

at

illas

NO MORE WEAK ENDS. ONLY GREAT WEEKENDS!

A PROJECT BY ASHIMA LIMITED

Swan Lake Villas

"Architecture cannot be totally explained.... ...it must be experienced."

-Architect Geoffrey Bawa

- Option to choose from 5 villa designs by 3 renowned architects.
- > Option of building 1,2, or 3 BHK villas with modularity to add on in the future.
- Option to choose from the 3 landscape themes for your private garden.
- Option to choose the exterior colour pallet of your villa.
- S Complimentary installation of Solar Power Panels for every villa.
- Almost 75% of Swan Lake land area will remain open to sky.
- No civil structure can be higher than GF + 1.





Swan Lake Houses at a Glance

	A			Super Built-Up Area in Sq. Yds.			
House Design	Architect Arch. Firm		Structure	1 BHK	2 BHK	3 BHK	
The Linear House	Ar. Hiren Patel	Hiren Patel Associates	GF Only	163	228	291	
The Courtyard House	Ar. Hiren Patel	Hiren Patel Associates	GF+1 (3rd Bedroom)	155	219	298	
The Verandah House	Ar. Shaan Patel	HCPDPM	GF Only	193	267	314	
The Compact House	Ar. Jinesh Dhruv	99 Studio	GF Only	181	233	276	
The Terrace House	Ar. Hiren Patel	Hiren Patel Associates	GF+1 (3rd Bedroom)	179	225	283	
Free Solar Panels (likely Free Electricity / Month)				Upto 440 Units	Upto 550 Units	Upto 650 Units	
Car Parks on the Plot				2	2	2	

Swan Lake BY SAUMYA



1 BHK Area: 163 SQ.YD.

2 BHK Area: 228 SQ.YD.

3 BHK Area: 291 SQ.YD.

01	PARKING		06	DECK	18'6" x 17'6"	11	BEDROOM - 3	14'0" x 11'6"
02	VERANDAH	6'9" x 9'9"	07	BEDROOM - 1	14'0" x 11'6"	12	TOILET - 3	8'3" x 7'0"
03	FORMAL LIVING / DINING	21'0" x 16'0"	08	TOILET - 1	8'3" x 7'0"	13	WIDE PASSAGE	4'0"
04	KITCHEN	12'0" x 9'0"	09	BEDROOM - 2	14'0" x 11'6"			
05	STORE	8'3" x 8'6"	10	TOILET - 2	8'3" x 7'0"			



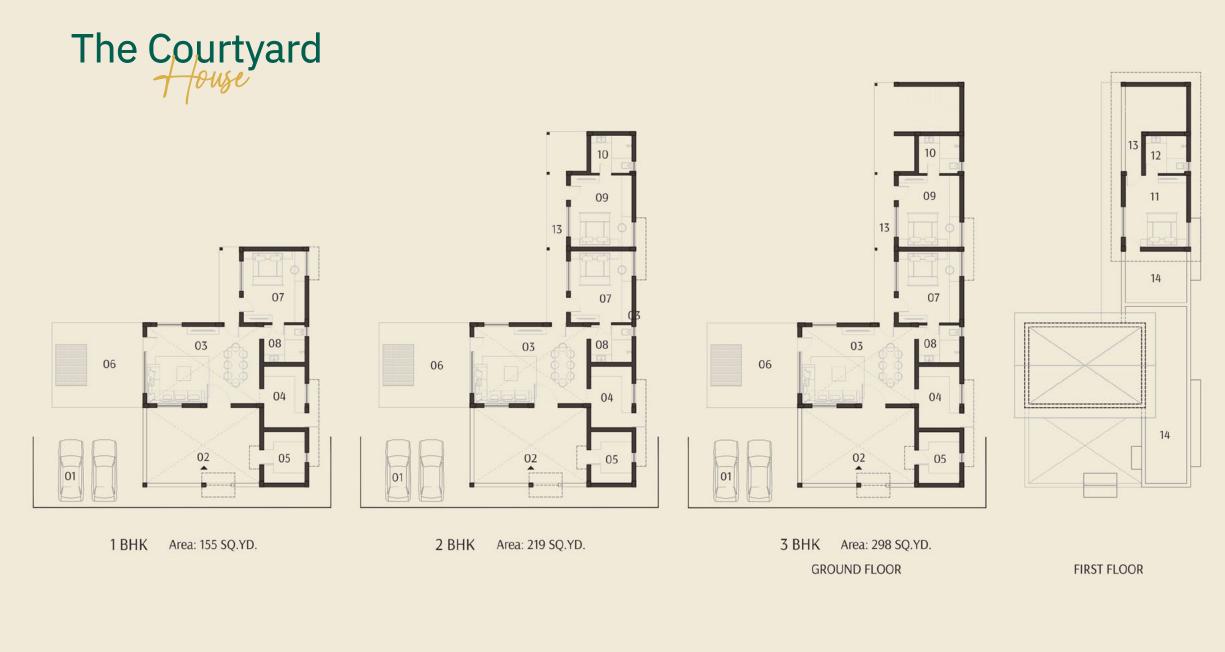




The Linear House:

"To enjoy the garden from every corner, the house was purposefully designed linear, like a forest lodge. Keeping all homely comforts intact, enjoying nature and thick greens is a boon. This is what this house offers." Architect Hiren Patel - HPA

Swan Lake BY SAUMYA



01	PARKING		06	DECK	17'8" x 16'6"	11	BEDROOM - 3	12'0" x 14'0"
02	OPEN COURT YARD	22'0" x 14'8"	07	BEDROOM - 1	12'0" x 14'0"	12	TOILET - 3	8'0" x 7'4"
03	FORMAL LIVING / DINING	22'0" x 15'0"	08	TOILET - 1	8'0" x 7'4"	13	WIDE PASSAGE	4'0"
04	KITCHEN	12'0" x 8'0"	09	BEDROOM - 2	12'0" x 14'0"	14	OPEN TERRACE	
05	STORE	8'0" x 10'0"	10	TOILET - 2	8'0" x 7'4"			







The Courtyard House:

"A courtyard with a tree within the house is like a dream. Hence, we designed this house, where from the family sitting area, one can see the open to sky courtyard on one side and the private garden on the other side, with undisturbed privacy. Also, the third bedroom at the upper level would give the feeling of a tree house when one looks at the tree canopy from the top."

Architect Hiren Patel - HPA

Swan Lake BY SAUMYA



1 BHK Area: 193 SQ.YD.



2 BHK Area: 267 SQ.YD.

3 BHK Area: 314 SQ.YD.

01	PARKING		05	BEDROOM - 1	15' x 11'	09	TOILET - 2 + DRESSING	15' x 6'9"
02	ENTRANCE		06	TOILET - 1	8' x 6'9"	10	BEDROOM - 3	10'6" x 14'
03	DRAWING / DINING / KITCHEN	15' x 30'	07	STORE	5'9" x 6'9"	11	TOILET - 3 + DRESSING	6' x 13'9"
04	VERANDAH	9' WIDE	08	BEDROOM - 2	15' x 11'			









The Verandah House:

The charm of a weekend home is in how it is situated next to nature. The Verandah house is designed as a linear structure with a series of rooms allowing each of them to appreciate a view of the garden through a long veranda. Each room is a spacious top lit volume with a dramatic inclined ceiling. The verandah is the main social space connecting the rooms while also giving each room its own outdoor seating. This design truly makes the garden the most important room of the house.

Architect Shaan Patel HCP Design & Project Management Pvt. Ltd.

Swan Lake BY SAUMYA





1 BHK Area: 181 SQ.YD.

2 BHK Area: 233 SQ.YD.

3 BHK Area: 276 SQ.YD.

01	PARKING		06	STORE	8'2" x 10'7"	11	BEDROOM - 3	12'0" x 14'0"
02	ENTRANCE	14'0" x 5'3"	07	BEDROOM - 1	12'0" x 14'0"	12	TOILET - 3	8'2" x 7'7"
03	DRAWING / DINING	22'5" x 15'6"	08	TOILET - 1	8'2" x 7'11"			
04	VERANDAH	14'9" x 8'0"	09	BEDROOM - 2	12'0" x 14'0"			
05	KITCHEN	12'0" x 11'0"	10	TOILET - 2	8'2" x 7'11"			







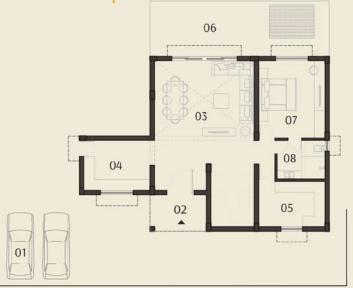
The Compact House:

"The design narrates a fusion of traditional and contemporary vocabulary, enriched by focus on the design details. The layout ensures maximum exposure to greens and yet ensures the need for privacy. A lush garden view is planned from every room. A large private patio brings nature close to living spaces and connects inner and outer spaces. The higher height for the sloped roof in the Living and Dining space brings to you a pleasant and relaxed atmosphere. It is a compact house, designed on the "Lock and Go" philosophy."

Architect Jinesh Dhruv 99 Studio

Swan Lake BY SAUMYA





1 BHK Area: 179 SQ.YD. GROUND FLOOR PLAN

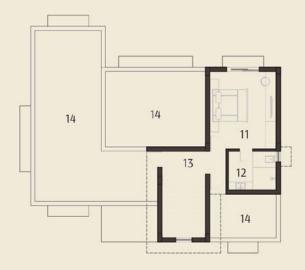


2 BHK Area: 225 SQ.YD. GROUND FLOOR PLAN

01	PARKING		08	TOILET - 1	8'8" x 7'0"
02	VERANDAH	10'3" x 6'6"	09	BEDROOM - 2	12'0" x 14'0"
03	FORMAL LIVING / DINING	18'0" x 18'8"	10	TOILET - 2	8'8" x 7'0"
04	KITCHEN	12'0" x 9'0"	11	BEDROOM - 3	12'0" x 14'0"
05	STORE	12'0" x 8'3"	12	TOILET - 3	8'8" x 7'0"
06	DECK	31'6" x 10'0"	13	WIDE PASSAGE	4'0"
07	BEDROOM - 1	12'0" x 14'0"	14	OPEN TERRACE	







FIRST FLOOR PLAN







The Terrace House:

"In the hot regions of India, terraces are an integral part of traditional home architecture. In this house, with simplicity of form, we have designed the terraces so that the user can have his own terrace garden that can be enjoyed in the moonlight, while gazing at the sky."

Architect Hiren Patel HPA

Swan Lake BY SAUMYA







Forest Landscape

One of the three reasons to be at Swan Lake is to be in a forest like

atmosphere. This landscape is to experience wilderness, calmness, serenity, and to be with nature. It is to find and connect to yourself. Large shading trees, creating a sense of a mini jungle, soaking the home underneath are for nature lovers who enjoy the company of birds and leaves.

Dense trees with foliage & flowers. Light interspersing through the branches. The sound of wind chimes and chirping of birds. Lush green leaves with caterpillars, butterflies, squirrels and you. All these are ingredients of the magic of a forest house. Imagine, yourself reading your favorite book, while lying on a hammock in summer. Imagine waking up on an early winter morning in the company of birds and blooming flowers to capture their photos. Imagine monsoon sounds of rainwater falling on leaves and the aroma of wet soil bringing alive memories of your childhood. This theme is more of an inner experience because what else can be more enriching than nature?







Party Landscape

One of the three reasons to be at Swan Lake is to enjoy your weekends with your family and friends. This landscape theme is to experience togetherness, festivity and fun with your close ones amidst nature. This landscape provides the perfect atmosphere to celebrate your small happy occasions as well as grand events.

Imagine pleasant winter evenings with a barbeque, bonfire and good music in the company of your friends. Imagine early summer mornings sitting in a patio with your family for a cup of tea and breakfast. Imagine a monsoon afternoon, sitting in your Verandah or by the side of your plunge pool and enjoying the beauty of lush green lawn and dense trees with flowers. A landscape where kids can play, laugh and enjoy. A relaxing and playful weekend in the company of nature can make a refreshing start to the entire week.







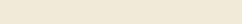
Productivity Landscape

One of the three reasons to be at Swan Lake is to enjoy the experience of highly productive farming at your doorstep. This landscape theme gives you a chance to experience growing vegetables and fruits hands on in your own back yard and directly relishing them on your dining table. Kitchen garden, vegetable farm, hydroponics, fruit orchard for those who love farming. Enjoy the time spent chatting around exotic vegetables and fruits and sharing them with the family.

A space where you can enjoy harvesting and growing vegetables and creepers in your own home. You can create a small space in your garden as your own productive domain. You can also choose to experience an amazing "seeds to fruits" journey in your own orchard and cherish the fresh seasonal fruits and juices on a weekend morning with your family.

Exterior Colour Options for Your Villa





2. Cedar Beige (RGB 254,230,165)



3. Sand Dune (RGB 251,209,159)



4. Village Brown (RGB 216,163,123)



5. Potter's Clay (RGB 244,128,103)

Customize your Villa and Landscapeas you wish.

- Step 1: Select the design of your villa from 5 different designs presented by three renowned architects.
- Step 2: All the designs are modular. You can choose 1, 2 or 3 BHK villas. You will be able to construct additional bedroom/s in the future if you choose a smaller area now.
- Step 3: Choose your landscape style from 3 different landscape themes offered by our landscape designer.
- Step 4: You can choose the exterior surface of your villa from 5 different colours given in the colour palette.

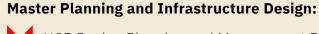
Swan Lake

Villa Specifications:

- Structure- Earthquake resistant R.C.C. frame structure.
- Outside: 15mm single coat mala plaster with Plastertexture finish and acrylic paint **Inside:** mala plaster with putty finish.
- Staircase- Granite Stone flooring.
- Doors without glazing: Wooden frame and Doors & Windows- flush shutter with both sides laminated. Door (with glazing) & Windows powder coated aluminium doors/windows. Extra track for mosquito net shutter. (Optional)
- High quality ceramic wall tiles upto lintel level. Toilet-JAQUAR or equivalent make sanitaryware fixtures.
- Flooring-Laminated wooden flooring in master bedroom. High quality vitrified flooring in all other dry areas.

- Kitchen platform: Granite platform with stainless steel sink. Kitchen-High quality ceramic wall tiles up to lintel level.
- Roofing-Flat roof: China mosaic tilework with water proofing system. Slope roof: Designer shingles.
- Electrical- 3 phase concealed ISI copper wiring with ample electrical points in all areas. Air conditioner point in drawing + dining and in every bedroom. Modular electrical switch accessories of standard quality.
- **External Area-** Plinth protection and paved parking
- Solar Power Panels- Complimentary Solar Power Panels for every villa

ASSOCIATES



HCP Design Planning and Management Pvt. Ltd.



Villa Designs:



HCP Design Planning and Management Pvt. Ltd.





Land Agglomeration Advisors:

Status Elysium

DEVELOPERS



Ashima Limited

Texcellence Complex, Khandubhai Desai Marg, Ahmedabad. 380021.

DEVELOPMENT ADVISORS



Saumya Construction Pvt. Ltd.

1st Floor, Aditya Building, Near Khadayata Colony, Mithakhali, Ahmedabad. 380006.

M:+91 7795 00 22 55 Email: info@swanlake.co.in www.saumyaconstruction.com

SAUMYA CONSTRUCTION PVT. LTD.

Saumya Construction is a highly renowned and trusted name in the real estate sector. In over 3 decades of its existence it has to its credit many landmark developments.

Independent bungalows:

Amaltas, Akaashneem, Amrakadamb, Amrashagun, Asopaalav, Amrapalash and Aryaman.

Shopping Mall and Commercial Complexes: Aniket, Animesh, ATMA House, Akik, Aditya, 10 Acres Mall, Acropolis Mall, Abhijeet (I to VI), Samanvay

Country Homes: Ankur Orchards, Arjun Orchards and Aantarkshitij

Affordable Housing: Saujanya

Saumya has to its credit more than 20 million sq.ft of development across 25 projects. Strategic locations, beautiful architecture and excellent construction are hallmarks of these projects. Clear titles and transparent dealings are an integral part of our philosophy.

However, the most important part of our memorable journey of 40 years is the satisfaction derived by our members and in turn their long lasting faith reposed in us.

SWAN LAKE by SAUMYA

Village Agol, Taluka Kadi, Gujarat - 382165

M : +91 7795 00 22 55 | Email : info@swanlake.co.in

Disclaimer: • The brochure is for restricted private circulation only.

- The brochure is for restricted private circulation only and does not constitute an offer and is not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only.
- The dimensions shown in the brochure are approximate and may be changed by the developer, if the developer deems it fit.
- All images, including the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not actual images and may not represent actual deliverables.
- The colors and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, landscaping, trees, shrubbery, plants, flowers, etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation and the prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.
- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen, upholstery etc., lights and other electrical fixtures and
 appliances like air conditioners, refrigerators, TVs, telephones, laptops etc., any of the equipment, household accessories inter alia crockery and cutlery,
 rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated
 images do not form part of the sale of any property by the developer.
- The Developer shall have the exclusive right to (a) change, expand or revise or abandon altogether, the Scheme or part of the Scheme, (b) modify, alter any details, amenities, facilities, etc. of the Scheme, including layout, locations and size of common plots, building plans, internal roads and entrance/s, etc.

SCAN CODE FOR LOCATION

