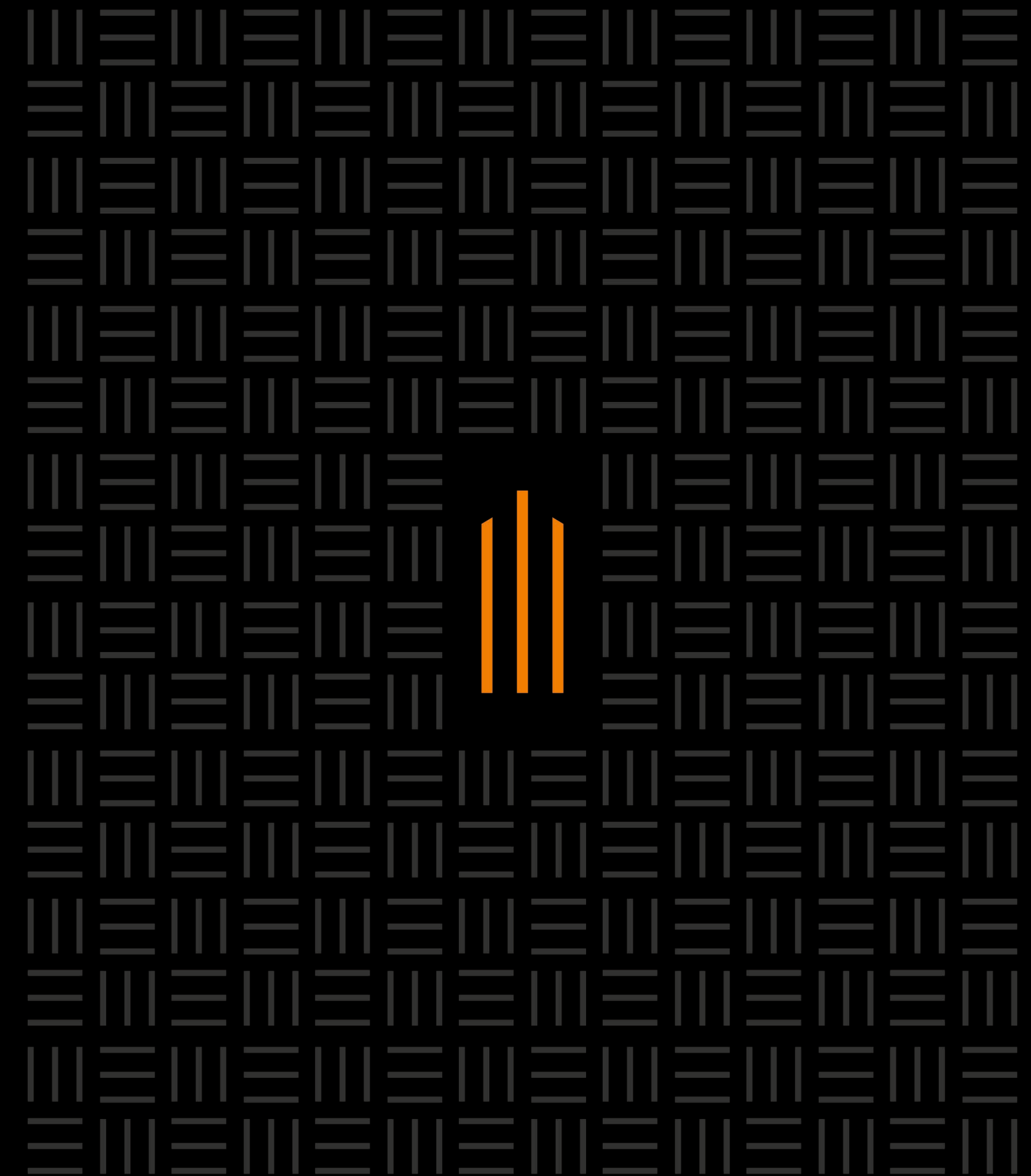


SKYDECK 36
Opp. BAPS School, Raysan Petrol Pump Road,
Raysan, Gandhinagar - 382421.

Contact : 8200 21 22 23



EXPLORE THE BEST ANGLE OF LIFE



4 BHK APARTMENT & 5 BHK PENTHOUSE

RERA NO : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA12364/041023 | Website: gujrerar1.gujarat.gov.in



Intersection between ART & ARCHITECTURE

How do you conceive a project which has the potential to become a monumental building of the capital city of the state?

SKYDECK 36 in kudson, Gandhinagar, is proposed in the most prime location.

For us, as architects, it was important to come up with a solution which was technically superior, commercially viable as well as aesthetically appealing.

We have always believed in creating value 'per sq. Ft.' for our client as well as the end user. The design incorporates all the basic fundamentals of good architecture viz. Efficient space planning (floor plans), simple structural grid, good floor to ceiling height, ventilation, natural light, ample amenities and above all a very efficient master plan.

We can confidently say that we have been able to achieve all the above parameters as well as create a balance between art and architecture.

SKYDECK 36 is a complete package in which we take immense pride for designing.

SETTING BENCHMARKS ABOUT THE GROUP



Over the years, Unique infracon has taken long strides to become one of the most respected developers of Gandhinagar. With a number of successfully completed projects, our works speaks for itself. Royal Revanta 1 & 2 (Nikol), Royal Revanta 3 (Gandinagar), Skydeck 78 & Safal Bliss (Gandhinagar) The Empire have been the choice of customers. With an eye towards detailing, a customer friendly approach and a rock solid experience, we always try to create more than just ordinary hence setting benchmarks for generations to come.



36 families

4 & 5 BHK

30+ Amenities



13 Storey

1 Tower

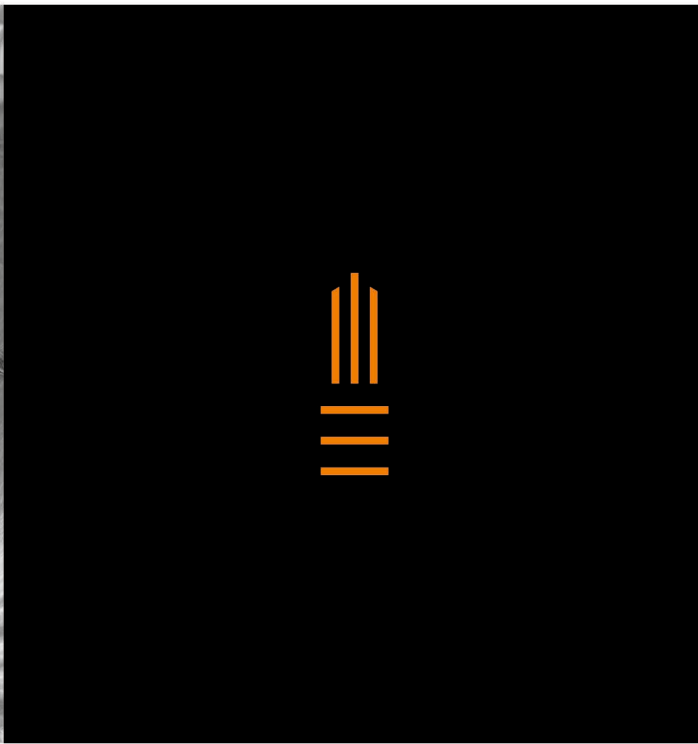
EXPLORE THE BEST ANGLE OF LIFE

Located in the prime area of city where everything you want is a stone's throw away. Unique alliance of spacious and comfy living. From developers to the architects, every agency involved with **SKYDECK 36** is dedicated and ambitious to provide you with the best house.

skyd^{|||}ck36
4 BHK APARTMENT & 5 BHK PENTHOUSE



36 families



SKYDECK 36 brings you truly an Astonishing Homes, Distinctively designed contemporary residences to experience an elevated living space. Where exclusivity, luxury and comfort are nurtured together with lush green natural spaces, offering state-of-the-art facilities with unsurpassed luxury.

THE
Higher
LIFESTYLE



4 & 5 BHK

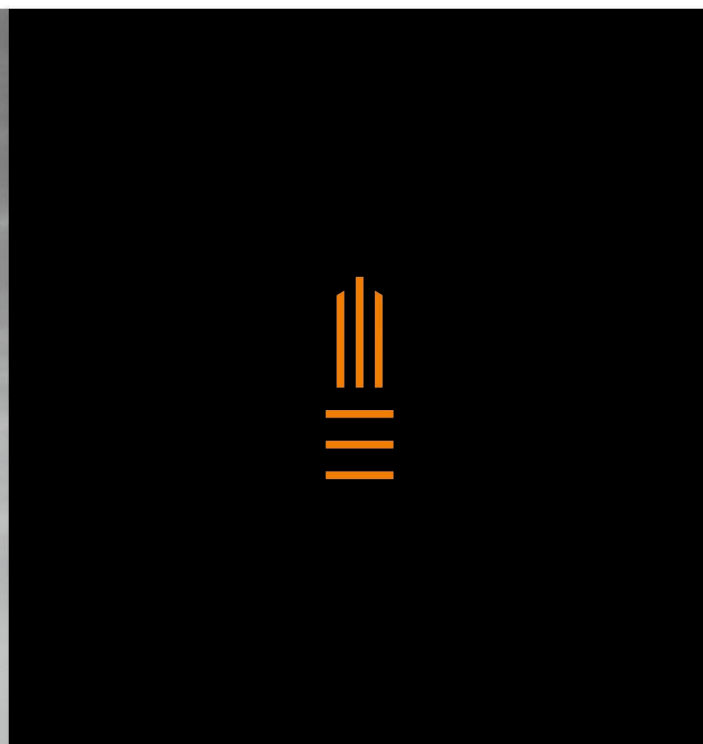
IT'S TIME TO FEEL
Heavenly
IN YOUR INNER SIDE

The moment you enter the premises the astounding beauty envelops you to uplift your mood and take you to a paradise filled with joy and leisure.



All images are just for the better presentation and understanding of the customers.

13 Storey

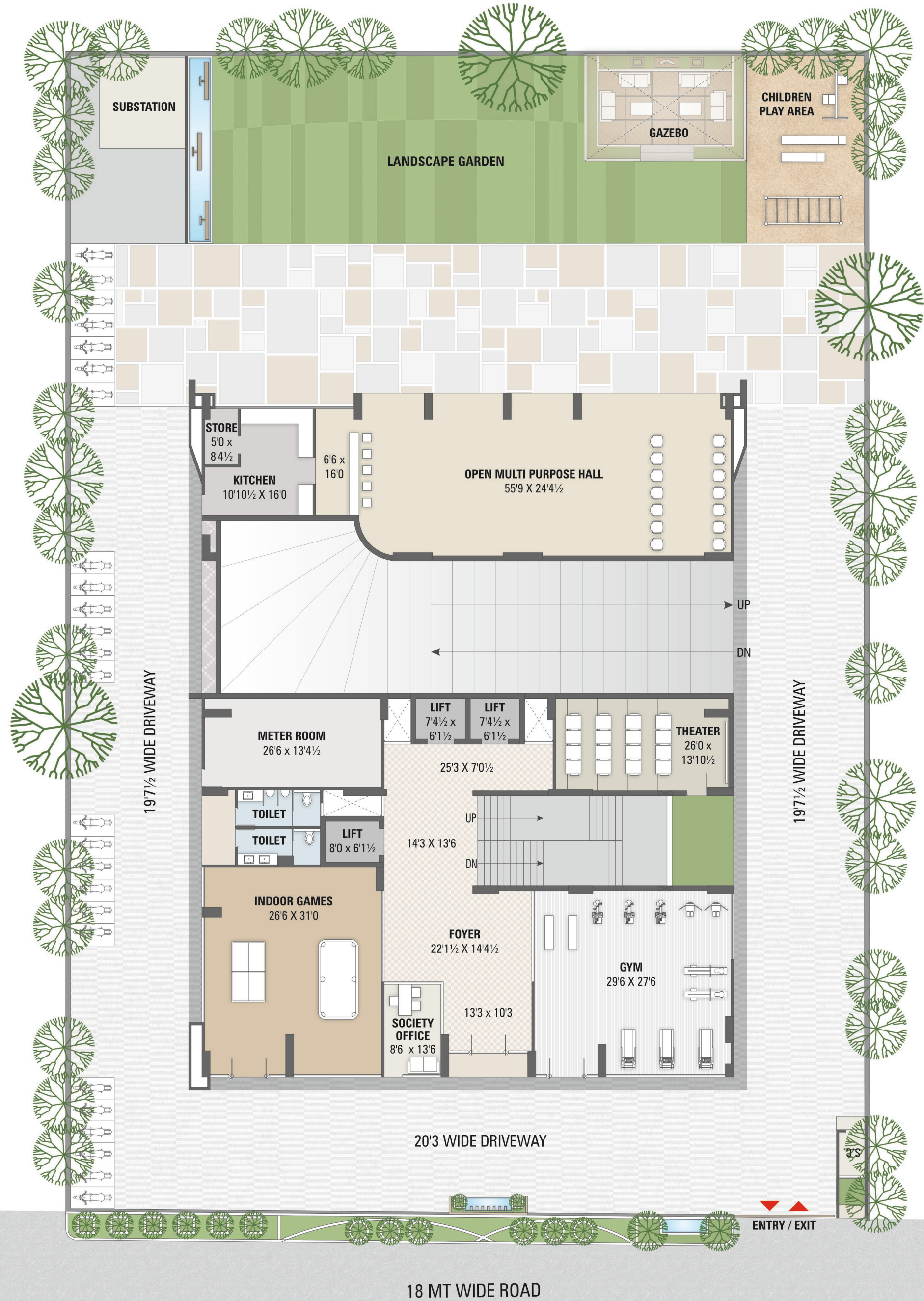


Thoughtfully planned contemporary architecture, exclusive luxury lifestyle & functional usability of the spaces.

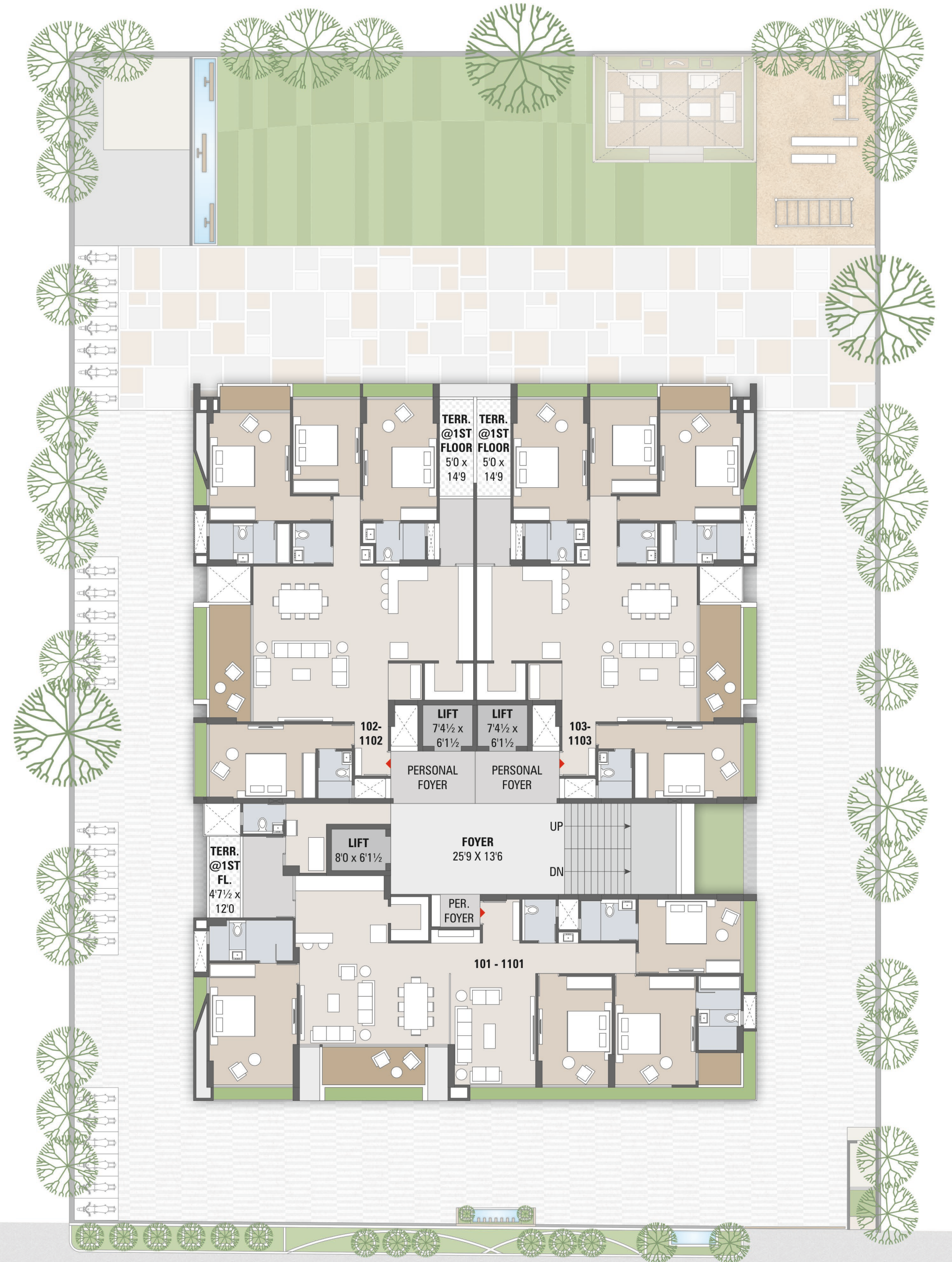
AN
Exclusive
HABITAT



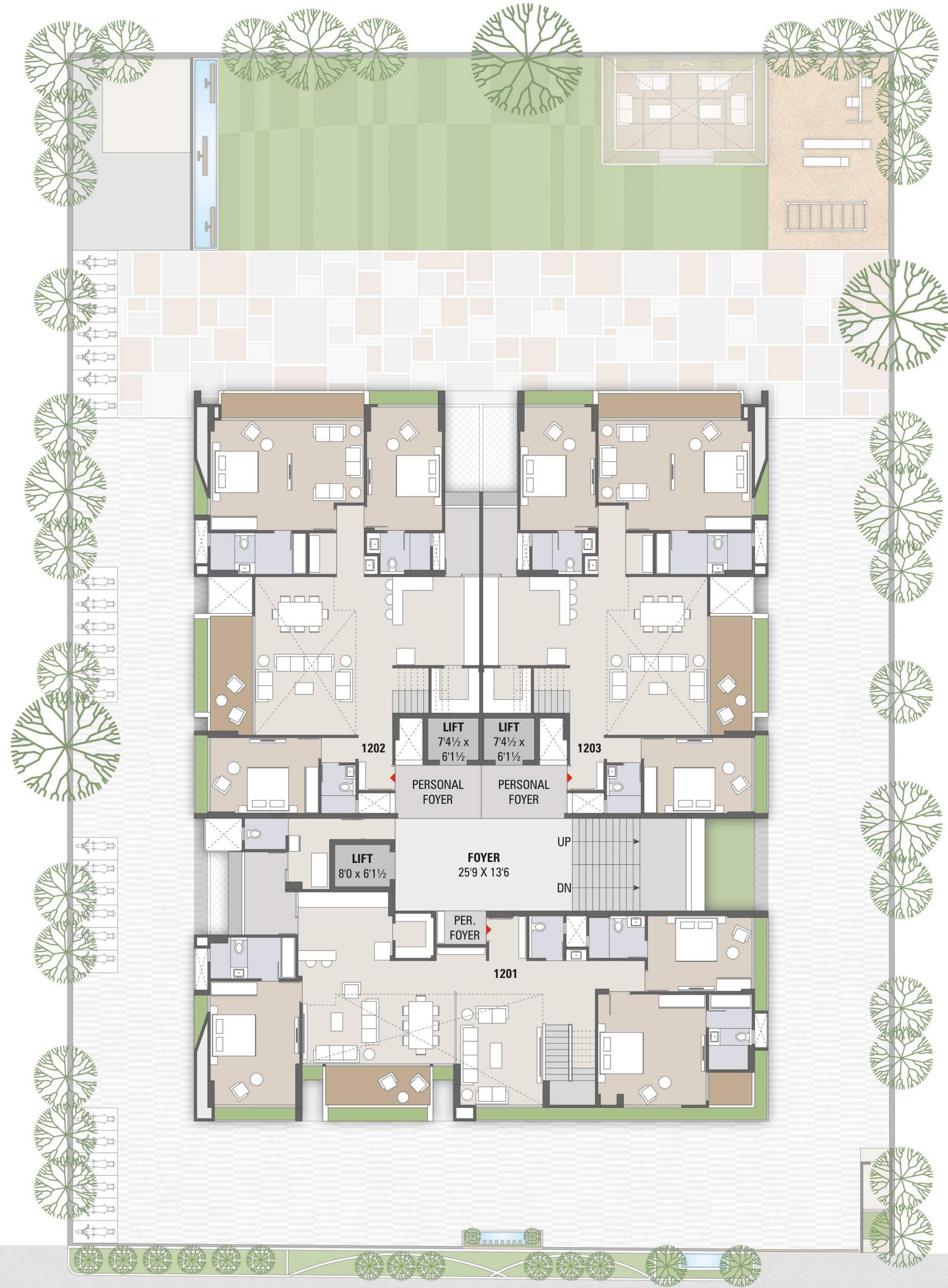
GROUND FLOOR PLAN



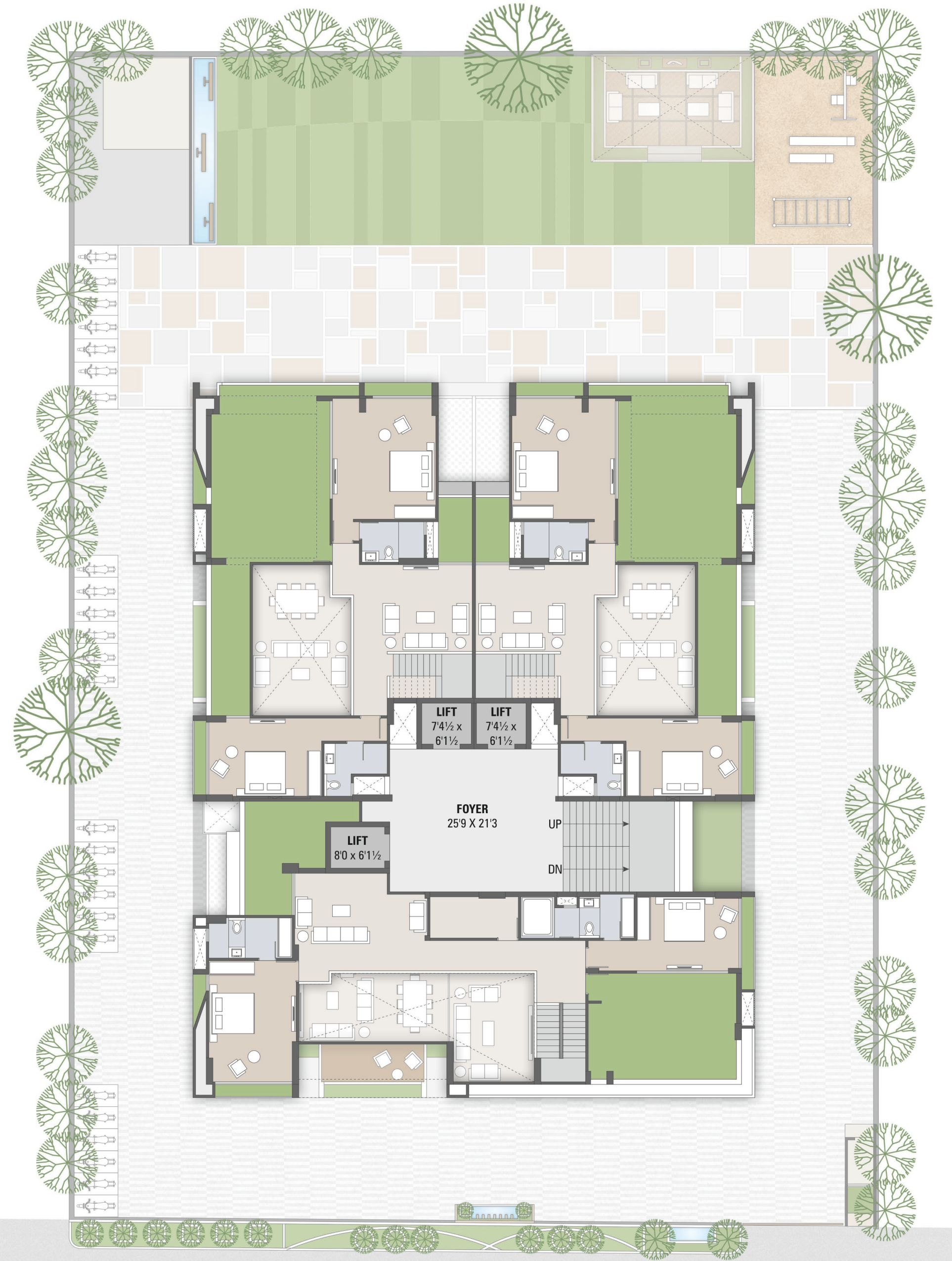
TYPICAL FLOOR PLAN



12th FLOOR PLAN

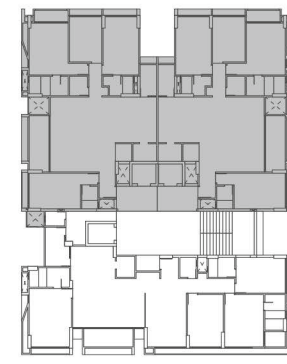


13th FLOOR PLAN



4 BHK UNIT PLAN

TYPE 01 - 102 - 1102 | 103 - 1103

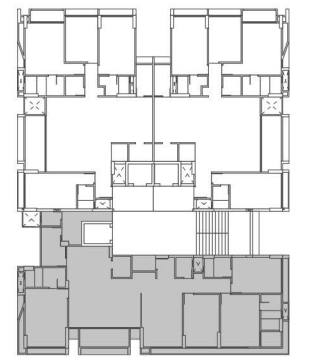


skydeck36
4 BHK APARTMENT & 5 BHK PENTHOUSE

ENJOY YOUR
Space
IN EACH CORNER



4 BHK UNIT PLAN
 TYPE 02 - 101 - 1101



5 BHK LOWER PENTHOUSE

TYPE 01 - 1202 & 1203



5 BHK UPPER PENTHOUSE

TYPE 01



5BHK UPPER PENTHOUSE

TYPE 02 - 1201



5BHK LOWER PENTHOUSE

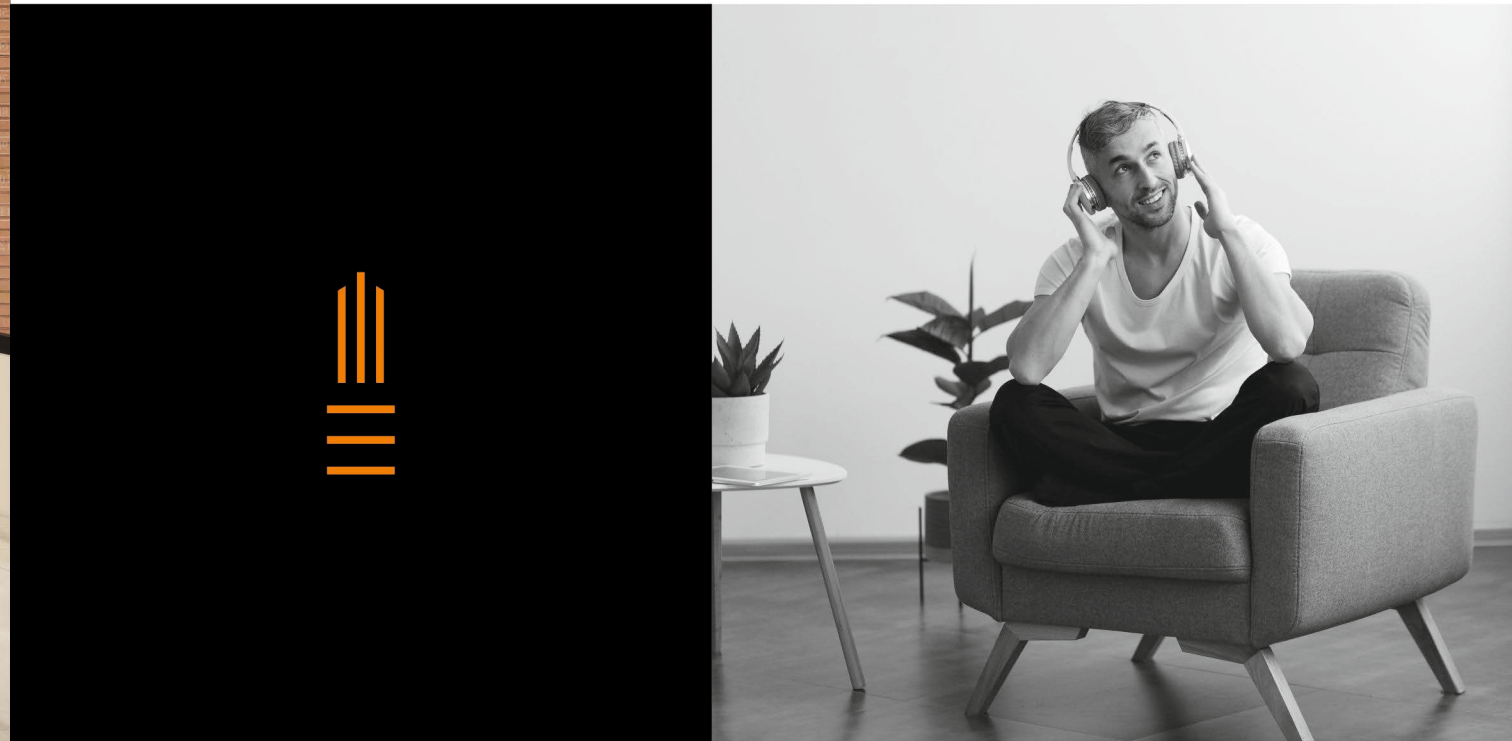
TYPE 02




AN
Exclusive
 LIFESTYLE

Experience the best luxuries of the modern world. Discover the joys of social life & personal time without going out.

1
 Tower



All images are just for the better presentation and understanding of the customers.



skyddeck

Amenities

DECORATIVE ENTRY-EXIT GATE
SECURITY CABIN
PICKUP - DROP OFF ZONE
ATTRACTIVE ENTRANCE FOYER
3 AUTOMATIC LIFT
2 BASEMENT PARKING
LANDSCAPE GARDEN
WATER BODY
GYMNASIUM
INDOOR GAMES
MINI THEATRE
MULTIPURPOSE OPEN HALL
COMMON KITCHEN WITH STORAGE
CHILDREN PLAY AREA
GAZEBO
SOCIETY OFFICE
METER ROOM
COMMON TOILET
FIRE SAFETY
SOLAR PANEL
CCTV CAMERA
24 HRS. WATER

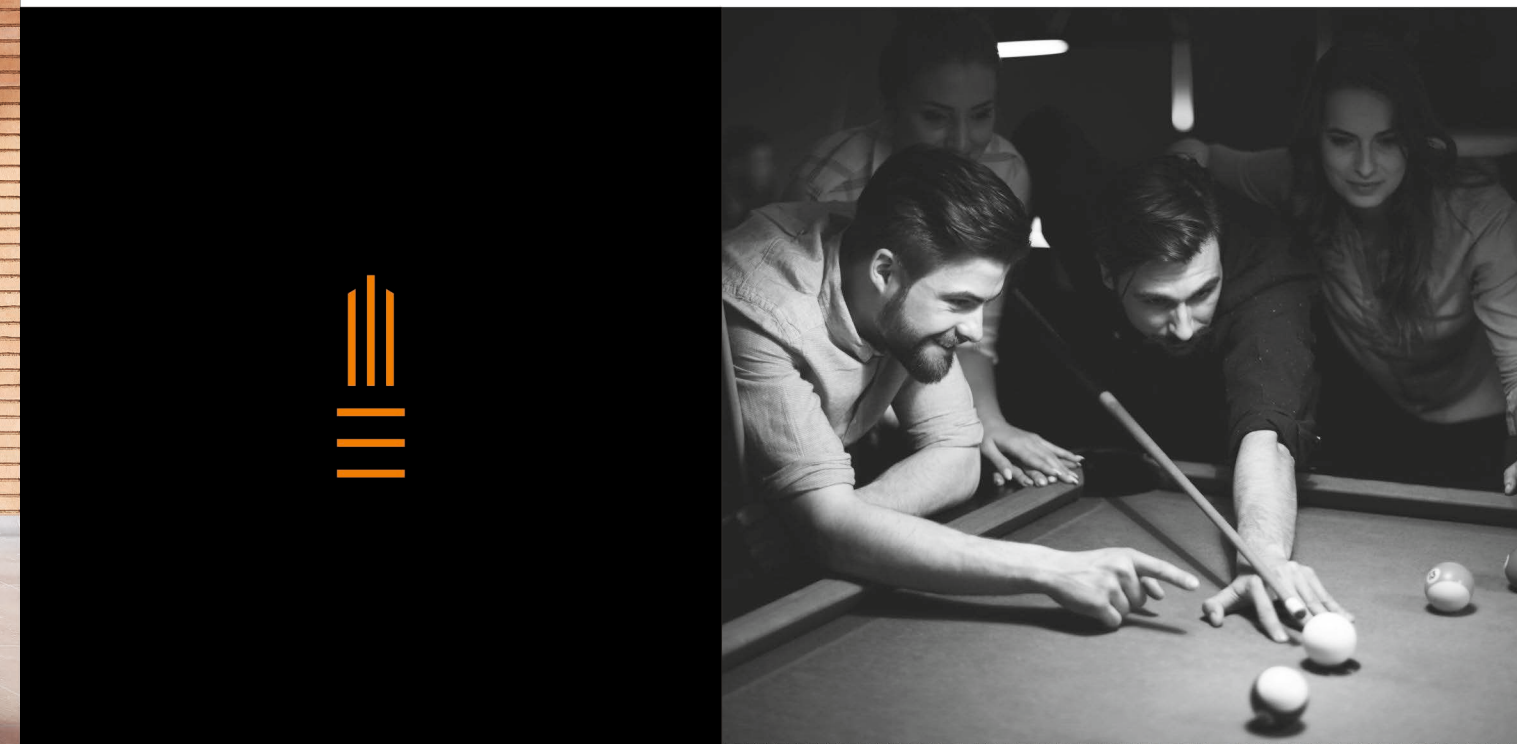


IT'S TIME TO
Upgrade
 YOUR LIFESTYLE

SKYDECK 36 is furnished with modern lifestyle amenities like Multi Purpose Sport Court, Toddler Games , Gym, Multi Purpose Hall, Library, Indoor Game and many more.

Time to stay happy, Time to stay to fit.

30+ Amenities



All images are just for the better presentation and understanding of the customers.

LAUGH OUT LOUD AT MINI

Theatre

WITH YOUR BELOVED ONES

Get a surreal experience of fantastic entertainment with your beloved ones watching your favourite flick in the smoothness of your home.



All images are just for the better presentation and understanding of the customers.

SPACE FOR

Childhood

MEMORIES

Live a magnificent life, being surrounded by a plethora of amenities and An aesthetic appeal created by imbuing a sense of unparalleled grandeur.



All images are just for the better presentation and understanding of the customers.

TRUE
Harmony
OF LIFE

Our residential buildings are designed to bring out the best in you. We'll make sure your home feels like a sanctuary of luxury.





skysdeck36
 Opp. BAPS School, Raysan Petrol Pump Road,
 Raysan, Gandhinagar - 382421.
Contact : 8200 21 22 23

SPECIFICATION

STRUCTURE

Earthquake resistant R.C.C. frame structure as per current laws.

FLOORING

Vitrified tiles for entire flooring in all apartments.

WALL FINISH / ELEVATION

Internal mala plaster with white finish putty.
 Attractive external elevation with double coat sand face plaster & Water Proof Paint.

TOILET

Designer tiles on floor and walls up to lintel level.
 Branded sanitary & bath fittings.

KITCHEN

Polished granite platform with S.S. sink, glazed tiles up to lintel level.

ELECTRIFICATION

Branded ISI modular switches with concealed copper wiring and adequate number of points. MCB distribution panel.

PLUMBING

ISI CPVC and UPVC pipes for water supply, SWR pipes for solid waste and drainage systems.

DOORS & WINDOWS

Main door & other flush doors with frame.
 All windows in aluminum section with granite sill.

TERRACE

Waterproofing with china mosaic for heat reflection and thermal insulation.

FIRE SAFETY

Fire Safety System Facilities.

NEAR BY 1 TO 10 MIN.

- TCS IT CAMPUS
- NID / NIFT
- JAMNABHAI NARSEE SCHOOL
- PDEU UNIVERSITY
- GUJARAT NATIONAL LAW UNIVERSITY
- BAPS VIDYAMANDIR
- INFOCITY, DA-IICT
- IIT GANDHINAGAR, CRPF, AIRFORCE CAMP
- KARNAVATI UNIVERSITY
- GUJARAT POLICE ACADEMY
- BAPS SWAMINARAYAN
- SHREE DHOLESHWAR MAHADEV
- SMVS - SWAMINARAYAN DHAM
- MAHATMA MANDIR
- TRIMANDIR ADALAJ
- METRO STATION - RANDESAN
- GIFT CITY
- INDRODA PARK
- GANDHINAGAR RAILWAY STATION
- LEELA HOTEL
- SMVS HOSPITAL
- CITY PULSE GANDHINAGAR
- SABARMATI RIVER
- SACHIVALAY, GANDHINAGAR
- AHMEDABAD AIRPORT
- ARANYA UDHYAN

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