



swagat   
**KINGSLAND**

the royal homes

3 & 2 BHK

Welcome  
to the exuberant  
life of

luxuries &  
modern

living





homes  
where you can  
find peace

In the opulent world of luxuries and modern living, Swagat Kingsland is the dream project that you will love to own. With a strategic location and all lifestyle amenities, Swagat Kingsland will be your new living destination.



# the life CURVE out better

With Pioneering innovation in gated communities, we have been growing. Holding an unwavering vision to offer a sustainable balance between affordability and luxury, Swagat Group brings you homes that enthrall your heart. Swagat Kingsland is all set to stand out as one of our biggest project and the talk of the town with its global standards. Our strength lies in our experience, skill and dedication to deliver the best.

Swagat Kingsland offers 3 and 2 BHK Luxurious and spacious homes that will redefine your experience of happy living. With amenities and security on point, we are certain to set a new benchmark. Keep showering your love and trust on us and we shall pursue our dreams, while we carry out yours!



the land of  
soothing  
aura



the structure  
defines  
the future



the  
dawn of  
a new  
era

Time to unlock happiness in your life, the perfect answer for all the perfect desires which you look to fulfil in "ROYAL LIFE". Come to an exclusive lifestyle with magnificent luxurious homes.



the desire of  
healthy  
living  
with luxury

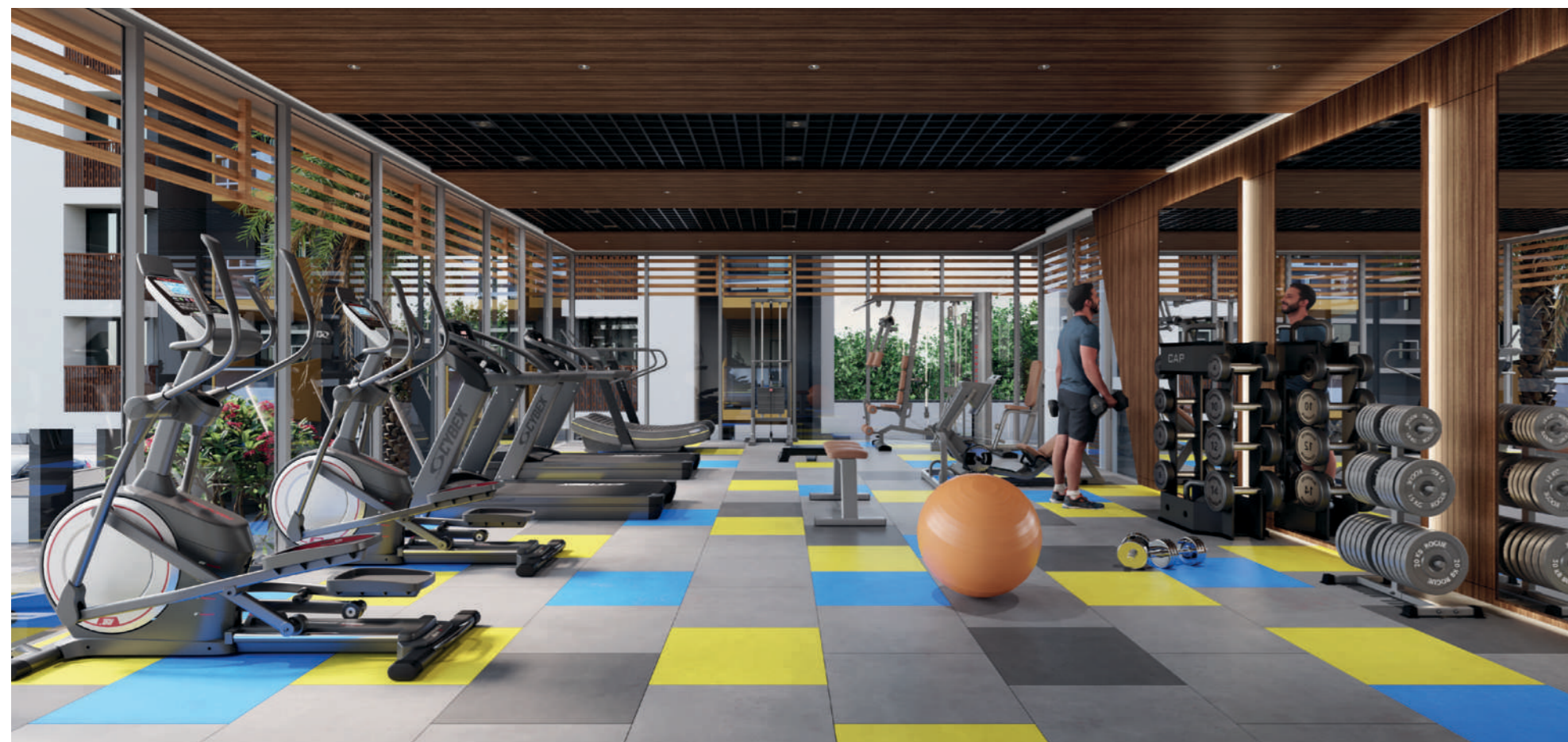




# the well-defined recreational activities



Home with Fun.....life renders everything on a vast canvas carved with minute details. In harmony with this principle, we have made it our foundation for the features we have crafted for everyone's active life. Pamper yourself in the luxury of Kingsland to experience how rewarding life can be!



# the art of happiness



Luxury feels great in the company of modern amenities for you for your next generation. Every dweller will behold the joys of getting multi-folded. To make our every amenity special, we have added diligence and care to it. Taste the ecstasy of these amenities and feel how special you are to us!



CAFETERIA



PROVISION FOR STACKED PARKING



EV CHARGING POINT



AIR-CONDITIONED GYM



BADMINTON / VOLLEY BALL COURT



AIR-CONDITIONED INDOOR GAMES



CRICKET PITCH



JOGGING TRACK



CLUB HOUSE



YOGA DECK



PICNIC SPOT ON TERRACE



CHILDREN PLAY AREA



LANDSCAPE GARDEN



SITTING GAZEBO



CENTRALISED DTH



COMMON AREA POWER BACKUP



ALLOTTED PARKING



PROVISION OF GAS LINE



CCTV SURVEILLANCE



FIRE SAFETY



JOGGING TRACK



CRICKET PITCH



BADMINTON / VOLLEY BALL COURT



CAFETERIA



YOGA DECK



PICNIC SPOT ON TERRACE



AIR-CONDITIONED GYM



LANDSCAPE GARDEN

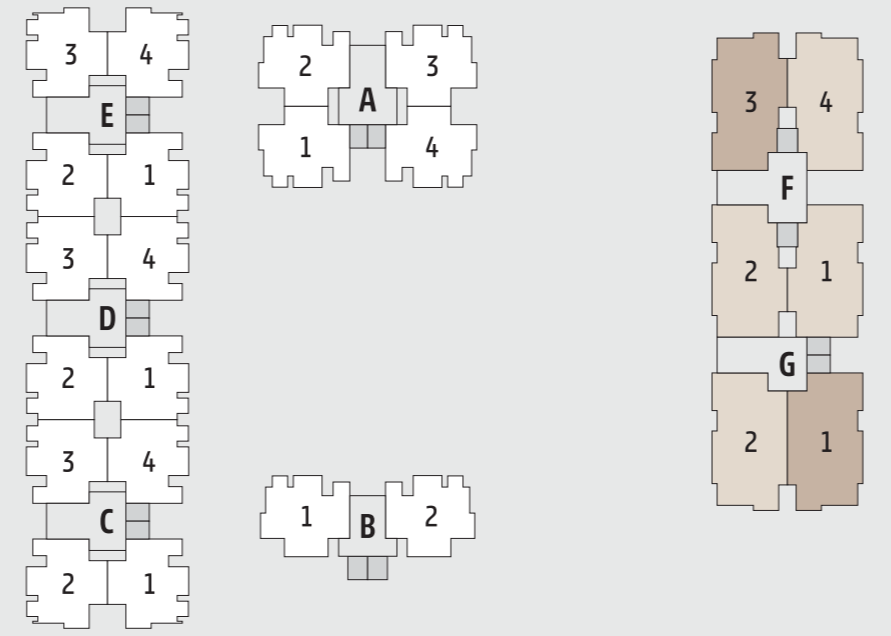


AIR-CONDITIONED INDOOR GAMES

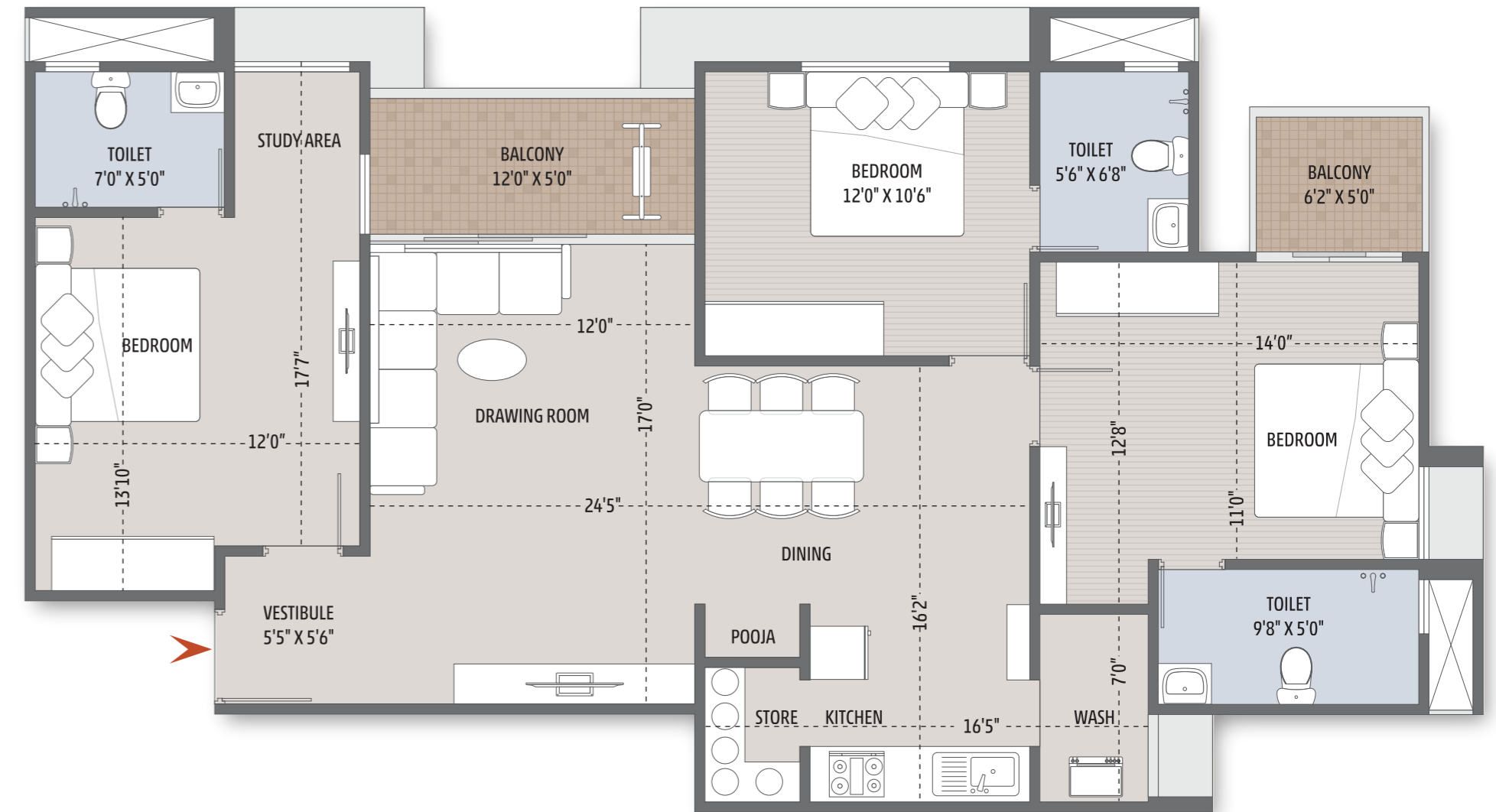
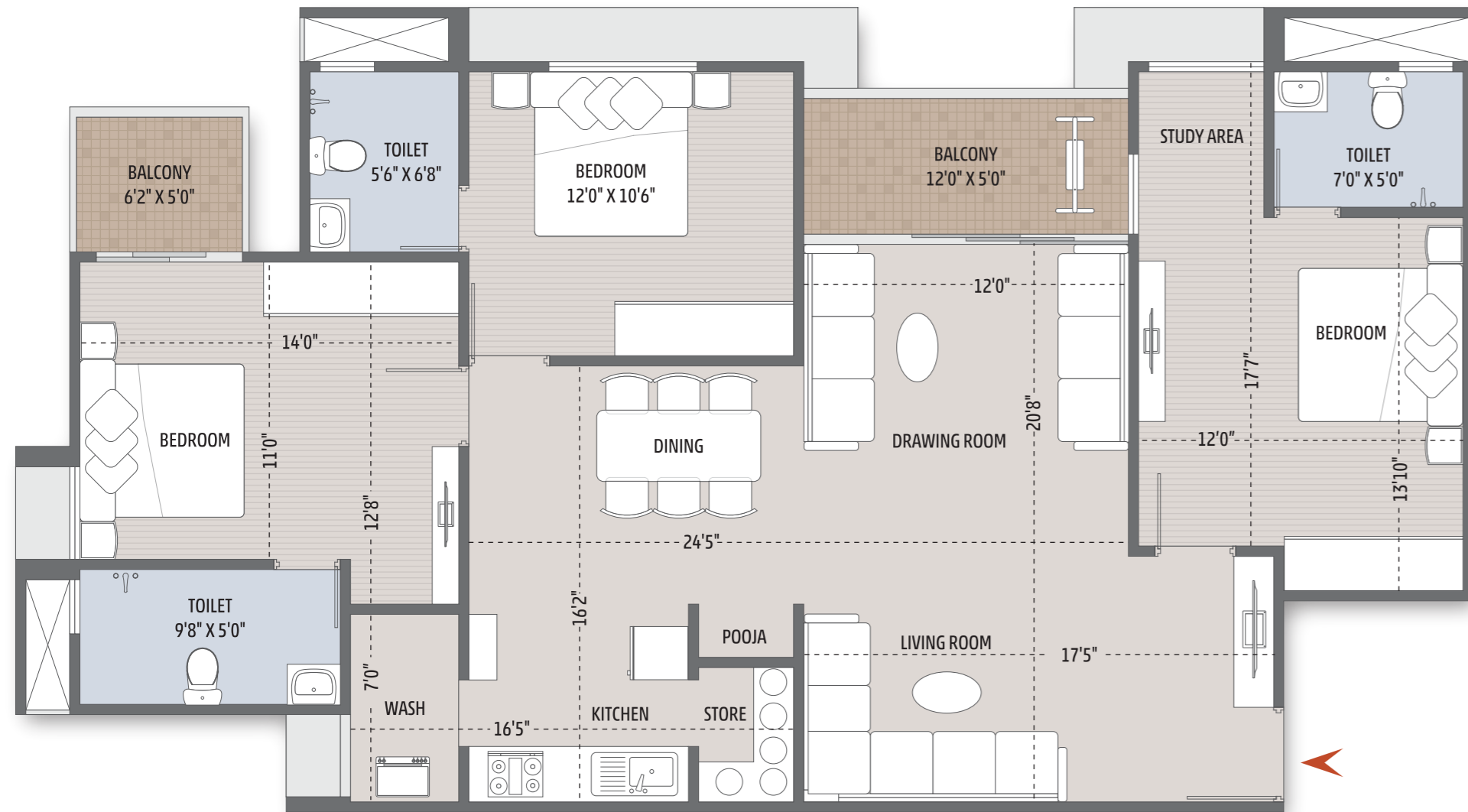


TYPICAL FLOOR PLAN

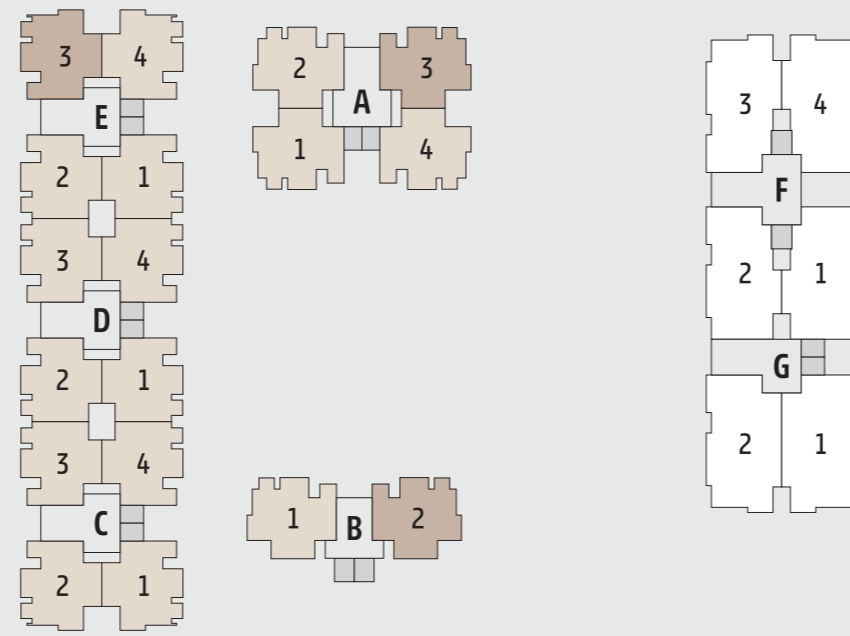
# BLOCK - G | 3BHK



# BLOCK - F | 3BHK



## BLOCK - A | 2BHK



## BLOCK - B, C, D, E | 2BHK





# the journey of outstanding achievements

- Swagat Bagan Ville Project won Super Luxury Villa Project in Times Realty Icons 2021
- Swagat Agacia honoured Ultra-Premium Apartment Project in Times Realty Icons 2021
- Swagat Pelican Awarded Mid Segment Homes Category in Times Realty Icons 2021
- "Swagat Agacia" won Luxury Project of the Year in Gujarat at Realty Plus Excellence Awards 2020
- "Swagat Pelican" won Best Residential Complex of the Year in Gujarat in Realty Plus Excellence Awards 2019
- "Swagat Bagan Ville" won Best Bungalow Project in Luxury Category in Times Realty & Retail Icons 2018 by Times Group.
- "Swagat Group" Honored for "Building the Present, Designing the Future" in Building Gujarat 2018 by MY FM 94.3
- Realty Plus Excellence Awards 2018 to "Swagat Group" for Developer of the Year – Residential.
- Prop Realty Real Estate Awards 2017 to "Swagat Bagan Ville" for Ultra Luxury Villa Project of the year.
- Realty Plus Excellence Awards 2017 Residential Property of The Year – Swagat Blossom 2 BHK
- "Developer of the Year – Residential" for our Project "Swagat Afford" at ABP News Real Estate Awards – 2016
- International Quality Awards 2016 for Excellence in Real Estate Development (Residential Projects – Gujarat)
- National Business & Service Leaders Awards 2015 for Most Promising Mid-Range Housing Developers in Ahmedabad by Brand Achievers
- Realty Plus Excellence Awards 2015 Residential Property of The Year – Swagat Flamingo
- Developer of the Year – Residential for our Project "Swagat Flamingo" at ABP News Real Estate Awards – 2014
- Swagat Group Honored by Former Governor of Gujarat Dr. Kamla Beniwal - 2014
- Glamme Award by Star Realty - Lord of the Land 2013
- "Swagat City" Awarded Best Residential Twin Bungalows & Row Houses category in GIHED Awards 2013
- Swagat Group Honored Certificate of Appreciation Towards Excellence in Building the Future of Ahmedabad, by Nirman - 2013
- "Swagat Flamingo" Awarded best residential project in CNBC AWAAZ Real Estate Awards 2012
- "Swagat City" Awarded best residential project in CNBC AWAAZ Real Estate Awards 2012
- "Swagat City" Selected Amongst the Best 3 Properties of India @ CREDAI Real Estate Awards 2012.
- "Swagat Greenville-III" Selected Amongst the Best 3 Properties of India @ CREDAI Real Estate Awards 2012
- "Swagat Green Ville'-III" Presented Best Bungalow Runner Up Award, in GIHED Awards 2011, Ahmedabad,
- "Over All Excellence – Market Trust" Award 2011, presented by Magicbricks.com (Times Group)



## SPECIFICATIONS

### Common Lighting

LED Light Fittings

### Structure

RCC Frame Structure As Per IS For Earthquake Resistance

### Flooring

Designer Flooring As Per Architect Details

### Kitchen

Designer Kitchen With Granite Platform

### Bathroom Finishes

Designer Glazed Tiles Up To Lintel Level

### Bathroom Fittings

Superior SS Finish Quality Branded Material

### Doors

Decorative Main Door And Others Are of Good Quality Flush Doors

### Windows

Aluminum Sliding Window

### Electrical

Concealed And Fire Resistant Wiring.

Modular Electrical Accessories With MCB & ELCB

### Plumbing

Corrosion Free And Leak Proof CPVC / UPVC Pipes And Fittings

## BRAND LOGO

### Flooring Tiles



### Bathroom Fittings



### Electrical Accessories



### Cables



### Pipe Fittings



### Elevators



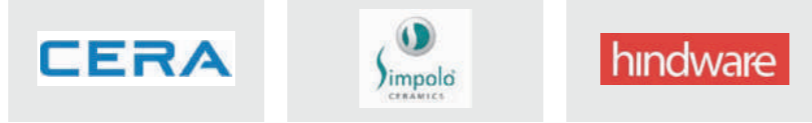
### Paints



### Glass & Aluminum

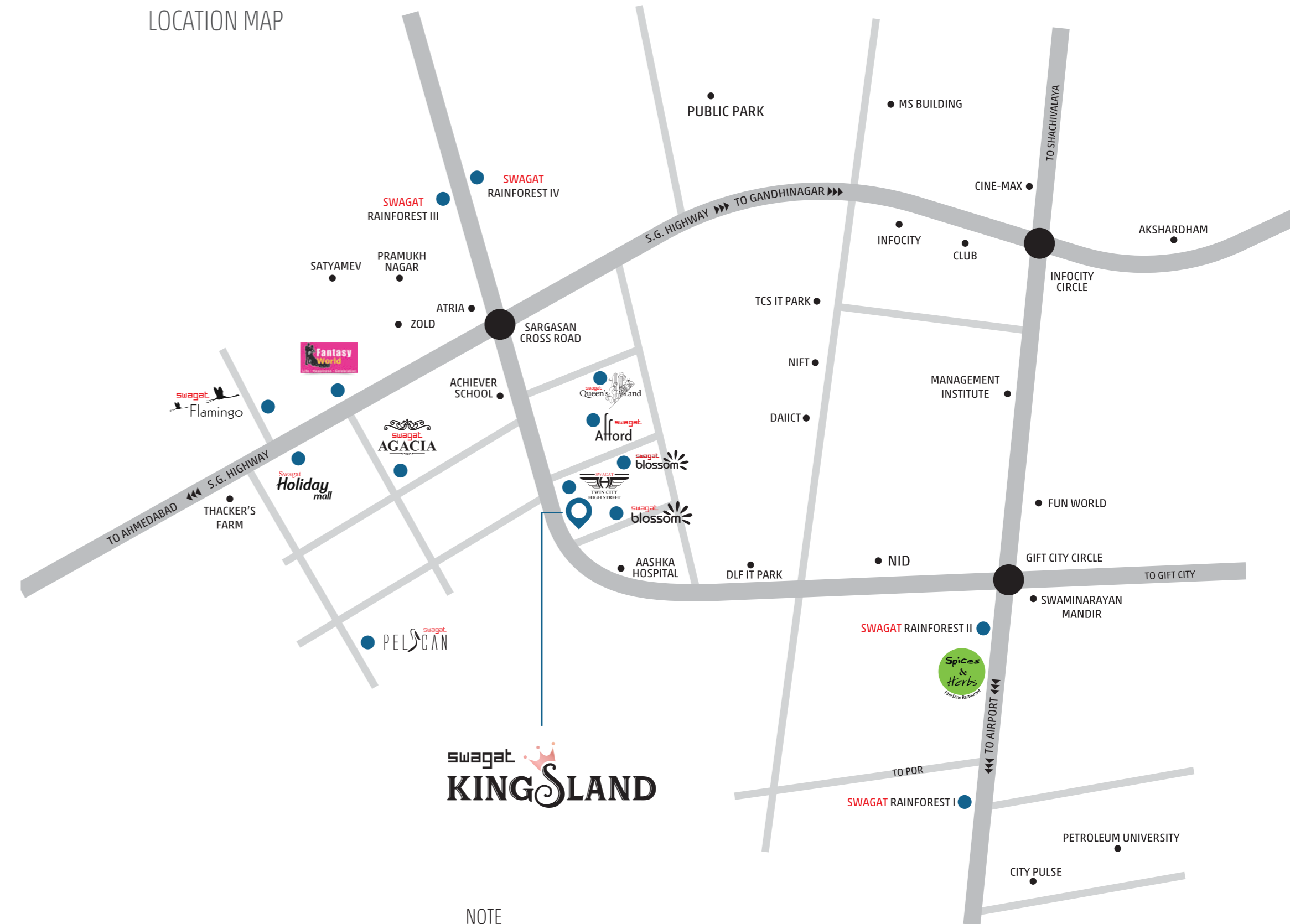


### Bathroom Accessories



The developer will provide the above-mentioned brands or equivalents.

## LOCATION MAP



swagat  
**KING ISLAND**

### NOTE

- Maintenance Charge, Electricity Connection, Guda, Stamp And Registration, Legal Charges And Other Govt. Levies If Any Shall Be Borne By Member
- If Any Member Fails To Pay According To Terms Interest Will Be Charged As Per Booking Terms.
- In The Event Of Cancellation For Any Reason, 10% Of The Basic Amount Will Be Deducted And Balance Amount Will Be Refunded After The Booking Of Same Unit(s).
- No Alteration In Exterior Elevation & Outside Color Scheme Shall Be Allowed. Purchaser Shall Not Disturb, Construct Or Claim Or Do Any Kind Of Activity In Common Area, Passage, Amenities, Terrace, Or Do Any Kind Of Construction Work.

\*Images and details shown in this brochure are for representative purpose only. The promoter/developer reserves the right to make changes site during construction, and such changes shall be binding on all the members/customers of the project.



website QR





\_\_\_\_\_ zindagi ki shuruaat...

#### **SWAGAT INFRASTRUCTURE P LTD**

ISO 9001:2008 OHSAS 18001:2007 | ISO 14001:2004 CERTIFIED COMPANY

#### **SITE ADDRESS**

200 ft Road, Nr. Aashka Hospital & Reliance Circle, Sargasan, Ahmedabad - Gandhinagar Twin city.  
Sales Inquiries: +91 7575 000 920, +91 9825 222 464 | Email: sales@swagatgroup.in

#### **CORPORATE OFFICE**

307-308, Sarthik Square, Nr. GNFC Info Tower, S. G. Highway, Bodakdev, Ahmedabad-380054 (India)  
Phone: +91 792685 5968, +91 98250 96815 | Email: info@swagatgroup.in | Web.: www.swagatgroup.in

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/CAA05578/A1M/220222/ WWW.GUJRERA.GUJARAT.GOV.IN