

SWAGAT DEVELOPER

SITE ADDRESS

200 FT. ROAD, NR. RELIANCE CIRCLE,
SARGASAN TO GIFT CITY ROAD, GANDHINAGAR.

SALES: +91 75750 00920 | +91 98252 22464 | +91 75750 00891 | +91 75750 00979

EMAIL: SALES@SWAGATGROUP.IN

CORPORATE OFFICE

307-308, SARTHIK SQUARE, NR. GNFC INFO TOWER, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380054

PHONE: 079 2685 5968 | +91 98250 96815

EMAIL: INFO@SWAGATGROUP.IN

WEBSITE: WWW.SWAGATGROUP.IN

RERA NO.: PR/GJ/GANDHINAGAR/GANDHINAGAR/OTHERS/CAA05578/A1M/220222 WWW.GUJRERA.GUJARAT.GOV.IN



WEBSITE

— **SWAGAT** —

**TWIN CITY
HIGH STREET**

WHERE BUSINESS MEETS
PRESTIGE

PREMIUM

THE PREMIER DESTINATION FOR

LUXURY BRANDS
FASHION HOUSES
HYPER MARKETS

BRANDS





A LEGACY OF
50+
YEARS

100+
COMPLETED PROJECTS

SWAGAT
— GROUP —

10000+
SATISFIED CUSTOMERS

2 CRORE+
(SQ. FT. CONSTRUCTED SPACES)

A REFLECTION OF OUR
MILESTONES

AESTHETICALLY *Designed* STATE OF THE ART ELEVATION



- | UNIQUE LIGHTING FACADE OF BUILDING
- | SEAMLESS MAIN ROAD FRONTAGE
- | THE MOST SOUGHT AFTER LOCATION ON 200 FT MAIN ROAD

14 FT. HEIGHT SHOPS & SHOWROOMS ON **GROUND & 1ST FLOOR**

12 FT. HEIGHT SHOPS ON **2ND & 3RD FLOOR**

— **SWAGAT** —

**TWIN CITY
HIGH STREET**
BETWEEN TWIN CITY

10.5 FT. HEIGHT OFFICES

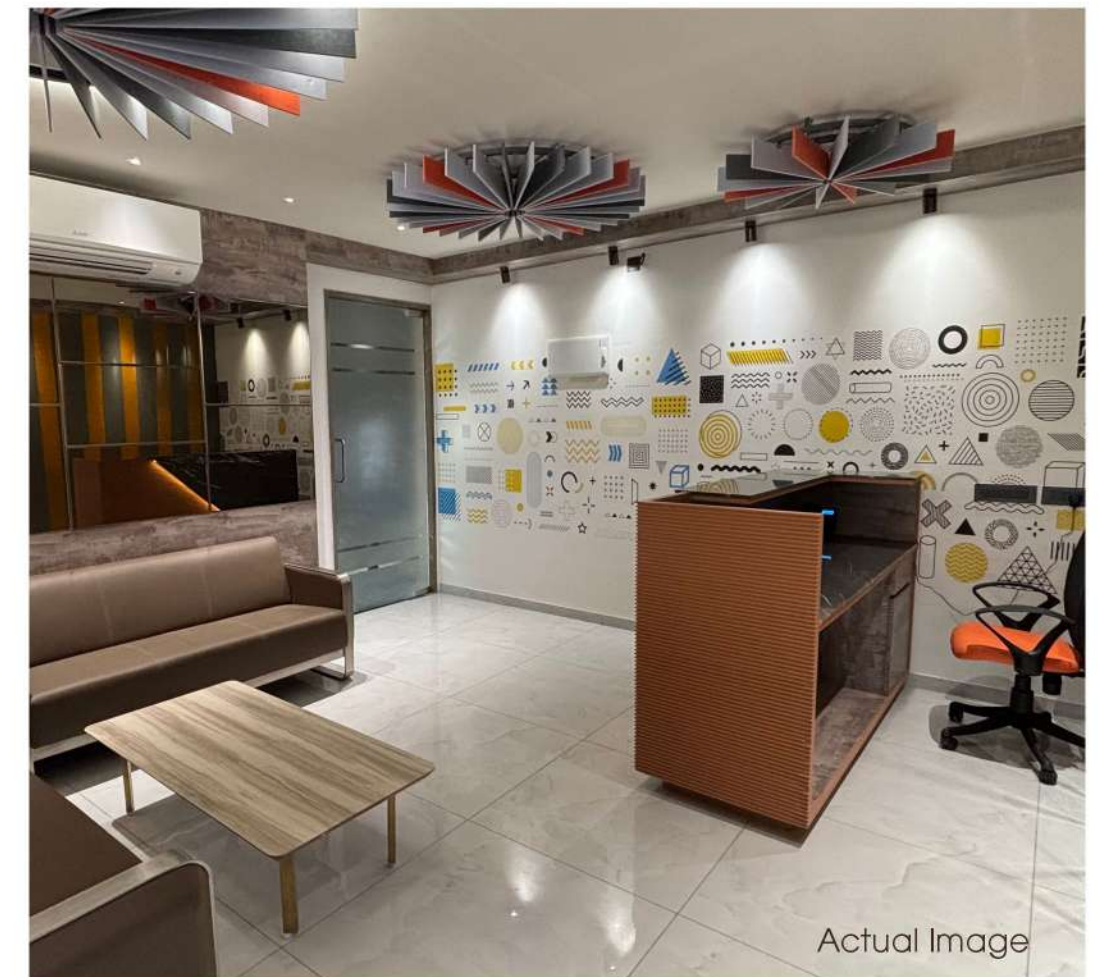
11 HIGH SPEED **ELEVATORS** WITH **STRETCHER LIFTS**

ALLOTTED **PARKING SPACE**

- ▶ **Swagat Twin City High Street** is a premier commercial development in the Ahmedabad-Gandhinagar Twin City.
- ▶ Designed as a **Landmark Business Destination** with architectural excellence.
- ▶ Located on **200 Ft. Road**, near Reliance Circle, on **Sargasan to GIFT City Road** in Gandhinagar, offering seamless connectivity to key areas.
- ▶ Features a striking **Glass Façade, Captivating Illumination, & Grand Design** for a prestigious look.
- ▶ Serves as a **Thriving Business Ecosystem For Retail, Showrooms, and Corporate Offices**.
- ▶ Aims to provide an **Extraordinary Commercial Experience** with meticulous craftsmanship.
- ▶ Positioned as an **Icon of Modern Commerce**, designed to elevate businesses to new heights.

INFINITE SPACE FOR INFINITE DREAMS

- ▶ CORPORATE OFFICES
- ▶ IT COMPANIES
- ▶ PROFESSIONAL CONSULTANTS
- ▶ COACHING CENTRES
- ▶ TRAINING CENTRES





RETAIL SPACE

- ▶ SHOWROOMS
- ▶ LUXURY BRANDS
- ▶ FASHION HOUSES
- ▶ JEWELLERY SHOWROOMS
- ▶ HYPER MARKET

HEALTHCARE SPACE

- ▶ DOCTOR'S WING
- ▶ DISPENSARIES
- ▶ LABORATORY
- ▶ DIAGNOSTIC CENTRE



WHERE PARKING IS A BREEZE THE STRESS FREE PARKING SOLUTION

- ▶ 3 LEVEL BASEMENT PARKING
- ▶ ALLOTTED PARKING SPACE
- ▶ PROVISION OF STACKED PARKING
- ▶ OFFICES PARKING
- ▶ RETAIL PARKING
- ▶ VISITOR'S PARKING

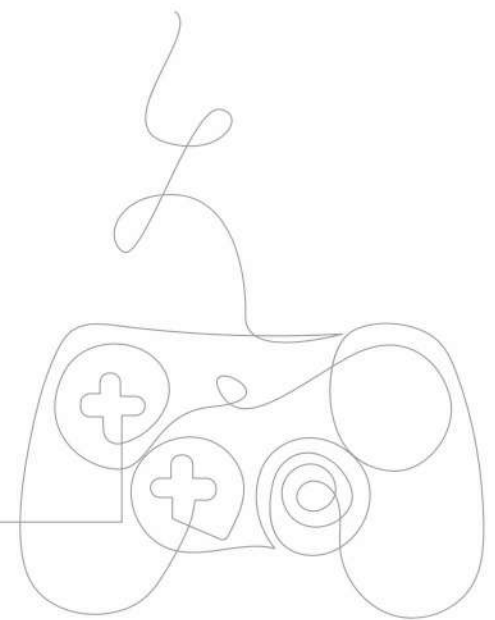
BEST LOCATION FOR

CAFE | BANQUET | RESTAURANT



PRIME LOCATION FOR

- ▶ GAMING ZONE
- ▶ GYMNASIUM
- ▶ RECREATIONAL ACTIVITIES



HIGHLIGHTS

- ▶ Beautiful Terrace Garden
- ▶ 11 High-Speed Elevators (Including 2 Stretcher Elevators)
- ▶ FRLSH Wiring for Enhanced Safety
- ▶ DG Backup for Common Areas
- ▶ Advanced Fire Ventilation System (Singapore Technology)
- ▶ Dedicated Allotted Parking with Provision of Stacked Parking
- ▶ Premium Stainless-Steel Railings
- ▶ DGU Reflective Glasses
- ▶ Elegant Fully Air-Conditioned Ground-Floor Foyer with a Soaring 14-Foot Ceiling
- ▶ Vibrant Ambience

Retail Spaces Ideal For

- ✔ Showrooms
- ✔ Luxury Brands
- ✔ Fashion Houses
- ✔ Jewellery Showroom
- ✔ Hypermarkets

OFFICE SPACES IDEAL FOR

- ✔ Corporate Offices
- ✔ IT Companies
- ✔ Professional Consultants
- ✔ Coaching Centre

GOURMET DINING SPACES IDEAL FOR

- ✔ Fine Dining Restaurants
- ✔ Cafeterias
- ✔ Banquets

PRIME LOCATION FOR

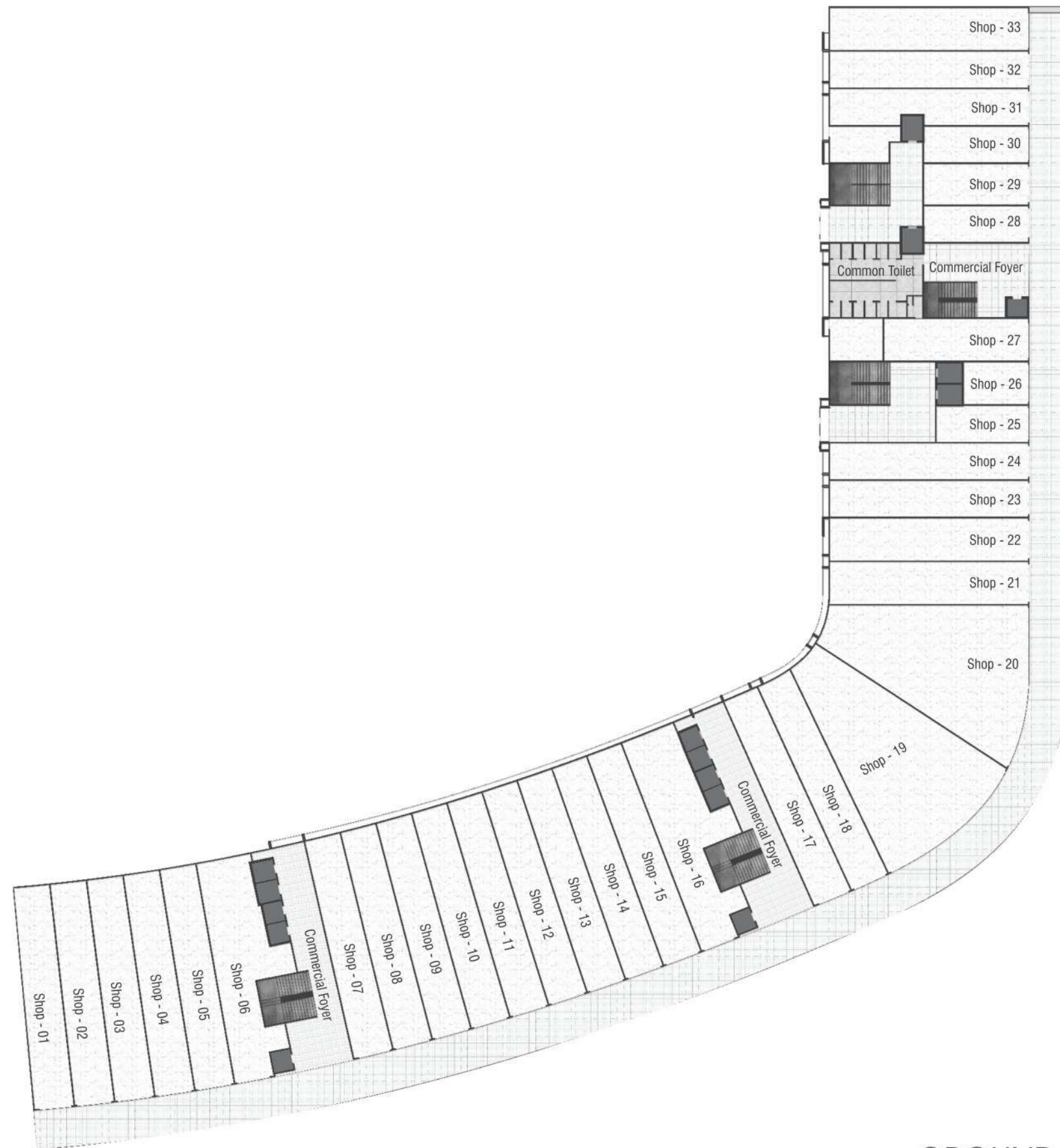
- ✔ Gaming Zone
- ✔ Gymnasium
- ✔ Recreational activities

HEALTHCARE SPACES IDEAL FOR

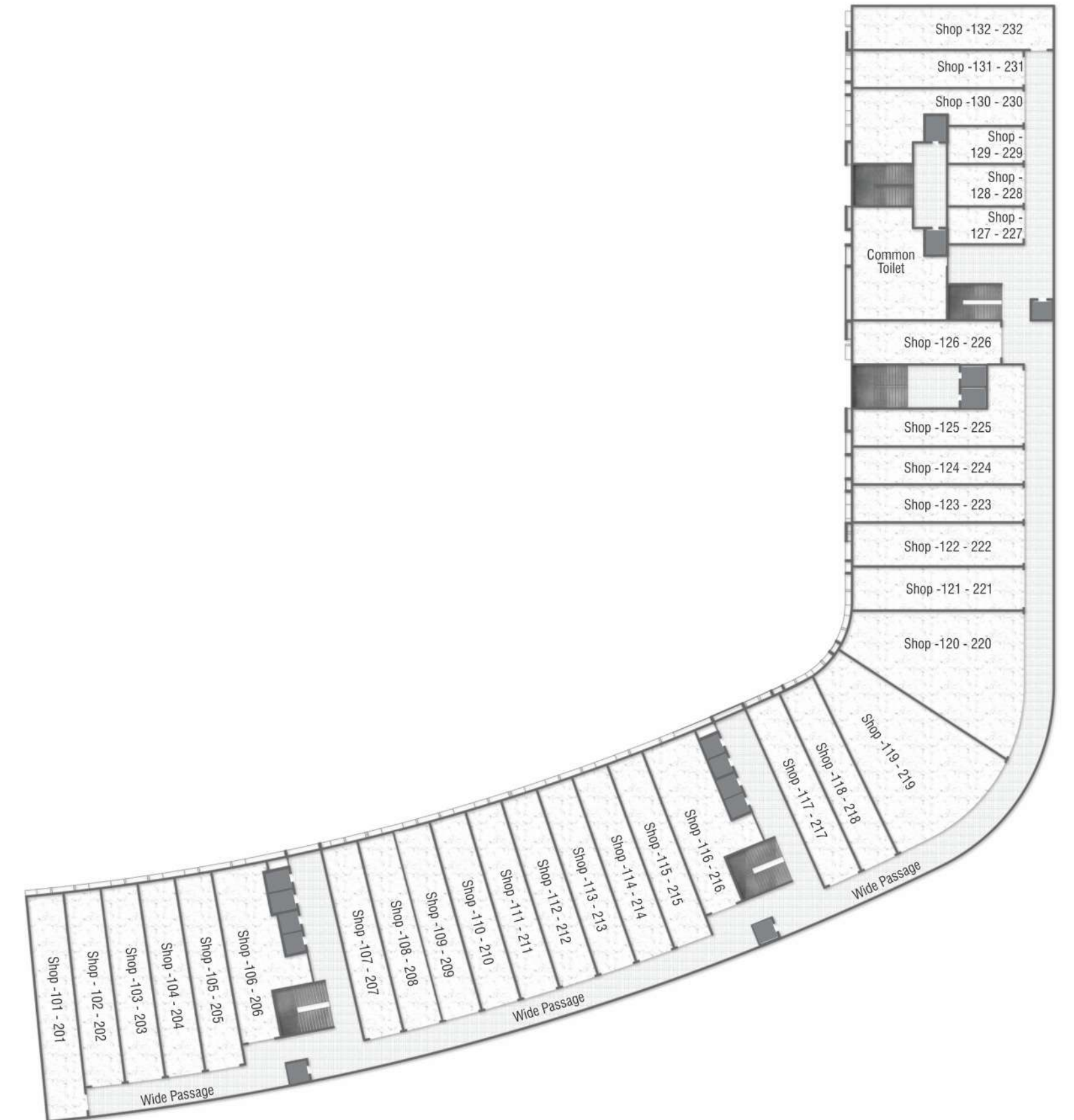
- ✔ Doctors Wing
- ✔ Dispensaries
- ✔ Laboratory
- ✔ Diagnostic centre



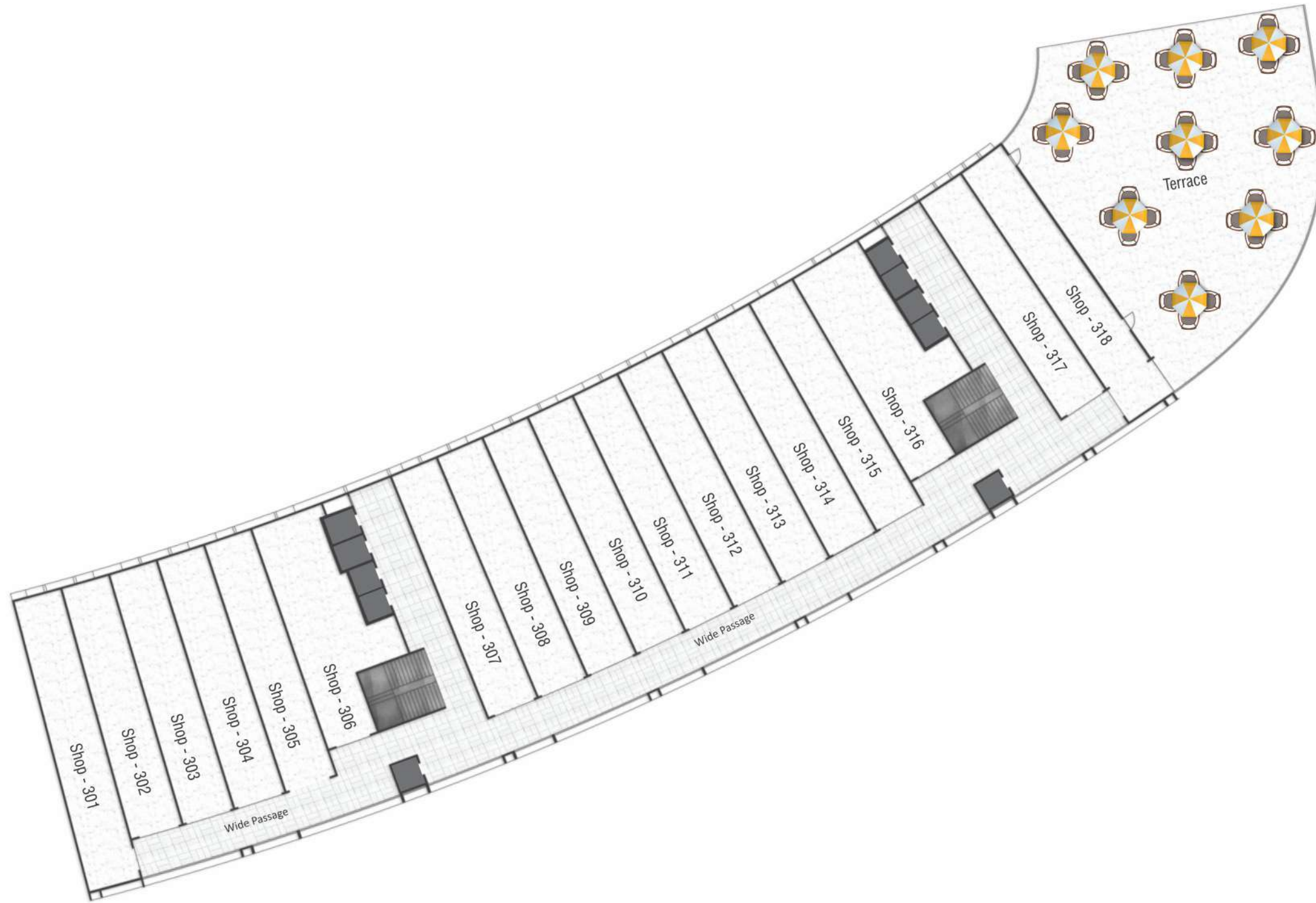
COMMON LAYOUT PLAN



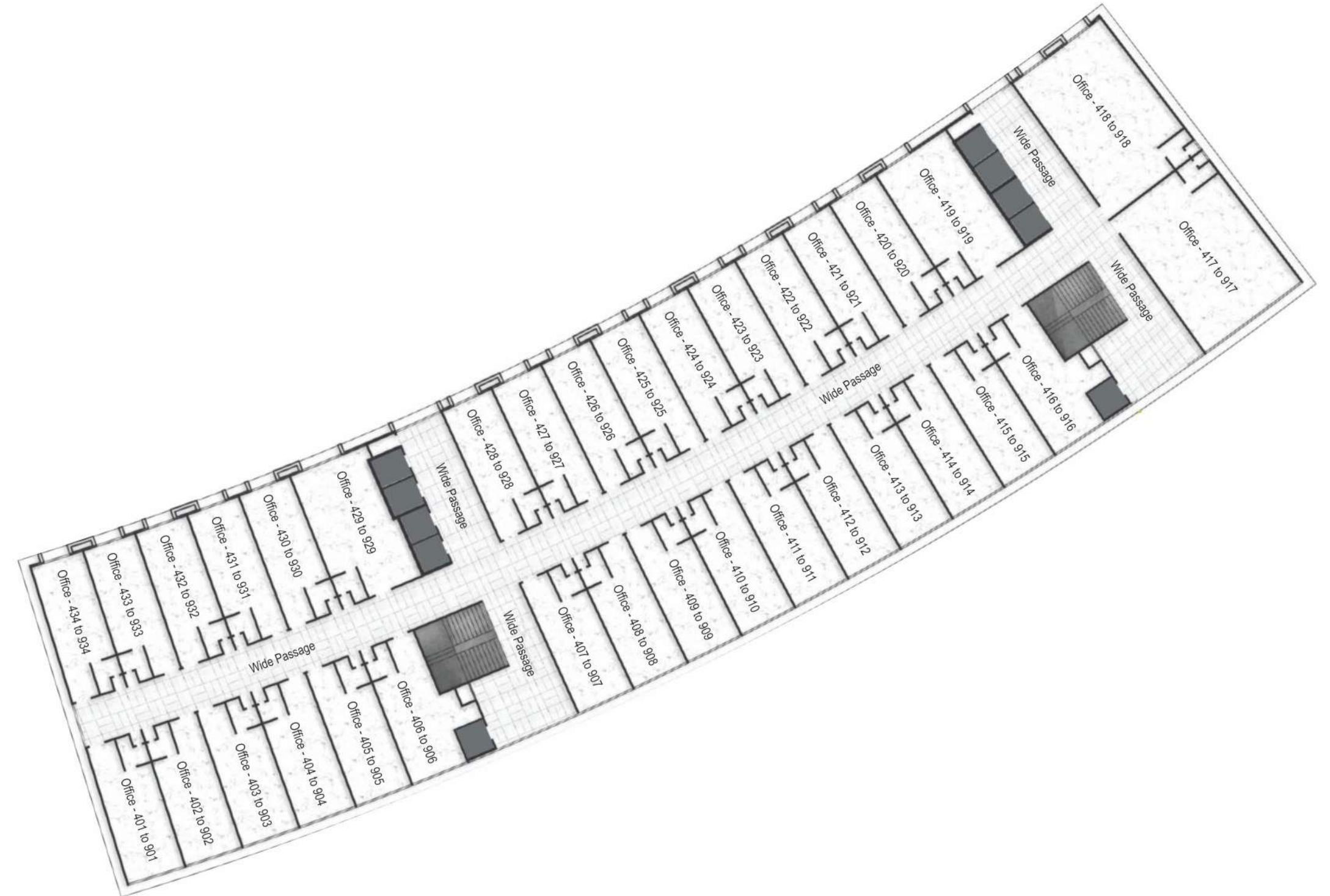
GROUND
FLOOR
LAYOUT PLAN



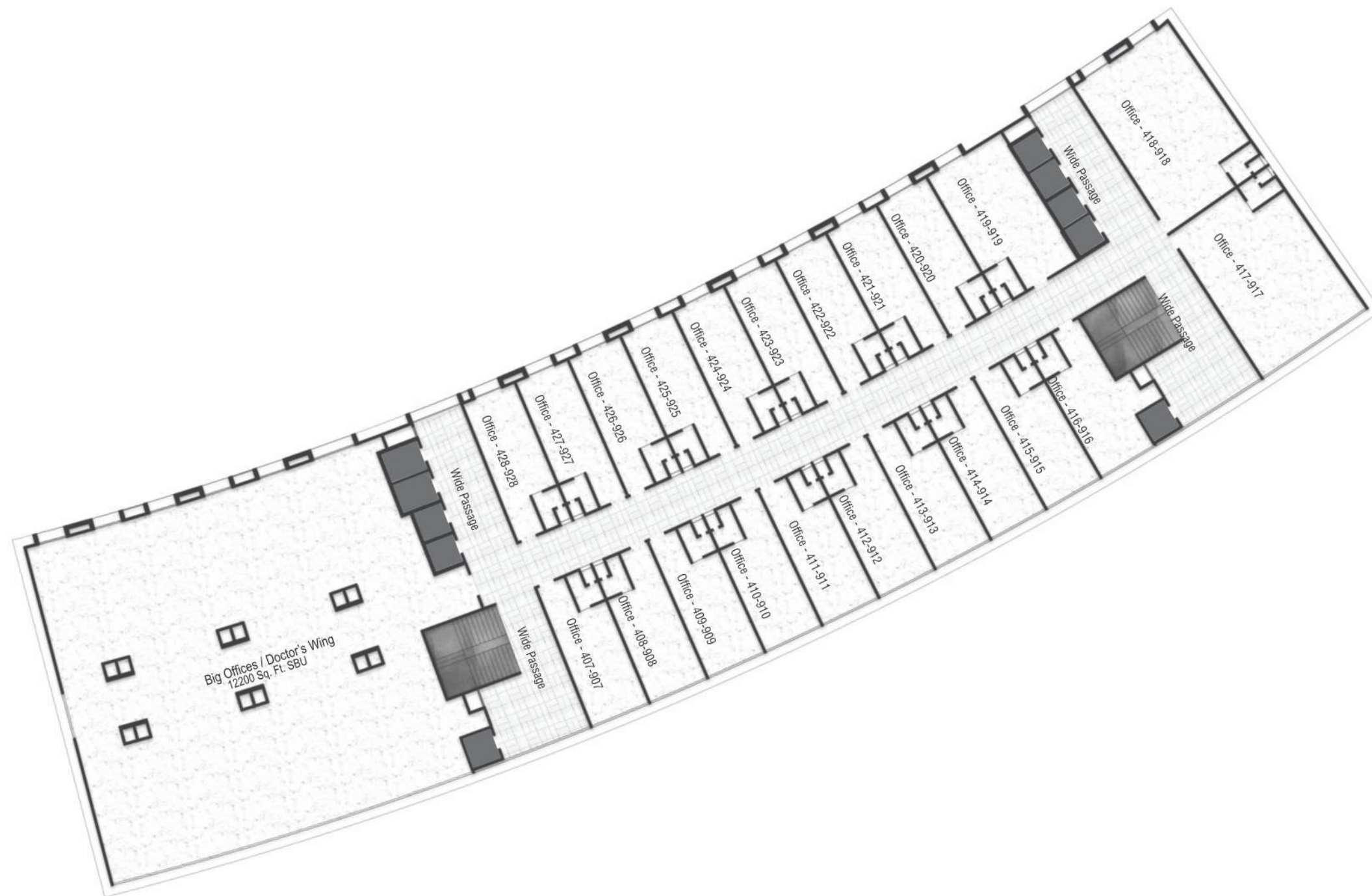
1ST & 2ND
FLOOR
LAYOUT PLAN



3RD
FLOOR
LAYOUT PLAN



4TH TO 9TH
FLOOR
LAYOUT PLAN



4TH TO 9TH
FLOOR
LAYOUT PLAN
OPTIONAL FOR BIG OFFICES / DOCTOR'S WING

BRANDS

Flooring Tiles



or Equivalent.

Pipe Fittings



or Equivalent.

Bathroom Fittings



or Equivalent.

Elevators



or Equivalent.

Electrical Accessories



or Equivalent.

Bathroom Accessories



or Equivalent.

Cables



or Equivalent.

Paints



or Equivalent.

Glass & Aluminum



or Equivalent.

SPECIFICATIONS

STRUCTURE - RCC Frame Structure As Per IS For Earthquake Resistance

FLOORING - Designer Flooring As Per Architect Details

BATHROOM FINISHES - Designer Glazed Tiles To Lintel Level

BATHROOM FITMENTS - Superior SS Finish Quality Branded Material

WINDOWS - Aluminum Window

ELECTRICAL - Fire Resistant, Modular Electrical Accessories With MCB & ELCB

PLUMBING - Corrosion Free And Leak Proof CPVC / UPVC Pipes And Fittings

COMMON LIGHTING - LED Light Fittings

UNMATCHED LOCATION
FOR EVERY BUSINESS
SUCCESS DESTINATION



SMART ENTREPRENEURS
KNOW-LOCATION IS THE
FIRST STEP TO SUCCESS!



GROW YOUR BRAND
IN A PRIME HUB,
WHERE EVERY CONNECTION
DRIVES SUCCESS.



LOCATION MAP



LOCATIONAL SUPERIORITY

- ▶ **Swagat Holiday Mall, City Centre, Multiplexes** RTO: 2 Minutes Drive
- ▶ **Railway Station:** 7 Minutes Drive
- ▶ **Airport:** 20 Minutes Drive
- ▶ **Ahmedabad :** 20 Minutes Drive
- ▶ **Infocity: 5 Minutes Drive**TCS IT Park: 5 Minutes Drive
- ▶ **GIFT City:** 10 Minutes Drive
- ▶ **Educational Institute (DA-IICT, NIFT, NID, HM, PDP, St. Xaviers, DPS, etc):** 5-10 Minutes Drive
- ▶ **Mahatma Mandir-Dandi Museum, Vidhansabha, Sachivalaya, Akshardham, Swaminarayan Temple, etc:** 7 Minutes Drive

NOTES

- Maintenance Charge, Electricity Connection, Guda, Stamp And Registration, Legal Charges And Other Govt. Levies If Any Shall Be Borne By Member.
- If Any Member Fails To Pay According To Terms Interest Will Be Charged As Per Booking Terms.
- In The Event Of Cancellation For Any Reason, 10% Of The Basic Amount Will Be Deducted And Balance Amount Will Be Refunded After The Booking Of Same Unit(s).
- No Alteration in Exterior Elevation & Outside Color Scheme Shall Be Allowed.
- Purchaser Shall Not Disturb, Construct Or Claim Or Do Any Kind Of Activity in Common Area, Passage, Amenities, Terrace, Or Do Any Kind Of Construction Work.

"Images And Details Shown In This Brochure Are For Representative Purpose Only. The Promoter/developer Reserves The Right To Make Changes Site During Construction, And Such Changes Shall Be Binding On All The Members/customers Of The Project
"Terms & Conditions Apply"

The project Swagat Twin City High Street has been funded and approved by ICICI Bank Ltd. It is mandatory to obtain NOC from ICICI Bank Ltd. for sale of any unit of Swagat Twin City High Street.

