

SCAN FOR MORE



SIERRA

EXCLUSIVE OPULENCE

ARCHITECTURE
99 STUDIO

STRUCTURE
JW CONSULTANTS

LANDSCAPE
STUDIO 2+2

SHANNON PROJECTS LLP

RERA REGISTRATION NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12003/220623 | WWW.GUJRERA.GUJARAT.GOV.IN

SITE ADDRESS: NEXT TO JHANSI KI RANI STATUE, SHIVRANJANI-MANEKBAUG ROAD, SATELLITE, AHMEDABAD -380015



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SIERRA

EXCLUSIVE OPULENCE

4 BHK LUXURY LIVING



Elevate your lifestyle with

SIERRA

SKY - HIGH
LUXURY HOMES

80 UNITS

4 TO 23 STOREY RESIDENCES
+ BASEMENT + 3 STOREY PARKING





TOWARDS SHYAMAL <<

TOWARDS MANEKBAUG <<

JHANSI KI RANI

TOWARDS NEHRU NAGAR >>

SHIVRANJANI CROSS ROAD

4 BHK HOMES AT CENTRAL & POSH
LOCATION

BALCONY

ELEGANTLY DESIGNED SUBLIME
ARCHITECTURE

PODIUM



PODIUM LEVEL CLUB-CLASS
AMENITIES

CAFÉ SIERRA



AMENITIES



MULTI-PURPOSE HALL



ENITIES
DOOR
AN

DRIVEWAY

ENTRY

DRIVEWAY

18 MT. WID ROAD

DRIVEWAY

ENTRY

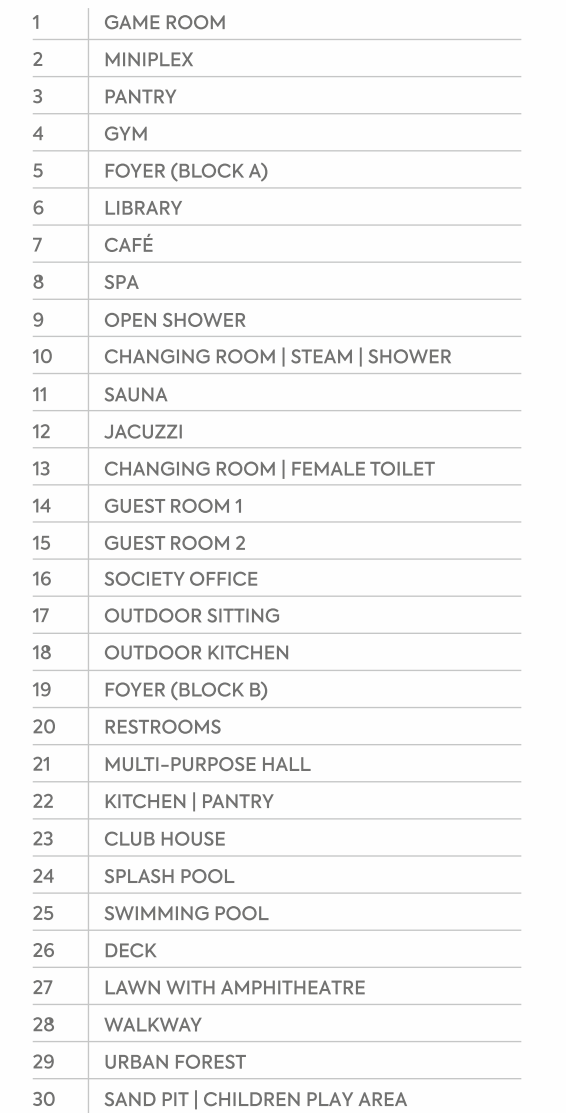
EXIT

12 MT. WID ROAD

21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

A, B

N



TYPICAL
FLOOR
PLAN



4 BHK | 4200 SQ.FT

A 101 – 2001



1	PRIVATE FOYER	15'0" X 6'6"
2	BEDROOM - 1	14'6" X 11'0"
2A	BATHROOM - 1	5'0" X 6'9"
3	VESTIBULE	6'0" X 6'9"
4	LIVING & DINING	33'0" X 17'0"
5	BALCONY	14'6" X 7'0"
6	BEDROOM - 2	12'0" X 19'0"
6A	BATHROOM - 2	10'9" X 6'6"
7	BEDROOM - 3	18'9" X 12'0"
7A	BATHROOM - 3	10'0" X 6'9"
8	POWDER ROOM	6'0" X 4'6"
9	BEDROOM - 4	11'0" X 14'9"
9A	BATHROOM - 4	5'9" X 10'0"
10	BALCONY	6'0" X 5'0"
11	KITCHEN	11'0" X 13'0"
12	STORE	6'0" X 5'0"
13	WASH	10'6" X 7'6"
14	SERVANT ROOM	5'0" X 7'9"
14A	SERVANT BATHROOM	3'9" X 4'0"
15	PUJA	3'9" X 5'6"
16	LIFT	6'6" X 7'3"



UNIT NORTH

4 BHK | 4200 SQ.FT

A 102 – 2002



1	PRIVATE FOYER	13'0" X 6'6"
2	BEDROOM - 1	14'6" X 11'0"
2A	BATHROOM - 1	5'0" X 6'9"
3	VESTIBULE	6'0" X 6'9"
4	LIVING & DINING	33'0" X 17'0"
5	BALCONY	14'6" X 7'0"
6	BEDROOM - 2	12'0" X 19'0"
6A	BATHROOM - 2	6'3" X 10'0"
7	BEDROOM - 3	12'3" X 19'0"
7A	BATHROOM - 3	6'3" X 10'9"
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9	POWDER ROOM	5'9" X 4'6"
10	BEDROOM - 4	11'0" X 14'9"
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11	KITCHEN	11'0" X 13'0"
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UNIT NORTH

4 BHK | 4200 SQ.FT

B 101 – 2001



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2A	BATHROOM - 1	5'0" X 6'9"
3	VESTIBULE	6'0" X 6'9"
4	LIVING & DINING	33'0" X 17'0"
5	BALCONY	14'6" X 7'0"
6	BEDROOM - 2	19'0" X 12'0"
6A	BATHROOM - 2	10'6" X 6'6"
7	BALCONY	6'0" X 5'0"
8	BEDROOM - 3	18'9" X 12'0"
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UNIT NORTH



INFINITY POOL

PROJECT HIGHLIGHTS



PODIUM LEVEL AMENITIES

- 30+ amenities on the podium level spread across 25,000 sq.ft. area at a height of over 30 feet from the ground level
- 60% of open area on the podium level



INDEPENDENT FLATS

- Two blocks of 20 storeys of residential apartments in the project
- Only 2 apartments per floor in each block



360° OPEN PLANNING

- Infinity and unhindered views of the city from all apartments
- All sides open units provide for excellent natural ventilation and ample sunlight



HEIGHT OF THE UNIT

- Clear height of 10 feet



LIFT

- One common material/stretcher lift per block
- A total of 6 lifts between 80 apartments



OPEN SPACES

- Over 35,000 sq.ft of open spaces
- 75% open spaces in the development



PARKING

- Four levels of covered parking spaces and three allotted car parking spaces per flat



SPECIFICATIONS



FLOORING

- Polished Italian marble flooring/equivalent tiles flooring in all common areas
- Premium brand tiles flooring in all bedrooms
- Full body tiles flooring in wash area



WINDOWS

- Premium quality Aluminum glazed windows



DOORS

- Main door with decorative veneer on both sides
- Internal doors with wooden frames and enamel paint on both sides
- Standard quality hardware



KITCHEN

- Premium brand tiles flooring in kitchen and store
- Full body tiles flooring in wash area



BATHROOMS

- Anti-skid vitrified tiles flooring
- Premium quality tiles cladding on walls up to lintel level
- Premium brand sanitary ware and plumbing fixtures



FINISHES

- Gypsum punning on internal wall surfaces
- Double coat mala plaster with rough texture and paint on external surfaces



ELECTRIFICATION

- Three phase concealed ISI quality copper wiring with branded modular switches and distribution board



HVAC

- VRV/VRF system piping/ducting, outdoor and indoor units*



WATER

- All piping for hot/cold water supply and space provision for water heaters
- Centralized water softening system

*DISCLAIMER: VRV/VRF air conditioning is mandatory for all apartments & additional charges may apply for the same

