

PROJECT BY



An ISO 9001 : 2008 Certified Company

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IMPRESSIVE
IN EVERY VALUE

2 & 3 BHK
Rendezvous Living

"Mid Pleasures & Palaces
though we may roam...
Be it ever so humble,
there is no place like HOME!"
-John Howard Payne



Sentosa... meaning peace & tranquillity!

Bringing you the home your dreams where you will find yourself engulfed in serene world combining all the worldly pleasures!

Coming up at the most envious location of Surat, Sentosa Heights is luxury incarnated in stones, bricks & mortars shaping your beautiful future. A future that will have joys, happiness, hopes, celebration, love & above all the sense of belongingness!



MAIN ENTRANCE GATE



DOORS TO THE BEAUTIFUL
FUTURE OPEN HERE...

Step in... as whole new world of harmonious living awaits you.



CLUB HOUSE



LET YOUR EYES SIP THE
BEAUTY ALL AROUND...

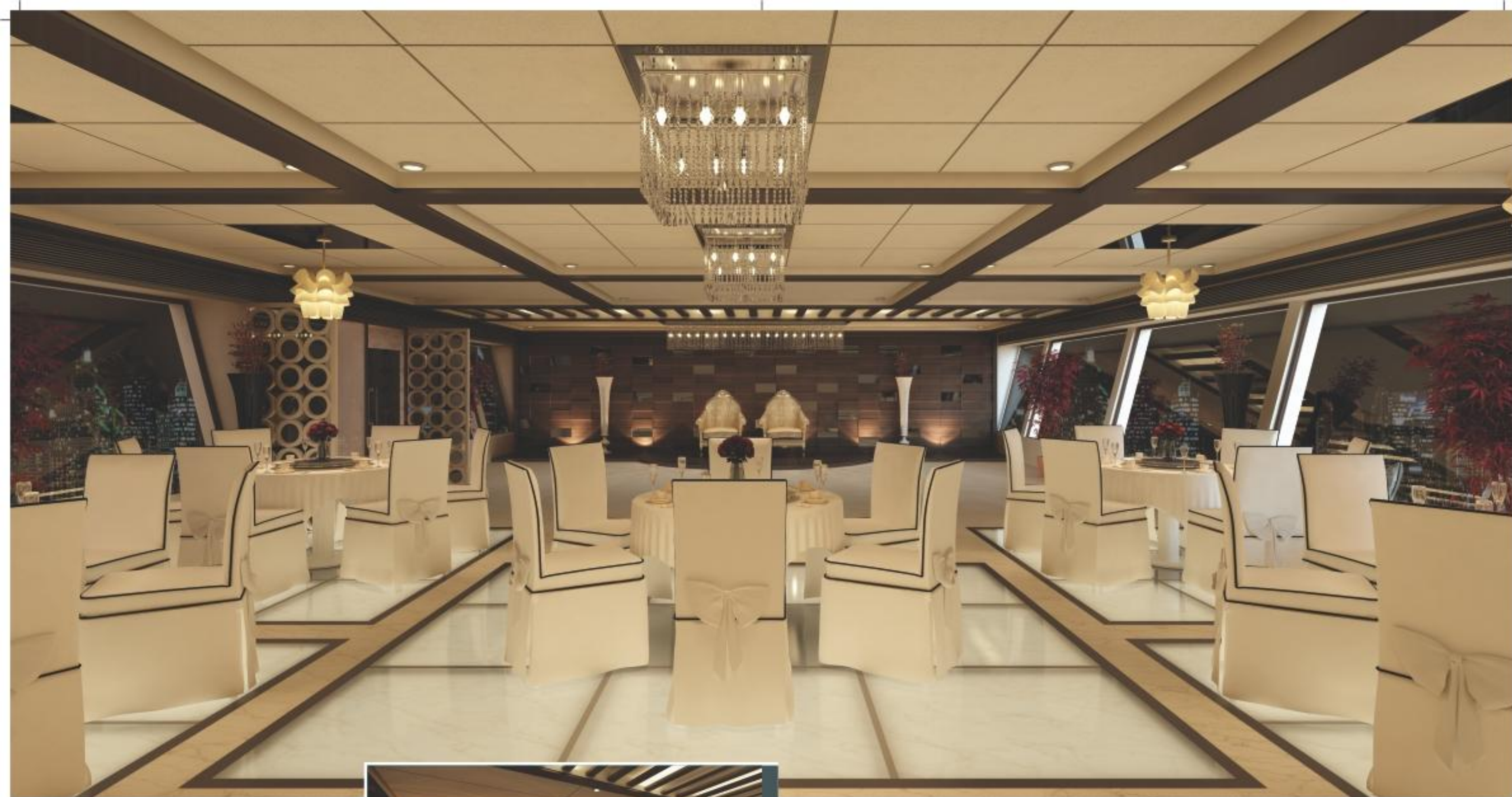
Move in.. as pristine & pure surroundings pamper you.



BANQUET HALL



LET YOURSELF EXPERIENCE
THOSE CHILDLIKE JOYS...
Jump in... as realms of unbound happiness cuddles you.



BANQUET HALL (INTERIOR)



IT'S TIME FOR YOUR WORRIES
TAKE A BREAK...

Get in... as merry moments of life encompasses you.



GIVE WINGS TO
YOUR DREAMS...

Gaze in... as never-ending serenity touches you.



POLE FOUNTAIN



MAKE LIFE AN
ENJOYABLE GAME...

Walk in... as air of rejuvenation surrounds you.

HERE FLOWS THE STREAM
OF PURE BLISS...
Dip in... as waves of contentment soaks you.



LUXURIOUS EXCELLENT AMENITIES

A.C. IN BEDROOM

- One split A.C. in master bedroom

A.C. BANQUET HALL

- Enormous fully air conditioned banquet hall for marriage & other functions.

EDUCATIONAL AMENITIES

- A.C. reading room for better education of students
- Special A.C. reading area for senior citizen

CENTRAL HUGE LUSH GREEN LANDSCAPED GARDEN

- The central garden covers the area of 40,000 Sq. Ft.
- The central garden has Party Lawn with Multi Functional Stage for Enjoying Birth, Marriages & Party Celebration
- Gazebos for senior citizen
- Hale and hearty Yoga Park
- Paddling Pool for children
- Glorious water cascade
- Jogging Track
- Fire camp seat-outs



CLUB HOUSE

- Provision of unisex gymnasium hall
- Talent for Billiards & Table tennis

IMPORTED KID'S ZONE

- Well distinct toddler zone with rub down ditch
- Beautiful children play area having imported toddler recreational game zone.

REFLECTIVE GLASS

- Prerequisite of reflective glass in all windows for heat protection

R.O WATER SYSTEM

- Prerequisite of R.O water purifier for healthy life

TEEN'S ACTIVITY

- American basketball
- Provision of badminton court
- Oval shaped skating rink
- Lawn tennis court

WELCOMING AREA

- High interior reception
- Guest waiting Lounge with unique coloured imported fleece sofa and decent teapoy
- Decent flute name plate
- Intercom facility for communication with individual member, club house, banquet hall & security gate.
- Glass main door & S.S. back door
- C.C.T.V camera with 24 hours recording system for safety of members



TYPICAL LAYOUT PLAN

LEGEND

- 01 MAIN ENTRANCE GATE
- 02 FOUNTAIN
- 03 GAZEBO FOR SENIOR CITIZEN
- 04 LAWN SEATING
- 05 POLE FOUNTAIN
- 06 JOGGING TRACK
- 07 CENTRAL PARTY LAWN
- 08 STAGE WITH TENSILE STRUCTURE
- 09 SEMI LAWN AREA
- 10 SEATING
- 11 BANQUET HALL
- 12 WATER PROJECTION
- 13 SPLASH POOL
- 14 KID'S PLAY AREA
- 15 ENTRANCE TO PARTY LAWN
- 16 FIRE CAMP
- 17 CLUB HOUSE
- 18 AMERICAN BASKET BALL
- 19 BADMINTON COURT
- 20 SKATING RINK
- 21 TODDLER'S PLAY AREA
- 22 TENNIS COURT
- 23 YOGA PARK
- 24 RAMP
- 25 CAR PORCH
- 26 COMMERCIAL COMPLEX



150' WIDE ROAD

ENTRY

25' WIDE APPROACH

25' WIDE APPROACH

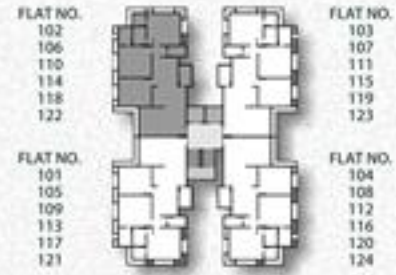
25' WIDE APPROACH

24

3 BHK

TYPICAL UNIT PLAN

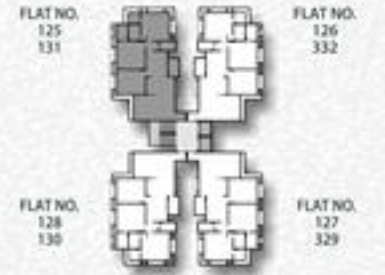
TOWER - A,B,C,D,E,F



3 BHK

TYPICAL UNIT PLAN

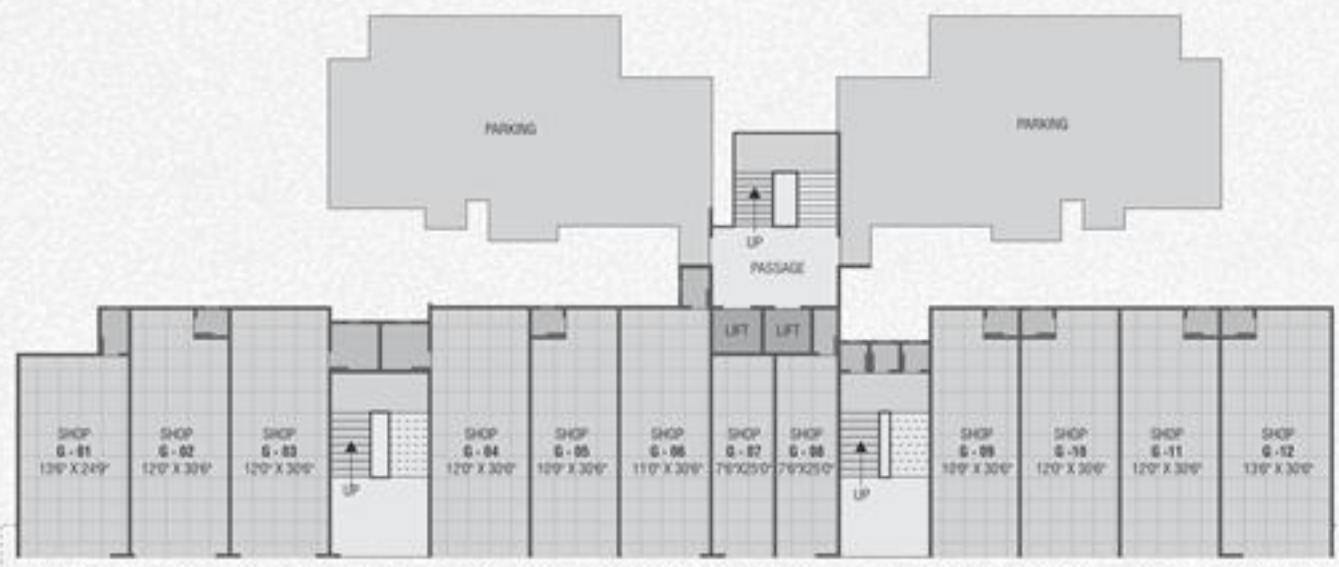
TOWER - G,H





SHOPS

GROUND FLOOR PLAN



SHOPS

1st & 2nd FLOOR PLAN



BENCHMARK AMENITIES

FLOORING

- Vitrified granamite tiles of 1 meter x 1 meter in living room and 24" x 24" fully granamite tiles in all other rooms including Kitchen & Dining of standard company

KITCHEN

- "L" shaped black granite platform with S.S. Sink having drain board
- Designer granamite tiles up to lintel level
- Glass wash basin in common area

BATH-ROOM

- Deluxe Bath fittings by excellent series of single level divertor
- Designer granamite tiles in dedo & floor
- Wall hung closet with seat cover
- Wall hung wash basin with half pedestal
- False ceiling in each bathroom

DOOR

- Decorative pinewood main door with designer sun mica along with handle and safety lock
- Waterproof pinewood flush doors with Sal wood Frame in-house & brass hardware fittings

WINDOWS

- Anodized aluminium section with reflective glass for heat protection
- Well polished black granite double chamfered sill

CAMPUS FEATURES

FOUR SIDE OPEN FLAT

- Each flat is open from all four sides which gives maximum cross ventilation
- Each flat have 25' distance which give privacy & full air circulation to members
- Each building have 52' clear span which gives massive wind to each flat

ENTRANCE GATE

- Elegant entrance gate on 150fts wide T.P. road
- Security cabin
- Well designed & lighted project name shield

GENERATOR FACILITY

- Branded silent Generator with 8 Normal points in each Flat, Lift, Water pumps, Common passage & parking lights

INTERCOM FACILITY

- Main Gate, Reception, Club House, Banquet Hall to flat
- Flat to flat

COMPOUND WALL

- Well designed compound wall around the Campus with decorative lights

STORE

- Cota stone racks with fully glazed tiles

ENAMEL

- Well finished putty on internal walls
- Texture on external wall with acrylic water proof paint
- Acrylic colour in common areas

ELECTRIFICATION

- Modular switches
- Concealed circuit wiring
- Sufficient electric points in all rooms
- M.C.B in individual flat for safety
- Automatic 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
- A.C points in master & children bedrooms
- Special points for T.V, Internet, Telephone & U.S.B Port

PLUMBING

- Under ceiling concealed modern plumbing system
- I.S.I brand CPVC & UPVC plumbing & drainage piping
- Flat-wise central plumbing system for hot water
- Separate plumbing for last 3 floors for high water pressure

ANTI TERMITE TREATMENT

- Entire campus will be treated by pest Control treatment

ALLOTTED PARKING

- Assured covered one car parking for each flat.

ROAD

- Well designed glossy pavers block road

WATER TANK

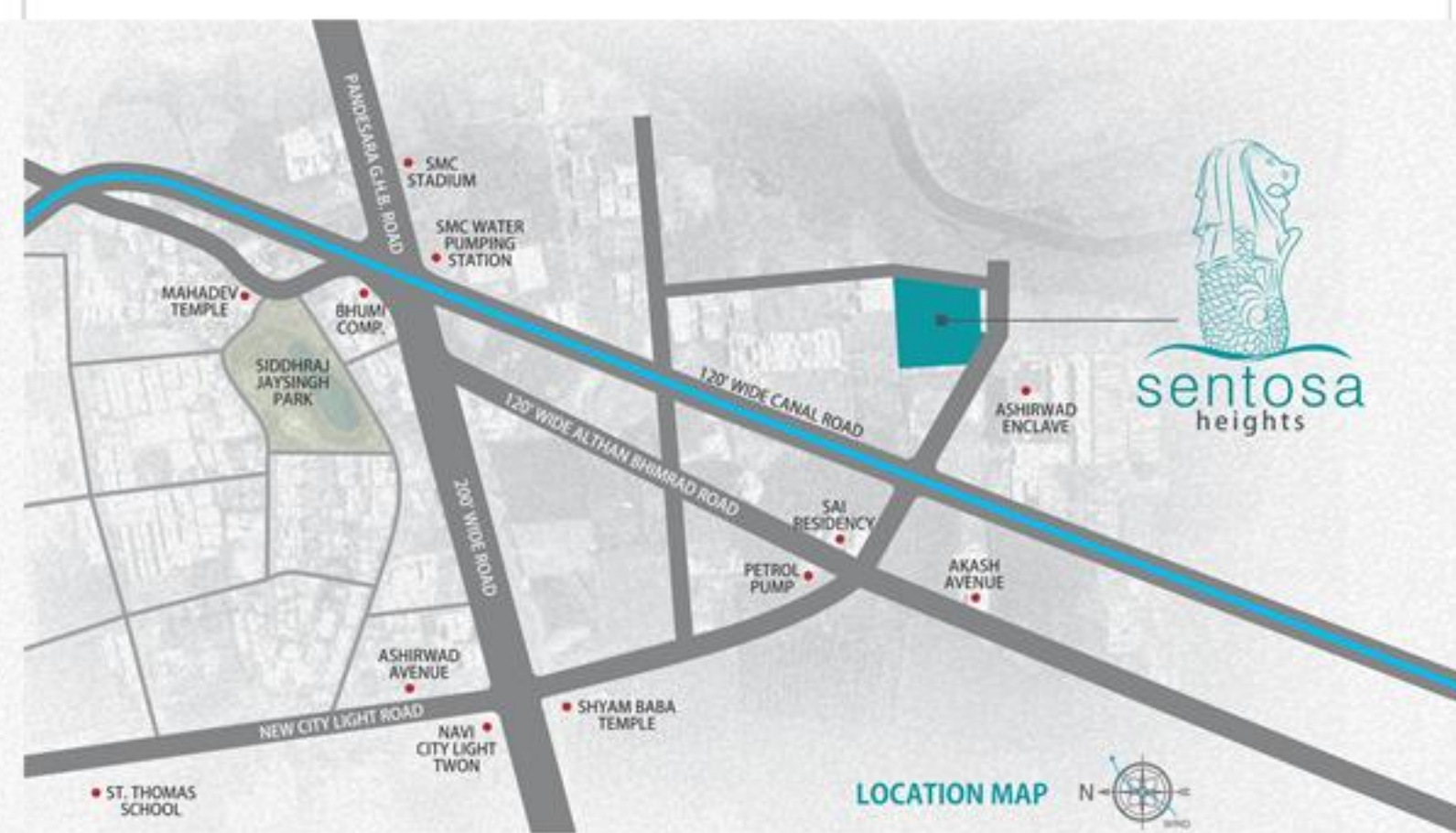
- Underground & Overhead water tank in the each building
- Separate water tank for garden and common areas

LIFT

- High speed automatic two elevators of standard Company
- Lift with A.R.D system for emergency rescue of passengers
- Lift with S.S. Cabin & digital system

TERRACE

- Special thickness & high concrete grade for terrace slab
- Double coat water proofing
- China mosaic flooring



GREEN BUILDING CONCEPT

- Tree plantation in the entire campus
- Tree plantation & landscaping outside the compound wall
- Percolating borewell for recharge of rain water & stormwater
- Building design which gives maximum cross ventilation & air circulation to reduce electric consumption
- Reflective glass in each window to protect heat which reduce electric consumption of A.C
- More than 70% area of the campus is open

SECURED ECSTASY HOME

TITLE

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

CONSTRUCTION QUALITY

- Construction work as per I.S. code maintaining high standard in quality and preciseness in building construction through qualified and dedicated team.

STRUCTURAL DESIGN

- Considering last earth quake

FIRE SAFETY

- Fire safety provision as per authority Norms

WORLD CLASS AFFILIATION

A.C. 	BATH FITTING 	AUTO LIFT
SANITARY 	FLOORING 	PLUMBING
REFLECTIVE GLASS 	KITCHEN SINK 	ELECTRIFICATION

DISCLAIMER

- Any amendments in rules & regulation by any authority will be bound to all members
- All expenses of legal document, G.E.B, extra stamp duty (if any), service tax, VAT (if applicable), society maintenance, SMC tax will be borne by members.
- External & internal changes shall not be allowed
- Before possession, execution of sale deed is compulsory
- Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking
- Developers reserves right of any changes in the scheme & it shall be bound to all members
- This brochure is only for private circulation for general information to the member & shall not form a part of any agreement. It can be changed without prior notice