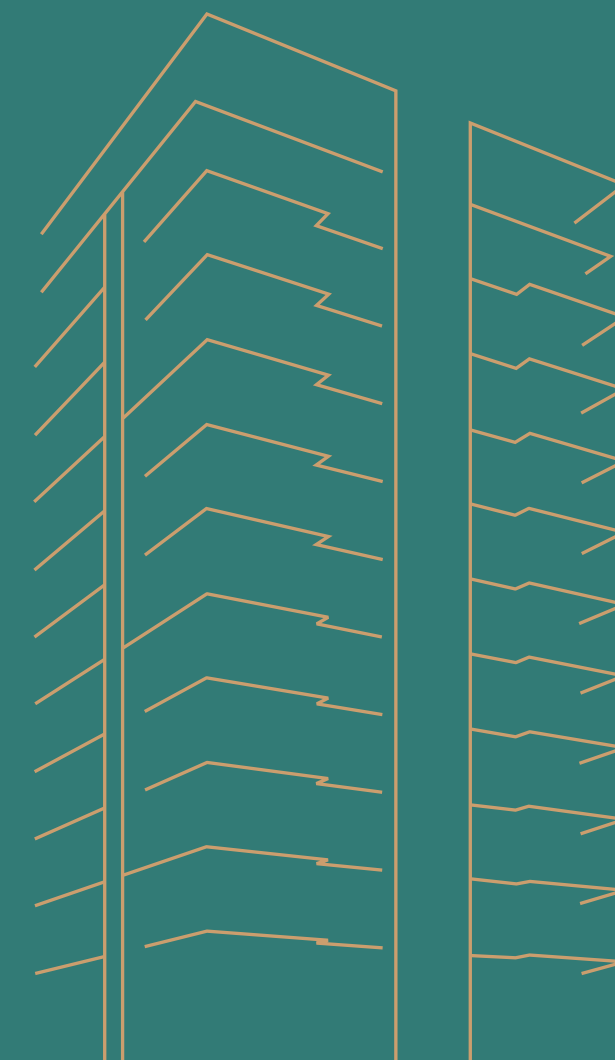


9.25"

13.50"



3 BHK SKY VILLA & SHOP

ABOUT THE *project*

Dev Pinnacle is the epitome of thoughtful living, a residential project with 3 BHK apartments and shops in Koteswar, Gandhinagar. An edifice developed to provide a holistic experience with efficient circulation and movement space. Strategically located, the development makes living easier with excellent connectivity giving the cutting-edge lifestyle delivering brilliance.



FEW STRONG REASONS TO BUY FROM US...

- Transparent code of conduct
- Fair pricing for all customers
- No compromise in construction
- 100% loan papers
- Delivering as per commitment
- Timely possession guaranteed

WHY WE UNDERSTAND FOR YOUR DREAM HOME?

Experience always makes things better than perfect. Through the years of our journey We have given committed to deliver excellence. We have given our best to serve the society that deserves only the best.

Soham Group is a pioneer in developments in Motera, Chandkheda and Koteswar (New Shahibaug) area. We are renowned for the quality of construction and transparency in our dealings with our customers.

37+ YEARS EXPERIENCE

40+ RENOWNED PROJECTS



BALCONIES FOR
scenic view

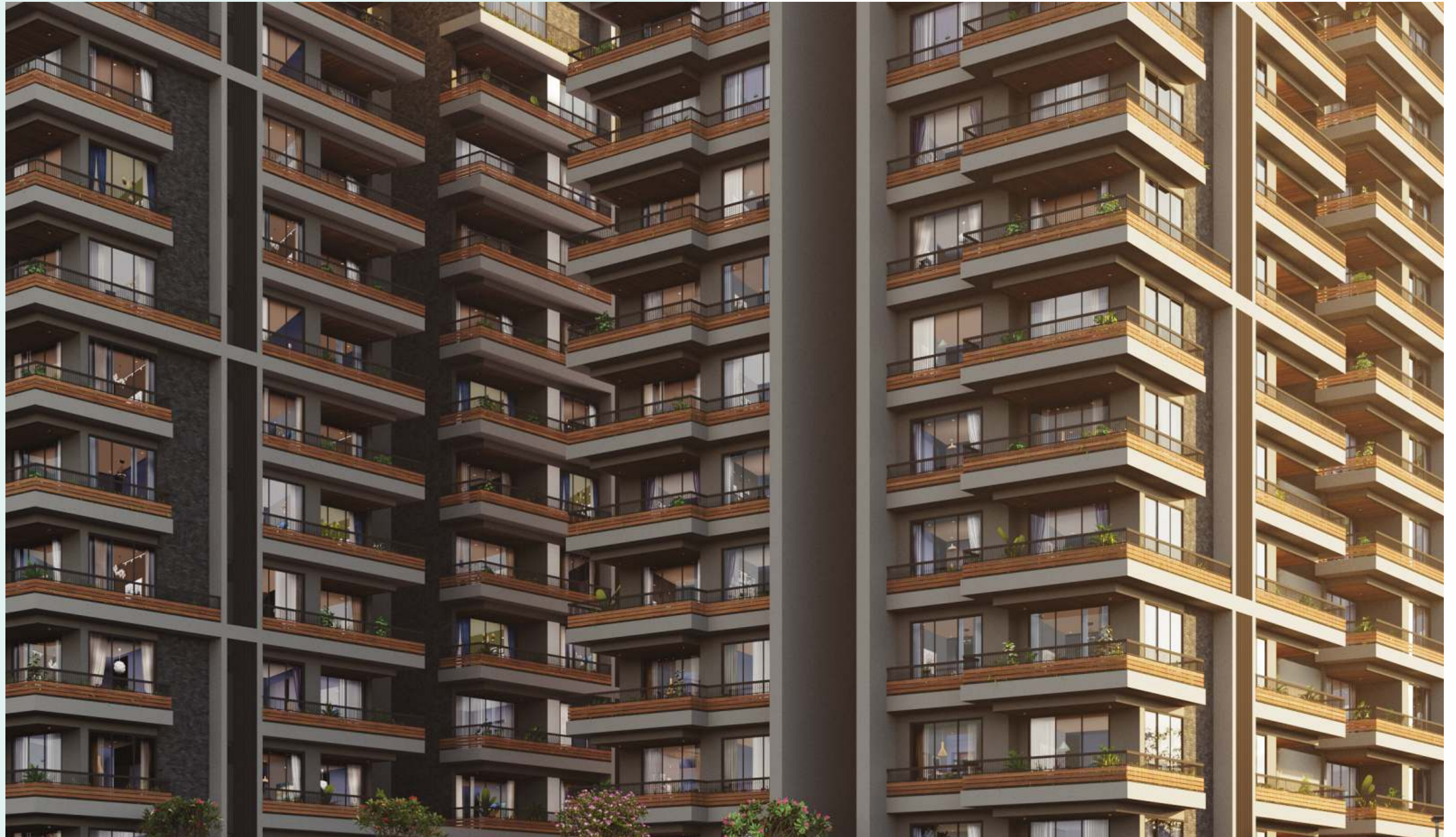


THREE SIDES
open



an unrivalled patch

Situated on a two-road corner the project gives easy access to S.P Ring Road while simultaneously maintaining the much-needed tranquillity.



the prima vista

Every residential unit has a spacious and heightened balcony providing additional outdoor space for adequate inflow.



untethered scenic delightful

Open on three sides the project offers vast landscaped views and optimum lighting and ventilation in every unit.



swimming pool

Plunge into the embrace of the pleasant pool, surrounded by shaded lounge chairs offering a subdued activity that soothes the senses.

well designed landscape

Discover a harmonious blend of lush greenery and elegant pathways with the excellent backdrop building elevation, creating a captivating oasis.





gazebo

Experience the epitome of outdoor elegance with the enchanting gazebo intricately designed as an ambient haven for relaxation and gatherings.

community sitting

An inclusive functional space for residents to connect and unwind with comfortable seating and lush greenery ideal for socializing.





DEV
PINNACLE

SABARMATI
RIVER FRONT

KOTESHWAR
MAHADEV TEMPLE

DEV
PRISTINE

SWAMINARAYAN
MANDIR

NARENDRA MODI
STADIUM



GROUND FLOOR



LEGEND	
01	SHOP 67'10" x 35'9"
02	SHOP 50'3" x 11'6"
03	SHOP 48'7" x 12'0"
04	SHOP 37'2" x 12'7"
05	SHOP 33'6" x 16'6"
06	SHOP 47'2" x 12'0"
07	SHOP 45'0" x 11'6"
08	SHOP 38'6" x 11'7"
09	SHOP 27'6" x 11'6"
10	SHOP 25'5" x 12'0"



FIRST FLOOR



LEGEND	
01	OPEN TERRACE - 619.56 sq. ft.
02	OPEN TERRACE - 211.32 sq. ft.
03	OPEN TERRACE - 580.82 sq. ft.
04	OPEN TERRACE - 1148.08 sq. ft.
05	OPEN TERRACE - 211 sq. ft.
06	OPEN TERRACE - 49.48 sq. ft.
07	OPEN TERRACE - 32.43 sq. ft.
08	OPEN TERRACE - 55 sq. ft.
10	OPEN TERRACE - 53.014 sq. ft.
11	OPEN TERRACE - 70.69 sq. ft.
12	OPEN TERRACE - 66.93 sq. ft.
13	OPEN TERRACE - 60.14 sq. ft.



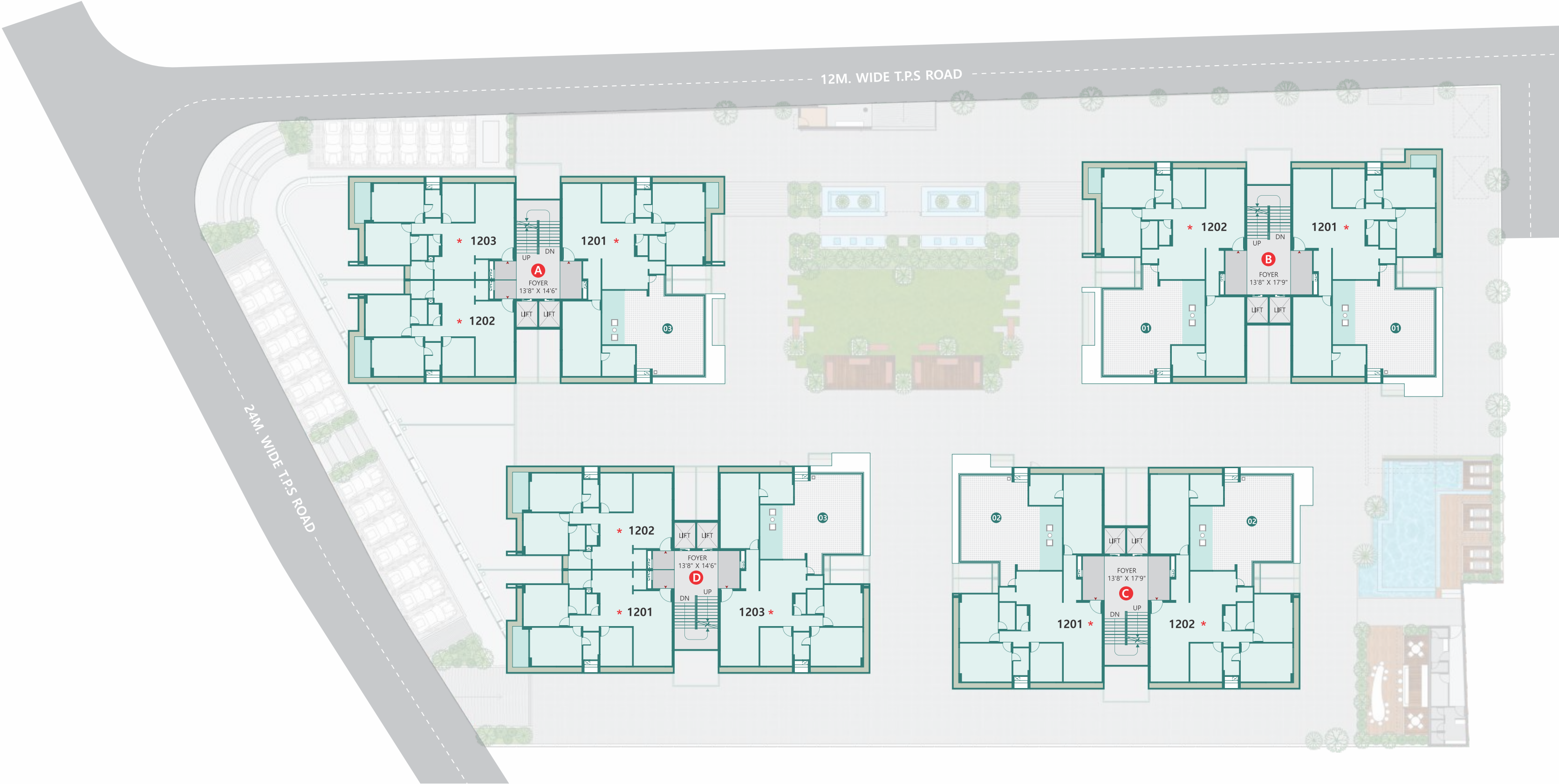
SECOND FLOOR



LEGEND	
01	OPEN TERRACE - 96.73 sq. ft.
02	OPEN TERRACE - 105.12 sq. ft.



12th FLOOR



LEGEND	
01	OPEN TERRACE - 685.08 sq. ft.
02	OPEN TERRACE - 632.25 sq. ft.
03	OPEN TERRACE - 574.58 sq. ft.



**BLOCK - A
TYPICAL FLOOR**

A - 101 TO 101
A - 102 TO 1102

RERA AREA - 114.79 SQ.MT. (1235.14 SQ.FT.)
BUILT UP AREA - 121.07 SQ.MT. (1302.71 SQ.FT.)
(CARPET+WALL)

A - 103

RERA AREA - 117.71 SQ.MT. (1266.66 SQ.FT.)
BUILT UP AREA - 124.09 SQ.MT. (1335.20 SQ.FT.)
(CARPET+WALL)

A - 203 TO 1103
A - 104 TO 1104

RERA AREA - 120.00 SQ.MT. (1291.20 SQ.FT.)
BUILT UP AREA - 126.43 SQ.MT. (1360.38 SQ.FT.)
(CARPET+WALL)



BLOCK - A
12th FLOOR

A - 1201

RERA AREA - 171.43 SQ.MT. (1844.58 SQ.FT.)
BUILT UP AREA - 182.41 SQ.MT. (1962.73 SQ.FT.)
(CARPET+WALL)
OPEN TERRACE AREA- 574.58 SQ.FT.

A - 1203 & A 1204

RERA AREA - 120.00 SQ.MT. (1291.20 SQ.FT.)
BUILT UP AREA - 126.43 SQ.MT. (1360.38 SQ.FT.)
(CARPET+WALL)



BLOCK - B
TYPICAL FLOOR

B - 101 TO 1101
B - 102 TO 1102
B - 103 TO 1103
B - 104 TO 1104

RERA AREA - 122.94 SQ.MT. (1322.94 SQ.FT.)
BUILT UP AREA - 129.52 SQ.MT. (1393.63 SQ.FT.)
(CARPET+WALL)



BLOCK - B
12th FLOOR

B - 1201, 1202

RERA AREA - 183.80 SQ.MT. (2086.36 SQ.FT.)
BUILT UP AREA - 193.90 SQ.MT. (1969.94 SQ.FT.)
(CARPET+WALL)
OPEN TERRACE AREA- 685.08 SQ.FT.



**BLOCK - C
TYPICAL FLOOR**

C - 101 TO 1101
C - 104 TO 1104

RERA AREA - 120.12 SQ.MT. (1361.67 SQ.FT.)
BUILT UP AREA - 126.55 SQ.MT. (1392.49 SQ.FT.)
(CARPET+WALL)

C - 102 TO 1102
C - 103 TO 1103

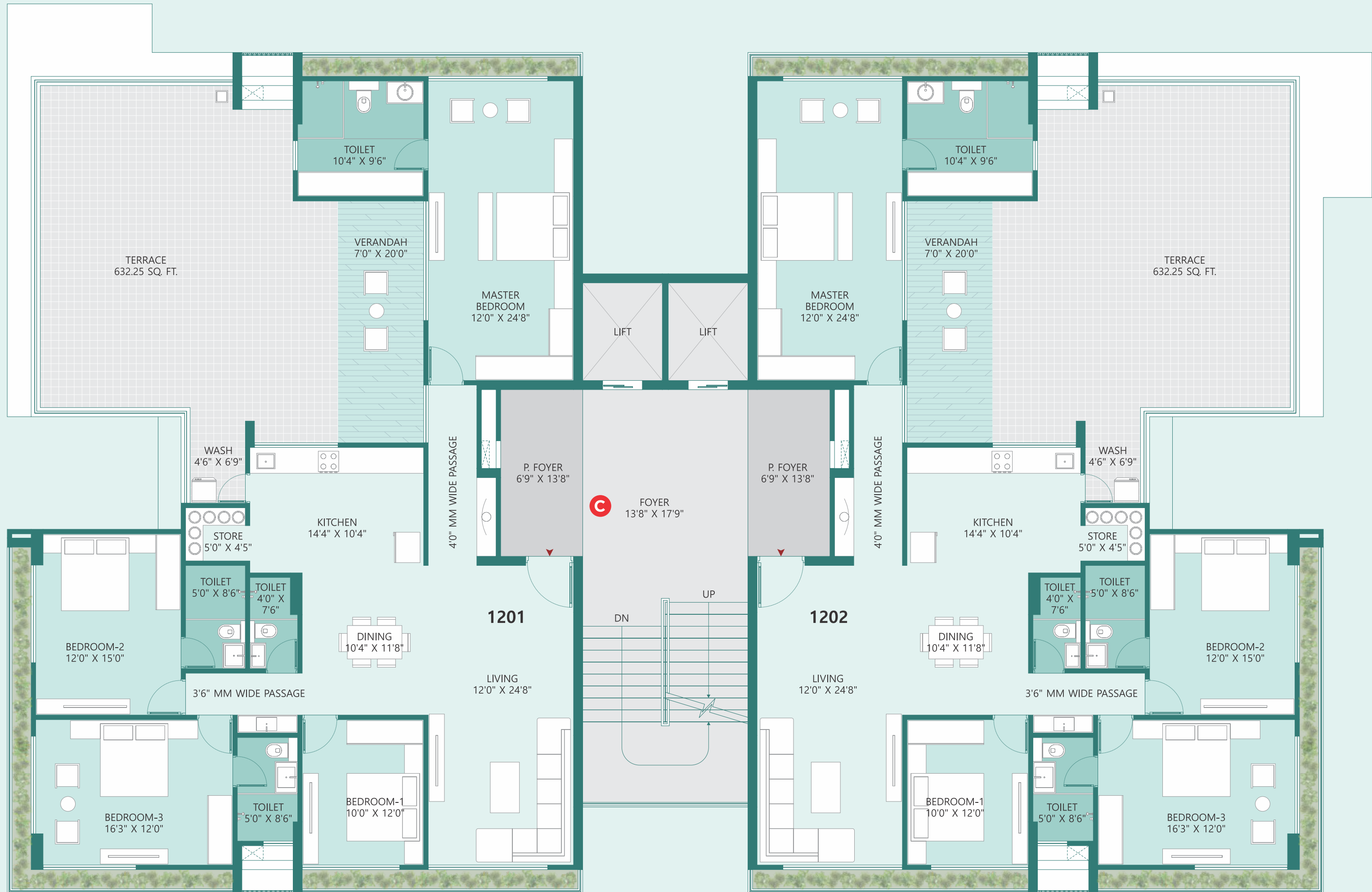
RERA AREA - 122.81 SQ.MT. (1393.63 SQ.FT.)
BUILT UP AREA - 129.52 SQ.MT. (1321.43 SQ.FT.)
(CARPET+WALL)



BLOCK - C
12th FLOOR

C - 1201, 1202

RERA AREA - 180.40 SQ.MT. (2054.29 SQ.FT.)
BUILT UP AREA - 190.92 SQ.MT. (1941.10 SQ.FT.)
(CARPET+WALL)
OPEN TERRACE AREA- 632.25 SQ.FT.



**BLOCK - D
TYPICAL FLOOR**

D - 101 RERA AREA - 117.72 SQ.MT. (1266.66 SQ.FT.)
BUILT UP AREA - 124.12 SQ.MT. (1335.53 SQ.FT.)
(CARPET+WALL)

D - 201 TO 1101 RERA AREA - 120.03 SQ.MT. (1291.52 SQ.FT.)
D - 102 TO 1102 BUILT UP AREA - 126.43 SQ.MT. (1360.43 SQ.FT.)
(CARPET+WALL)

D - 103 TO 1103 RERA AREA - 114.75 SQ.MT. (1234.71 SQ.FT.)
BUILT UP AREA - 121.07 SQ.MT. (1302.71 SQ.FT.)
(CARPET+WALL)

D - 104 TO 1104 RERA AREA - 112.08 SQ.MT. (1205.98 SQ.FT.)
BUILT UP AREA - 118.00 SQ.MT. (1270.64 SQ.FT.)
(CARPET+WALL)



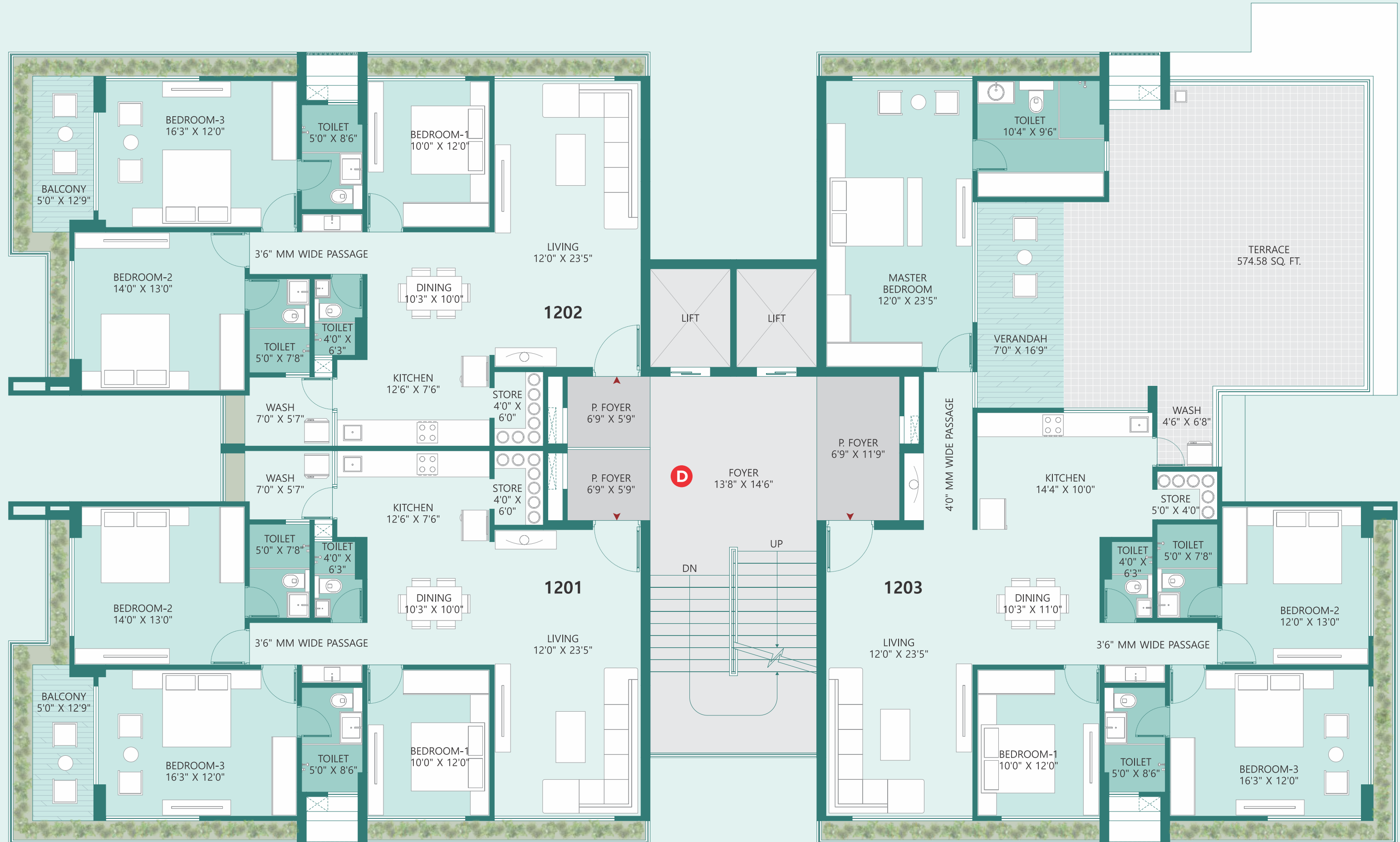
BLOCK - D
12th FLOOR

D - 1201 & 1202

RERA AREA - 120.03 SQ.MT. (1291.52 SQ.FT.)
BUILT UP AREA - 126.43 SQ.MT. (1360.43 SQ.FT.)
(CARPET+WALL)

D - 1203

RERA AREA - 168.72 SQ.MT. (1815.42 SQ.FT.)
BUILT UP AREA - 179.44 SQ.MT. (1930.77 SQ.FT.)
(CARPET+WALL)
OPEN TERRACE AREA- 574.58 SQ.FT.



conveniences



MULTIPURPOSE HALL

POWER BACK-UP

WELL DESIGNED LANDSCAPE

STRETCHER/ GOODS LIFT

GARDEN

DROP OFF ZONE

24 HRS WATER SUPPLY

CCTV CAMERA

GAZEBO

ENTRANCE GATE

CHILDREN PLAY AREA

INDOOR GAME ZONE

COMMUNITY SITTING

MINI THEATRE

FIRE SECURITY

LIBRARY ROOM

GYM

DOUBLE HEIGHT FOYER WITH WAITING AREA

SOLAR PANEL

MINI SWIMMING POOL

SUNKEN

TODDLER ROOM

BANQUET HALL WITH KITCHEN

24X7 SECURITY

GSPC GAS LINE

service and security

MDTH

INTERCOM

FTTH

VIDEO DOOR PHONE

specifications

- Structure : Earthquake resistant RCC Frame Structure.
- Door & Windows : Main door flush door with premium quality Decorative veneer finish both side.
Aluminum powder coated sliding windows national or equivalent.
- Flooring : Premium quality vitrified tiles in entire apartment.
- Kitchen : Good quality granite platform and SS Sink, Gas Supply, Designer tiles dado up to lintel level.
- Electrification : Concealed three phase copper wiring of good quality.
Decorative modular switches with adequate points in entire apartments, A.C. Point in All bedrooms & Living room, modular switches, MCB, ELCB distribution panel, TV & telephone points provided in living and master bedrooms.
- Bathrooms : Top of the line CP fitting of jaguar or equivalent Quality, Elegant Sanitary ware of Cera/Hindware or equivalent quality. Designer wall tiles up to lintel level with anti-skid flooring, Centralized Gas/Electric Geyser Point. Waterproofing treatment in all bathrooms.
- Walls : External double coat plaster/texture with 100% acrylic paint, internal smooth plaster with putty finish.
- Security system : Video door phone provision will be kept.

in essence

- Four separated blocks.
- Twelve storeys.
- 186 Homes.
 - 3 BHK units : 180
 - 4 BHK Skyvilla units : 06
- Two basements for parking.
- Two elevators per block.
- Club amenities with swimming pool & Mini theatre.

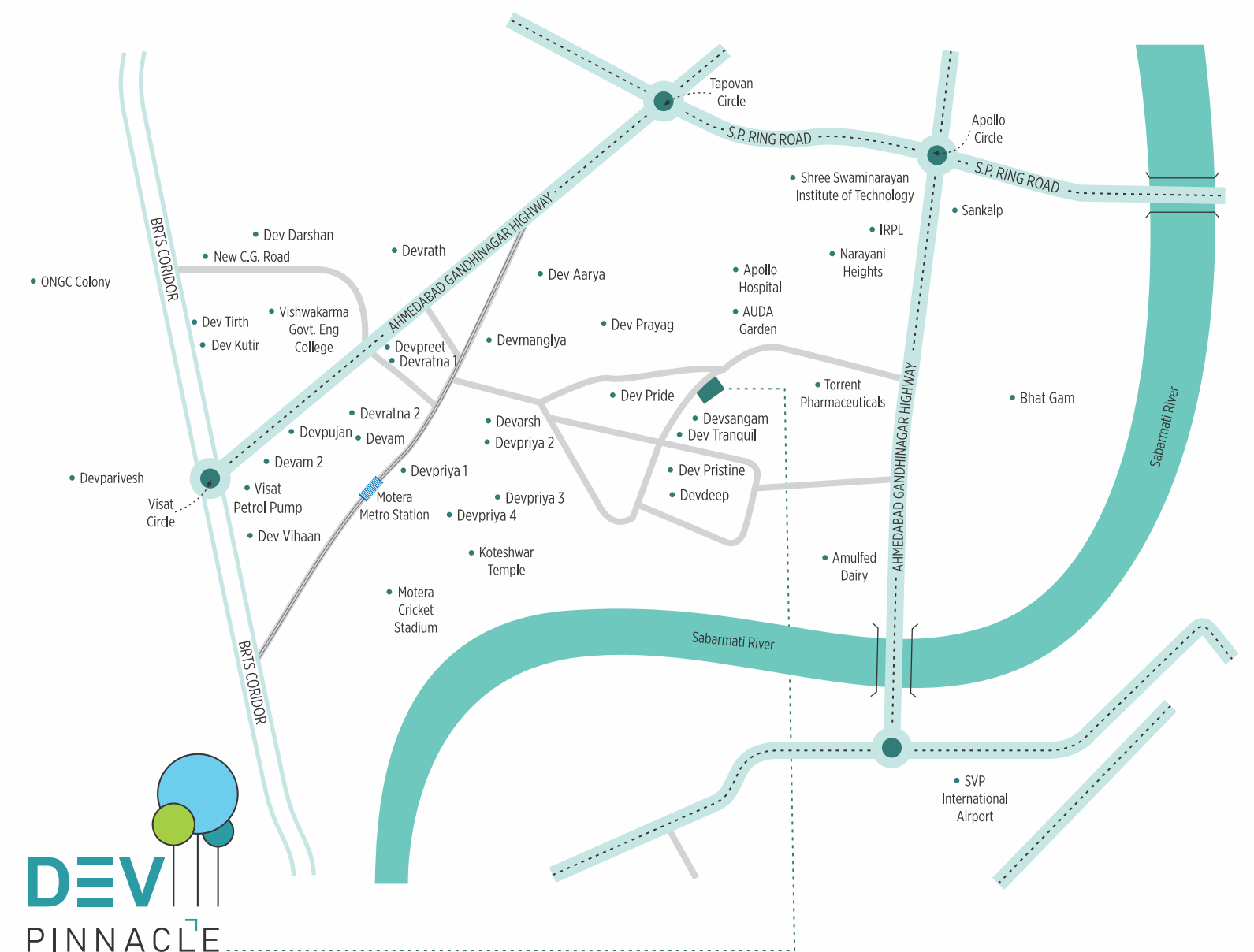
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key plan

NEAR BY LOCATION

Motera Stadium	2.7 KM	6 Min.	4D Mall	3.3 KM	09 Min.
Metro Station	3 KM	7 Min.	Shree Balaji Agora Mall	05 KM	10 Min.
Shree Sahajanand Gurukul	1 KM	4 Min.	Govt. Engineering College	3.7 KM	09 Min.
Airport	5.9 KM	10 Min.	Narayani Heights	3.3 KM	09 Min.
Apollo Hospital	2.5 KM	7 Min.	Gift city	19 KM	30 Min.
River Front	4.8 KM	12 Min.	SMS Multi-Speciality	3.8 KM	10 Min.
D Mart Mall	3.7 KM	09 Min.	Hospital		



3 BHK SKY VILLA & SHOP

Opp. AUDA Garden, Bhat - Koteswar - Motera Y - Junction,
Koteswar, Gandhinagar, 382428

PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA12396/091023

Call **9925015584**
7567563303



SCAN FOR LOCATION

Developer Soham Infra Buld Pvt. Ltd.	Architect 9th Street	Structure Engineer Achal Parikh	Landscape Consultant Zenith Designer Studio
Electrical Consultant Apoorva Parikh	Plumbing Consultant Milind Mehta		

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