



SWAGAT
CALLISTA
THE HEAVEN HOME FOR HAPPINESS.

2 & 3 BHK LUXURIOUS HOMES





welcome to
your place in **SWAGAT CALLISTA**

Embrace The Feeling Of Being At The Top Of The World

Everything About Your Home At **SWAGAT CALLISTA** Displays Opulence

And Elegance, Move In, Start Living The Envied Life.

2 & 3 BHK EXCLUSIVE APARTMENTS



OUR CREATION YOUR PRIDE

Imagine a complete life. Complete with luxury, safety and happiness. A lifestyle that is king-sized, filled with grandeur and unparalleled comfort. with everything at your door-steps, You will hardly feel the need to leave **SWAGAT CALLISTA** premises.

REACHING NEW HEIGHTS IN AESTHETIC LIVING!



- Vertical Luxury
- Higher quality of living
- Spacious Modern living
- Harmonious Aesthetic Elevation
- Elevated Living with Breathtaking Views
- Living with Stunning Balcony Views

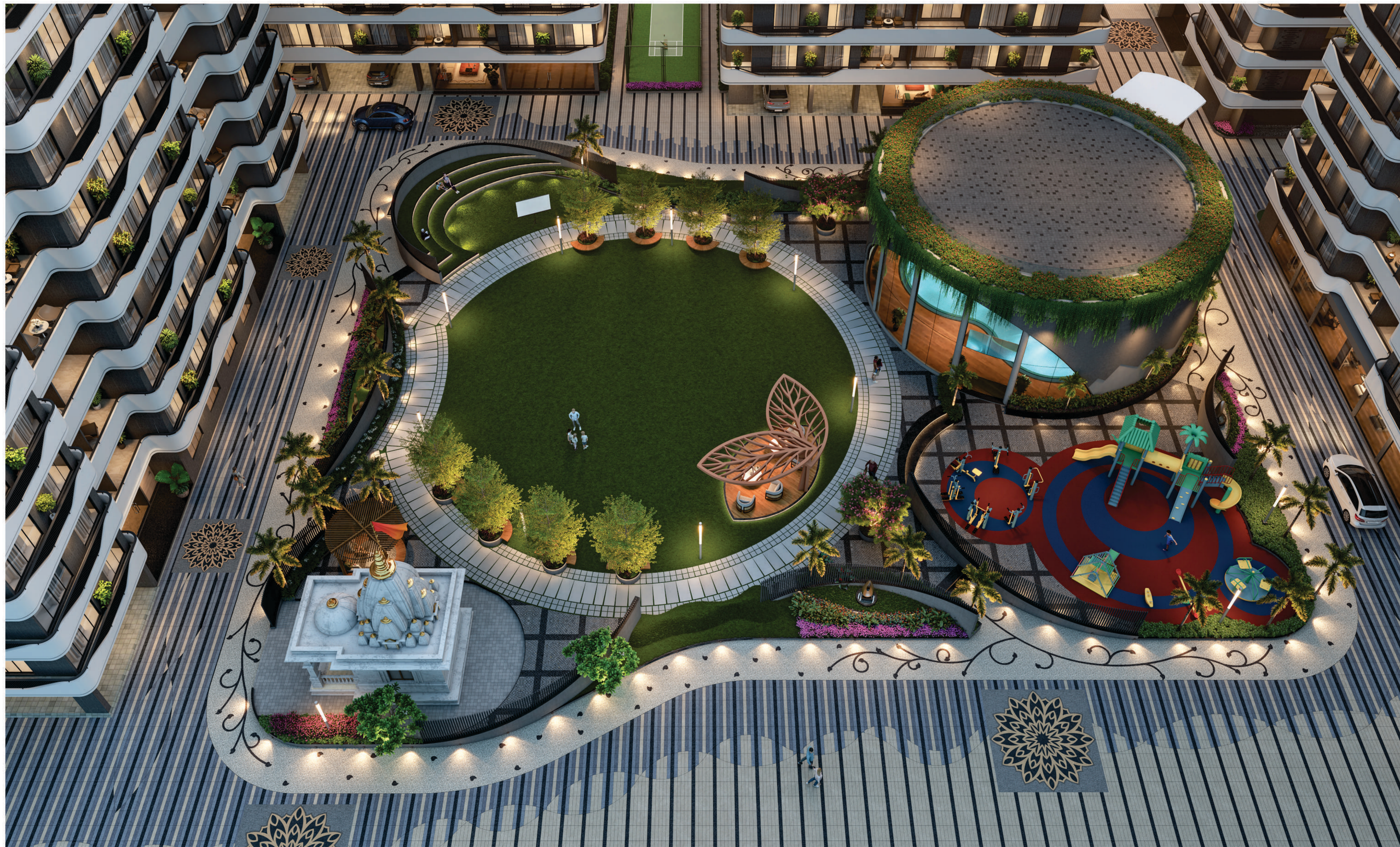




FOR YOUR
INDOOR & OUTDOOR
ACTIVITIES

SIMPLICITY IN NATURE'S EMBRACE
**OUR LANDSCAPE
DESIGN**







FOR YOUR
RELAXATION

FLOWER GARDEN

BANQUET / MULTIPURPOSE HALL

PICKUP & DROP OF ZONE

BABY POOL

OPEN MOVIE THEATER

GREEN GYM

SCULPTURE WATER BODY

GAZEBO WITH SITTING


SWIMMING POOL



modern architecturer

at **SWAGAT CALLISTA**, beyond the stunning first impression
lies an equally rich and gratifying living experience.



 **FOR RECEPTION** | Our reception is your first impression of us

GROUND FLOOR PLAN



22+ LUXURY
IN CALLISTA CAMPUS

- 1 ENTRY & EXIT
- 2 SECURITY CABINS
- 3 PICK UP & DROP OF ZONE
- 4 AUTOMATIC BARRIER
- 5 RECEPTION
- 6 IN DOOR GYM
- 7 TEMPLE
- 8 SCULPTURE WATER BODY
- 9 GAZEBO WITH SITTING
- 10 JOGGING TRACK
- 11 GREEN GYM
- 12 TODDLER'S PLAY & SITOUT
- 13 DECK
- 14 SWIMMING POOL
- 15 BABY POOL
- 16 LAWN AREA
- 17 BANQUET HALL AT FIRST FLOOR
- 18 GUEST ROOMS
- 19 LIBRARY
- 20 INDOOR GAME
- 21 BADMINTON COURT
- 22 NET CRICKET
- 23 OPEN MOVIE THEATER
- 24 ACUPRESSURE TRACK
- 25 AMPHITHEATER WITH SITTING
- 26 ENTRY & EXIT RAMP
- 27 GROCERY STORE

60' WIDE ROAD

60' WIDE ROAD

80' WIDE ROAD



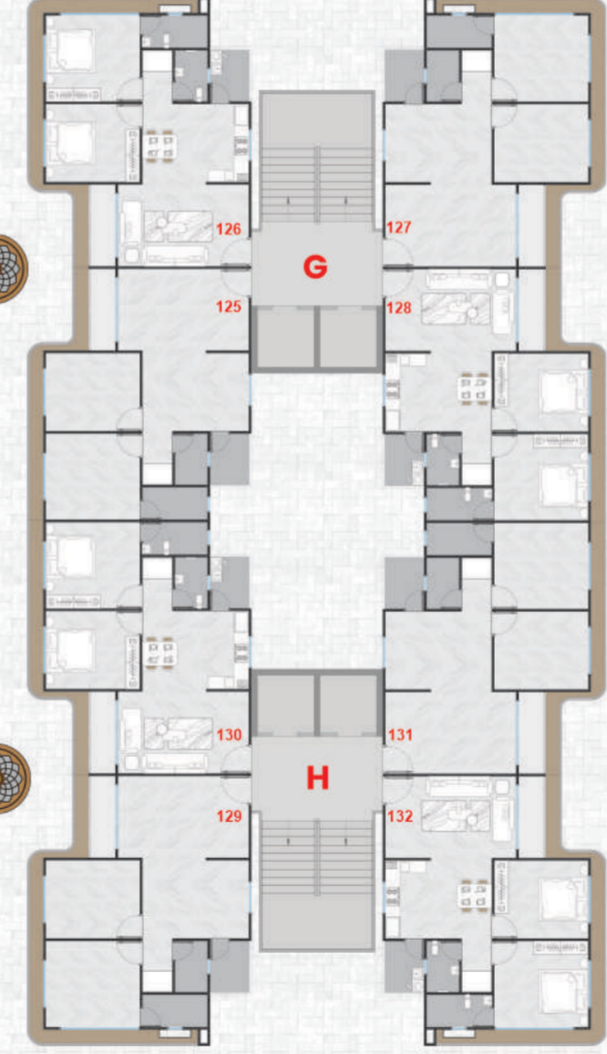
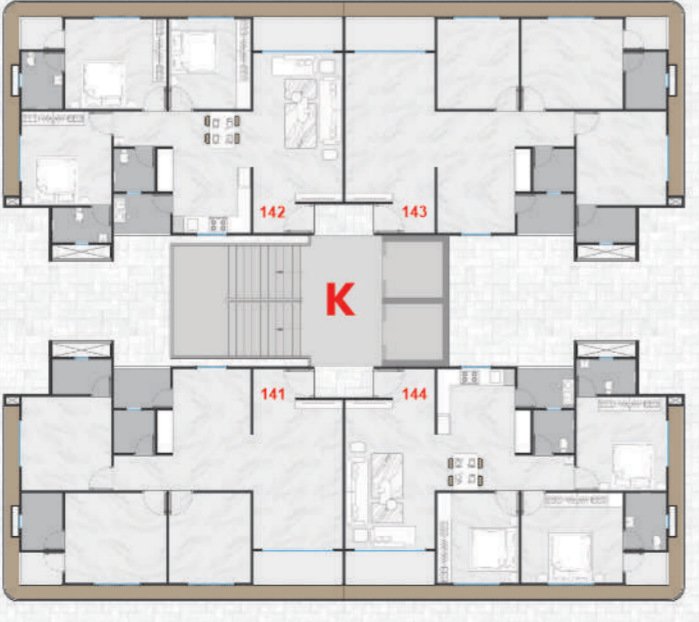
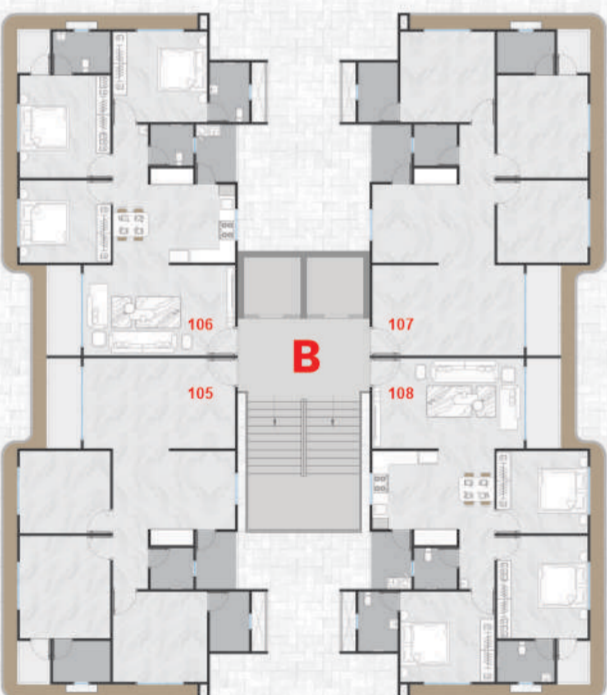
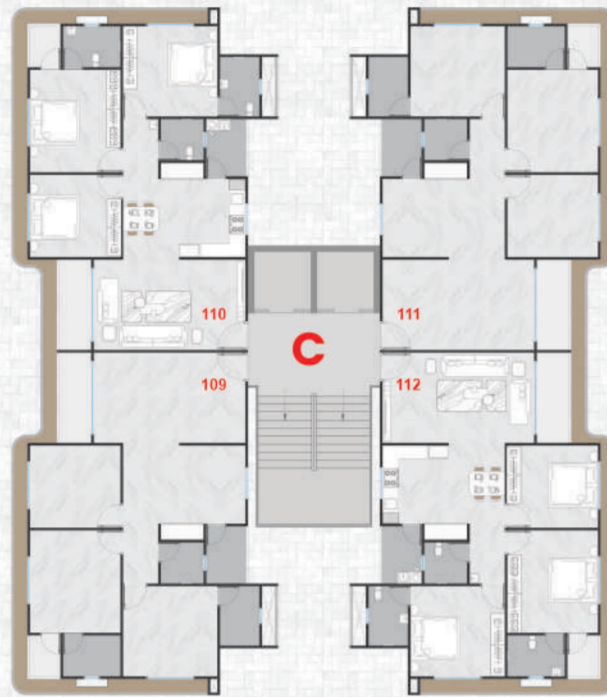
ENTRY

EXIT

GATE

BADMINTON
COURT

NET CRICKET







FOR
SWIMMING

Dive into Serenity Our Swimming Pool Oasis

A

3 BHK FLOOR PLAN



CARPET AREA AS PER RERA (SQ. FT)

FLAT	877.02
BALCONY-1	43.47
BALCONY-2	17.32
WASH	31.31
TOTAL	969.12

**B C**

3 BHK FLOOR PLAN



CARPET AREA AS PER RERA (SQ. FT)

FLAT	899.83
BALCONY-1	43.47
BALCONY-2	19.15
WASH	33.68
TOTAL	996.13



D K 
3 BHK FLOOR PLAN

CARPET AREA AS PER RERA (SQ. FT)	
FLAT	922.11
BALCONY-1	43.04
BALCONY-2	19.15
WASH	33.68
TOTAL	1017.98



D-113 | K-141

D-116 | K-144



CARPET AREA AS PER RERA (SQ. FT)	
FLAT	618.54
BALCONY	37.77
WASH	26.14
TOTAL	682.45

E-118 | J-138

E-119 | J-139

F-122 | I-134

F-123 | I-135



E-117 | J-137

E-120 | J-140

F-121 | I-133

F-124 | I-136

G H N
2 BHK FLOOR PLAN



CARPET AREA AS PER RERA (SQ. FT)	
FLAT	615.74
BALCONY	36.80
WASH	30.34
TOTAL	682.88





FOR
INDOOR GAMES

Choose your weapon and play



FOR
GYM

Exercise the body, exercise the mind



FOR
SAMPLE FLAT

Live, love, and decorate your home





Specification



GRASSY GREEN SPACE

- Designed lighted landscaped garden.
- Garden having party lawn for enjoying celebration.
- Gazebo for Senior citizen.
- Children play area with sit out
- Jogging Track
- Green Gym
- Outdoor Games
- Lighted Water Cascade



CAMPUS FACILITY

- Temple For Praying
- Banquet Hall
- Swimming Pool & Baby Pool
- Guest Bedrooms For Great Hospitality
- Gymnasium Hall For Your Health.
- Grocery Provision Store



CAMPUS SECURITY

- C.C.T.V.Camera with 24 hours recording system in entire campus for safety of members.



KID'S SEGMENT

- Table Tennis
- Pool Table
- Facility For Card, Carom & Chess
- Library



WELCOMING AREA

- Reception area with interior design & guest
- waiting lounge.
- Decent name plate.
- Glass main door & Backside door in reception



WINDOW

- Aluminum Section with glass
- Granite Frame Sill
- Window in living room & bedroom for air
- Ventilation



DOOR

- Wood frame in Main Door, Balcony & Wash
- Granite Frame in other Doors
- Flush doors with S.S. hardware fittings and lock in all doors.



PLUMBING

- I.S.I. brand CPVC & UPVC plumbing & Drainage piping & centrally hot water plumbing system & point.



WATER TANK

- Overhead Water Tank In The Each Building
- Underground Water Tank



KITCHEN

- Granite platform with S.S.Sink
- Granamite/Glaze tiles up to lintel level
- Granite racks in store
- Glazed tiles up to lintel level



PARKING

- Ground & Two Level Basement Parking



FIRE SAFETY

- Fire safety provision as per authority Norms



LIFT

- Automatic two elevators of standard company in each Building
- Lift with S.S.Cabin



GATE

- Entrance/Exit Gate on 60 feet wide T.P.road
- Security cabin
- Lighted project name shield
- Picup & Drop of Zone



POWER BACK-UP

- Generator with Only Light & Fan 8 points in 3bhk Flat & 6 Points in 2bhk Flat
- Lift, Garden, Swimming Pool, Banquet hall, campus, Water pumps, Common passage & parking lights



BATHROOM

- Bath fittings In standard company
- Granamite /Glaze titles in dedo & floor.
- Wall hung closet with seat cover in all toilet.



INTERCOM FACILITY

- Main gate, reception, club house to flat.
- Flat to flat.



ELECTRIFICATION

- Modular Switches.
- Concealed Circuit Wiring.
- Electric Points In All Rooms.
- M.c.b.in Individual Flat For Safety.
- Generator C.o. Switch For Individual Flat.
- Two Way Light & Fan Points.
- High Ampere Special Electric Point For Freeze,
- Oven, Mixer, R.o. Plant, Floor Mill & Washing Machine.
- Special Point For T.v. In Living Room



ROAD

- Pavers block/R.C.C.Road.



STRUCTURAL DESIGN

- Considering Last earth quake.



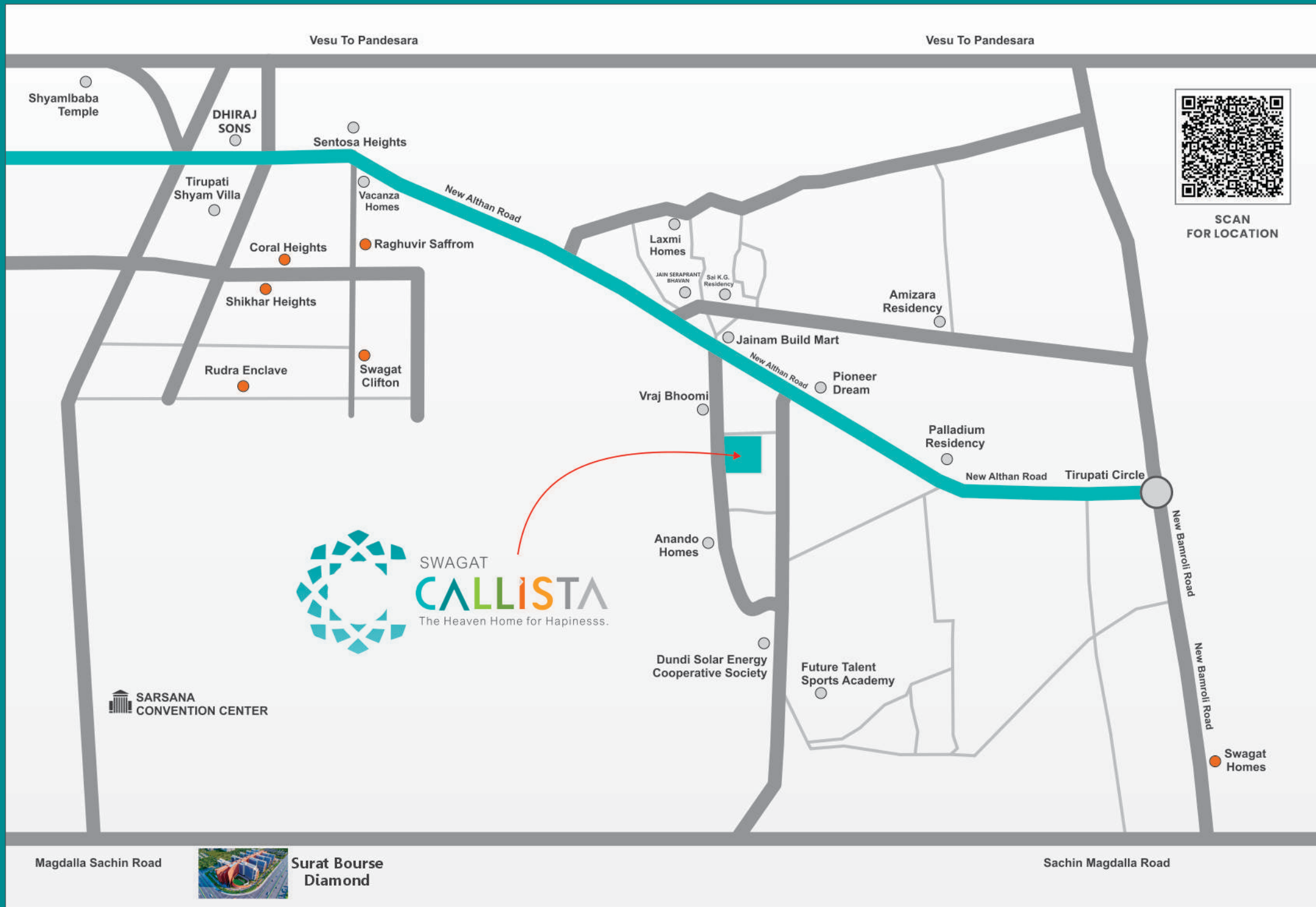
ENAMEL

- Texure on external wall with paint.
- Colour in common areas
- Putty on internal wall



TITLE

- Loanable clear title.
- Registered sale deed for individual members.
- Building Use Certificate.
- Airporat N.O.C
- Lift Licence
- Fire N.O.C.



SCAN FOR LOCATION



CORPORATE OFFICE

117, 1st Floor, Raghuvir Business Park,
Near Shantiniketan, Udhana Magdalla Road,
Vesu, Surat.

OFFICE : 78740 82362 / 99245 34111

FOLLOW US

Email : swagatcallista@gmail.com
Website : www.swagatdevelopers.in



SITE ADDRESS

Swagat Callista, Opp. Jainam Build Mart,
New Althan Bamroli Road, Bamroali, Surat.

DISCLAIMER

- Any amendments in rule & regulations by authorities will be bound to all members.
- All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, SMC taxes and every other charges like society maintenance, safety grill, incidental charges (drainage, water supply, IC, etc.) gas connection, electrical connection charges (GEB charges, cabling etc.) including material & labour cost are to be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of making any changes in the scheme & it shall be bound to all members.
- This booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice.
- The interior design/furniture work/lighting/plantation/ architectural presentation /taglines & literature/ measurements etc. shown in this brochure is just for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project, as unit is sold without furniture.

architects



structure designer



