



SUYASH
HARMONICA

Connected Living

3 BHK Lifestyle Apartments



*Live blissfully with
eternal happiness*

Suyash Harmonica, a 3 bhk apartment project in the heart of Gandhinagar at Kudasan, offers you an exclusive opportunity to live delightful and peaceful life with your loved ones.

Located in quiet by-lanes of Kudasan, Suyash Harmonica offers great connectivity to commercial vistas, entertainment zones, schools and hospitals within close vicinity.



SUYASH
HARMONICA





envisioning spaces for quality life

Commitment to quality

For 3 decades, since 1989, SURYA GROUP has been actively imparting concrete shape to the dreams of thousands of satisfied customers by providing highest quality real estate development.

Bearing testimony to this constant quest for quality are numerous projects - residential as well as commercial - spread across Ahmedabad and Gandhinagar and towering above all these projects is the SURYA GROUP's vision to bring happiness and prosperity to all its customers.

Consistently, decade after decade.

Entering the 4th decade, we are proud to bring you **SUYASH HARMONICA**.



*A gentle commune of
harmonious people!*

Suyash Harmonica is envisaged to be a calm and cozy world of harmonious families. It is designed as a close knit community of very few families and created for people who love and respect each other. As the project is surrounded by several uber-chic projects, the entire neighbourhood is going to be an exciting place to live in.



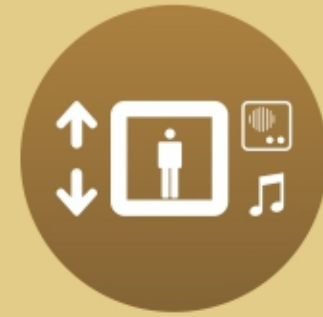
Making life joyful with modern amenities



Security & parking assistance



CCTV surveillance in common areas



Premium quality elevators with music & intercom



Fire safety system



Intercom from each apartment to security & other apartments



Gymnasium



Library & Lounge



Grand entrance foyer



Indoor games



Car parking at no additional cost

Suyash Harmonica offers ample opportunities to connect with nature as well as fellow dwellers. It has all the amenities required to live a fun-filled, harmonious lifestyle.



Library & Lounge

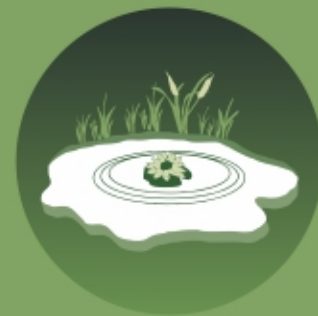


Gymnasium

Adding greener delights to upbeat lifestyle.



Elegantly designed landscaped garden with sit-out & out door sports



Water Body



Open air digital screen



Yoga & meditation space



Children play area with hi-quality play equipment and rubberised sports floor



School bus pick-up seating

At **Suyash Harmonica** we have proposed an array of pleasant amenities that can bring you closer to nature. Here you and your loved ones will find natural beauty within close reach.



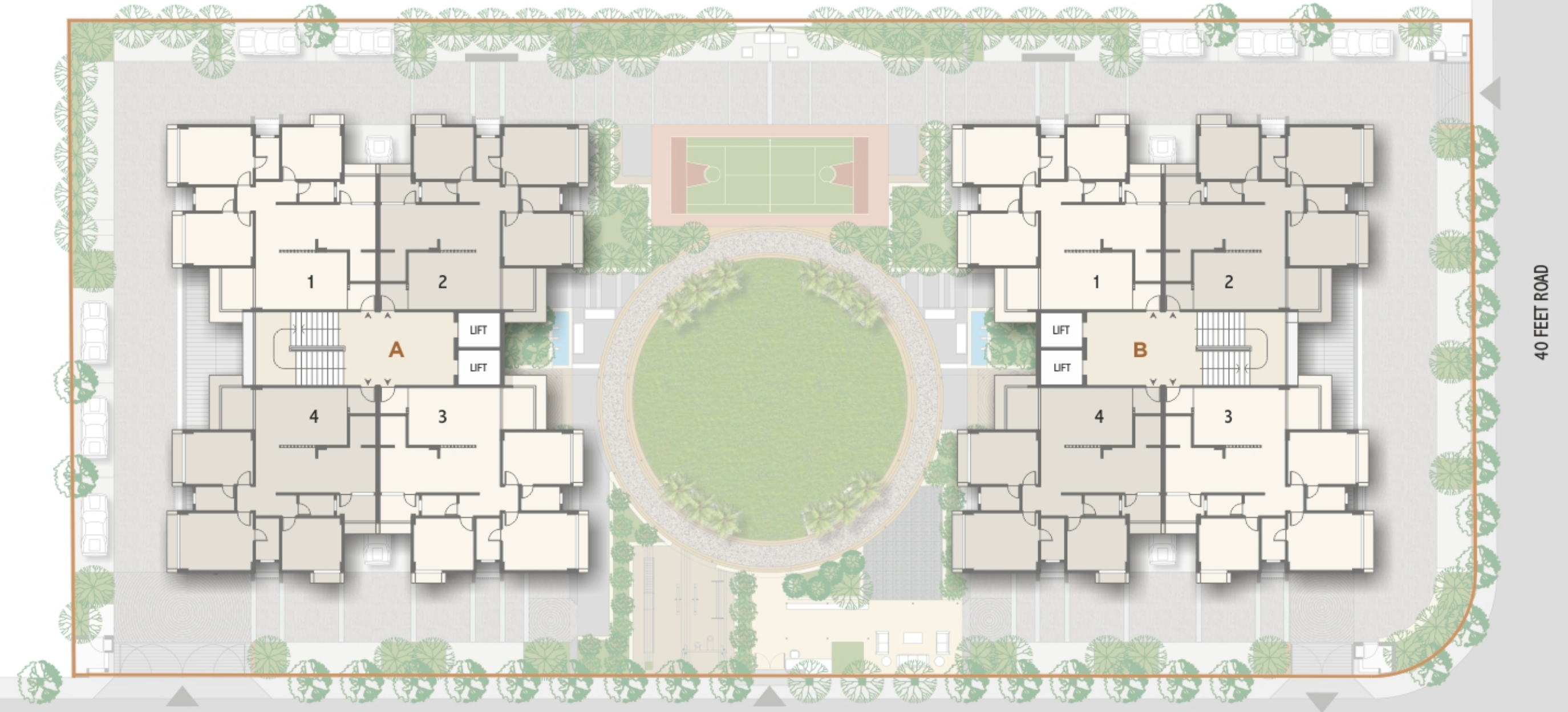
Children Play Area

Large General Garden & Open Spaces





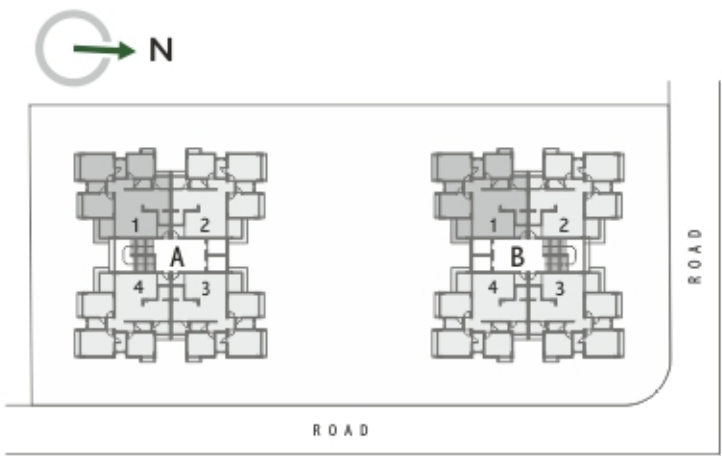
TYPICAL FLOOR  N



40 FEET ROAD



UNIT PLAN



Dining & Kitchen

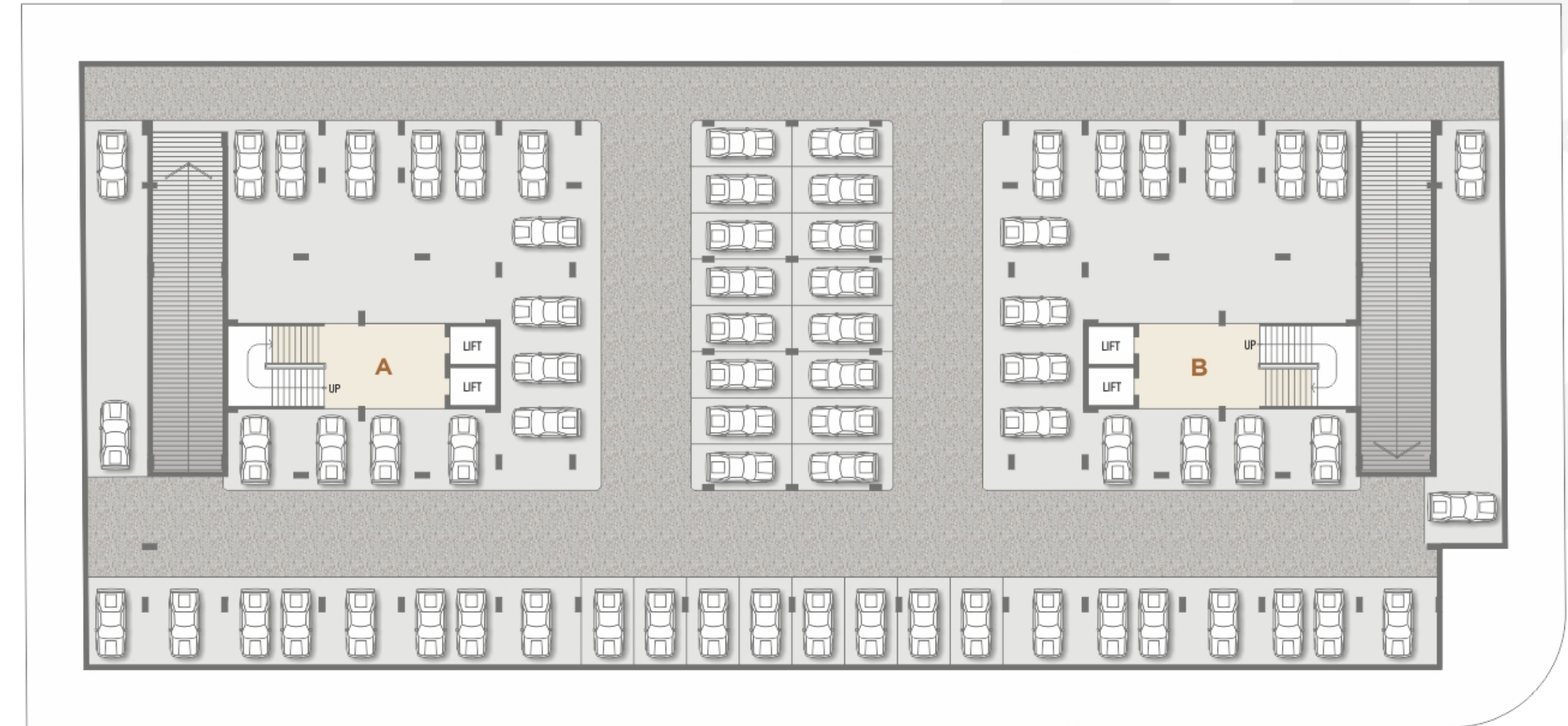


Master Bed Room





BASEMENT  N



Specifications

STRUCTURE

- RCC frame structure over stilts and basement.

EXTERNAL & INTERNAL FINISHES

- Polymer textured external walls with acrylic paint.
- Cement plastered internal walls with white cement based putty.

FLOORING & TILING

- Designer vitrified tiles flooring in Drawing, Dining, Kitchen, Passage, Balcony & all Bed Rooms.
- Digital tiles dado in all toilets up to lintel level.

DOORS & WINDOWS

- Decorative polished wooden main entrance door.
- Painted wooden flush internal doors with wooden frames & SS/Brass hardware.
- Powder coated aluminum frame sliding windows with clear glass.
- Granite jambs for all windows.

ELECTRICAL

- 3-phase concealed electrical copper wiring (ISI) with ample electrical points and MCB - ELCB protection.
- Premium quality modular switches.
- Provision for fixed line phone connectivity.
- Provision for DTH TV connectivity in drawing room.
- Provision for internet connectivity.
- Electric points for Geyser in all toilets.

KITCHEN

- Premium quality granite top kitchen platform and separate pantry platform.
- Premium SS sink with drain board.
- Designer glazed tiles dado up to lintel level.
- Glazed tiles dado up to sill level in wash balcony & below kitchen platform.
- Provision for convenient water purifier installation.
- Provision for convenient washing machine installation.
- Store room with pre-designed polished Kotah stone shelves.

PLUMBING & SANITATION

- Good quality concealed CPVC internal plumbing lines in all toilets and kitchen.
- Suspended drainage lines in all toilets with false ceiling for easy maintenance.
- Premium quality sanitary ware & C P fittings in all toilets.

COMMON INFRASTRUCTURE

- 2 premium lifts for each block.
- Elegant entrance foyer at ground floor level with granite / marble flooring.
- Gymnasium, Lounge & Library for common use along with other amenities.
- Compound pavement with designer tiles / natural stone blocks.
- Entry & exit gates with provision of security.
- Professionally designed landscaped garden.
- Outdoor LED Screen for common entertainment.
- Ample parking facility.
- Power back-up for common facilities with DG sets.
- Borewell for water supply with U.G. tank and O.H. tank.
- Provision for fire safety.



Children Bed Room





Please Note

- Stamp Duty, registration charges, legal charges, GST & electricity company charges (including sub- station & cable) and any additional charges or duties levied by the Government/Local authorities, during or after the completion of the project shall be payable extra by the purchaser/member/unit holder/allottee as applicable.
- Society Maintenance Deposit & Maintenance Charges will be payable extra by the purchaser/member/unit holder/allottee as applicable.
- In the interest of continual development in design & quality of construction, the Developers/Promoters reserve all rights to make any changes in the project including technical specifications, designs, planning, layout and these changes shall be binding to all purchasers/members/unit holders/ allottees.
- Changes/alteration of any nature, by purchaser/member/unit holder/ allottee including the elevations, exterior colour scheme of the project or any other change affecting the overall design concept & outlook of the project as well as any structural changes inside & outside are strictly NOT PERMITTED during or after the completion of project.
- Furniture & fixtures shown in the images of the brochure are just for presentation and are not offered with the project.
- This brochure is intended only for easy display and information of the project and does not form part of legal document.
- The Developers/Promoters reserve all the rights to design, construct & sell any additional area, units, apartments and/or floors in case of any increase in permissible FSI or Built- up area by the Competent Authority, at any times during or after completion of the project and the same shall be binding to all unit holders/members/purchasers/allottees and the project as a whole.
- Rights to the terrace will remain vested with the Developers/Promoters at all times during or after completion of the project.

DEVELOPERS



SUYASH HARMONICA

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