



||||| a **PLACE** to celebrate your life |||||



3 & 4 BHK LUXURIOUS FLATS & SHOPS

◆ a **PREMIUM** collection of limited flats & shops that comes with high end facilities, offering a splendid luxurious lifestyle

Get transported to a realm of sheer luxury as soon as you make your way through the grand entrance at Shyama Icon, an address you will be proud of.



◆ a **PLACE** that  
Reflect your Cherished dream

Some destination reflect your journey in life. The beautiful gated community of Shyama Icon at Sevasi can now be your journey towards your cherished dreams. Soaring beyond the city's skyline, rows of bespoke lifestyle designed flats sits serenely in one of the greenest patches in the city, right next to some elegant addresses.

Now coming back home is an experience you will look forward to. Nestled amidst verdant nature, you can now breathe in and gaze at the sky with your loved ones in this oasis of calm.



◆ a PLACE  
for fresh air and best views

Nestled close to Sevasi Cantonment area, known for a laid back, serene and elite lifestyle.

Built with the attention to detail for impeccable quality, the flats offer breath-taking views of the surrounding place making it a class of its own when it come to fine living



• a **PLACE** in harmony with nature,  
with all the conveniences in place

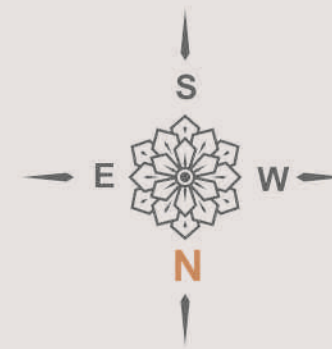




GROUND FLOOR LAYOUT PLAN



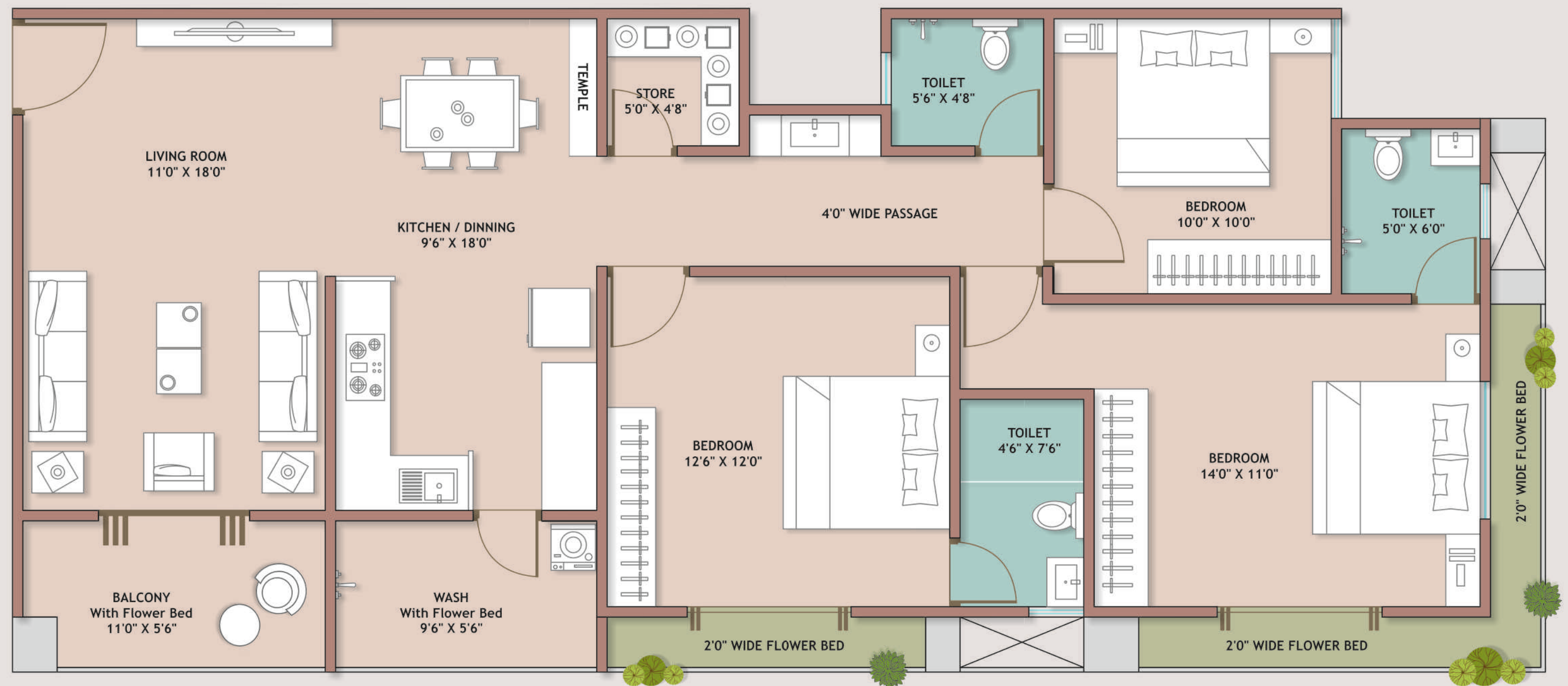
TYPICAL FLOOR LAYOUT PLAN



TYPICAL FLOOR PLAN  
**TOWER : A & B**

S.B.A.: 2000 Sq.Ft.

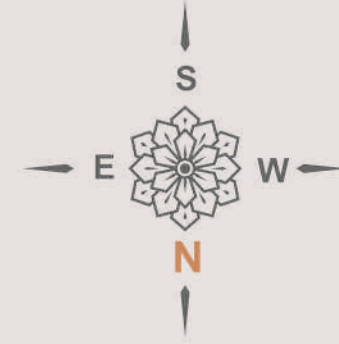
C.A. : 1155 Sq.Ft.





102  
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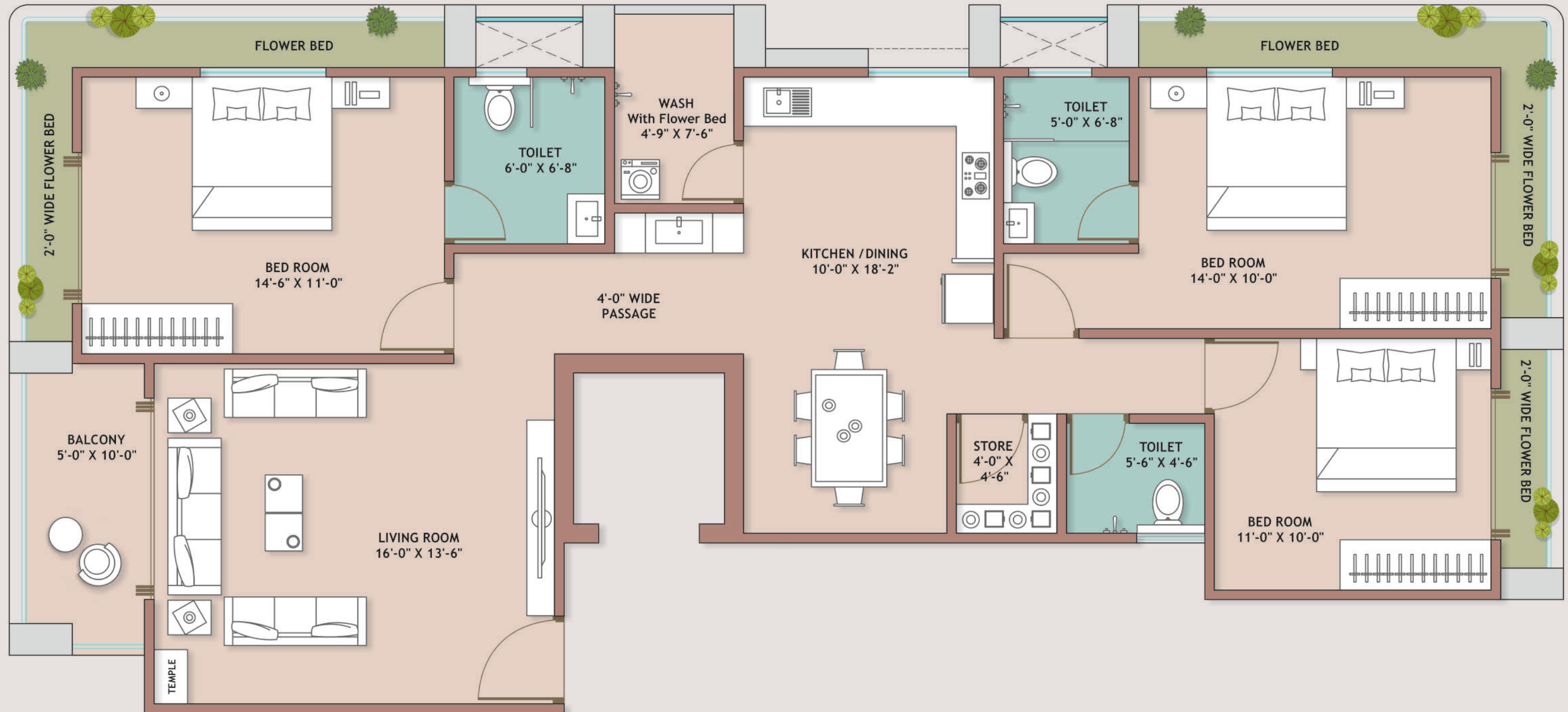


TYPICAL FLOOR PLAN

# TOWER : C

S.B.A.: 2000 Sq.Ft.

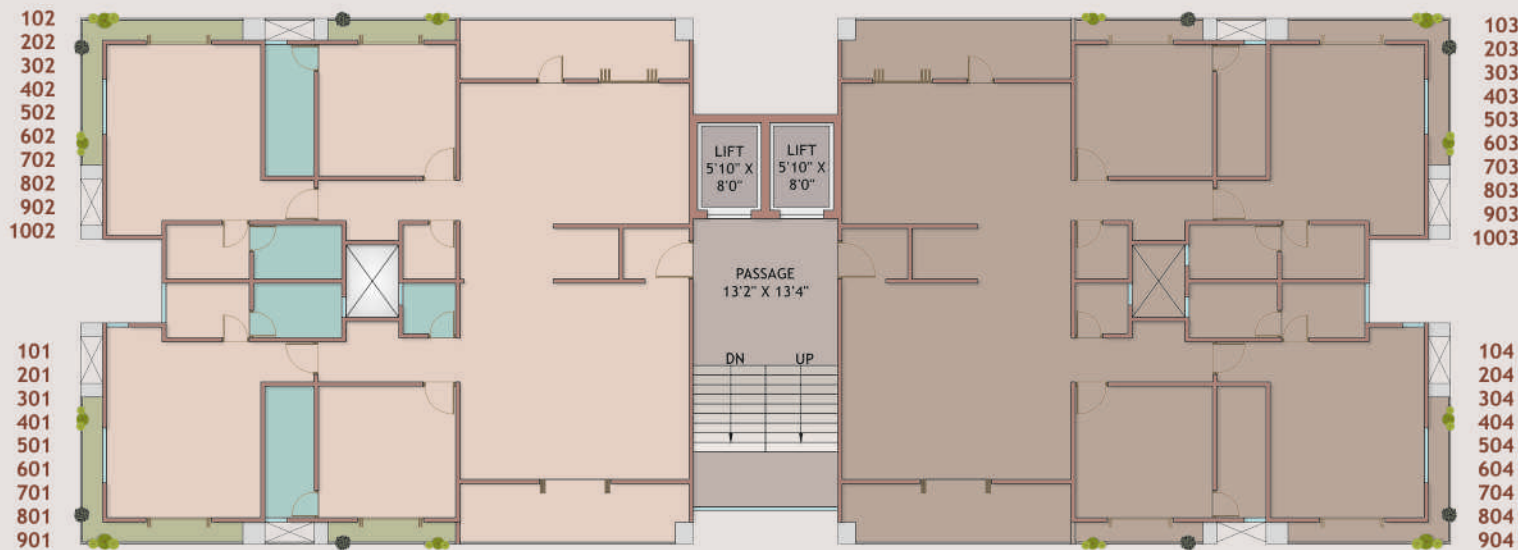
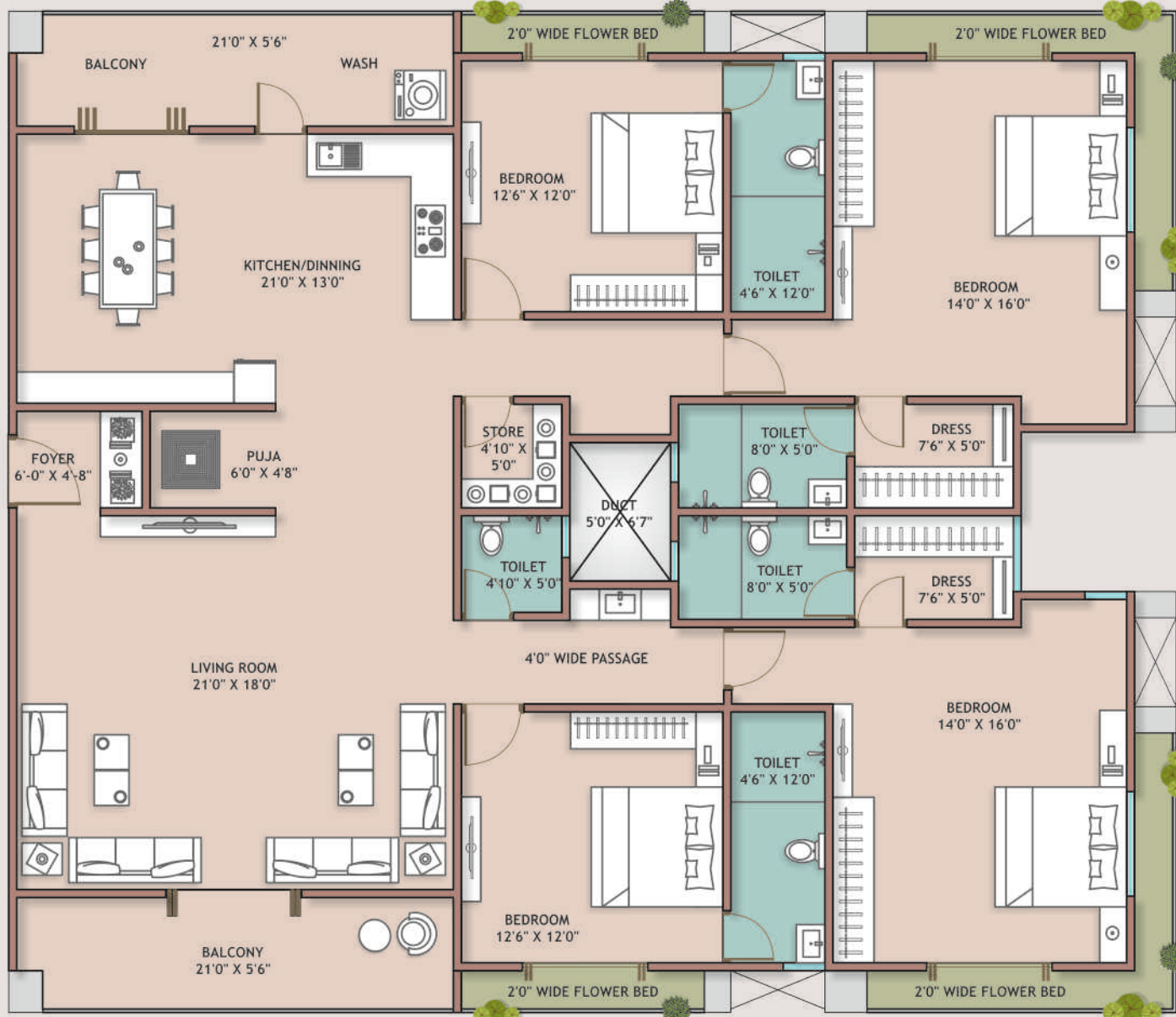
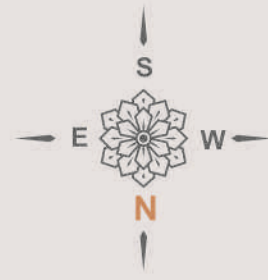
C.A. : 1155 Sq.Ft.





TYPICAL FLOOR PLAN  
**TOWER : A & B**  
 4 BHK (Optional)

S.B.A.: 4000 Sq.Ft.  
 C.A. : 2310 Sq.Ft.



**BASEMENT FLOOR LAYOUT PLAN**



◆ a **PLACE** for  
the best brands and quality

### Specifications

- ◆ Vitrified Tiles Flooring
- ◆ Decorative Main Door & Internal Laminated Doors
- ◆ Systematic Wall Concealed CPVC Plumbing, Good Quality Fitting & Tiles Dado up to Slab Level
- ◆ Provision for Electric Geyser in Bathroom
- ◆ Abundant Electric Point with Modular Switches
- ◆ R.O. Water System in Kitchen
- ◆ Color Anodized Aluminium Windows
- ◆ Granite Platform with C.P. Fitting & S.S. Sink in Kitchen
- ◆ Internal Wall Finished with Putty & Primer
- ◆ External Walls Finished with Weather Proof Acrylic Paint
- ◆ Borewell & Water Softener Plant for Each Tower
- ◆ Provision for A/C Point in Living Room & Bedrooms

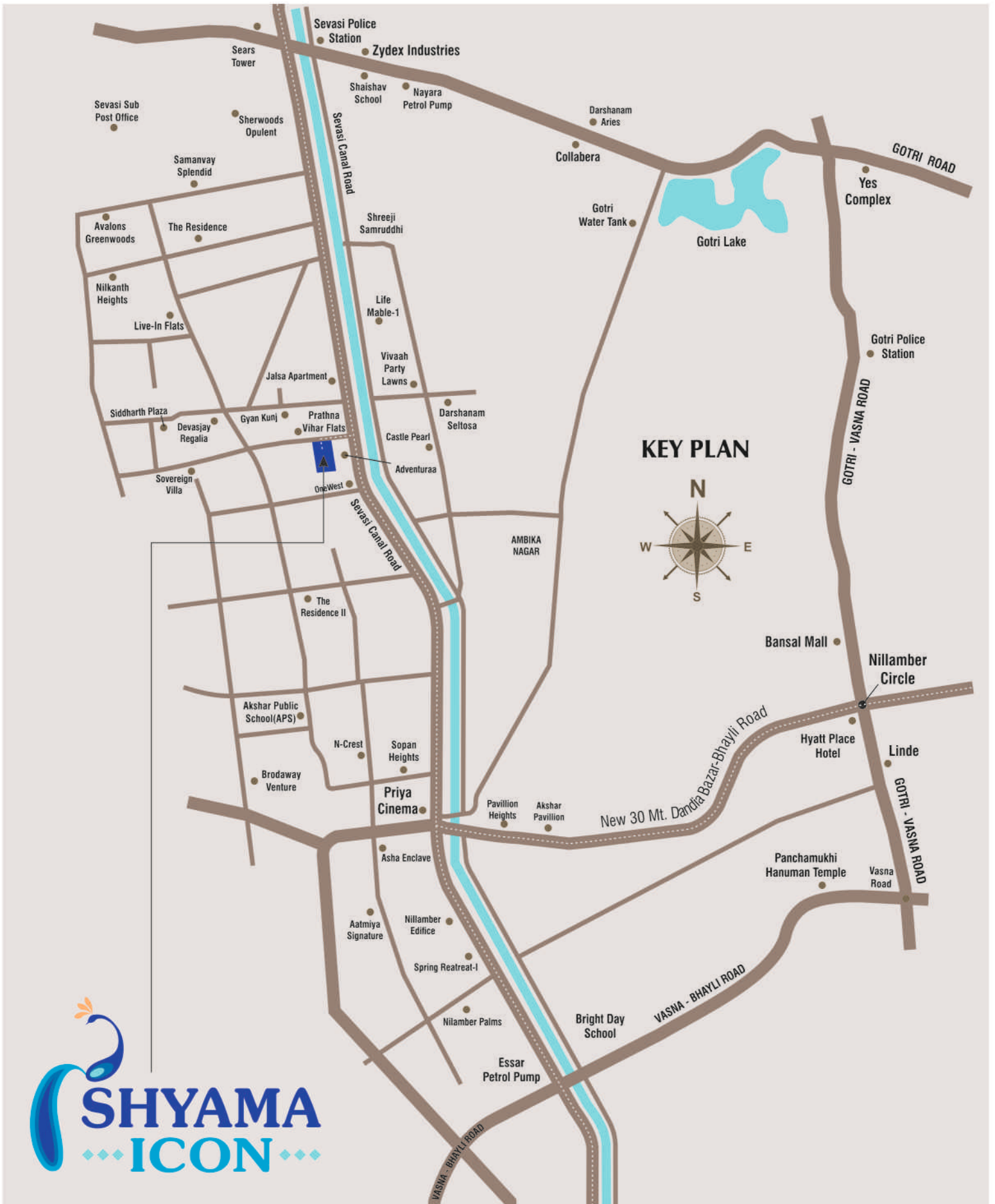
◆ a **PLACE** to rejuvenate

### Club Amenities

- ◆ Club House
- ◆ Swimming Pool
- ◆ Multipurpose Hall
- ◆ AC Gymnasium
- ◆ Indoor Game Room
- ◆ Landscape Garden
- ◆ Children's Play Area
- ◆ Jogging Track
- ◆ Senior Sit Out Area

### Amenities

- ◆ Entrance Gate with Security Cabin
- ◆ CCTV Surveillance
- ◆ R.O. System in Each Unit
- ◆ Internal RCC Road
- ◆ Number Plate
- ◆ Allotted Parking
- ◆ Attractive Foyer in Each Tower



Developers:  
**Shree Giriraj Developers**

Site: 'SHYAMA ICON'  
B/h Adventuraa,  
Opp. Prathana Vihar Flats,  
Sevasi, T.P.2 Vadodara 391101.

Ph.: +91 99093 74389

Architect: Ruchir Sheth



Structural Consultant:  
Zarna Associates

Disclaimer : All plan are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subjects to Vadodara Jurisdiction.