



# SUYASH SOLITAIRE

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ADDRESS OF EXCELLENCE

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## MULTI-FACETED OPPORTUNITIES, AT A PREMIUM ADDRESS IN GANDHINAGAR

The world around us is changing rapidly. People's choices and preferences are changing too. And today's businesses need to keep pace with this changing world.

We bring **Suyash Solitaire** in to this picture. Give your business a new age address of excellence in Gandhinagar and rewrite your success story.

Just like a Solitaire, this is a project envisaged to create multi-faceted opportunities for diverse types of businesses.







## ATTRACT THE YOUNG AUDIENCE. CONNECT WITH STYLE.

Focus on the different types of customers, clients and connect them in newer ways, this is the new success mantra of business.

**Suyash Solitaire** is designed keeping in mind the young target audience, the real driving force of today's and upcoming businesses. With its futuristic planning, upbeat facade and modern outlook, **Suyash Solitaire** makes an ideal place for the young, creative and energetic minds to come together and indulge in activities they love.



SMART AND STYLISH SPACES  
FOR NEW AGE BUSINESSES





envisioning spaces for quality life

## COMMITTED TO EXCELLENCE

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 SOLITAIRE**.



# RETAIL TO RECREATION. HOSPITALITY TO LEISURE. JUST PERFECT FOR EVERYTHING.

Being young at heart is a sure way of being trendy and in demand.

**Suyash Solitaire** offers smart retail spaces that are ideal for myriad types of businesses. With its massive scale, **Suyash Solitaire** will be one of the most happening retail spaces of Gandhinagar.

With its sheer scale and versatility, **Suyash Solitaire** is an ideal address for any kind of business. It is planned to accommodate various types of businesses and create a thriving and lively business hub of Gandhinagar.



## Ideal Retail spaces for



Computer Classes



Bakery/Chocolate Shops



Beauty Shops



Clothings



Book Store/ Library



Education Classes



Saloon



Financial Consultant



Music Stores



Banks



Fashion Store



Sports Store



Xerox



Advocate



Sanitary Stores



Electronic



Architect



Fine Dine



Fast Food



Fruit / Vegetable Store



Electrical



Insurance Consultant



Home Appliances



Stationary Shop



Doctor



Seasonal Store



Watch Store



Shoes Store



Game Zone



Jewellery Showroom



Provision Store



Super Market



Telecom



Kids Store



Gift Article



Medical Store



Travel Agency



Restaurant



Banquet



Food Court



Office Space



Home Decor

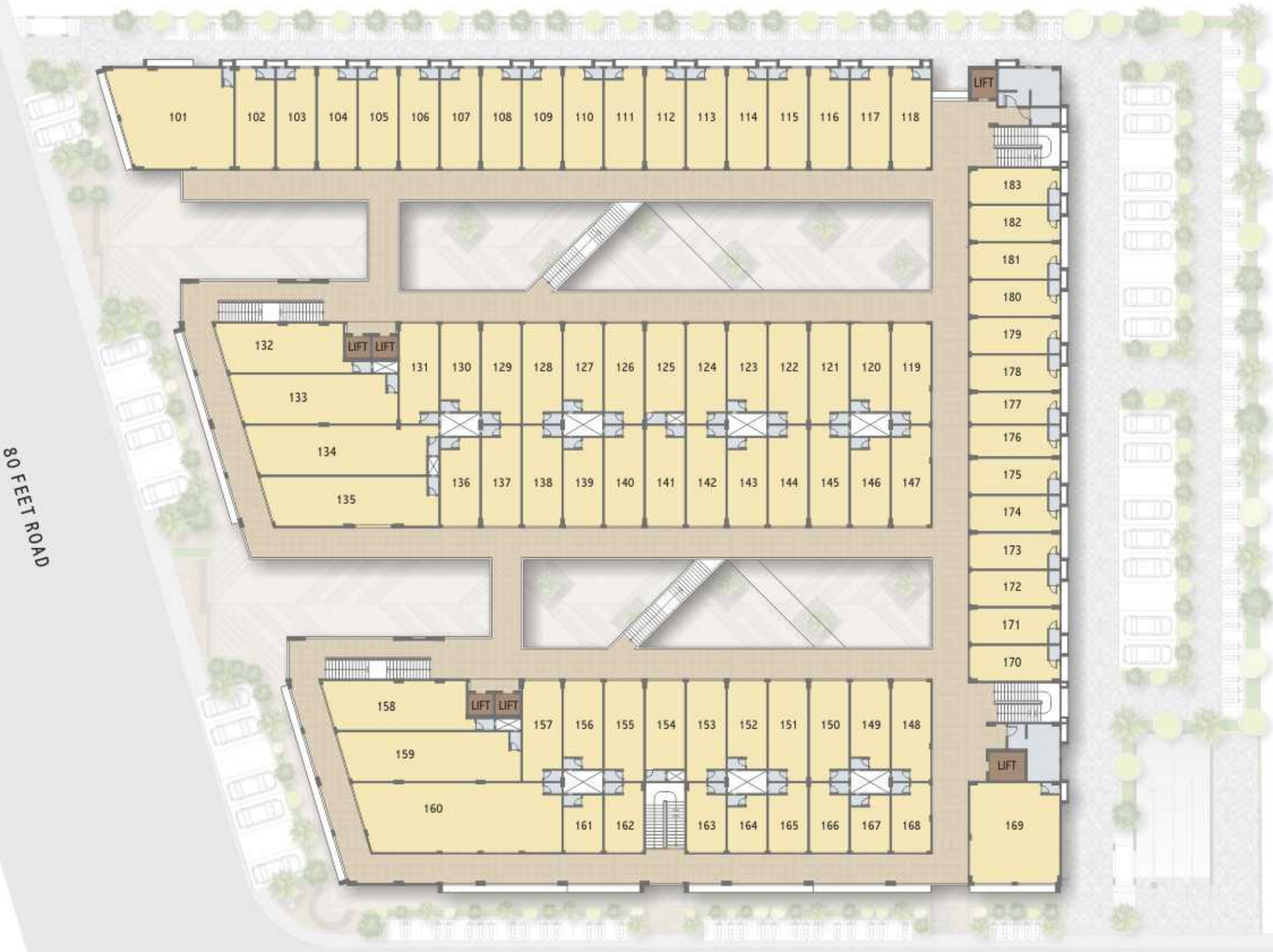




GROUND FLOOR  
14 Feet Floor Height



FIRST FLOOR  
14 Feet Floor Height







# SUYASH SOLITAIRE

A MODERN BUSINESS HUB  
TO DRIVE YOUR SUCCESS STORY





→ N  
**SECOND FLOOR**  
11 Feet Floor Height



→ N  
**THIRD FLOOR**  
11 Feet Floor Height





 N  
**FOURTH FLOOR**  
11 Feet Floor Height

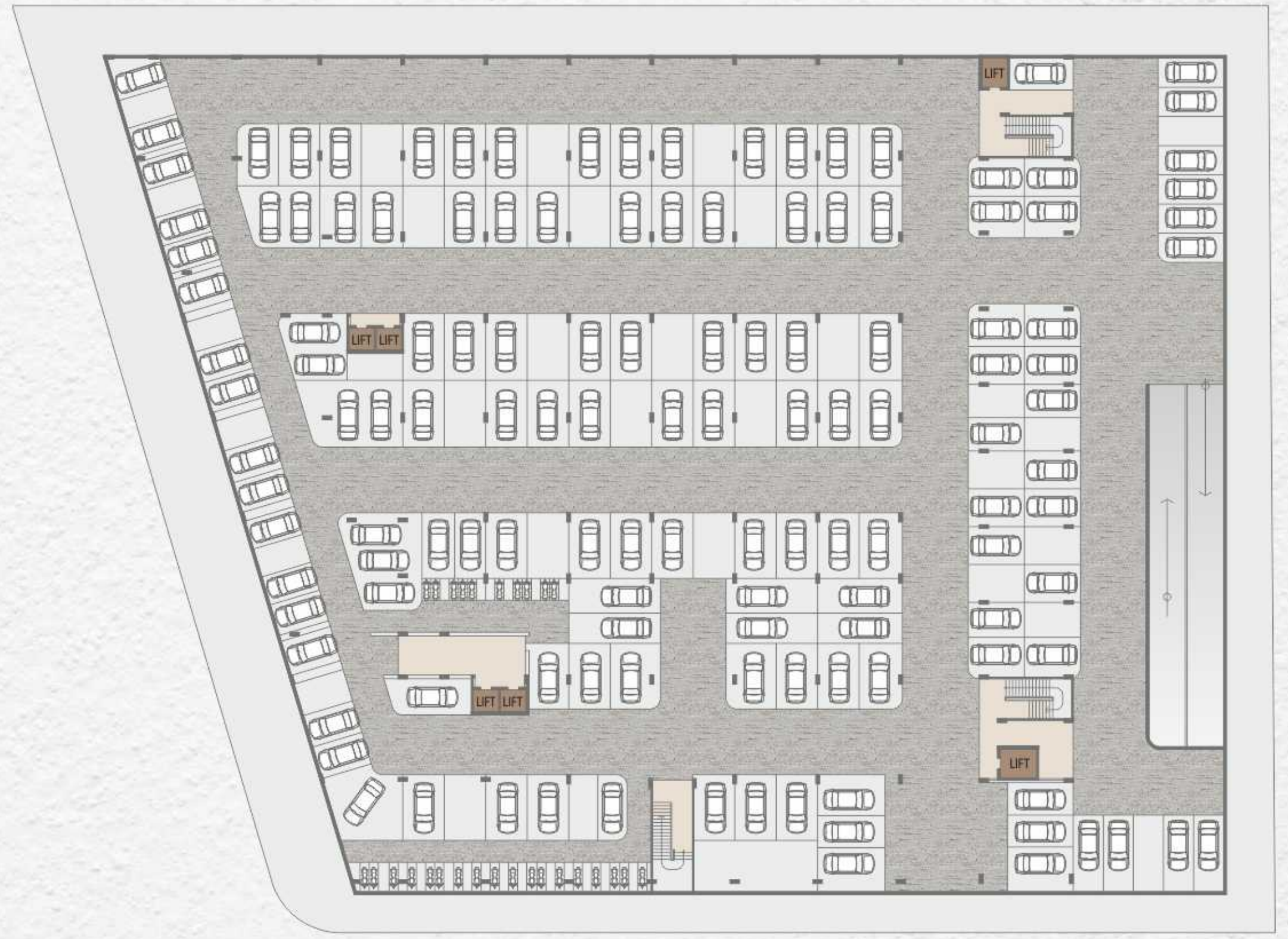




→ N  
BASEMENT  
LEVEL - 1



→ N  
BASEMENT  
LEVEL - 2





# SPECIFICATIONS

## STRUCTURE

- RCC frame structure over stilts and two basements.

## EXTERNALS & INTERNAL FINISHES

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

## FLOORING & TILING

- Vitrified tiles flooring in all shops and offices.
- Glazed tiles dado in all toilets up to lintel level.
- Hi-traffic vitrified tiles in all common areas.
- Granite finished Staircases.
- Tremix finished basement parking.

## DOORS & WINDOWS

- Secure rolling shutter / grill for all shop fronts.
- Wooden polished main entrance door for all offices.
- Powder coated aluminum frame windows / glazing 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 and internet connectivity.
- Provision for sign-board lighting.
- Provision for AC installation.

## PLUMBING & SANITATION

- Good quality concealed CPVC internal plumbing lines in all toilets.
- Premium quality sanitary ware & C P fittings in all toilets.

## COMMON INFRASTRUCTURE

- 5 nos. premium large-capacity passenger elevators and 1 no. service elevator.
- Elegant full height entrance foyer at ground floor level with designer flooring and indoor greenery.
- Outdoor LED Screen for infotainment.
- Wide corridors and staircases.
- Professionally designed indoor & outdoor landscaped spaces and common terrace.
- Compound Pavement with designer tiles / natural stone blocks.
- Entry & exit gates with provision of security.
- CCTV surveillance in common areas and basement parking
- Ample parking facility with 2 basements.
- 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.



## SCALE THAT YOUR BUSINESS NEEDS







#### 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 and/or floors in case of any increase in permissible FSI or Built- up area by the Competent Authority, at any time 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 common terrace will remain vested with the Developers/Promoters at all times during or after completion of the project.



#### DEVELOPERS



#### SUYASH SOLITAIRE

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#### ARCHITECT

BIMAL MISTRY,  
Architect & Associates

#### STRUCTURAL ENGINEER

Umang Patel



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