



**bakeri<sup>®</sup>**  
since 1959

**SHYASWA SAROVAR**

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**HEAD OFFICE ADDRESS**

3RD FLOOR, KIFS HOUSE, NR. HOTEL LANDMARK, AMBLI-BOPAL ROAD,  
AHMEDABAD 380058



FOR MORE DETAILS

**DEVELOPERS**

BEQUEST INFRA  
PROJECTS LLP

**ARCHITECTS**

ADS  
ARCHITECT

**STRUCTURAL**

SHREEJI  
STRUCTURAL'S

**MEP**

JHAVERI  
ASSOCIATES

**INTERIOR**

NILESH  
KAVA

RERA : PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA13078/050324/311229  
[WWW.GUJRERA.GUJARAT.GOV.IN](http://WWW.GUJRERA.GUJARAT.GOV.IN)



ACRES PLANNED FOR  
ICONIC LIFESTYLE







At Shyaswa Group, our story is one of passion, persistence, and an unwavering commitment to excellence. A decade ago, we entered the real estate world as investors, driven by the desire to create exceptional spaces for people to live, work, and thrive. Since then, we've evolved into developers who deliver multi-storey residences and townships across Gujarat, with eight successful projects to our name.

Our journey is defined by our core values - tenacity, creativity, openness, and sustainability which serve as the compass guiding every endeavor we undertake. Our bedrock lies in the embodiment of our core principles: **Persistence** fuels to our unwavering commitment of surmounting obstacles; **Creativity** thrives within our culture of innovation; **Openness** defines our commitment to transparent, honest dealings; and **Sustainability** underscores our dedication to eco-conscious practices and cutting-edge technology to forge a greener tomorrow.

A PROJECT BY

**bakeri**<sup>®</sup>  
since 1959

Bakeri is one of the oldest real estate group whose name is synonymous with trust, transparency & integrity.

Bakeri group is currently into commercial, residential & plotted projects with a footprint of our 25 million sq ft in plotted & 17 million sq ft in construction.

Bakeri Group believes in using latest construction technologies, environmental friendly designs, care for nature and sustainable practices. Bakeri Group now proudly announces its philosophy as "Environment is our attitude".

Bakeri has been the first real estate developers to be awarded the highest **CRISIL RATING of PA-1 for SAKAR III**

The skyline of Ahmedabad is a witness to success of Bakeri group with Sakar projects on Ashram road.



#### 4 BHK PODIUM LIVING

#### INSPIRED BY THE LAKESIDE VIEW

The breathtaking Shilaj Lake is the source of our inspiration and the spark behind our unique project. From our first step onto this land, we knew it held something truly special, a place where nature and history intertwine. Our commitment is to honour this remarkable setting and to build something far beyond a typical apartment complex.

We envisioned a 22 storey, 80 units, **4 | 5 bhk duplex penthouse** community that is deeply rooted in the landscape, with shared spaces that echo the beauty of the surrounding nature while enfolding modernity and exclusivity. Our design strives for excellence in every detail, from architectural brilliance to interior elegance.

We invite you to join us on this journey. Become the first to call this extraordinary place a home, as we create a living experience like no other.



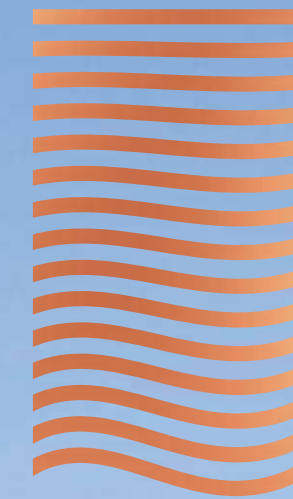


## THE STOREYS CARVED WITH THE LANGUAGE OF SLEEKNESS

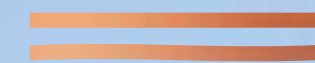
Dwell within the seamless integration of nature and architecture, where sleekness reigns supremacy. Where architecture embraces the elements, seamlessly melding with the surrounding landscape. Every material choice feels inherently connected, creating an environment of effortless elegance. Behold the glass facade, a masterpiece of modern design, ushering in an unparalleled architectural aesthetic with warm tones and a textured finish that evoke a sense of tranquility, while state-of-the-art appliances elevate the living experience to new heights of luxury. Outside, a world of wonder awaits with a clubhouse that adorns a trillion stars of entertainment and where the beautiful landscape transports you to the realm of your imagination.



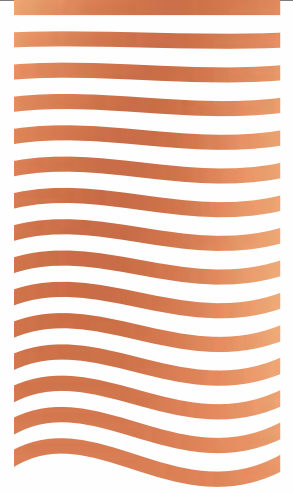




THE SIGNATURE OF  
BOLD STATEMENT









Designing what can only be described as an architectural exclusivity that we put in front of you , by tracing it in your lifestyle to deliver you a unique sense of grandiosity.



THE QUINTESSENCE OF  
EXCLUSIVITY







AN ENTERTAINING BACKDROP OF  
AMENITIES TO YOUR REALM

The realm of lifestyle amenities is a decadent extension for your evenings, with a spacious lounge area, health spa, theater room, toddler play area, game zone, and many more. The entertainment doesn't stop there, it goes beyond to make sure that you're enjoying your everyday life.

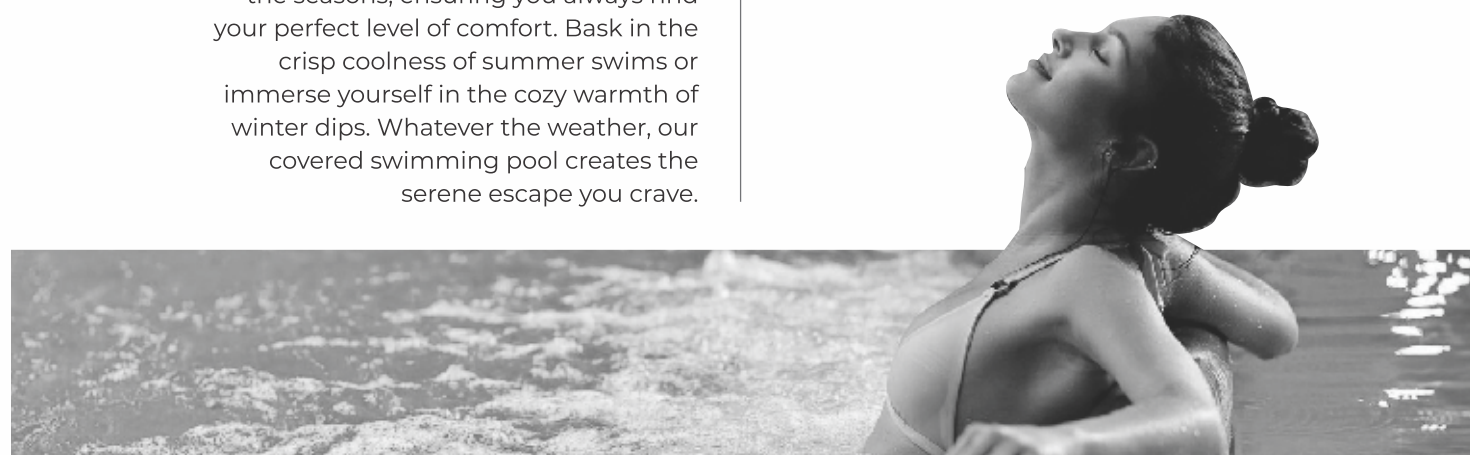
- LOUNGE
- CHIT CHAT ZONE
- HEALTH SPA
- GAZEBO
- STEAM & SAUNA
- CAFETERIA
- FITNESS ZONE
- LIBRARY
- UNISEX SALON
- AZURE WATER BODY
- ALLOTTED CAR PARKING
- PICK-UP DROP-OFF ZONE
- ADMIN OFFICE
- SECURITY CABIN
- ENTRANCE FOYER
- MULTIUTILITY HALL
- DIGITAL GAMING ZONE
- TODDLERS ZONE
- CHILDREN PLAY ZONE
- INDOOR GAME ZONE
- THEATRE ROOM
- SENIOR CITIZEN ZONE
- GAME ZONE
- SWIMMING POOL
- CRICKET PITCH
- PARTY LAWN
- BADMINTON COURT

AMENITIES





Drown your worries in our calming covered swimming pool, where each gentle wave carries your stress away. Our temperature-regulated waters adapt to the seasons, ensuring you always find your perfect level of comfort. Bask in the crisp coolness of summer swims or immerse yourself in the cozy warmth of winter dips. Whatever the weather, our covered swimming pool creates the serene escape you crave.



THE DAZZLING BEAUTY OF  
RIPPLES

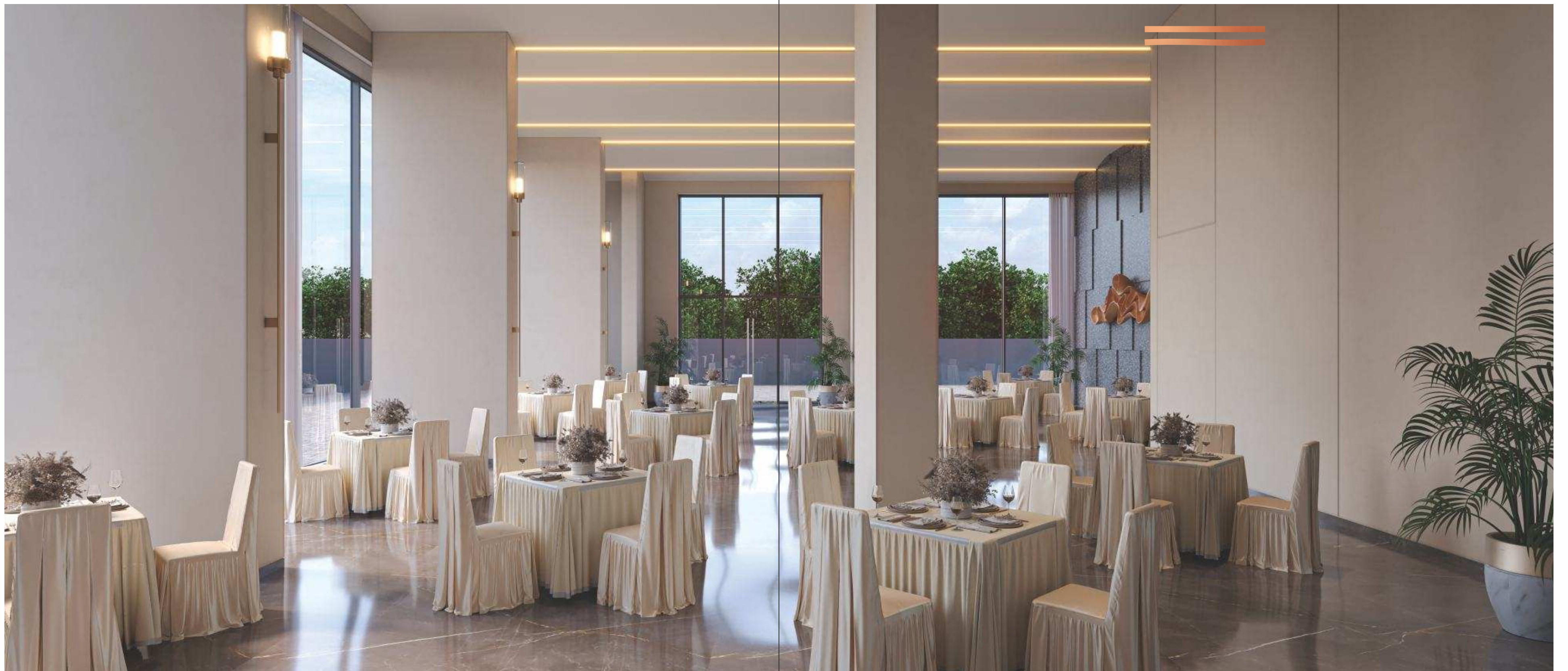




Crafting a contemporary design by keeping in mind the space that makes your small moments more memorable and glorious with the dynamic blend of distinct beauty and unique elements.

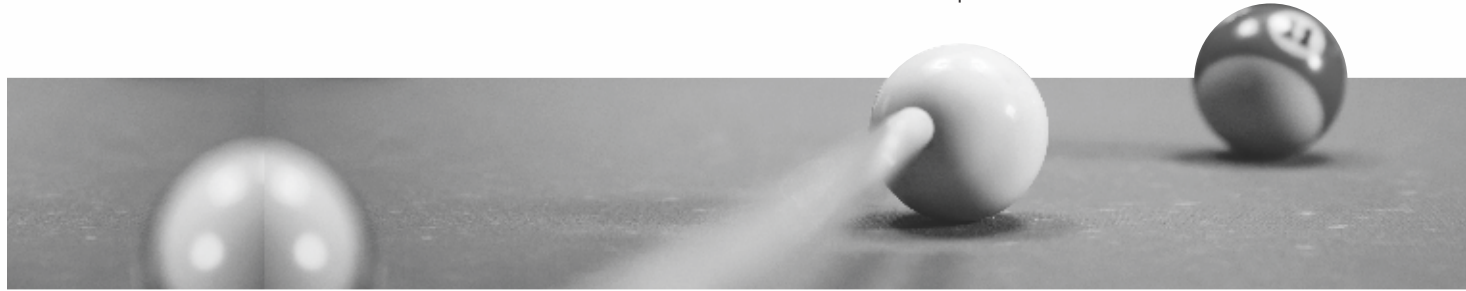


EMBELLISHED WITH ELEMENTS  
THAT GIVES PLEASURE OF MEMORIES





The refreshing journey of board games that  
transport you to the world where evenings  
become enjoyable and memorable.



EVENINGS ACCESSORIES WITH  
BOARD GAMES







THE CORNER THAT IS  
TRULY BLESSED WITH  
AMUSEMENT



Attributes that metaphor  
entertainment and activeness in its  
aspects, overall the space has  
everything from the gym area to  
badminton court to make your day  
cosy and exciting.







THE UNBOUND PIECE OF  
REFRESHING REVOLUTION



The mesmerizing ambience is crafted to add the revolution of refreshment to your life with its soothing retreat.





18.00 MTR WIDE ROAD



9.00 MTR WIDE ROAD

CANAL ROAD







PODIUM  
LEVEL







SECOND FLOOR







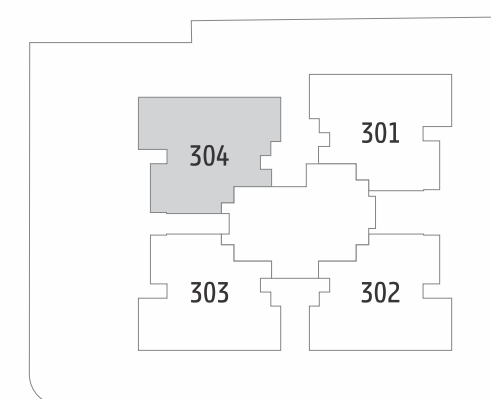
TYPICAL  
FLOOR







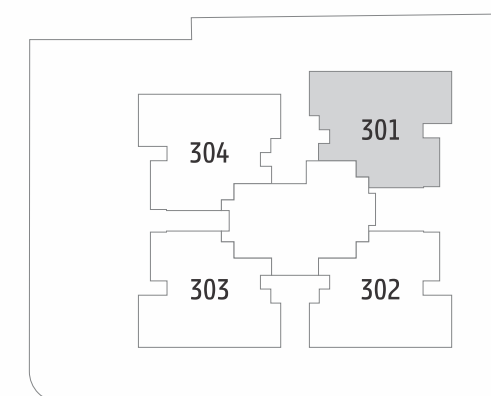
4 BHK







4 BHK







21<sup>st</sup>  
FLOOR  
(LOWER PENTHOUSE)



DEDICATED  
PERSONAL LIFT





22<sup>ND</sup>  
FLOOR  
(UPPER PENTHOUSE)







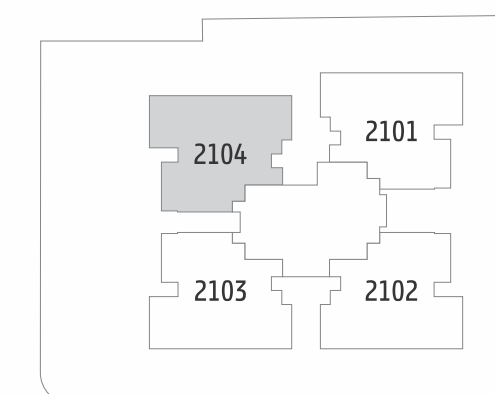
LOWER LEVEL



UPPER LEVEL



5 BHK  
PENTHOUSE





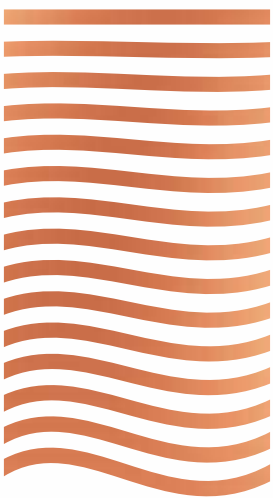


THE SPACE WITH  
CURIOUS DETAILS





Carved a culinary luxury experience with a sense of modernist detailing to your apartment, which includes the island kitchen that exudes grandiosity. This elegantly designed centerpiece is not just a functional space for cooking; it's a destination for creating lasting memories.



THE NEOCLASSICAL TONE OF  
MODERNIST DETAILING







STRUCTURE

RCC frame structure as per seismic design.

FINISHES

Exterior: Double coat mala plaster with texture paint  
Internal: Single coat mala plaster except ceiling with white putty finish.

FLOORING

Italian marble flooring in Bedroom, Living & Kitchen.  
Premium quality tiles in bathroom & wooden flooring in balcony.

PLUMBING AND SANITARY

Concealed plumbing with premium quality pipes and fittings for water supply and drainage.  
Distribution system will be installed for continuous water supply.  
All Bath/Toilet/Sanitary fittings will be of premium brands.

ELECTRIFICATION

3-phase concealed ISI wiring with premium modular switches.

DOORS AND WINDOWS

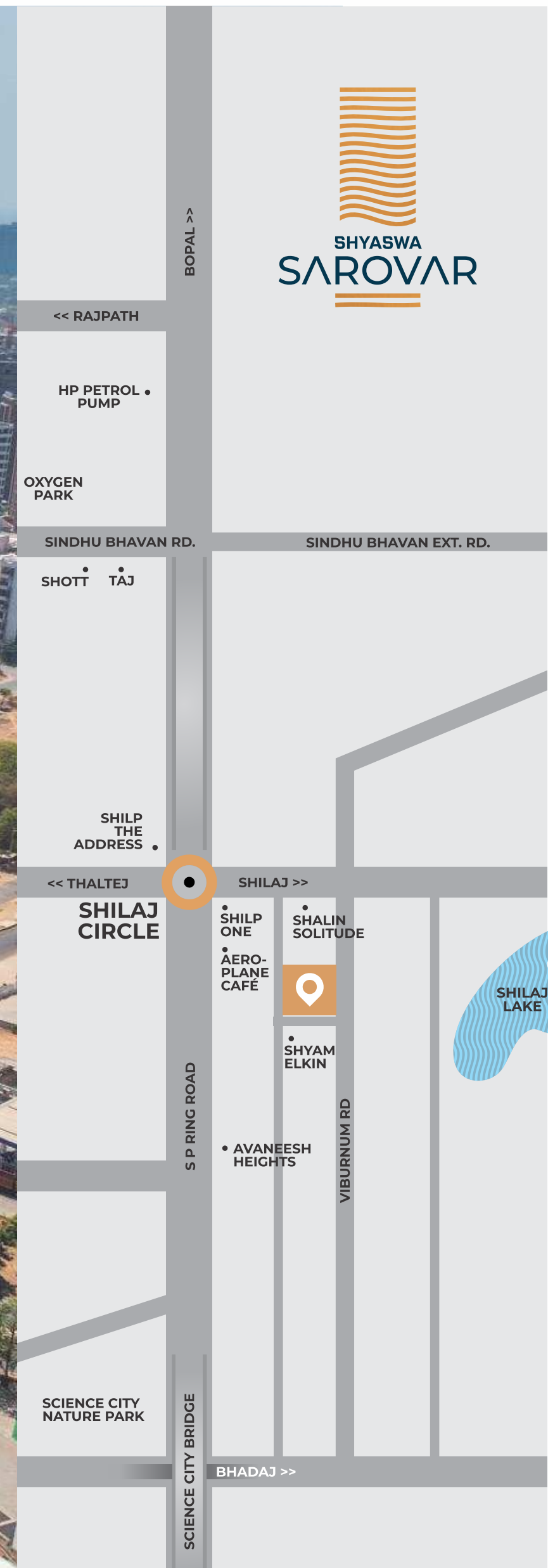
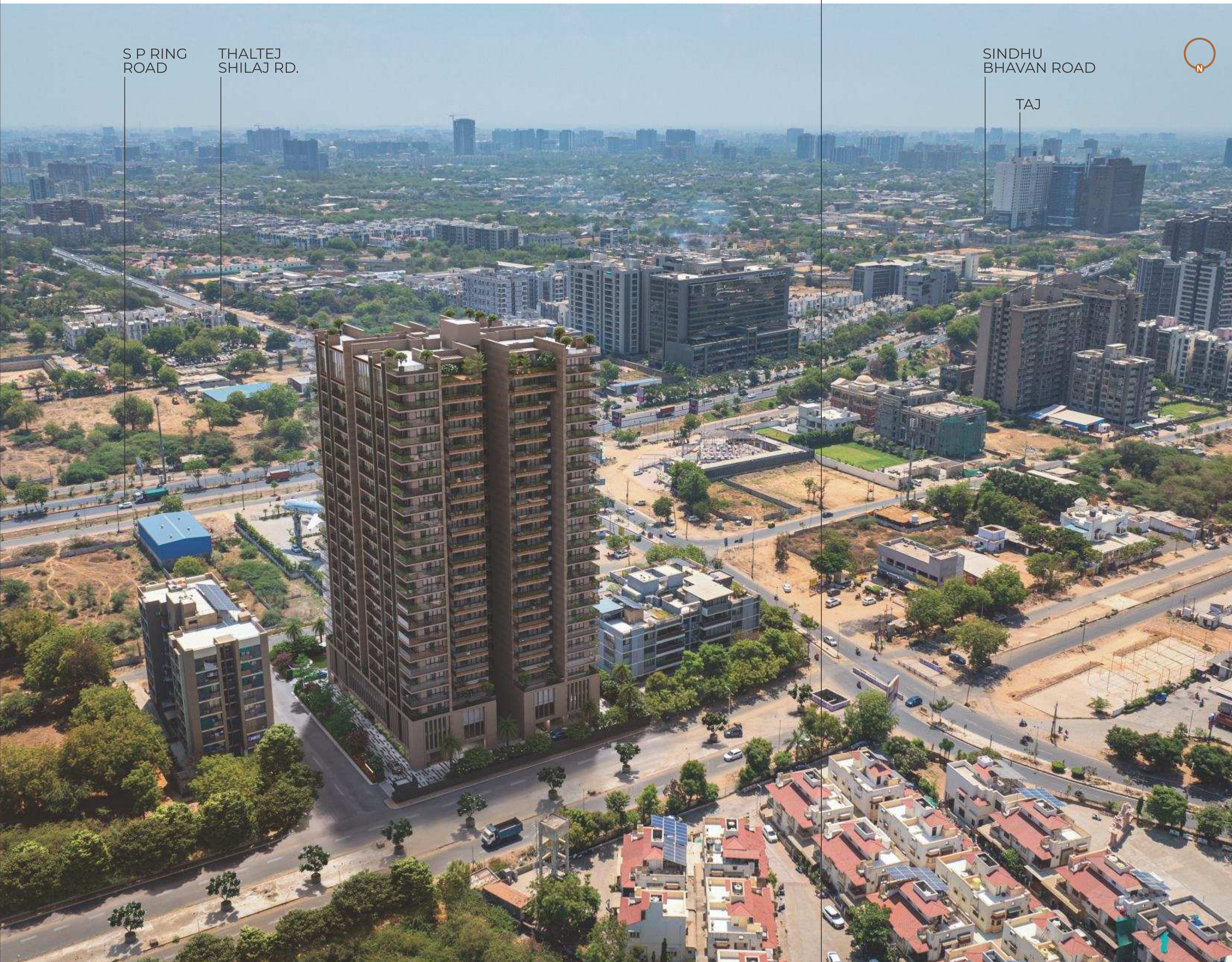
Decorative main door with wooden/ply framing with laminate or veneer finish.  
Flush door in internal area, Powder-coated with DGU glass / anodized aluminum section windows of premium quality.

SECURITY

Provision of CCTV camera in parking and other internal area. Entrance gate with security cabin.

SPECIFICATIONS





**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximate. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject To Ahmedabad Jurisdiction • T&C Applicable



LOCATION QR