


॥ जय श्री स्वामिनारायण ॥
जय श्री गणेशाय नमः

WINGS that give you high lifestyle... 



श्री Siddheshwar
HIGHWING
SHOPS - 2 & 3 BHK PREMIUM FLATS
3 BHK PREMIUM TERRACE FLATS

3D Visualization by: LUCID - The Artists



The foundation of Nyalkaran Group Firm was established in the year 2010 and started venture in the field of construction. Nyalkaran Group has proved to be very famous for its residential and commercial projects in Vadodara and Ahmedabad. Nyalkaran Group is a reputed group in Vadodara and is famous among the top developers. So far more than 4000 families have won the trust and successfully given possession.

OUR GOAL

Prime location, master planning, stunning elevation, best quality, affordable rates, possession on time, customer satisfaction, these key factors have played an important role in building our brand, We deliver services that provide integrity, professionalism & peace in the mind of our customers.

WINGS that gives you feeling entry of heaven



The Most Suitable Site For Your Business & Propitious Lifestyle

Perfectly Aerated & Capacious Planning

Astonishing Elevation

Covered Allotted Car Parking Per Unit

Luxurious A-class 50+ Amenities

World Class Quality Material & Works

From The Heart of Architect

HM Associates has presented retrospectives of their work for over 34 year in the field of architecture. Handpicked team of professionals has proven to be the best over the years whilst they provide a one site solutions to the homeowners & Business hub. Shree Siddheshwar Havelock aspires to go beyond the expectations of the our client and to interpret what is left unsaid.



EXPERIENCE HIGHER LIVING, FOR REAL.





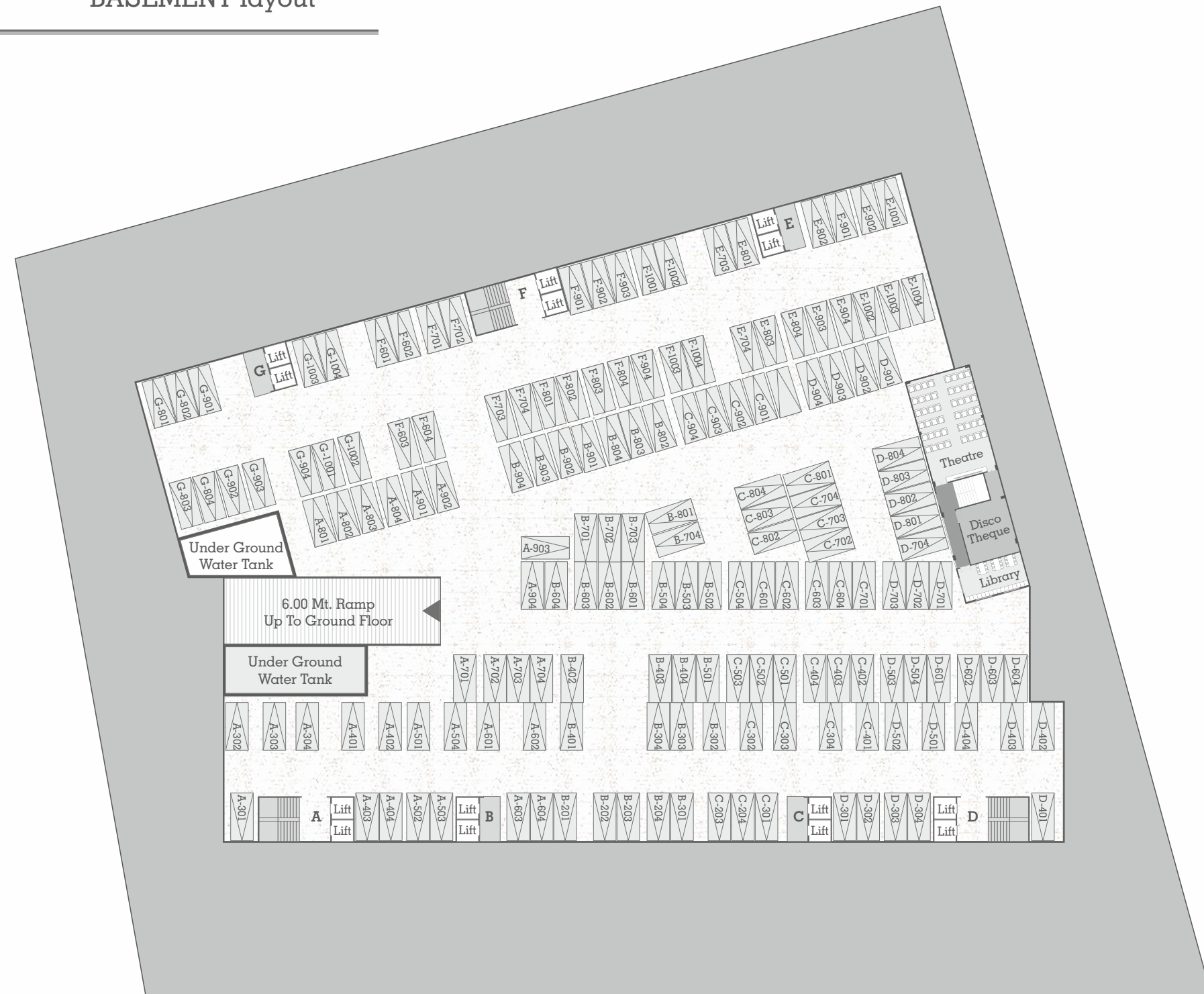
Make a grand entry, every time to return home

At Shree Siddheshwar Highwing, we have taken luxury a notch higher. A magnificent guarded entryway ensures that you make an impressive entrance and enjoy a smooth ride through wide driveways towards your home. Limited access means you have less worry about security and more privacy for all your activities. The picturesque campus is smartly divided into different zones for residences, leisure and common facilities to offer maximum convenience to you.



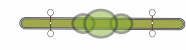


BASEMENT layout



Under Ground Water Tank
6.00 Mt. Ramp Up To Ground Floor
Under Ground Water Tank

Theatre
Disco
Theque
Library



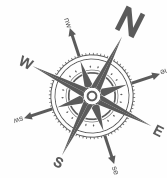
18.00 MT T.P. ROAD





GROUND floor layout

Shop	Size	C.A.	Shop	Size	C.A.
01	16'2½"X25'9"	358 sq.ft.	13	11'0"X25'9"	283 sq.ft.
02	10'0"X25'9"	258 sq.ft.	14	10'0"X25'9"	258 sq.ft.
03	12'4½"X25'9"	318 sq.ft.	15	10'0"X25'9"	258 sq.ft.
04	10'0"X25'9"	258 sq.ft.	16	12'4½"X25'9"	318 sq.ft.
05	10'0"X25'9"	258 sq.ft.	17	10'0"X25'9"	258 sq.ft.
06	10'0"X25'9"	258 sq.ft.	18	10'0"X25'9"	258 sq.ft.
07	10'0"X25'9"	258 sq.ft.	19	10'0"X25'9"	258 sq.ft.
08	12'4½"X25'9"	318 sq.ft.	20	10'0"X25'9"	258 sq.ft.
09	10'0"X25'9"	258 sq.ft.	21	12'4½"X25'9"	318 sq.ft.
10	10'0"X25'9"	258 sq.ft.	22	10'0"X25'9"	258 sq.ft.
11	11'0"X25'9"	283 sq.ft.	23	10'0"X25'9"	258 sq.ft.
12	11'0"X25'9"	283 sq.ft.	24	17'6½"X25'9"	361 sq.ft.





TYPICAL floor layout



TERRACE floor layout

TOWER A,B,C,D
1st to 9th floor

TOWER E,F,G
1st to 10th floor

First Floor Open Terrace

- 01 - 445.40 sq.ft.
- 02 - 56.46 sq.ft.
- 03 - 25.47 sq.ft.
- 04 - 501.23 sq.ft.
- 05 - 133.00 sq.ft.

TOWER A,B,C,D
10th floor

TOWER E,F,G
11th floor



1 8 . 0 0 M T T . P . R O A D

1 8 . 0 0 M T T . P . R O A D



3BHK | TOWER E-F-G

TYPICAL FLOOR PLAN
B.A. 1013.00 sq.ft.



3BHK | TOWER E-F-G

TYPICAL FLOOR PLAN
B.A. 1014.00 sq.ft.





2BHK | TOWER A-B-C-D

TYPICAL FLOOR PLAN
B.A. 698.00 sq.ft.



Specifications

STRUCTURE



- Earthquake resistant RCC frame structure as per structure design.

FLOORING



- 24"x24" Vitrified flooring
- Paver blocks in parking area
- Water Proffing with china mosaic on terrace

KITCHEN



- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to beam bottom.

WALL FINISH



- Internal: Smooth plaster with 2 coat putty & primer
- External: Double Coat plaster with weather proof paint.

DOORS / WINDOWS



- Elegant entrance door & internal Laminated Flush door with marble frame
- Powder Coted Aluminium Windows with marble frame

ELECTRIFICATION



- Concealed good quality copper ISI wiring & branded modular switches
- T.V. point in living room.
- A.C. point in master bedrooms.

TOILET / PLUMBING



- Standard quality sanitary ware.
- Branded plumbing fittings.
- Glazed tiles dedo upto lintel level.
- Ceramic tiles in flooring.



3BHK | TOWER E-F-G

11th FLOOR PLAN
B.A. 1014.00 sq.ft.
O.T. 995.00 sq.ft.

Top floor apartments with large open terrace where you can create your own green paradise.





3BHK | TOWER A-B-C-D

10th FLOOR PLAN

B.A. 880.00 sq.ft.

O.T. 508.00 sq.ft.



Valuable Features



Elegance Entrance Gate.



Level Controllers in Water Tanks to Avoid Wastage



24 X 7 Security with Security Cabin



Ample Visitors Parking



Single Entry Campus With CCTV Surveillance in Common Area



Trimix Concrete Internal Road with Streetlight



Fire Fighting System



Two Automatic Elevators in Each Tower



Covered Allotted Car Parking Per Unit



Elegant Number Plate To Each Unit



Rainwater Harvesting



DG Power Back-up for Common Illuminations and Elevators



Solar Electrification System for Common Area



Underground Cabling for Wire-free Campus



INDULGE IN AN ELEVATED LIFESTYLE, FOREVER.

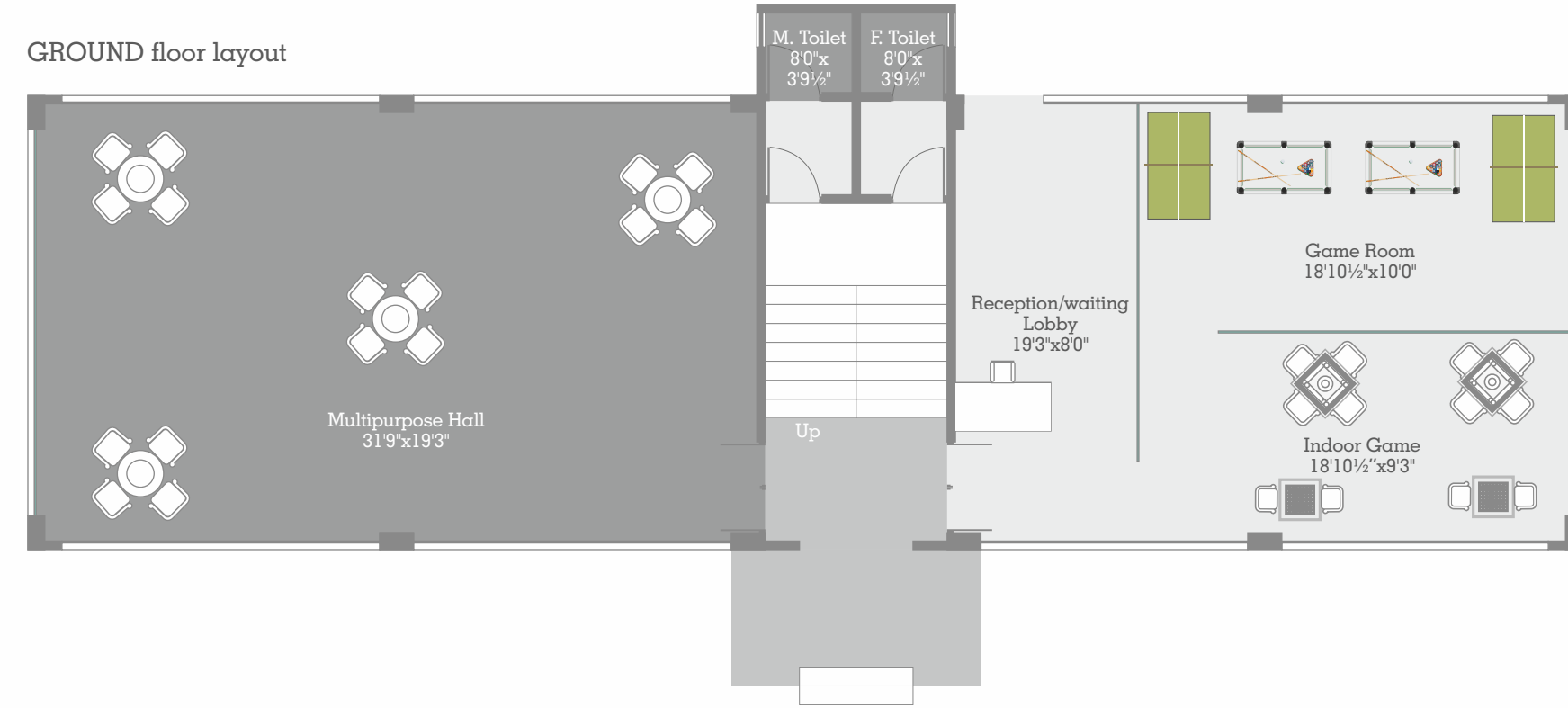




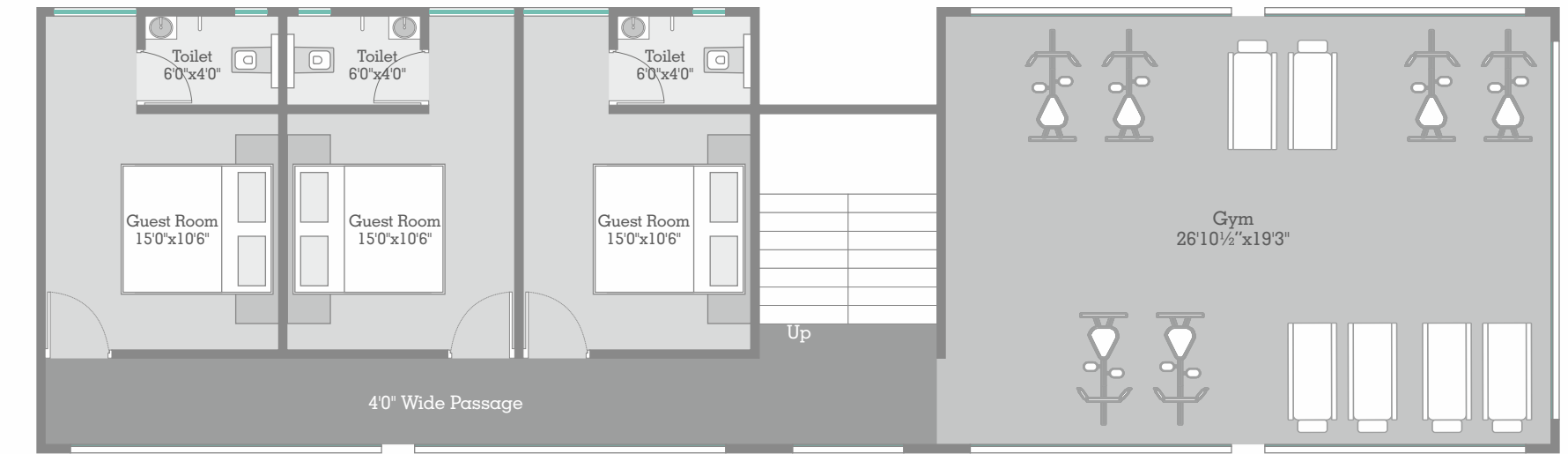


CLUB HOUSE

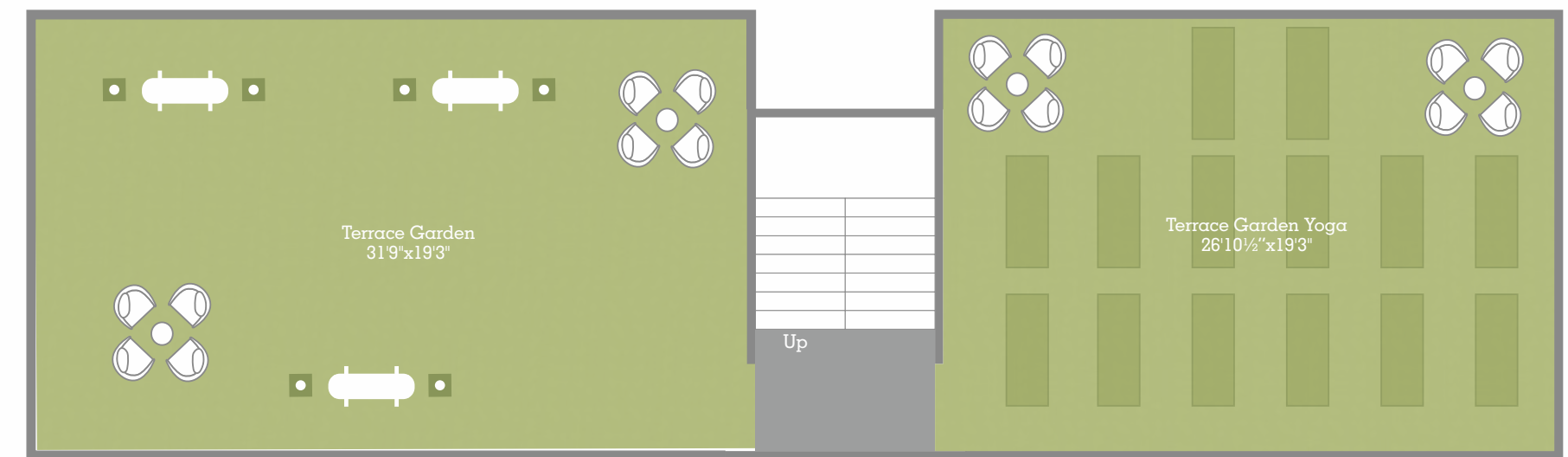
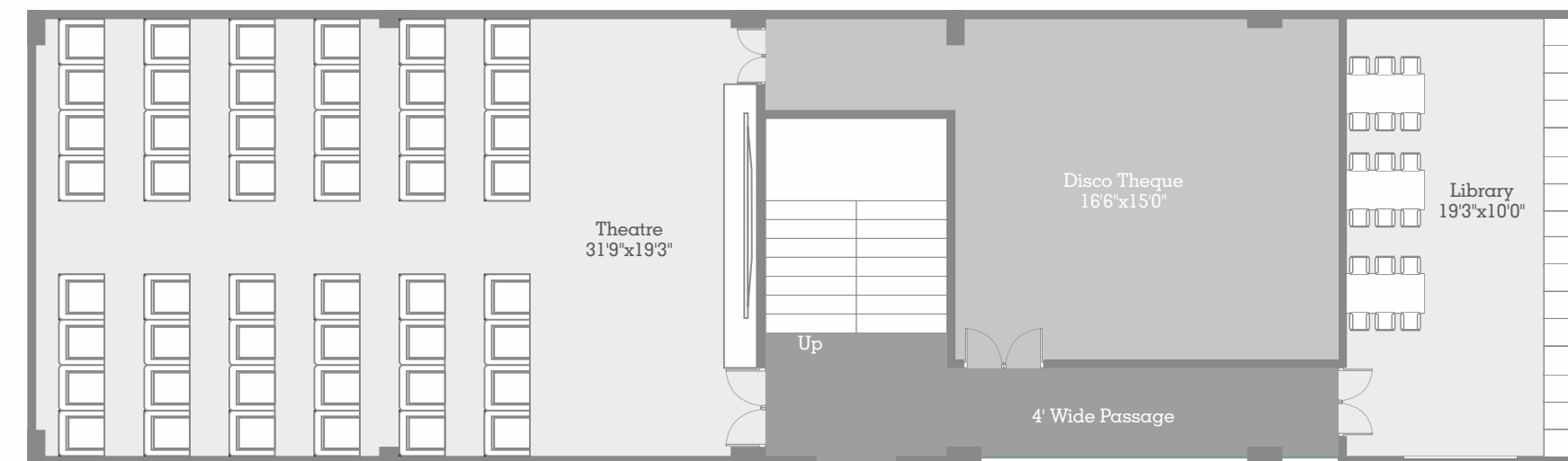
GROUND floor layout

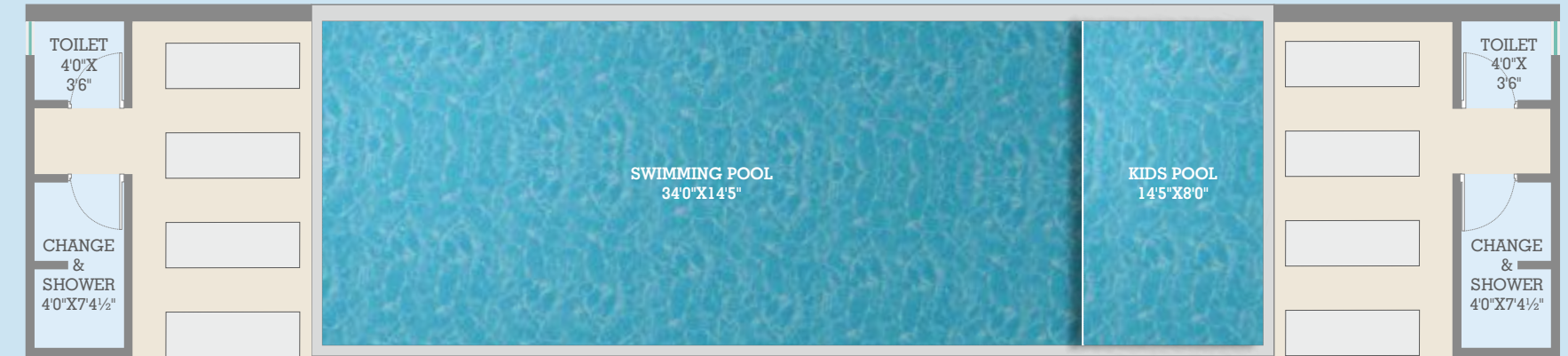


FIRST floor layout



BASEMENT floor layout





Amenities



LANDSCAPE GARDEN



RECEPTION / WAITING LOBBY



MULTIPURPOSE HALL



GAME ROOM



INDOOR GAME



THEATRE



DISCO THEQUE



LIBRARY



A/C GYM



GUEST ROOM



JOGGING TRACK



TARRACE GARDEN YOGA



SWIMMING POOL



KIDS POOL



DECK AREA WITH SEATING



CHANGING & SHOWER



GAZEBO



SEATING AREA



CRICKET COURT



MULTI COURT



CHILDREN PLAY AREA




A Project by:



Developers :
NYALKARAN REGAL

Site Address :
B/h Dmart Mall & Omkara Planet,
Khodiar Nagar Crossing, New VIP Road,
New Karelibaug, Vadodara.

Contact Details :
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E : sshighwing@nyalkarangroup.com
W : nyalkarangroup.com

Architect :
 HITESH SHAH
HM ASSOCIATES
ARCHITECTS & INTERIORS

Structure :
 ZARNA
ASSOCIATES

Legal Advisor:
 YOGESH I. RANA

QR Code for Website



QR Code for Location



QR Code for Brochure



Payment Mode For Flats : • 20% on Booking • 10% Basement level • 15% Plinth Level
• 40% Slab Level (4% Per slab) • 5% Plaster • 5% Flooring • 5% Finishing Work

Payment Mode For Shop : • 30% on Booking • 15% Plinth Level • 25% Slab Level • 15% Brick Work
• 5% Plaster • 5% Flooring • 5% Finishing Work

Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will note be responsible. (9) Architect / Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.