

S E L E C T I V E
BUT DESIRABLE

SUN PARKWEST

— A SENSE OF COMMUNITY —

A RESIDENTIAL & RETAIL DEVELOPMENT
— S H E L A —



A
CONNECTED
COMMUNITY

2 & 3 BHK COMMUNAL LIVING

252 RESIDENTIAL UNITS

•
RETAIL ON GROUND FLOOR

•
14 STOREY – **6** BLOCKS

SUN PARKWEST

— A SENSE OF COMMUNITY —

Welcome to **PARKWEST**, where you and your family can embrace ideal living space that meets the epitome of comfort and convenience in SHELA. This 2 and 3BHK homes project is the latest addition to Sun Builders Group's esteemed portfolio of creating secure communities that resonates with the essence of home, promises an idealistic living experience.

Immerse yourself in the charm of **PARKWEST**, where each block is a testament to our unwavering dedication to quality and excellence. Join us in building not just homes, but a vibrant community that echoes the warmth of family. **PARKWEST** is not just a residence; it's a perfect address for you and your loved ones to create memories that lasts forever. Secure your spot in this vibrant community.





GROUND RETAIL
FLOOR PLAN

AREA TABLE	
SHOP NO.	DIMENSIONS (WD)
1	30'4" X 10'0"
2	31'2" X 15'1"
3	28'7" X 15'1"
4	29'4" X 10'0"
5	30'0" X 10'3"
6	24'5" X 10'3"
7	25'0" X 10'3"
8A	25'8" X 8'6"
8B	26'2" X 8'6"
9	26'10" X 10'0"
10	27'5" X 10'0"
11	28'1" X 10'0"
12	29'3" X 10'6"
12A	30'0" X 10'0"
14	30'6" X 10'1"
15	31'2" X 10'5"
16	31'10" X 10'0"
17	28'5" X 10'9"
18	29'2" X 10'9"
19	29'10" X 10'9"
20A	30'5" X 8'6"
20B	31'0" X 8'6"
21	31'7" X 10'0"
22	32'3" X 10'0"
23	15'7" X 25'4"
24	11'0" X 25'4"
25	10'0" X 25'4"
26	10'0" X 25'4"
27	9'6" X 25'4"
28	11'0" X 25'4"
29	10'0" X 25'4"
30	10'0" X 25'4"
31	10'0" X 25'4"
32	10'0" X 25'4"
33A	8'6" X 25'4"
33B	8'6" X 25'4"

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

NO	SPACES
1	RESIDENTIAL ENTRY
2	SIGNAGE WALL
3	SECURITY CABIN
4	PICK-UP & DROP-OFF ZONE
5	RESIDENTIAL EXIT
6	GARBAGE BANK
7	RETAIL ENTRY
8	RETAIL PROMENADE
9	RETAIL / VISITOR PARKING
10	SERVICE STAFF REST ROOMS
11	MEMBERS REST ROOMS
12	BASEMENT RAMP IN
13	BASEMENT RAMP OUT
14	MEMBER PARKING
15	ELECTRIC / METER ROOM
16	PUBLIC UTILITY / STORE
17	SOCIETY ESTATE OFFICE
18	ARRIVAL FOYER
19	UTILITY SPACE
20	JOGGING TRACK / WALK WAY
21	MULTIPLE SIT-OUT POINTS
22	MULTI-PURPOSE SYNTHETIC COURT
	- VOLLEY BALL
	- BASKET BALL
	- BADMINTON
23	CHILDREN PLAY PARK
24	COMMUNITY CLUB HOUSE
	- INDOOR GAMES
	- HEALTH & FITNESS CENTRE
25	EVENT LAWN
26	EVENT STAGE
27	EVENT SUPPORT FACILITIES
	- OPEN PANTRY
	- WASH AREA

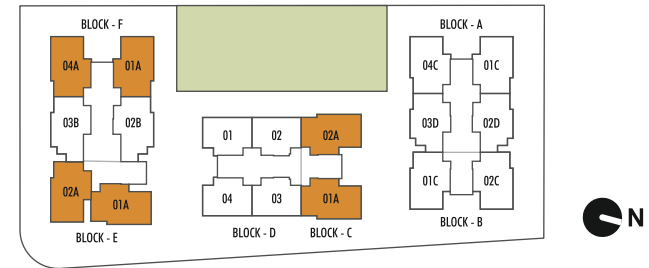
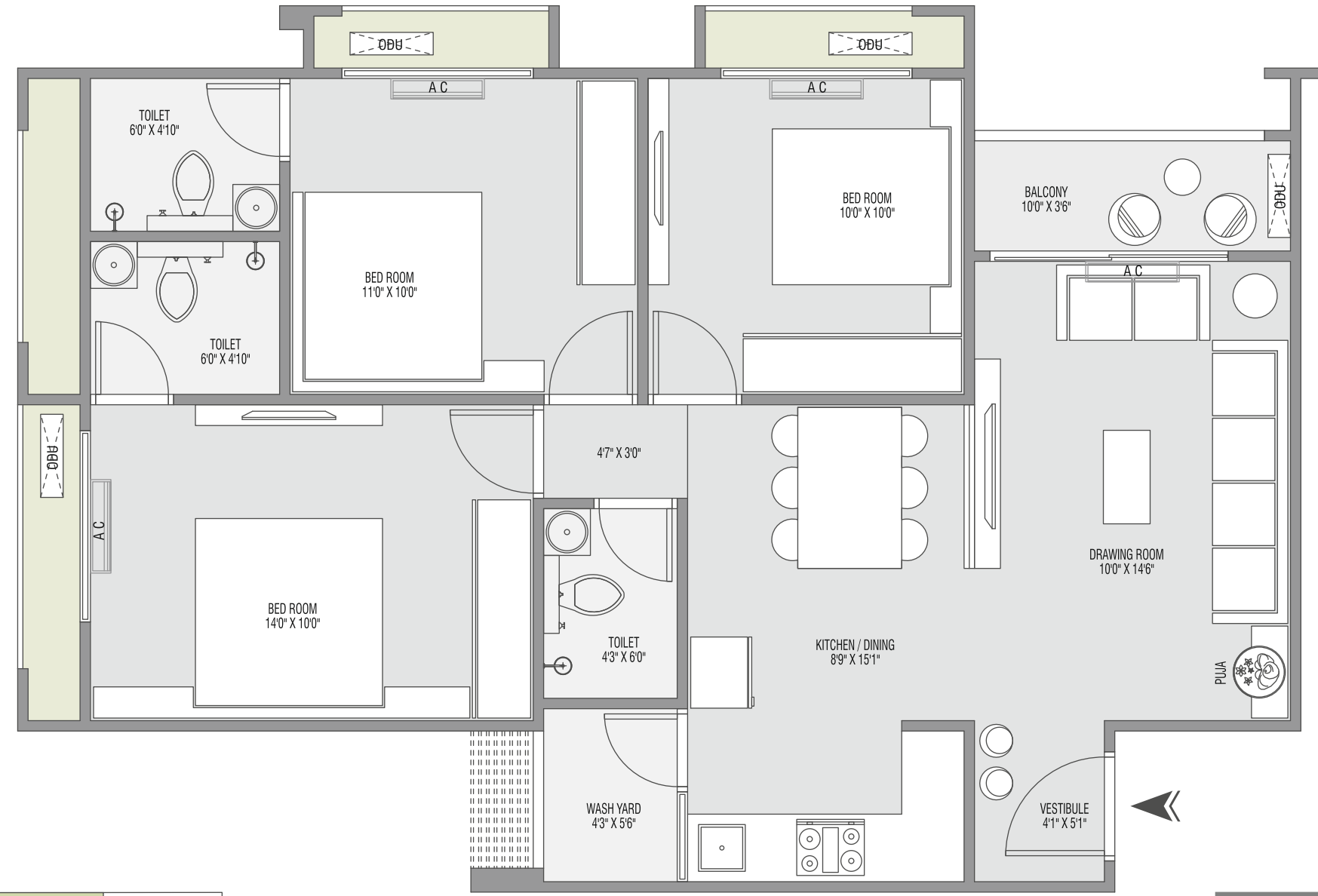


A HOME THAT ALIGNS
WITH YOUR
DREAMS & GOALS



A HOME THAT EVOKES
A SENSE OF JOY,
WARMTH & BELONGING

3BHK - TYPE A
UNIT FLOOR PLAN

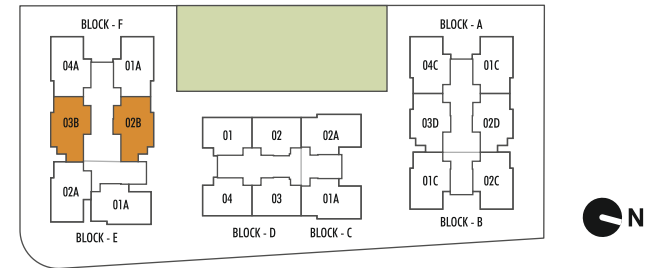
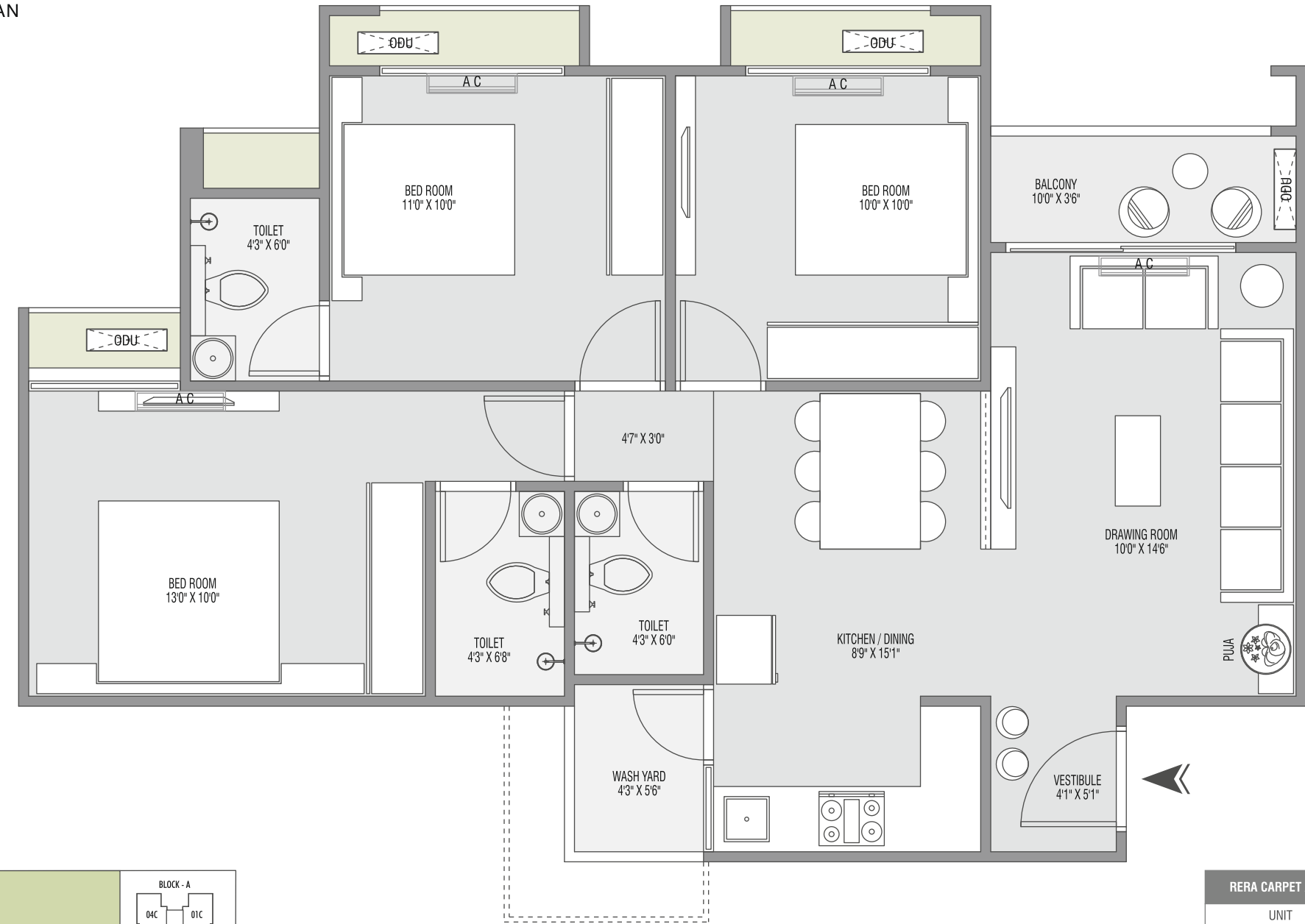


*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	72.5	780.38
WASHYARD	2.15	23.14
BALCONY	3.22	34.66
TOTAL	77.87	838.18

BUILT-UP AREA	81.43	876.50
INDICATIVE SALEABLE	148.05	1593.64

3BHK - TYPE B
UNIT FLOOR PLAN

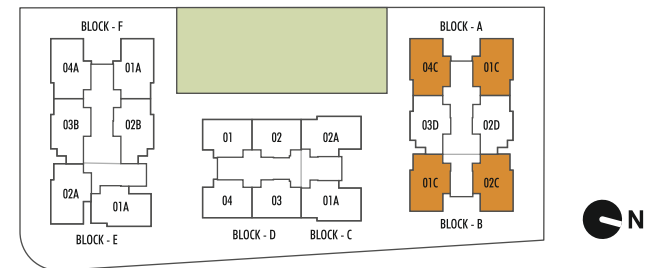
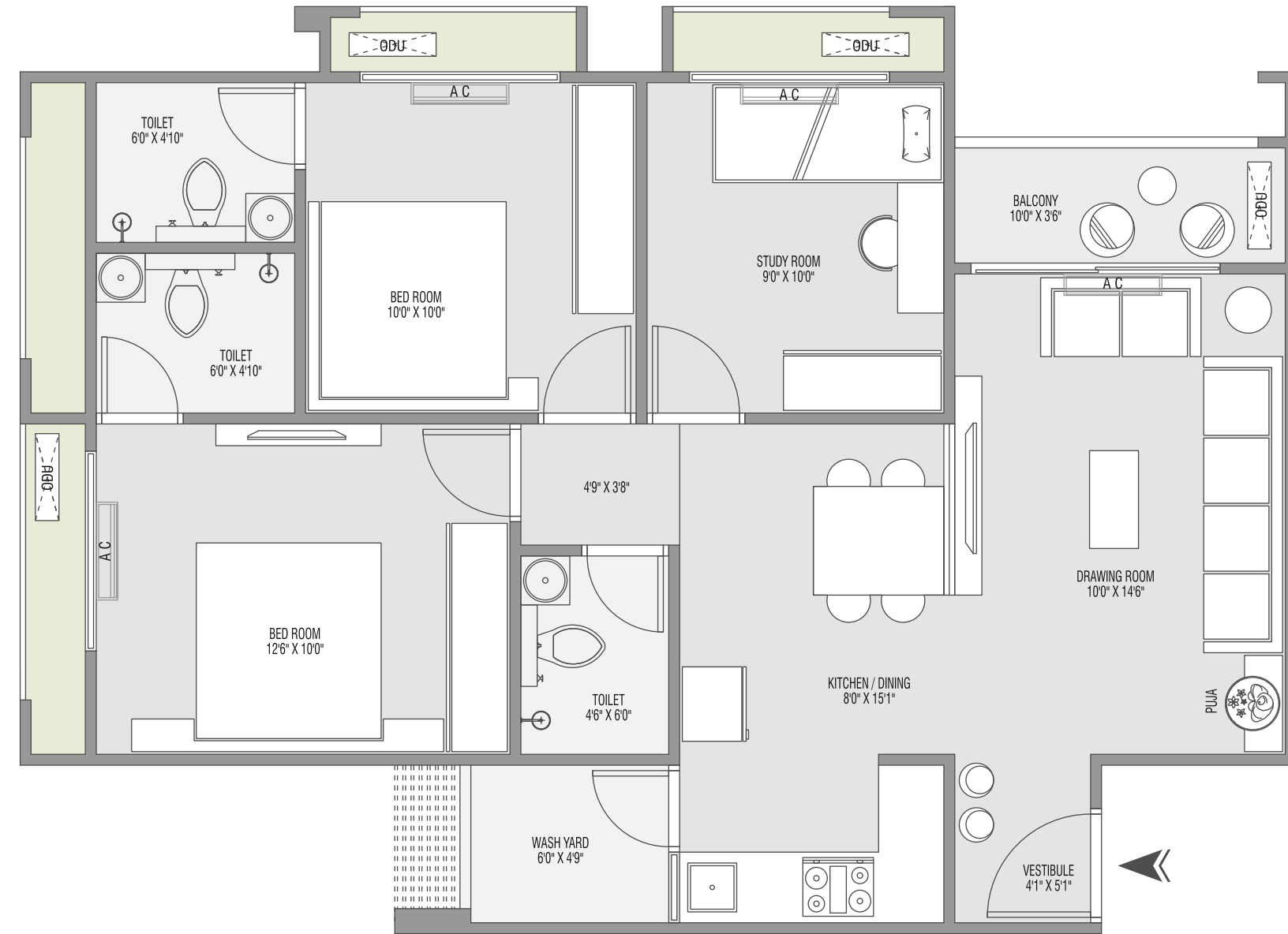


*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	72.39	779.20
WASHYARD	2.15	23.14
BALCONY	3.22	34.66
TOTAL	77.76	837.00

BUILT-UP AREA	81.58	878.12
INDICATIVE SALEABLE	148.33	1596.58

3BHK - TYPE C
UNIT FLOOR PLAN

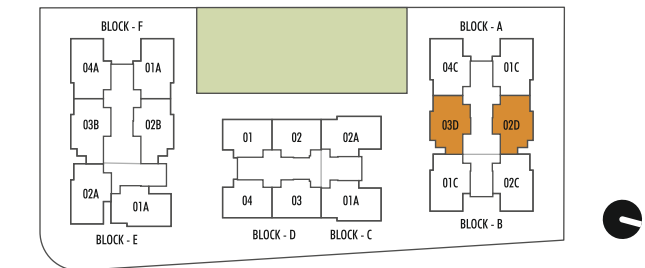
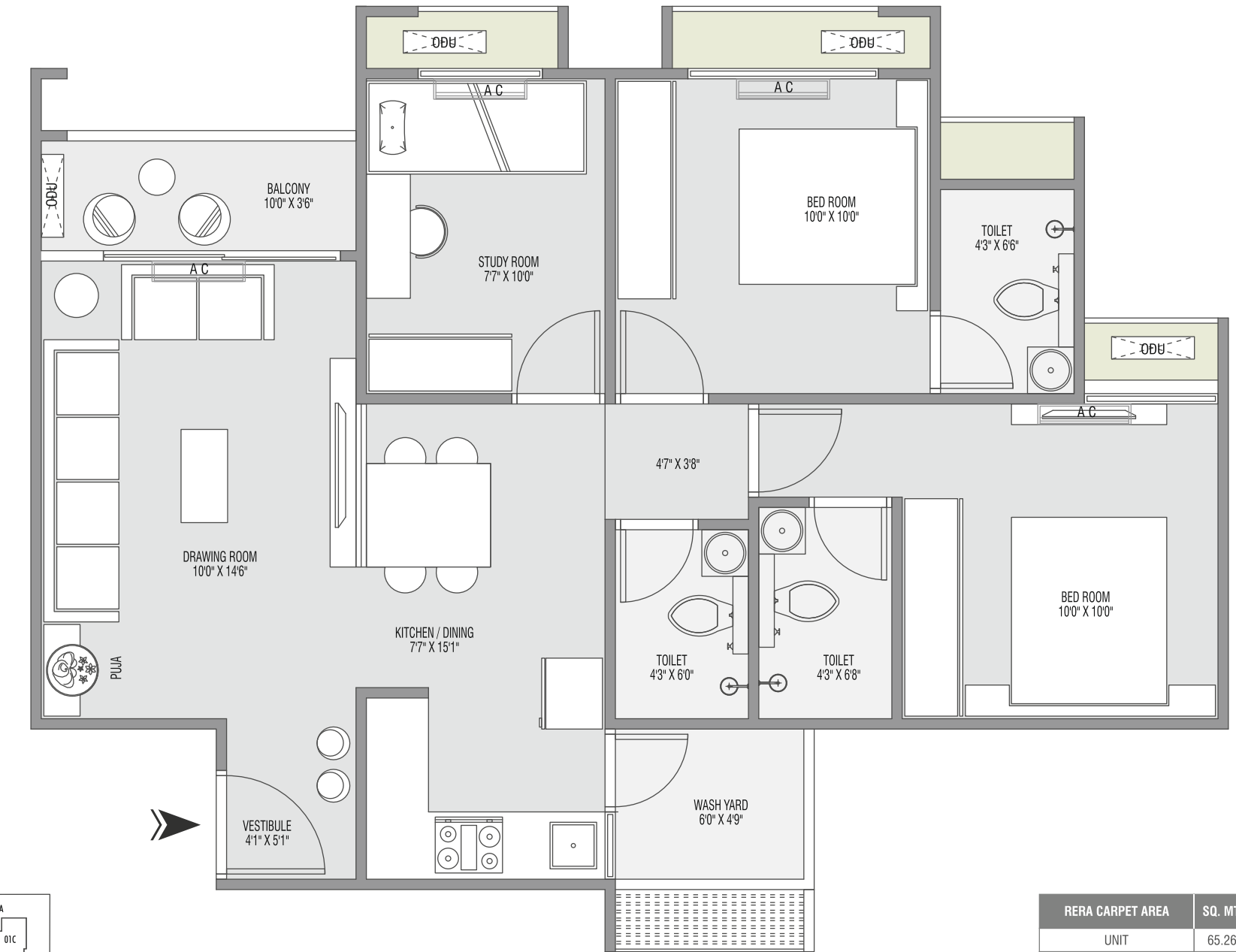


*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

	RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	68.7		739.48
WASHYARD	2.64		28.42
BALCONY	3.22		34.66
TOTAL	74.56		802.56

BUILT-UP AREA	78.01	839.69
INDICATIVE SALEABLE	141.84	1526.71

3BHK - TYPE D
UNIT FLOOR PLAN

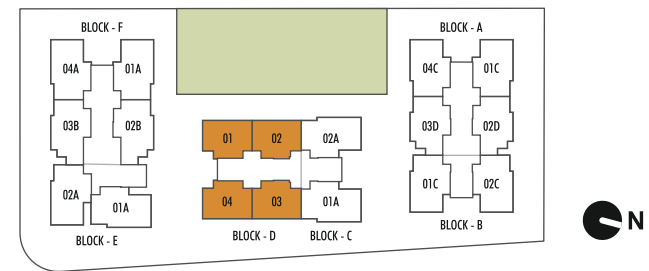
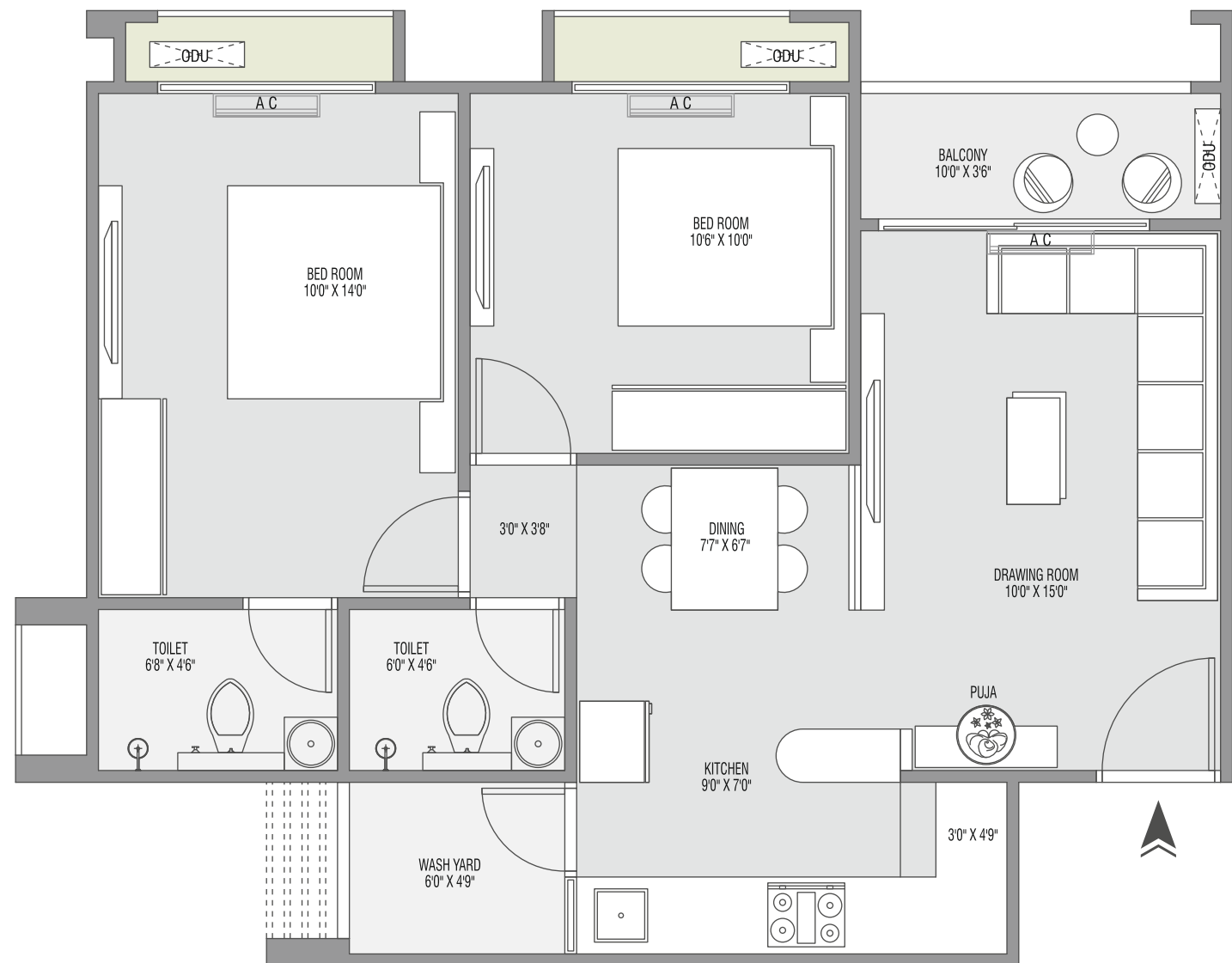


*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.

	RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	65.26		702.45
WASHYARD	2.64		28.42
BALCONY	3.22		34.66
TOTAL	71.12		765.53

BUILT-UP AREA	74.72	804.28
INDICATIVE SALEABLE	135.85	1462.32

2BHK
UNIT FLOOR PLAN



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

RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	56.99	613.43
WASHYARD	2.64	28.42
BALCONY	3.22	34.66
TOTAL	62.85	676.51

BUILT-UP AREA	65.92	709.56
INDICATIVE SALEABLE	119.85	1290.10

IDEAL FOR
GROWING
FAMILIES



SUN PARK WEST



A LIFE OF COMFORT, PLEASURE & CONVENIENCE

Discover a vibrant community at **PARKWEST**, where curated amenities redefine modern living. From a cutting-edge fitness center to versatile turf for impromptu games, green jogging tracks, and courts for friendly sportsmanship, every step is a celebration of well-being. Specially crafted sit-outs offer serenity, while an event space creates memories for community gatherings.

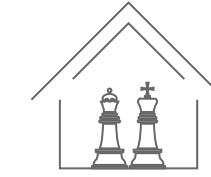
At **PARKWEST**, these amenities are not just offerings; they are threads weaving together a vibrant tapestry of community living. Your journey begins here, where each amenity is for your well-being. Welcome to a community that goes beyond the ordinary.



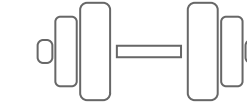


SUN PARKWEST

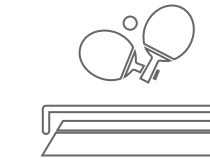
A SENSE OF COMMUNITY



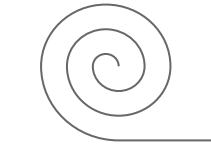
Community Clubhouse



Health & Fitness Centre



Indoor Games



Multi-purpose Synthetic Court



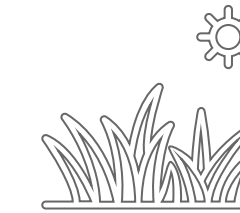
Children Play Park



Jogging Track / Walkway



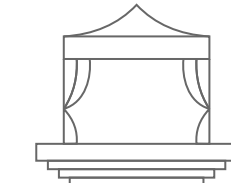
Multiple Sit-out Points



Event Lawn



Performance Spot



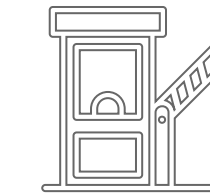
Event Support Facilities



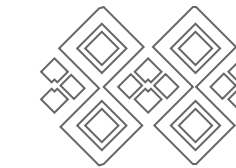
Pick-up & Drop-off Zone



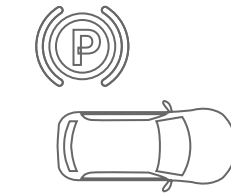
Society Estate Office



Gated Community with Security



Well-Designed Arrival Foyer



Planned Parking Provisions

PROJECT ATTRIBUTES ENJOY LIFE TO THE HILT

UNIT SPECIFICATION

FLOORING

- Living Area - Vitrified Tiles
- Dining Area – Vitrified Tiles
- Bedrooms – Vitrified Tiles
- Balcony – Anti-skid/ Rustic Tiles

KITCHEN

- Vitrified Tiles in floor
- Granite Platform with Stainless Steel sink
- Ceramic Tiles Dado above Platform up to Lintel level
- Wash yard - Vitrified Tiles Floor and Ceramic Tile Dado

DOORS

- Main Door – Flush Door with both sides laminate finish
- Internal Doors – Flush Door with Oil Paint finish
- Lockset and Hardware's of ISI Make

WINDOWS

- Powder Coated Aluminum Sliding Windows

TOILETS

- Ceramic Tiles in Floor
- Ceramic Tiles Dado up to Lintel level
- Standard Quality CP Fittings and Sanitary ware (ISI Make)

ELECTRIFICATION

- Concealed copper wires (ISI certified)
- Adequate power outlets with Modular Switches
- Protective ELCB/MCB (ISI Make)

WALL FINISH & COLOR WORKS

- Interior – Putty Finish over Single Coat Mala Plaster
- Exterior – Acrylic Paint over Double Coat Plaster

SALIENT FEATURES

- Earthquake Resistant RCC Framed Structure
- 2 Automatic Elevators per Block with 1 meter per second speed
- CCTV Installation in required common Amenities areas
- Integrated Service Provider for Network, Telephone and Satellite TV
- Society Internal Roads – RCC Trimix/Stone or Tile Paved
- Generator/ Power Back-up for required common utilities
- Provision of Piped Gas Line for each unit
- Hydro-pneumatic Water Supply system for uniform pressure
- Lightning Arrester installation as per guidelines
- Grey Water Treatment Plant
- Well Equipped Fire Hydrant System
- Rooftop Solar System for building common power
- Energy Conservative LED Fixtures in society common areas

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 Promoter / 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 Promoter / 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 construed 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 are requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.

REDEFINING
MODERN
LIVING





LOCATION ROUTE

- 1 > **SOUTH TRADE**
UP TOWN RETAIL
- 2 > **SOUTH RAYZ**
FLOW RIGHT, LIVE RIGHT
- 3 > **SOUTH PARK**
JOY RESIDES HERE
- 4 > **SOUTH STREET**
THE NEW CONNECT
- 5 > **SOUTHWINDS**
BEST OF JOY
- 6 > **ATMOSPHERE**
THE FIRST BALANCE
- 7 > **SHELA ONE**
A NEW REDefined
- 8 > **FOOTPRINTS**
LIVE INTO A NEW WORLD
- 9 > **SUN SKYVIEW**
SET TO RISE

SUN PARKWEST
A SENSE OF COMMUNITY
Opp. Orchid Valley, Shela

SCAN FOR PROJECT LOCATION



SCAN FOR BROCHURE



DRIVEN BY A VISION

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.



SUN BUILDERS GROUP

Corporate Office
Sindhu Bhavan Road, Bodakdev,
Ahmedabad - 380 058, Gujarat, India.

+91 99789 32058, (IVR) + 91 81288 28888
E : sales@sunbuilders.in

Architects

Mansi Shah Architects

Structure Consultant

Setu Infra

M.E.P Consultant

Prabhas Engineers

PR/GJ/AHMEDABAD/SANAND/AHMEDABAD URBAN DEVELOPMENT AUTHORITY/MAA12900/080224/300627

WWW.GUJRERA.GUJARAT.GOV.IN