



3 BHK PREMIUM APARTMENTS



WHERE DREAMS  
EMBRACE LUXURY

Step into Swastika Empire by Swastika Realty, where 3 BHK Premium Apartments redefine luxury with emotional comfort, creating a timeless sanctuary.

A COMFORT &

LUXURY





## HERE YOUR HEARTFELT HOME BLESSING

Swastika Empire, a heartfelt blessing with 13 floors, brings complete privacy, openness, and emotional harmony in a prime, warm sanctuary location.

13 FLOOR	VASTU COMPLIANCE
02 TOWER	COMPLETE PRIVACY
04 SIDE OPEN	SPACIOUS BALCONY





## SPACIOUS LIFESTYLE NATURE'S HUG

A haven with open spaces and inviting balconies resonates with nature's warmth. Your home, where open spaces meet emotional bonds.









CHARM.  
COMFORT.  
LUXURY.

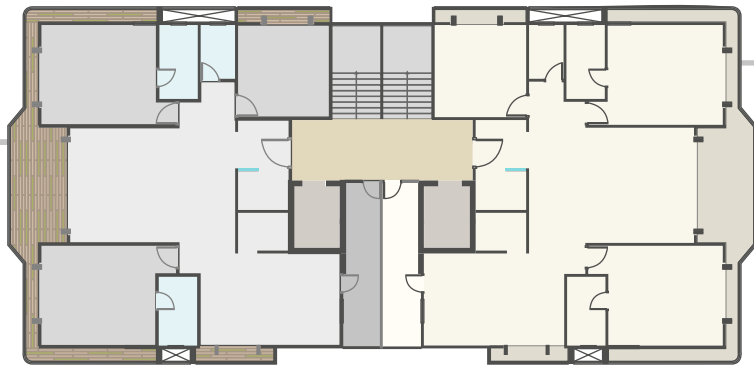


## TYPICAL FLOOR LAYOUT

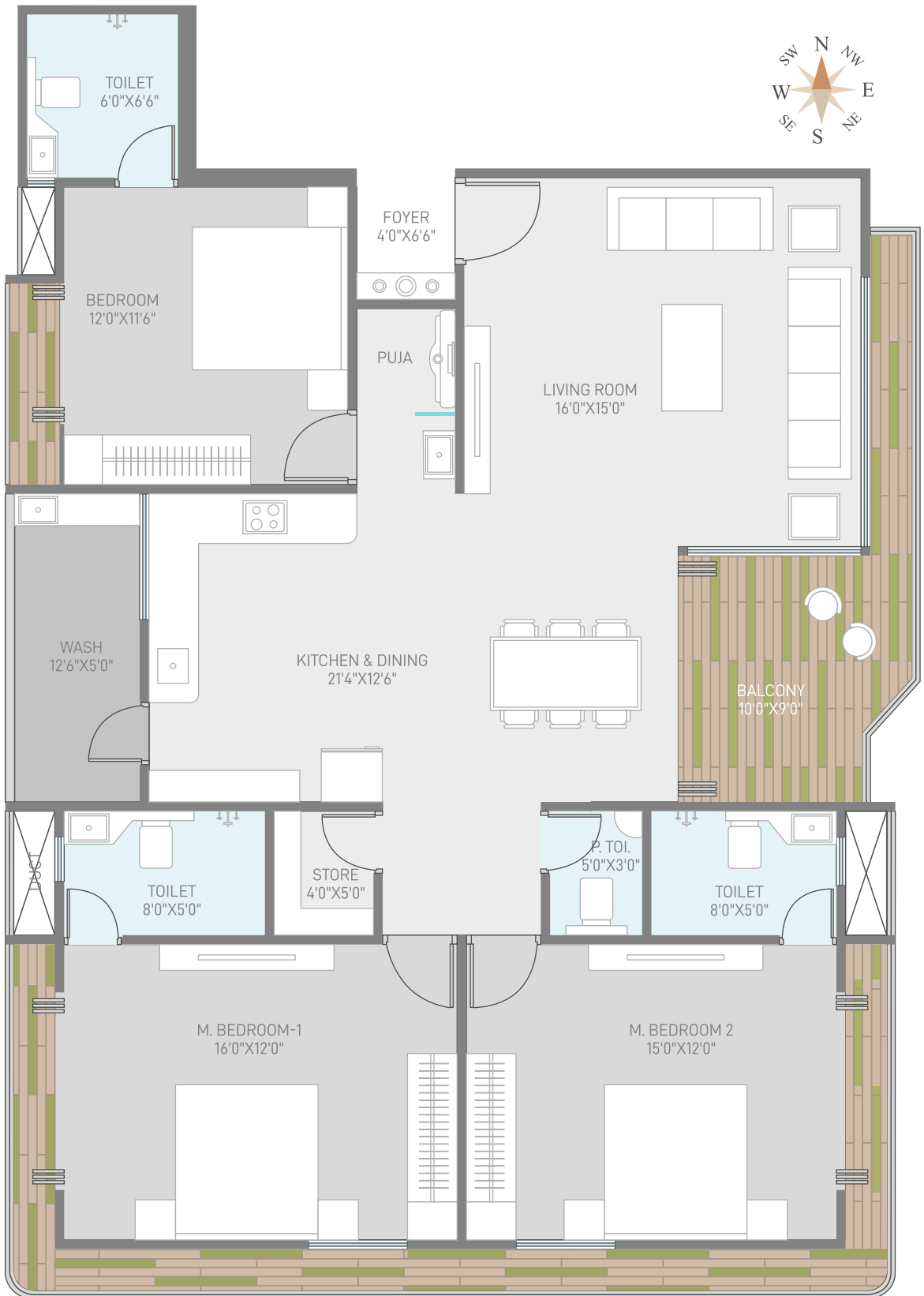
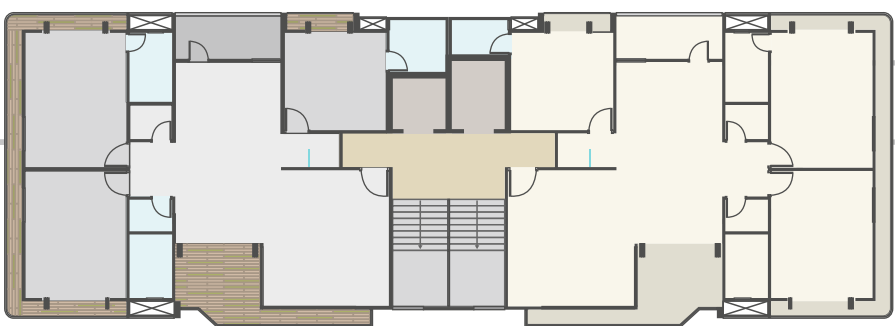




TOWER A



TOWER B







SPACIOUS  
LUXURY BALCONY





LUXURY  
ENRICHED LIFESTYLE



APPRECIATES  
LIFE'S  
LUXURIES.

Swastika Empire weaves joy, offering a lifestyle where amenities become expressions of opulence and comfort—an indulgent celebration in living.







EXQUISITE  
LIVING  
MOMENTS.





## AMENITIES

Thrive, Relax, Indulge.  
Elevate your lifestyle with luxury amenities,  
simplifying relaxation for you.



SWIMMING POOL WITH DECK

CHILDREN PLAY AREA

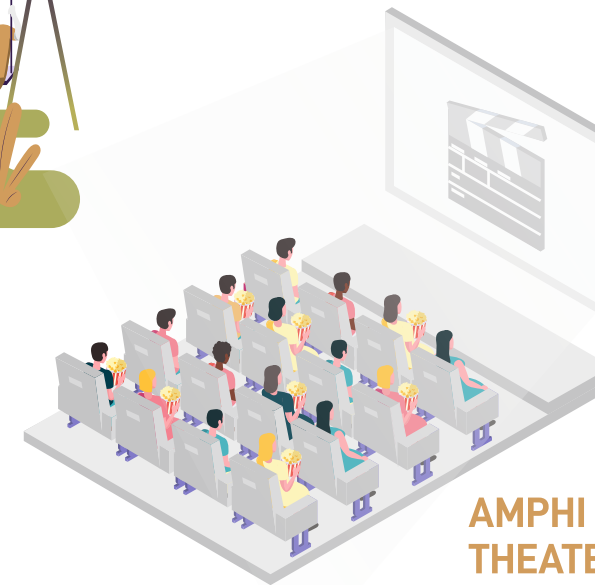


YOGA DECK

SENIOR  
CITIZEN  
SITTING  
AREA



FITNESS  
STUDIO



AMPHI  
THEATER



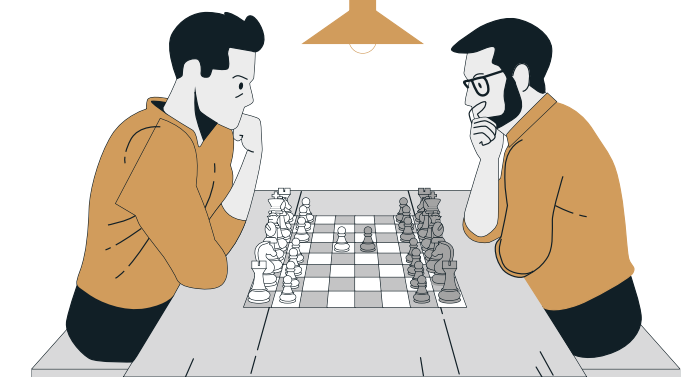
MULTIPURPOSE HALL



TERRACE SEATING AREA



LANDSCAPE  
GARDEN



GAME ZONE



## Common Amenities



CCTV CAMERA



ALLOTTED CAR  
PARKING



SOLAR PANEL FOR  
COMMON AREA



Electric Vehicle  
EV Charging Point



Back-Up Generator  
For Common Area.





## SPECIFICATION



### STRUCTURE

- Earthquake Resistance RCC Frame Structure



### KITCHEN

- Sandwich Granite or Artificial Stone Platform with S.S. Sink or quartz Sink and Designer Wall Tiles upto Ceiling Level
- Kota Stone Shelves in Store Room



### ELECTRICAL

- Concealed Copper Wiring as per ISI Standard (RR Kabel, Finolex, Anchor or Equivalent)
- Switches of Reputed Brand as per ISI Standard
- Separate Electrification in all Room
- AC Points in Living Area & All Bedroom
- TV Points in Living Area & Master Bedroom



### WALL FINISH

- Interior - Plaster With Double Coat Putti & Primer
- Exterior - Double Coat Plaster with Weatherproof Quality Texture Paint



### OTHERS

- 24 X 7 Hour Power Backup for Common Area
- Overhead & Underground Water Tank with Auto Control System
- 2 Premium Quality Elevator with Power Back up in Each Tower
- Fire Safety System
- Brick Bat Water Proofing along with china Mosaic Flooring on Terrace
- 24 X 7 CCTV Surveillance



### FLOORING

- Premium Quality Vitrified Tiles
- Attractive Textured Tiles in Balcony



### DOORS

- Main Door (Veneer) and Internal Doors with Natural Stone Granite Frame or Premium Stone Frame
- Standard Safety Lock System (Europa or Equivalent)



### BATHROOMS

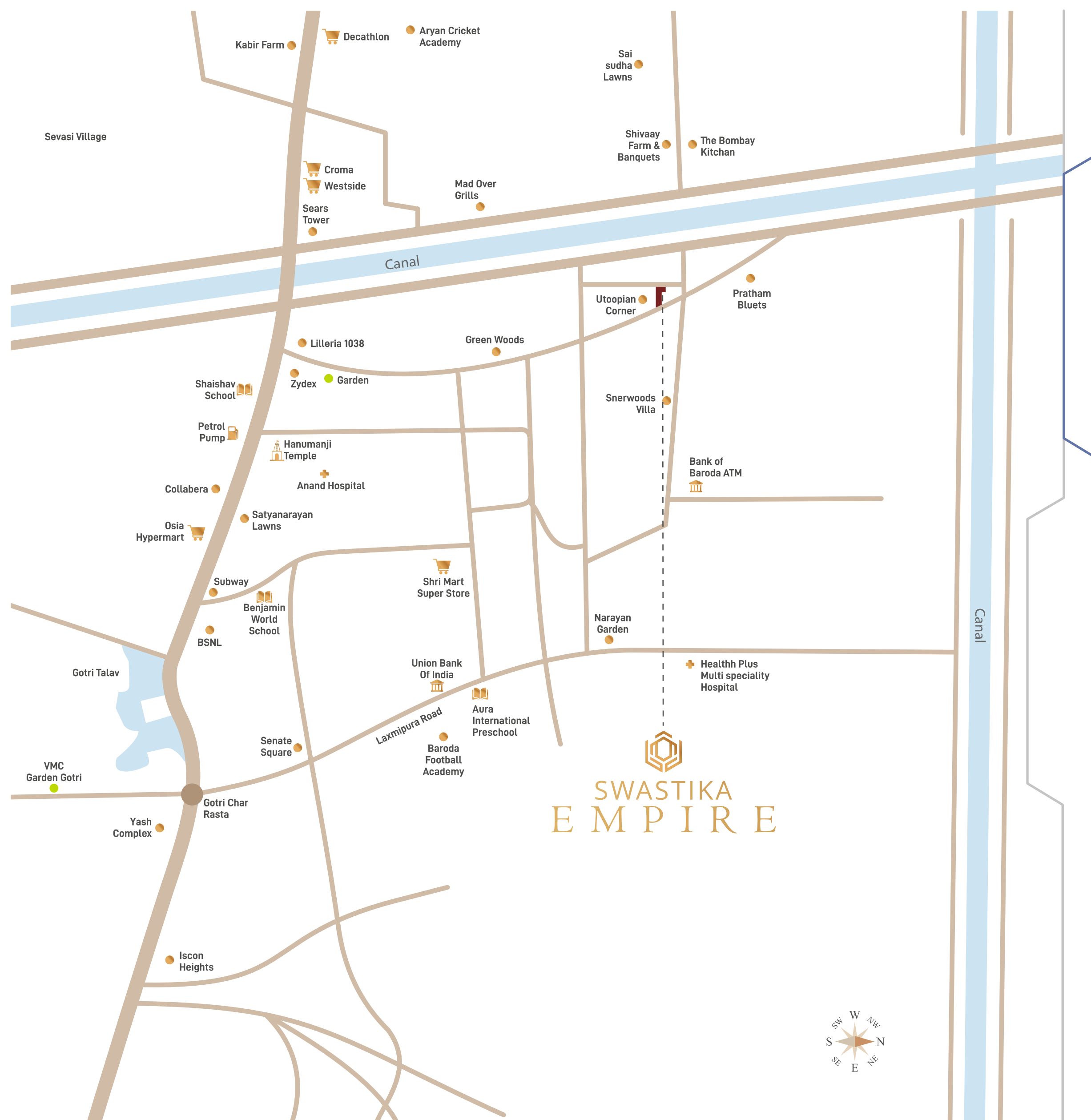
- Standard UPVC & CPVC Pipe Fitting
- Bath Accessories - Kohlar or Equivalent
- Standard Quality Sanitary Ware
- Geyser Points in all Bathroom
- Designer Wall Tiles Upto Ceiling Level



### WINDOWS

- UPVC Sliding Shutter with mosquito net





SWASTIKA  
EMPIRE

PROXIMITY

Railway  
Station  
7.5KM

Central  
Bus Station  
8.0KM

Airport  
12.0KM

Project by:

SWASTIKA  
REALTY

DEVELOPER: SHREE RAM REALTY

ADDRESS:  
SWASTIKA EMPIRE,  
NEAR UTOPIAN CORNER,  
BESIDE ZYDEX OFFICE,  
NEW ALKAPURI, VADODARA, 391101

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architects & interiors  
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STRUCTURE  
A.A. DESAI

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