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**DREAM
BIG**

The text "DREAM BIG" is centered on the page. "DREAM" is in a smaller, bold, blue, sans-serif font above "BIG", which is in a larger, bold, blue, sans-serif font. Both words have a white outline and a slight drop shadow. Below the text are two stylized, white, cartoonish clouds with blue outlines and swirls.

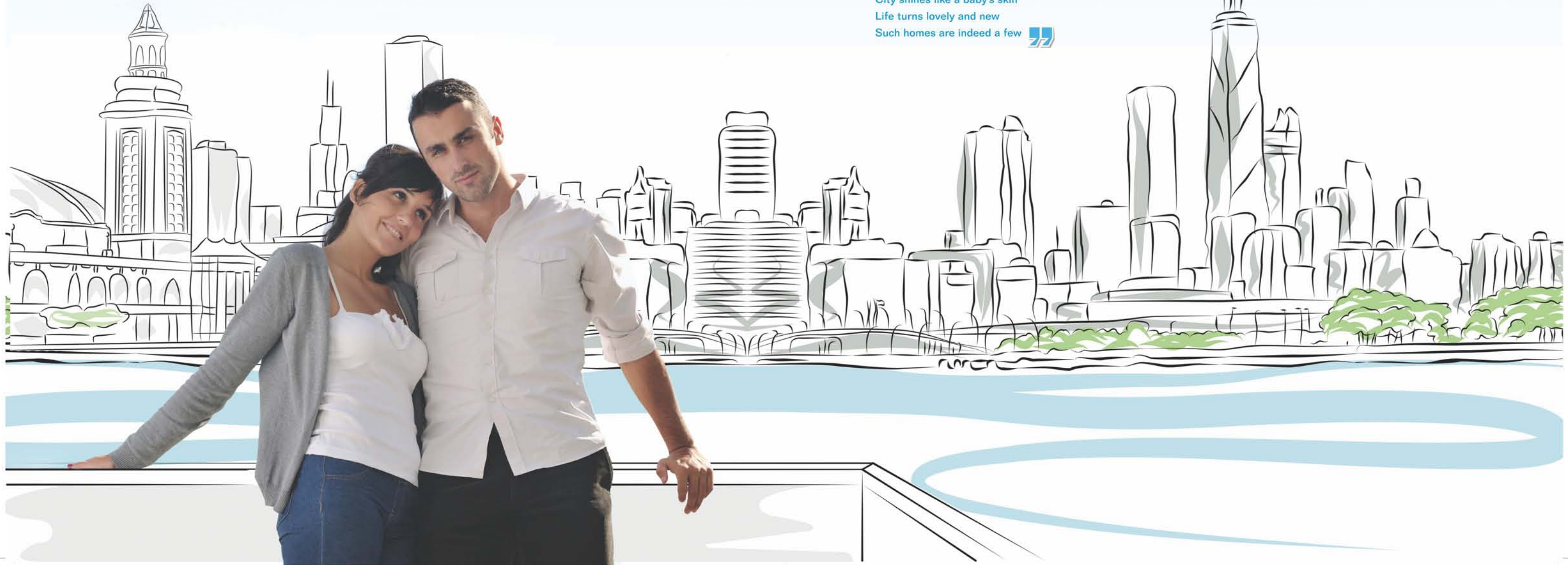
A woman with long dark hair, wearing a white long-sleeved shirt, stands with her arms raised in a gesture of joy or freedom. She is positioned in the lower center of the frame, looking upwards and to the right. The background is a vast, clear blue sky filled with soft, white, fluffy clouds. The overall mood is bright, airy, and aspirational.

**LIVE
LARGE**

CORAL HEIGHTS
Luxury that's unique



Experience living in a tall tower
Everything so fresh like a flower
The first look of the shining sun
And the birds chirping and having fun
The whole city wears a new look
Each moment unfolds like a book
And when the sun sets in
City shines like a baby's skin
Life turns lovely and new
Such homes are indeed a few





Buildings that define dreams



We are Swagat Group.

We design buildings that not only define one's space, but their dreams and aspirations too.

'Swagat', signifies the gesture of welcoming others in to one's realm. We are like a tree that has grown from humble roots for more than three decades, emerging as a real estate developer company that builds projects that surpasses the standards of excellence. With more than 2000 satisfied customers from all walks-of-life, we live up to their expectations in terms of quality and value. With a total construction area of around 20 lakhs Sq.ft., each project stands today as hallmark of quality, carving a special position for the Group in the hearts of our customers.


Swagat
Developers



★
★
**Your dream
come true**
★

Coral Heights is a dream concept of **Swagat Developers**. Built in its ultimate finesse, it's a luxury defined in leisure, custom-made for present times. Coral Heights is designed to let you live like a star, because after a hard day at work, home is where you return to. It starts right from the morning with a work-out at the gym followed by a pleasure bath in Jacuzzi, a leisure walk in the evening and many more activities that make your life wonderful. Get ready to pack your bags and live like a star. Turn the pages to know more.



Lounge

- ❑ HIGH INTERIOR ATTRACTIVE RECEPTION
- ❑ COMFORTABLE WAITING LOUNGE
- ❑ GORGEOUS DECORATIVE ENTRANCE GATE WITH SECURITY CABIN
- ❑ EYE-CATCHING COMPOUND WALL WITH CAMPUS LIGHT
- ❑ WELL-DESIGNED GLOSSY PAVER BLOCK ROAD
- ❑ ASSURED ONE COVERED CAR PARKING





Fitness

- ☐ GYMNASIUM HALL
- ☐ JACUZZI
- ☐ STEAM BATH
- ☐ MASSAGE PARLOUR





Amusement



- ❑ **MULTI FUNCTIONAL STAGE**
(BIRTHDAY, RING CEREMONY & WEDDING)
- ❑ **CHESS, CARD, CAROM, TABLE TENNIS**
- ❑ **SENIOR CITIZEN SIT-OUTS**
- ❑ **GAZEBO SITTING, STONE BOULDER SITTING**





Tiny-tots

- ❑ KID'S SEGMENT
- ❑ WELL PLANNED CHILDREN PLAY AREA
- ❑ CURVE SWAY, SLIDING, SEE-SAW
- ❑ SPLASH POOL

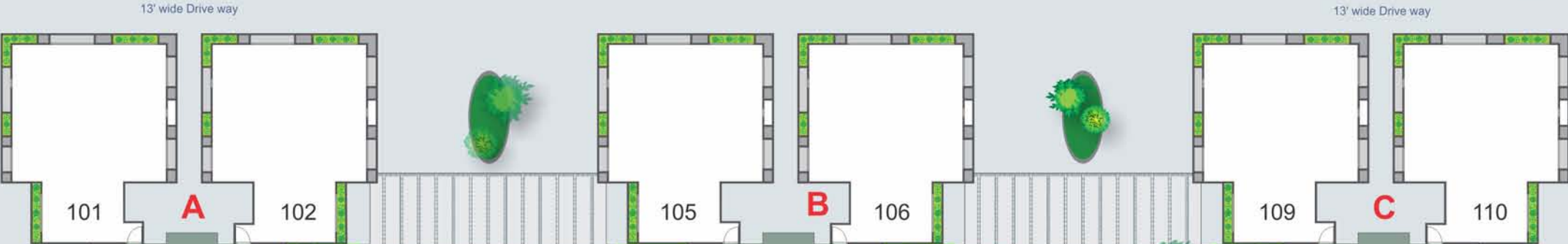
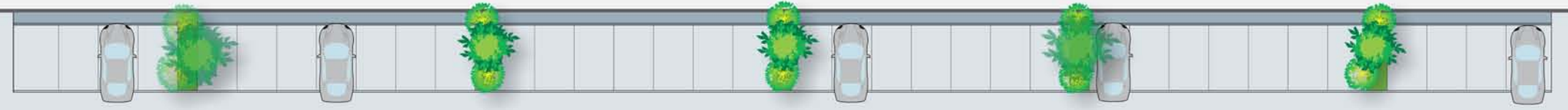


Green building concept

- ❑ GRASSY GREEN SPACE
- ❑ 18000 SQ. FT. WELL DESIGNED LANDSCAPED GARDEN
- ❑ TREE PLANTATION IN THE ENTIRE CAMPUS
- ❑ TREE PLANTATION & LANDSCAPING OUTSIDE THE COMPOUND WALL
- ❑ PERCOLATING BORE WELL FOR RECHARGE OF RAIN WATER AND STORM WATER
- ❑ BUILDING DESIGN WHICH GIVES MAXIMUM CROSS VENTILATION & AIR CIRCULATION TO REDUCE ELECTRIC CONSUMPTION
- ❑ REFLECTIVE GLASS IN EACH WINDOW TO PROTECT HEAT WHICH REDUCES ELECTRIC CONSUMPTION OF A.C
- ❑ MORE THAN 70% AREA OF THE CAMPUS IS OPEN



60'-0" wide road



Entry

Security cabinet

17' wide Drive way

13' wide Drive way

13' wide Drive way

14' wide Drive way

14' wide Drive way

12' wide Drive way

101

102

105

106

109

110

104

103

108

107

112

111

A

B

C

Badminton Court

Steam
Massage Parlor

Zakuzi

Indoor Game

American Basketball

Children's play Area

Splash Pool

Water Fountain

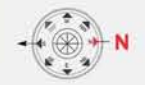
GYM

Yoga space

Gazzebo

Party Lawn

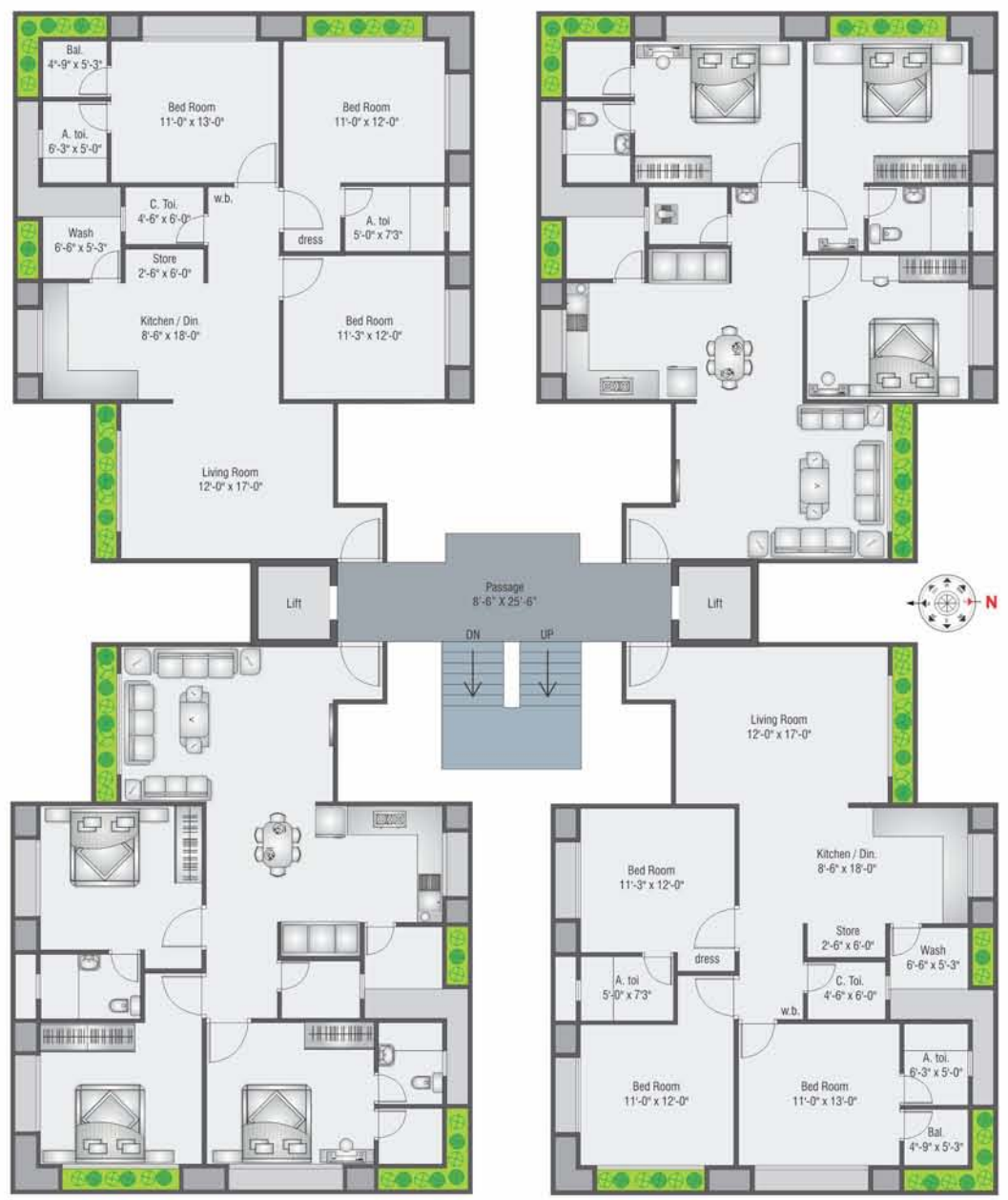
Stage





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Luxury that's unique

Typical Floor Plan





Kitchen

- ☐ Gas connection in kitchen
- ☐ Black granite platform
- ☐ Designer tiles up to lintel level
- ☐ Kota stone racks with fully glazed tiles
- ☐ S. S. Sink
- ☐ Vitrified granamite tiles (24" x 24") in kitchen

Doors

- ☐ Glass main door with handle & safety lock
- ☐ S.S back door
- ☐ Decorative main door with designer sunmica
- ☐ Water proof flush doors with Sal wood frame of standard company

Bath Fittings

- ☐ Luxurious Bath fittings of Plumber/ Jaguar Brand/Equivalent Std. Co.
- ☐ Designer granite & tiles up to lintel level
- ☐ Wall Mount Commode
- ☐ Wash basin of Cera/Equivalent
- ☐ Decorative Glass wash basin in common area
- ☐ False ceiling in each bathroom
- ☐ Plumbing & Drainage by world famous Astral/Supreme Pipes/ Equivalent
- ☐ Flat wise central plumbing system for hot water

Electrification

- ☐ Concealed circuit wiring
- ☐ Modular switches & M. C. B of Anchor Brand/ Equivalent Std. Co.
- ☐ Sufficient electric points in all rooms
- ☐ Two way light & fan points
- ☐ High ampere special electric point for freeze, oven, mixer, R.O plant, floor mill & washing machine
- ☐ 2 Split A.C. in each flat



Safe Homes

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

Treatment

- Percolating Bore Well for Rain Water Recharge
- Anti Termite Treatment
- Building Specification
- Well Structure Designed Considering Last earth quake
- Fire safety provision as per authority Norms

Water Tank

- Underground water tank & overhead water tank in each Building
- Water proofing for terrace slab
- China Mosaic flooring to act as heat reflector

Intercom & Lift

- Hi Interior automatic two elevators with ARD system of standard Company with S.S. Cabin
- Intercom facility from Reception to flat & flat to Flat



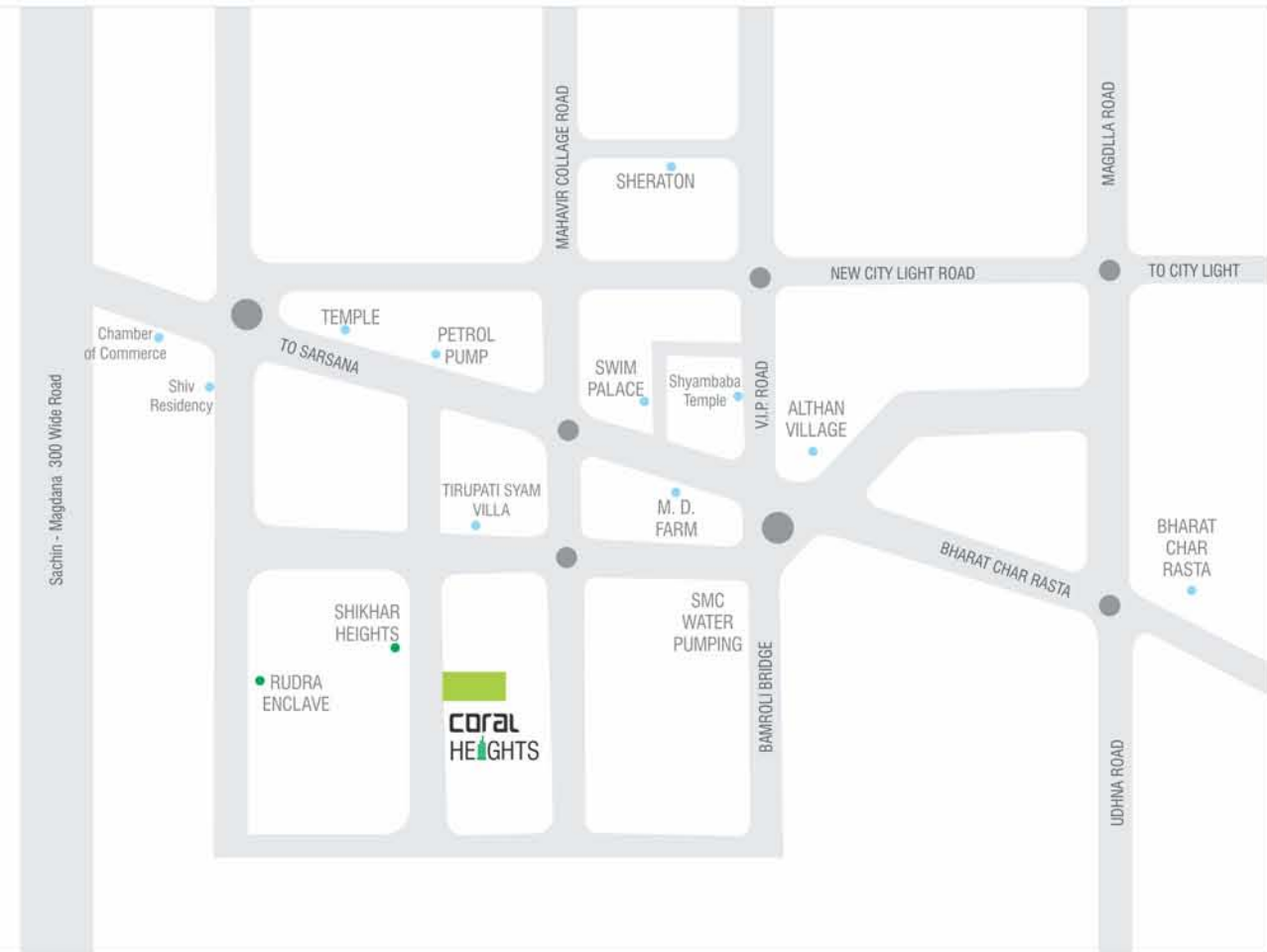
Miscellaneous

- Powder coated aluminium section with reflective glass
- Well-polished black Granite & marble seal surrounding windows
- Vitrified granamite tiles (32" x 32") in living & dinning room
- Vitrified granamite tiles (24" x 24") in all other rooms



Power Back-up

- Silent Generator with 8 normal points in each Flat & Lift, Water pumps,
- Common passage & parking lights
- Textured on exterior wall with acrylic paint
- Well finished putty on internal wall
- Velvet / Acrylic colour in Common areas



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