

DESIGNED TO **BE** DIFFERENT



Sky Seven Infratech Pvt. Ltd.  
(Synnove Group)



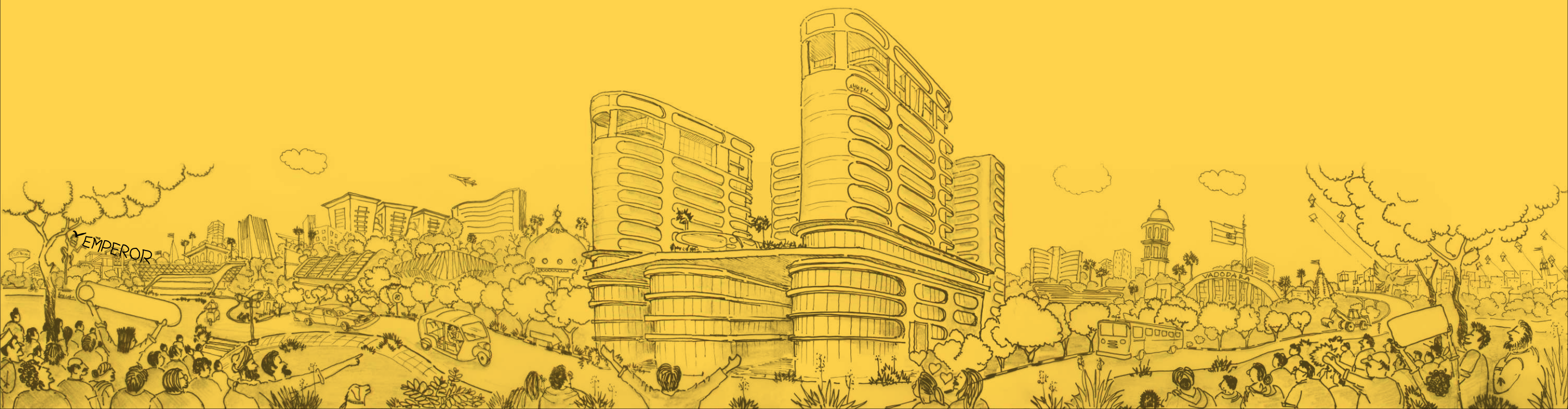
RERA REGISTRATION NUMBER ([www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in))  
PR/GJ/VADODARA/VADODARA/Others/MAA04370/151218

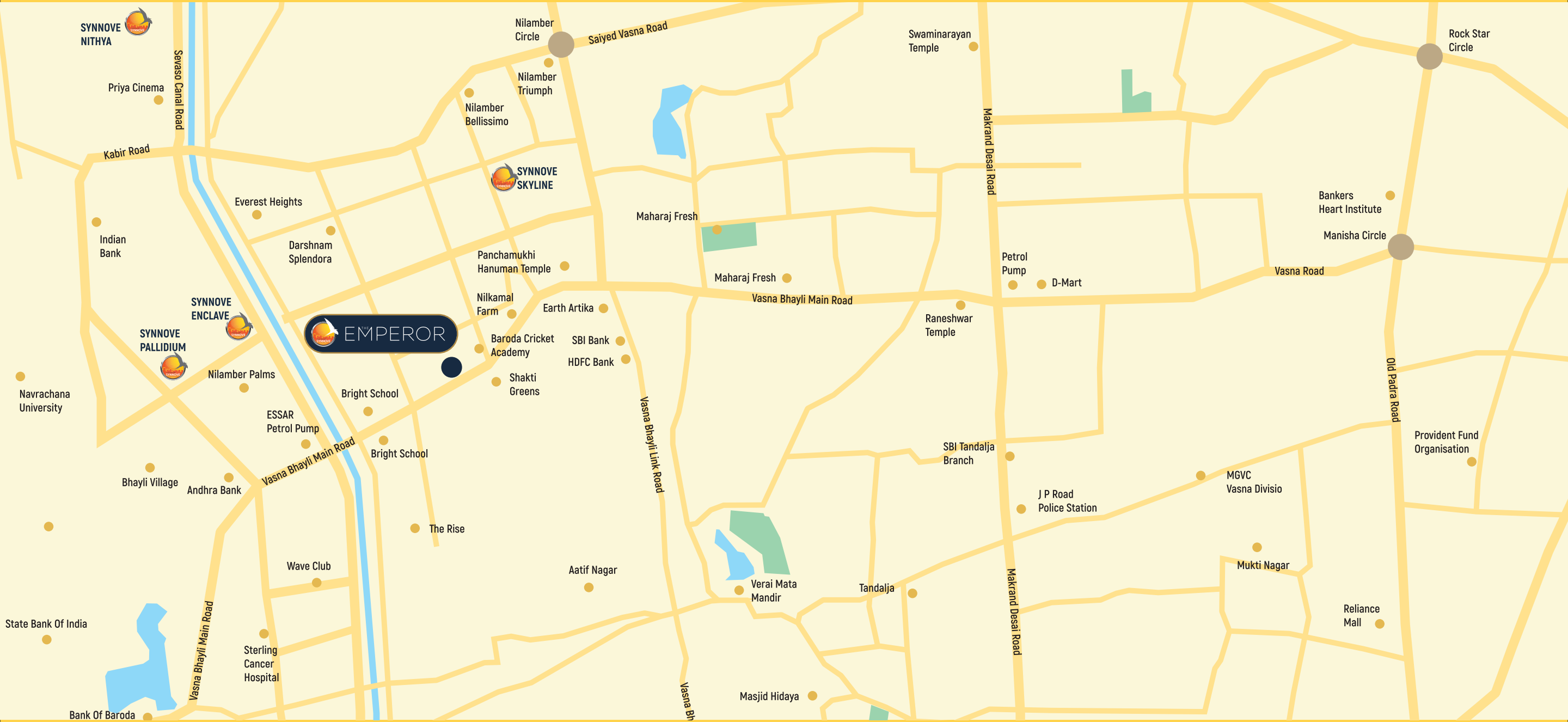


#### THE EMPEROR

This premium retail/commercial/entertainment/rejuvenation and residential hub with two level basement parking is located in the most developing area of the city-Vasna, Bhayli. With all ultra modern amenities- you name it and we have it- thus called "The Emperor". Four towers planned in a C-shaped layout with lower floors being commercial and the rest being residential, thus segregating public and private lifestyle yet all at one place.

- 4 Bhk Ultra Luxurious Apartments
- 3 Bhk Luxurious one level one Apartments
- Penthouses
- Showrooms
- Multiplex
- Super Market





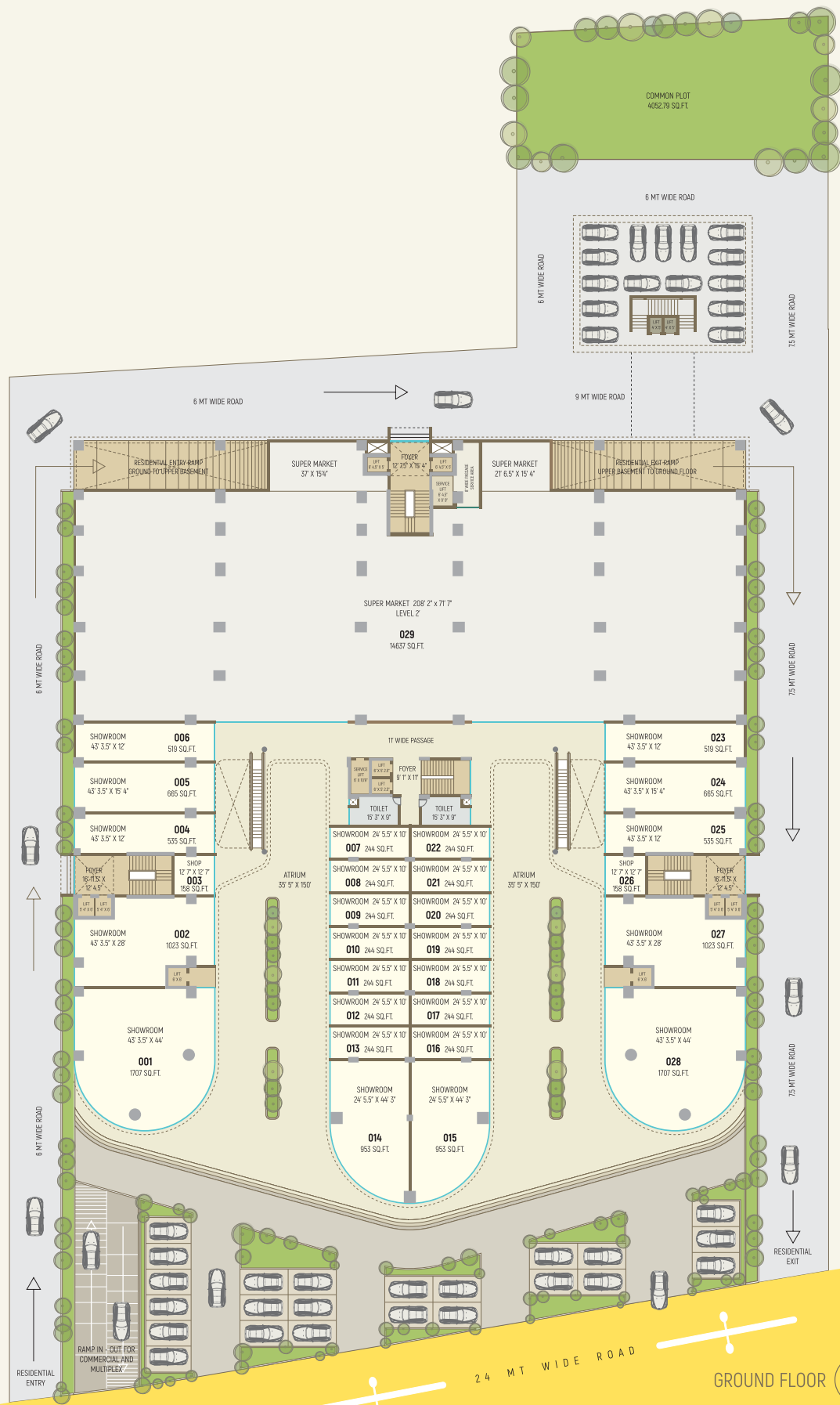




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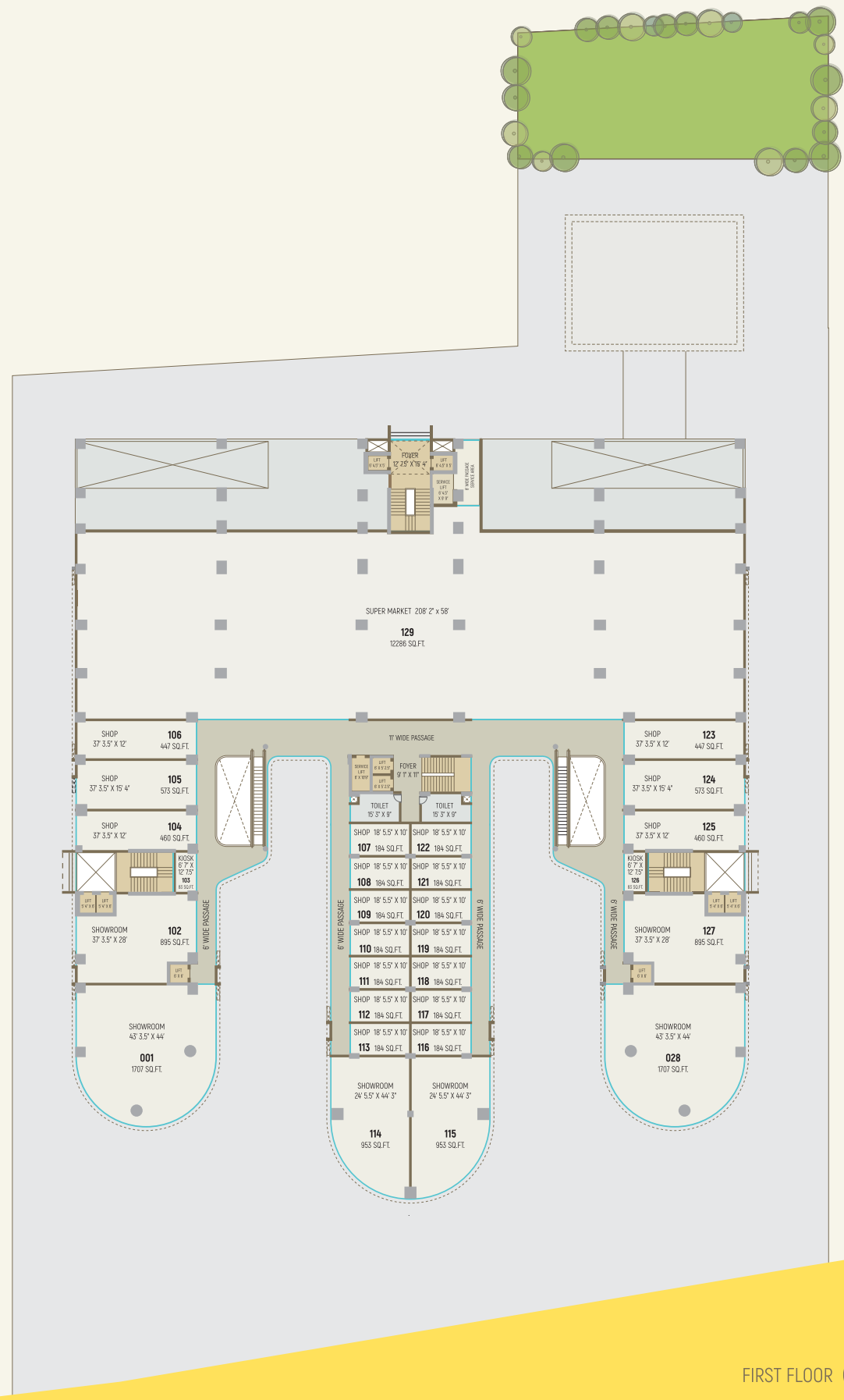


DESIGNED TO **BE** SUCCEED



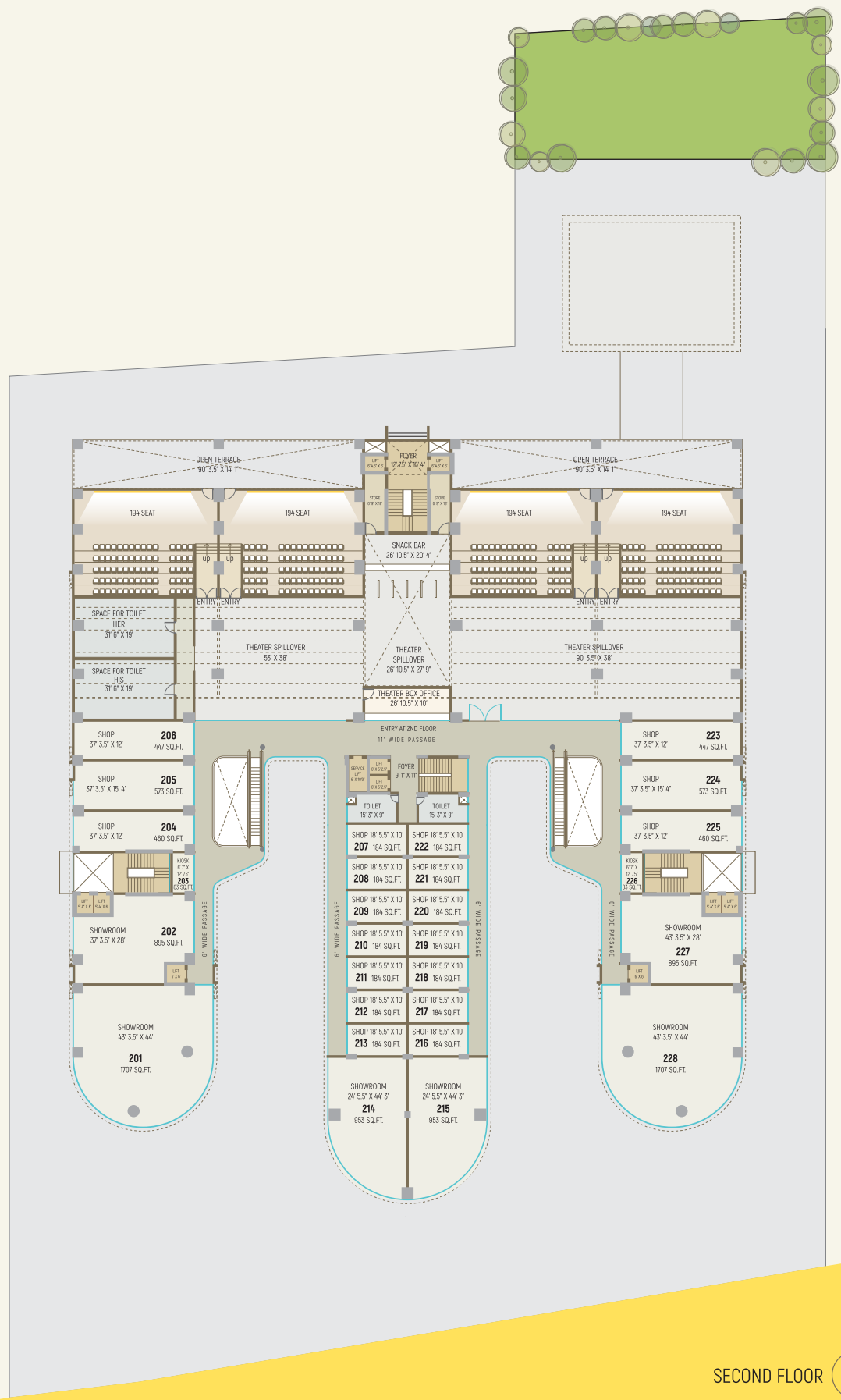
24 MT WIDE ROAD

GROUND FLOOR

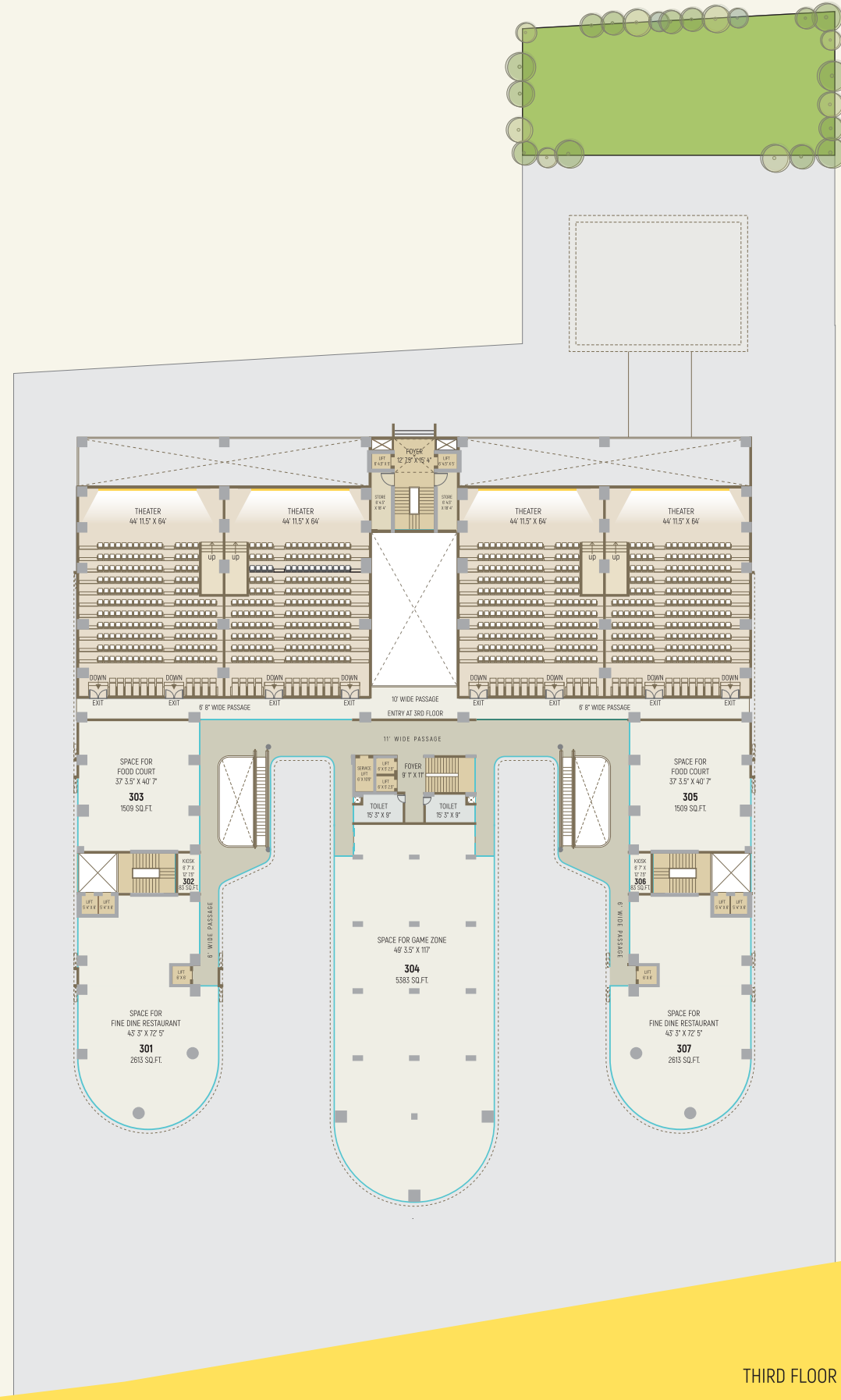


FIRST FLOOR





SECOND FLOOR 



THIRD FLOOR 

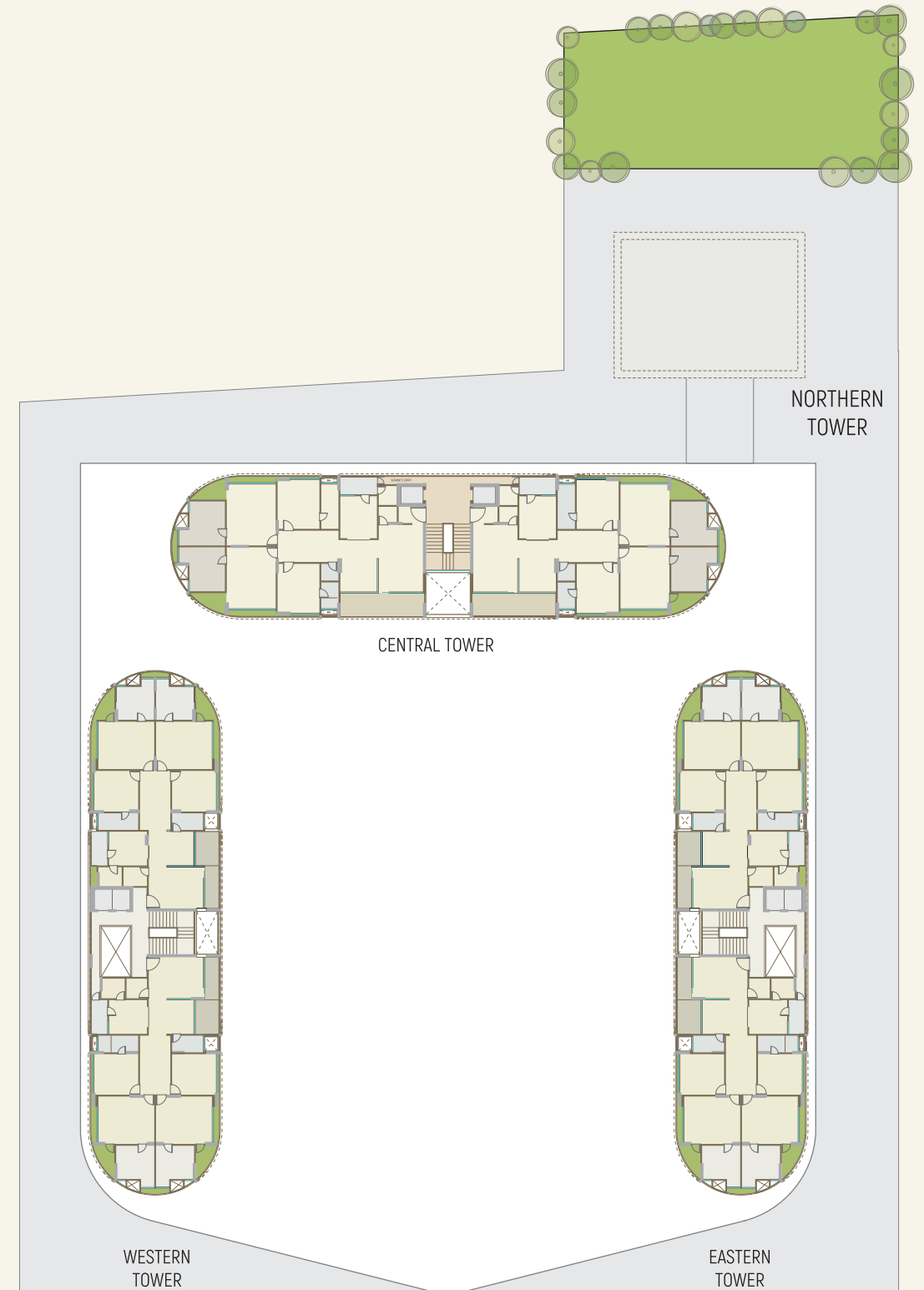




DESIGNED TO **BE** BOLD



FOURTH FLOOR 



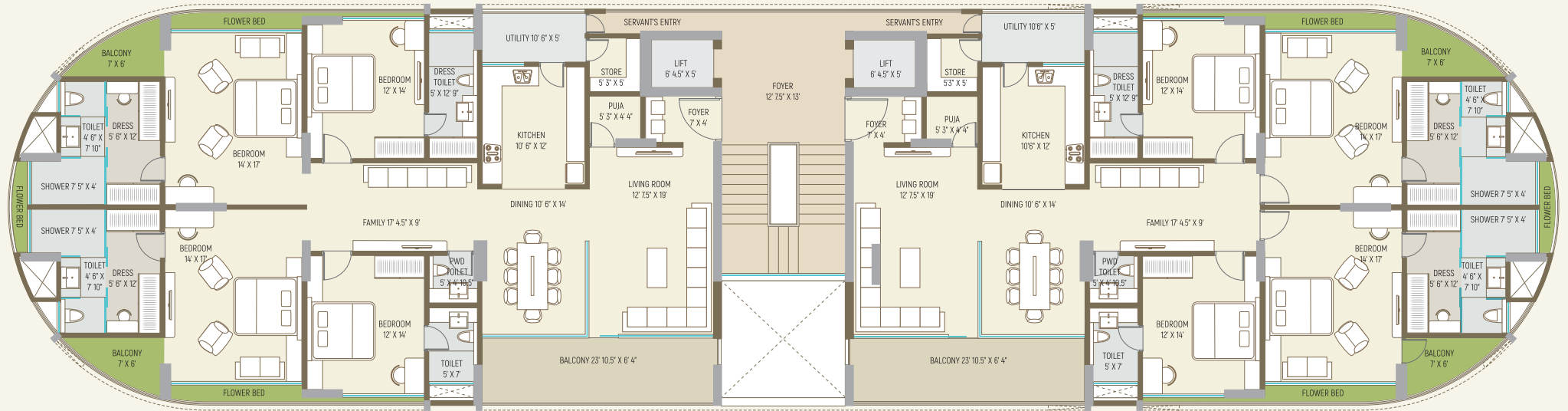
WESTERN TOWER

EASTERN TOWER

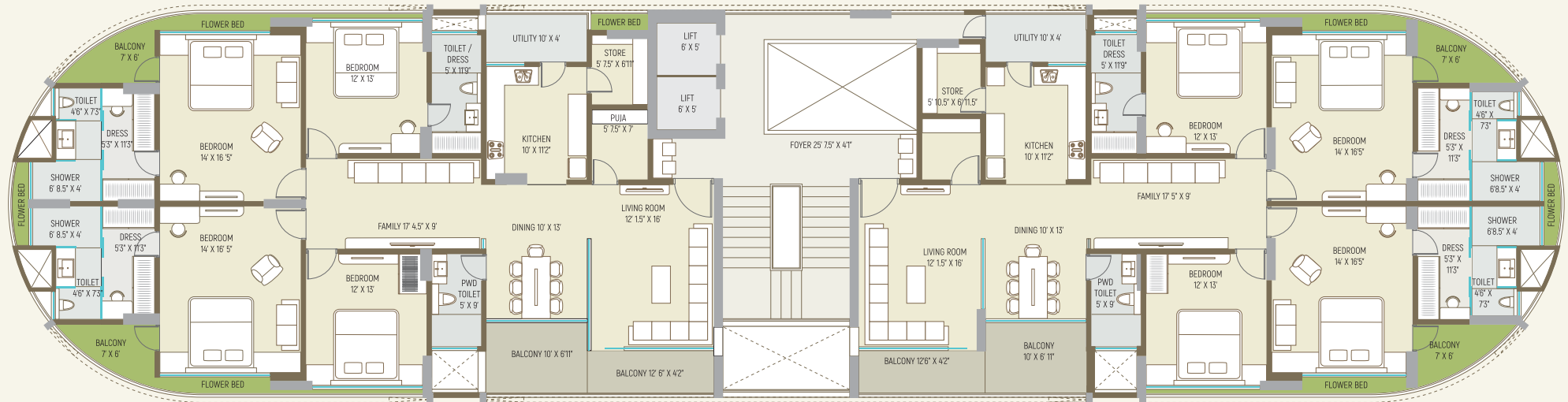
CENTRAL TOWER

NORTHERN TOWER

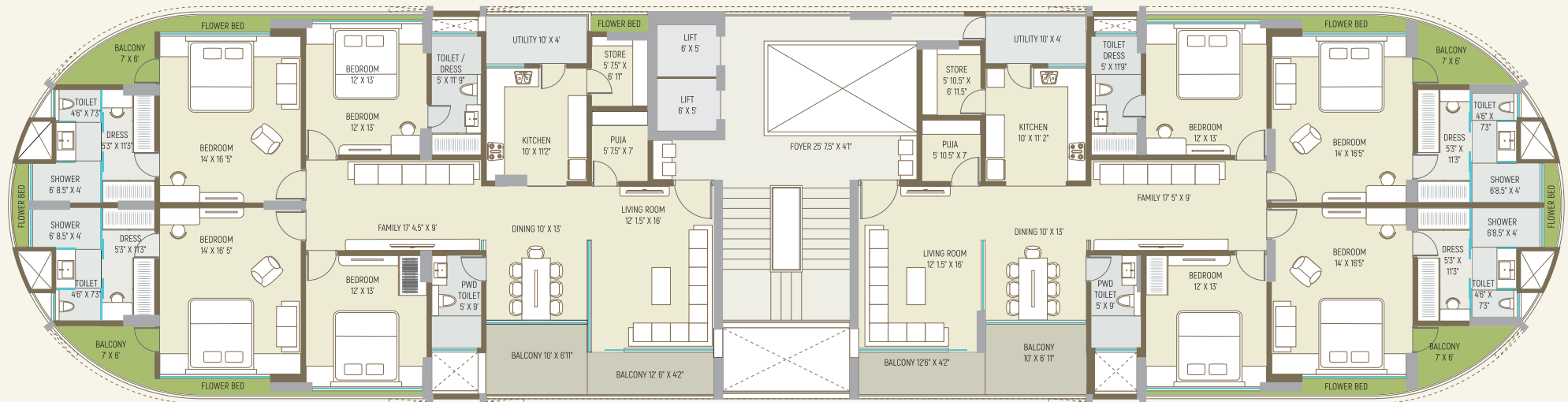
FIFTH FLOOR   
4 BHK Typical Floor Plan 5th To 11th Floor



CENTRAL TOWER TYPICAL FLOOR PLAN



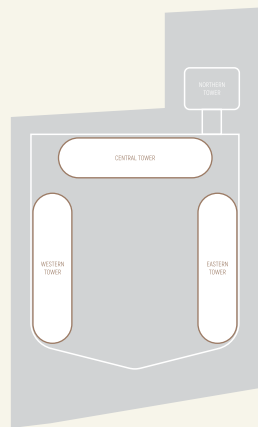
EASTERN TOWER TYPICAL FLOOR PLAN

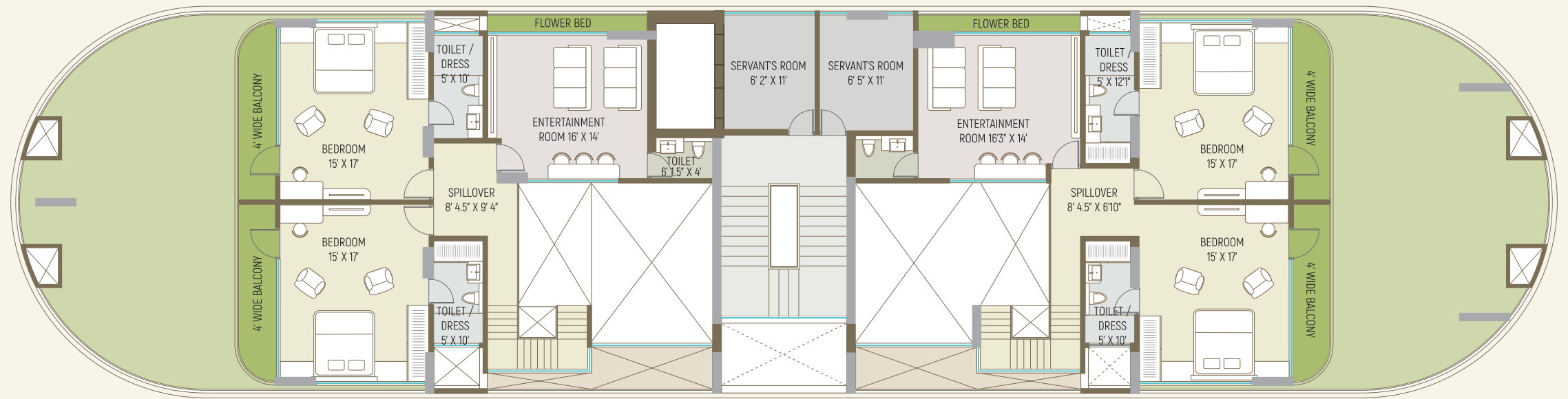


WESTERN TOWER TYPICAL FLOOR PLAN

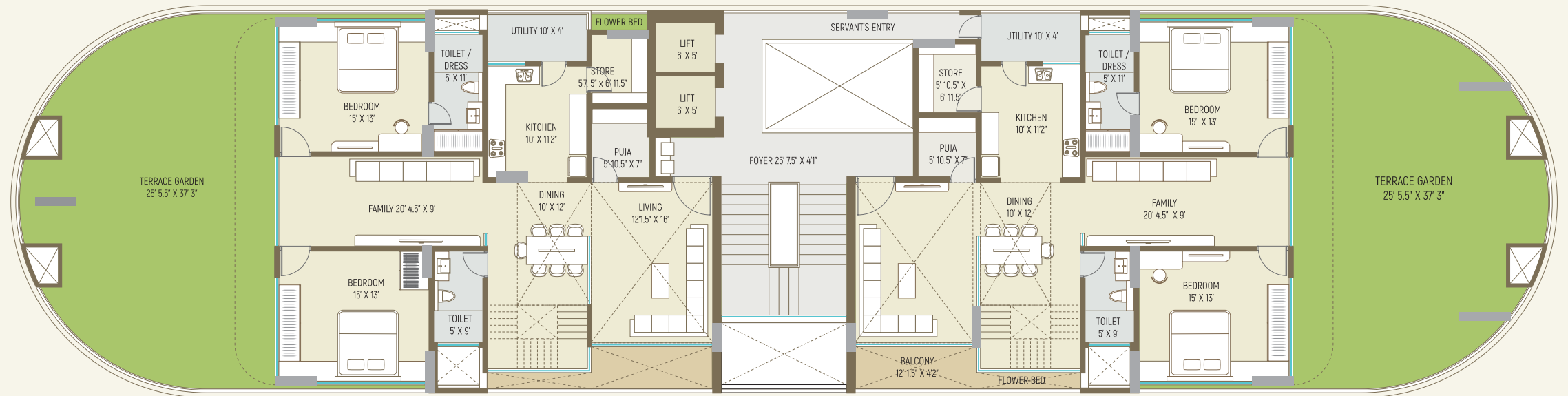


4 BHK  
TYPICAL FLOOR PLANS  
5th TO 11th FLOOR



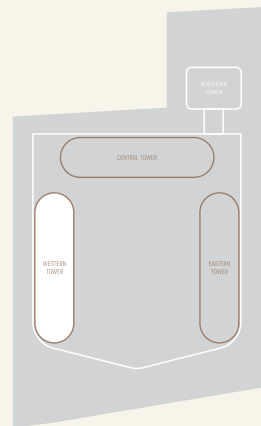


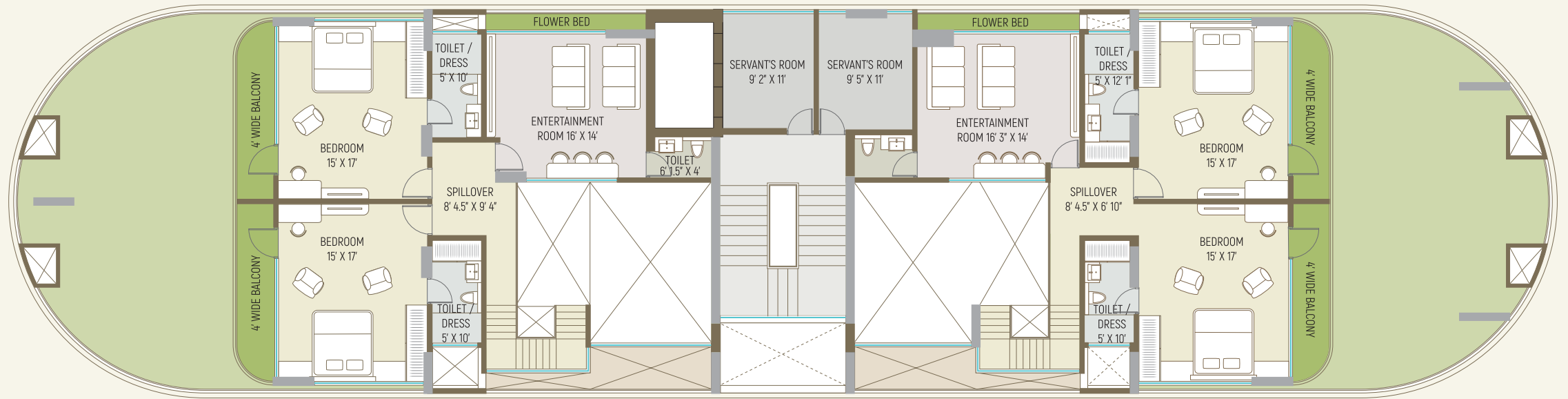
UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

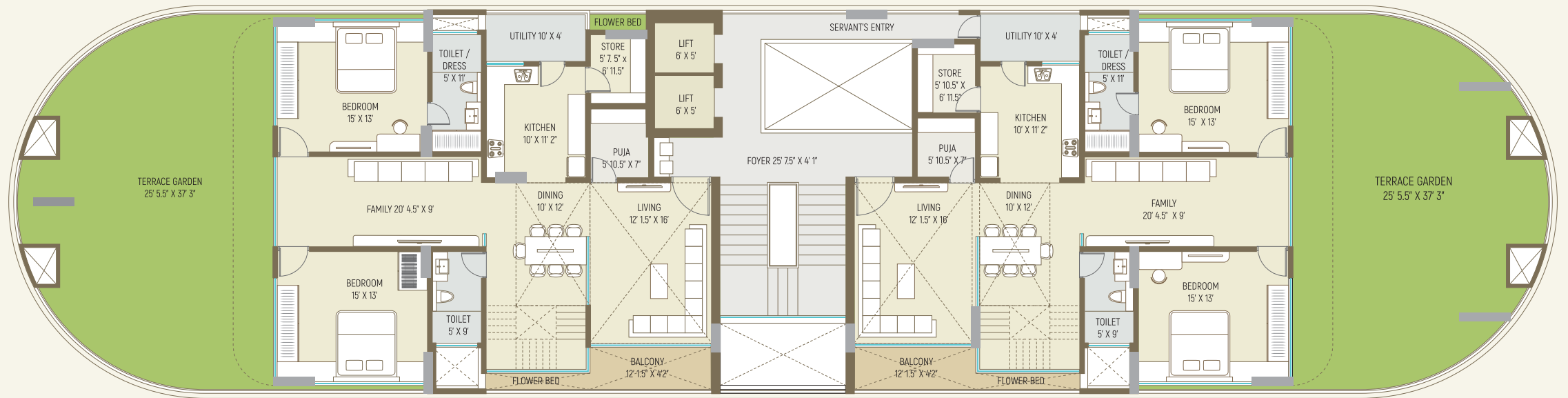
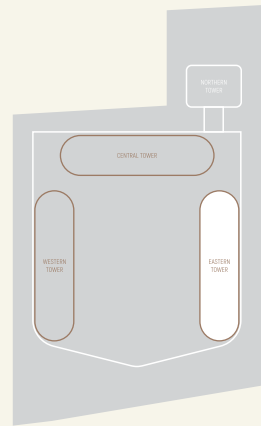
4 BHK  
WESTERN TOWER  
PENTHOUSE





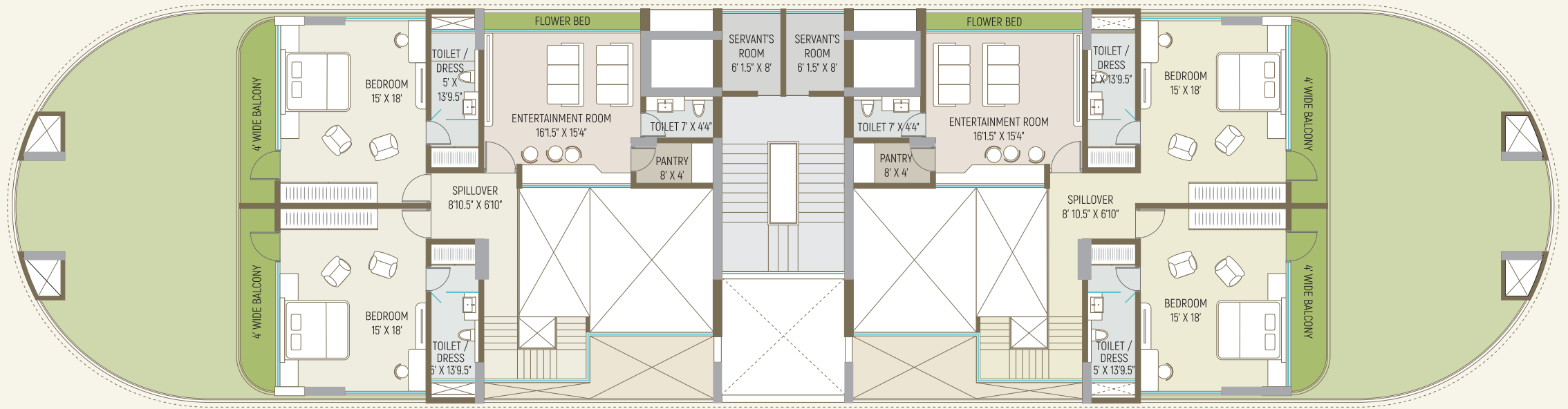
UPPER LEVEL FLOOR PLAN

4 BHK  
EASTERN TOWER  
PENTHOUSE

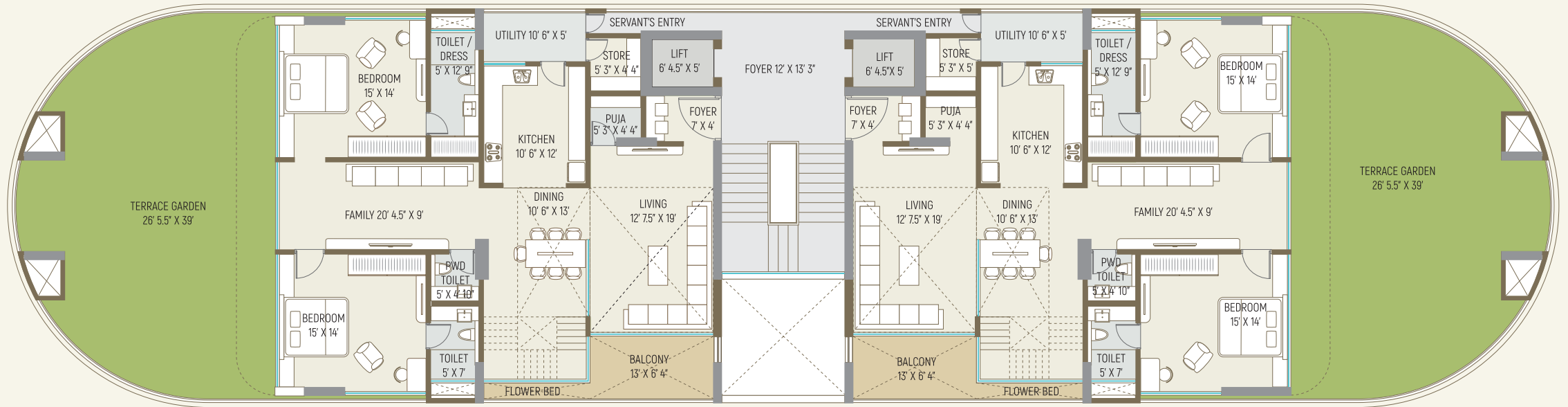


LOWER LEVEL FLOOR PLAN



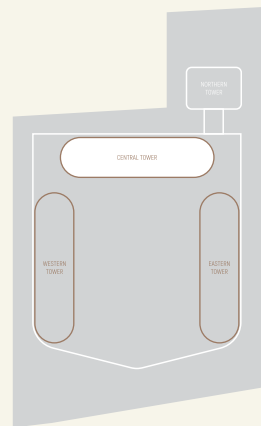


UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

4 BHK  
CENTRAL TOWER  
PENTHOUSE

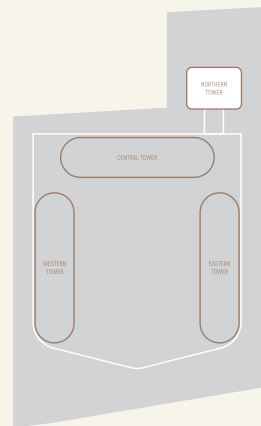




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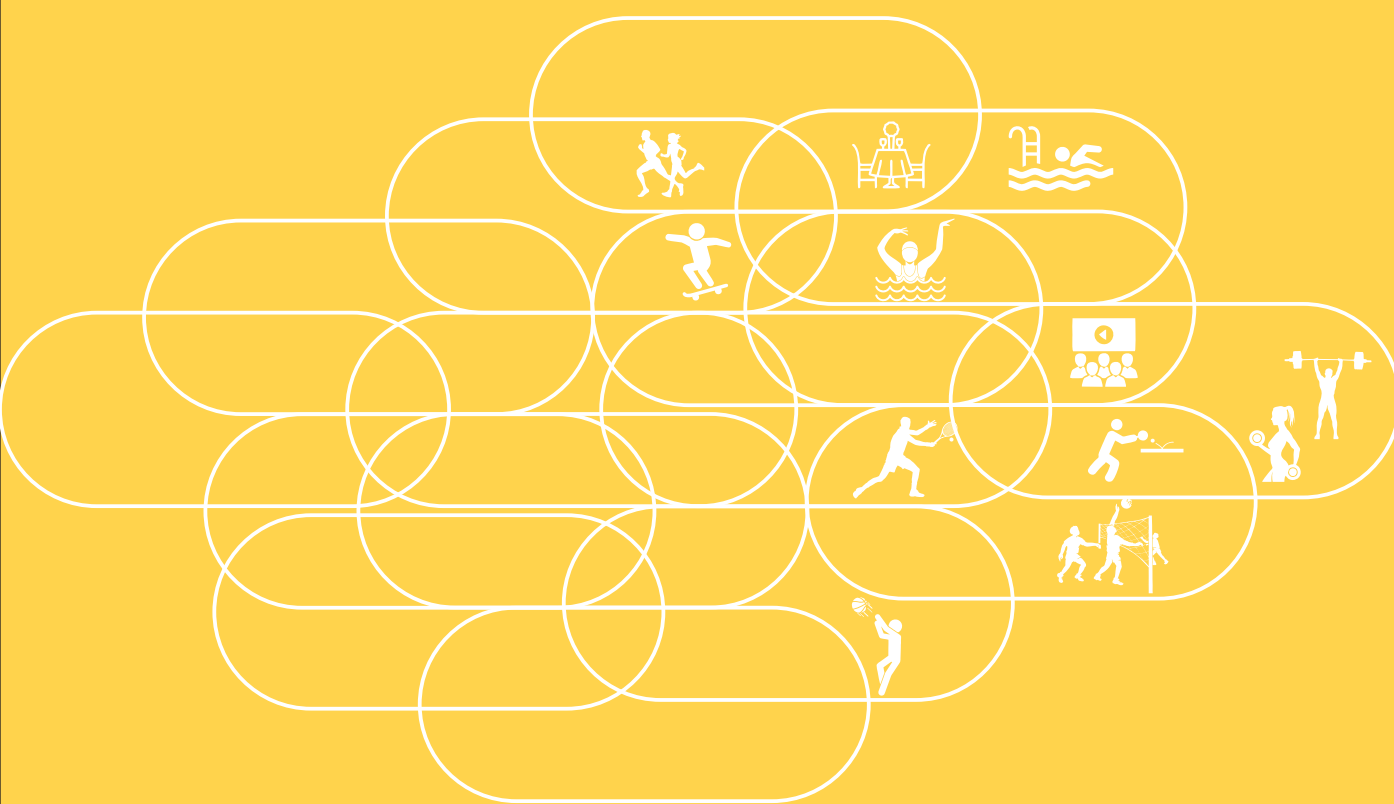


**3 BHK**  
**NORTHERN TOWER**  
**APARTMENT**









## AMENITIES / COMMON FACILITIES RESIDENTIAL

### CLUB HOUSE

- Garden
- Swimming Pool
- Banquet Hall
- Home Theatre
- Gym
- Table Tennis
- Snooker
- Indoor Games / Dart Room
- Kids Play Room
- Yoga / Meditation Hall
- Estate Manager's Office
- Wifi Enabled Campus
- Library / Cafeteria
- Spa / Massage / Steam

### SECURITY

- CCTV Installed in all Common Areas
- Video Door Phone
- Intercom

### INFRASTRUCTURE

- Allotted Basement Parking for Flat Owners
- Water Treatment Plant
- Underground Water Tanks
- Underground Electricals Cabling
- Street Lights
- RCC and Paver Block Roads
- Compound Wall and Security Cabin
- Power Backup for Common Areas
- High Speed Elevators
- Garbage Duct at Each Floor

## SPECIFICATIONS FOR RESIDENTIAL

### Flooring /Dado/Kitchen Platform/Sill as per architects design

- 4' X 2' Vitrified flooring in all rooms
- 4' x 2' Vitrified tile full high dado in bathrooms
- 2' x 2' anti-skid floor tiles in bathrooms
- Granite kitchen platform with Ceramic tile dado up to lintel level
- Composite Marble stone in window sills.

### Doors and Windows

- Main Door - Veneer finish flush door with wooden door frames
- Internal Doors - Laminate finish flush door with granite frame
- Windows - Premium quality Powder Coated aluminium section and Glass as per elevation

### Plumbing and Sanitation

- Standard quality pipes and fittings from Astral, Finolex or equivalent brand
- Sanitary fittings and fixtures of Kohler, Roca, Jaquar or equivalent brand

### Electrification

- Sufficient electrical/TV/Telephone points as per Morden days requirement
- Standard quality wires from finolex, polycab, RR kabel or equivalent brand
- Premium quality accessories

### HVAC

- Designated location for out door units
- Pre-installed copper piping and drain pipes for all AC units

### Railings

- S S/Aluminium and glass combination balcony railings as per design
- S S railing on Common staircase

### Paints/Textures

- Internal walls will be finished with putty of standard quality
- External walls painted with premium quality exterior emulation paint with texture finish from Asian paints or equivalent brand

### Elevators

- High speed Elevators with floor access card and intercom from Schindler, Kone, Thyssenkrupp or equivalent brand

## SPECIFICATIONS FOR COMMERCIAL

### Flooring

- 1 mtr. x 1 mtr. Vitrified tile flooring in all shops/showrooms
- 4' x 2' Vitrified tile flooring in common areas

### Shutter/Doors

- All showrooms/shops front in glass partition with glass doors

### Plumbing and Sanitation

- Plumbing and drainage points for toilet provision in each shop

### Electrification

- Sufficient electrical/TV/Telephone points as per morden days requirement
- Standard quality wires from Finolex, Polycab, RR kabel or equivalent brand
- Premium quality accessories

### HVAC

- Designated location for outdoor units
- Pre-installed copper piping and drain pipes for all AC units

### Railings

- S S/Aluminium and glass combination railings in common areas as per design
- S S railing on Common staircase

### Paints/Textures

- Internal walls will be finished with putty of emulsion paint from Asian paints or equivalent brand
- External walls painted with premium quality exterior emulation paint with texture finish from Asian paints or equivalent brand

### Elevators

- High speed Elevators with floor access card and intercom from Schindler, Kone, Thyssenkrupp or equivalent brand