

*Tune of  
Luxury*

**Swara**  
**Sargam**  
2 & 3 BHK LIVING

**Esteem**   
Your first stride, Your Pride.

**Elegance**   
Your time to Shine

**Ecstasy**   
Live, Laugh, and Love.

**Epitome**   
It's Best of the Best

**Swara Sargam**  
tune of luxury

**2 & 3 BHK PREMIUM FLATS & SHOPS**

Let's enter into this endless paradise, to embrace its paramount beauty, to begin a joyful journey at your new auspicious address. Introducing 2 & 3 BHK ultra-luxurious apartments at the meticulously crafted project - Swara Sargam. It's time to rejuvenate your life with a luxurious lifestyle, countless amenities, ideal location, and much more at one and only Swara Sargam.

**GROUND + 13 STOREY  
WITH 2 BASEMENT**



# Embark Upon Boundless Bliss

Time to relish utmost bliss, unbounded liveliness, and unending jubilation at your own Swara Sargam. Let's get lost in this melodious architecture and exceptional beauty to have an awe-inspiring lifestyle. Well planned and meticulously structured entry area at Swara Sargam will make you feel at ease for every moment you spent here.



Attractive Entrance Gate



24 x 7 Security with Cabin



School Drop-Off Zone



CCTV Security Surveillance





Don't Miss This   
Sensational Sight



Retail Space at  
Two Road Corner





Fall in love with   
Auspicious Aura

Swara  
Sargam  
tune of luxury





Just Feel The   
Vivacious Vibes



**CLUB**  
**HOUSE**





## It's Quality Time at Seamless Setting

Enjoy the bright morning or convivial evening with your loved ones with blissful ambiance at Swara Sargam. Here you will find flawlessly crafted space that will make your every day wonderfully exquisite with its charming architecture. The alluring sitting area with spectacular views at Swara Sargam will mesmerize you with its unmatched beauty.



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LANDSCAPED GARDEN



ZULA COURT



GYMNASIUM & YOGA



INDOOR GAMES





BADMINTON COURT



COMMON PLOT



KID'S PLAY AREA

### SWARA SARGAM'S AMENITIES

Elegant Entry/ Exit Gate	Attractive Entrance Foyer with Sitting	Spiritual Sculpture	Round The Clock Security	Hall for Kitty Party	Two Standard Lift in Each Block
Landscaped Sit-out	Allotted Car Parking Space	Flag Hoisting Area	Attractive Waterbody	Open Terrace Lounge	Modern Gym / Yoga
Bird Station Area	Main Door with Digital Lock	Society Office Space	Multi-Purpose Hall	Indoor Game Zone	Badminton Practice Court
Children Play Area	Mini Lawn Area With Landscaping	Attractive Gazebo Sitting	Power Backup (for common area)	24 x 7 Hrs. Water Supply	Three Phase Meter

### Finding Fun? Abounding amenities

At Swara Sargam, There are a number of premium and exemplary amenities available for its residents. From a beautiful sports court to a specially designed children play area, every amenities will give you stunning vibes. It's your time to have all the fun with your loved ones at your own Swara Sargam.

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Sargam**  
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Just Enter Into   
Fabulous Foyer





## Enjoy Every Bit of Immaculate Interior

Here, at Swara Sargam, interior planning is one of the aspects which will you love the most due to its thoughtful and rigorous design. From Exterior to Interior, every corner of this project is planned to make your life more and more convenient. Marvelously crafted this living space will help you to live a true exuberant life with your family at Swara Sargam.

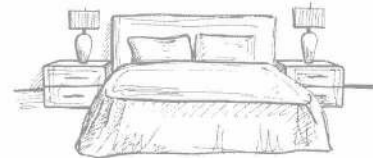


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## Feel Fantastic with Blissful Bedroom

We feel and understand the significance of quality time in your personal space. At Swara-Sargam, you will witness the best architecture when it comes to soothing ambiance, unbeaten beauty, and luxurious lifestyle. Every brick of this propitious project is crafted to make you feel awesome about your home for every single day you spent here.



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**Sargam**  
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Feel The Green with   
Nourishing Neighbourhood

Swara  
Sargam  
tune of Luxury





A Plan that is  
Perfectly Pleasant

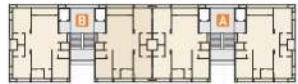






**SPECIFICATIONS**

- **STRUCTURE**
  - R. C. C. frame Structure,
  - Structure design as per IS code considering earthquake resistance.
- **WALL**
  - All internal walls will be finished with putty over mala plaster.
  - All external wall will be finished with double coat mala Plaster with texture finish.
- **PLUMBING**
  - Concealed plumbing with premium quality pipes and fittings. For continuous water supply, a common borewell.
- **KITCHEN**
  - Ready to use granite finished platform with SS sink, Designer glazed tiles with dado up to bim level and also below the platform.
  - Electrical point for microwave and mixer. Plumbing and electrical provisions for water purifier & washing Machine, Self Instore room.
- **FLOOR FINISH**
  - Premium Quality vitrified tiles in drawing, dining, kitchen & all bedrooms.
- **DOORS & WINDOWS**
  - Flush door with natural veneer finish main door,
  - All other doors are flush doors.
  - Fully Galzed aluminum Windows with stone revile.
- **ELECTRIFICATION**
  - Concealed ISI wiring with adequate number of electrical points & branded modular switches.
  - TV & AC Points In Drawing room all Bedrooms.
  - Centralized distribution board with MCBs & ELCB for safety protection.
- **TOILETS**
  - Elegantly designed toilets with designer tiles & standard sanitary ware like hardware / cera or equivalent.
- **TERRACE**
  - Open terrace finished with suitable water proofing.
- **FIRE**
  - Government approved fire safety system.



**3 BHK**  
UNIT FLOOR PLAN  
**A & B** BLOCK



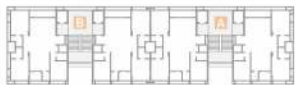
FOYER  
14'6" x 19'3"







**2 BHK**  
UNIT FLOOR PLAN



**C & D** BLOCK





**TWO LEVEL  
CAR PARKING**

**BASEMENT I  
PARKING PLAN**



**BASEMENT II  
PARKING PLAN**



**LOCATION ADVANTAGE**

- Ashka Hospital 3 Min.
- Party plot 3 Min.
- Education Institute 3 Min.
- Guda Garden 3 Min.
- S.G.Highway 5 Min.
- Petrol Pump 5 Min.
- Multiplex 5 Min.
- Commercial Zone / Mall 5 Min.
- Airport 20 Min.
- Railway Station 10 Min.
- Mahatma Mandir 10 Min.



Site : Svara Sargam, FP No. : 25,  
B/S, Ved Int. School, Opp. Ashka Hospital,  
T.P.-7, Sargasan, Gandhinagar-382421.

For more information :  
**+91 7046170188, +91 95863 30188**

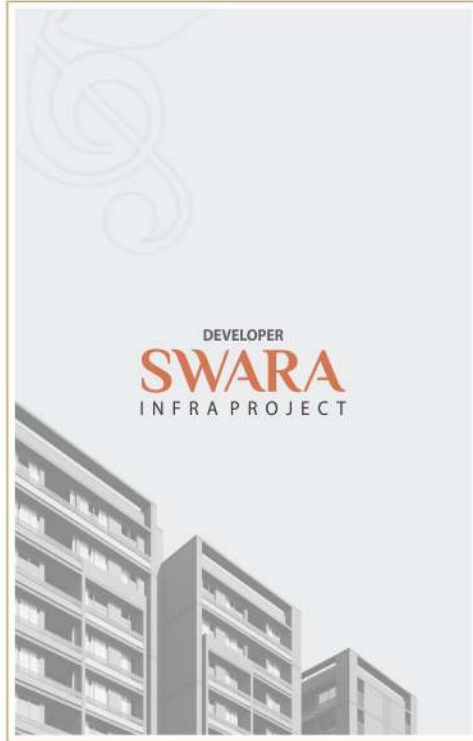
**ARCHITECT**  
**ATELIER**  
99984 44722  
96876 56300

**STRUCTURE**  
**DEE DESIGN**  
98250 38179

**MEPP**  
**SP**  
ENGINEERING CONSULTANTS  
99095 11552

**Legal Notes:** Stamp/Duty/Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GUDA Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. \* GST or any additional charges, taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. \* Changes / Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. \* All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. \* Actuals may be different as per architect's designs. \* All dimensions shown here are unfinishes to a finished wall. \* The brochure is intended only to convey the essential design and technical features of the scheme.





**SWARA SARGAM**

FP No. : 25, Beside Ved International School,  
Opp. Aashka Hospital, T.P.-7, Sargasan, Gandhinagar-382421.

For more information : **+91 7046170188, +91 95863 30188**

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