

DRAFT BROUCHER

SANTVAN
NEWON
2BHK LUXURIOUS LIVING





ESTABLISHED IN 1999, Santvan Group has been involved in the construction of residential and commercial projects par excellence. Group has successfully completed 9 PROJECTS with total constructed space of 1.75 MILLION SQ FT, developed around 9 residential units so far.

Santvan group is equipped with incomparable technical excellence to create comfortable as well as modern buildings with elegant designs. Its planning ensures that the customers enjoy optimum space, natural light & ventilation, sufficient parking, long-lasting material and lush green landscape. All these standards speak volumes about our work. We are widely appreciated for our attention to small details in each project, transparent legal process and minimum hassle for the customer.

Having a team of veteran architects, engineers and designers is a matter of pride for Santvan group. Our vision is to become a leading developer with pan India presence.

We at Santvan believe that our customers and business acquaintances are our most valuable assets. Our client-centered approach, honesty and integrity in trade practice put the group on the summit. We understand people's changing needs and aspirations. Their joy and positive emotional response, after experiencing our products and services are our great achievements.





WELCOME A CHANGE IN THE SURAT SKYLINE

At Santvan Newon, Beyond the stunning first impression
is an equally rich and gratifying living experience.



Newon of premier high-end for the stars



REACH FOR THE STARS

Indulge your love for beauty.
Come home to an aura of luxury you richly deserve.



Surround yourself with elegance entry.



And now, exclusivity has an address.

STRETCHED GREENS
A REFRESHING
EXPERIENCE

Discover serenity and moments of serendipity.





ME TIME FOR YOU,
PLAY TIME FOR
YOUR KIDS

Experience the Toddler's play zone
designed by leading architect.



Everything you need and some more game for fun.



A smooth and quiet ride to your doorstep.



Classroom/Meeting Room - Experience a sense of well-being indoors.



Watch the skies from your green, magnificent haven.



GROUND LAYOUT PLAN



LAYOUT PLAN



BUILDING : A & B | TYPICAL FLOOR PLAN



BUILDING : C & D | TYPICAL FLOOR PLAN



ISOMETRIC VIEW

SPECIFICATION

STANDARD FLAT FINISHES

- 🏠 **FLOORING**
 - 32" X 32" Granamite tiles in Hall, Kitchen, Dining and all Bedroom areas.
- 🚪 **DOORS & WINDOWS**
 - Decorative main door with Biometric auto lock, internal flush door with Teak wood frames.
 - 60mm anodized aluminium section window with reflective glass.
- 🏠 **WALL & CEILING FINISHES**
 - All internal wall finished with birla or equivalent brand putty.
- ⚡ **ELECTRIFICATION**
 - Electrification will be done with Finolex, R.R or equivalent brand cable.
 - Modular switches of Hager or Equivalent brand.
- 🚰 **WATER SUPPLY**
 - Hard and Soft water supply in each flats.
- 🚽 **BATHROOM**
 - Porcelain tiles dedo upto lintel level.
- 🚰 **PLUMBING**
 - Concealed plumbing in U.P.V.C pipe fitting for cold water and C.P.V.C. pipe for hot water supply of Ashirwad or equivalent brand.
- 🚽 **SANITARY WARE**
 - All toilets are to be equipped with designer wall hung WC & uniquely designed basin of standard brand.
- 🚿 **SANITARY FITTINGS**
 - All toilets are equipped with flush tank, combination of mixer and diverter with overhead shower of Kohler or equivalent brand.
- 🍳 **KITCHEN**
 - Platform made of standard quality granite with SS sink.
 - Dedo finished with designer tiles upto lintel level.
 - Marble stone rank in store with glazed tiles on wall.
- 🧺 **WASH**
 - Electric and plumbing point for washing machine.
- 🚪 **RAILING**
 - M.S. Railing in all flower bed balcony and deck.



Home to luxury, sure. Yet home to so much more.



NEWON AMENITIES



CHILDREN'S PLAY AREA



INDOOR GAMES ZONE



GAZEBO



WATER BODY



ASSURED CAR PARKING
Basement and
Ground level parking



VIDEO DOOR PHONE
Video door phone in each flats
with intercom facilities



TODDLER PLAY ZONE



WALKING TRACK



LUXURY ENTRY GATE



CENTRAL GARDEN AREA



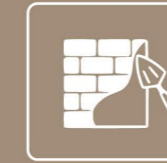
SECURITY
Security cabin with
CCTV camera



FIRE SAFETY
Fire fighting system as per
regulation of urban local body



AUTOMATIC GENERATOR
DG back-up for 8 points in each flat,
and all common areas



EXTERIOR FINISHES
Texture on outside wall surface with
I.C.I. weather shield MAX colour



MULTI PURPOSE HALL



YOGA SPACE



MEETING/CLASS ROOM



ELEVATOR
2 high speed auto-door lift with
elegant interiors



FOYER/WAITING AREA
Elegant & modern entrance foyer
in each building



DROP-OFF ZONE
Space for children pick up and
drop off at the main gate



BUILDING FLOOR
Basement Parking
+ Ground floor Parking & Amenities
+ 1st to 14th Typical floor



SANTVAN NEWON

2BHK LUXURIOUS LIVING

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Disclaimer: • Premium quality materials or equivalent branded products shall be used for all construction work • DGVCL charges, Legal charges and other Govt. Charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specification will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and GST charges on allotment and possession of the property shall be borne by purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & condition will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, it is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulation and our policy of improvement.