

SUN | SATTVAM

2&3 M.BHK AVANT-GARDE LIFESTYLE

5200+
HAPPY FAMILIES

35+
Projects Completed

5.5 MILLION
SQ.FT. Constructed

41 YEARS
Experience

SUN | SATTVAM

SUN SATTVAM offers a charming blend of "Elite Living" With the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings & quality construction.



SWAMINARAYAN
Akshardham



A LANDMARK UNPARALLELED

- Only 3 Minutes From Katargam
- 5 Minutes From BAPS Akshardham Mandir
- Located On 300' Outer Ring Road





PROJECT USP

104 EXCLUSIVE FAMILIES

ALL BEDROOMS ARE
MASTER BEDROOMS

LARGEST LIVING ROOM
IN NEW KATARGAM

ONLY PROJECT IN THE AREA
WITH PENTHOUSES

PANORAMIC VIEWS OF
BAPS AKSHARDHAM &
TAPI RIVER



SUN | SATTVAM

Embrace the feeling of being on top of the world. Everything about your home at SUN SATTVAM displays opulence and elegance. Move in, start Living the envied life.



The Elite Living is about bringing outside in

SUN SATTVAM's living room with wide windows allows ample sunlight and fresh air to experience the vastness of its natural surroundings in the comfort of luxurious amenities.



Luxury of Supreme Architecture

The stunning design of the development leaves a lasting impression
Breathe in zen-like composure, invigorating water features
and captivating landscape



Children Play Area



Gazebo Seating



Temple



LAYOUT PLAN
FOLDABLE PASTING

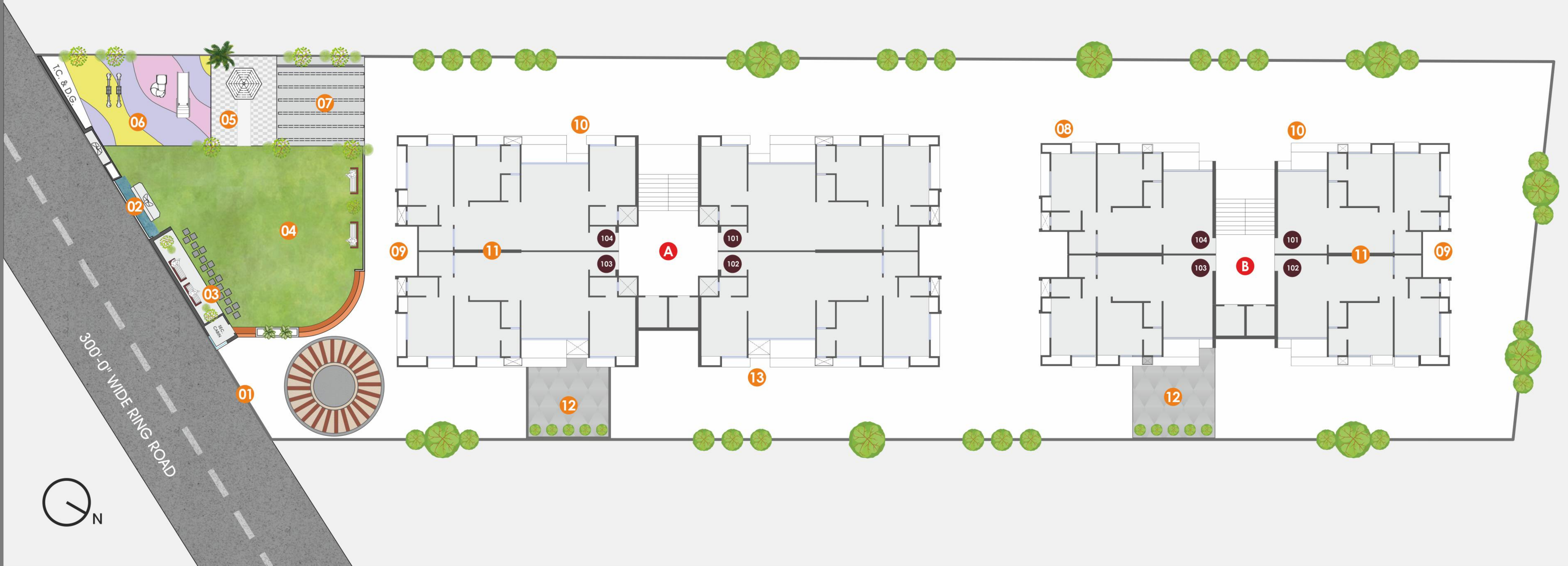
LAYOUT PLAN

AMENITIES

- 01. Attractive Main Gate
- 02. Water Body
- 03. Pick Up Area
- 04. Landscaped Garden
- 05. Temple

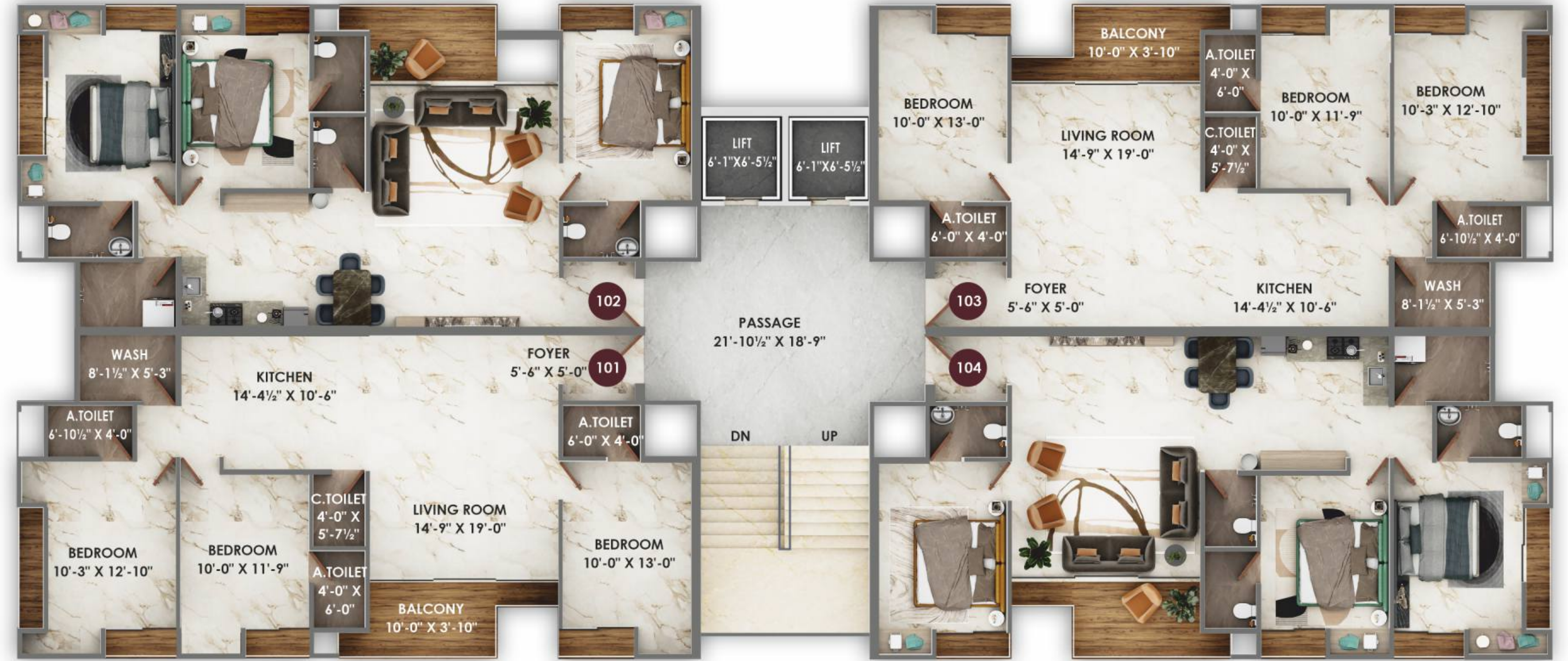
- 06. Children Play Area
- 07. Gazebo
- 08. Multipurpose Hall (Ground Level)
- 09. Outdoor Workout Area (Terrace Level)
- 10. Open Air Theatre (Terrace Level)

- 11. Terrace Garden (Terrace Level)
- 12. Arrival Plaza
- 13. Basement Ramp





A TYPE  | 3BHK | 1st TO 12th FLOOR



SUN | SATTVAM



B TYPE ^N ⊖ | 2BHK | 1ST TO 12TH FLOOR



SUN | SATTVAM



A TYPE ^N ⊖ | LOWER PENTHOUSE | 13th FLOOR



A TYPE ^N ⊖ | UPPER PENTHOUSE | 14th FLOOR





B TYPE  | LOWER PENTHOUSE | 13th FLOOR



B TYPE  | UPPER PENTHOUSE | 14th FLOOR



TERRACE GARDEN HIGHLIGHTS

Outdoor Workout Area
Lounge Area

Open Air Theater
Landscaped Seating Area



SUN | SATTVAM



Attractive Terrace Garden



Seating Area For Senior Citizens



Workout Zone



Gazebo Seating Area



Relax, Reflect, Revel in the View

A tranquil haven where every moment is a symphony of relaxation and breathtaking vistas. Settle into your deck chair, let the world fade away, and embrace the seamless blend of comfort and awe as nature's beauty unfolds before your eyes – a sanctuary where the art of relaxation meets the poetry of the view.

AMENITIES

 <p>Double Basement Parking</p>	 <p>Outdoor Workout Area</p>	 <p>Temple</p>	 <p>Multipurpose Hall</p>
 <p>Children Play Area</p>	 <p>Open Air Theatre</p>	 <p>Attractive Main Gate</p>	 <p>Water Body & Fountains</p>
 <p>Gazebo Seating Area</p>	 <p>Central Seating Area</p>	 <p>Walkway</p>	 <p>Pick Up Area</p>
 <p>Beautifully Landscaped Garden</p>	 <p>CCTV Security System</p>	 <p>Attractive Foyer Area</p>	 <p>Fire Safety</p>
 <p>Seating Area For Senior Citizens</p>	 <p>Attractive Terrace Garden</p>	 <p>Arrival Plaza Area</p>	

Flats Specification

Floor Finish

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

Balcony

- Designer tiles on floor
- Attractive Glass Railing

Kitchen

- Designer 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 CPVC 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

- Provision for television & internet points in each apartments

Wall Surface

- Putty on all plastered walls

Electrical

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

Doors / Windows

- Main flush 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 & marble frame & good quality aluminium section & glass

Plumbing

- Concealed PVC line for plumbing system 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

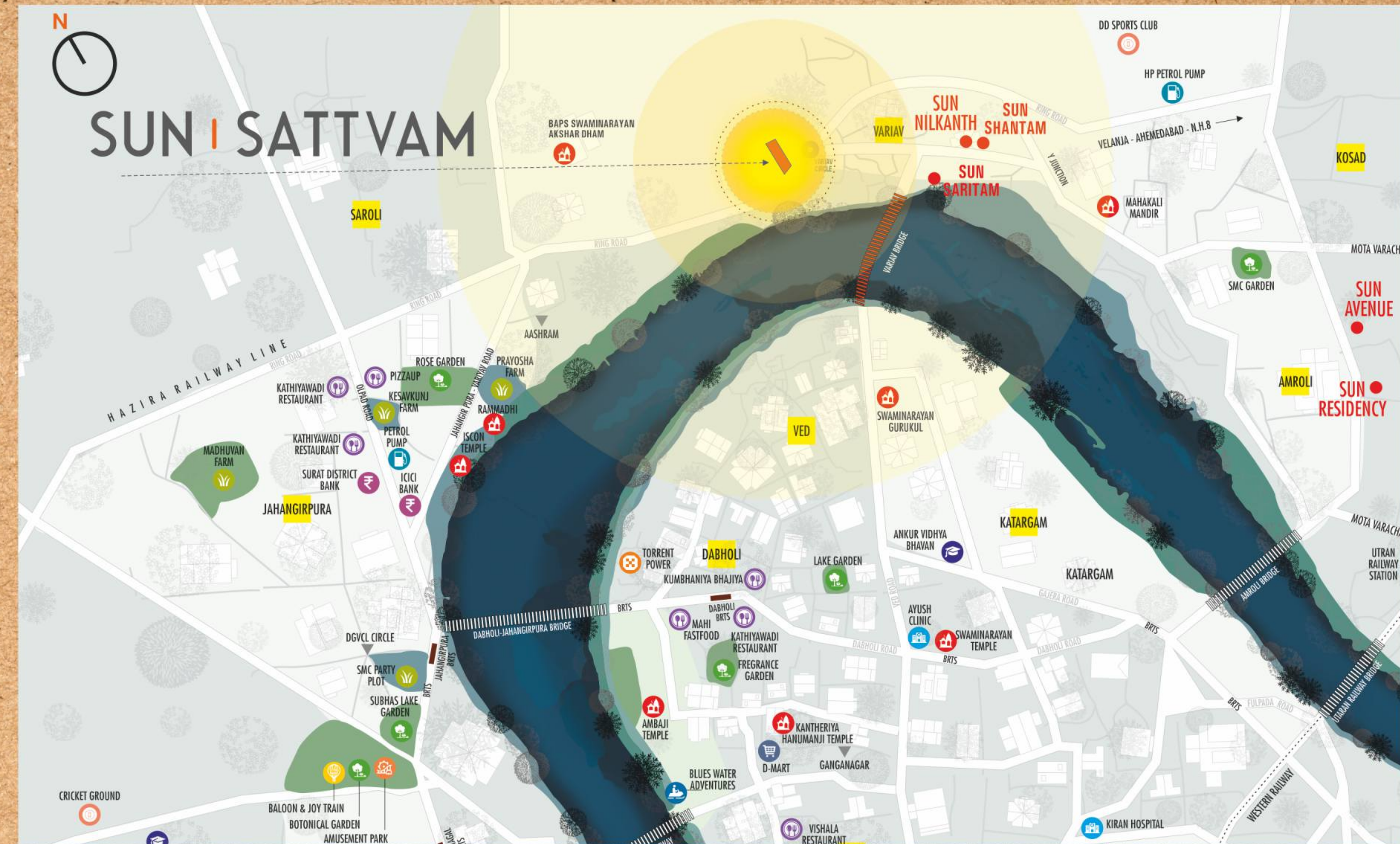
Security

- 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



ARCHITECT CONSULTANT

M Manish Savaliya
& Associates

STRUCTURALCONSULTANT

Hemant Shukla
TECHNOCRAT CONSULTANT
CIVIL & STRUCTURAL ENGINEERS

BOOKING CONTACT

9727 43 5353
www.salasarbuilders.in



For Location



For Whatsapp
Chat



For website

: SITE ADDRESS :

FP 47 , TP 38; Besides SMC Water Tank,
300 ft Outer Ring Road, New Katargam,
Variav, Surat - 394520

LEGAL DISCLAIMER

This booklet is for information purpose only. Any statement, details and information contained herein does not guarantee any legal validity. No offer or acceptance of offer is intended for properties. All pictures, images, elevation themes, amenities and their locations, parking Layouts, property specifications and dimensions including plans are broad outline of the proposed development. Actual development may differ as per site conditions, approvals and such other factors. Movable items and accessories are not the part of final development. User of this booklet acknowledges that independent self-assessment of property shall be done by them based on details and information gathered from valid legal source, without relying on contents of this booklet. User of this booklet is not entitled to claim anything by relying on the information contained herein. User is advised to verify all details and information regarding sale consideration, GST and other taxes, stamp duty, registration charges, legal charges and gas connection charges, maintenance deposit and such other charges and levies, which are to be borne by them.





SALASARTM
BUILDERS