



# MOOD DEFINING AMBIENCE



Sun Atmosphere is situated in the western periphery of the city. This fine residential living space is situated amidst a serene landscape and ample of greenery. It successfully boasts of a flourishing neighborhood, which include schools, retail outlets, restaurants and other commercial developments. Closely connected with Makarba, Ambli, Ghuma & South Bopal, these apartments are extremely accessible.

Residents can enjoy the luxury of a swimming pool & a well equipped gymnasium at this well designed residential development. Sun Atmosphere are 2 to 3 BHK apartments which will immediately catch your attention and we promise it will make you feel special. We compile a buyer's guide to understand the most sought after amenities and determine from your needs & wants, and ensure the design accordingly.

Keeping in mind busy work & social schedules we have included all the must-haves and rest assured you will arrive home each day loving your choice!

## 2 & 3 BHK APARTMENTS







# PROPOSED SITE PLAN

## GENERAL AMENITIES

- 01. RESIDENTIAL ENTRY
- 02. SIGNAGE WALL WATER ARENA
- 03. SECURITY CABIN
- 04. PICKUP & DROP OFF ZONE
- 05. LAVATORIES/REST ROOMS
- 06. RESIDENTIAL EXIT
- 07. GARBAGE BANK
- 08. RETAIL ENTRY
- 09. RETAIL PROMENADE
- 10. VISITORS PARKING
- 11. RETAIL BASEMENT RAMP
- 12. RESIDENTIAL ENTRY BASEMENT RAMP
- 13. RESIDENTIAL EXIT BASEMENT RAMP
- 14. MEMBER 4 WHEELER PARKING
- 15. MEMBER 2 WHEELER PARKING
- 16. HANDICAP PARKING
- 17. ELECTRIC / METER ROOM
- 18. UTILITY PLATFORM
- 19. SOCIETY ESTATE OFFICE
- 20. PUBLIC UTILITY STORE
- 21. BUILDING ENTRANCE FOYER

## SUN FLAME PLAZA

- 22. FLAME SCULPTURE WITH SIT OUTS
- 23. CHILDREN PLAY PARK
- 24. TODDLER'S PLAY PARK
- 25. LEISURE POOL
- 26. LAGOON POOL/ CHILDREN POOL
- 27. POOL DECK
- 28. POOL SUPPORT FACILITY
- W/C
- WASH AREA
- LOCKER
- 29. MOTHERS HANGOUT / PLAY ZONE PAVILION
- 30. SUN FLAME WALKWAY

## SUN CELEBRATION PLAZA

- 31. EVENT LAWN
- 32. EVENT SUPPORT FACILITY
- W/C
- WASH AREA
- OPEN PANTRY
- 33. MULTIPURPOSE HALL
- 34. INDOOR GAMES ALLEY
- T.T
- POOL TABLE
- BOARD GAMES
- 35. SUN CELEBRATION WALKWAY
- 36. YOGA DECK
- 37. PROJECTOR SCREENING WALL
- 38. AMPHITHEATER

## SUN SPORTS PLAZA

- 39. MULTIPURPOSE SYNTHETIC TURF
- VOLLEY BALL
- BASKET BALL
- BADMINTON
- 40. SKATING RING
- 41. BOX CRICKET
- 42. GYMNASIUM
- 43. SPORTS VIEWING PAVILION
- 44. SUN SPORTS WALKWAY











“DESIGN IS NOT JUST WHAT  
IT LOOKS LIKE AND FEELS LIKE.  
DESIGN IS HOW IT WORKS.”

— STEVE JOBS

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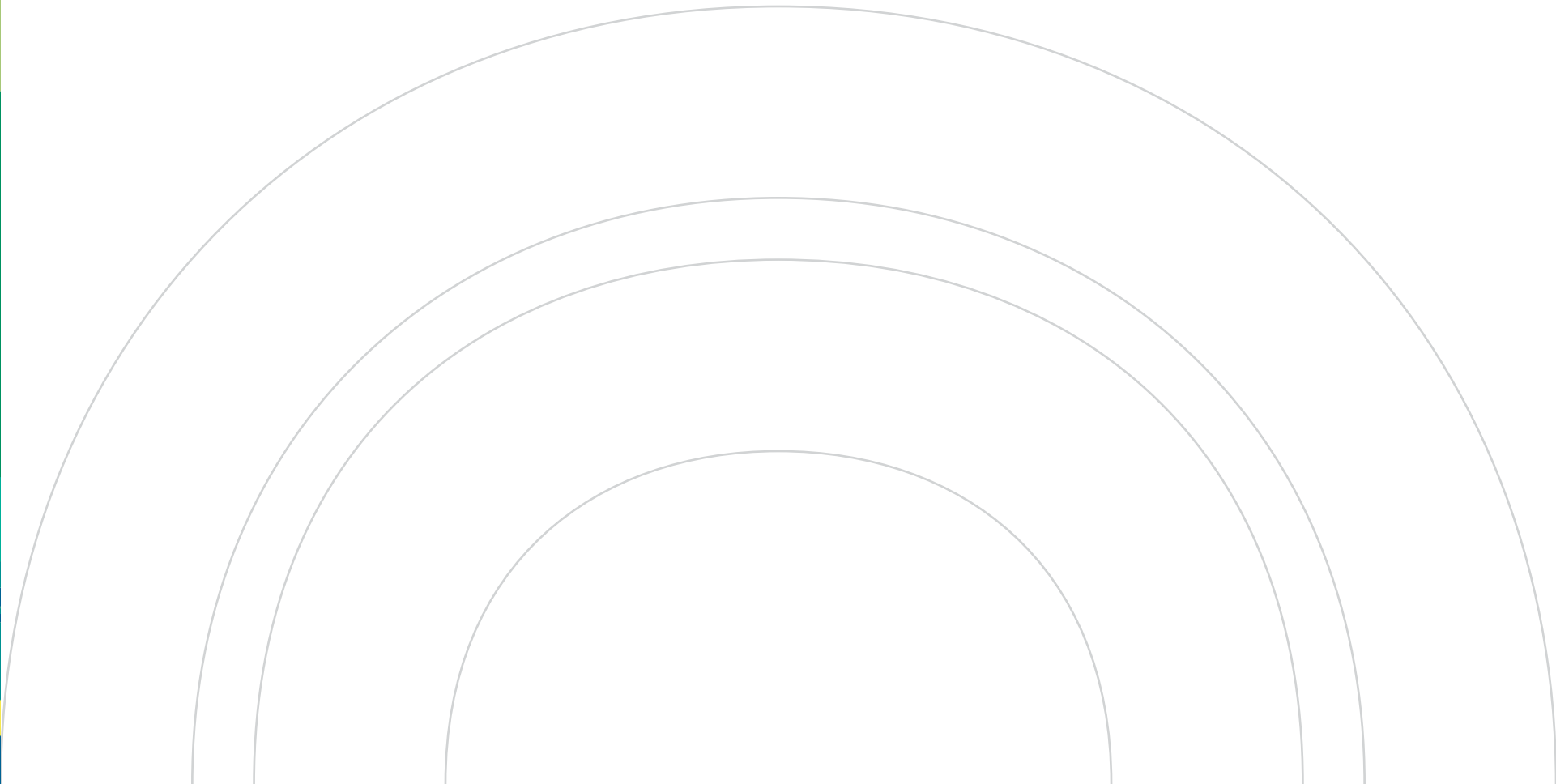
SUN FLAME PLAZA

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SUN CELEBRATION PLAZA

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SUN SPORTS PLAZA









# SUN FLAME PLAZA

This design is a mélange of functionality and abundance, which has creatively combined a children's play park, leisure pool, a sun flame walkway. The successful identification of the amenities has inspired this space, which take care of every member of the family.

There is also a special lagoon pool/children's pool with complete support facility having a pool deck, change room and a locker. A play zone pavilion which intentionally has a 'mother's hangout space' makes this space more unique. The hollow wire flame sculpture adds to the dynamics of the Sun Flame Plaza with its unique sit-out space.

“THE KEY TO A GREAT DESIGN  
IS CAPTURING THE SPIRIT OF  
THE CLIENT AND THE ESSENCE  
OF THE SPACE.”

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01. FLAME SCULPTURE WITH SIT OUTS
  02. CHILDREN PLAY PARK
  03. TODDLER'S PLAY PARK
  04. LEISURE POOL
  05. LAGOON POOL / CHILDREN POOL
  06. POOL DECK.
  07. POOL SUPPORT FACILITY
    - W/C
    - CHANGE ROOM
    - LOCKER
  08. MOTHERS HANGOUT / PLAY ZONE PAVILION
  09. SUN FLAME WALKWAY







# SUN CELEBRATION PLAZA

Bridging the gap between the guest and the host and committing to creating a beautifully curated event space Sun Celebration Plaza is all that & more. From a well manicured event lawn including support facilities like an open pantry and a wash area Sun Celebration Plaza also has an indoor games alley with Table Tennis, Pool Table and Board Games.

The yoga deck, amphitheater, a projector screening wall are some of the other modern amenities which reshape and redefine this space. The impeccably designed lawn is a sight for sore eyes and will definitely win you over. Truly, Sun Atmosphere is a fine balance between nature & design.

01. EVENT LAWN
02. EVENT SUPPORT FACILITY
  - W/C
  - WASH AREA
  - OPEN PANTRY
03. MULTIPURPOSE HALL
04. INDOOR GAMES ALLEY
  - T.T
  - POOL TABLE
  - BOARD GAMES
05. SUN CELEBRATION WALKWAY
06. YOGA DECK
07. PROJECTOR SCREENING WALL
08. AMPHITHEATER

“REMEMBER THIS MOMENT,  
CHERISH THIS STORY,  
CELEBRATE THIS LIFE.”









# SUN SPORTS PLAZA

We are a part of the 'shift in perspective' culture which is health conscious and which seeks high-end sports & exercise facilities. We at Sun Atmosphere cater to all that and more with our exclusive sports amenities at our Sun Sports Plaza. Truly, our equipment at the gymnasium is anything but cliché.

Our uber mutli-purpose synthetic turf includes a volley ball, basket ball & badminton court. The skating ring, box cricket, sun sports walkway and the sports viewing pavilion are just some of the many reasons we stand apart. We ensure the modern millennials are as happy as our senior citizens since wellness is not only in vogue but also imperative.

“WATCH THIS  
SPACE TRANSFORMATION  
IN PROGRESS.”

01. MULTIPURPOSE SYNTHETIC TURF
  - VOLLEY BALL
  - BASKET BALL
  - BADMINTON
02. SKATING RING
03. BOX CRICKET
04. GYMNASIUM
05. SUN SPORTS WALKWAY
06. SPORTS VIEWING AREA





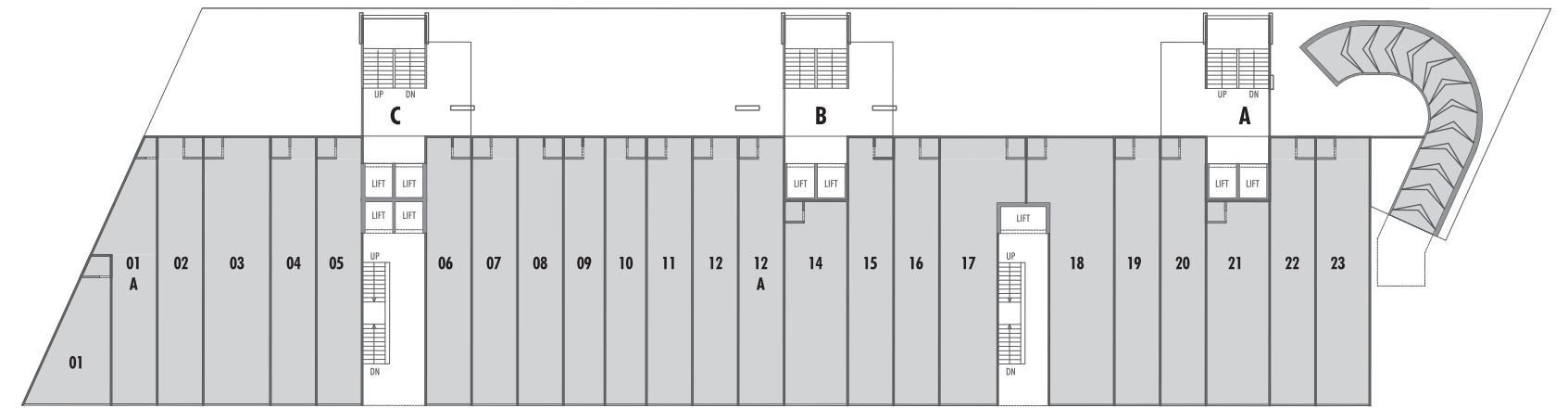






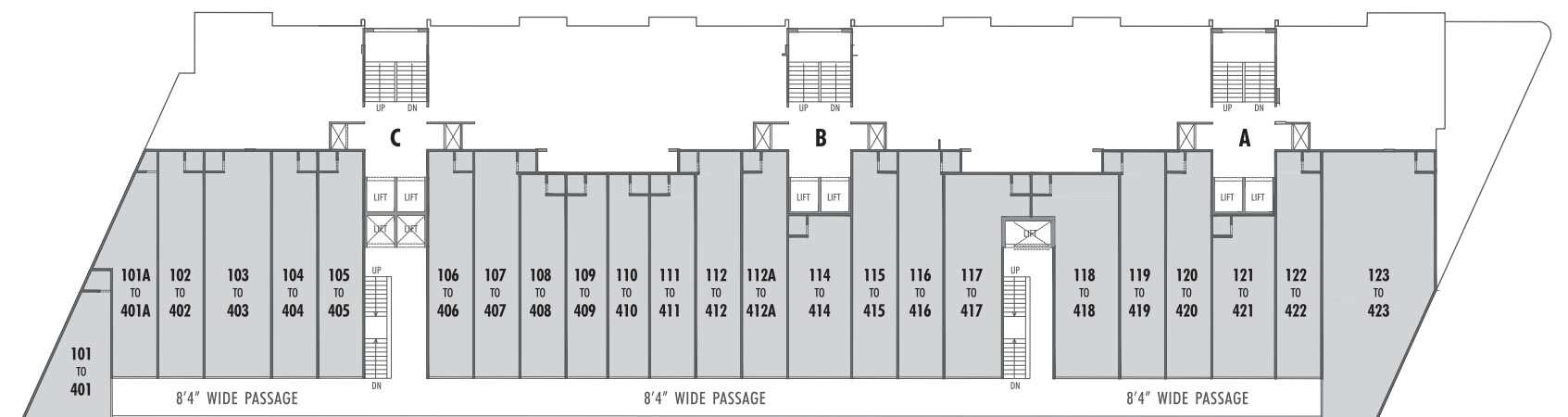
# COMMERCIAL PLAN

## GROUND FLOOR PLAN



01	13'0" X 28'4"	06	10'0" X 59'9"	12	10'0" X 59'9"	18	14'4" X 59'9"
01 A	10'0" X 55'0"	07	10'0" X 59'9"	12 A	10'0" X 59'9"	19	10'0" X 59'9"
02	10'0" X 59'9"	08	10'0" X 59'9"	14	13'11" X 45'5"	20	10'0" X 59'9"
03	14'9" X 59'9"	09	9'0" X 59'9"	15	10'0" X 59'9"	21	13'11" X 45'5"
04	10'0" X 59'9"	10	9'0" X 59'9"	16	10'0" X 59'9"	22	10'0" X 59'9"
05	10'0" X 59'9"	11	10'0" X 59'9"	17	12'9" X 59'9"	23	11'11" X 59'9"

## 1<sup>ST</sup> TO 4<sup>TH</sup> FLOOR PLAN



101 - 401	13'0" X 28'4"	106 - 406	10'0" X 50'5"	112 - 412	10'0" X 50'5"	118 - 418	14'4" X 45'4"
101 A - 401 A	10'0" X 45'7"	107 - 407	10'0" X 50'5"	112 A - 412 A	10'0" X 50'5"	119 - 419	10'0" X 50'5"
102 - 402	10'0" X 50'5"	108 - 408	10'0" X 45'4"	114 - 414	13'11" X 36'1"	120 - 420	10'0" X 50'5"
103 - 403	14'9" X 50'5"	109 - 409	9'0" X 45'4"	115 - 415	10'0" X 50'5"	121 - 421	13'11" X 36'1"
104 - 404	10'0" X 50'5"	110 - 410	9'0" X 45'4"	116 - 416	10'0" X 50'5"	122 - 422	10'0" X 50'5"
105 - 405	10'0" X 50'5"	111 - 411	10'0" X 45'4"	117 - 417	12'9" X 45'4"	123 - 423	25'1" X 59'9"



\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.



# TYPICAL FLOOR PLAN

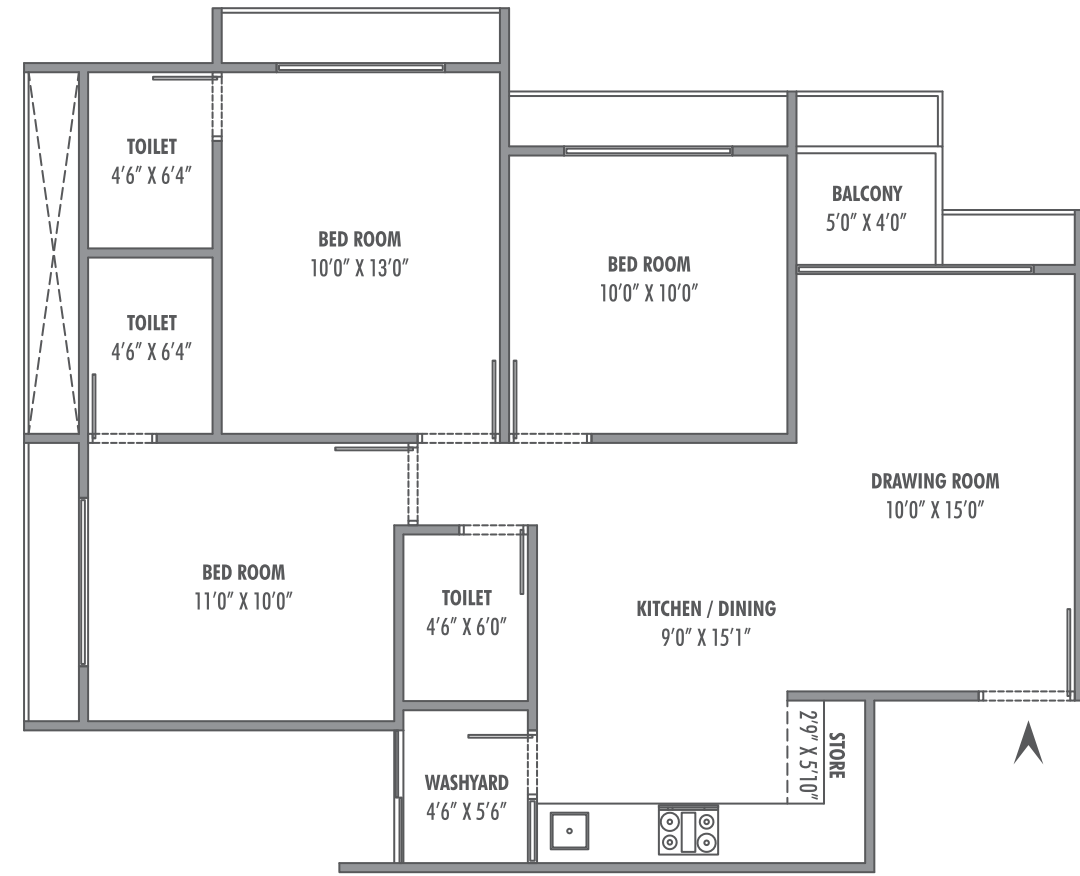


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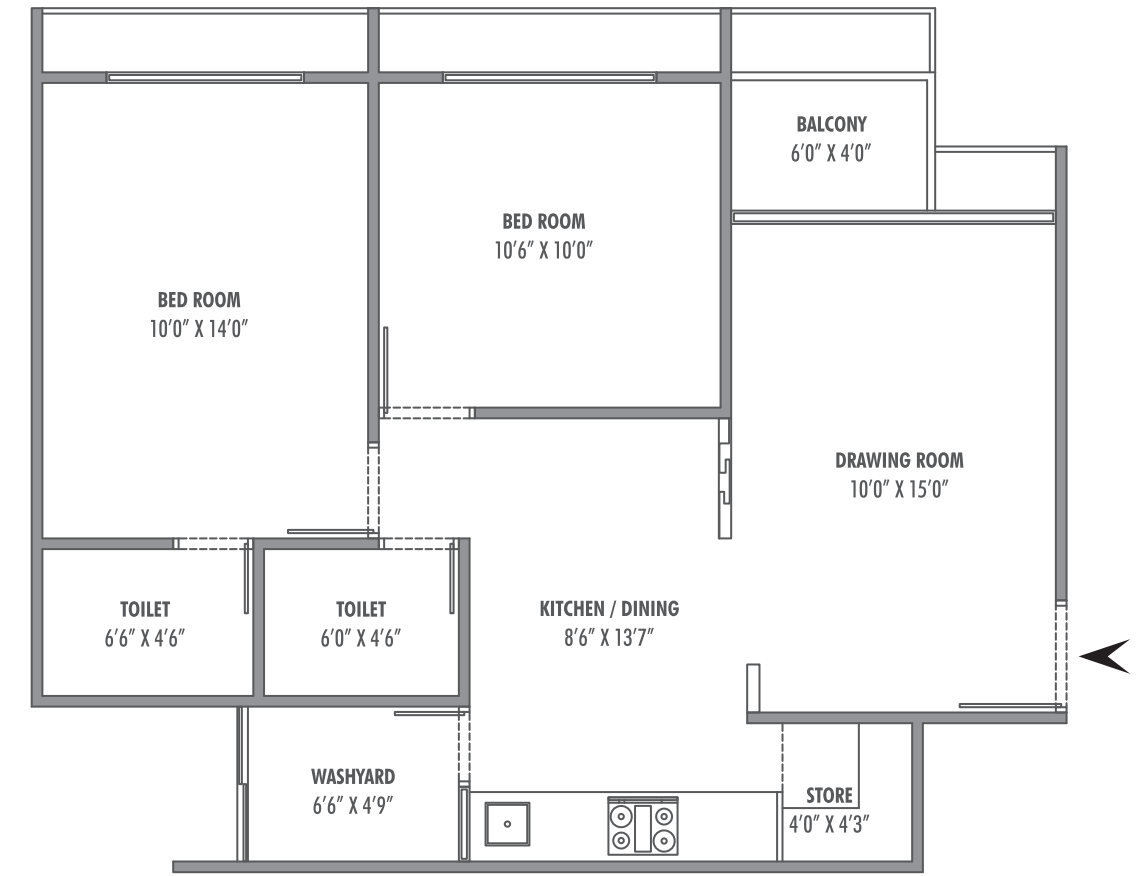




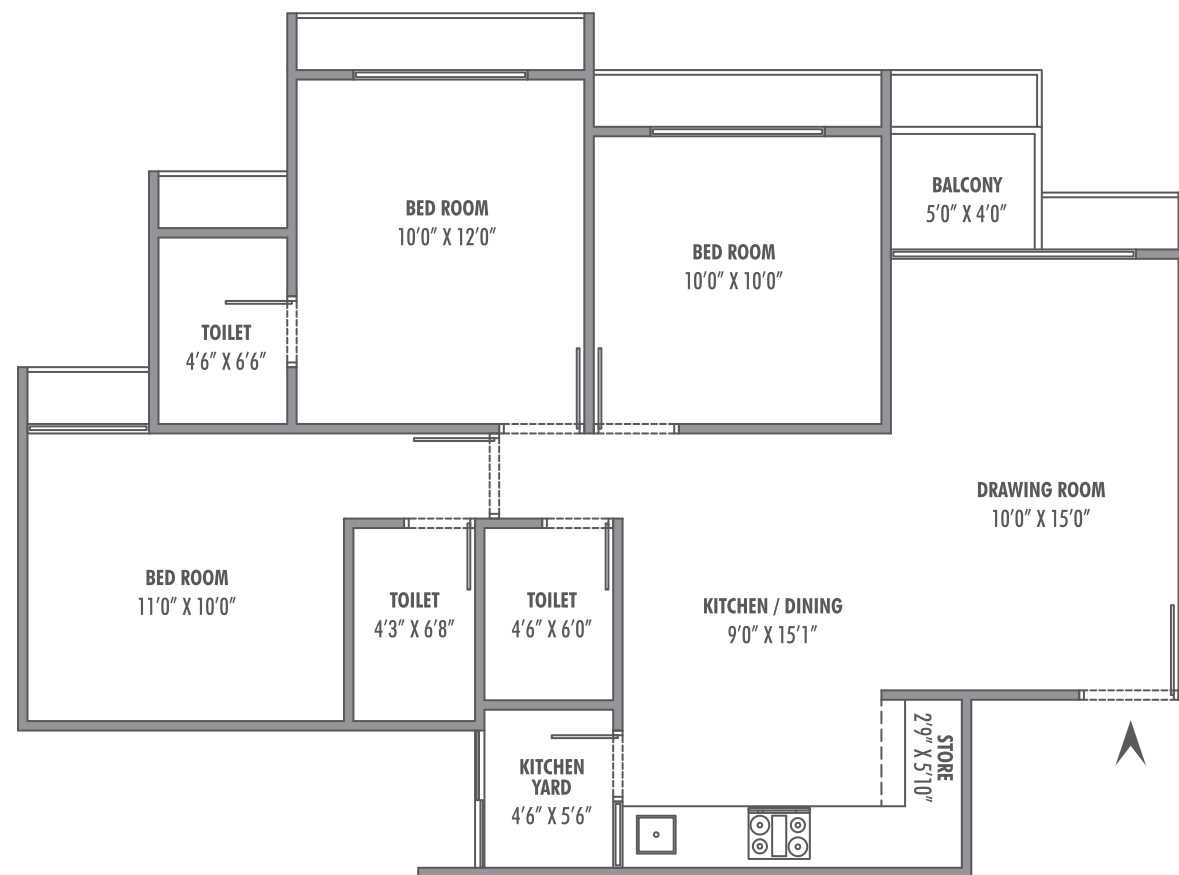
### 3 BHK - A UNIT PLAN



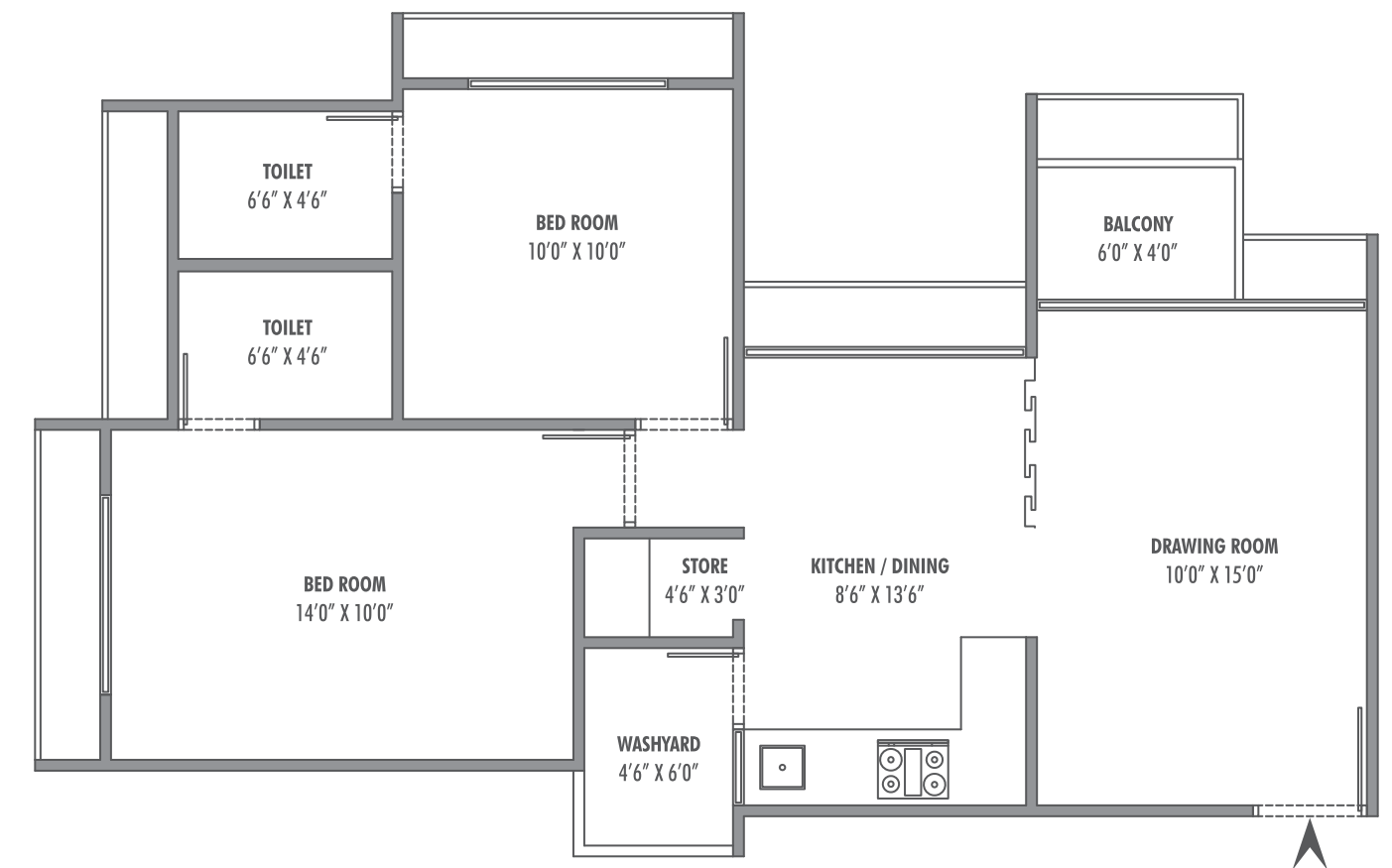
### 2 BHK - A UNIT PLAN



### 3 BHK - B UNIT PLAN



### 2 BHK - B UNIT PLAN



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## PROJECT ATTRIBUTES

### FEATURES

- Gated Community with separate entry/exit gates
- Well Designed Spacious Entrance Foyers
- 2 Automatic Elevators per Block
- CCTV Installation in required common areas
- Well Equipped Fire Hydrant System
- Provision of Satellite TV Connection
- Earmarked Space for AC outdoor units
- Well Manicured Campus with green environs
- Internal Roads - RCC/Stone Paved
- Ample parking at ground and basement level
- Power back up for required common utilities
- Provision of Adani Gas Line for each unit
- Rain Water harvesting by Percolating wells
- Hydro-pneumatic Water Supply system for uniform pressure
- Energy Conservative LED Fixtures in common areas
- Sewage treatment plant

### UNIT SPECIFICATIONS

#### Flooring

- Living/Dining - Vitrified Tiles
- Bedroom - Vitrified Tiles
- Balcony - Antiskid Ceramic Tiles

#### Kitchen

- Vitrified Tiles Floor
- Granite Platform with SS sink
- Ceramic Tiles Dado above platform
- Kota Stone or Tiles in wash yard with ceramic dado

#### Doors & Windows

- Fully painted Flush Doors with quality locksets
- Powder coated aluminium Sliding Windows

#### Toilets

- Glazed Ceramic tiles dado upto lintel level
- Premium Quality Plumbing Fittings & Sanitary ware (ISI make)

#### Electrification

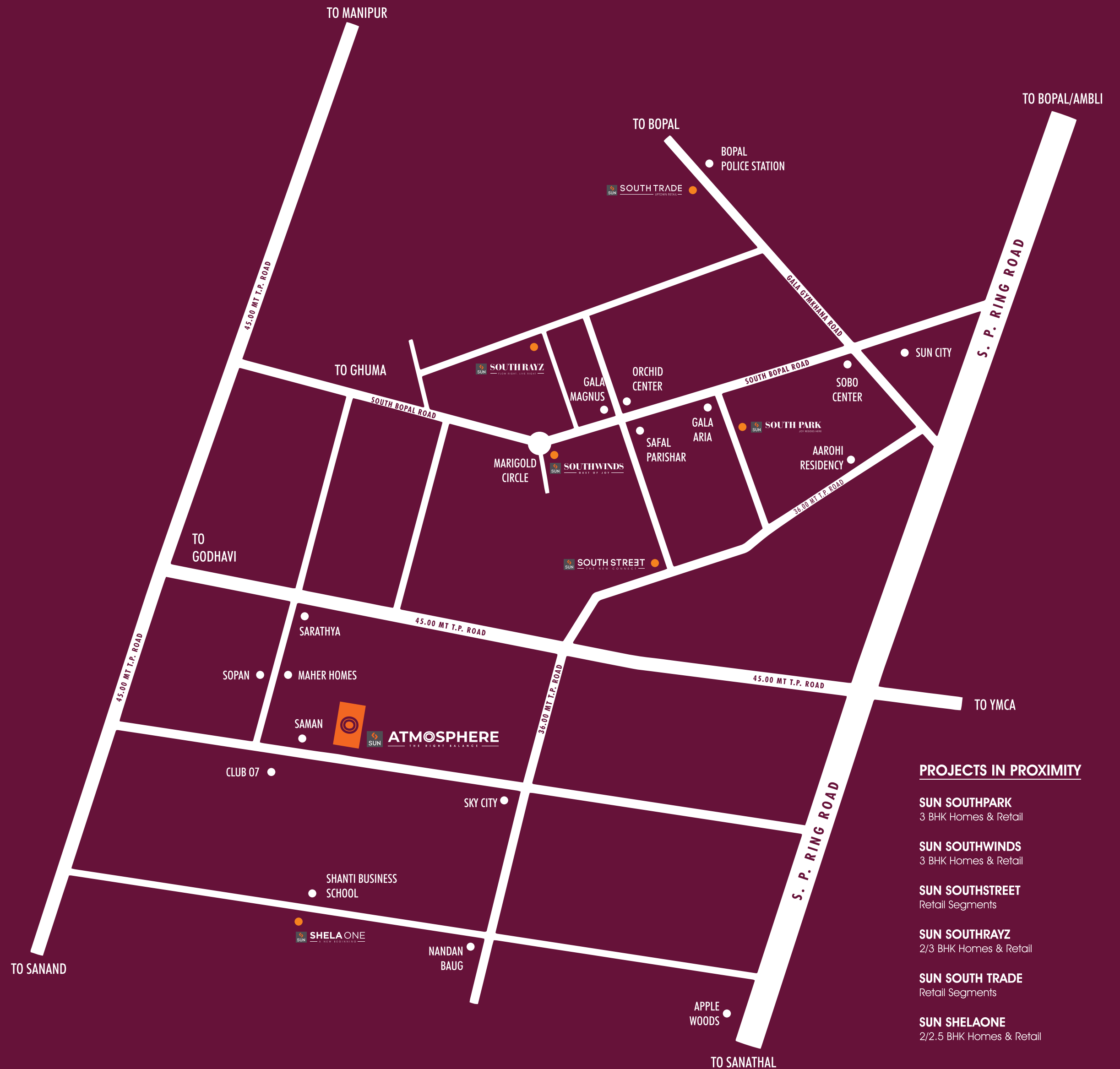
- Concealed Copper wiring - ISI Brand
- Adequate power outlets with modular switches in all areas
- Provision of electric and drain points for Split AC in Living and Master Bedrooms
- Protective ELCB for each apartment

#### Wall Finish & Color Works

- Internal Wall : Putty Finish over mala plaster
- Ceiling/Slab : Putty Finish over RCC
- External Wall : 100% Acrylic Paint over sand faced plaster or texture

## LOCATION

SUN ATMOSPHERE, OPPOSITE CLUB O7, CENTRAL SHELA.



### PROJECTS IN PROXIMITY

**SUN SOUTHPARK**  
3 BHK Homes & Retail

**SUN SOUTHWINDS**  
3 BHK Homes & Retail

**SUN SOUTHSTREET**  
Retail Segments

**SUN SOUTHRAYZ**  
2/3 BHK Homes & Retail

**SUN SOUTH TRADE**  
Retail Segments

**SUN SHELAONE**  
2/2.5 BHK Homes & Retail



# PROJECT POSITIVES

Effective construction management with a good insight of the market is an integral part of a project. Our projects - commercial or residential are a direct implication of our vision. With over 40 years in the industry and over 60+ projects to flaunt, we do not need any validation.

The construction quality with timely delivery of the projects has made us a household name with a distinct mark in the industry. We can successfully boast of all size projects from low cost housing to the high-end residential apartments. With each project we have outdone ourselves and we ensure we never falter from our commitments.



## CLIENT- FRIENDLY APPROACH

We, at Sun Builders believe in complete transparency with ethical practices and our flexible approach makes the entire process extremely simple & straightforward. We welcome you to be part of SUN Family.



## THRIVING LOCATION

The wide roads with the social & physical infrastructure surrounding Sun Atmosphere makes this developed neighborhood a thriving and sought after location for your peaceful living.



## CLOSE TO YOUR NEEDS

We have ensured you do not need to venture far for your luxury & essential requirements. There are schools, clubs, hospital and banks in the vicinity, which make commute easy and smooth.



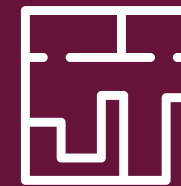
## UNIQUE DEVELOPMENT

Our theme based common developments with ample of open space comprising of 50,000 sq feet is an honest effort by Sun Builders to ensure a smooth transition. The Sun Flame, The Celebration and The Sports Plaza are uniquely designed and have been identified with keeping in mind a complete recreation & health package for the entire family.



## SUSTAINABLE DEVELOPMENT

The sewage treatment plant, use of solar energy, LED Fittings & readily available local products help in sustainable development at Sun Atmosphere. We ensure we do not compromise the future of our children to meet their own needs.



## OPTIMUM PLANNING

Our unit Layouts at Sun Atmosphere are meticulously designed & planned by maximizing the available space, which makes for comfort living taking care of your requirements.



## TIMELY DELIVERY

We know where we have to be and when , We believe efficient time management is extremely important as it adds value to our brand . Our expert teams ensure timely possession every time.



## PROPERTY MANAGEMENT

Our projects - commercial or residential are a direct implication of our vision. In this project we also offer developer backed property management and society maintenance for the first 18 months facilitating a hassle free living environment.



## COMPETITIVE PRICING

We can successfully boast of all size projects from low cost housing to the high-end residential apartments. With each project we have outdone ourselves and we ensure we never falter from our commitments. Our capacity to buy land at prime locations ensures a quick off-loading & thereby helps in competitive pricing.



## QUALITY CONSTRUCTION

Our years of experience coupled with expertise and good relations with all our vendors, suppliers, consultants & contractors with our evolved system ensures superior quality in our construction.



SUN GROUP started out in 1981, from a humble beginning to become a major business conglomerate and has extensively reached out its horizon to private residential, leisure properties and commercial development. Our primary goal is to be at the forefront of the region's property industry by delivering highest quality construction understanding the unspoken needs of our customers and go beyond their expectation.

We are looking forward to building further on our areas of expertise to continue helping our customers bring alive their dreams of happy living. With plans afoot to aggressively expand, the company along with its stakeholders strongly believe that it's only a matter of time that we will be the best in our industry.

#### Disclaimer

- The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the project the member/customer is requested to check the details on RERA website or at the developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.
- The Promotor / Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant and any such changes made shall be binding on the customers/members of the project.
- The Promotor / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AUTO CAD software.
- The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on architectural plans of the project. They shall not be constructed as actual depictions of the project.
- The north direction shown in the brochure is approximate and can be erroneous. The member/customer is expected to verify the same personally before going ahead with the booking.
- The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers is requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.





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