

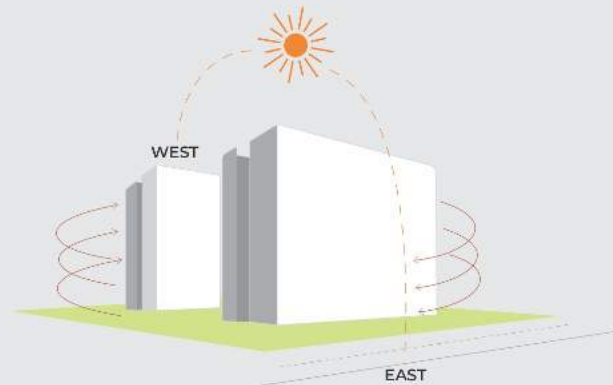
Sparkle of life



SUNSHINE

2 & 3 BHK LUXURIOUS LIVING & SHOPS

SENSIBLY DESIGNED



Sunshine takes pride in its sensible design that welcomes abundant natural sunlight. Thoughtfully positioned windows and open spaces bathe each residence in warm rays, creating a cheerful ambience throughout the day. Embrace the harmony of architectural ingenuity and the sun's embrace, where every corner is illuminated with a touch of nature's radiant charm.

PROJECT HIGHLIGHTS

VASTU COMPLIANT APARTMENT ENTRY

GRAND FOYER AREA

LANDSCAPED GARDEN AREA

DOUBLE BASEMENT PARKING SPACE

WELL-CONNECTED PRIME LOCATION

Ethical rejuvenation

TRANQUIL FRESH BREATHS

In the heart of Sunshine, tranquility reigns supreme. Unwind in the embrace of lush green surroundings, where fresh breaths of rejuvenation dance through the air.



SATISFYING GREEN AMBIENCE

Step into the realm of Sunshine and delight in the satisfying embrace of nature's bounty. The green ambience envelops you, creating a haven of tranquility where every day feels like a rewarding escape.

THOUGHTFUL MODERN STYLE

Experience the embodiment of contemporary living, where creativity and practicality converge to provide you with a home that truly inspires and nurtures your soul.

CONVENIENT COMFORT LIVING

At Sunshine, convenience merges seamlessly with comfortable living, making every day effortless and enjoyable. Embrace a lifestyle that caters to your needs and desires, ensuring a hassle-free experience at every turn.

Where you
refresh
the **lavish** life

3 BHK
BLOCK

2 BHK
BLOCK

G Floor Retail
+ 9 floors of
Residential
Apartments

Indulge in opulence and sophistication, surrounded by exquisite amenities and elegant spaces that cater to your every whim. This is a place where luxury becomes an everyday affair, and each moment is savoured in grandeur and bliss, making it a true testament to the art of refined living.

Choose from an array of spacious and meticulously crafted 2 & 3 BHK residences, thoughtfully designed to elevate your living experience to new heights.

20+ **luxurious**
amenities



GOOD PLANNING
LEADS TO
GOOD DESIGN



GOOD DESIGN
LEADS TO
GOOD EXECUTION



GOOD EXECUTION
LEADS TO
GOOD CREATION

SUNSHINE
where life shines

Lively living

Dive into the pool of prosperity



EXCLUSIVE
2 & 3 BHK HOMES



MODERN
ARCHITECTURE



CROSS AIR
VENTILATION



NATURAL LIGHT
IN EVERY CORNER

Sunshine stands as a testament to visionary architecture, where form seamlessly merges with function, creating an iconic masterpiece that captivates the senses. With an innovative blend of contemporary elements and timeless aesthetics, the architectural marvel of Sunshine leaves an indelible impression, elevating the standard of luxurious living to extraordinary heights.

SUNSHINE
where life shines



Green planning on all 3 sides

Time to relish soothing surroundings.

Breathe in the fresh air that surrounds you, as the harmonious blend of nature and thoughtful planning creates a peaceful oasis where tranquillity abounds. Whether you seek solace in a quiet stroll through the greenery or relish joyful moments with loved ones amidst the scenic beauty, Sunshine's green and good ambience promises an unparalleled living experience that nourishes both body and soul.



MINIMAL
COMMON WALL



GREEN
PLANTATION



FEATURE
WALL



3 SIDES
OPEN



SUNSHINE
where life shines



RETAIL



ROAD SIDE
RETAIL



SUFFICIENT
PARKING

Relax & rejuvenate



SECURITY
24 X 7



CHILDREN'S
PLAY AREA



LUSH GREEN
LANDSCAPE
GARDEN



ZEN
SEATING AREA



INDOOR
GAME AREA



YOGA
DECK



FITNESS
CENTER



GAZEBO WITH
SEATING AREA



2 LIFTS IN
EACH BLOCK



SEPARATE IN
& OUT RAMP



GROUND
LEVEL PARKING



SOLAR SYSTEM IN
ALL BLOCKS
(FOR COMMON AREA)



VASTU COMPLAINT
APARTMENT ENTRY



FIRE
SAFETY
SYSTEM



THREE PHASE
POWER SUPPLY



APPEALING
CLUB HOUSE





Unwind & revivify



FULL DOOR
HEIGHT



RFID
ENTRANCE GATE



24 X 7
WATER SUPPLY



SECURITY
APPLICATION
SYSTEM



GAS PIPE
LINE



HANDICAPPED
FRIENDLY RAMP



CHARISMATIC
TEXTURE ON
OUTER WALL



PICK UP/DROP
OFF ZONE



SMART ACCESS
MAIN DOOR
LOCK



ENTRANCE
GATE



D2H / INTERNET
LINE PROVISION



SECURITY
CABIN



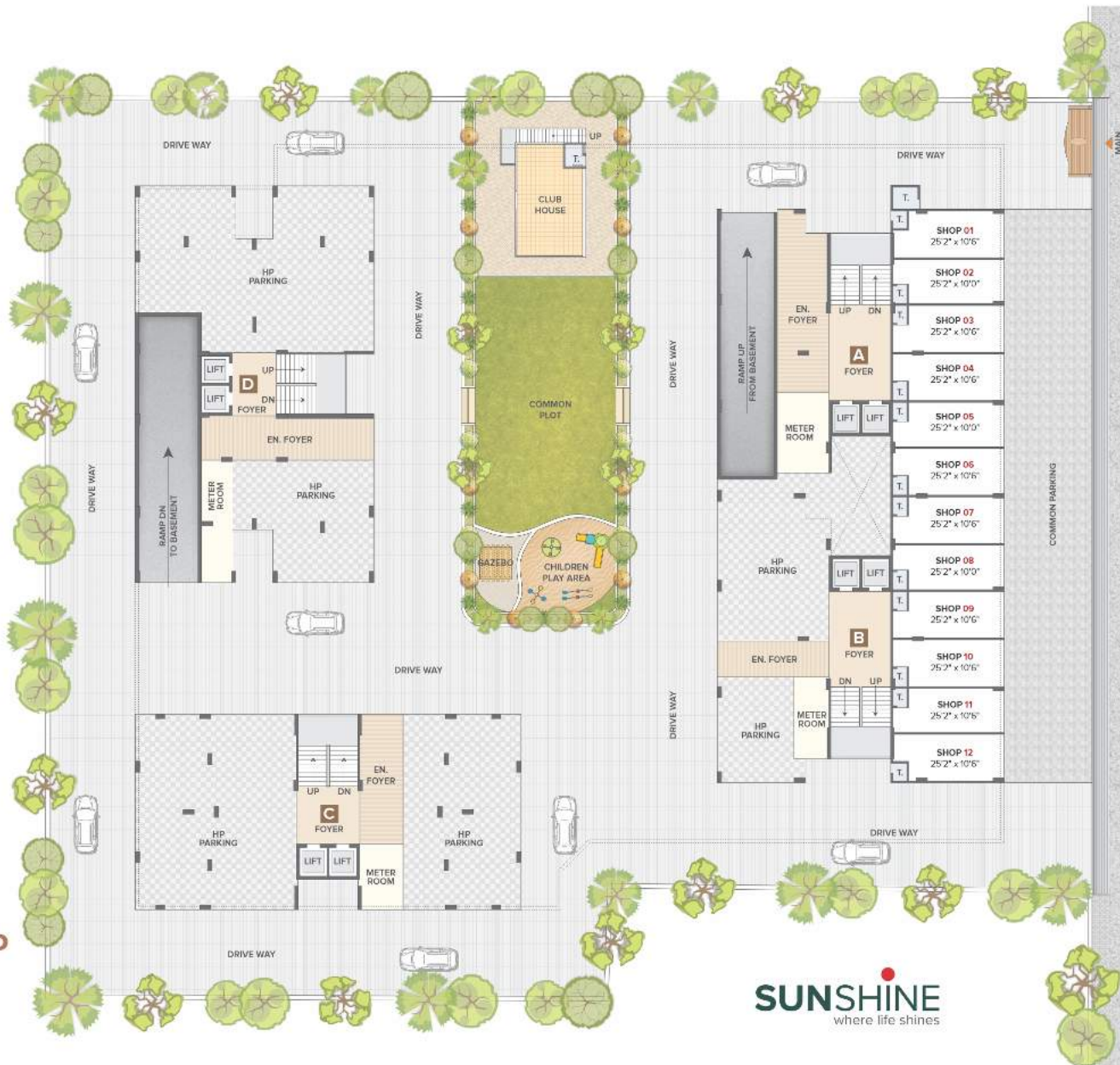
Better place
best lifestyle



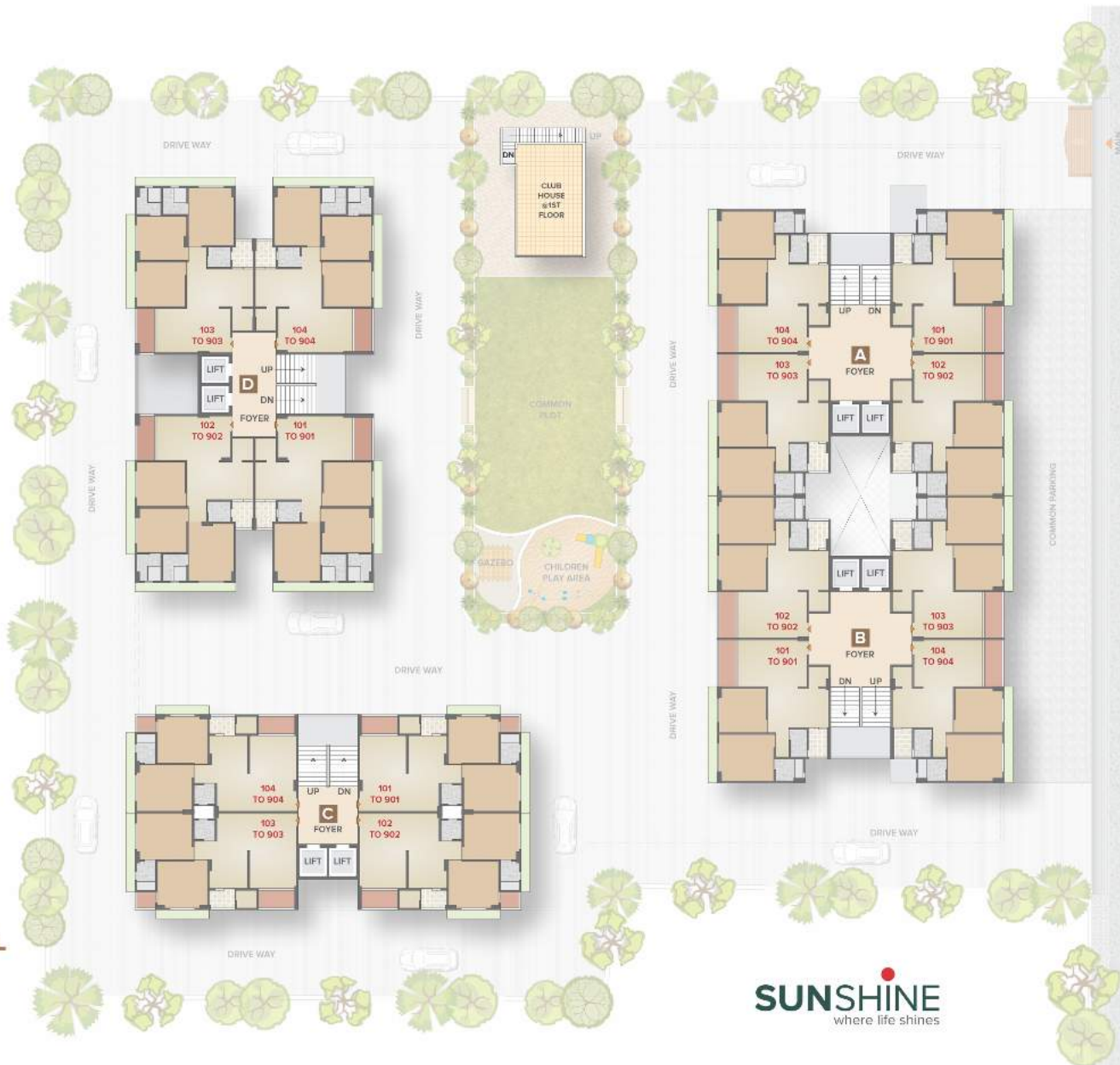
Paramount **luxury**

lavish lifestyle at green Candhinagar





SUNSHINE
where life shines



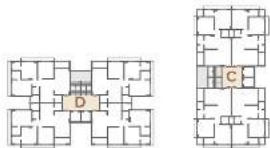
2BHK

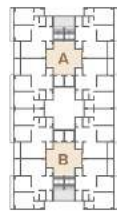
UNIT FLOOR PLAN

TYPE - 01

BLOCK - A & B UNIT NO.

101 TO 901, 102 TO 902,
103 TO 903, 104 TO 904

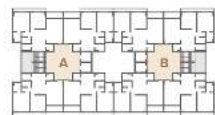




TYPE - 02

BLOCK - C UNIT NO.

101 TO 901, 102 TO 902,
103 TO 903, 104 TO 904



TYPE - 03

BLOCK - D UNIT NO.

101 TO 901, 102 TO 902,
103 TO 903, 104 TO 904

3 BHK
UNIT FLOOR PLAN

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 walls 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 / Quartz sink, Designer glazed tiles with dado up to beam level.
- Electrical points for microwave and mixer. Plumbing and electrical provisions for water purifier & washing Machine, Marble shelves in store room.



FIRE

- Government approved fire safety system.



FLOOR FINISH

- Premium Quality vitrified tiles in drawing, dining, kitchen & all bedrooms.



DOORS & WINDOWS

- Decorative wooden polished main entrance door with brass fitting and fixtures. All other doors are flush doors.
- Donal series powder coated Aluminium section windows with Plain/Reflective Glass and Marble Jambes.



ELECTRIFICATION

- Concealed copper flexible 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.



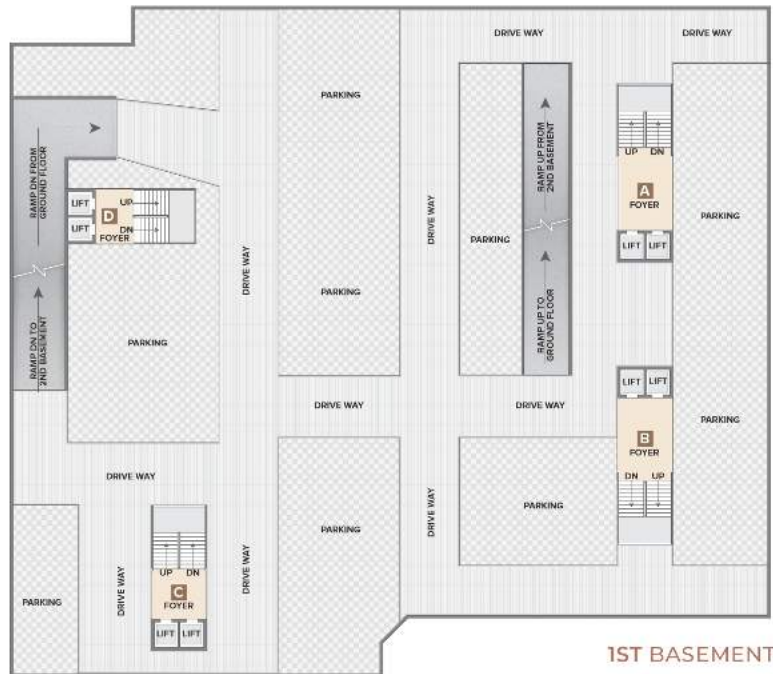
TOILETS

- Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware.



TERRACE

- Open terrace finished with suitable water proofing & china - mosaic flooring for heat reflection.



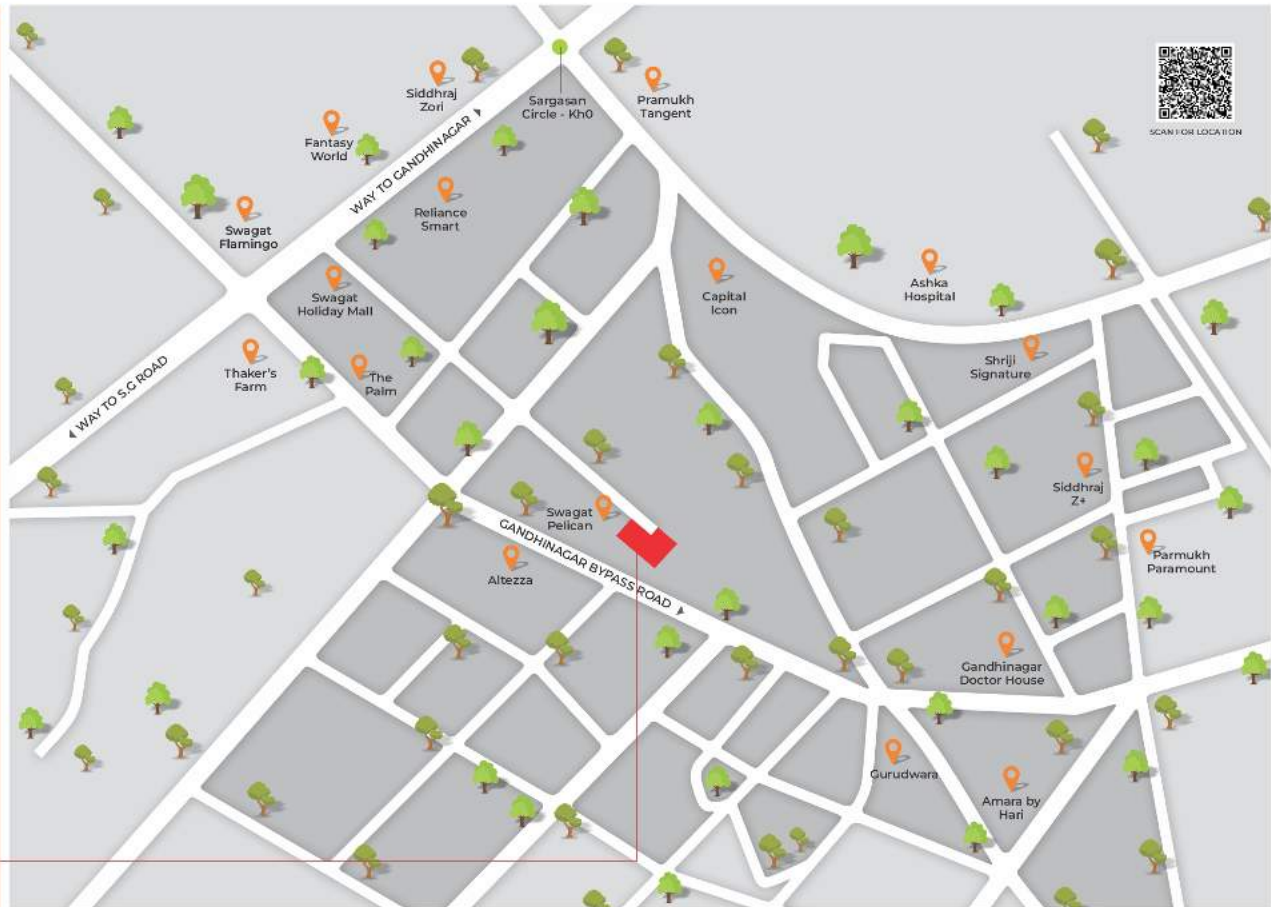
KEY DISTANCE

• NID/ NIFT / DA-ICT	2.07 km
• Infocity - IT Park	3.06 km
• TCS Garima Park	4.00 km
• City Pulse Multiplex	5.03 km
• Swaminarayan Dham	5.07 km
• SMVS Hospital	6.01 km
• Mahatma Mandir	6.01 km
• Indroda Park	6.05 km
• Railway Station	6.05 km
• BAPS School	6.07 km
• Dholashwar Temple	7.00 km
• Sachivalay	7.03 km
• Proposed Metro Station	10.4 km
• PDP University	10.7 km
• GIFT City	11.6 km
• Apollo Hospital	15.0 km
• International Airport	17.2 km

SUNSHINE
where life shines

Site Address:
Sunshine, B/S Swagat Pelican,
Near Swagat Holiday Mall,
Sargasan, Gandhinagar 382421

For More Information:
77779 97755, 90999 79797, 98246 77550



RERA REG. NO.: PR/G3/GANDHINAGAR/GANDHINAGAR/Others/MAA12254/010923
WEBSITE : www.gujrerar1.gujarat.gov.in



PROJECT VASTU BY



Please Note: • Stamp Duty, Registration Charges, Legal Charges, GST, AUDA Charges & Etc. Co. Charges for Cable and sub station Cost etc shall be borne by the purchaser. • Any additional charges or duties levied by the Government/ Local authorities during or after the completion of the project will be borne by the purchaser. • Changes / Alteration of any nature including the elevation, exterior colour scheme of the building or any other change affecting the overall design concept and outlook of the project strictly NOT PERMITTED during or after the completion of the project. • Membership of member shall be cancelled who will be unable to make payment in time and deposited amount will be refunded only after new booking with deduction of unit cost as administration charges. • Details & Dimension in model & brochure are indicative and for the tentative representation only which should not be treated as legal documents.

DEVELOPER
S. V. INFRASTRUCTURE
For More Information:
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