

VERNIS

LUXURY HOMES

 **Goyal
& Co.** creating
landmarks
since 1971
AHMEDABAD . BANGALORE . MUMBAI

 **SAFAL**
LIFE WITHOUT LIMITS

Sky City | Off S.P. Ring Road | Shela | Ahmedabad

LUXURY IS ABOUT
ATTENTION TO DETAIL
ORIGINALITY, EXCLUSIVITY
AND ABOVE ALL,
QUALITY.

- ANGELO BONATI



WELCOME TO VERNIS VILLE

Vernis is being developed as one of the Luxury Sectors of Skycity Township.

These villas are individual while being as much a part of a community of like-minded families that understand the advantages of living within a smart and futuristic Township.

Owning a Vernis villa, you have gifted yourself and your family the basic joys of comfortable living. While it gives you the luxury of an individual home, along with its 4 bedrooms and easily accessible "nature" through its garden and terrace, one gets to enjoy plush landscaped gardens, the pool and all other play & fitness activities.

SKYCITY MASTER PLAN



Specification - 4 Bhk Individual Bungalow
with Integrated Activity Room

Total no. of units - 75

Minimum Plot Size - 680sq yards SBA

Unit Construction - 670 sq yards SBA

The Project may be developed in phases and may be extended to include the adjoining future development sector as a part of the project. Adjoining sectors put together shall be considered as one single project and all common amenities, facilities infrastructure etc. of the project shall be for the use and benefit of buyers/members of all the sectors of the project.



SITE PLAN



LUXURY HOMES

A beautiful garden at the entry level.
A spacious terrace on top.
A well specified activity room.

This 4 BHK individual bungalow adds joy and pride while it encompasses your physical needs along with aspirational needs of luxury.

Vernis ville is planned as a part of a larger community where there is freedom to enjoy nature while taking regular need based comforts a notch higher.

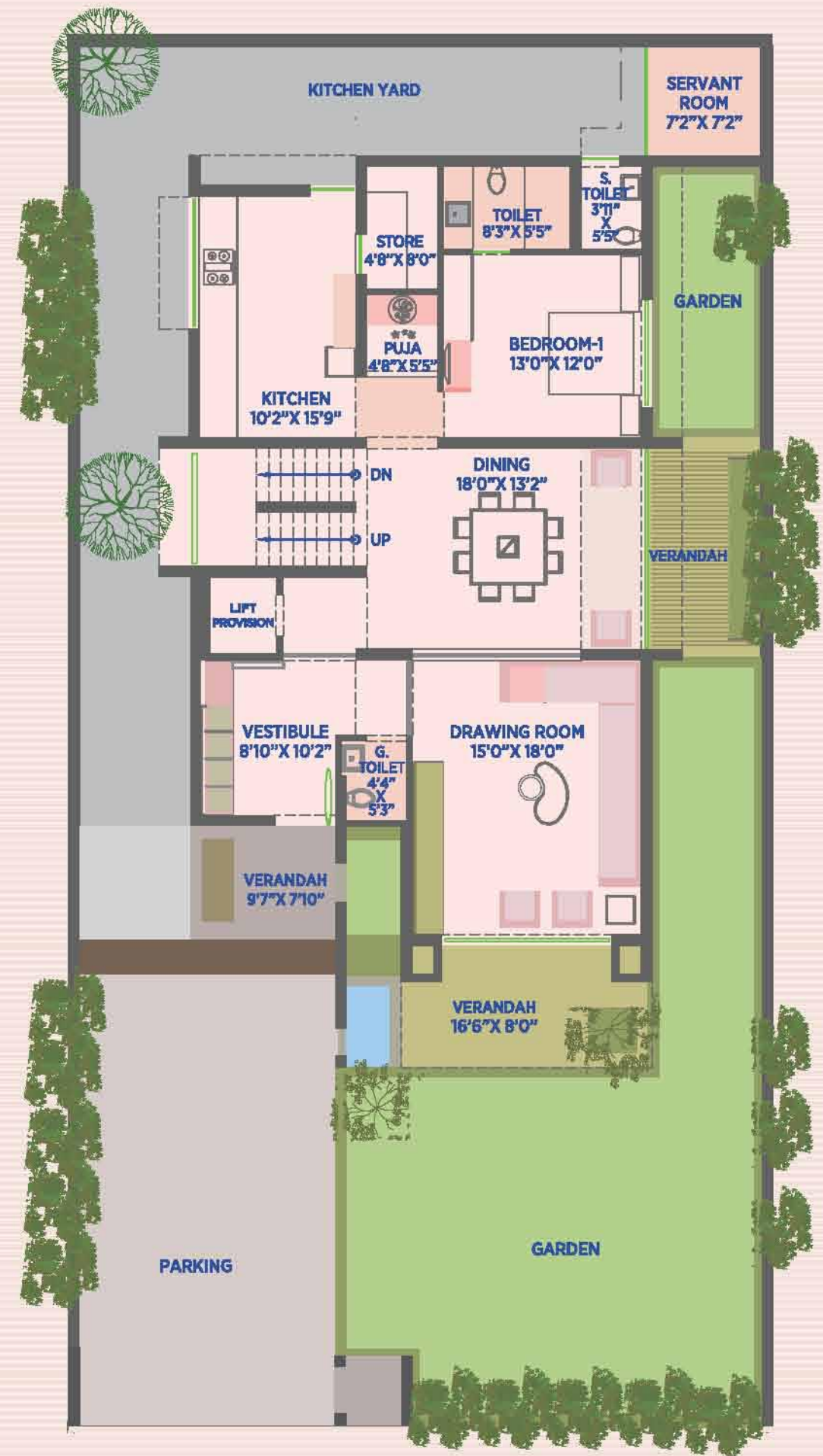


PROJECT ENTRY

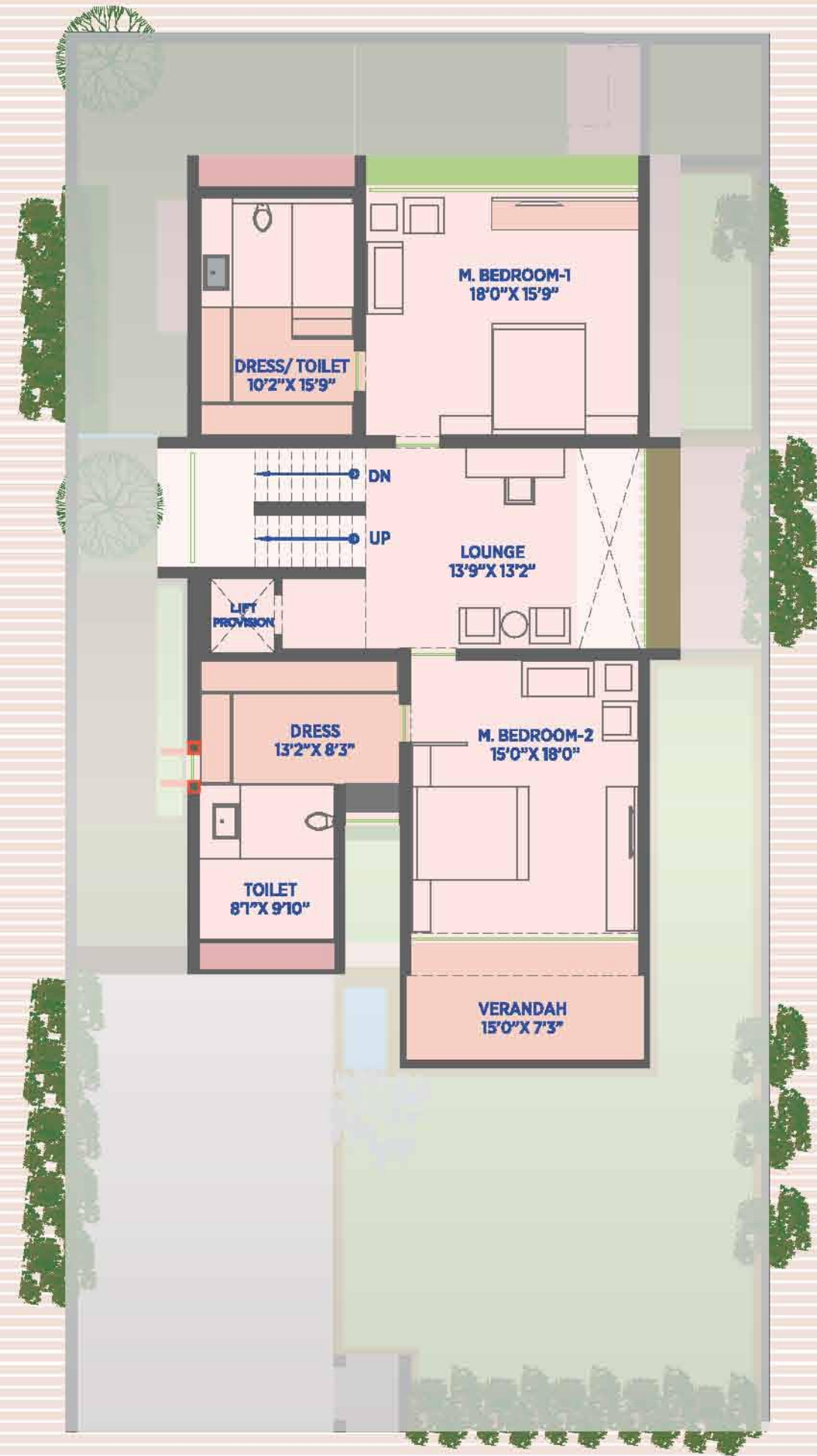




Ground Floor Plan



First Floor Plan



Second Floor Plan



Basement Plan



STANDARD SPECIFICATIONS

FLOORING:

Living/Dining	Italian Marble
Bed Rooms	Wooden Flooring in Master Bedroom 1 and 2 800 X 800 Vitrified Tiles in Bedroom 1 and 2
Activity Room	800 X 800 Vitrified Tiles
Kitchen	800 X 800 Vitrified Tiles 4' FT. Dado Ceramic Tiles Granite platform with S.S. sink
Balcony / Verandah	Rustic Tiles
Kitchen Yard / Parkinh	Kota Stone / Tiles / Pavers

DOORS:

Main Door - Polish Natural Veneer with night latch
Bedroom & Bathroom Door - Satin Finish Paint

WINDOWS / BALCONY:

Anodized Aluminum Sliding Windows

TOILETS:

Ceramic Tiles up to Lintel Level
Counter Basin / Wall hung basin
EWC Couple Closet/Wall-Hung EWC (DURAVIT/ Equivalent)
CP Brass Fittings - JAQUAR / Equivalent

ELECTRIFICATION:

3 Phase Concealed ISI Copper Wiring
Modular Switches
MCB distribution Panel

COLOUR:

Internal: Putty Finish
External: 100% Acrylic paint

SECURITY:

Smart Screen Security System For Every Unit

LIFESTYLE FEATURES

While your individual luxury villa gets its own terrace and garden, Vernis offers an abundance of green spaces with state-of-the-art landscaping, private gardens and water features to be enjoyed as one beautiful community.

The Club House is a prime feature design around your aspirations of luxury. Equipped with a Gymnasium, Multi Purpose Activity Room, Kids Play Area and a Special Squash Court, we believe that living at Vernis shall stimulate your senses through natural surroundings along with comforts of modern amenities.



CLUBHOUSE



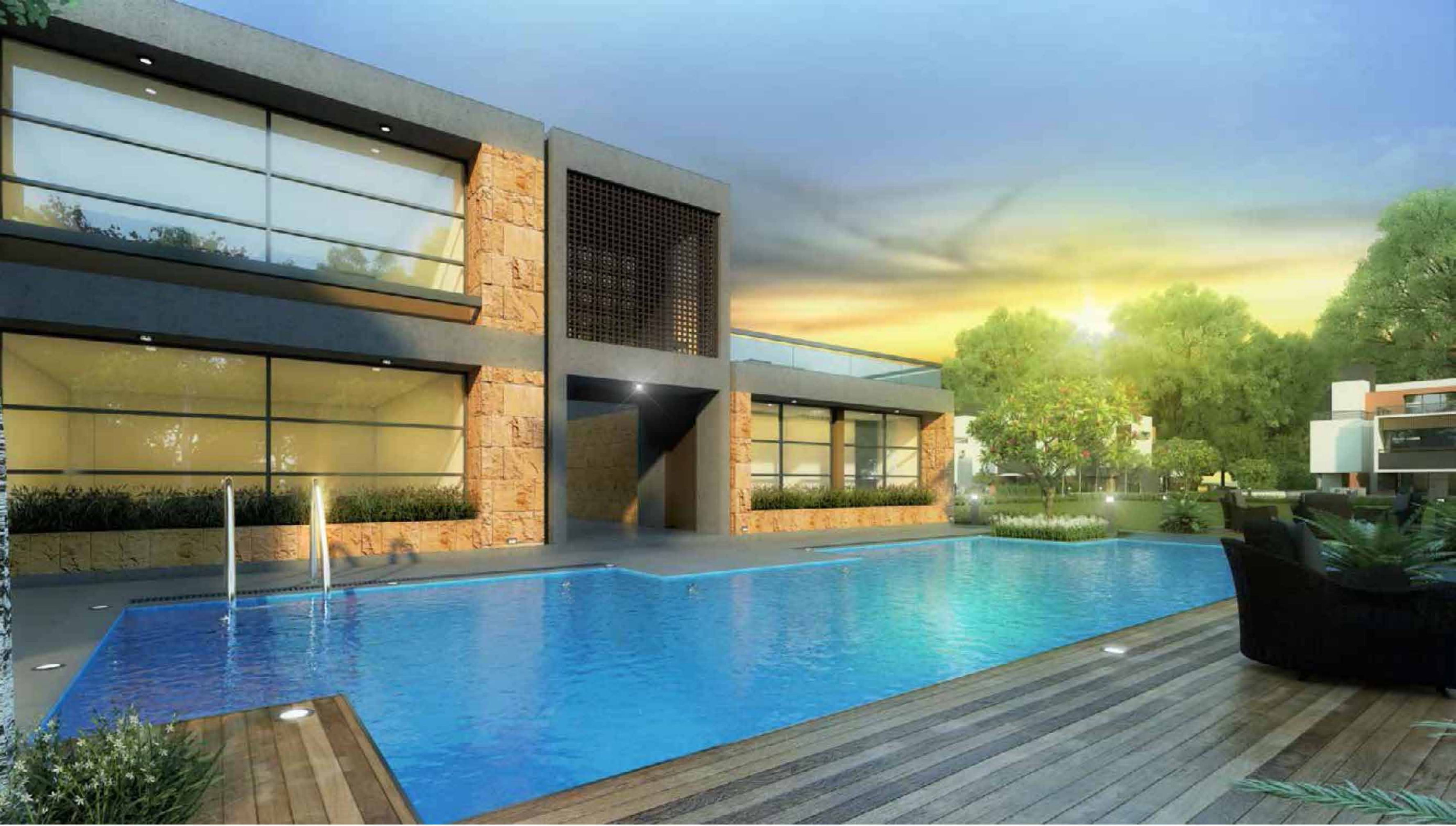
CLUB HOUSE

Ground Floor Plan

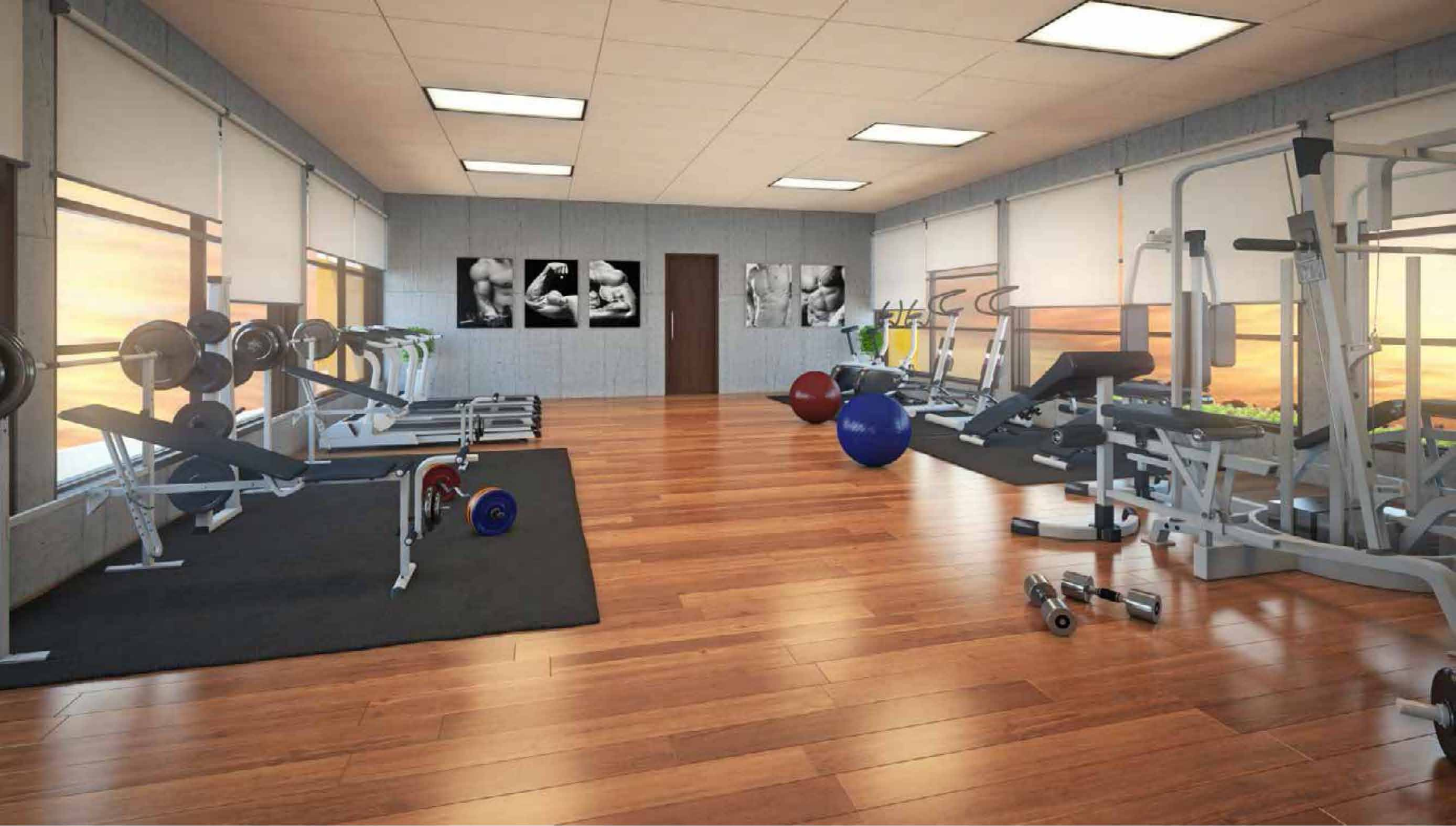


First Floor Plan





CLUB HOUSE & SWIMMING POOL



FULLY EQUIPPED GYMNASIUM
WITH STEAM ROOM



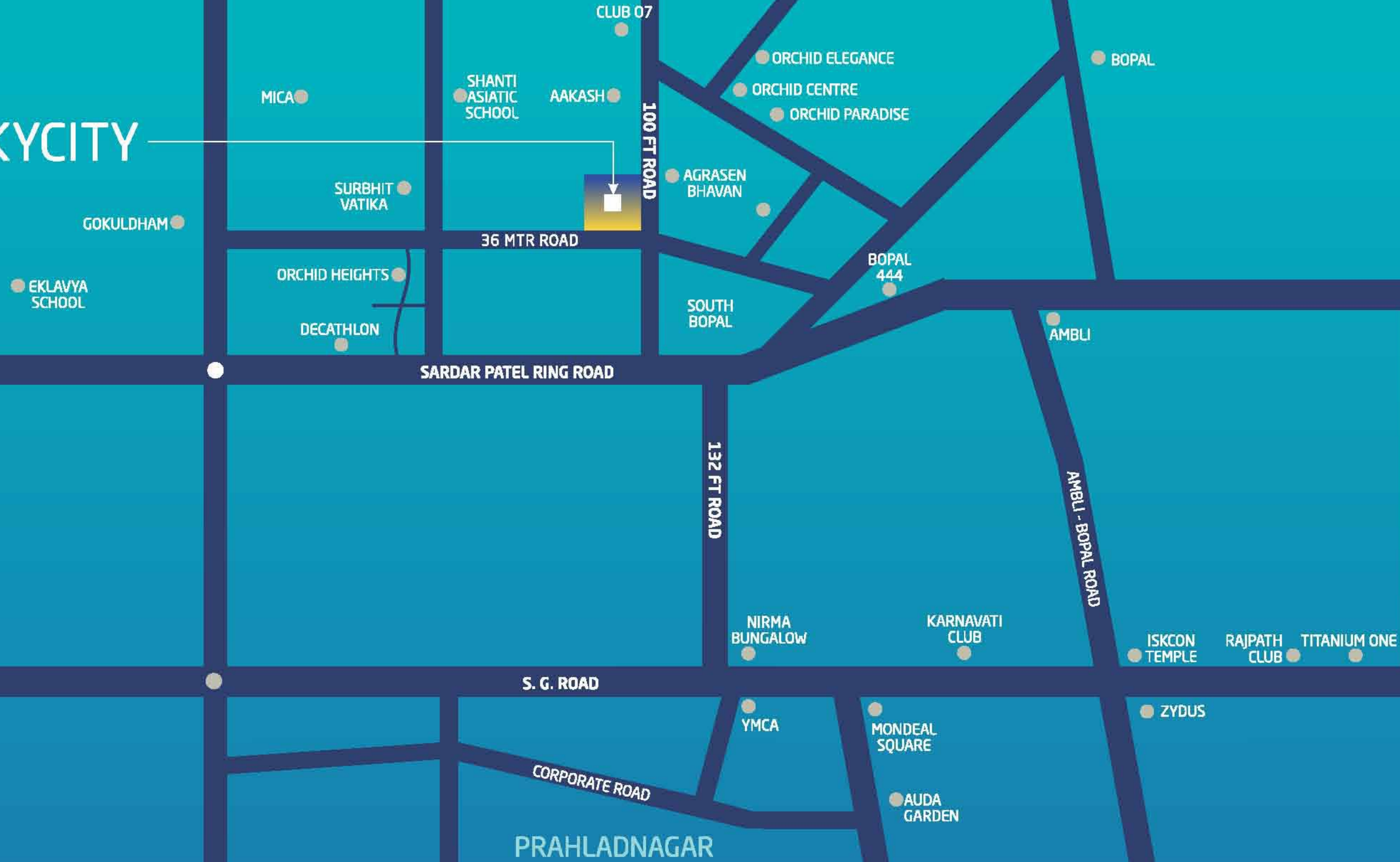
SQUASH COURT



KIDS PLAY AREA

LOCATION & CONNECTIVITY

SKYCITY



CHANGING LANDSCAPES

Creating new landmarks

Goyal & co. was founded by the late Mr. Rampurshottam Goyal in 1971 in the city of Ahmedabad. His legacy has inspired a whole new generation that is filled with a strong will to take Goyal & Co forward into the new millenium, by creating exemplary spaces that are a culmination of experience and technology. Goyal's work ethic is rooted in transparency, timely deliverance legal clarity, timely delivery, and superior quality.

Goyal & Co has completed more than 190 projects in the last four decades that include apartment developments, villas, plotted developments, corporate offices, townships etc. The firm is currently rapidly growing its presence in the cities of Bangalore & Mumbai.



Building happiness

Founded over a decade ago, H.N. Safal Group boasts of projects that cover 20 million square feet of land in and around Ahmedabad. These serve the highest global standards in terms of engineering excellence, design aesthetics and functionality, and demonstrate our commitment to "creating spaces that house happiness".

The company's mission is to be the most dedicated and dependable name in the realty business in India, renowned for building signature spaces offering true value for money. Hence the company constantly strives to achieve and maintain the highest levels of quality in every project.



Goyal & Co. Construction Pvt. Ltd.

10th Floor, Commerce House - 4
Beside Shell Petrol Pump
100 ft Road, Prahaladnagar, Satellite
Ahmedabad - 380 015

Ph.: +91 7575 000 000

Web: www.goyalco.com

Safal Realty Pvt. Ltd.

10 & 11 Floor, Safal Profitaire
Corporate Road, Opp Auda Garden
Prahalad Nagar
Ahmedabad - 380015

Ph.:+91 79 40800800

Web: www.hnsafal.com

PROJECT ASSOCIATES

Apurva Amin Architects

Architecture, Landscape and Planning

Chief Architect: Apurva Amin

One of the most sought after Architecture Firms of Western India, Mr. Apurva Amin, a CEPT University Graduate, heads Apurva Amin Architects.

Apurva Amin and his team over the years have changed the way people live in Gujarat. Modern Architecture while keeping in mind the practical needs of day to day life are one of their core strengths as a firm.

Apurva Amin Architects are working on Projects all over India in cities such as Gwalior, Mumbai, Bhopal, Ahmedabad, Rajkot, and Indore while constantly evolving their style to suit the need of people.

Having won many awards and a lot of recognition, Apurva Amin Architects aim to create spaces where people enjoy living their lives and SKYCITY is a big step towards that Aim.

Vraj Sanitation

Plumbing And Water Works Consultants

Chief Head: Jayesh Shah

Vraj sanitation headed by Mr. Jayesh shah a Civil Engineer is a Leading Consultancy Organization based in Baroda since 1986.

The firm's expertise lies in the field of consultancy & executions of plumbing, sanitation, and fire protection systems which they have successfully completed over the years.

Mr. Jayesh Shah has been involved with planning and implementation of large scale projects as head of the department for water supply & drainage in Khambhat Municipal Corporation from June 1983 to July 1986. Having been in the industry for over 20 years he has completed projects in cities such as Jamnagar, Ahmedabad, Surat, Baroda.

HEC Design

Electrical Consultants

HEC Projects Pvt. Ltd. is an Ahmedabad based, leading EPC Contractor and Consultancy firm for Electro- Mechanical & Instrumentation projects. The firm is involved in the execution for various Electro-Mechanical contracting for more than 18 years.

The firm is a leader in the field of electrical engineering for H.T. and L.T. power installation. They have completed many projects (upto 220KV) catering to industries like Steel, Chemical, Cement, Refineries, Petrochemicals, Gas & Oil Sector, Textile, Pharmaceuticals, Power-generation plants, Ports, Commercial Centers, Banks, Malls, Multiplexes, Call Centers, Software Park & SEZ.

With wide experience in electrical work, HEC Design is a great asset to the SKY CITY team in our endeavour to provide superior infrastructure.

Special Notes:

The developers reserve the rights to change or revise or make any modifications, additions, omissions or alterations in the scheme as a whole or any part there of or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.

All the architectural and interior views in brochure are computer graphic simulated interpretation of the actual property.

All the dimensions given are approximate and from unfinished surfaces.

This brochure is just for an easy presentation of the project and should not be treated as a legal document. Additional details as per attached fact sheet herewith.

The Buyer is aware that the Skycity Township may consist of bungalows, hotels, clubs, Business Park, shops, apartments, flats, offices, public purpose infrastructure etc. The Developer shall be entitled to make any type of legally permissible construction / development in any of the sectors of Skycity Township.

This Brochure supersedes all the previous marketing materials or brochures.