12.00 in

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SWARA®
BUILDING HARMONY

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SWARA®

BUILDING HARMONY



WHERE *commitment* BUILDS CONFIDENCE

At SWARA Group, we believe in building more than structures, we build trust. Based in Ahmedabad, we specialize in large-scale redevelopment, focusing on quality, timely delivery and thoughtful detailing. Every project we create respects legacy while shaping future-ready homes for generations to come.



tradition of HERITAGE

tradition

Once known for its vibrant Garba celebrations, this place has always held cultural importance. Many who got famous from here, still retain their homes, reflecting a deep respect for roots, memories and the lasting value of legacy.

This project represents the evolution of an earlier residential development into a thoughtfully designed, future-ready landmark. As lifestyles evolved and expectations from homes grew, reconstruction became the natural way forward.

reimagined LIVING

This redesign serves to curate the optimal living experience. It re-envisions the core dimensions of space, connectivity and lifestyle amenities.

It reflects progress, intelligent urban renewal and a clear commitment to homes that align with modern aspirations and long-term value.



Swara Sakal Skycity reimagines modern living in the heart of Naranpura, offering meticulously curated 2, 3, & 4 BHK residencies, this architectural landmark blends sophisticated design with high-end luxury.
Step into a world where smart innovation meets timeless elegance, crafter for those who demand a future ready lifestyle.

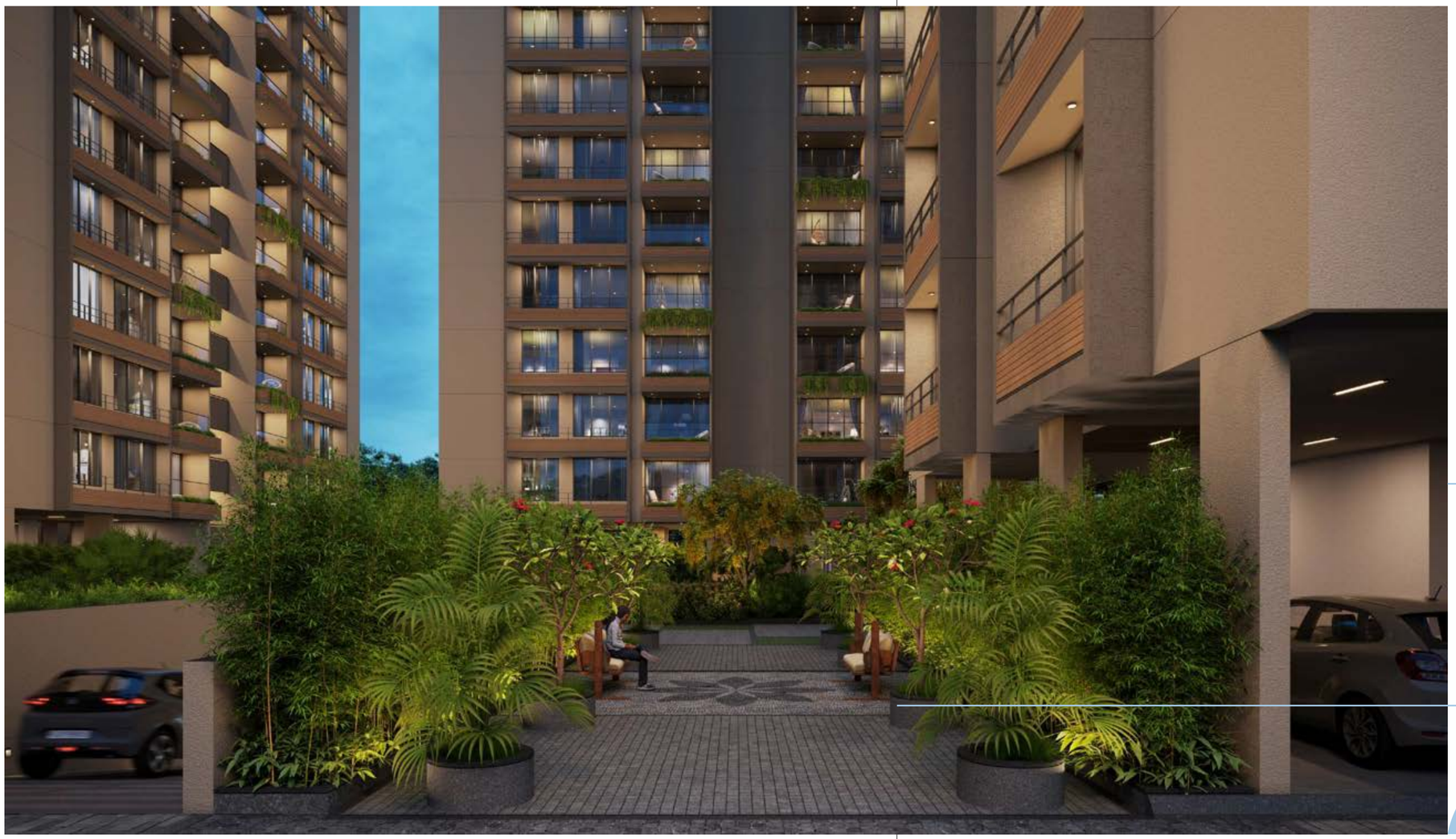


evolution

the evolution of
EXCELLENCE

SWARA SAKAL
SKYCITY
2 | 3 | 4 BHK ELEVATED LIVING


THE FUTURE
of naranpura
ASCENDS

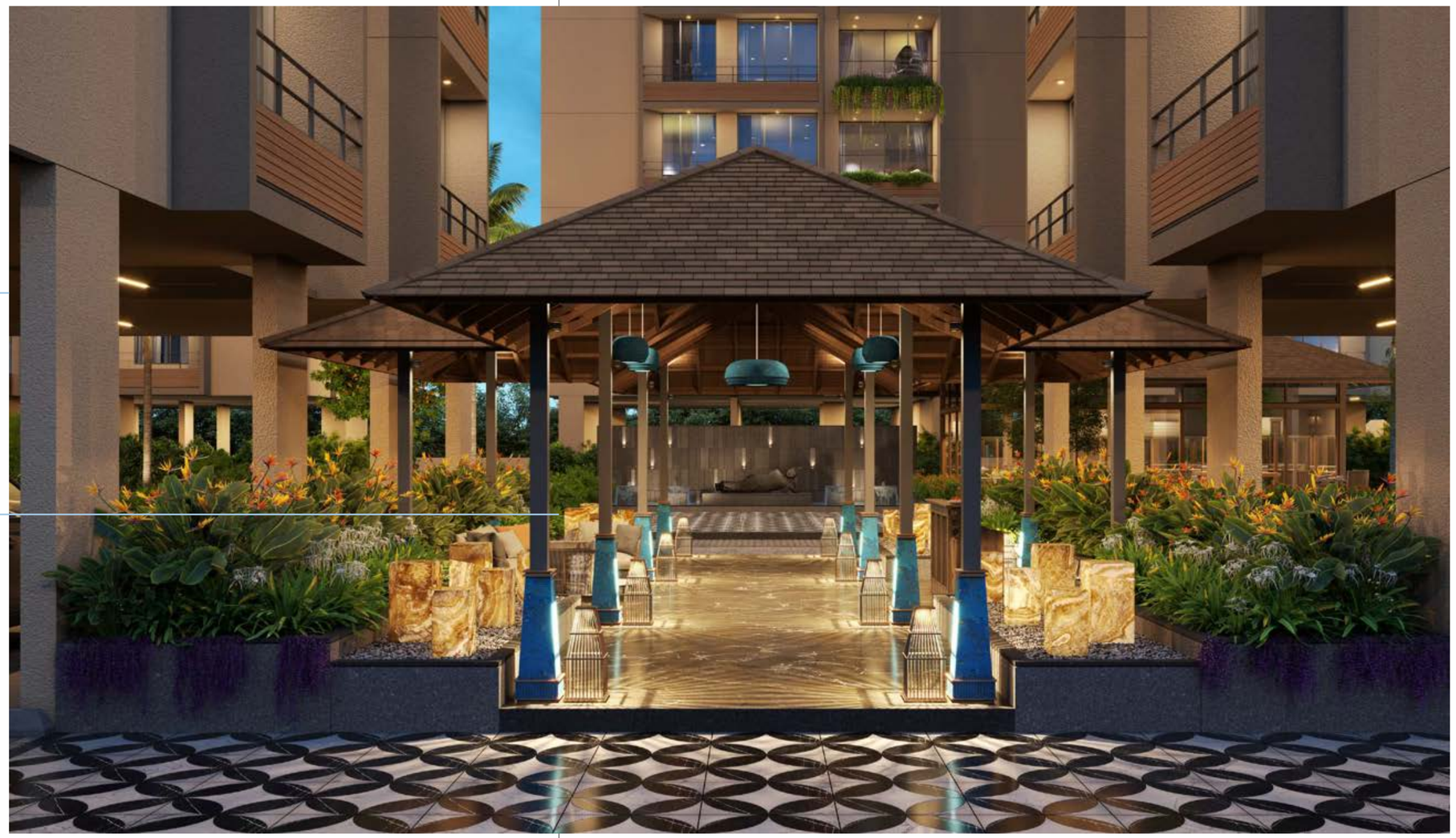


WHERE *grandeur* BEGINS

A thoughtfully designed entrance that sets the tone for prestige, comfort and elevated everyday living.

AN *elegant path* UNFOLDS

An extended, beautifully landscaped pathway that gently transitions you from the outside world to serenity.



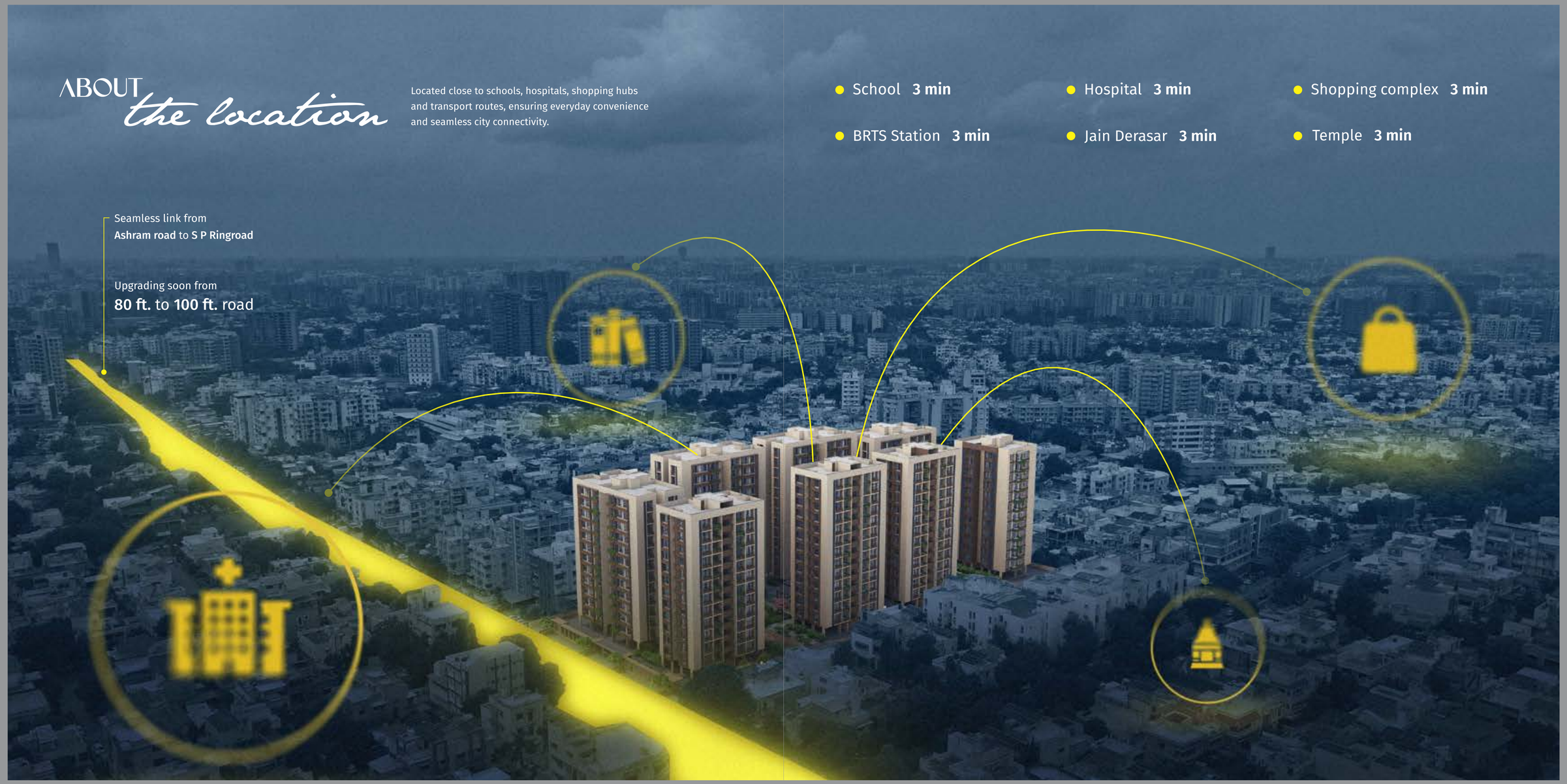
ABOUT *the location*

Located close to schools, hospitals, shopping hubs and transport routes, ensuring everyday convenience and seamless city connectivity.

- School **3 min**
- Hospital **3 min**
- Shopping complex **3 min**
- BRTS Station **3 min**
- Jain Derasar **3 min**
- Temple **3 min**

Seamless link from
Ashram road to **S P Ringroad**

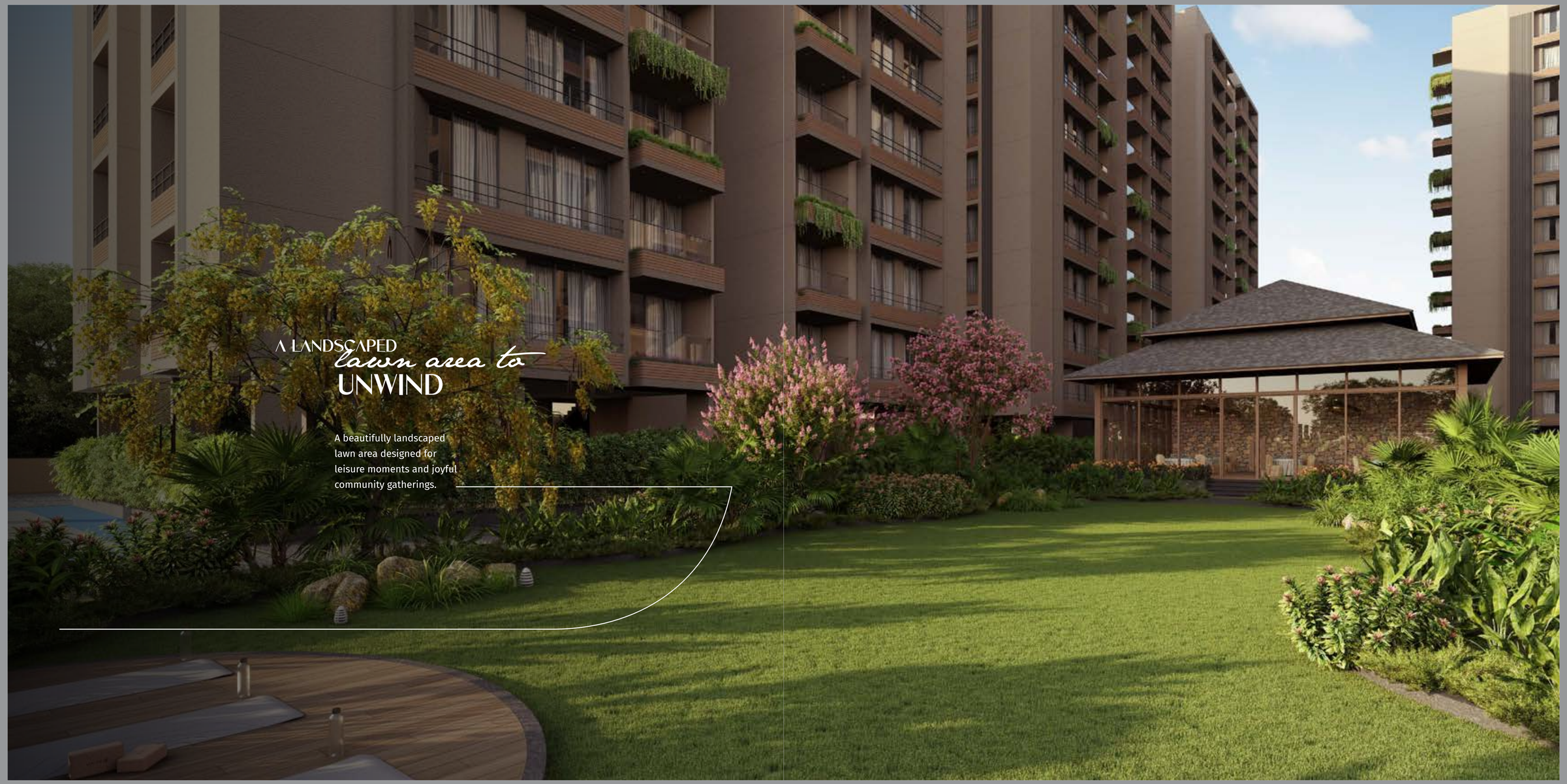
Upgrading soon from
80 ft. to **100 ft.** road





CALM *seating along*
WATER BODY

Relaxed seating beside water creates a peaceful retreat for conversations and everyday unwinding moments.


A LANDSCAPED
lawn area to
UNWIND
A beautifully landscaped lawn area designed for leisure moments and joyful community gatherings.

fun, recreation
& LEISURE

20+ leisure amenities

- Box cricket
- Wooden yoga deck
- Mini celebration lawn
- Sports coated playground
- Luxurious lounging area
- Gazebo with sitting
- Multipurpose court
- Sitting lounge
- Outdoor sit outs
- Skating rink
- Senior citizen sitting
- Indoor game
- Kids play area
- Ludo game flooring pattern
- Toddlers area
- Walking & jogging track
- Swing sitting with exclusive entrance
- Sit out bench
- Entrance plaza
- Building plaza
- Arrival court
- Waiting plaza
- Drop off zone

amenities



signature EXPERIENCES

20+ unique experiences

- Grand entry plaza with water body
- Water body cascade
- Gymnasium
- Bali style exotic entrance pavilion
- Resting Buddha with backyard water feature
- Zen garden
- Grand reception lounge
- Floating steps with water spout
- Lily pond
- High class 3 level security
- Celebration lawn with stage
- Palm tree court
- Valet parking
- Amphitheater
- Automatic entrance gate
- Central amenities with no vehicle zone
- Café lounge
- High speed elevators
- Exclusive water body
- Multipurpose hall
- Stretcher lift

safety & SUSTAINABILITY

15+ safety and sustainability features

- Security cabin at entry & exit with personal toilet
- Visitor parking
- Ambience sound system in garden
- Separate rest room
- Multilevel basement parking
- Dense foliage wall
- Society office
- Garbage collection area
- Flower beds
- Intercom system
- Personal foyer
- Sculpture pots
- Video door phone system
- Solar panel on rooftop
- Ornamental lanterns
- Advance fire safety system
- Rain water harvesting
- Clustered shrub planting
- Housekeeping facilities
- Ambience lighting

PLAY HARD AT *box cricket* PITCH

A dedicated Box Cricket zone designed for energetic play and friendly matches.





The children play area is thoughtfully designed for safe, and encouraging play with social interaction.

FUN AWAITS AT *children play* AREA

WORK ON
your wellness
AT GYM

wellness

The gym is fully equipped with modern machines, promoting fitness and a healthy lifestyle daily.





The indoor games area offers fun, interactive activities for all ages, ensuring entertainment and engagement indoors.

indoor

UNLEASH YOUR
excitement in
INDOOR GAMES

GROUND FLOOR

ground

LEGENDS

01 BUS DROP OFF / PICKUP ZONE
02 MULTIPURPOSE COURT
03 SKATING RINK
04 OUTDOOR KIDS PLAY AREA
05 STAGE WITH STEPPED SITTING
06 OPEN LAWN
07 ZEN GARDEN WITH SENIOR CITIZEN SITTING
08 FLOOR GAMES
09 LOUNGE SITTING
10 COVERED GAZEBO
11 LINER SITTING
12 GRAPHICAL PLAZA
13 BOX CRICKET
14 STAGE
15 LAWN
16 LOOPED WALKING / JOGGING TRACK
17 MULTIPURPOSE HALL
18 ENTRANCE PLAZA
19 OUTDOOR SIT-OUT AREA
20 INDOOR GAMES
21 WATER SPOUTS
22 OUTER DECK AREA WITH COFFEE TABLE SITTING
23 GYMNASIUM
24 SITTING BENCH PLAZA
25 TODDLERS PLAY AREA
26 PLAZA
27 VISITORS PARKING



TYPICAL FLOOR

typical

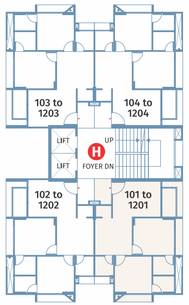
8
Towers

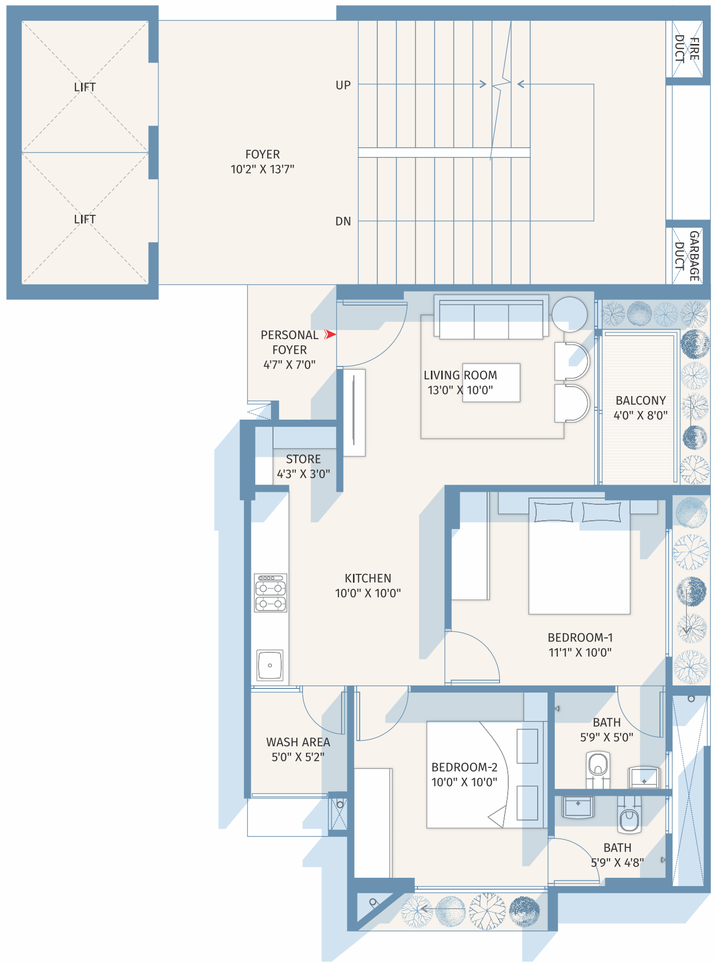
376
Total units

10.5 ft.
ceiling height in all residences

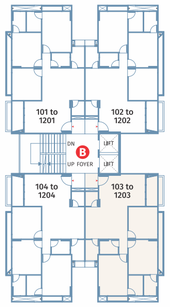


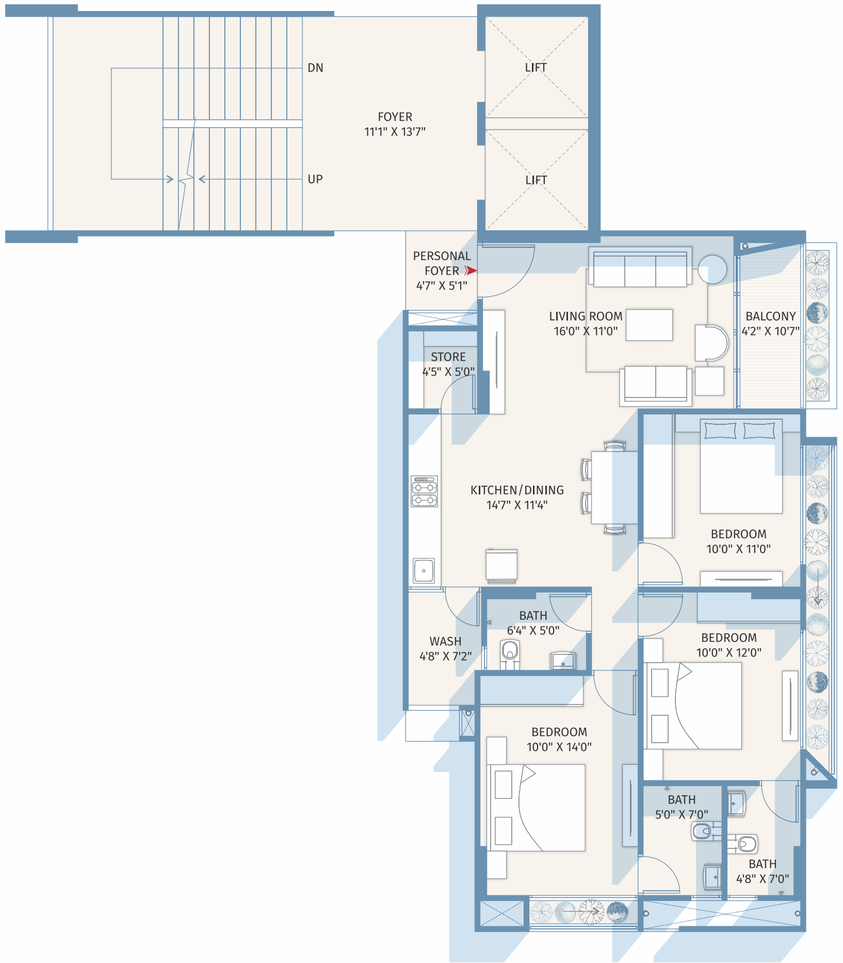
2 BHK
TOWER - F,G,H



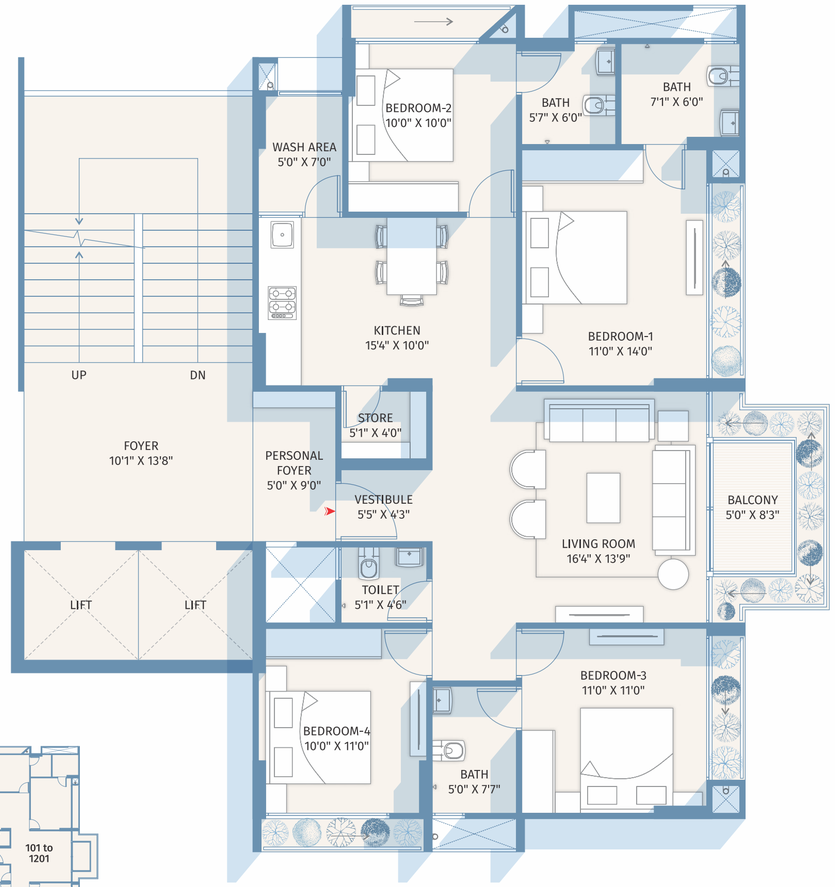


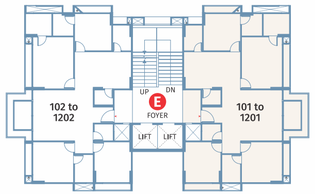
3 BHK
TOWER - A,B,C,D





4 BHK
TOWER - E





project SPECIFICATIONS



Structure and wall construction
Earthquake resistant RCC frame structure design.
Internal walls finished with putty and primer.
External walls finished with weather proof texture paint over double coat cured plaster.



Flooring
Exclusive 1600 x 800 vitrified tile in living room, dining, drawing and kitchen.
Exclusive 800 x 1600 vitrified tiles in bedrooms.
Anti-skid / rustic tiles / granite flooring in balcony.
Quartz /Granite as kitchen platform.
Granite / kota flooring in wash yard.
All toilets with ceramic tiles flooring.
Kitchen with tiles till dedo in platform area.



Sanitary & plumbing
All sanitary ware of highest standard : Jaquar, Kohler, Duravit equivalent.
Chrome plated toilet fittings.
All toilet with wall hung water closet and wall hung / Table top basin.
Kitchen area with cold & hot water supply.



Electrical
3 phase power supply for smooth operation of all electrical appliances & automation system.
ISI modular switches & ISI certified wires in entire electrical wiring.
Entire unit safeguarded by ISI marked MCB / ELCB.



Door & windows
Main door with wooden flush door with open side polished veneer.
All internal doors with oil painted/laminate flush doors.
Sliding aluminium section window : Modiguard, Saint-Gobin, equivalent in all windows and balcony access doors.

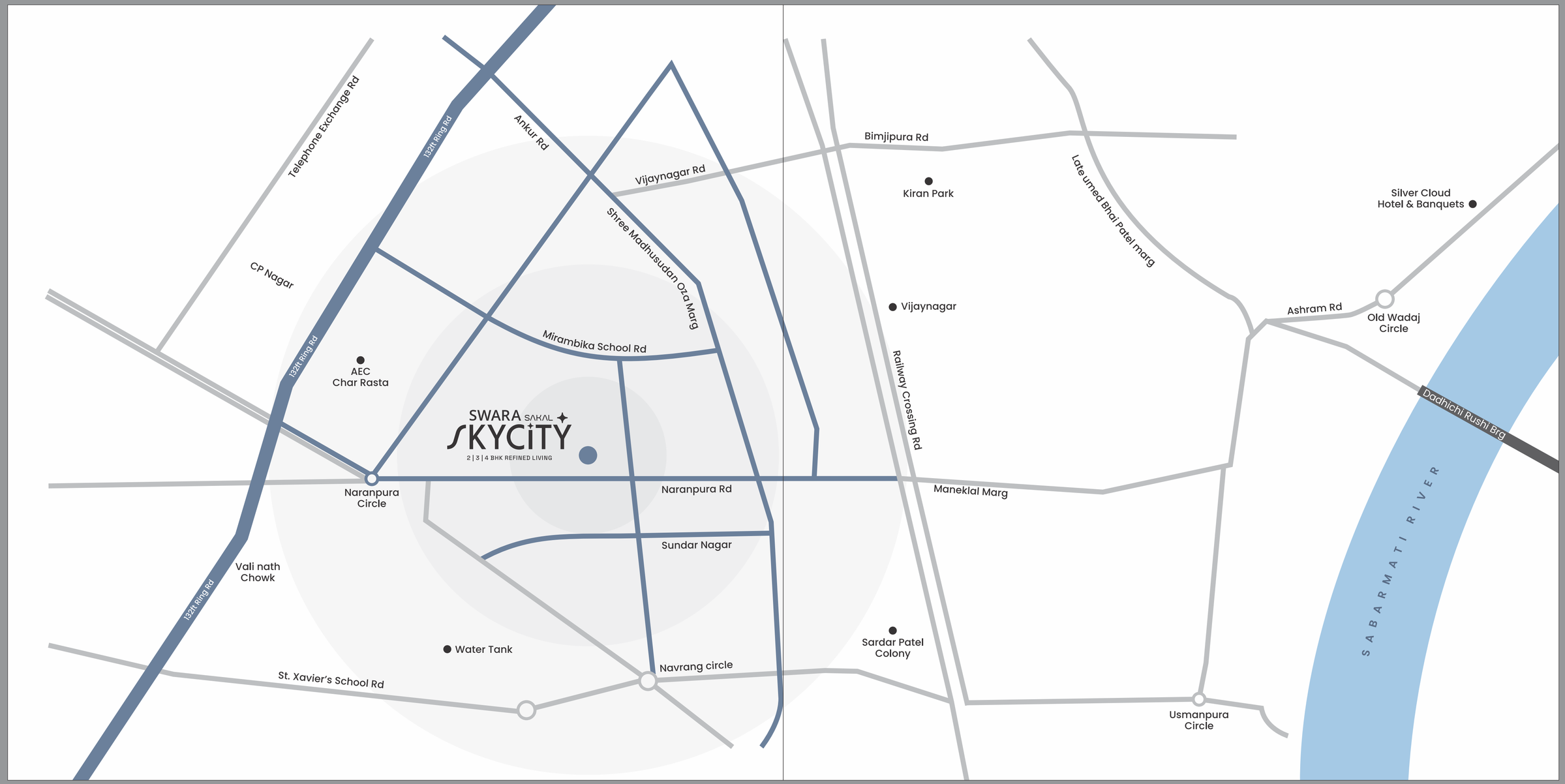


Interior
AC drain pipes will be provided in all units. (No copper pipes will be provided.)



Water supply
24 hrs water supply / RCC tank.

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Telephone Exchange Rd
132ft Ring Rd
Ankur Rd
Vijaynagar Rd
Shree Madhusudan Oza Marg
CP Nagar
Mirambika School Rd
AEC
Char Rasta
SWARA SAKAL
SKYCITY
2 | 3 | 4 BHK REFINED LIVING
Naranpura
Circle
Naranpura Rd
Sundar Nagar
Vali nath
Chowk
Water Tank
Navrang circle
St. Xavier's School Rd
Bimjipura Rd
Kiran Park
Late umed Bhai Patel marg
Silver Cloud
Hotel & Banquets
Vijaynagar
Railway Crossing Rd
Ashram Rd
Old Wadaj
Circle
Dadhichi Rushi Brg
Maneklal Marg
Sardar Patel
Colony
Usmanpura
Circle
SABARMATI RIVER



SWARA SAKAL

SKYCITY

2 | 3 | 4 BHK ELEVATED LIVING

SITE
Opp. Naranpura Post Office,
Naranpura, Ahmedabad – 380013

CONTACT
| sales@swaragroup.in

DEVELOPER

SWARA
BUILDING HARMONY

SCAN FOR LOCATION

RAA12345
https://gujrera.gujarat.gov.in

MEMBER

www.swaragroup.in

Notes

- Changes in elevation shall not be allowed to be done by members of society. All the government & semi-government charges like stamp duty, GST and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately.
- All the rights reserved by a developer to make any changes in the layout plan, exterior elevation, dimension and other details there is to comply with statutory regulation shall be binding to all the members. Any additional liabilities due to changes in the by laws shall be borne by members. This brochure is just for an easy presentation of the project and should not be treated as a legal document. Subject to Ahmedabad jurisdiction.
- All pictures of amenities are for imagination only.

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SWARA SAKAL SKYCITY

2 | 3 | 4 BHK REFINED LIVING

@ Naranpura

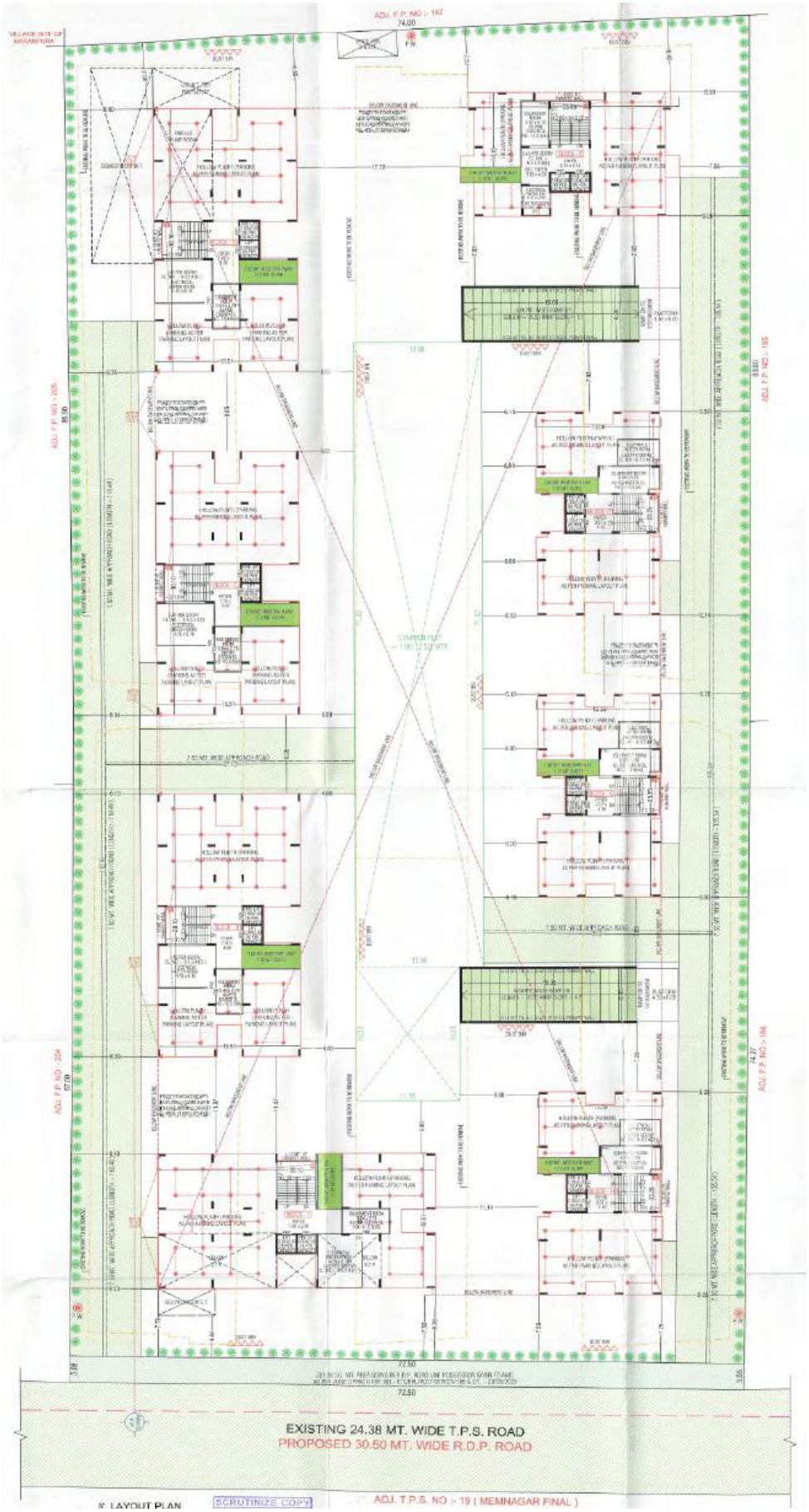


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SWARA SAKAL SKYCITY

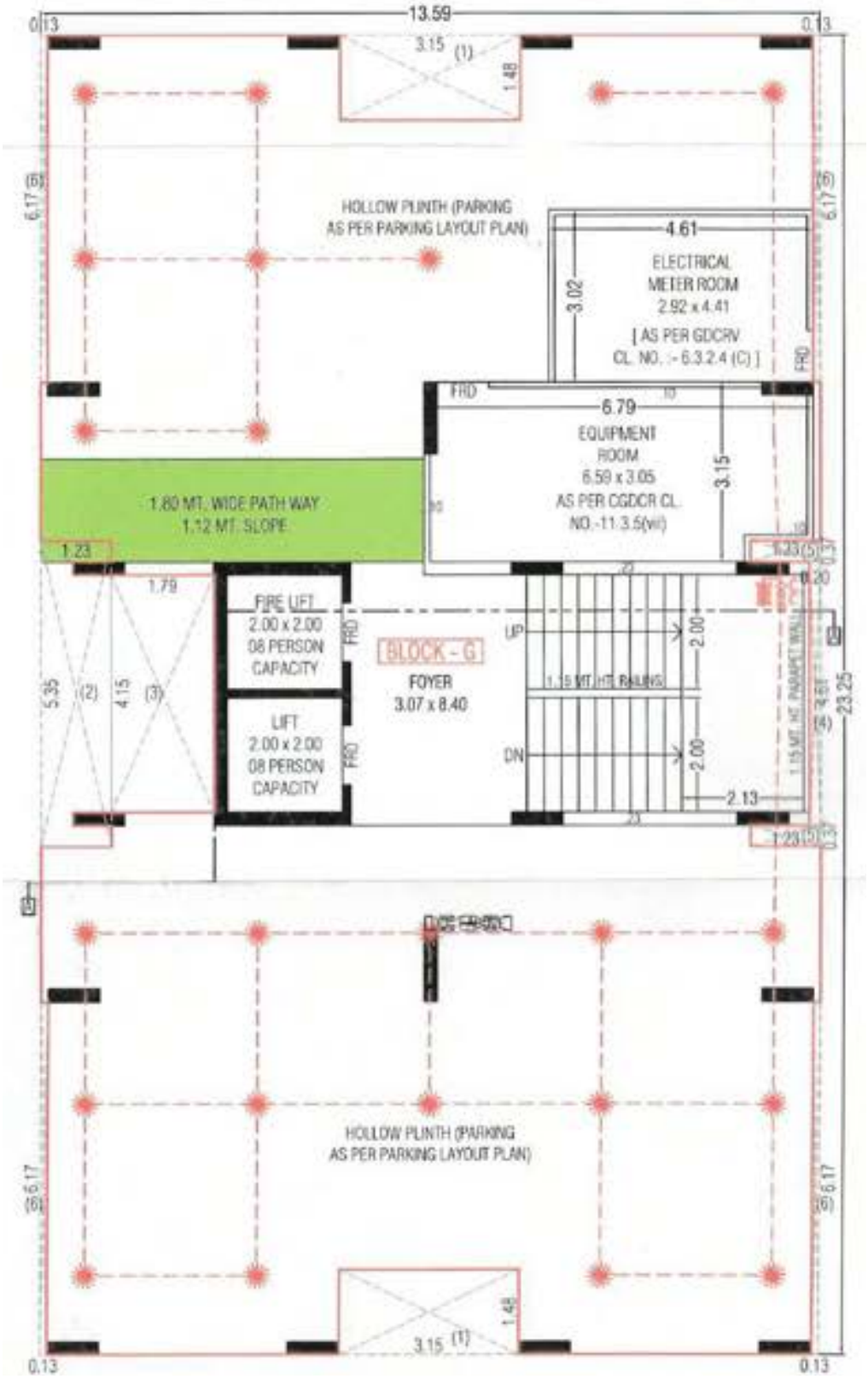
2 | 3 | 4 BHK REFINED LIVING

LAYOUT PLAN



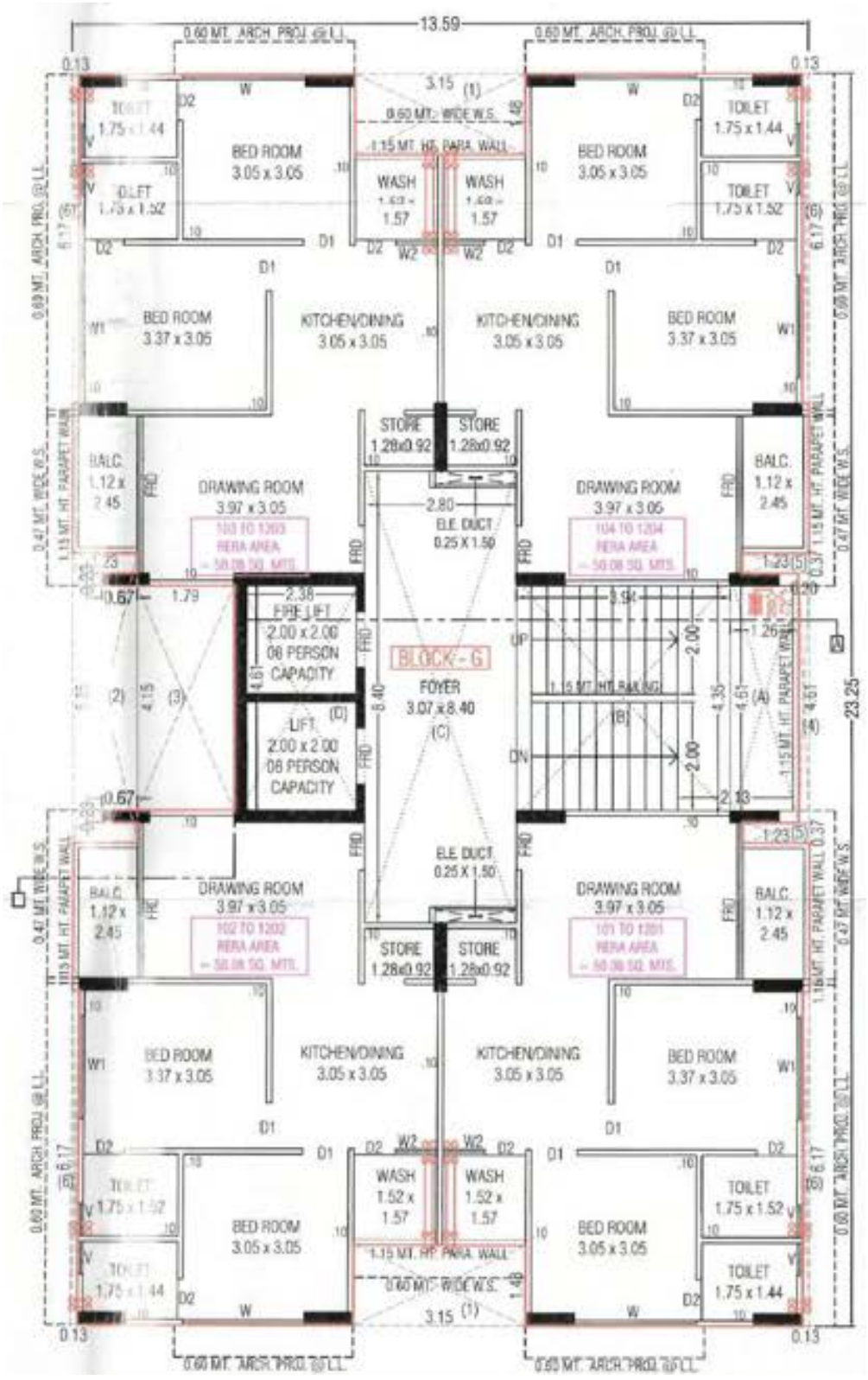
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2 BHK - Ground Floor Plan (Block-F, G, H)



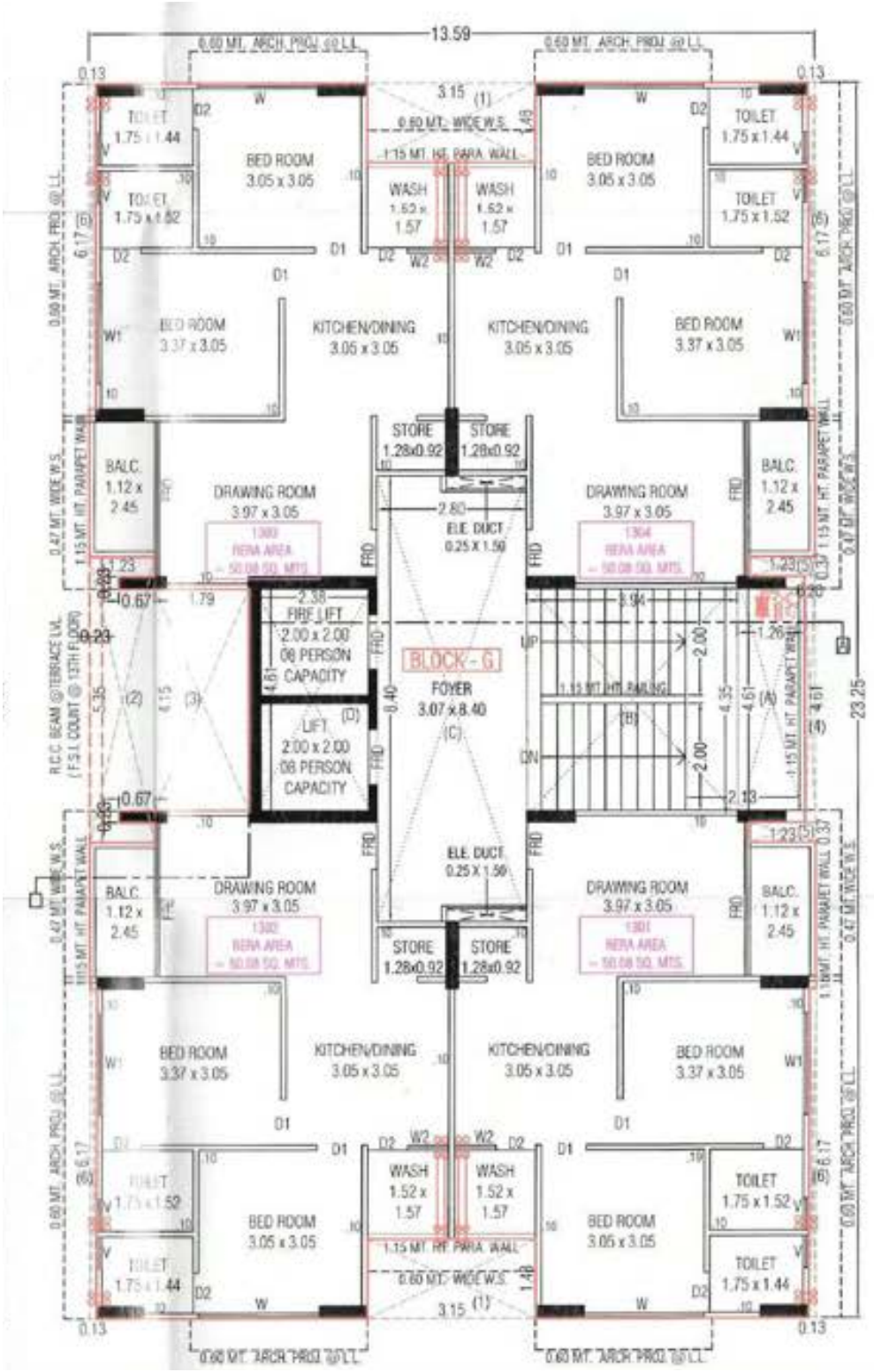
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2 BHK - Typical 1st to 12th Floor Plan (Block-F, G, H)



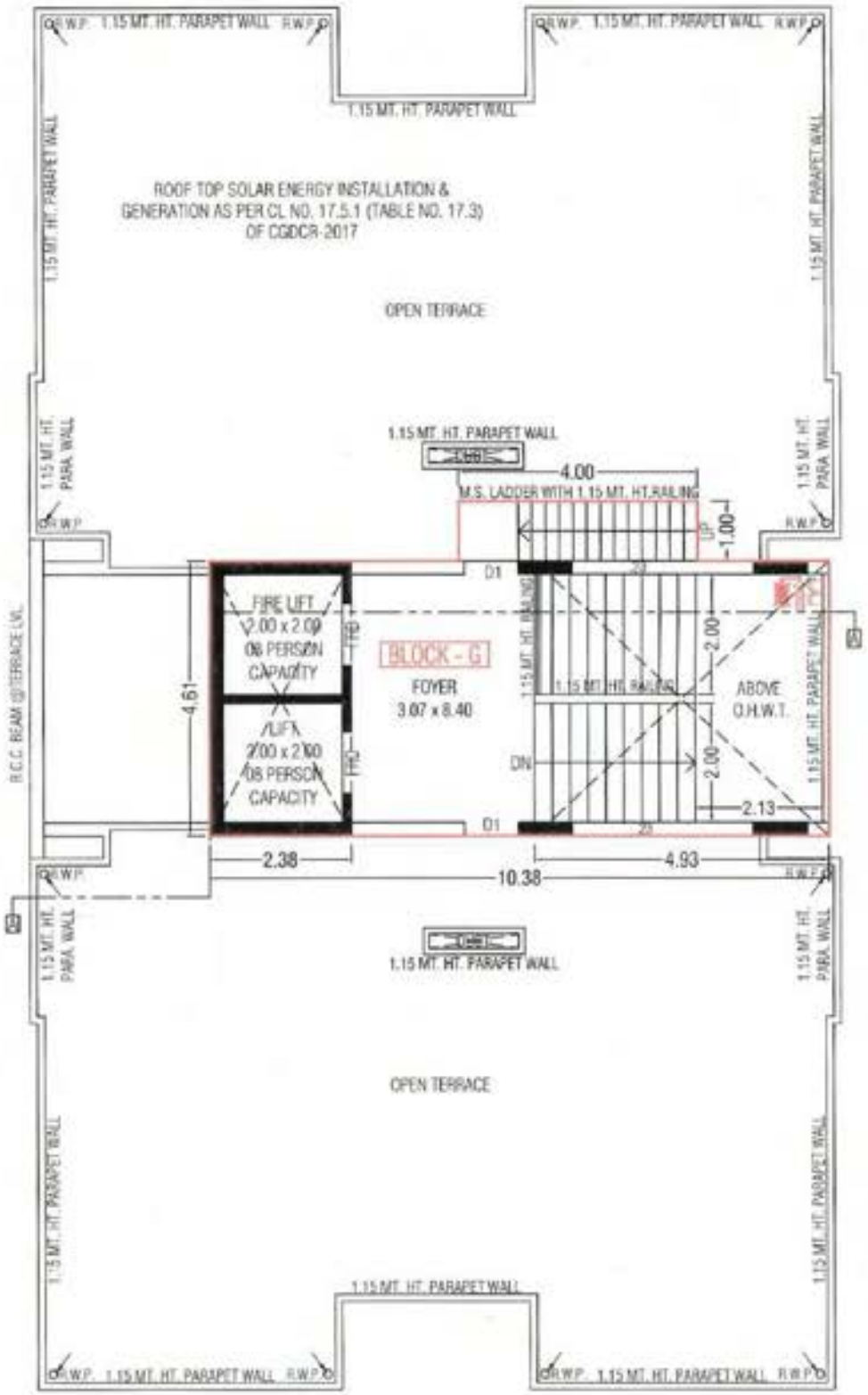
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2 BHK - 13th Floor Plan (Block-F, G, H)



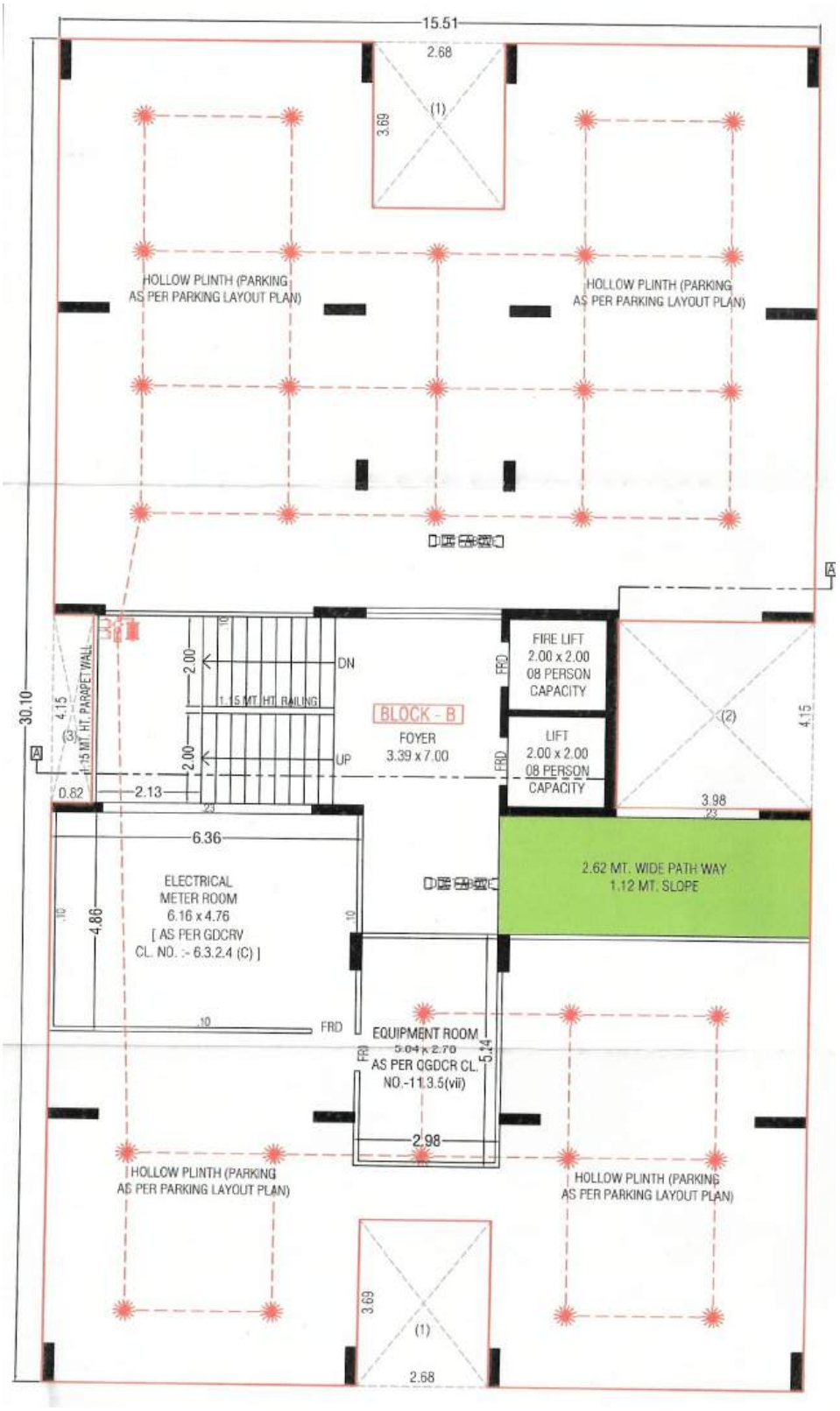
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2 BHK - Open Terrace with stair cabin, L.M.R. & O.H.W.T. (Block-F, G, H)



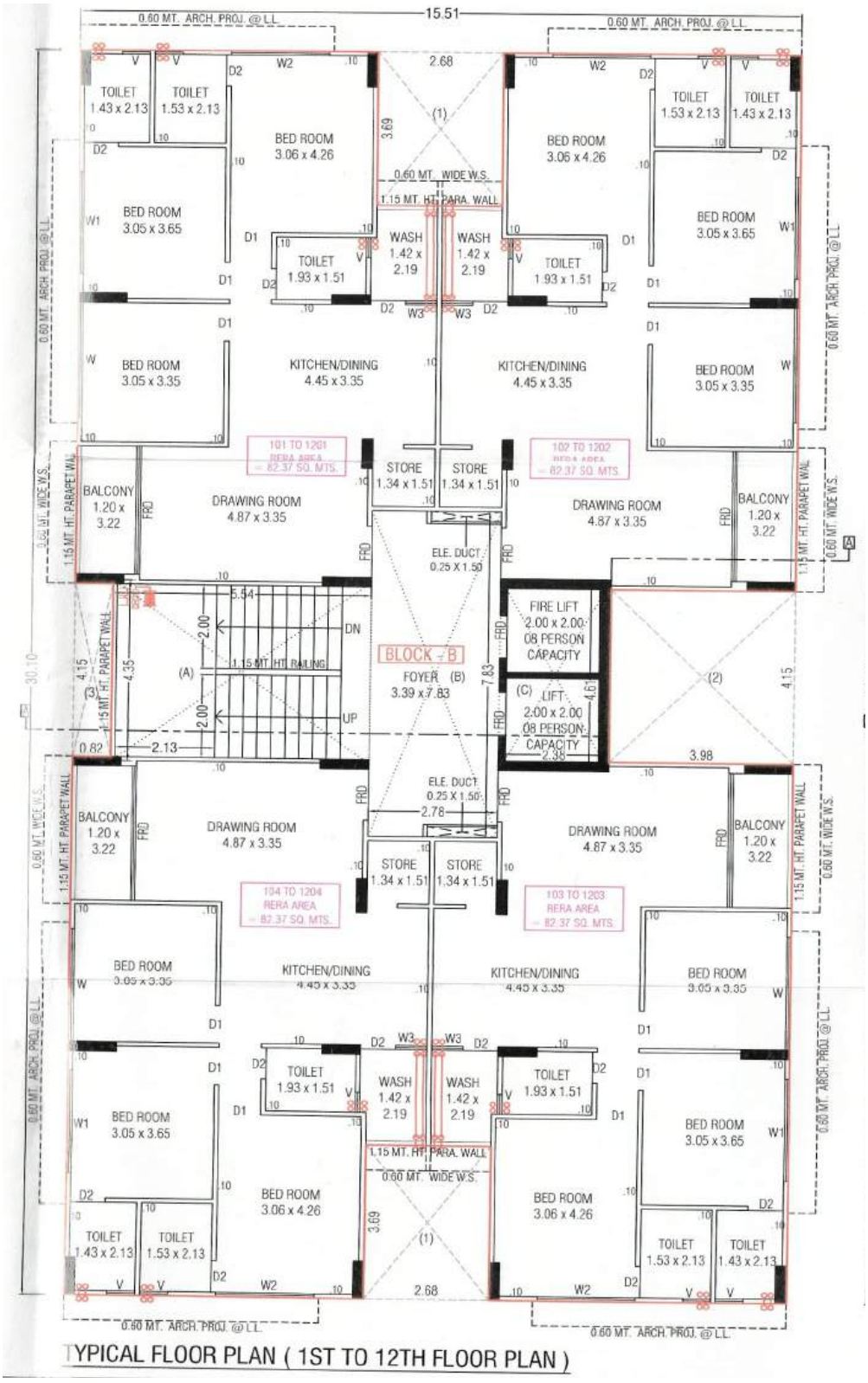
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3 BHK - Ground Floor Plan (Block-A, B, C, D)



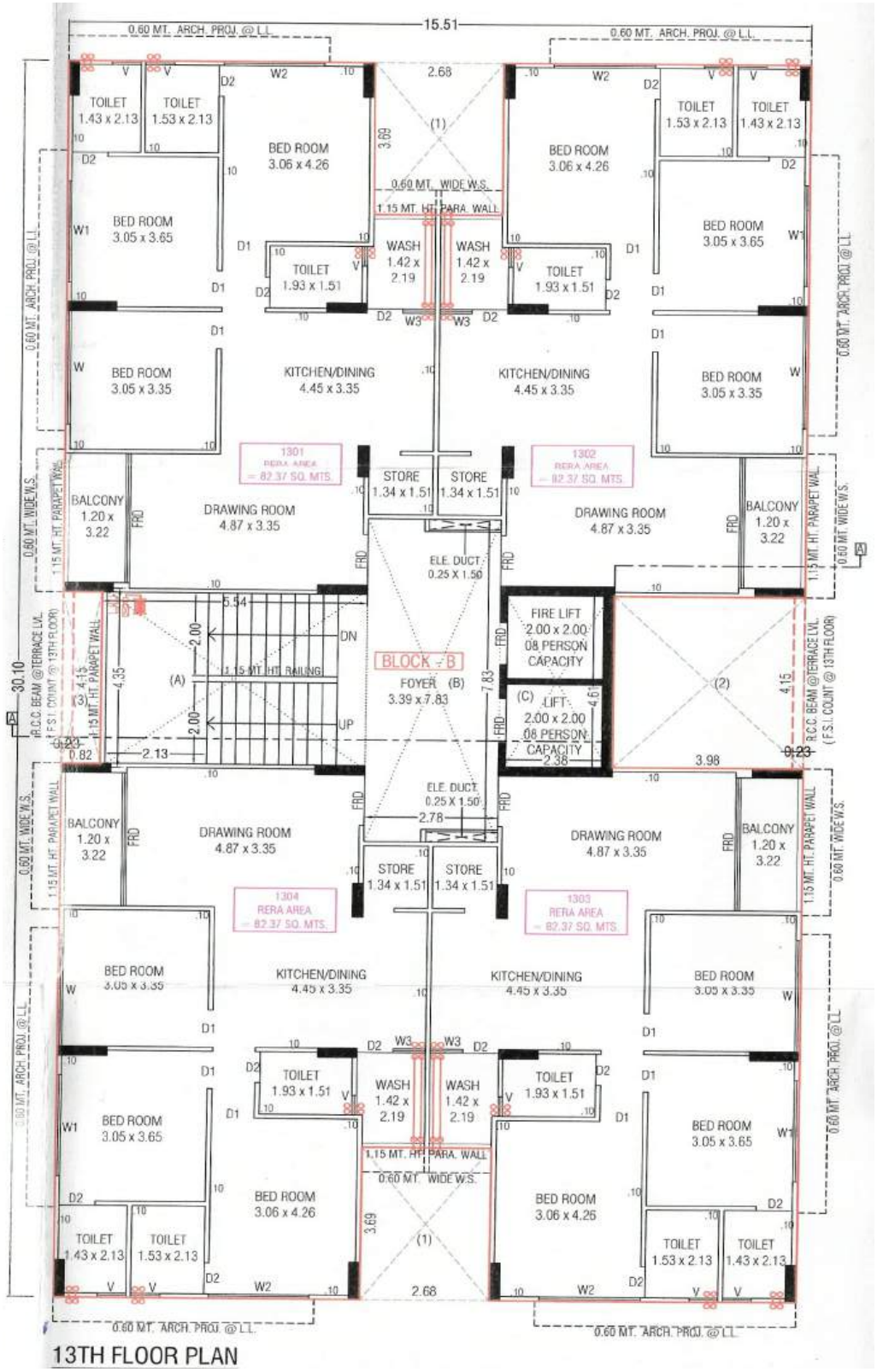
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3 BHK - Typical 1st to 12th Floor Plan (Block-A, B, C, D)



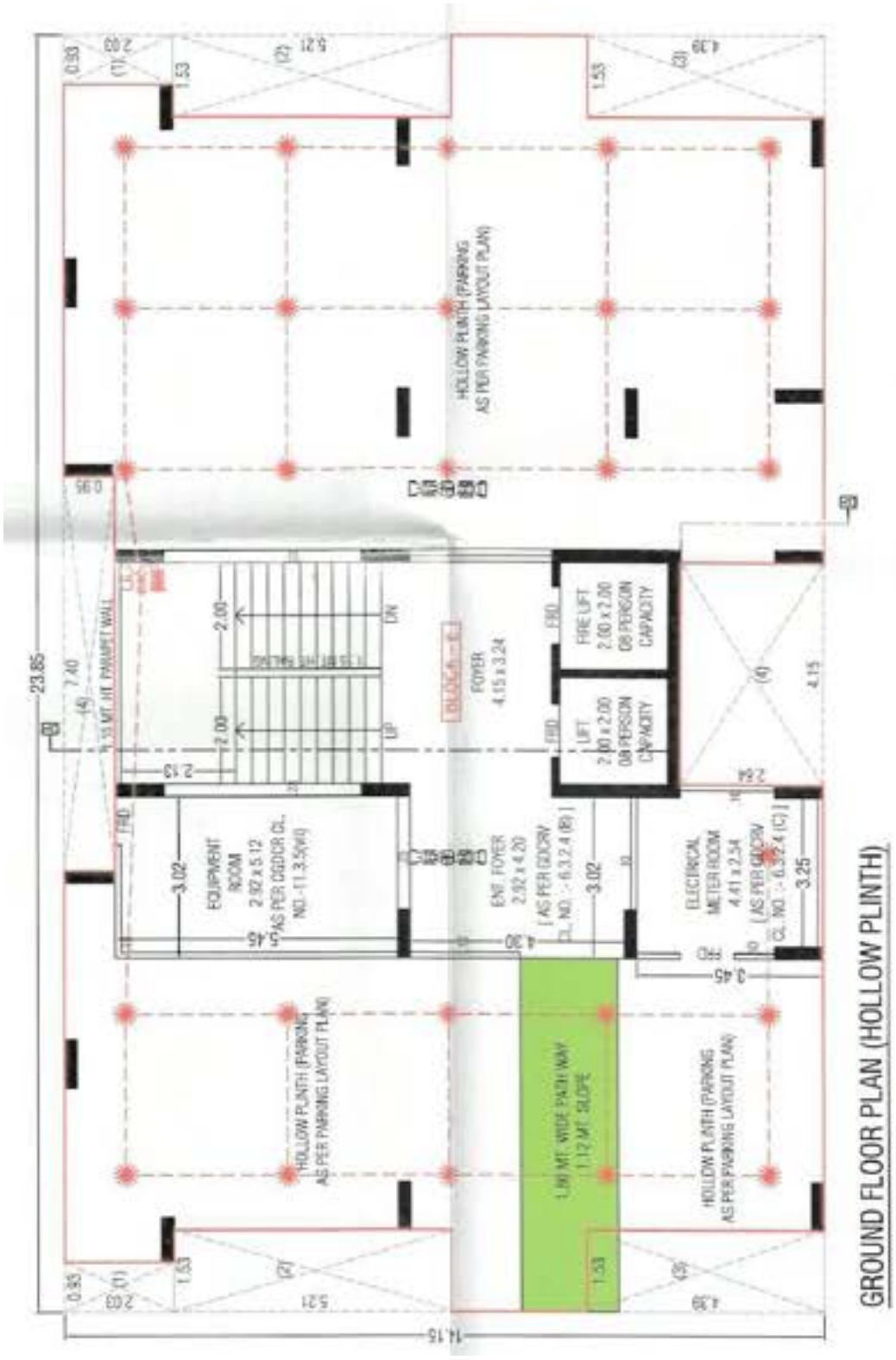
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3 BHK - 13th Floor Plan (Block-A, B, C, D)



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4 BHK - Ground Floor Plan (Block-E)



4 BHK - Typical 1st to 11th Floor Plan (Block-E)

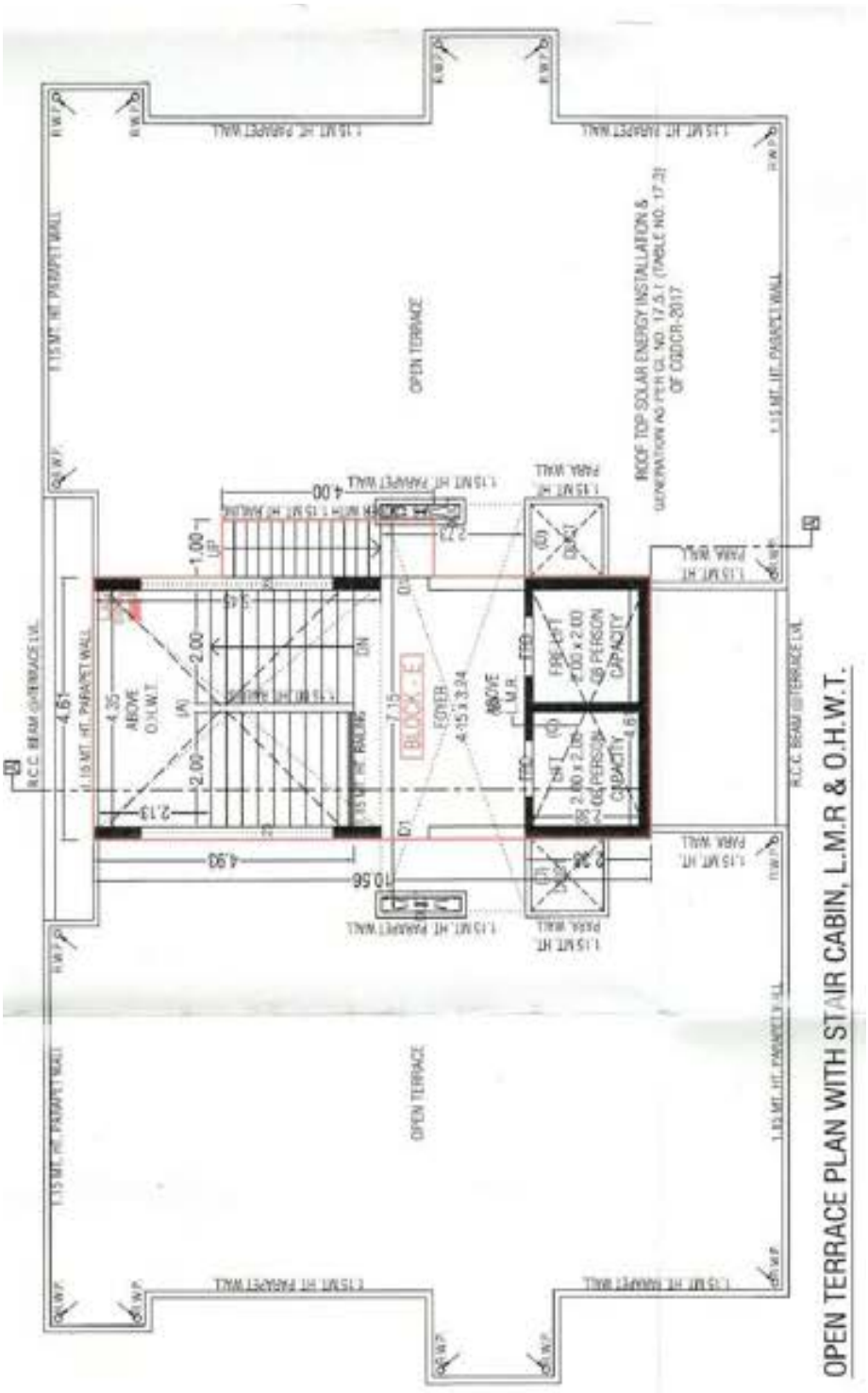


4 BHK - 12th Floor Plan (Block-E)



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4 BHK - Open Terrace with stair cabin, L.M.R. & O.H.W.T. (Block-E)



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SPECIFICATIONS



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External walls finished with weather proof texture paint over double coat cured plaster.



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Exclusive 800 x 1600 vitrified tiles in bedrooms.
Anti-skid / rustic tiles / granite flooring in balcony.
Quartz /Granite as kitchen platform.
Granite / kota flooring in wash yard.
All toilets with ceramic tiles flooring.
Kitchen with tiles till dedo in platform area.



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All sanitary ware of highest standard : Jaquar, Kohler, Duravit equivalent.
Chrome plated toilet fittings.
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Kitchen area with cold & hot water supply.



Electrical
3 phase power supply for smooth operation of all electrical appliances & automation system.
ISI modular switches & ISI certified wires in entire electrical wiring.
Entire unit safeguarded by ISI marked MCB / ELCB.



Door & windows
Main door with wooden flush door with open side polished veneer.
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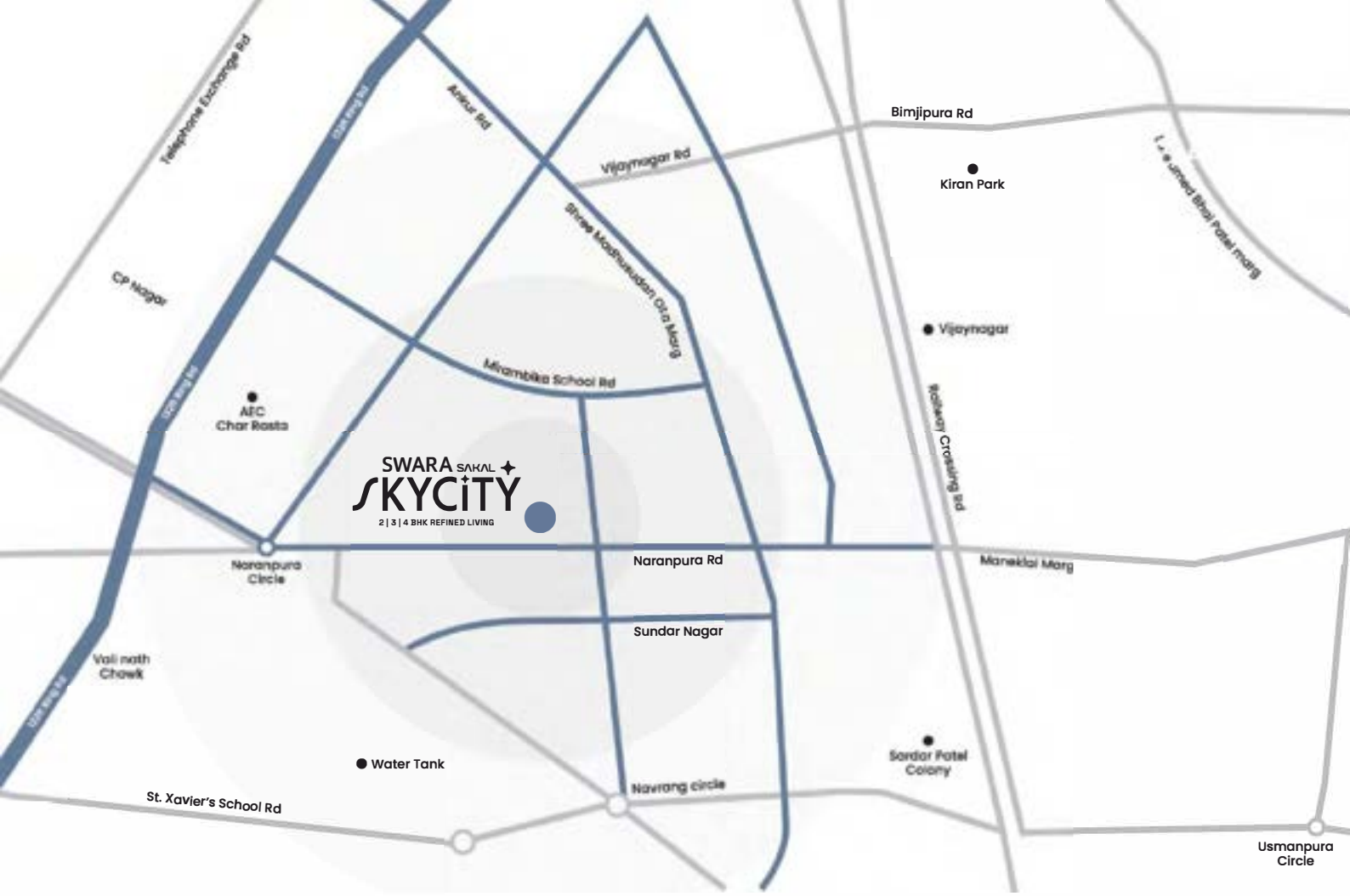


Interior
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Water supply
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SWARA SAKAL
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2 | 3 | 4 BHK REFINED LIVING

Opp. Naranpura Post Office,
Naranpura, Ahmedabad – 380013

Call : **+91 98246 04442**
sales@swaragroup.in | www.swaragroup.in

SCAN FOR LOCATION

Rera No.: _____

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CONSTRUCTION