





Vadodara, a city of beautiful gardens, magnificent palaces and rich heritage. Known as 'Sanskari Nagari', it is a fantastic hub of vibrant culture, world-class education institutions and thriving industry & commerce.

Live in the most dynamic and vivacious city. Live in Nysa Skydale.

welcome to

vadodara



The most beautiful things in life are not to be heard about, nor read about, nor seen but to be lived. Nysa Skydale is the wish list of all the luxury you could want in your lifestyle. It is the blueprint of your dream residence.

all that you wished
for & more



2 & 3 BHK Prestigious Apartments

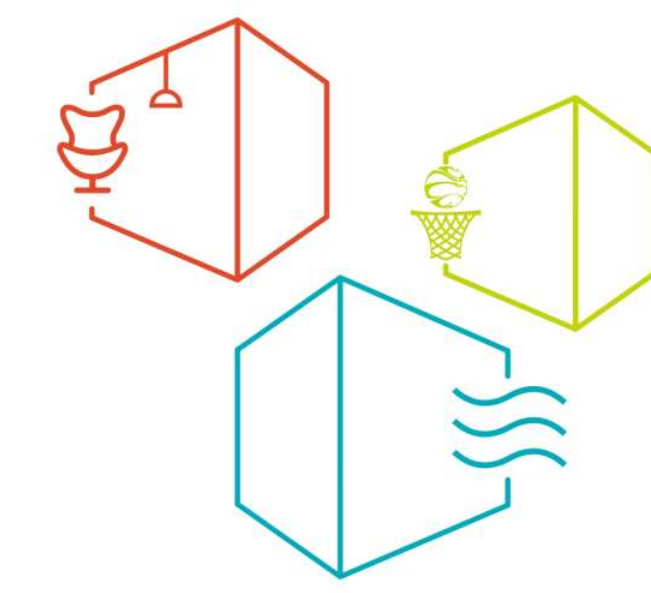




These homes are designed with love, dedication and careful attention to detail, ensuring a new, refined and blissful living experience. It doesn't get any bigger or better than Nysa Skydale.

you wished for
a dream home

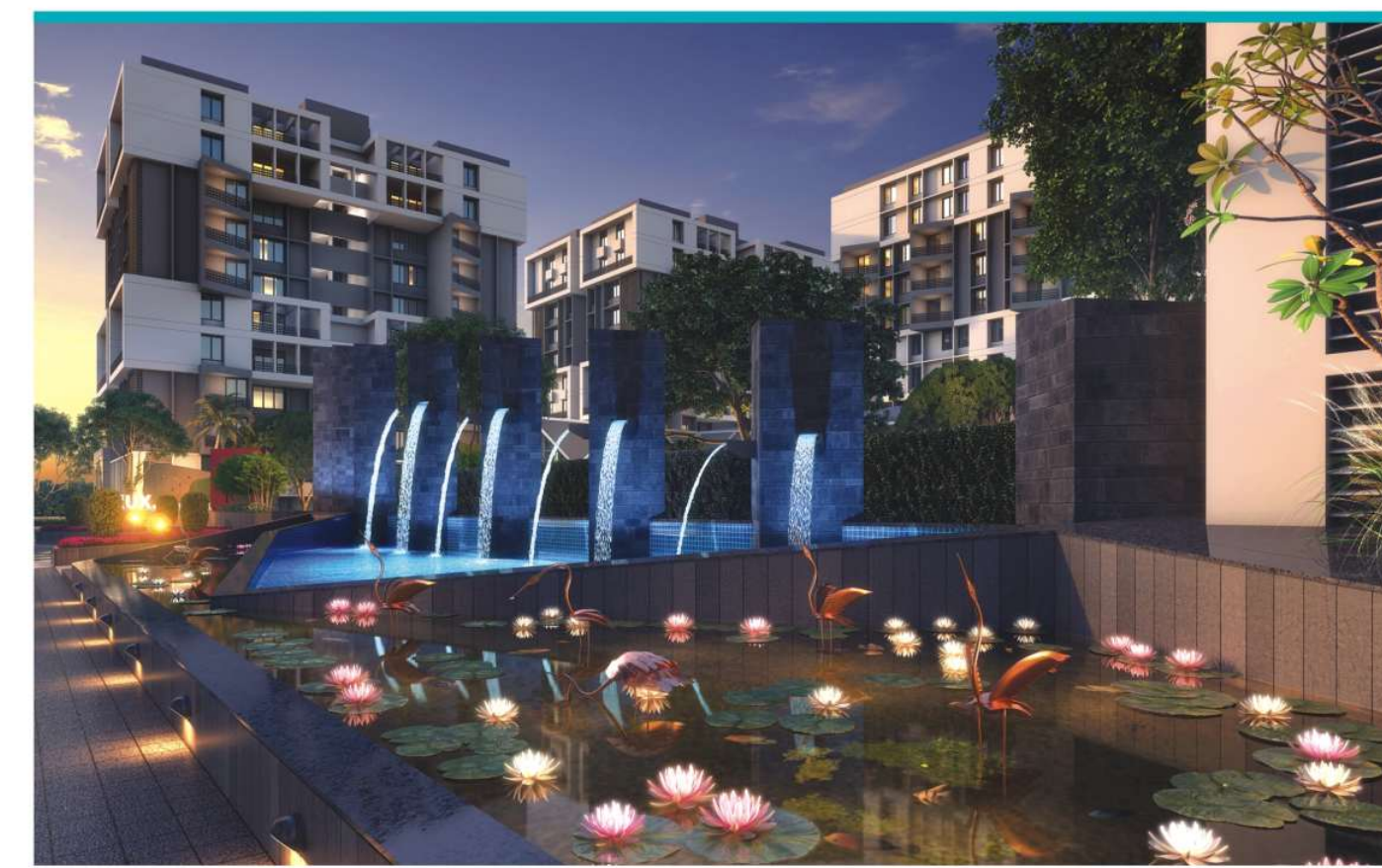
A WORLD CLASS LIFESTYLE

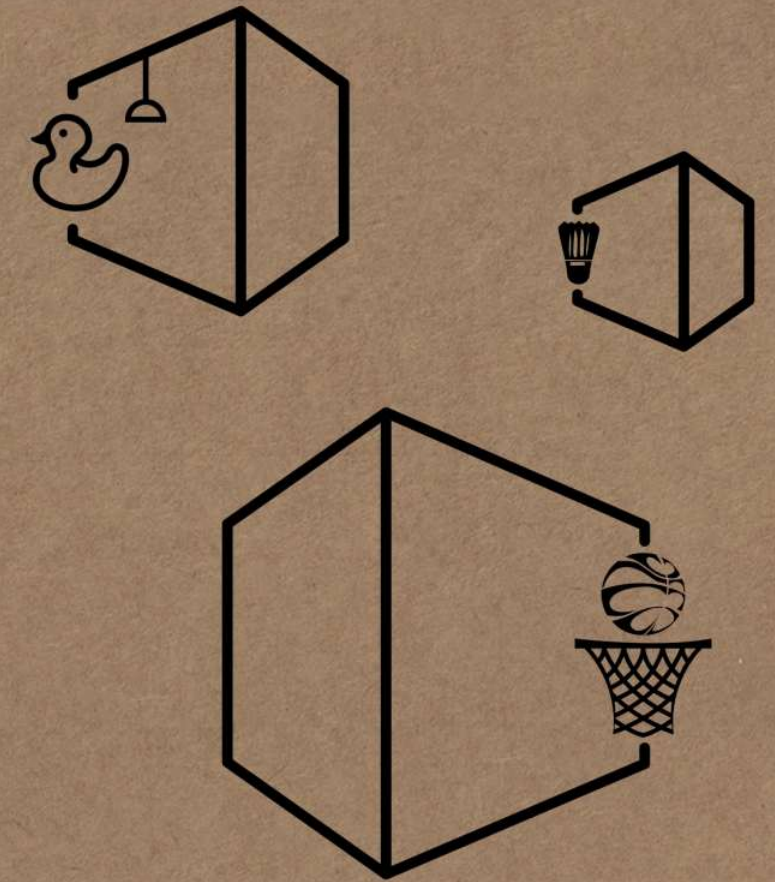




At Nysa Skydale, beyond the stunning first impression lies an equally rich and gratifying living experience.

you wished for
modern architecture



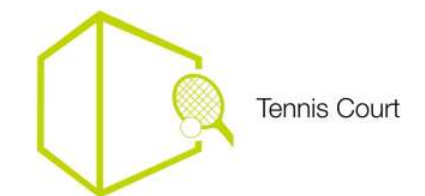


Badminton Court | Volleyball Court | Basketball Court | Tennis Court | Net Cricket
Skating Rink | Sand Pit | Rock Climbing | Bicycle Track | Amphitheatre

the
sporty lifestyle

for those who love to play out

Experience the thrill of sweating it out and indulge your passion for sport. With an extensive range of outdoor sports amenities, this is every sportsman's dream field. Let the game begin...





Lavishly designed sports amenities for every athlete in the making. Compete. Excel. Enjoy the game.

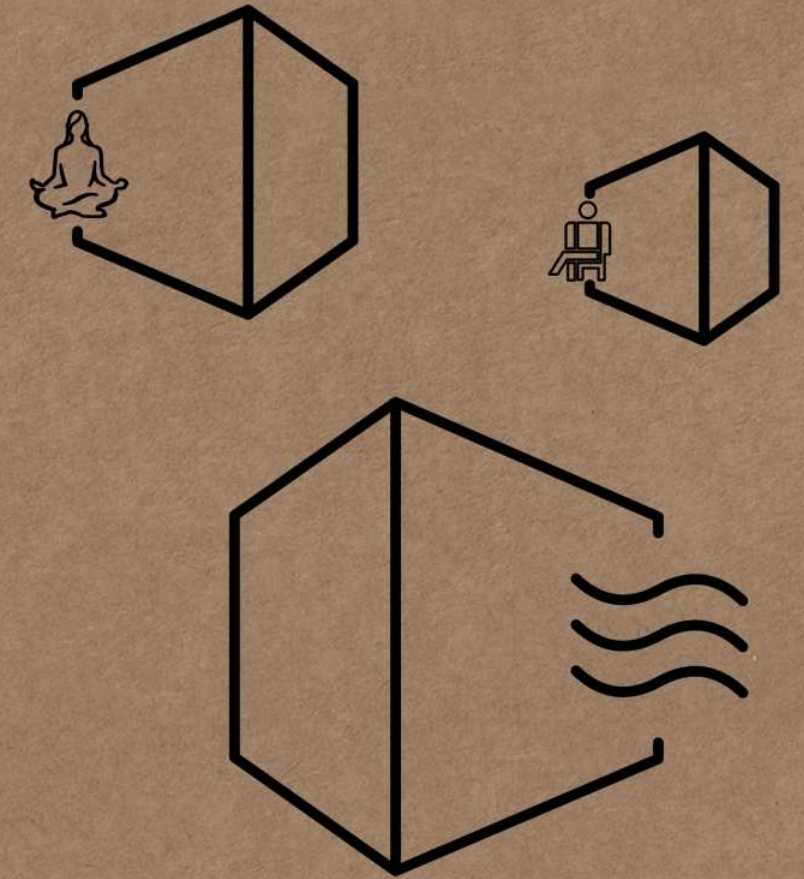
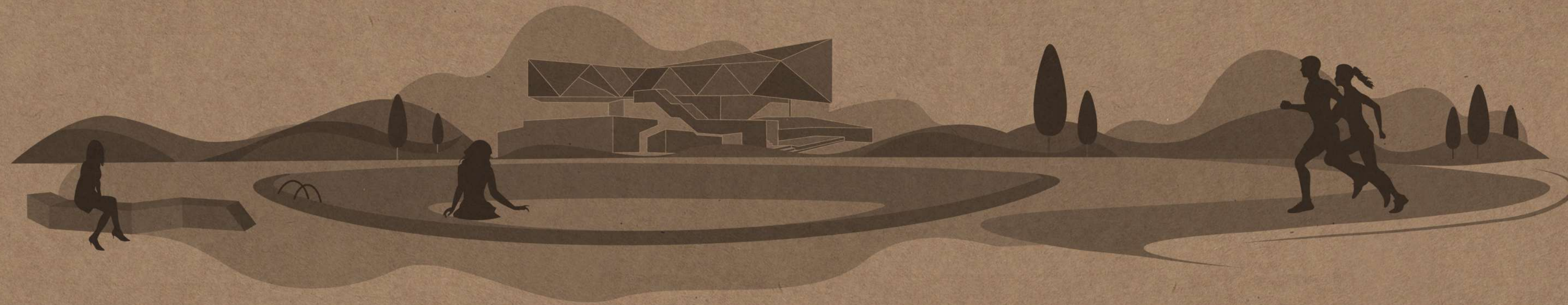
you wished for
endless excitement



Skating Rink



Basketball Court



Club House | Reception | Swimming Pool | Water Body | Multi-Purpose Hall
Discotheque | Gym | Indoor Games | Jogging Track | Landscaped Garden

the **club** lifestyle



A cheerful mind, playful deeds and a relaxed body and soul that is the Club House at Nysa Skydale for you.

you wished for
open spaces



Sit-out Area

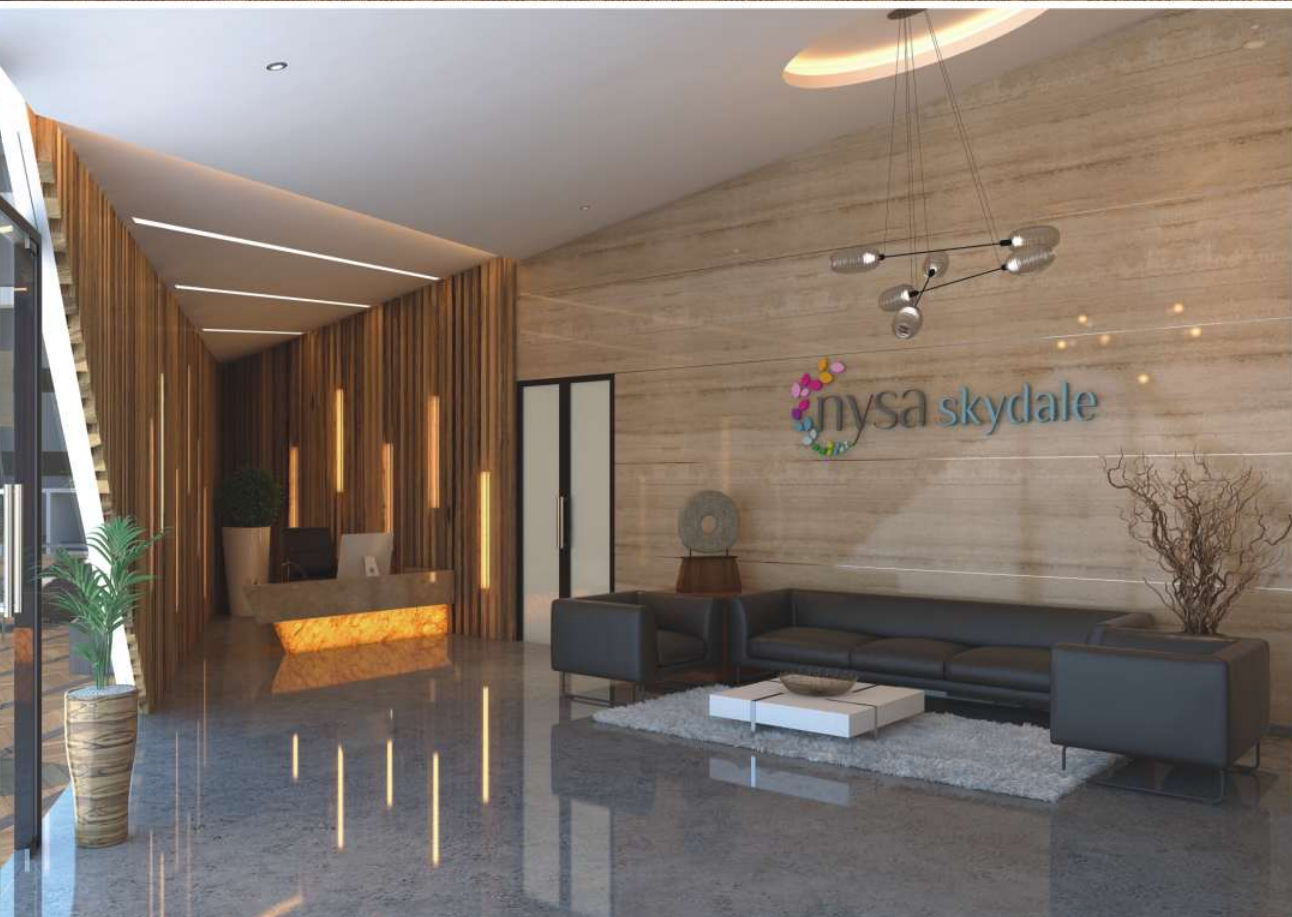
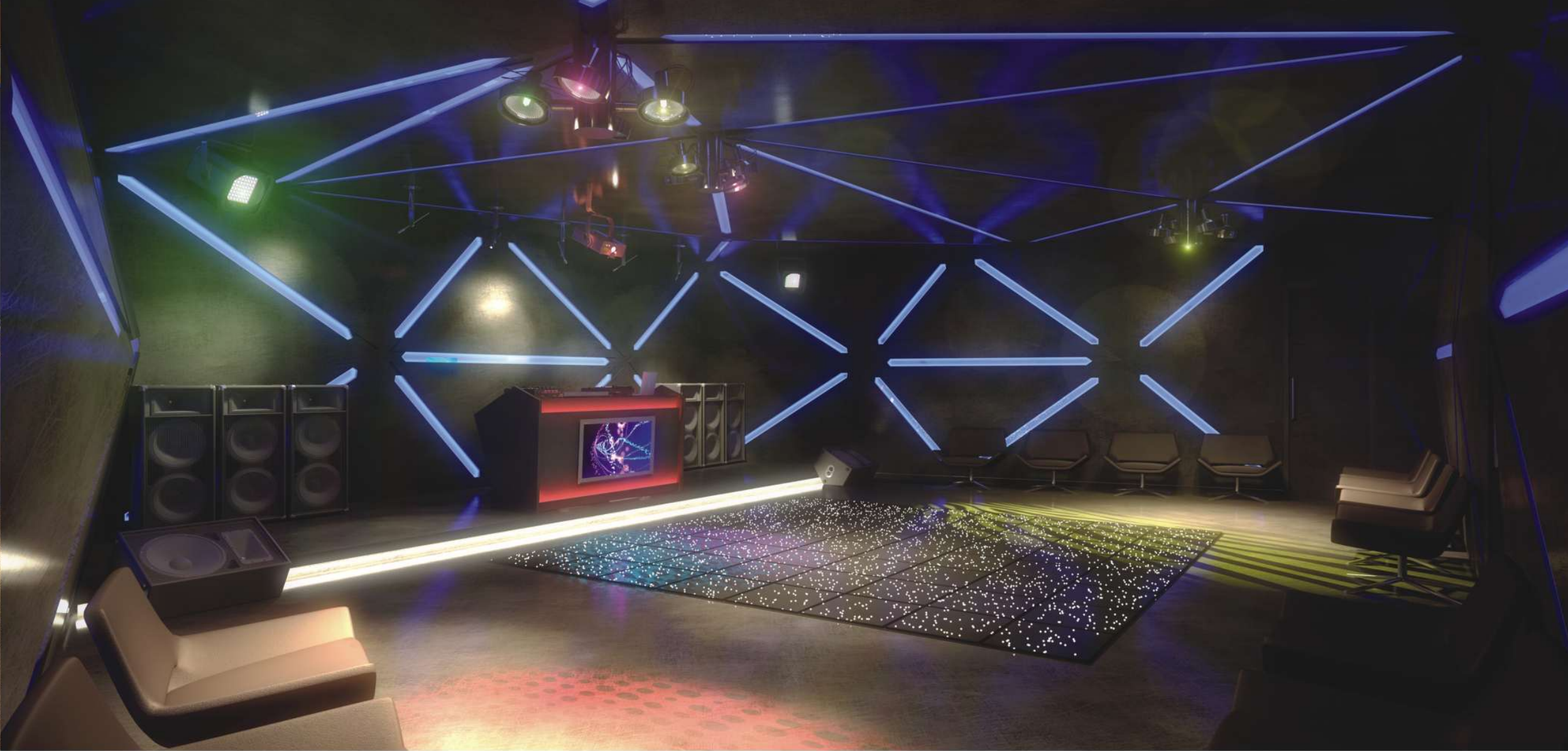


Swim or simply relax at the poolside. Let the water purify your senses and wash your worries away.



you wished for
idyllic leisure





Life is sensational when wellness and entertainment are close at hand. The many offerings of the club house ensures that life is fun for you and your loved ones.

you wished for
regal indulgence



Gymnasium



Discotheque



Reception



Banquet Hall



for those who love to chill out

Watch tension melt away as you reach nirvana through yoga & meditation, all practiced in an expansive open space. Spend some time in the divine ambience of the Shiv Temple.





Central Garden



Water Body



Ample Parking

Walk your way to health or sit and have endless chats with your loved ones amidst beautifully landscaped gardens.

you wished for
blissful ambience



Bask in the joy of coming home to a residence that's both exquisite and yet fully equipped for your lifestyle needs.

you wished for
high-end luxury



Flip for the layout plan



**BASEMENT
FLOOR PLAN**



LEGENDS

- 01) SWIMMING POOL
- 02) OPEN LANDSCAPE COURT
- 03) WOODEN DECK
- 04) ROOM
- 05) LADIES CHANGE ROOM
- 06) LADIES OPEN SHOWER
- 07) GENTS CHANGE ROOM
- 08) GENTS OPEN SHOWER



**TYPICAL
FLOOR PLAN**



LEGENDS

- 01) FOYER
- 02) RECEPTION
- 03) MULTI-PURPOSE HALL
- 04) PANTRY
- 05) TOILET
- 06) REST ROOM
- 07) STORE ROOM
- 08) DISCOTHEQUE
- 09) CHANGE ROOM
- 10) GYM



GROUND FLOOR PLAN

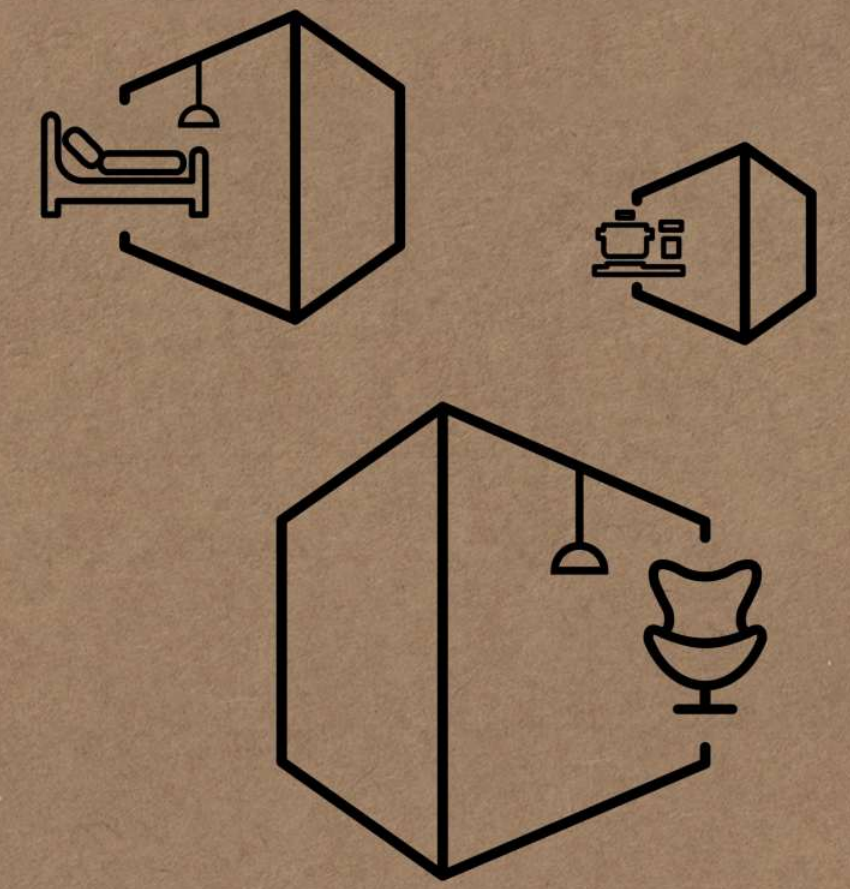


LEGENDS

- | | |
|----------------------------|-------------------------|
| 01) ENTRY & EXIT GATE | 22) BADMINTON COURT |
| 02) DROP-OFF ZONE | 23) ENTRANCE FOYER |
| 03) SECURITY CABIN | 24) INDOOR GAME |
| 04) LILY POND | 25) MANAGEMENT OFFICE |
| 05) WATER BODY | 26) TODDLER ZONE |
| 06) BICYCLE TRACK | 27) LIBRARY |
| 07) JOGGING TRACK | 28) EXHIBITION HALL |
| 08) AMPHITHEATRE | 29) WATER FOUNTAIN |
| 09) SAND PIT | 30) RAMP |
| 10) SKATING RINK | 31) CAR PARKING |
| 11) CLUB HOUSE | 32) TWO WHEELER PARKING |
| 12) EVENT LAWN | 33) SHOP PARKING |
| 13) SENIOR CITIZEN SIT-OUT | |
| 14) TEMPLE | |
| 15) YOGA / MEDITATION AREA | |
| 16) SIT-OUT | |
| 17) CYCLE STAND | |
| 18) TENNIS COURT | |
| 19) BASKETBALL COURT | |
| 20) NET CRICKET | |
| 21) VOLLEYBALL COURT | |

CLUB HOUSE LEGEND

- | |
|-----------------------|
| A) CLUB ENTRANCE RAMP |
| B) WATER BODY |
| C) BANQUET HALL |
| D) GENTS REST ROOM |
| E) LADIES REST ROOM |
| F) KITCHEN AREA |
| G) WOODEN DECK |



Stylish and Elegant Living Room | A State-of-the-art Modular Kitchen
Cosy & Comfortable Bedroom | Spacious Balcony

the
luxurious
lifestyle



Living Room & Dining

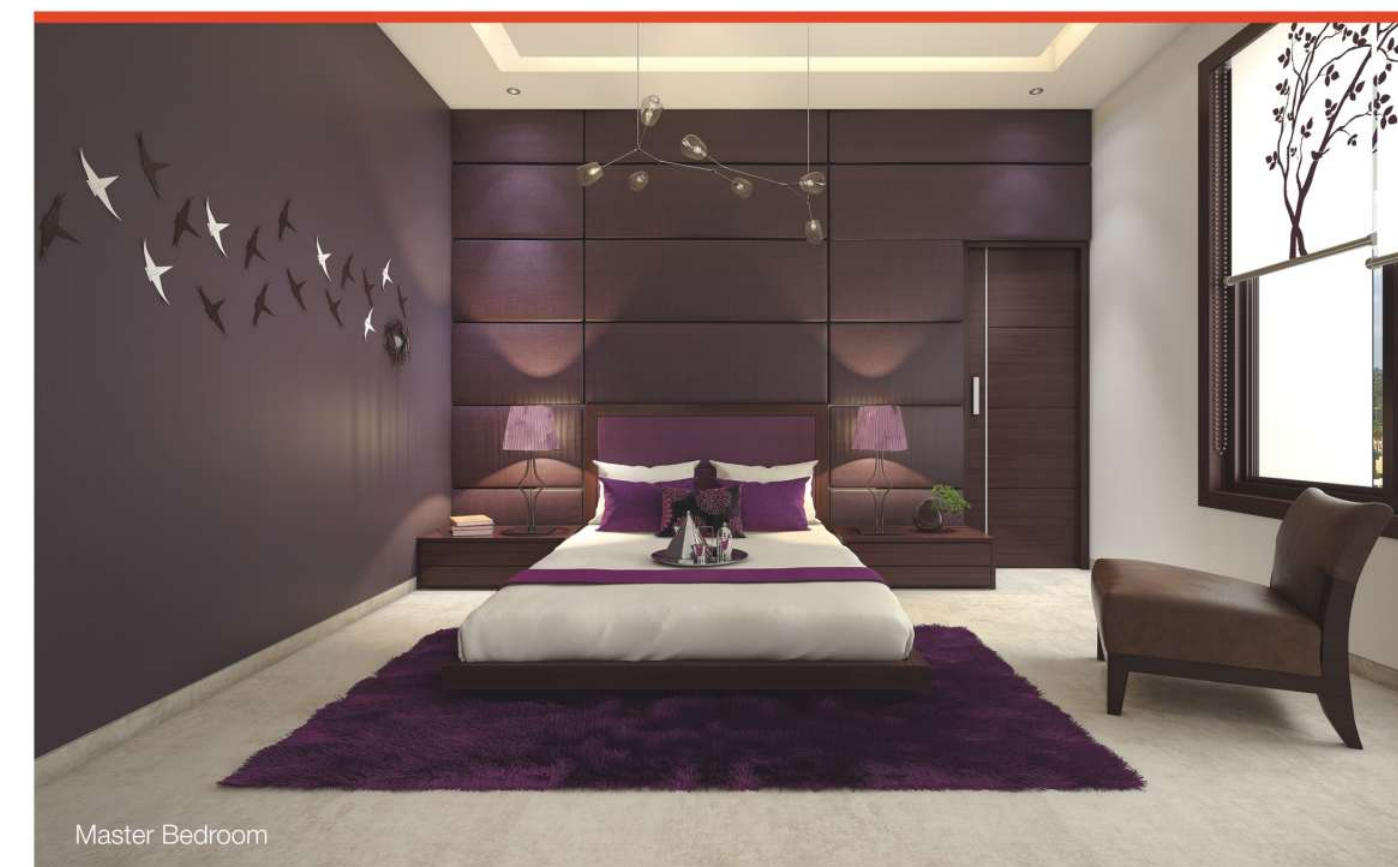


Elegant Interior



The interiors seamlessly blend sleek, contemporary design with optimized space and ventilation. A testimony to luxury and elegance.

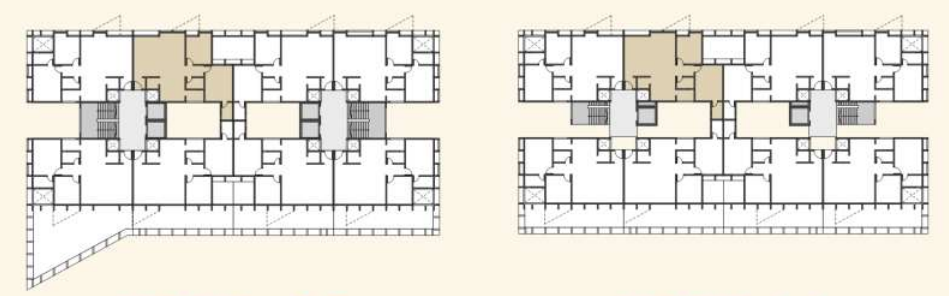
you wished for
exquisite interiors



Master Bedroom

2 BHK UNIT PLAN

1ST FLOOR
TYPE-1



TOWER - A, B

TOWER - I, J

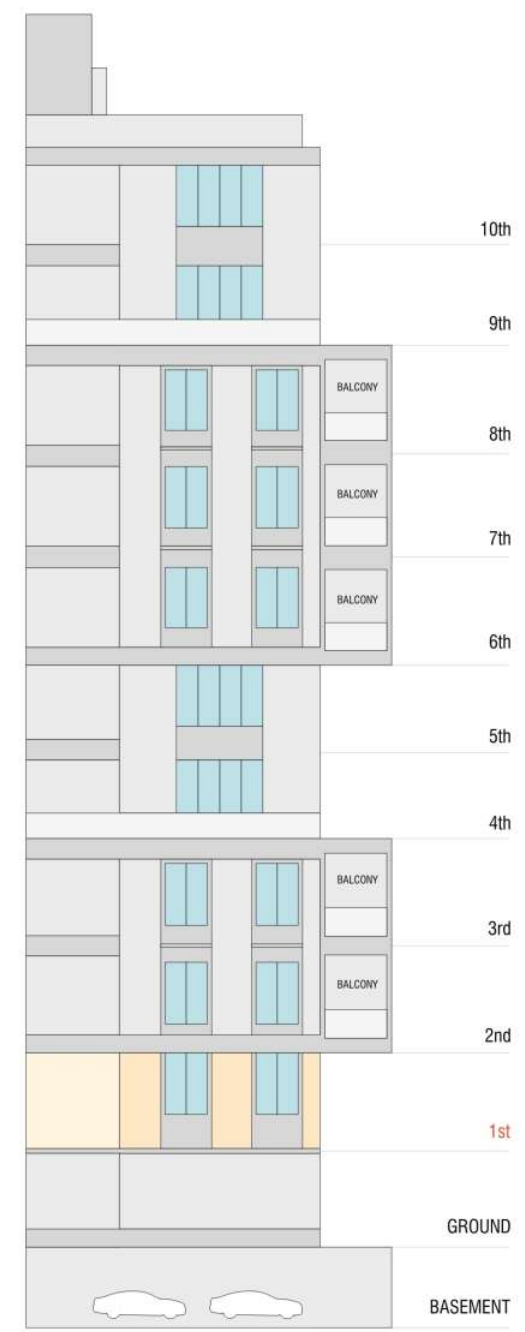
2 BHK UNIT PLAN

1ST FLOOR
TYPE-2



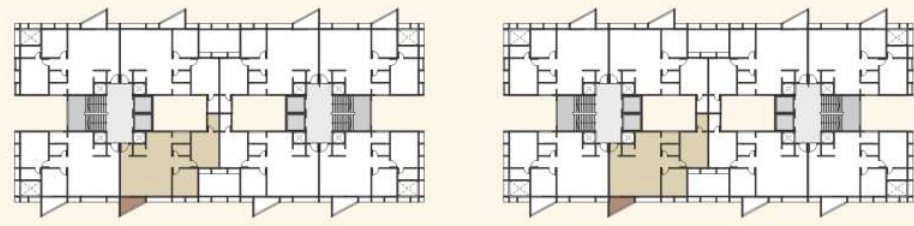
TOWER - A, B

TOWER - I, J



2 BHK UNIT PLAN

2,3,6,7,8TH FLOOR
TYPE-3

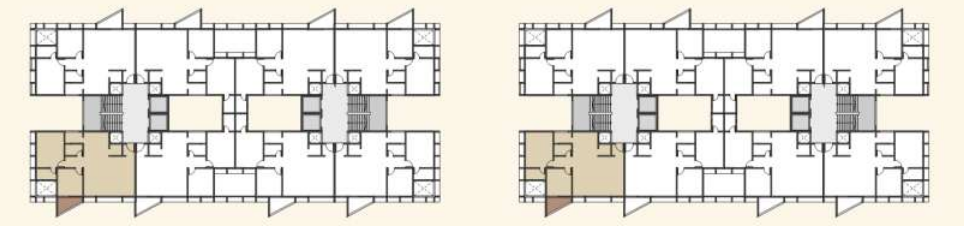


TOWER - A, B

TOWER - I, J

2 BHK UNIT PLAN

2,3,6,7,8TH FLOOR
TYPE-4



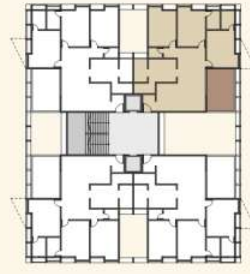
TOWER - A, B

TOWER - I, J



3 BHK UNIT PLAN

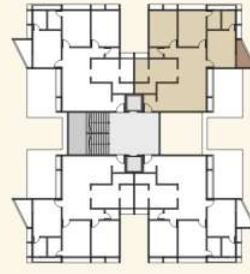
1ST FLOOR
TYPE-1



TOWER - C, D, G, H

3 BHK UNIT PLAN

2,3,6,7,8TH FLOOR
TYPE-2



TOWER - C, D, G, H



2 BHK
UNIT PLAN

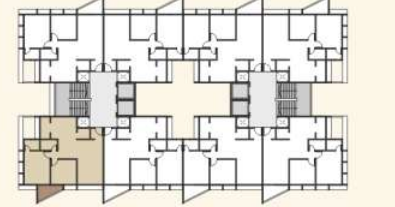
1ST FLOOR
TYPE-1



TOWER - E, F

2 BHK
UNIT PLAN

2,3,6,7,8TH FLOOR
TYPE-2



TOWER - E, F



SPECIFICATIONS

STRUCTURE

- RCC framed structure

LOBBY

- Luxurious ground floor lobby having vitrified flooring
- Upper floors lobby flooring in vitrified tiles & lift cladding in Granamite / Designer tiles
- All lobby walls in plastic emulsion paint

LIFTS

- Automatic lifts of reputed make having speed

APARTMENT FLOORING

- Vitrified tiles in living, dining, corridors and other bedrooms
- Anti-skid ceramic tiles in all balconies

KITCHEN

- Black granite counter with S.S. Sink
- Vitrified tiles in flooring and dado upto 7' height above granite counter
- Kota flooring and ceramic dado in the utility

PAINT

- External walls with double mala (sand face) plaster
- All railings in enamel paint
- Putty on all internal walls

PARKING

- Adequate car parking facility

DISCLAIMER

• Possession will be given after one month of settlement of all accounts • Documentation charges, stamp duty, service tax & common maintenance charges will be extra • Any new central or state government taxes, if applied shall have to be borne by the members • Extra work shall be executed after making full payment • Continuous default payment leads to cancellation • Developers shall have the right to change the plan, elevation, specification or any detail which will be binding to all • In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 20,000/- & the amount of extra work (if any) will be deducted from refund amount • Terrace rights & future FSI rights will be exclusively of the developers only • Any plans, specification or information in this brochure can not form part of an offer contract agreement or legal documents. • Disputes if any are subject to Ahmedabad jurisdiction.

SECURITY SYSTEM

- Gated community with round the clock security
- Video door phone

EXTERNAL & INTERNAL DOORS

- Main door with laminate on both sides
- Other internal doors with wooden frames
- Standard quality fittings for all doors

WINDOWS

- Anodised aluminum windows with heavy sections

TOILETS

- Anti-skid ceramic tiles for flooring
- Standard quality sanitary and plumbing fixtures
- Designer superior quality tiles on walls up to lintel level
- Granite counter with ceramic wash basin in the master toilet and wash basins in other toilets

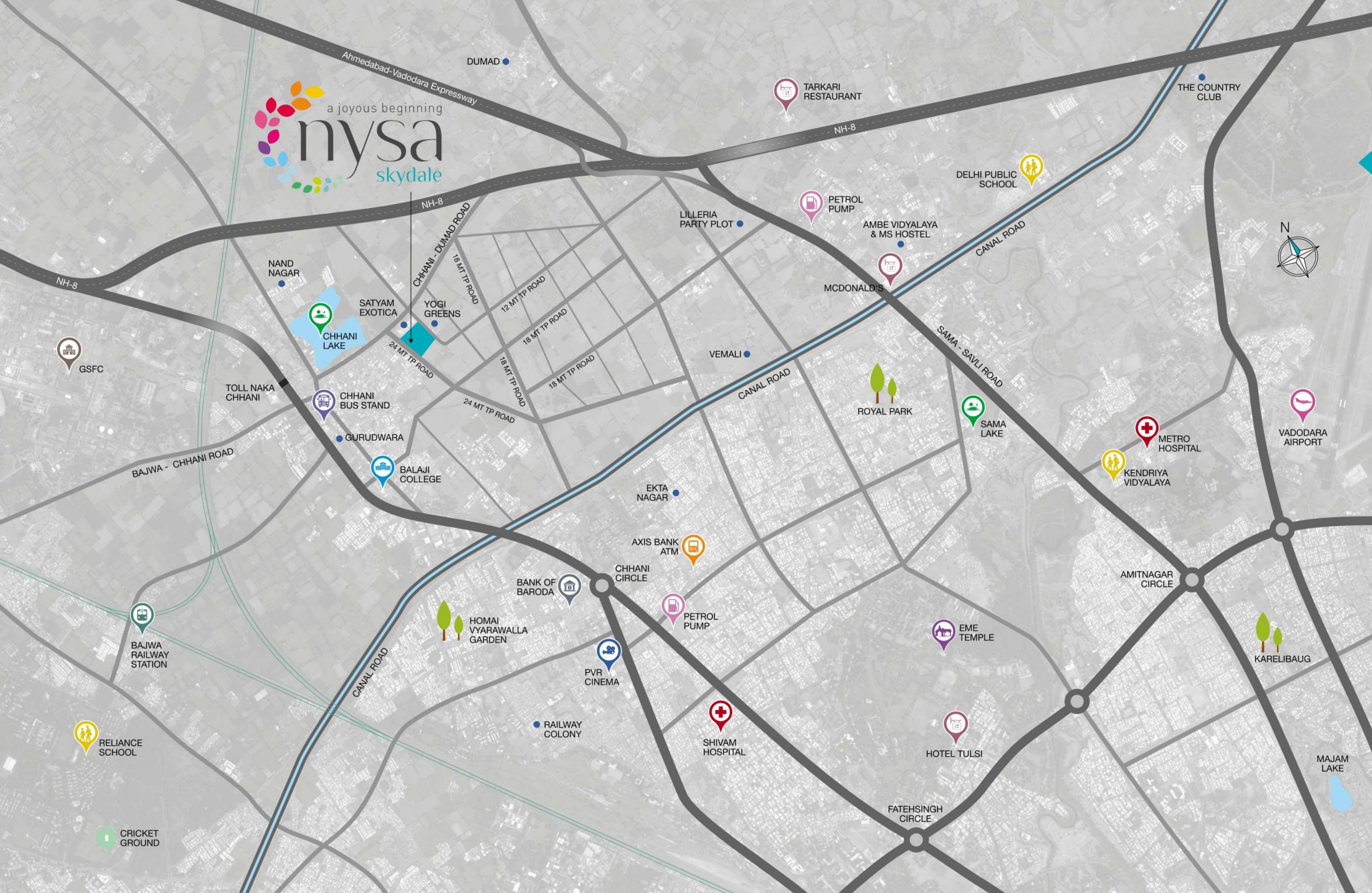
ELECTRICAL

- All electrical wiring is concealed with PVC insulation wires and modular switches
- Sufficient power outlets and light points provided
- TV, AC and Telephone points provided in living room and all bedrooms
- ELCB and individual meters will be provided for each apartment

WATER SUPPLY

- Uninterrupted 24 hours water supply through own borewell
- Pneumatic pressure system for water





Location Advantage

- 1 KM From Ahmedabad-Vadodara Expressway
- 8 KM From Airport
- 7 KM From DPS School
- 3 KM From PVR Cinema
- 7 KM From Bus Stand
- 4 KM From Hospital
- 2 KM From ATM
- 6 KM From MS University
- 7 KM From Railway Station
- 2 KM From Bank of Baroda
- 1 KM From Petrol Pump
- 3 KM From GSFC Vadodara

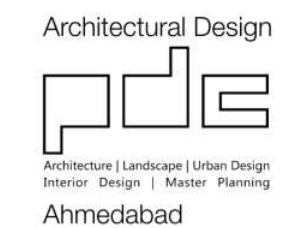
SITE : B/h. Satyam Exotica Bungalows, Chhani-Dumad Road, Chhani, Vadodara - 391 740



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Developer

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INFRASTRUCTURE

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