



# ISHAN HEIGHTS

3 BHK LUXURIOUS APARTMENTS

@ Near Mahadev Temple, V V Nagar



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## 3 BHK LUXURIOUS APARTMENTS

Serene & peaceful surroundings at Mahadev Area, V V Nagar makes it an ideal location for peace loving high profile living.

No efforts have been spared in providing the best design to "Ishan Heights" for optimizing space and getting the aesthetic looks with better air circulation & natural sun light.

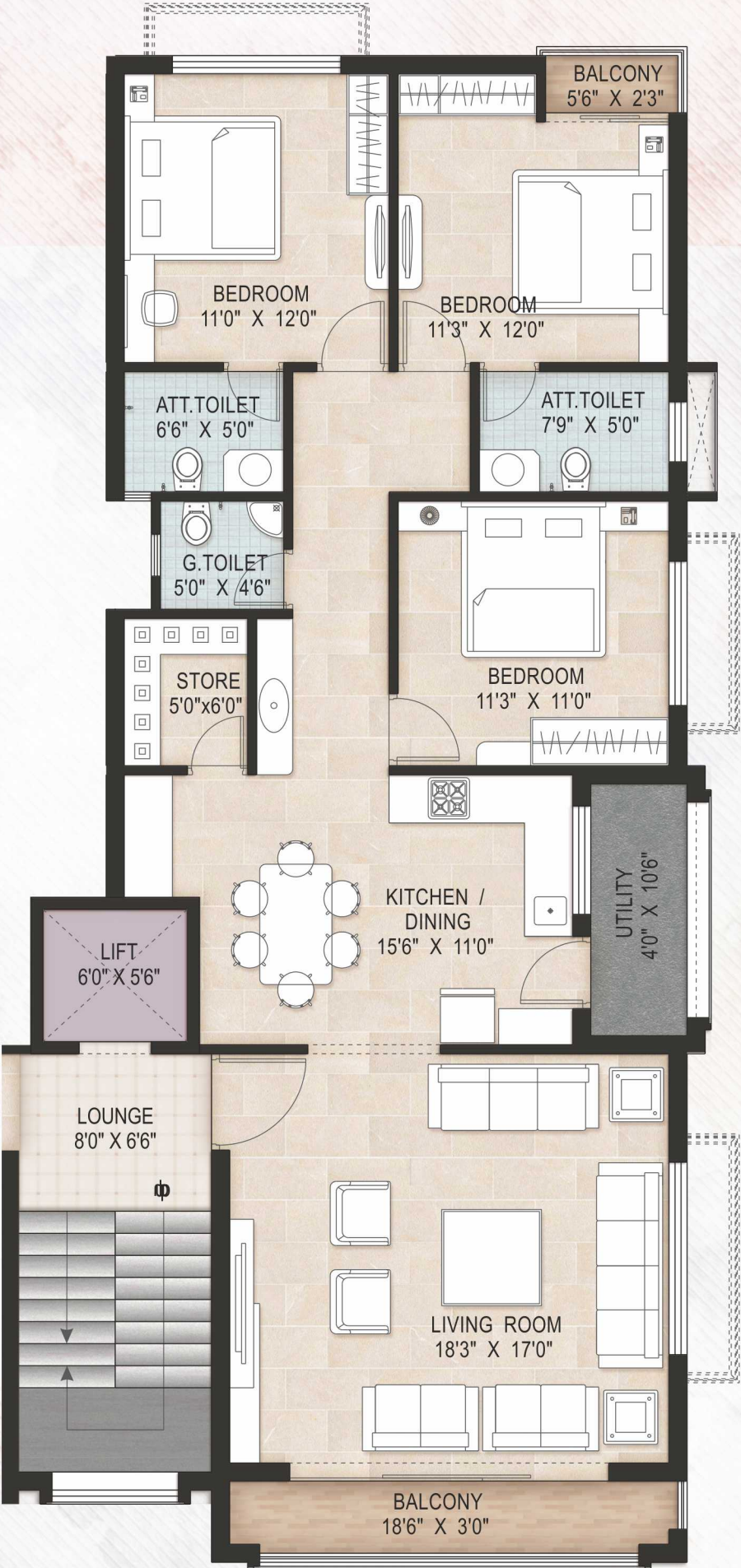




Conceptualized and planned to offer a modern lifestyle for its residents to live fully, sharing & enjoying each moment of life.

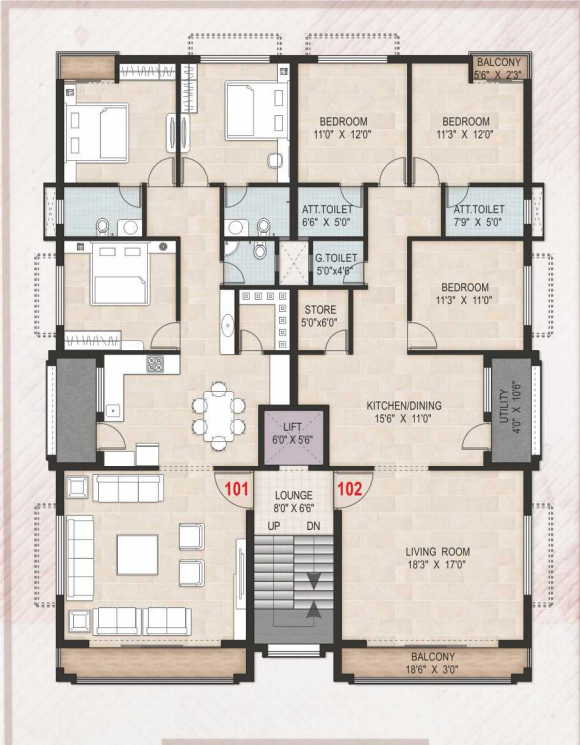
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3 BHK  
LUXURIOUS APARTMENTS



UNIT FLAT PLAN - 3 BHK

- Project comprises special features like :
- Pollution Free Resident Zone
  - Dust-free Environment
  - Compound wall with entrance gates
  - Plush Amenities, Quality construction & Attractive Elevation
  - Designed with full ventilation
  - Elevator for easy access
  - Bore well for 24 hours water supply
  - Pre-construction anti-termites soil treatment
  - Adequate parking facility at hollow plinth level of Ground Floor



TYPICAL FLOOR PLAN  
(First Floor to Fifth Floor)



ISOMETRIC VIEW OF  
UNIT FLAT 3 BHK



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## SPECIFICATIONS

### Structure :

RCC frame structure with smooth finish internal plaster. External surface finished in texture finish. Structure design as per structural engineer.

Design as per earthquake safety norms.

### Flooring :

Vitrified tiles flooring in carpet area as directed by architect.

### Kitchen Platform :

Granite kitchen platform with stainless steel sink, and glazed tiles upto lintel level height and vitrified flooring in wash area.

### Doors :

All doors of the APARTMENTS will be flush doors as per architect's design. Doors with standard fittings as directed by architect.

### Windows :

Aluminum sliding windows.

### Painting :

Putty with primer on internal walls, Cement paint on external walls and Enamel Paint on doors.

### Parking :

Adequate parking facilities.

### Electrification :

Necessary electric points will be provided like Plug points, A.C. points, Utility points, Kitchen Accessories points etc.

### Water Supply :

Bore well facility will be provided. Overhead Water Tank will be provided for drinking and other use.

### Drainage :

Municipal drainage connection is available.

### Toilet & Bath :

Dado height 7' in Toilet, Bath and lintel level on wash basin.

Elevator : Standard make lift will be provided.



After all, life has to be made an unforgettable  
experience submitting the luxury standards.





Terms & Conditions :

1. All rights regarding addition/alteration of building plan and its specification are reserved with the organizer.

2. No changes will be made in exterior elevation of the building.

3. Extra work shall be allowed only with prior permission and with extra cost.

4. If payment is not completed within given time then Interest as per RERA guideline will be charged.

5. Additional documentation charges such as GST, stamp duty, registration fees, MGVC connection, drainage & gas connection, legal documents, municipal expenses, maintenance and other expenditure as per any new bylaws is to be borne by the member as extra as actual..

6. Booking cancellation charges will be 10% of cost committed.

7. Possession will be provided after 30 days on receipt of full payment. No religious rituals will be allowed in case of incomplete payment.
8. The brochure shall not be treated as a part of the document and is for the reference only.

9. In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand jurisdiction only.

10. Payment Conditions

30%

as on booking.

15%

after casting of ground floor slab.

15%

after casting of third floor slab.

15%

after casting of fifth floor slab.

15%

after completion of plaster.

05%

after completion of flooring.

05%

at the time of possession



Site Address :

Near Mahadev Garden, Sardar Patel Statue,  
V V NAGAR - 388 120, Anand, Gujarat, India

Google Co-ordinates : (Ishan Heights)  
Latitude : 22°32'49.34"N | Longitude : 72°55'56.24"E



Organiser :  
**ISHAN**  
ASSOCIATES  
Anand - 388 001

Contact for Inquiry :  
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Architect :  
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