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Swagat
Clifton
2 & 3 BHK Luxurious Residency





A symbol of magnificence and glory

Beautiful and awe-inspiring Swagat Clifton has a highly distinguished persona, it is class apart, magnificent and glorious. Desired by everyone, meant for choicest, it is worth inviting envy !





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Height of luxury

Immersed in nature and it's perpetual beauty ! The comforts that one gets at home cannot be compared to any other place in the world. It is nature in it's pristine form which provides health, happiness and peace of mind to the stressed souls.





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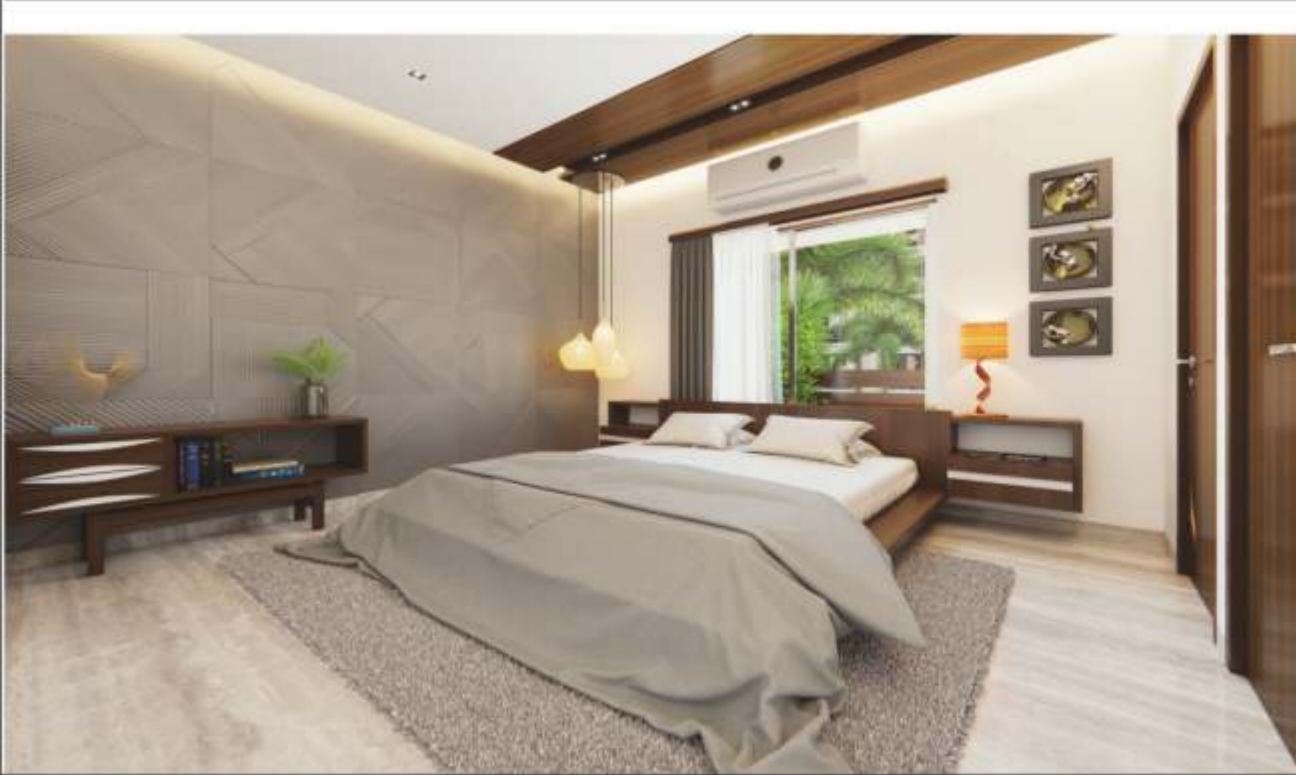
turning dreams into reality

One that you will love... One that will last a lifetime... Every reality we encounter has its seed in someone's dream. And very often, the dream is such, That even when it becomes a reality, it still feels like a dream.....





Book your Dream Here...



It's time to live notch higher at Althan's tallest masterpiece



LAYOUT PLAN

LUXURY IN CAMPUS FEATURES

- 1 MAIN ENTRY
- 2 EXIT
- 3 SECURITY CABINS
- 4 DROP OF ZONE
- 5 FOYER
- 6 WATER BODY
- 7 BADMINTON / MINI TENNIS COURT
- 8 AMERICAN BASKETBALL
- 9 CRICKET PITCH
- 10 CHILDREN PLAY-AREA
- 11 GREEN GYM
- 12 JOGGING TRACK
- 13 FOUNTAIN
- 14 TODDLER PLAY AREA
- 15 GAZEBO WITH SITTING
- 16 PARTY LAWN
- 17 MULTIPURPOSE HALL
- 18 INDOOR GAMES
- 19 GYM
- 20 SITTING AREA
- 21 PEDESTRIAN ENTRY
- 22 RAMP ENTRY / EXIT

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60' WIDE ROAD

40' WIDE ROAD





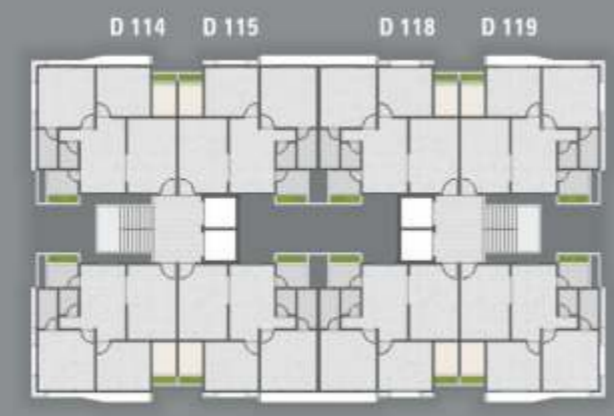
CARPET AREA AS PER RERA (Sq. Mt.)	
Flat	80.85
Balcony-1	6.14
Balcony-2	1.41
Wash	3.88
Unit	92.28



(TYPE - A,B,C - 3 BHK)



CARPET AREA AS PER RERA (Sq. Mt.)	
Flat	58.26
Balcony	3.05
Wash	2.71
Unit	64.02



(TYPE - D - 2 BHK)



(TYPE - E,F - 2 BHK)

Extra ordinary Elegance....



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Comfortable Living

To make your living experience comfortable and enjoyable, Homes at Swagat Clifton have been designed keeping your comfort in mind. Attractive design and fine finishing gives your home an exquisite feel. A comfortable home is a happy home. And life is more enjoyable in a happy home.

LUXURIOUS FEATURES

GRASSY GREEN SPACE

- Designed lighted landscaped garden.
- Garden having Party Lawn for enjoying celebration.
- Gazebo for senior citizen.
- Garden with children play area.
- Jogging track.
- Outdoor games.
- Lighted water cascade.
- A.C. multi-purpose hall.

CAMPUS SECURITY

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

KID'S SEGMENT

- Gymnasium hall for your health.
- Table tennis.
- Facility for card, carom & chess.
- Toddler zone.

WELCOMING AREA

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

UNIT SPECIFICATION



DOOR

- Salwood frame in all doors.
- Flush doors with S.S. hardware fittings and lock in all doors.



WINDOWS

- Aluminium section with glass.
- Granite Frame sill.
- Window in living room & bedroom for air ventilation.



STORE

- Kotta / marble racks.
- Glazed tiles up to lintel level.



PLUMBING

- I.S.I brand CPVC & UPVC plumbing & drainage piping & hot water plumbing point.

BATHROOM

- Bath fittings by Cera or Jaguar or Equivalent co.
- Granamite / Glaze tiles in dedo & floor.
- Wall hung closet with seat cover in attached toilet.
- Orisapan in common toilet.



KITCHEN

- Granite platform with S.S. Sink.
- Granamite tiles up to lintel level.
- Wash basin in common area.



FLOORING

- Granamite tiles flooring in living, kitchen & dining area.
- Granamite tiles flooring in all rooms & other area.

TITLE

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

STRUCTURAL DESIGN

- Considering last earth quake.



ENAMEL

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

CAMPUS FEATURES



COMPOUND WALL

- Compound wall around the campus with lights.



ROAD

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



ENTRANCE GATE

- Entrance gate on 60 feet wide T.P. road.
- Security cabin.
- Lighted project name shield.



PARKING

- Assured One car parking for each Flat (on Ground Floor or in Basement.)



INTERCOM FACILITY

- Main gate, reception, club house, multi-purpose hall to flat.
- Flat to flat.



LIFT

- High speed automatic two elevators of standard Company in each building.
- Lift with S.S. Cabin.



FIRE SAFETY

- Fire safety provision as per authority Norms.



WATER TANK

- Overhead water tank in the each building & Underground water tank.



POWER BACK-UP

- Generator with 8 Normal points in 3bhk Flat & 6 Normal points in 2bhk Flat, Lift, Water Pumps, Common passage & parking lights.

KEY PLAN



Disclaimer :

• Any amendments in rules & regulation by any authority will be bound to all members. • All expense of teagle document ,extra stamp duty (If Any), GST, Society maintenance, safety grill, incidental charges (Drainage , Water Supply, IC, etc.), SMC Tax, Gas Connection and electric connection (GEB Charges, Cabling & its labour charge & other related exp.) will be bound by members. • External & internal Changes shall not be allowed • Before possession, Execution for saledeed 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 ben bound to all members. • This booklet is only for private circulation and for general information to the members & shall not from a part of any agreement. It can be changed without prior notice. There may be difference in previous and recent brochure in manner of matter & Content part in that cases recent brochure should be considered The interior design/furniture work etc. Shown in the brochure is just for the purpose of presentation/Explanation to the members, It is not part of the standard specification, as unit is sold without internal furniture. • The interior design/Furniture work/Lighting Plantation/ Architectural Presentation etc. Shown in the brochure is just for the Purpose of presentation / Explanation to the members. It is not part of the standard specification of the project. • RERA No.