

Blessed are those who opt
For the life of

GRANDEUR!




SHYPRAM
HIGHTS

— 3 & 4 BHK —
LUXURIOUS LIVING SPACE & SHOPS

With a magnificent elevation and superlative
style, here is an abode of your dreams





 G+13 Story

 3 Tower

 140 Units

 71 Shops

Where the life is so
AWE-INSPIRING...

Complete your life from every
shortcomings with an abode you desire and
deserve to live in.





You will adore your chance to
LIVE IN THE HEAVEN.

Where you find the sense of expansion and
eternal happiness





ENTRY EXIT

40.00 MT WIDE T.P. ROAD

60.00 MT WIDE T.P. ROAD

60.00 MT WIDE T.P. ROAD

6.00 MT WIDE APPROACH ROAD

1st & 2nd Floor Plan





4 BHK
Unit Plan

TYPE - A



BLOCK - A, C

4 BHK
Unit Plan

TYPE - B



BLOCK - A, C



3 BHK
Unit Plan



BLOCK - B

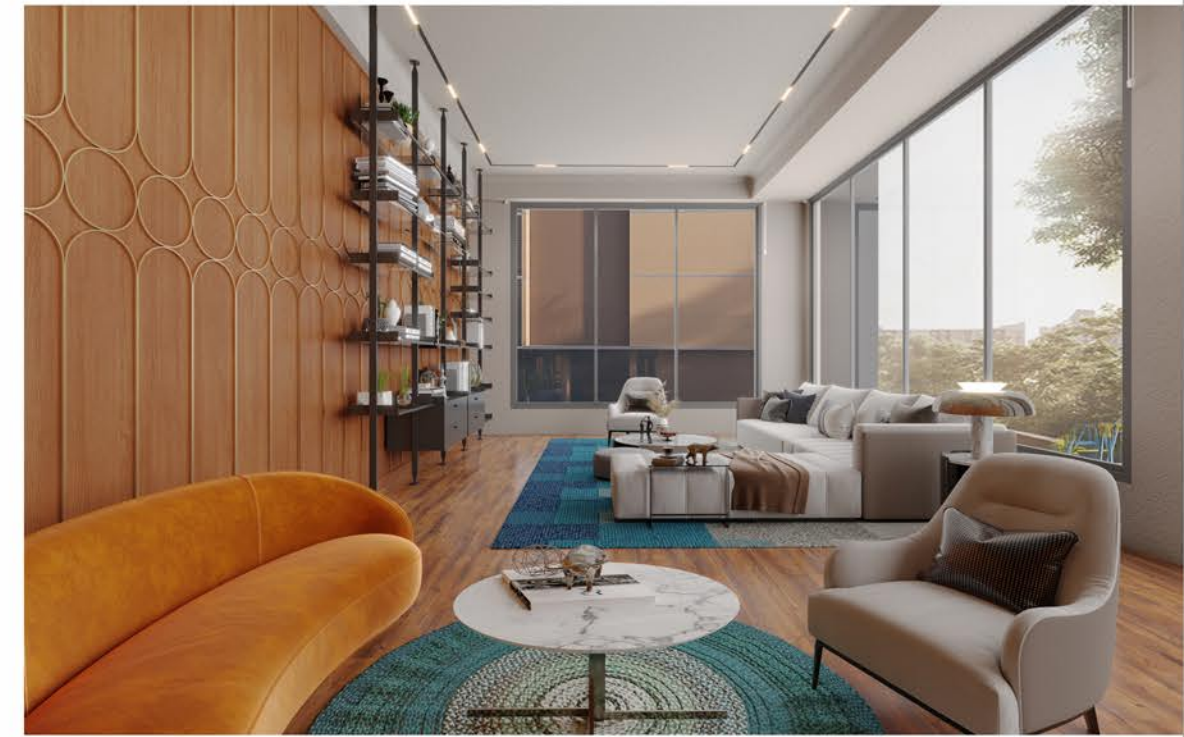
LUXURY



On the best land of city homes of residents bask in the sheer excellence the pride of owning it



A structure well- defined makes life divine







AMENITIES



ENTRANCE GATE



SECURITY /
CCTV CAMERA



PICK UP DROP
OFF ZONE



MULTIPURPOSE
HALL



GYMNASIUM



INDOOR GAMES



MEDITATION / YOGA
DECK



CHILDREN PLAY
AREA



SWING PLAZA



ARTIFICIAL LAWN



LANDSCAPE
SIT-OUTS



EVENT LAWN



HOME THEATER



LIBRARY /
LOUNGE



BOX CRICKET



BASEMENT
PARKING

With sensational structures and scintillating amenities to boot, Shypram Heights spells "perfection" without missing a beat.





PRIVILEGED

So many amenities, so much to do, so much great and happy time at shypram highs





SPECIFICATION



Structure

- Safe & sound quality controlled R.C.C. frame structure with best material component
- Earthquake resistant design



Wall finish

- **Internal** : Finished mala plaster with putty finish
- **External** : Double coat sand face plaster with Texture paint



Flooring & Wall tiling

- Premium Vitrified tiles in drawing, living, dinning, Bedrooms
- Granite platform in kitchen with S.S. sink
- Designer tiles up-to lintel level above kitchen platform & toilets
- China mosaic in all terrace



Doors & Windows

- Main door with wooden frame & safety locks
- Internal doors with wooden frame, flush shutter & safety locks
- Superior quality hardware fittings
- Aluminum sliding window with granite stones



Electrical Work

- 3-phases concealed ISI copper wire
- Distribution board with separate MCB & ELCB
- ISI marked standard modular switches
- Sufficient electrical points in all areas
- T.V. wiring conduit
- Broadband net connection conduit



Wall Paint

- Long lasting & weather resistant acrylic paint on all external walls
- All internal walls with water resistant smooth cement base putty finish



Plumbing & Sanitation

- Premium quality sanitary ware & plumbing fixtures



Pipe & Fittings

- Premium quality CPVC / UPVC fittings



Toilets

- Designed toilet
- Premium Glaze tile up-to lintel level
- Premium CP brass fittings



Lift & Foyer

- Well designed foyer with 2 automatic lifts in each block



www.shypramhights.com

PROJECT BY :

**SHYPRAM
INFRA**

ARCHITECT :

HM ARCHITECTS

STRUCTURE ENG :



NOTE :

1.) Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external factors beyond developer's control. 2.) The dimensions shown in the brochure are approximate. 3.) The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme as a whole or part thereof, at their sole discretion. 4.) The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. 5.) Government levies like GUDA, UGVCL, Stamp Duty, Registration charges, Legal charges, GST and any other additional charges are to be borne by the member. 6.) Subject to Gandhinagar Jurisdiction.



**SHYPRAM
HIGHTS**

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