





**SKY VILLA**

YOUR OWN MASTERPIECE !



5 BHK LIFESTYLE VILLAS

The way a piece of land is shaped greatly shapes the way people live on it.  
The spacious villas are interwoven into the greens providing a lifestyle  
that seamlessly blends luxury and nature.

## SKY CITY TOWNSHIP

An integrated township in Ahmedabad where 'lighter living' is the way of life.

At Sky Villa, you are not just part of a stand alone community but part of a larger township called the Sky City. Spread over 104 acres Sky City is known for its immaculate planning and an infrastructure that is class apart. With wide open roads and large green spaces, it is undoubtedly a township that you want to be part of.





Actual Image



Picturesque township with thoughtful details, contemporary architecture and the comforts for a wholesome lifestyle.

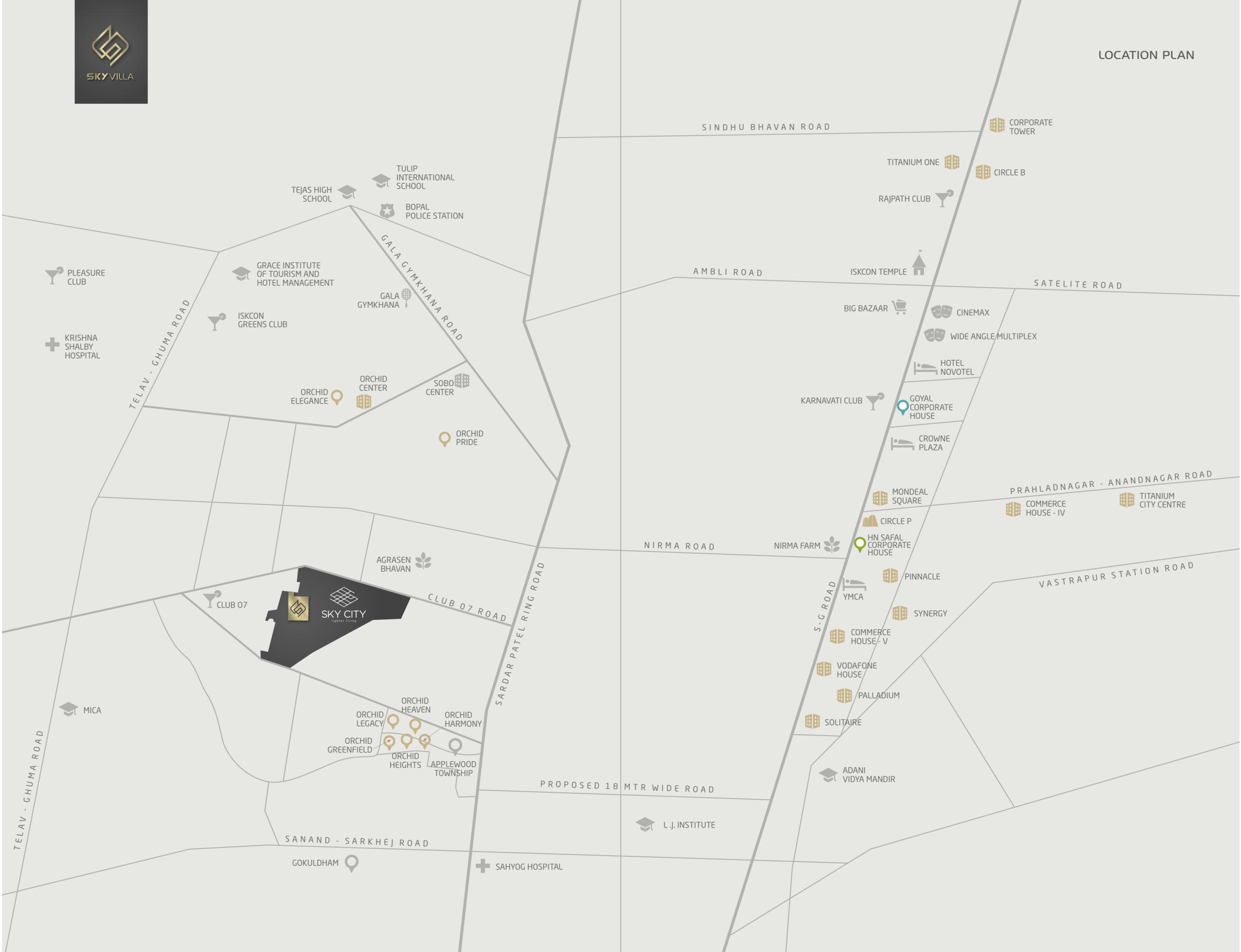


Actual Image



Actual Image

LOCATION PLAN





5 BHK LIFESTYLE MASTERPIECE





CARPET PLOT AREA  
IN SQ. MTR.

01	540.00
02	457.50
03	457.50
04	457.50
05	457.50
06	555.50
07	557.86
08	457.50
09	457.50
10	457.50
11	457.50
12	540.00
13	540.00
14	457.50
15	457.50
16	457.50
17	457.50
18	557.86
19	555.50
20	457.50
21	457.50
22	457.50
23	457.50
24	457.50
25	457.50
26	457.50
27	457.50
28	457.50
29	457.50
30	457.50
31	457.74
32	558.00
33	557.86
34	540.00
35	540.00
36	557.86
37	539.41
38	457.50
39	457.50
40	457.50
41	540.00



LIFT HERE



A HARMONY OF LUXURY AND NATURE



MASTERPIECE AMIDST GREENS



**BASEMENT PLAN**

UNIT NOS. :  
01 TO 09 & 12 TO 41

CARPET AREA :  
443.81 SQ. MTR.

BALCONY / VERANDAH AREA :  
28.01 SQ. MTR.

TERRACE AREA :  
45.20 SQ. MTR.



01	HOME THEATER / PARTY LOUNGE	15'1" X 33'6"
02	STORE	10'0" X 4'10"
03	FOYER	7'8" X 5'5"

**GROUND FLOOR PLAN**

ONLY LIFT DUCT PROVISION IS PROVIDED. PURCHASER IS SUPPOSED TO INSTALL THE LIFT AT HIS OWN COST AND AFTER TAKING ALL LEGAL PERMISSIONS.

PURCHASER IS SUPPOSED TO DEVELOP THE GARDEN (INCLUDING BUT NOT LIMITED TO SAND FILLING, GRASS AND TREE PLANTATIONS, LANDSCAPE ETC.) AT ITS OWN COST.



1	ENTRANCE	8'11" X 7'5"
2	VESTIBULE	8'2" X 9'0"
3	DRAWING ROOM	15'1" X 19'5"
4	VERANDAH	15'5" X 7'10"
5	DINING AREA	19'5" X 14'1"
6	OPEN DECK AREA	-
7	KITCHEN	10'0" X 19'6"
7A	STORE	5'6" X 10'6"
8	POOJA	5'6" X 5'2"
9	BEDROOM-01	13'1" X 15'1"
9A	DRESS / TOILET-01	13'1" X 6'0"
10	SERVANT ROOM	7'9" X 6'11"
10A	SERVANT TOILET	7'9" X 4'5"
11	P.TOILET	5'11" X 4'11"
12	KITCHEN YARD	-



FIRST FLOOR PLAN



13	STUDY ROOM / ACTIVITY	19'5" X 14'1"
14	BEDROOM-02	15'1" X 19'6"
14A	DRESS-02	7'6" X 13'1"
14B	TOILET-02	6'0" X 13'1"
15	LINEN STORE	8'0" X 6'0"
16	BEDROOM-03	15'1" X 19'0"
16A	DRESS-03	13'11" X 10'4"
16B	TOILET-03	8'2" X 11'0"
16C	BALCONY	15'1" X 7'1"

SECOND FLOOR PLAN

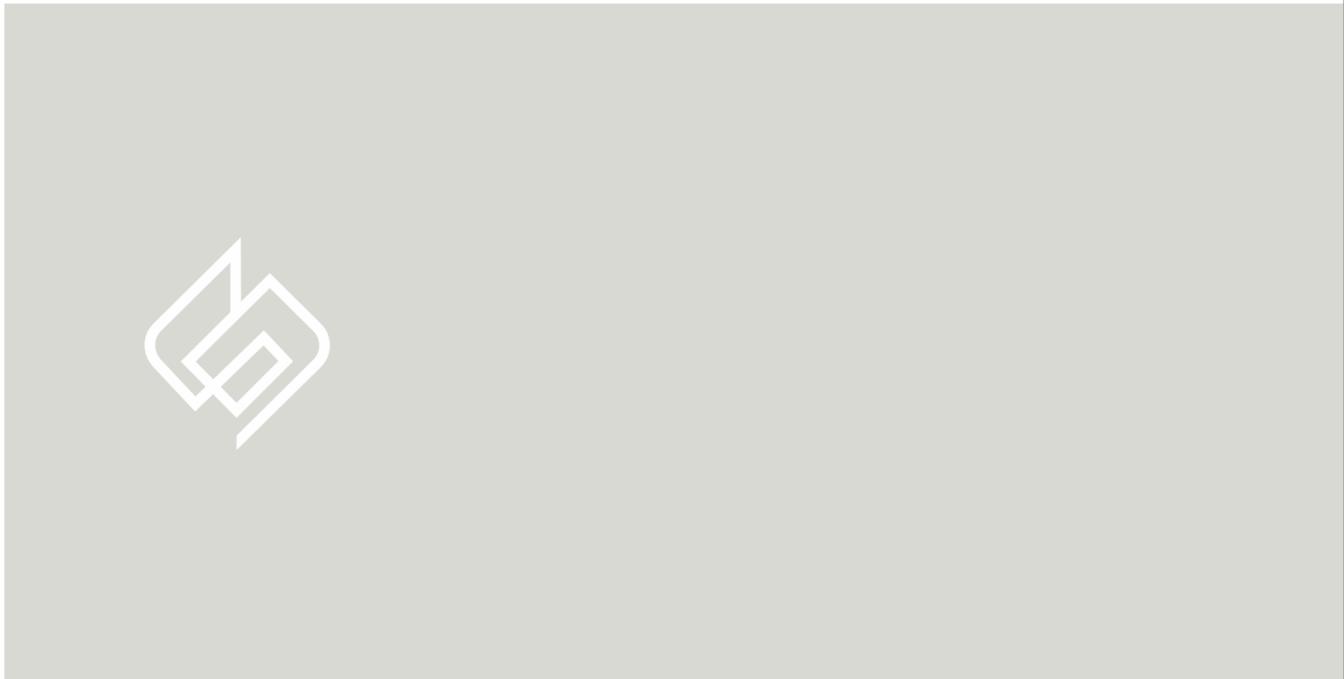


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17	BED ROOM-04	15'1" X 19'6"
17A	DRESS-04	7'6" X 13'1"
17B	TOILET-04	6'0" X 13'1"
18	BED ROOM-05	15'1" X 12'11"
18A	TOILET-05	8'6" X 6'0"
19	PASSAGE	4' 8" WIDE











MASTERPIECE AMIDST GREENS



AMENITIES





INDOOR ACTIVITY ROOM & MULTI-PURPOSE HALL

## SPECIFICATIONS

### FLOORING

- Marble in Drawing Room, Dining Area & Kitchen
- Wooden Laminated Flooring in First Floor Bedrooms
- Vitrified Tiles in Ground Floor Bed Room, Second Floor Bed Rooms, Dress Areas, Basement Area & Servant Room
- Rustic Tiles / Granite in Balcony & Verandah
- Stone / Tiles / Pavers in Parking Area
- China Mosaic in Terrace

### WINDOWS

- Aluminum Windows

### DOORS

- Main Door - Wooden Flush Door with One Side Polished Veneer & Wooden Frame
- Internal Doors - Flush Doors / Paneled Door with Oil Paint

### KITCHEN

- Granite Platform with 4' Dado of Ceramic Tiles
- Stainless Steel Sink
- Marble in Flooring
- Vitrified Tiles / Stone in Kitchen Yard

### FINISHES

- Inside - Putty Finish
- Outside - 100 % Acrylic Paint

### SANITARY WARE

- European Water Closet Wall Hung and Wall Hung Basin / Counter Basin

### TOILET FITTINGS

- Chrome Plated Brass Fittings

### TOILET - FLOORING / DADO

- Ceramic Tiles up to Lintel Level
- Ceramic Tiles on Floor

### ELECTRIC SWITCHES

- ISI Modular Switches

### ELECTRIC WIRES

- ISI Wires

### MCB / ELCB

- ISI Make

## THE DEVELOPERS



Goyal & Co. was founded by the late Mr. Rampurshottam Goyal in 1971 in the city of Ahmedabad. The company has developed over 250+ projects that include apartment developments, villas, plotted developments, corporate offices, townships etc. and possess over 85+ properties as part of their corporate leasing portfolio.

After changing the skyline of Ahmedabad, the company is now rapidly growing its presence in the cities of Bangalore & Mumbai. With the goal of achieving a similar market sentiment to that back home; Goyal & Co. is committed to leaving its stamp of excellence on every project that it undertakes.



HN SAFAL was founded in 2010. Over the years, through some of the most exciting phases of Gujarat's evolution as a modern state, we have seen our track record and reputation grow amidst dynamic challenges and changes.

The reasons are manifold. We raise the benchmark with each new project that we undertake by constantly innovating, applying cutting-edge technologies, employing contemporary materials and closely empathizing with customers - thus finally delivering projects way beyond expectations.

We have delivered projects covering a total of 36 Million Sq.Ft. of constructed space in and around Ahmedabad. These serve the highest global standards in terms of engineering excellence, design aesthetics and functionality and demonstrate our commitment to creating spaces for our customers to enjoy a "Life Without Limits".



## SAFAL GOYAL REALTY LLP

### Goyal & Co.

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**www.gujrera.gujarat.gov.in/ RERA NUMBER#** PR/GJ/AHMEDABAD/SANAND/AUDA/RAA09322/151121

Architect:  
**APURVA AMIN**

Structural Consultant:  
**P-CUBE CONSULTANT**

### DISCLAIMER.

The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

The Promoter / Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers / members of the Project.

The Promoter / Developer reserves the right to make minor on - site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.

The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.

The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.

The north direction shown in the brochure is approximate and can be erroneous.

The Member / Customer is expected to verify the same personally before going ahead with the booking.

The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project.

The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.

