

# SAIRANG HEIGHTS

Developers

**SAIRANG ESTATES PVT. LTD.**

Site Address : R. S. No: 616,  
Near Pramukh Swami Temple, Atladra,  
Vadodara.

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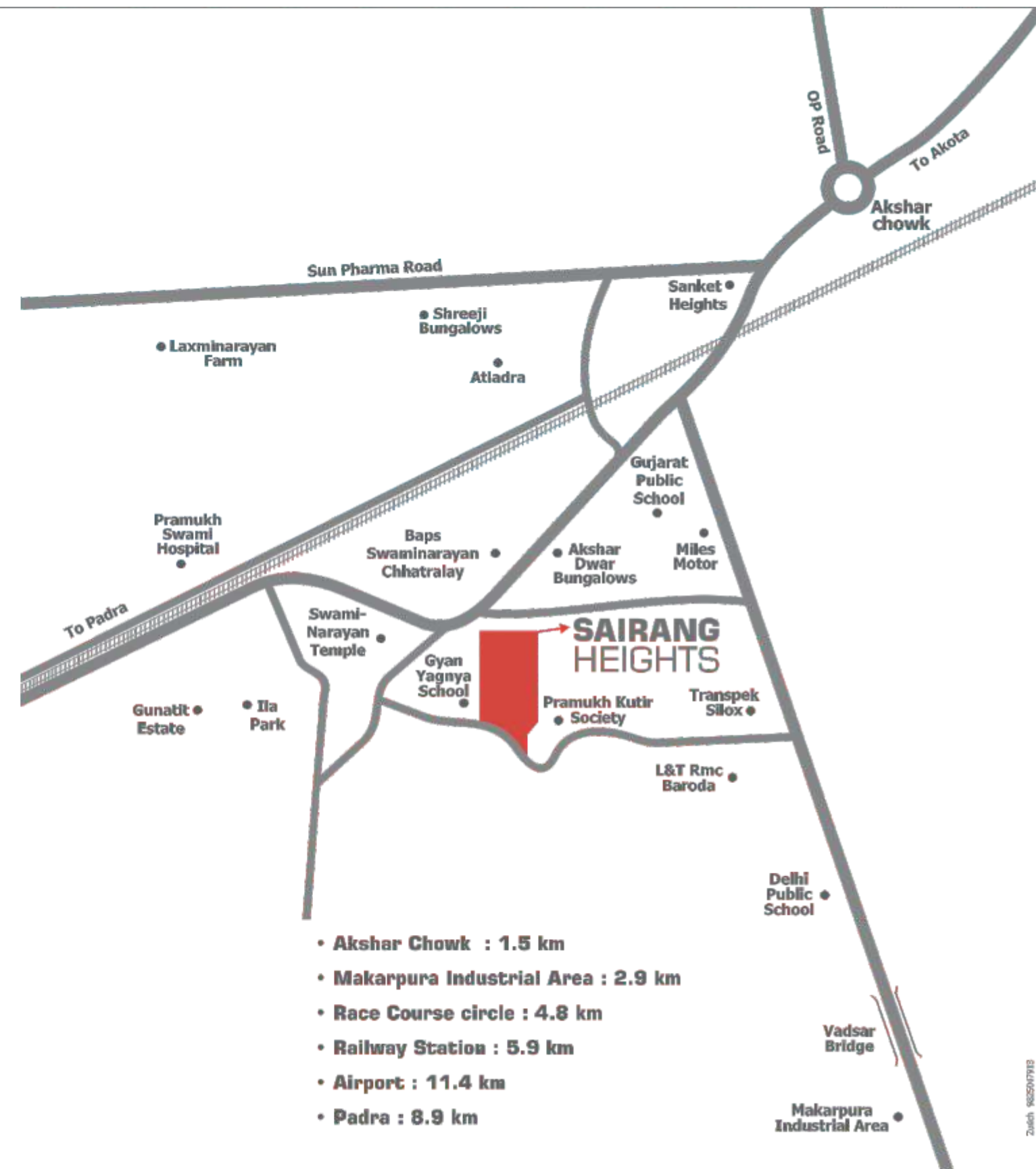
Website: www.sairangheights.com

Architect :

**DESIGN STUDIO ~ RUCHIR SHETH**

Structural Engineer :

**ZARNA ASSOCIATES ~ VINUBHAI R. PATEL**



# SAIRANG HEIGHTS

2 & 3 BHK AFFORDABLE FLATS WITH ULTRA MODERN AMENITIES FOR COMPLETE FAMILY





**INTRODUCE YOUR FAMILY TO EXCELLENCE...**



Welcome to good living. In the truest sense of it!  
**SAIRANG HEIGHTS**

Good life comes with an all-Encompassing array of amenities that promise fulfillment of all that you wish for in your home lifestyle.

Catering to the dreams of your complete family.

Good living, at **SAIRANG HEIGHTS** does not stop over mere words but concretely solid Execution.







**3 BHK  
TYPICAL  
FLOOR PLAN**



SBA : 1427.00 sq. ft.





LAYOUT PLAN

**CLUB House Area : 3830 sq.ft**  
**Garden Area : 13780 sq.ft**

**CLUB FIRST FLOOR PLAN**







**2 BHK  
TYPICAL  
FLOOR PLAN**



SBA : 1015.00 sq.ft.





#### AMENITIES

- Gated community township
- 13780 sq.ft landscape garden
- 3830 sq.ft club house
- Multipurpose gaming courts
- 2 elevators in each tower
- Internal road with paved side
- Swimming Pool
- Home Theater
- Well equipped Gym
- Multipurpose Court
- Indoors Games
- Children's play area
- 24x7 Security with Monitoring system
- Well finished Skating Rink
- 24 Hours water supply
- Fire fighting system on each floor
- Gas pipeline provision (subject to corporation)





#### SPECIFICATIONS

**Building :** Building with RCC frame in accordance with the structure engineer design.

**Flooring :** Vitrified tiles in entire flat.

**Kitchen :** Granite platform with SS sink and glazed tiles dedo up to lintel level.

**Door & Windows :** Decorative Main door with wooden frame. Internal oil painted flushed door. Powder coated aluminum windows

**Bath/WC :** Quality bath fittings in all toilets with glazed tiles dedo upto lintel level.

**Plaster :** Internal smooth finished plaster with distemper, External sand face plaster with semi acrylic paint.

**Electrification :** Single phase concealed wiring. Power outputs for television & telephone in drawing room, 1 Geyser Point, 1 AC point in Master Bedroom.

#### NOTES

1) Right regarding building plans, specifications and information are reserved with the developers and are subject to change without any notice. 2) Civil work changes regarding exterior elevation and finished are strictly prohibited and shall be controlled by the developer and the building association. 3) Locations of finishes are as per applicable plan or at the Developers sole discretions. 4) All visuals shows in the brochure are indicative. They are artists's representations and are subjects to change. 5) Possession of the unit will be given 30 days after the receipt of full and final dues. 6) Stamp duty and registrations fees, maintenance, developments charges & services tax or any other Govt. levies will be charged extra. 7) This catalogue does not form part of legal document.