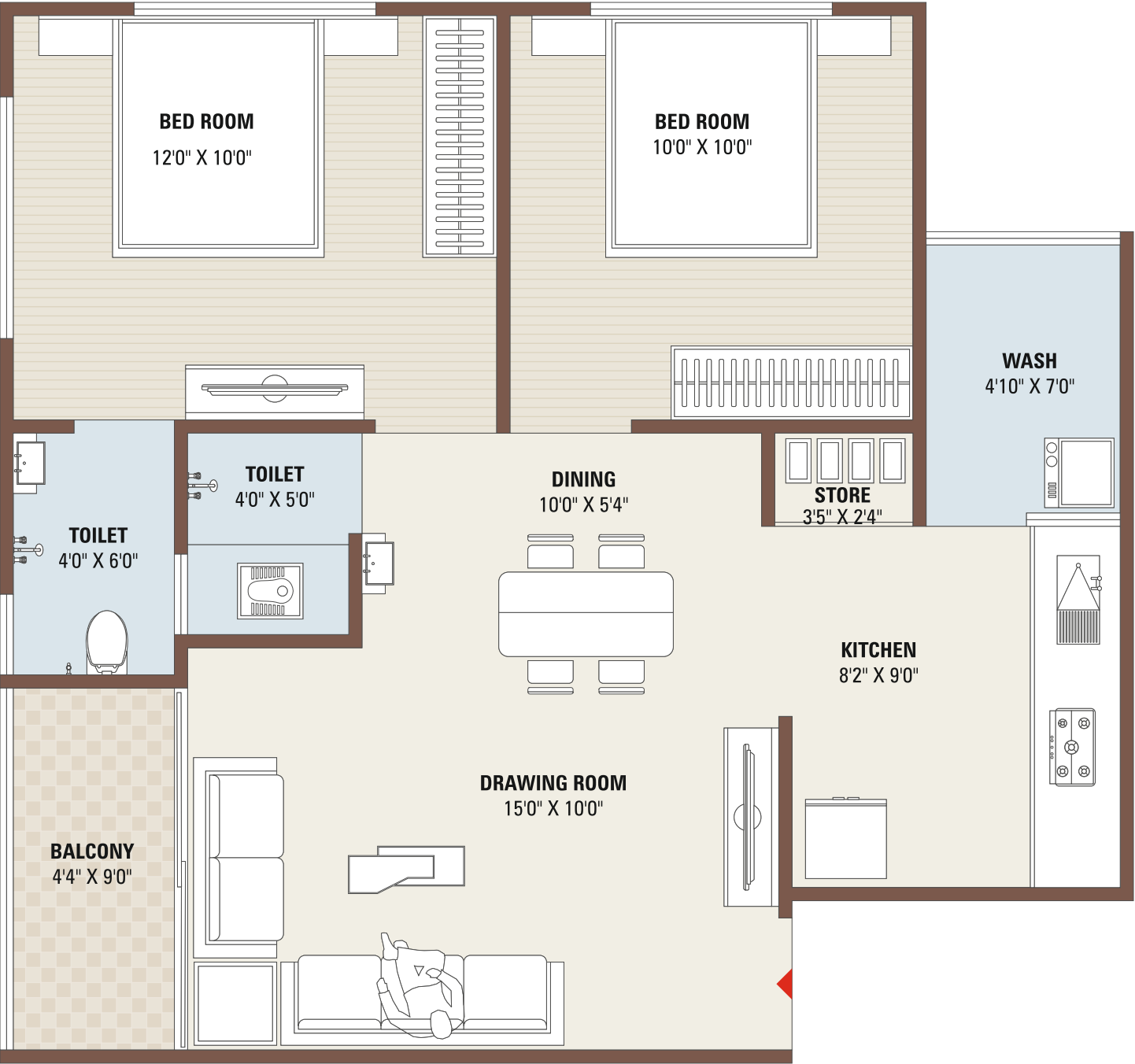
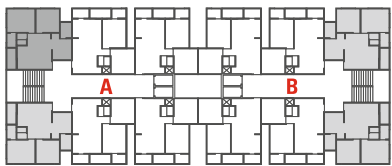
Typical Floor Layout Plan





2 BHK Unit Plan

( TYPE 1 ) Block :- A,B



2 BHK Section Plan

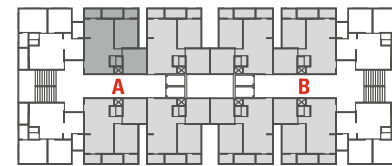
( TYPE 1 ) Block :- A,B





## 2 BHK Unit Plan

( TYPE 2 ) Block :- A,B



## 2 BHK Section Plan

( TYPE 2 ) Block :- A,B







## SPECIFICATION

### STRUCTURE

Earthquake resistance RCC frame structure work.

### FLOORING

Vitrified tiles flooring in entire flat.

### KITCHEN

Granite platform with S.S. sink & tiles dado up to lintel level in kitchen.

### DOORS

Decorative main door & other flush doors.

### WINDOWS

All windows in alluminium section with granite frame, standard quality window glass.

### ELECTRIFICATION

Concealed I.S.I. copper wiring with standard accessories.

### WALL FINISH

External double coat sand face plaster with acrylic paint Internal mala plaster with wall putty.

### TERRACE

China mosaic flooring with water proofing.

## BRAND WE USE

### ELEVATOR



OTIS

OMEGA  
ELEVATOR

Schindler



Express  
Elevators



Opera Lifts & Controllers  
ISO 9001 : 2008 Certified Company

insta  
LIFT

(or equivalent)

### STEEL



### CEMENT



WONDER  
CEMENT  
EX PERFECT SHURUAT

SANGHI  
CEMENT  
Turning Dreams into Concrete Reality

HATHI  
CEMENT

JK  
CEMENT

KAMAL  
CEMENT

UltraTech  
CEMENT

(or equivalent)

### FLOORING



VARMORA  
TILES & BATHWARE

AGL  
TILES

Impolo  
TILES

exaro  
TILES

MURANO

ZEALTOP  
TILES

(or equivalent)

### INSIDE PUTTY



Birla  
White

JK  
WALL  
PUTTY

(or equivalent)

### PLUMBING



ashirvad  
PIPES

ASTRAL  
PIPES

FinOlex  
PIPES

DUTRON  
UPVC PRESSURE  
PIPES & FITTINGS

(or equivalent)

### ALUMINUM WINDOWS



JINDAL  
STEEL & POWER

BALCO

नालको  
NALCO  
National Aluminium Company Limited

(or equivalent)

### BATHROOM FIXTURES



Jaquar

CERA  
reflects your Style

ufc  
Jaquar  
care

Acufa  
TUBS, SINK, ACCESSORIES

(or equivalent)

### ELECTRIC WIRE



POLYCOR  
WIRES & CABLES

RR  
WIRES & CABLES

HITEX  
PLUS  
WIRES & CABLES

DARSHAN PLUS  
WIRES & CABLES

Hi-Fi  
Electric

(or equivalent)

### MODULAR SWITCHES



ANCHOR

C&S  
ELECTRIC

Vinay  
ELECTRICAL SOLUTIONS

Hi-Fi  
Electric

ROLTA

L&T SWITCHGEAR  
SAFE & SOUND

CPL

(or equivalent)

### PAINT



asianpaints

Berger

Dulux  
let's colour

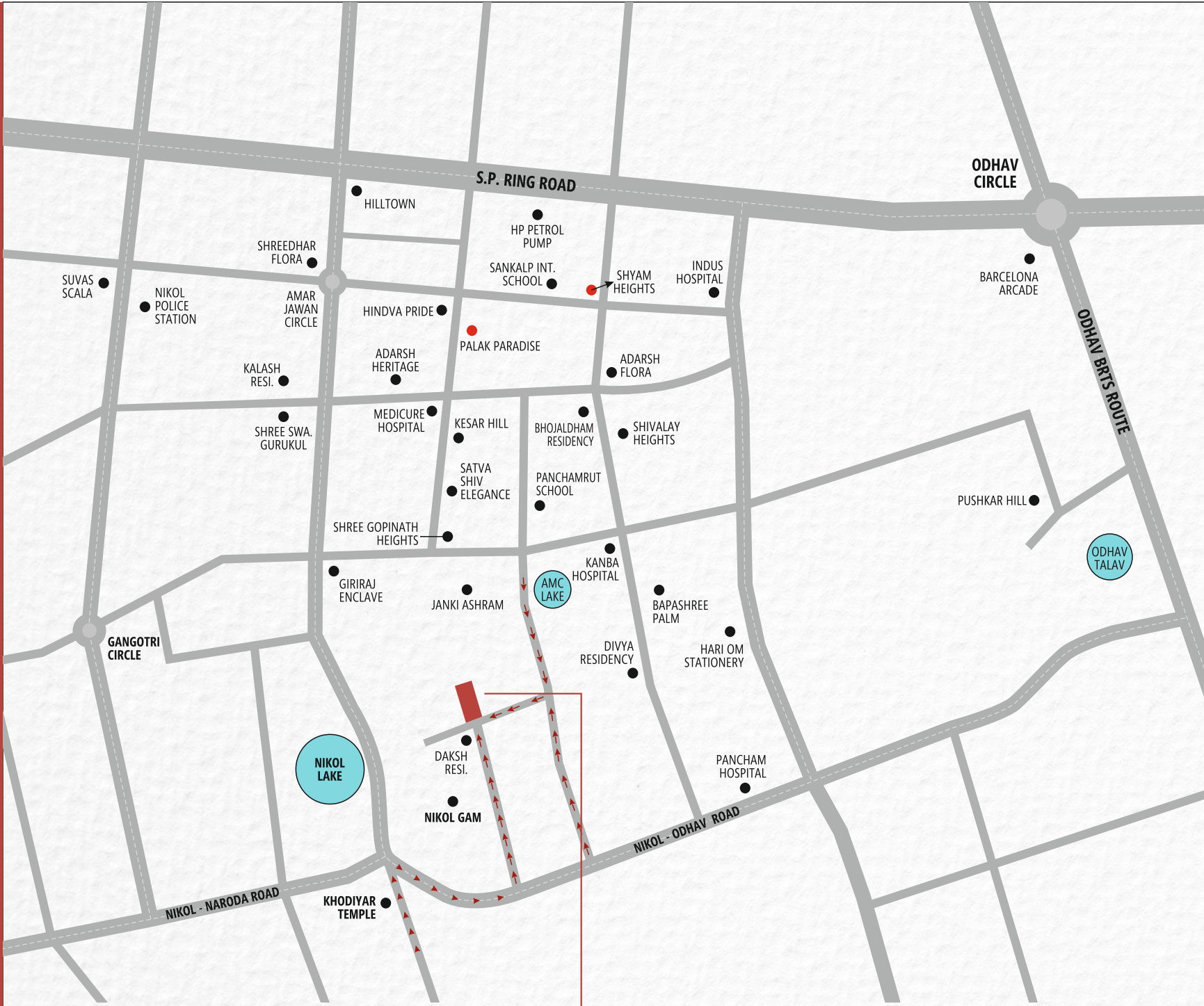
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**NOTE :** • GEB, AMC, Maintenance Charges & all other Govt. taxes to be borne by the members. • This Brochure is just a representation of the project. • The dimension shown in the brochure are as per area approximately. • Irregular Payment will automatically ensure cancellation of the booking. • If the member desires to make internal modification of any kind in the planning of each unit, such changes will only be done with the express permission of the developers. • The developer reserves all rights to change or to make any modifications. • Subject to Ahmedabad Jurisdiction • Payments in favour of "GURUDEV INFRA"



# CONNECTIVITY THE GOLDEN MILE

	Temple	4 MIN.		Hospital	2 MIN.
	Mall	4 MIN.		Metro	6 KM
	School	2 MIN.		Bank	2 MIN.
	BRTS	6 MIN.		Garden	1 MIN.
	SP Ring Road	2 MIN.		Lake	1 MIN.



  
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Developer  
**GURUDEV**  
INFRA

Architect  
  
**Z-AXIS**  
ARCHITECTS

Structure  
  
**Persh**  
Consultants

RERA NO : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11435/130323 | W : gujrerar1.gujarat.gov.in