

Satyamev

|| LUXOR ||

4 BHK+  
PODIUM LIVING SPACE

@ Ambli Crossroad

||  
25+ YEARS OF EXPERIENCE  
||  
1000+ HAPPY FAMILIES  
||  
99.9% TIMELY POSSESSIONS



**Satyamev**  
DEVELOPERS

We have expanded into new markets and strengthened its project delivery capabilities in the 25+ years since its inception. We take great pride in having invented modern construction techniques, embraced purposeful technology, provided our clients and the community with certainty and positive changes, and built some of the city's most iconic projects. We have so far been commended for taking on big, complex projects and fostering innovation.



LUXOR >

LANDMARK  
LUXURY  
LOCATION  
CONVENIENCE  
LIFESTYLE  
IMAGINATION



|||  
Unveiling  
The rarest collection of  
Master crafted luxury

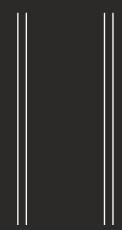
4 BHK+ PODIUM LIVING SPACE

|||



# LUXOR > LANDMARK

Rising in the city's west skyline as a showstopper with a distinctively ingenious grand outlook, that catches one's gaze with a refined grace. A new majestic landmark in the city's fastest developing area.



## AN EXTRAORDINARY PRESENCE

**23** FLOORS

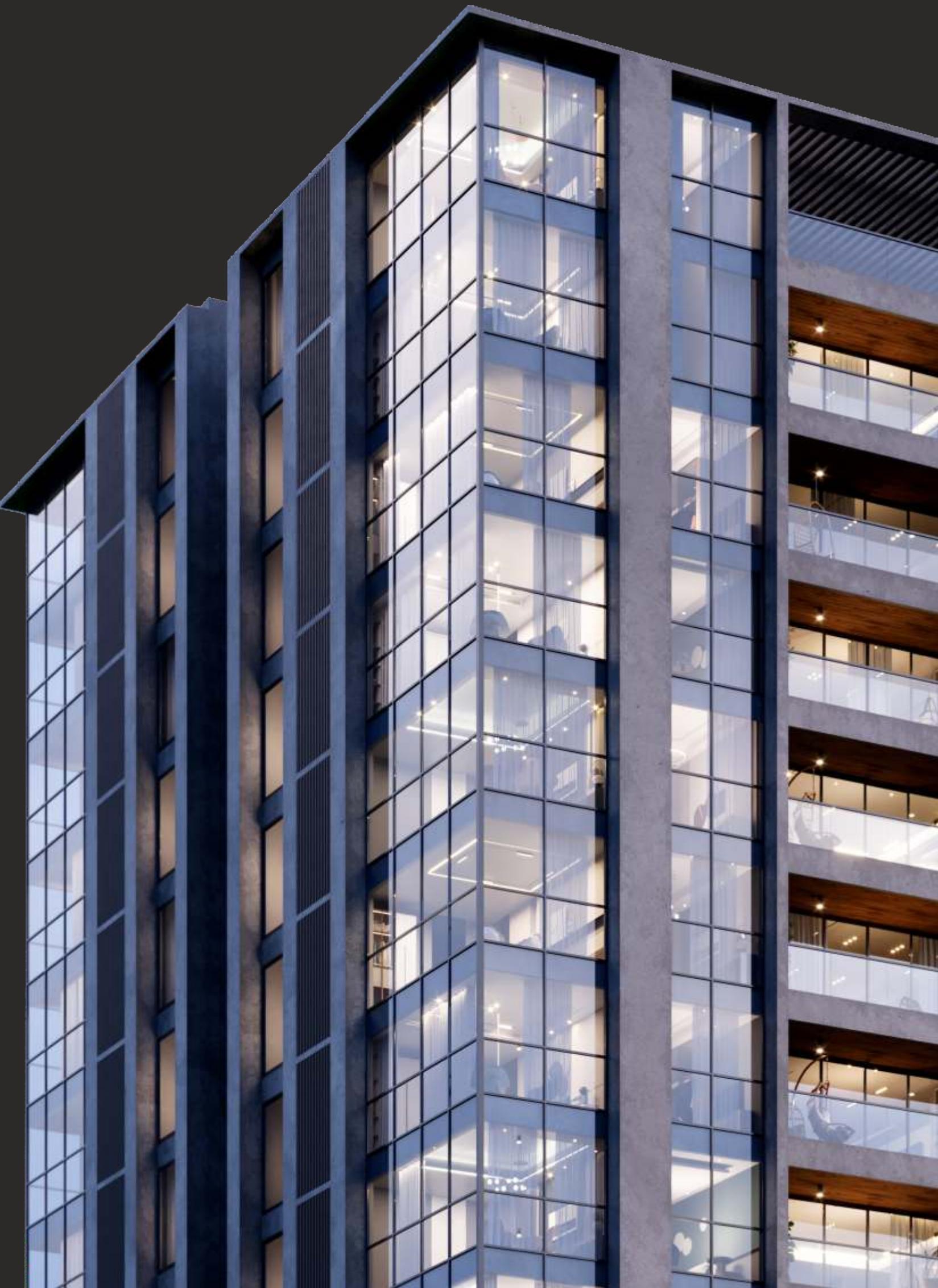
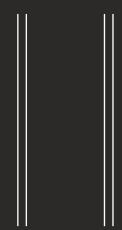
**2** BLOCKS

**3** SIDE OPEN

EXCLUSIVE **RESIDENTIAL** PROJECT

**SMART** LAYOUT PLANNING

ALL UNITS **EAST / WEST** FACING

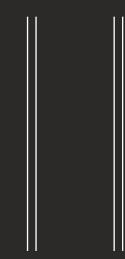




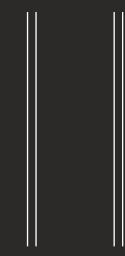
# LUXOR > LOCATION

The location affects a person's life a lot. A location that is not far from work, well connected to the main road as well as roads that gives fast access to the places around the city.

Luxor is the location that provides all of the things & more....!!!



CITADEL OF  
LAVISH EXPERIENCES  
@ Ambli Crossroad





|| |  
EXTRAORDINARY  
LIFESTYLE  
AROUND  
|| |

1-20 min

- KARNAVATI CLUB ROAD
- RAJPATH CLUB ROAD
- SHANTIPURA CIRCLE
- ISKON CIRCLE
- BRITS STOP



- SINDHUBHAVAN ROAD
- BOADKDEV CROSSROAD
- PRAHLADNAGR CROSSROAD
- METRO STATION

15 min

MALLS & MULTIPLEX  
SPORTS / FUN ZONE

15 min

SCHOOL / COLLEGE

5-15 min

RESTAURANT / CAFE  
HOTELS

20 min

HOSPITALS

# LUXOR > CONVENIENCE

A home with facilities that makes life easy & living stress-free. With smart layout planning, modern facilities & luxury amenities

LUXOR makes life an unimagined experience.....!!



||

GROUND BREAKING  
MODERNITY

||

VERTICAL PLANTATION  
BASEMENT + 3 LEVEL PARKING



## A MODERN GREEN TOUCH

The driveway full of greens adds to the simplistic yet very comforting elements of nature. Aesthetically designed entry & green walls peacefully welcome you.

# LUXOR > LUXURY

Luxury is all about the finer things in life, and that includes access to top-notch amenities. From state-of-the-art fitness center to landscape sanctuaries and private cinema, luxury living offers an unparalleled level of comfort and convenience.

When you're looking for a place to call home, indulging in a luxurious lifestyle @ LUXOR with access to high-end amenities is the perfect way to relax and unwind in style.



# ||| SENSE OF OPULENCE

1,00,000+ SQ.FT. PODIUM FLOOR

CLUB CLASS AMENITIES

MULTIPLE LANDSCAPE GARDENS

WATER BODIES & SIT OUTS

ALL AGE INCLUDING SPACES

3 CAR PARKING EACH APARTMENT

PERSONAL HIGH SPEED ELEVATORS

DISTINCT ENTRY FOR HOUSE HELP

PEACEFUL WALKWAY





## REALM OF SERENITY

Imagine sitting under the dark sky, feeling the gentle breeze and listening to the soothing sound of water. It's the perfect way to escape the hustle and bustle of everyday life and find a moment of peace and serenity.



## SHEER PERFECTION OF SPACES

The beautiful entrance is made even more spectacular by the stunning combination of lush greenery and sparkling water features.



# LUXOR > LIFESTYLE

A lifestyle with different amenities offers a unique and enriching experience that caters to a wide range of interests and preferences. Whether you're a fitness enthusiast, a movie buff, or a lover of the arts, there's something for everyone.

LUXOR allows you to indulge in your passions and explore new interests. A perfect way to create a life that's tailored to your unique needs and desires.



### Multi-functional Ballroom

For a truly memorable celebration, look no further than the grandeur of a large ballroom. This multi-purpose space is perfect for hosting any kind of event - from birthdays and anniversaries to graduations.

### Indoor Modern Game Room

An indoor modern gaming room with a pool table and board games is the ultimate entertainment space. Sleek & modern decor, this room is designed to provide a comfortable and stylish environment for hours of gaming fun.

### Fully Equipped Gymnasium

Having a gym at door step makes you never miss a day. State-of-the-art space and equipment to tend to all your well-being needs.



### Entertainment Room

Take your leisure time to the next level, a personal entertainment room is the way to go. Invite friends over for an immersive cinematic experience.

### Reading Lounge/ Library

Relax and take some time for yourself. It's the perfect opportunity to leave the hustle- bustle of everyday life behind & just enjoy a few moments of peace.

### Toddlers play area

Exploring, discovering, and developing is a natural part of growing up. Our toddler play area provides children to have the opportunity to do all these things in a safe and engaging environment.



# LUXOR > IMAGINATION

Home that goes beyond the limits of imagination. luxurious grand spaces ready to offer an extravagant lifestyle for your whole family.

LUXOR is not just any ordinary residence; this is a palace that invites you to re-imagine luxury.



BEAUTIFUL VIEWS  
PEACEFUL VIBES



#### ONLY RESIDENTIAL PROJECT

A calming sense of space, embracing a slow beautiful life and experiencing bliss. Spaces that redefine harmony of living in a gracious abode of peace.



|| |  
RE-IMAGINE LUXURY  
|| |

#### Premium Living Space

The enchanting earthiness evokes a spellbound beauty of grandeur and elegance. The subtle calmness of our living rooms marks a statement of peace inbuilt in ultimate luxury.



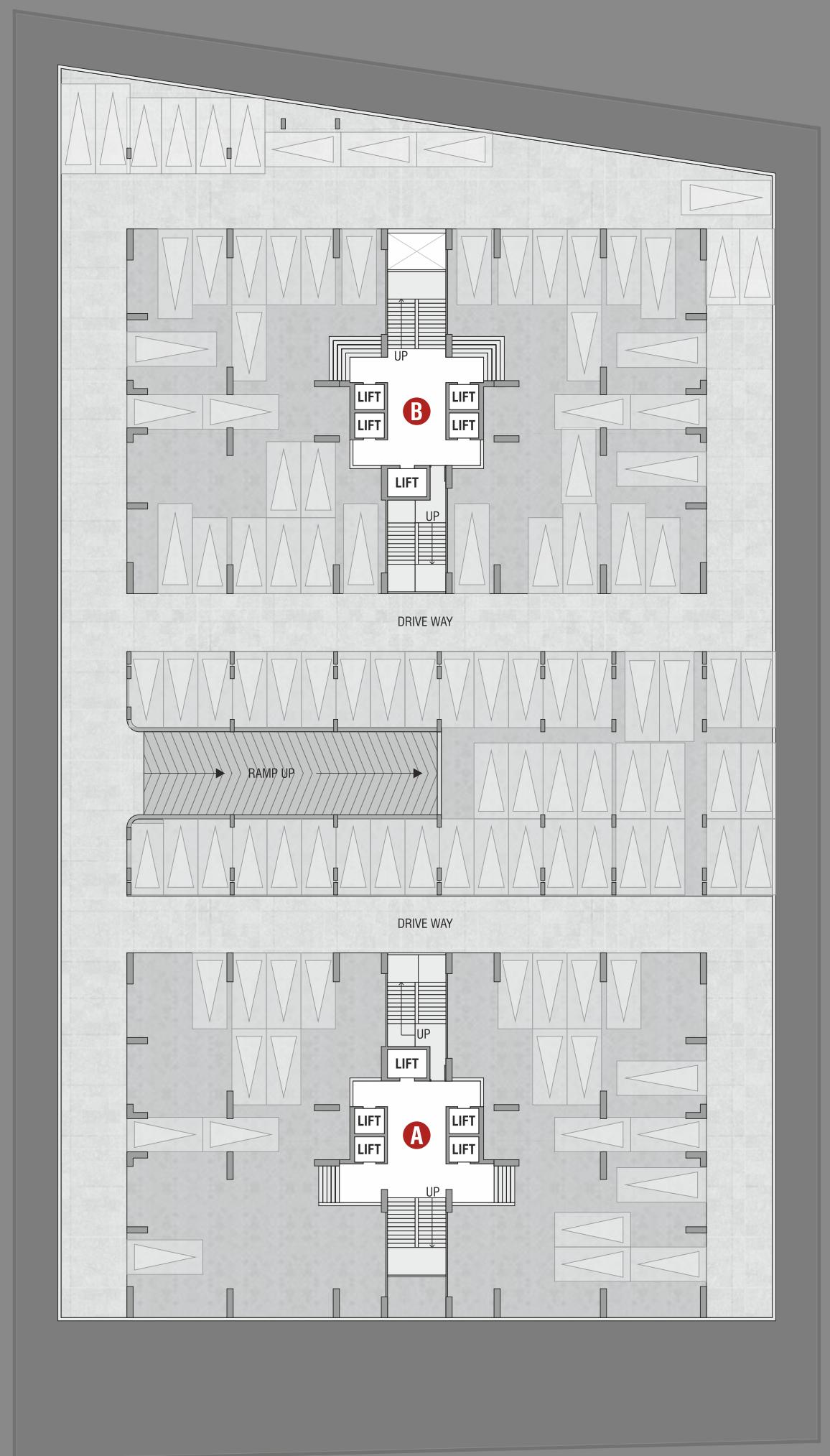
## REFLECTION OF LAVISH

### Soothing Serenity

In our homes are spaces curated as abodes of peace. Soak in the tranquil of our comforting bedrooms, nested in feature soft touch and delightful light to sooth your senses.

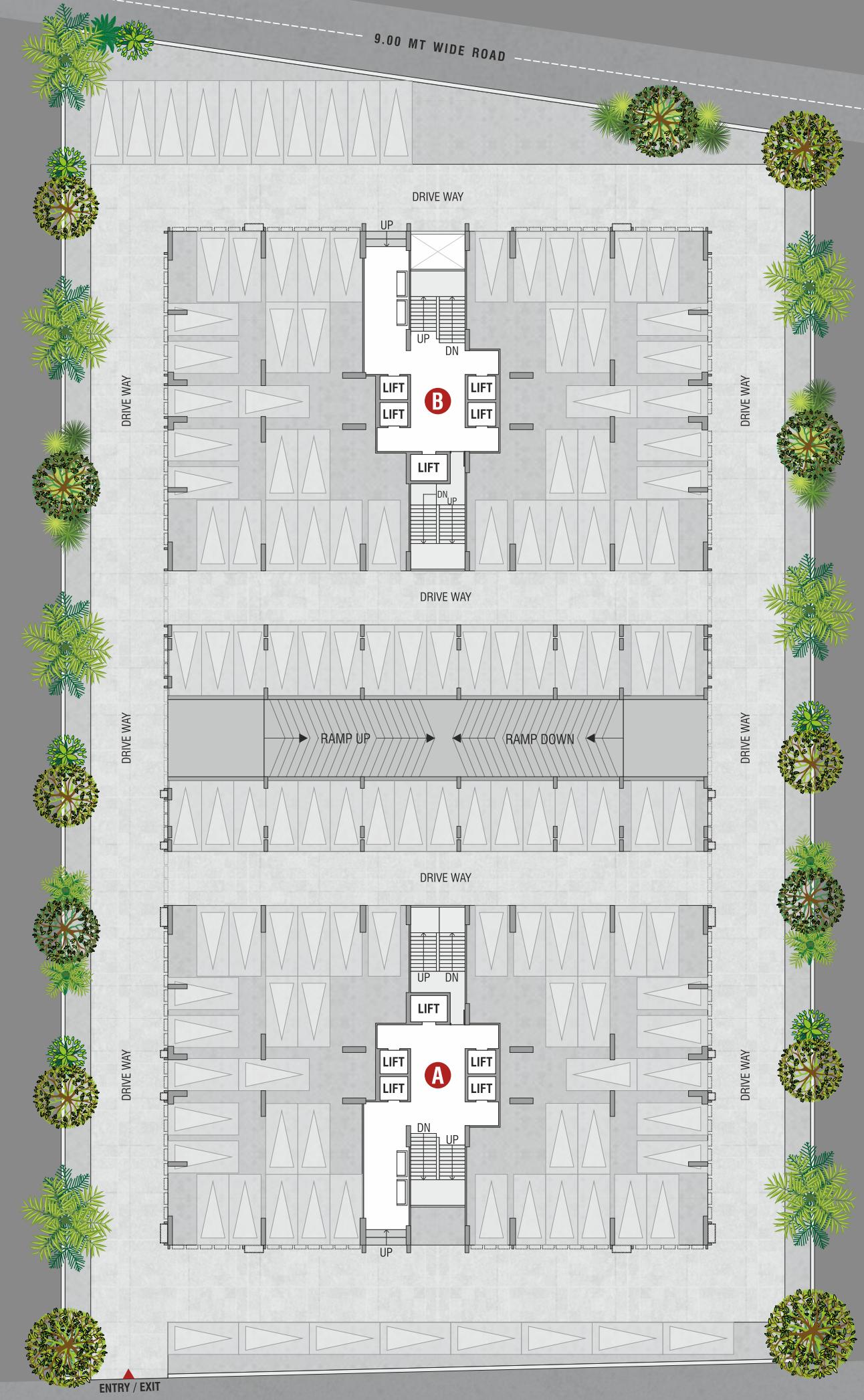


BASEMENT  
FLOOR  
PLAN



GROUND  
FLOOR  
PLAN  
PARKING

1st. & 2nd  
FLOOR  
PODIUM  
PARKING



## 3RD FLOOR PODIUM AMENITIES



# TYPICAL FLOOR PLAN



4TH TO  
21ST FLOOR

TERRACE ONLY ON  
4TH FLOOR

## TYPICAL UNIT PLAN



## AMENITIES



# SPECIFICATION

## FLOORING

**DRAWING / LIVING / DINING / KITCHEN**  
- Italian Marble

## BEDROOM

- Vitrified tiles
- Wooden Flooring in One Master Bedroom

## DOORS

- Doors colour finish
- Main Door both side veneer with digital lock

## WALLS

**INTERNAL** - Gypsum finish with wall putty  
**EXTERNAL** - 100% acrylic paint

## ELECTRIFICATION

- Single Phase Concealed Copper Flexible Wiring with Modular Switched & Accessories.
- MCB Distribution panel.
- AC point & TV point in all Bedrooms.

## SECURITY

- CCTV Camera
- Video Door Phone
- Intercom

## KITCHEN

- Granite platform with SS sink
- Designer Glazed tiles up to lintel level

## WINDOWS

- DGU Window with high performance glass

## TOILETS

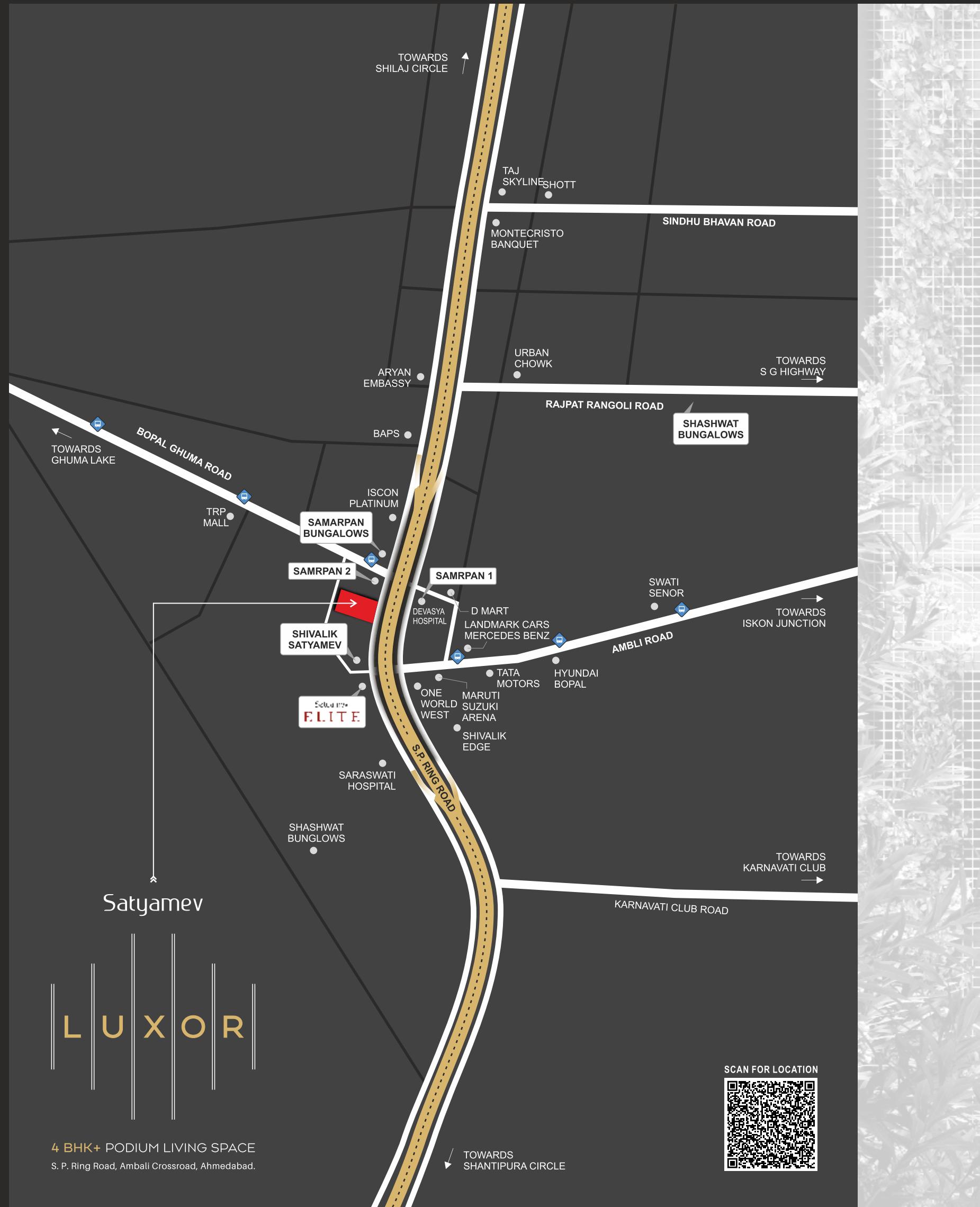
- Toilet with Vitrified tiles up to lintel level
- Counter Basin / Wall Hung Basin
- EWC with Concealed Flushed Tank
- CP Brass Fittings & High Quality Sanitary ware

## WATER SUPPLY

- Continuous water supply
- Common bore well
- Pressure pump distribution system

## PLUMBING

- Concealed plumbing with Center point
- High standard pipe fitting.



**Satyamev**  
DEVELOPERS

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opposite High Court, Sola, Ahmedabad, Gujarat. - 380060

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Architect :



Structural Con. :



Electrical Cons. :



Plumbing Cons. :



Visuals By :



RERA NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11846/240523 [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)

**Disclaimer:**

- Right Reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the building at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which affect the elevation and structure system shall not be permitted for all time to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- Merchandise, articles, etc. cannot be stored / kept in common areas as defined by the project managers.
- Only internal changes shall be made with prior permission and shall be charged extra in advance.
- All dimensions shown in the plans are approximate, average, unfinished and subject to variations
- G.S.T. & any other taxes will be extra.
- Changes in services of individual units will not be permissible.
- Payment are to be made in favour of "SATYAMEV LUXOR"

[satyamevdevelopers.com](http://satyamevdevelopers.com)