SAFALYA

3 BHK LUXURIOUS LIVING

LIVING
BECOMES
A LEGACY



SAFALYA

3 BHK LUXURIOUS LIVING

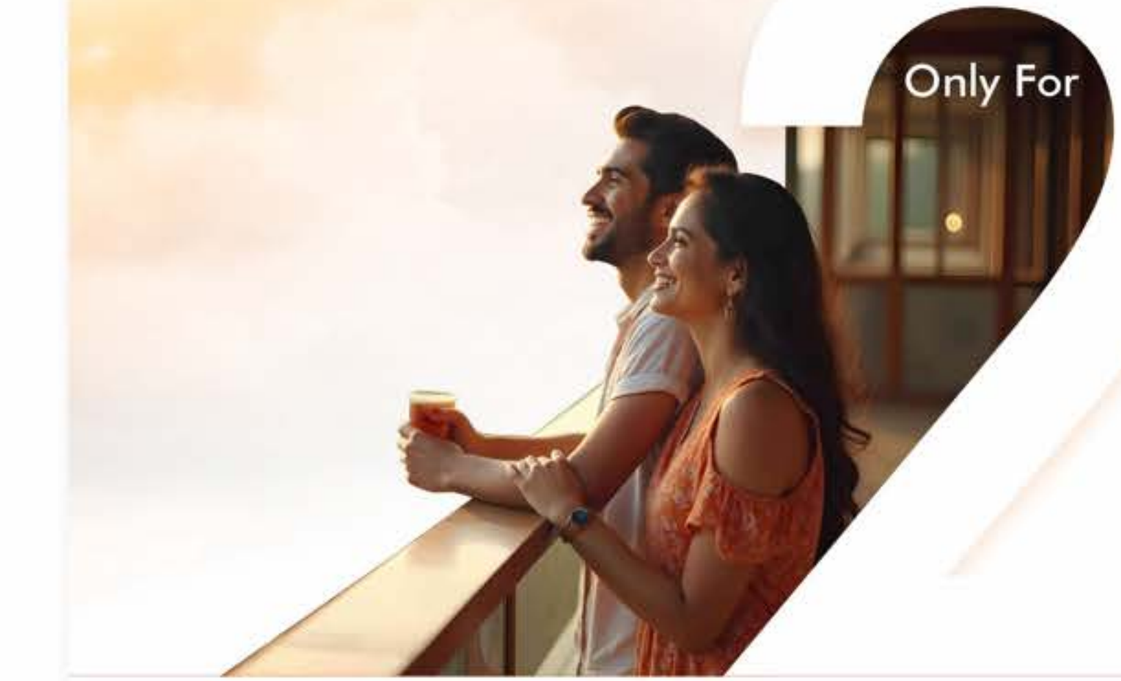
- **3 BHK** APARTMENTS
- ONLY **28** UNITS
- **7 STOREY** HIGH-RISE BUILDING
- EVERY UNIT **3 SIDES** OPEN
- **PREMIUM** LOCATION
- **2 CAR** ALLOTTED **54 CAR PARKING**





Serene Spaces,
Sweeping Views,
A New Way to Live

SAFALYA
3 BHK LUXURIOUS LIVING



A quiet address
write together
who live loud in joy.



PRIME LOCATION

SUPER SPACIOUS

FINE & FABULOUS

FOR **28 UNITS** OF **3 BHLK** LUXURIOUS LIVING

Welcome to Safalya – a community that celebrates space, serenity, and selectiveness. With just 28 homes, this is not a crowd—it's a carefully curated collection of families who value peace, comfort, and premium living. Enjoy expansive balconies, refined architecture, and the warmth of belonging in a place where every square foot is designed to embrace your moments. Because the best things in life aren't many—they're meaningful.

SAFALYA

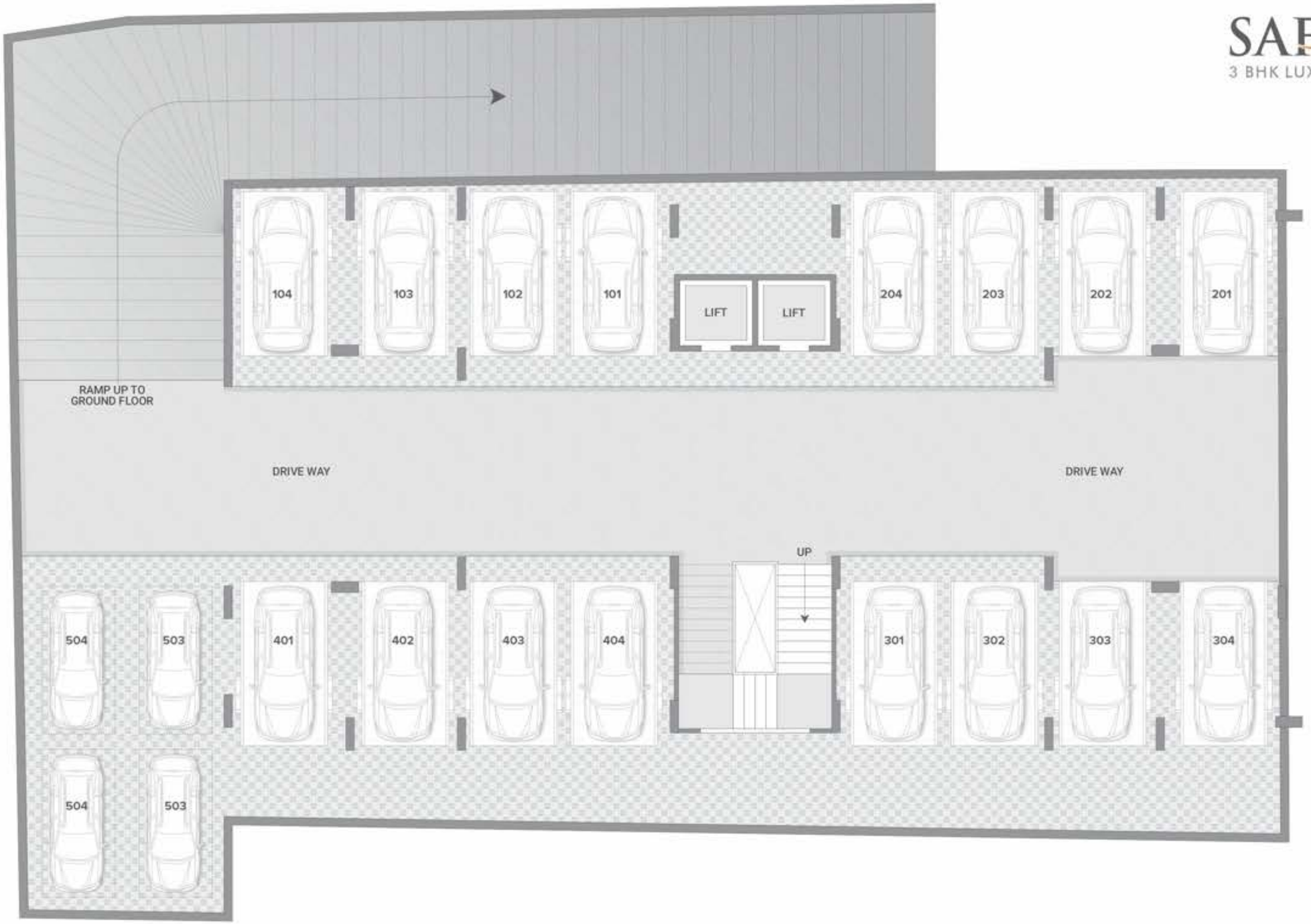
3 BHK LUXURIOUS LIVING

Beautifully Designed for a Life Well-Lived

Safalya isn't just a home - it's the feeling of finally arriving where you truly belong. From a secure entrance and serene foyer to thoughtful spaces wrapped in quiet elegance, every detail is designed to complement the lifestyle you deserve. Live relaxed. Live refined. Live the life you've imagined - inside and out.



SAFALYA
3 BHK LUXURIOUS LIVING



BASEMENT



GROUND
FLOOR PLAN

SAFALYA

3 BHK LUXURIOUS LIVING



N

TYPICAL

FLOOR PLAN

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TYPE - **01**

UNIT NO.

103 TO 703, 104 TO 704



3 BHK FLOOR PLAN

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TYPE - **02**

UNIT NO.

101 TO 701, 102 TO 702



3 BHK FLOOR PLAN

SAFALYA

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Made for Daily Living.
Designed for Lasting Peace

At Safalya, comfort isn't a feature—it's a foundation. From a secure CCTV-monitored entry and drop-off zone to thoughtfully planned details like solar panels, plantation at the boundary, AC & geyser piping, and allotted parking, every inch is designed to simplify your day and elevate your lifestyle. Because true luxury is found in the peace of mind that comes from smart, sensitive planning.

- CCTV CAMERA
- BEAUTIFUL PLANTATION AT BOUNDRY
- SECURITY CABIN FACILITY
- SOLAR PANEL (FOR COMMON)
- 3 PHASE POWER SUPPLY
- TILES / STONE FINISH ROAD
- AC PIPING FITTING FACILITY
- DROP OFF ZONE
- 2 ALLOTTED CAR PARKING
- ENTRANCE FOYER
- PEST CONTROL IN PARKING
- ELEGANT ENTRANCE

SAFALYA

3 BHK LUXURIOUS LIVING

SPECIFICATIONS

STRUCTURE
- Quality controlled RCC frame structure with best material components.

WALLS
- Internal mala plaster with double coat putty & external walls with Mala/Sand faced plaster with Acrylic paint.

FLOORS
- Premium quality vitrified tiles in entire apartment.

DOORS & WINDOWS
- Laminate finish main door with Brass/S.S. fittings & all other doors are flush doors. Powder coated/Anodized aluminum sliding windows.

BATHROOM
- Premium glazed wall tiles up to lintel level. Good quality CP fittings, Sanitary ware & Accessories. Provision for Geyser.

KITCHEN
- Granite platform with S.S. sink. Designer tiles up to lintel level. Stone rack in store. Provision of Water purifier, Gas line, Microwave oven, Refrigerator points.

PLUMBING
- Corrosion free and leak proof CPVC / UPVC pipes and fittings. PVC pipes for drainage & rain water.

WATER PROOFING
- China mosaic/Ceramic tiles in terrace for water proofing & heat resistance. ELECTRIFICATION 3 Phase concealed copper wiring with modular fittings & ELCB / MCB. Adequate points in all rooms.

WATER SUPPLY
- Separate Bore well for 24 hrs. water supply.

CCTV CAMERA
- 24 X 7 Surveillance from CCTV camera in common areas.



DEVELOPER
SWASTIK SAFALYA

ARCHITECT
DIPEN APPA

STRUCTURE
ACHAL PARIKH

NOTES • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, AUDA Charges And Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme to be borne by the purchaser. • Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipment and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.

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3 BHK LUXURIOUS LIVING

Rera No. : PR/GJ/AHMEDABAD/ AHMEDABAD CITY/Ahmedabad Municipal Corporation/ RAA16587/130326/310329
Website: www.gujrera.gujarat.gov.in

RAA16587

SWASTIK
GROUP

DEVELOPER

SWASTIK SAFALYA

Site Address: Safalya Flats,
Opp Senior Citizen Garden,
Labdhi Vikram Cross Road, Keshriyaji Road,
Dharnidhar, Paldi, Ahmedabad - 380007

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