

SUN | SHANTAM

2 & 3 BHK Luxurious Flats





Salasar Builders was instituted in 1983. The Group was founded with a motive of creating sensible and responsive designs in housing and commercial sectors. Started with Meager resources The organization has grown steadily with inflow of physical resource and expertise. We have delivered to expectations of numerous families of living in a home that's equipped with all the basic facilities having excellent functionality but still budget friendly and a place our members would call their homes for years to come.

Our most notable past projects are **Sunshine Residency, Sunrise Residency, Shyam Residency, Sun Residency & Sun Avenue.**



SUN SARVAM (VESU)



NILKANTH SUN (NEW KATARGAM)

4400+
Happy
Families

33+
Projects
Completed

4.4 MILLION
Sq. Ft.
Constructed

39 YEARS
Experience &
Promises

SUN | SHANTAM

2 & 3 BHK Luxurious Flats

Sun Shantam, apartments complete with an array of private lifestyle facilities will provide one of the most revered long term residential opportunities in Surat city.

This new landmark for Surat will include 2 & 3 BHK luxurious apartments with high class amenities located in the most upcoming and vibrant neighbourhood of the City.



SUN | SHANTAM

Ved
Variav
Bridge

Topi
River

Variav
Road

Variav
Jahangirpura
Road

A NEW LANDMARK FOR VARIIV - SURAT

- Only 2 Minutes From Katargam
- 5 Minutes From BAPS Kanad Temple
- Located On 150' Main Variav-Jahangirpura Road



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LIFE AT SUN SHANTAM !

Introducing you to a life you've aspired for, and world-class designs you've always yearned for. You've lived your version of a lavish life; now experience the real deal... at '**SUN SHANTAM**'.



Double Basement
Parking



Pick Up Area



CCTV Security



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THE NEW FRONT

This Unique gated community will have luxurious and functional designed residential compound with high and finishing. Project will include ultra-modern amenities, lush landscaped garden and much more...



Attractive
Main Gate



Walkway



Water Body &
Fountains





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THE OUTDOOR STORY CENTRAL COURTYARD

The central courtyard spaces are developed with ample greenery, recreational activities, sit-outs, gazebo and aesthetic lighting for a beautiful evening ambience.



Children
Play Area



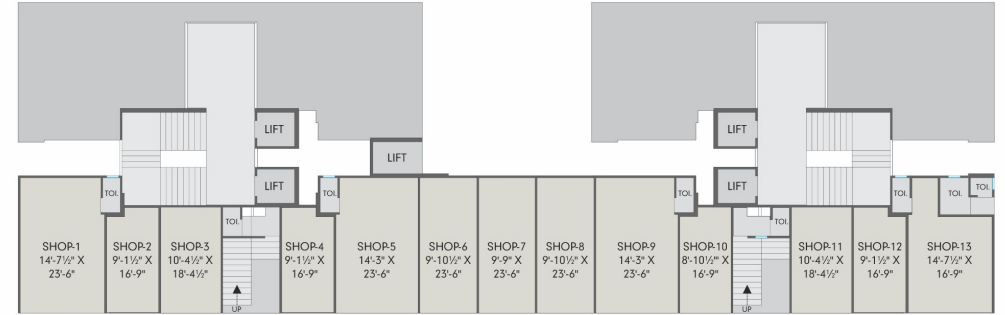
Gazebo
Seating Area



Seating Area For
Senior Citizens

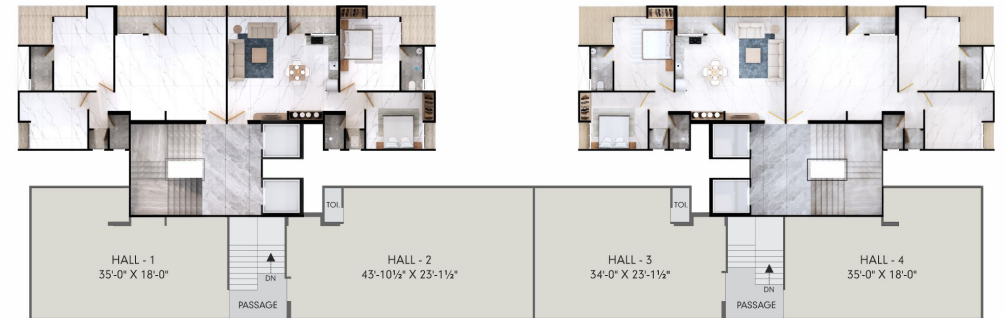


LM 
GROUND FLOOR
 SHOPPING PLAN



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 2 & 3 BHK Luxurious Flats

LM 
FIRST FLOOR
 SHOPPING PLAN



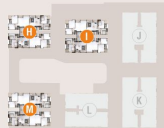


AMENITIES

LAYOUT PLAN



- | | | | | | |
|-------------------------|---------------------|---------------------------|-------------------------------|-------------------------------------|------------|
| 01 Attractive Main Gate | 02 Pick Up Area | 03 Water Body & Fountains | 04 Multipurpose Hall | 05 Beautifully Landscaped Garden | 06 Walkway |
| 07 Gazebo Seating Area | 08 Open Air Theatre | 09 Children Play Area | 10 Central Plaza Seating Area | 11 Seating Area For Senior Citizens | 12 Temple |



SUN | SHANTAM

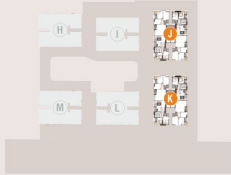
2 & 3 BHK Luxurious Flats

HIM



2BHK





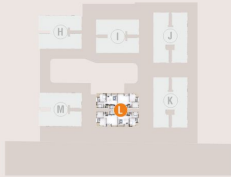
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J K



3BHK





SUN | SHANTAM
2 & 3 BHK Luxurious Flats

L




















2BHK





AMENITIES

-  Double Basement Parking
-  Gym
-  Temple
-  Multipurpose Hall
-  Children Play Area
-  Open Air Theatre
-  Attractive Main Gate
-  Water Body & Fountains
-  Gazebo Seating Area
-  Central Plaza Seating Area
-  Walkway
-  Pick Up Area
-  Beautifully Landscaped Garden
-  CCTV Security System
-  Attractive Foyer Area
-  Fire Safety
-  Seating Area For Senior Citizens



FLATS SPECIFICATION

FLOOR FINISH :

- Designer tiles in the living room, kitchen, dining & all bedrooms

BALCONY :

- Designer tiles on floor
- Attractive SS railing

KITCHEN :

- Granite kitchen platform with branded sink
- High quality vitrified tile dado upto lintel

WASH AREA & UTILITY :

- Kota in flooring and tile dado
- Sufficient electric and plumbing points

HOT WATER PLUMBING :

- Centralised plumbing for hot water supply in all bathrooms

TOILETS :

- Tile upto lintel level with branded sanitary ware
- Branded CP Fittings in all toilets, wash and sink

TELEVISION, INTERNET & TELEPHONE :

- Provision of television, internet & telephone points in each apartments

WALL SURFACE :

- Putty on all plastered walls

ELECTRICAL :

- Sufficient points in concealed branded copper wiring
- ISI standard modular switches

AC POINT :

- AC Point in all bedrooms

DOORS / WINDOWS :

- Designer main door with wooden frame & premium lock and fittings
- Granite door frame with flush door in all bedrooms, bathrooms & wash area
- All window openings provided with granite stone frame & good quality aluminium section & glass

Plumbing :

- Concealed CPVC/UPVC line for Plumbing in all flats

BUILDING SPECIFICATION

PARKING :

- One car parking for each flat

ELEVATORS :

- 2 fully automatic elevators of standard make

ENTRANCE FOYER :

- Well designed entrance foyer & waiting area

OUTSIDE WALL FINISH :

- Plaster : Double coat plaster on exterior
- Paint : Attractive branded weather shield paint/texture

POWER BACKUP :

- Generator backup for common amenities & essentials like lift, water pump, common lights

FIRE SAFETY :

- Fire safety system as per prevalent norms

SECURITY :

- CCTV camera coverage in campus, reception and basement area

TECHNICAL SPECIFICATION

STRUCTURE DESIGN :

- Earthquake resistant structural design as per latest IS codes for RCC frame structure

LIFT :



ELECTRIC WIRE :



PLUMBING :



CP / SANITARY :



SWITCHES :



Note: Any one of the Mentioned Brands or equivalent brand will be used



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