

LUXURIOUS FEATURES

GRASSY GREEN SPACE

- Well designed fully lighted landscaped garden.
- Gorgeous garden having Party Lawn for Enjoying Celebration
- Gazebos for senior citizen
- Hale and hearty Yoga Park
- Garden with children play area
- Jogging track with landscaped garden
- Well connected outdoor games with nature
- Glorious lighted water cascade & water falls
- Music system in garden, club house, multi-purpose hall & indoor game
- A.C. multi-purpose hall for enjoying aerobics & yoga

KID'S SEGMENT

- gymnasium hall for your health
- Talent for Table tennis
- Facility for card, carrom & chess
- Well distinct toddler zone with rub down ditch
- Beautiful children play area having imported toddler recreational game zone.

HIGH SECURITY

- C.C.T.V. Camera with 24 hours recording system in entire Campus for Safety of Members

WELCOMING AREA

- High interior reception
- Guest waiting Lounge with unique coloured imported fleece sofa and decent teapoy
- Decent name plate
- Intercom facility for communication with individual member, club house, multi-purpose hall & security gate.
- Glass main door & S.S. back door in reception.

LUXURY UNIT SPECIFICATION

SPLIT A.C.

- 2 Split A.C. in 3 BHK Flats & 1 Split A.C. in 2 BHK Flats

FLOORING

- 32" x 32" vitrified granamite tiles flooring in living, kitchen & dining area
- 24" x 24" vitrified granamite tiles flooring all rooms & others

KITCHEN

- Granite platform with S.S. Sink
- Designer granamite tiles up to lintel level
- Platform with wash basin in common area

BATH-ROOM

- Deluxe Bath fittings by cera / Equivalent std.co.
- Designer granamite / Glaze tiles in dedo & floor
- Wall hung closet with seat cover

STORE

- Kotta/ marble racks
- Glazed tiles up to lintel level

DOOR

- Main door & all door salwood frame
- Main door Waterproof pinewood flush door with designer laminate along with handle and safety lock
- All door Waterproof pinewood flush doors with S.S. hardware fittings.

WINDOWS

- Powder coating aluminium section with reflective glass for heat protection
- Good looking Granite Frame with double chamfered sill
- Full size window in living room & bedroom for air ventilation

ENAMEL

- Texture on external wall with acrylic water proof paint
- Acrylic colour in common areas
- Well finished putty on internal wall

ELECTRIFICATION

- Modular switches
- Concealed circuit wiring
- Sufficient electric points in all rooms
- M. C. B in individual flat for safety
- Generator C.O. switch for individual flat
- Two way light & fan points
- High ampere special electric point for freeze, oven, mixer, R.O. plant, floor mill & washing machine.
- Special points for T.V

PLUMBING

- I.S.I brand CPVC & UPVC plumbing & drainage piping

HOT WATER SYSTEM

- Flat wise centrally hot water plumbing system for pleasant bath

R.O WATER SYSTEM

- Prerequisite of R.O water purifier for healthy life

LUXURY IN CAMPUS

ENTRANCE GATE

- Elegant entrance gate on 60 feet wide T.P.road
- Security cabin
- Well designed & lighted project name shield

POWER BACK-UP

- Branded inaudible generator with 8 Normal points in 3bhk Flat & 6 Normal points in 2bhk Flat, Lift, Water pumps, Common passage & parking lights

INTERCOM FACILITY

- Main gate, reception, club house, multi-purpose hall to flat
- Flat to flat

ANTI TERMITE TREATMENT

- Entire campus will be treated by pest Control treatment

PARKING

- Assured One car parking for each Flat (on Ground Floor or in Basement)

COMPOUND WALL

- Well designed compound wall around the Campus with decorative lights

ROAD

- Well designed glossy pavers block / R.C.C. Road

WATER TANK

- Overhead water tank in the each building & joint Underground water tank

LIFT

- High speed automatic two elevators of standard Company
- Lift with S.S. Cabin

TERRACE

- Special thickness & high concrete grade for terrace slab
- Double coat water proofing
- China mosaic flooring

SAFE HEAVEN HOMES

TITLE

- Loanable clear title
- Registered sale deed for individual members
- Building Use Certificate
- Airport N.O.C
- Lift Licence
- Fire N.O.C

STRUCTURAL DESIGN

- Considering last earth quake

FIRE SAFETY

- Fire safety provision as per authority Norms

GREEN BUILDING CONCEPT

- Tree plantation in the entire campus
- Tree plantation & landscaping outside the compound wall
- Percolating borewell for recharge of rain water and stormwater
- Building design which gives maximum cross ventilation & air circulation to reduce electric power consumption
- Reflective glass in each window to protect heat which reduce electric power consumption of A.C
- More than area of the campus is open



Swagat
Clifton



DEVELOPER



BOOKING INQUIRY

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SITE ADDRESS :

Swagat Clifton, T.P-43, F.P-36,
Near Raghuvir Saffron,
Bhimrad, Surat.

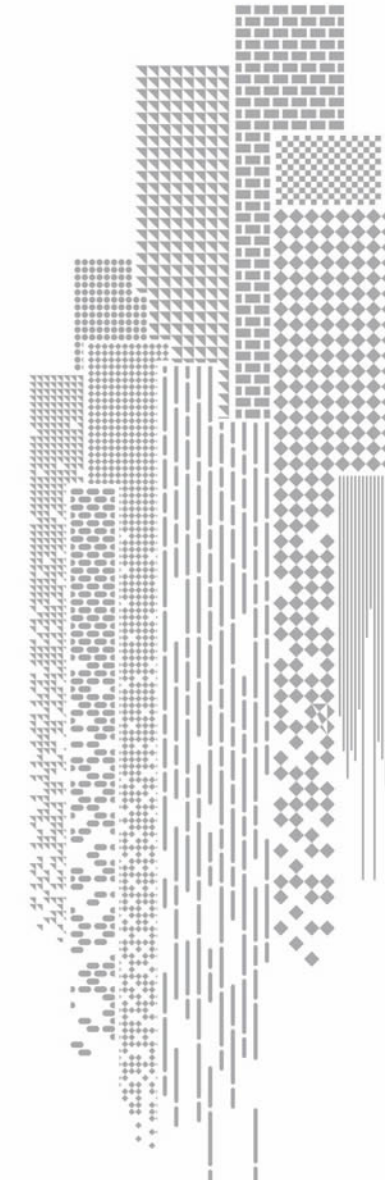
Our Completed Project @ Bhimrad / Althan



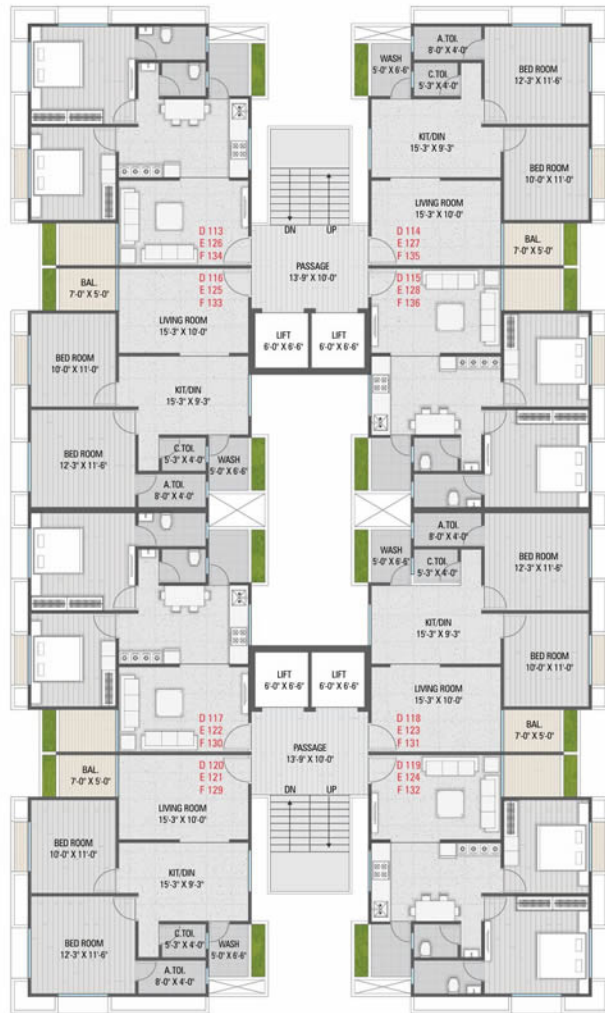
Graphics - 97268 50590 | 98274 48974

Note :-

- Any amendments in rules & regulation by any authority will be bound to all members.
- All expenses of legal document, G.E.B.charges, extra stamp duty (if any), service tax, VAT, society maintenance, SMC tax, GST or any other expenditure like safety grill, gas connection will be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay instalments regularly & irregularly in payment may cause cancellation of booking.
- Parking allotment done by builder will be bound to all members.
- Developers reserves right of to make any changes in the project including technical specifications, designs, planning, Amenities, layout and all members shall abide by such changes and this brochure is intended only for easy display and information of the project and shall does not form any part of the legal document.
- This booklet is only for private circulation for general information to the member & shall not form a part of any agreement. It can be changed without prior notice.
- Members are requested to follow Security Rules while under construction at sites. Any accident while construction work, developer are not responsible.
- Subject to Surat Jurisdiction.

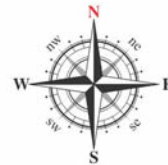


Swagat
Clifton
2 & 3 BHK Luxurious Residency



Swagat Clifton

2 & 3 BHK Luxurious Residency



LAYOUT PLAN

LUXURY IN CAMPUS FEATURES

1	MAIN ENTRY	12	JOGGING TRACK
2	EXIT	13	SCULPTURE FOUNTAIN
3	SECURITY CABINS	14	TODDLER PLAY AREA
4	DROP OF ZONE	15	GAZEBO WITH SITTING
5	FOYER	16	PARTY LAWN & YOGA SPACE
6	SCULPTURE WATER BODY	17	MULTIPURPOSE HALL
7	BADMINTON	18	INDOOR GAMES
8	AMERICAN BASKETBALL	19	GYM
9	CRICKET PITCH	20	SITTING WITH TODDLERS' PLAY AREA
10	CHILDREN PLAYAREA	21	PEDESTRIAN ENTRY
11	GREEN GYM	22	RAMP ENTRY / EXIT

