



alora

3 BHK & RETAIL

A NEW ERA OF POSH COMFORT



A lifestyle that sits high above your imagination.

Nestled in the heart of a well-developed area of Ahmedabad, SP Alora redefines opulence with its meticulously designed 3BHK flats, offering an unparalleled blend of elegance and comfort. Step into a world where every detail is curated to enhance your lifestyle, from spacious interiors adorned with premium finishes to state-of-the-art amenities that cater to your every need.

At SP Alora, you don't just live; you indulge in a lifestyle reserved for the discerning few. Here, luxury is not just a promise but a daily reality, ensuring that every moment in your new home is nothing short of extraordinary.

alora

A Dreamer's Sanctuary of Luxury







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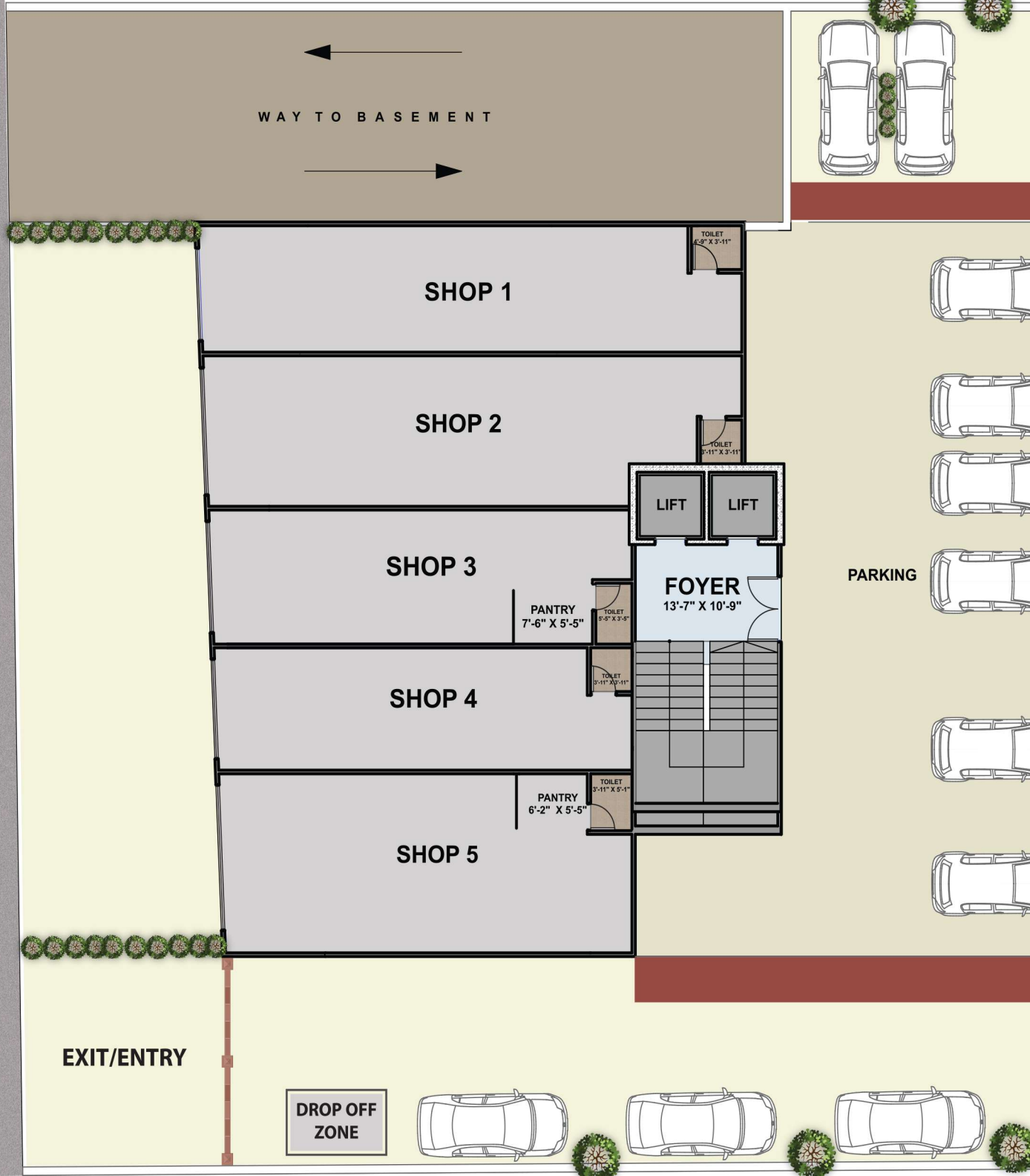
Pinnacle of Sophistication

Not everything is meant for everyone. And that's what upholds the value of rarity in our world. SP Alora is crafted to cater to the refined tastes of the quality-conscious customer, offering an environment where every detail speaks of sophistication and exclusivity. The property boasts amenities that are not only aesthetically pleasing but also highly practical, designed to seamlessly blend with contemporary lifestyles.

Here, elegance meets functionality, providing a living experience that truly stands out in the realm of luxury.

Ground Floor Plan

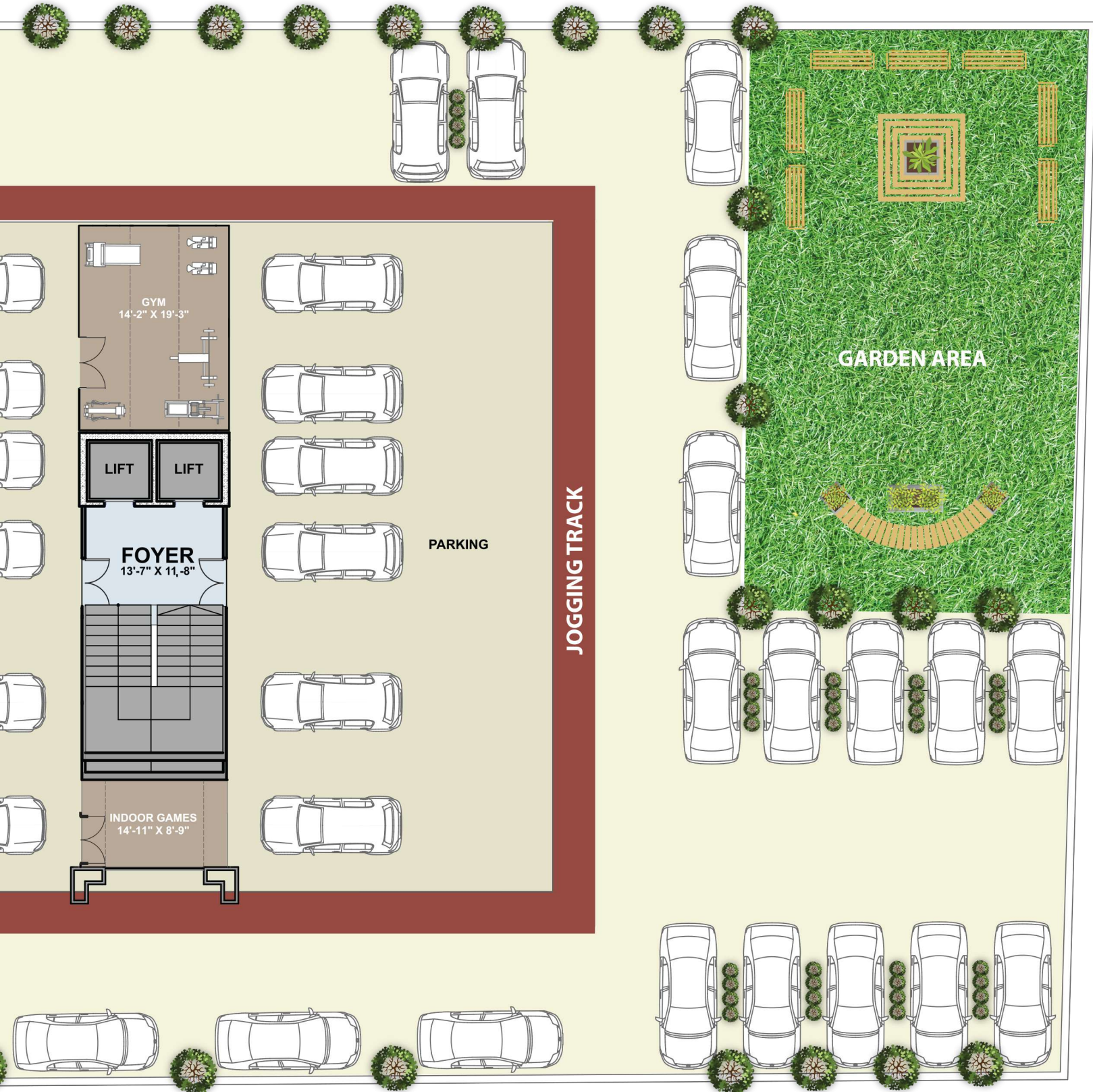
24.00 MT. WIDE T.P.S ROAD



SHOW ROOM	DIMENSIONS	S.B.A.* SQ.FT.
1	51'-9" X 11'-4"	1390
2	51'-3" X 13'-6"	1420
3	40'-2" X 12'-0"	1030
4	39'-9" X 11'-0"	930
5	39'-2" X 16'-1"	1345



*INDICATIVE S.B.A.



Typical Floor Plan

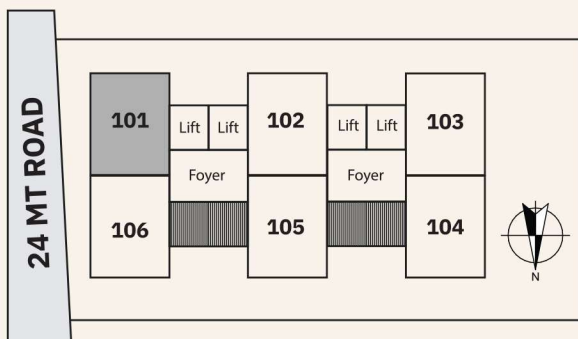
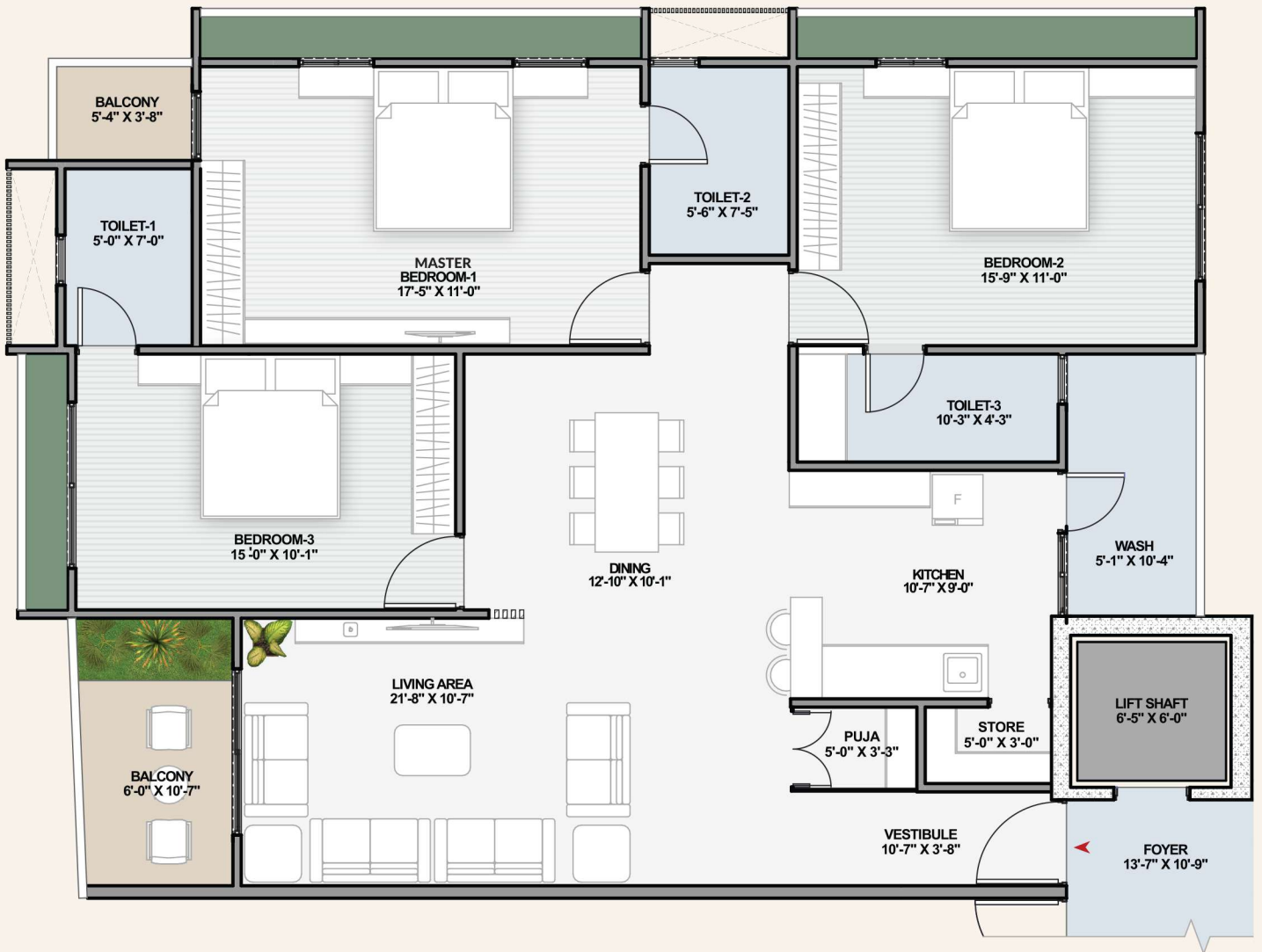
- Road PLC UNIT
- Garden PLC UNIT

24.00 MT. WIDE T.P.S ROAD



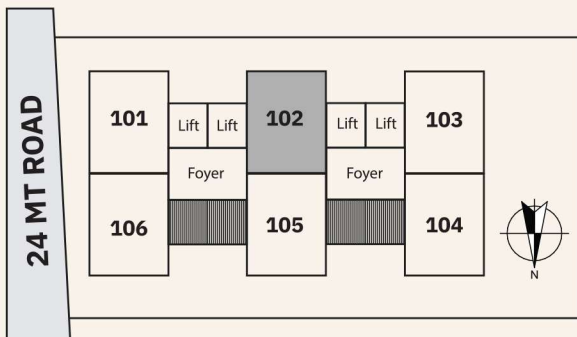
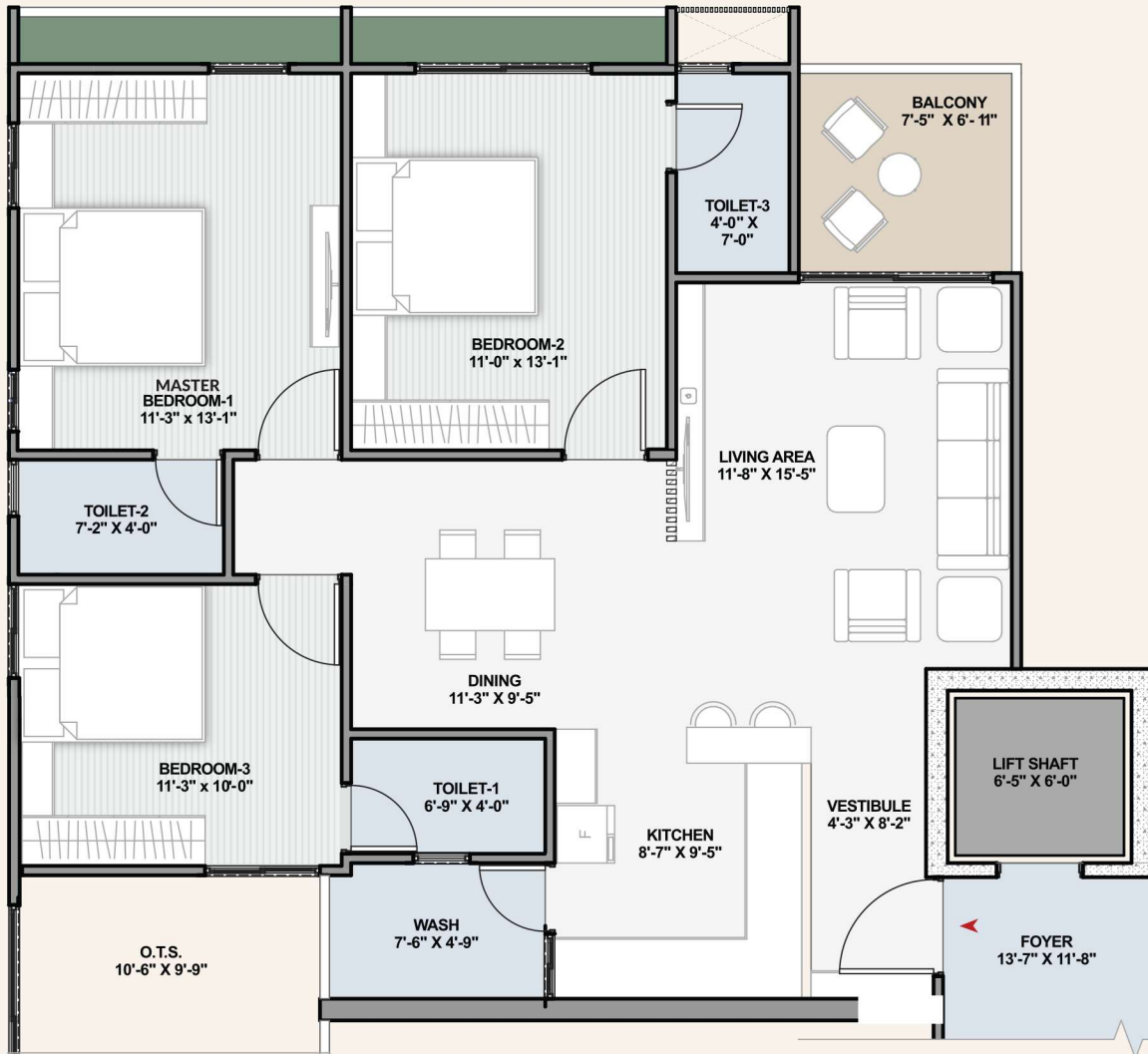
Flat No :- 101 to 1401

Indicative Area :- 316 Sqyd



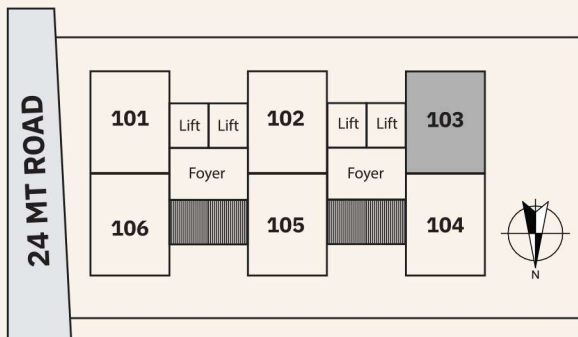
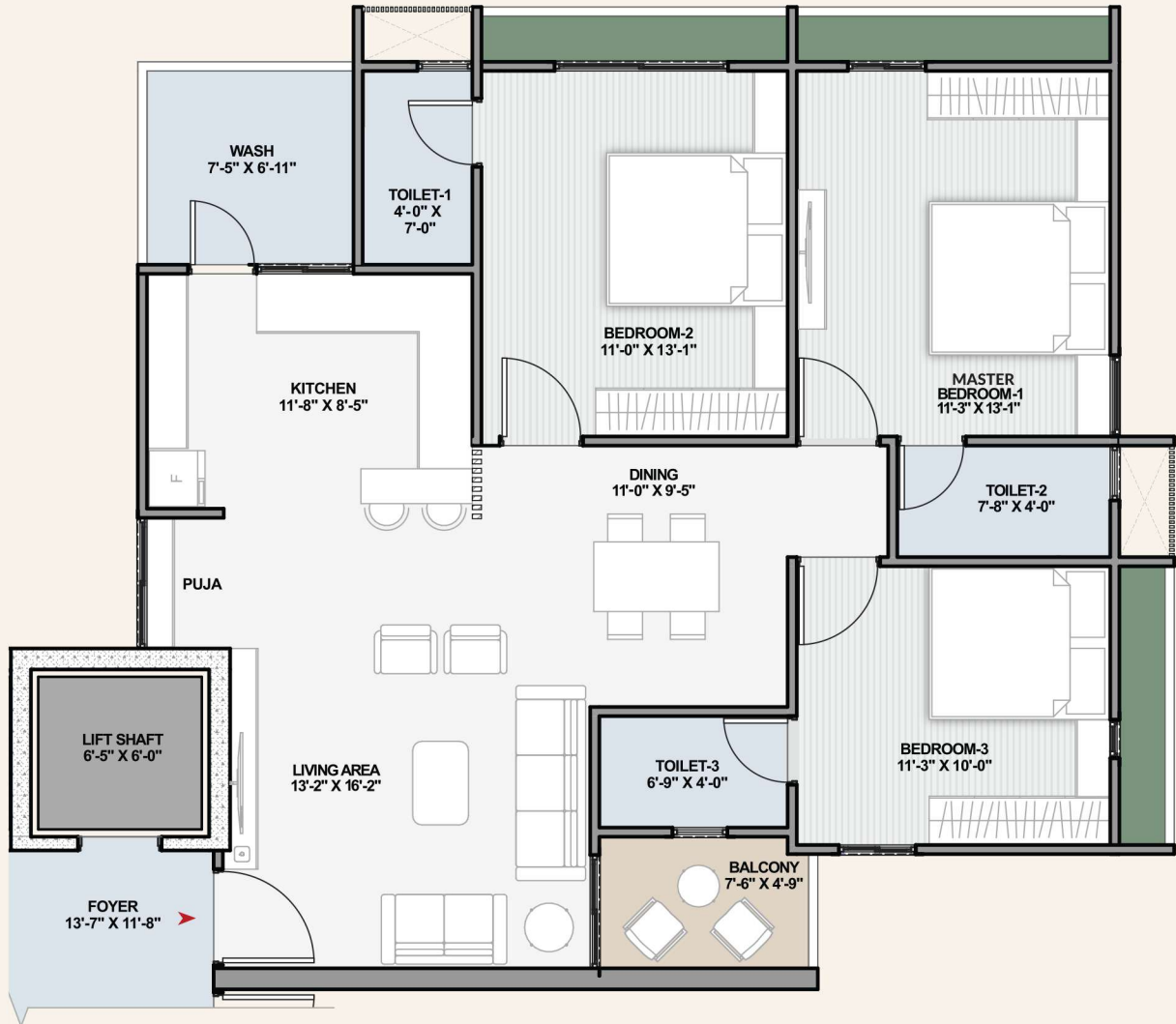
Flat No :- 102 to 1402

Indicative Area :- 237 Sqyd



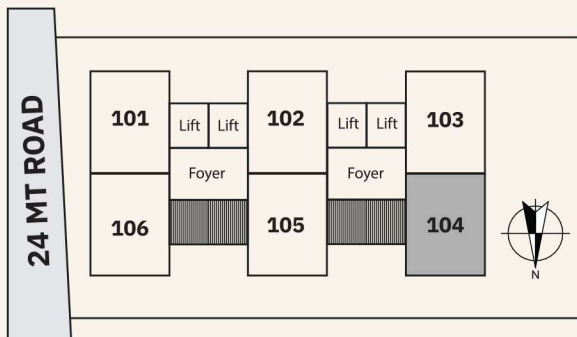
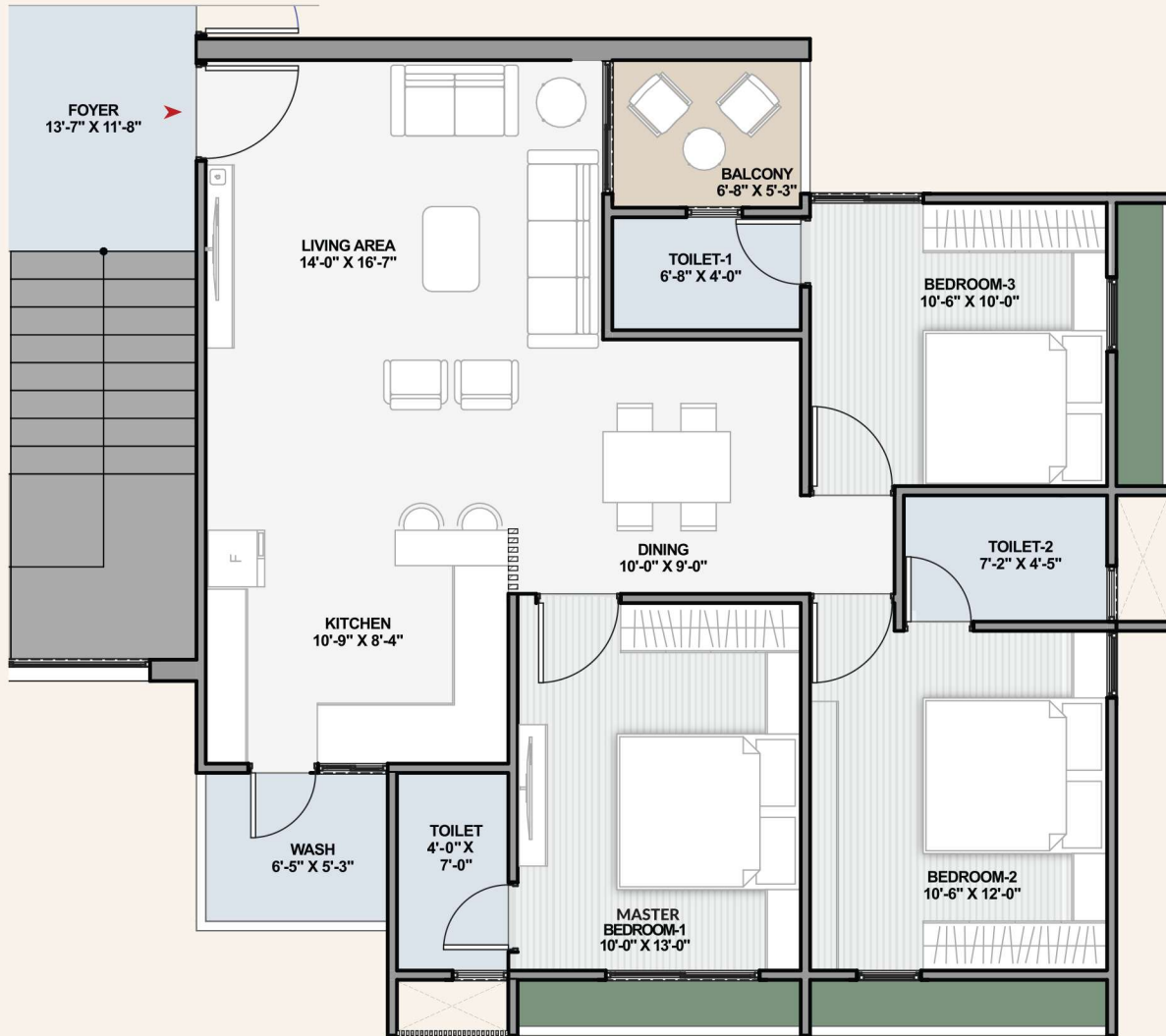
Flat No :- 103 to 1403

Indicative Area :- 237 Sqyd



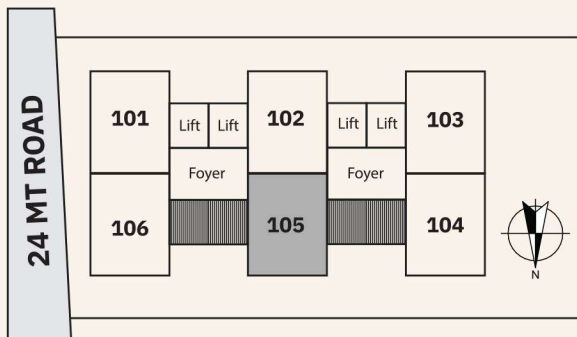
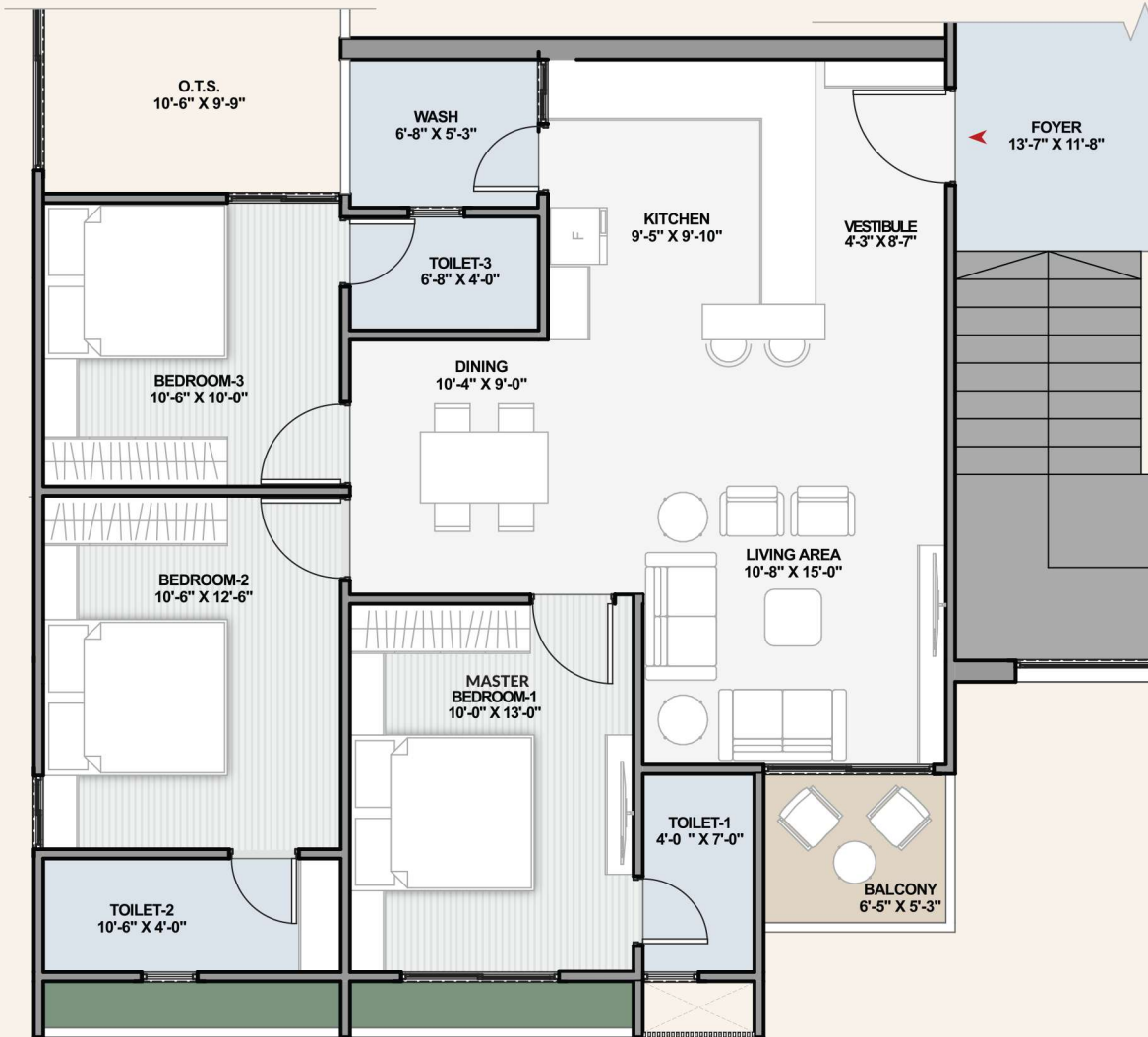
Flat No :- 104 to 1404

Indicative Area :- 220 Sqyd



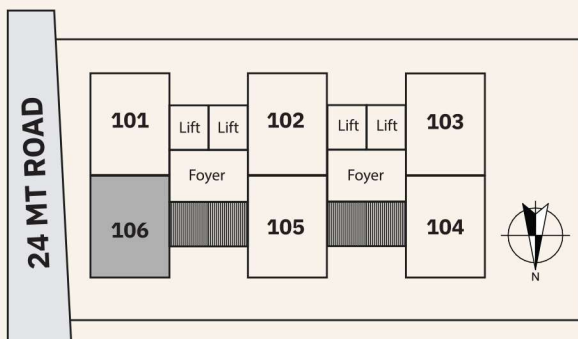
Flat No :- 105 to 1405

Indicative Area :- 220 Sqyd



Flat No :- 106 to 1406

Indicative Area :- 281 Sqyd





Fitness Area

Indoor Games



Gated Community

Garden Area



Jogging Track

Drop Off Zone



Amenities That Define Prestige

Our amenities define prestige with an exquisite blend of sophistication & comfort, ensuring every aspect of your lifestyle reflects luxury.





Amul GUCCI Anora





CRICBOXX -Play
Beyond Ahmedabad

Maharaja
Enclave

Saral Sky

•Doom Blossom Rd

Podar
International
School

•Chandkheda Gam Rd

Gujarat State Highway 71

New CG RD

Vishwakarma
Government
Engineering
College

ONGC
Circle

Pantaloons

Malaviya
football Ground

Fabindia, 4D
Square Mall

ONGC
Stadium

Dmart

Visat
Circle

Narendra Modi
Stadium



Opp Maharaja Enclave, Nr. Saral Sky, New C.G Road, Chandkheda, Ahmedabad.

Specifications

Structure



- Earthquake resistant RCC frame structure

Flooring



- Vitrified tiles of 4*2 tiles of vermora, sega or equivalent flooring with skirting

Wall Finish



- Internal putty finish and external double coat plaster with 100% acrylic paint / texture

Doors



- 30 mm thick decorative main door and ss fittings.
- 30 mm thick bedroom flush door with laminated or paint finish and ss fittings in stone frames.
- Granite / marble or wooden door frame.

Windows



- Aluminum sliding window with marble / granite reveal.

Kitchen



- Granite platform I Stainless steel sink.
- Exhaust and aqua guard electric point.

Electrical



- 3 Phase concealed IS fire resistant copper wiring with anchor great white or equivalent modular switches
- havells or equivalent distribution board with MCB & ELCB.
- Electric provision for split A.C. in all bedrooms and drawing room.

Bathrooms



- Glazed tiles of 3*1.5 of vermora, sunheart, qubp or equivalent flooring up to lintel level.
- Concealed plumbing with jaquar / hindware / cera / plumber or equivalent fittings & accessories.
- Superior sanitary ware I Wall Hung W.C. in all bathrooms.

Parking



- Designer tiles / Polished stone / Pavit.

Staircase



- Polished stone / Granite marble with anti skid grooves.

Terrace



- China mosaic over water proof coat on 3"thick brickbat concrete for heat treatment with water proofing.

Elevators



- 2 Automatic elevators of omega, trio or equivalent in each tower.

Termite Treatment



- Anti termite treatment shall be applied by standard materials to complete area.

Terms & Conditions

- Stamp duty, registration, legal charges, AUDA, GEB, AMC, Torrent & any other Govt. charges are to be borne by the member themselves.
- Any additional charges of duties levied by Govt./local authority during or after the completion of the project will be borne by the buyer.
- Changes in external elevation shall not be permitted. • Internal changes shall be permitted with prior permission & shall be charged extra in advance. • Possession of the unit will be given after receiving the full payment from the member.
- Payment / schedule payment should be strictly followed, in case of delay in payment then interest will be levied or the basic rates will be revised & the member will have to follow the same. • In case of cancellation, cancellation policy will be applicable.
- Acceptance of request if any, for transfer of booking from unit to unit at sole discretion of ours and for that transfer charges (fees) would be collected. • All rights reserved by the developer for alteration / modification / improvement in specification of changes in dimensions and planning shall be binding to all. • Issued subject to Ahmedabad jurisdiction. • We agree with the above mention term, condition & specification of the same scheme. • Any business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest and lead to the cancellation of booking/s.

Disclaimer:

This brochure is imagination for representation purpose only & is not part of any legal document/s. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. • Actual building may vary from the representations mentioned in the brochure. • This is not at all an advertisement and is within the meaning & rules of RERA. • This is not an offer, invitation of commitment of any nature. • Recipients are advised to appraise the necessary and relevant information of the project prior to making any purchase decisions. • All the specifications of the flat shall be as per the final agreement between the parties. • T&C applicable.



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Address

SP Alora

Opp Maharaja Enclave, Nr. Saral Sky, New C.G Road, Chandkheda, Ahmedabad.

Developer



Architect



Star
Architect

Structure



Umang
Patel

Advocate



A.M. Kothari
Advocates

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Instagram - @shriparshva

Facebook - @ShriParshva.5490



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Brochure



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Directions