THE SOVEREIGN

Whisper with the Clouds

The Sovereign
Whisper with the Clouds

Exclusively residential towers, 1.4 times taller than the Statue of Liberty, New York.
102 thoughtfully designed 4 & 5 BFHK apartments sprawled across 37 storeys.
An elevated lifestyle brought into harmony through awe-inspiring vistas.
Meticulously planned amenities to envelope you in a warm cocoon,
making your apartment a home....

430 ft 1.4 Times Taller than the Statue of Liberty	**360° View** From Each Apartment
37 Cloud Whispering Floors	
102 Exclusive Residences	**26 ft** Grand Foyer Height
4-5 BFHK Apartments	
5 3 Passenger + 2 Service Elevators	**3** Car Parks per Unit
3 Towers (1 Apartment per Floor)	

- Outer shear walls with exposed concrete look
- Fully compliant with tall building code IS 16700-2017
- Rigorous wind tunnel tests conducted in Australia
- Lush green landscaping with garden and water elements

GROUP ashima

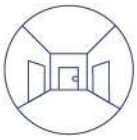
42 Years Building Trust

Saumya

Grand Entrance

Live Extra-ordinary

Extra-ordinary achievers demand more out of life.
While they believe in going the extra distance, they expect the same in others as well.
We recognise this and offer you a set of amenities that have no equal.
After all, neither do you.



Grand Central Foyer

24x7 Front Desk

24x7 Valet Parking

Zen Space

Tech Ready

EV Car Charging Station
for Each Apartment

Grand Central Foyer

Walking Track

Zen Space

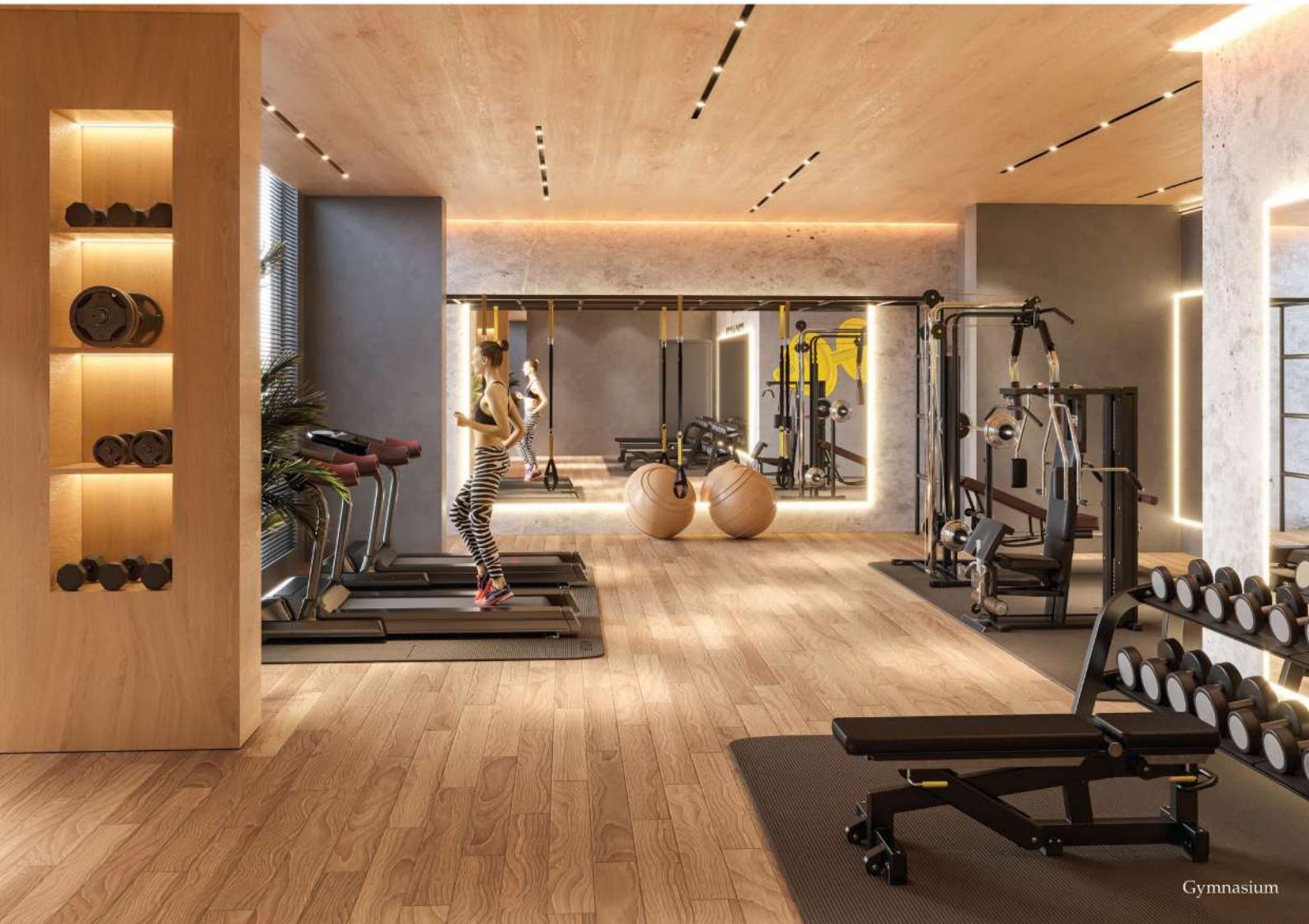
Live Healthy. Live Well.

The ancients appreciated a sound mind in a sound body.
The Sovereign offers you a diverse range of amenities that invigorate your health and nurture your mind. Whatever your age.

- Swimming Pool
- Jacuzzi
- Kids Pool/Splash Pool
- Indoor Game Zone
- Gymnasium
- Toddlers' Playing Area
- Activity Studio
- Senior Citizen Corner
- Walking Track

Swimming Pool & Jacuzzi

Indoor Game Zone



Gymnasium

Activity Studio

Toddlers' Playing Area

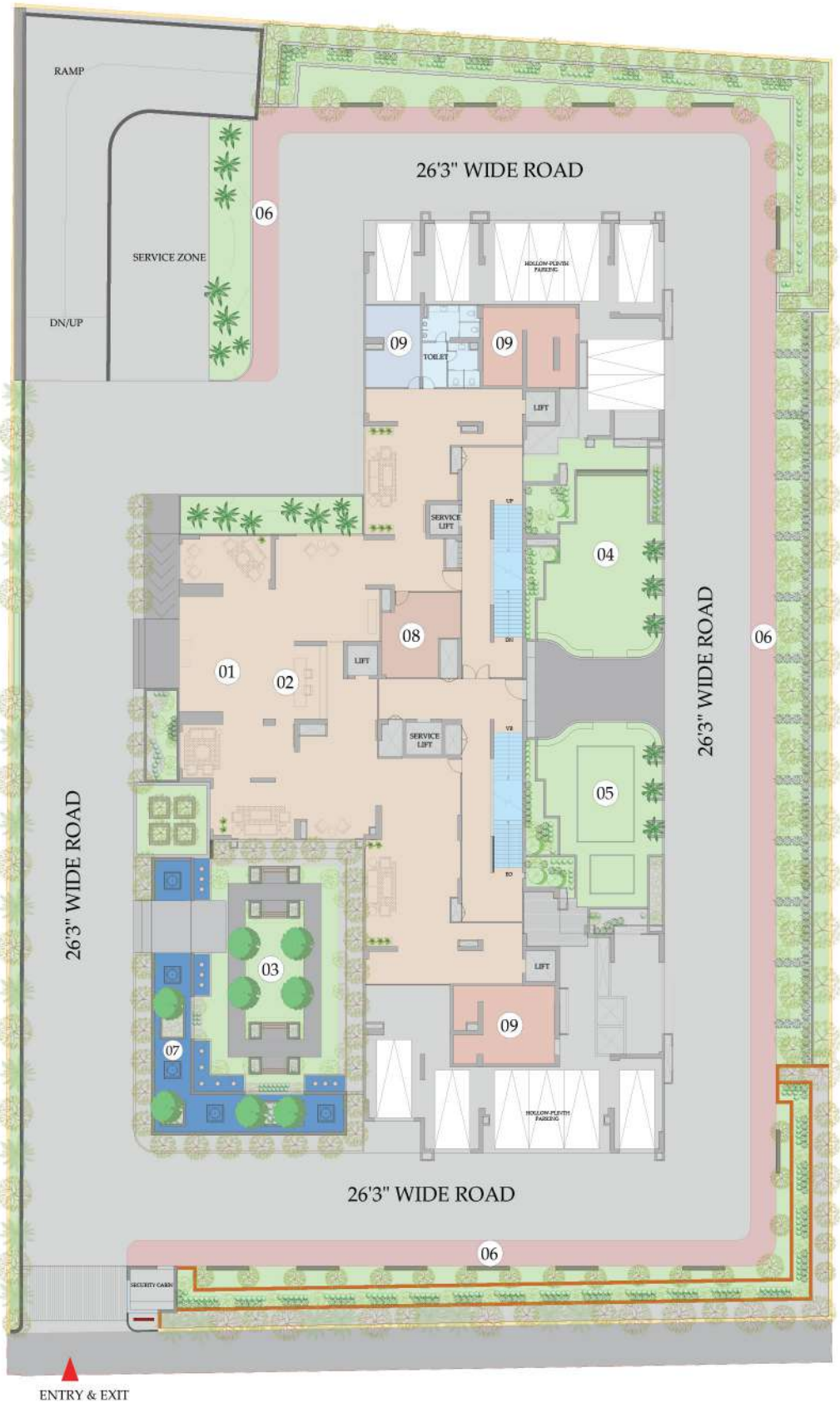
Live Effortlessly

Success is meant to be enjoyed.
Life should be free of existential problems that dog everyday life.
We have gone the extra step to ensure comfort and convenience for our residents.

- Banquet Hall
- Central AC in Foyer
- 3 Basements Car Parking
- Solar Panel on Roof
- 24x7 Power Backup
- 24x7 Security System
- Drivers' Lounge
- 24x7 CCTV

Banquet Hall

Ground Floor plan



Ground Floor Plan

1 Grand Central Foyer
2 24x7 Front Desk
3 Zen Space
4 Senior Citizen Corner
5 Outdoor Play Area
6 Walking Track
7 Water Elements
8 Society Office
9 Services/Utilities

First Floor plan

First Floor Plan

1 Swimming Pool
2 Jacuzzi
3 Kids Pool/Splash Pool
4 Activity Studio
5 Toddlers' Play Area
6 Indoor Game Zone
7 Gymnasium
8 Banquet Hall
9 Banquet Kitchen
10 Changing Room/Toilet

Cloud Villa Living Room

The Sovereign
Whisper with the Clouds

Take in the grandeur of our apartments soaring 430 feet into the sky. Designed to perfection, each residence is open on all four sides with breathtaking views. No common walls with any other apartments, giving you all the privacy that you require. Thoughtful architectural planning that provides for individual private spaces within, as well as places for the whole family to interact. Spacious balconies that have you embracing the spirit of freedom while whispering with the clouds.

102
Exclusive Residences

11 ft
Apartment Floor Height

4-5 BFHK
Apartments

15′ x 8′
Cloud Whispering Balcony

45′ x 19′
Seamless Space for
Living, Dining and Family Area

360° View
From Each Apartment

- Each apartment with its own entry foyer
- No common wall with any other apartment
- Servants' room with outside entry securing the apartment
- Dedicated VRV air-conditioning platform outside the apartment
- Green plantation space with drip irrigation surrounding every apartment periphery
- Dedicated pooja room in each apartment

Living Room

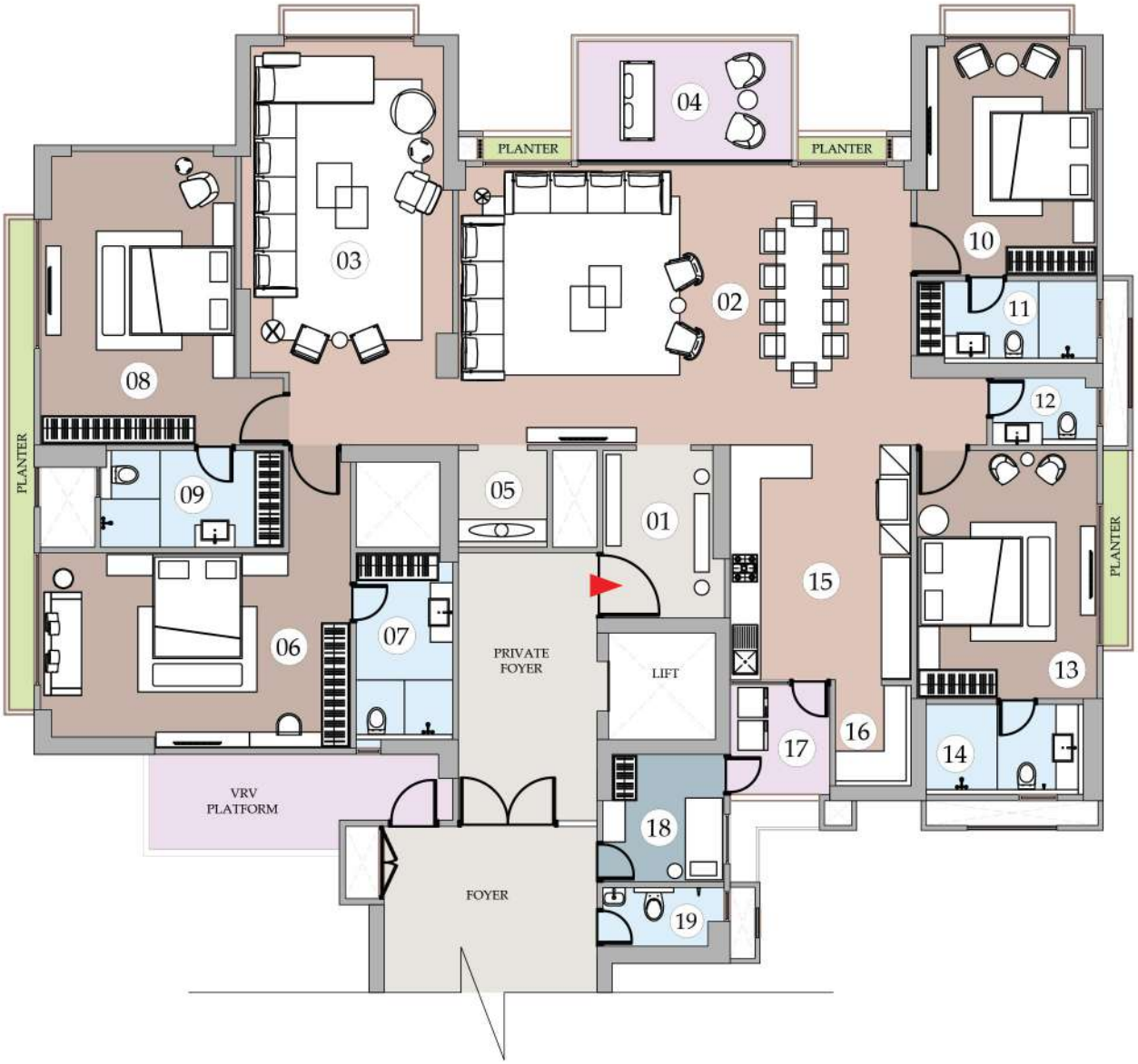
Bedroom

Typical Floor Plan

Typical Floor Plan

1	Vestibule
2	Living & Dining
3	Family Room
4	Balcony
5	Puja Room
6	Bedroom - 1
7	Toilet - 1
8	Bedroom - 2
9	Toilet - 2
10	Bedroom - 3
11	Toilet - 3
12	Powder Room
13	Bedroom - 4
14	Toilet - 4
15	Kitchen
16	Store
17	Wash
18	Servant's Room
19	Servant's Toilet

Typical Unit Plan



Typical Unit Plan

1	Vestibule	8'0" x 11'0"
2	Living & Dining	30'0" x 18'6"
3	Family Room	14'0" x 22'0"
4	Balcony	14'3" x 8'0"
5	Pooja Room	5'9" x 6'6"
6	Bedroom - 1	20'6" x 13'0"
7	Toilet - 1	6'6" x 12'3"
8	Bedroom - 2	13'0" x 19'6"
9	Toilet - 2	12'0" x 6'6"
10	Bedroom - 3	12'0" x 15'6"
11	Toilet - 3	12'0" x 5'6"
12	Powder Room	7'0" x 4'6"
13	Bedroom - 4	12'0" x 16'6"
14	Toilet - 4	10'6" x 6'0"
15	Kitchen	12'0" x 15'6"
16	Store	5'0" x 6'9"
17	Wash	6'6" x 7'3"
18	Servant's Room	8'0" x 8'6"
19	Servant's Toilet	8'0" x 4'0"

Typical Unit	Area in Sq. Ft.
RERA Carpet Area	2787
Balcony Area	112
Wash Area	48
Ancillary Areas Available for the Apartment	240
Chargeable S.B. Area	6014

Cloud Villa Lower Level

Cloud Villa Lower Level

1	Double Height Vestibule	8'0" x 11'0"
2	Double Height Living & Dining	30'0" x 18'6"
3	Family Room	14'0" x 22'0"
4	Double Height Balcony	30'0" x 8'0"
5	Double Height Pooja Room	5'9" x 6'6"
6	Bedroom - 1	20'6" x 13'0"
7	Toilet - 1	6'6" x 12'3"
8	Bedroom - 2	13'0" x 19'6"
9	Toilet - 2	12'0" x 6'6"
10	Bedroom - 3	12'0" x 15'6"
11	Toilet - 3	12'0" x 5'6"
12	Powder Room	7'0" x 4'6"
13	Kitchen	12'0" x 16'6"
14	Store	10'6" x 6'0"
15	Wash	12'0" x 9'3"
16	Servant's Room	8'0" x 8'6"
17	Servant's Toilet	8'0" x 4'0"

Cloud Villa Upper Level

Cloud Villa Upper Level

1	Bedroom - 4	13'0" x 19'6"
2	Toilet - 4 With Jacuzzi	13'6" x 19'9"
3	Walk-in-closet - 1	13'3" x 19'9"
4	Bedroom - 5	12'0" x 27'6"
5	Walk-in-closet - 2	12'0" x 9'3"
6	Toilet - 5	8'0" x 12'9"
7	Terrace Garden -1	14'0" x 22'0"
8	Terrace Garden -2	12'0" x 21'3"

Cloud Villa Unit	Area in Sq. Ft.
RERA Carpet Area	4284
Balcony Area	237
Wash Area	112
Terrace Area	534
Ancillary Areas Available For The Apartment	240
Chargeable S.B. Area	10201

Cloud Villa Family Room

Cloud Villa Bathroom

The Location

The Sovereign is located in a premium residential area on the Thaltej-Shilaj road.
It is in the vicinity of prestigious residential communities like Aryaman bungalows.
This ensures a degree of peace, security, tranquility and social comfort.

Advantage - The Sovereign

Connectivity

S.P. Ring Road - 1.7 km (2 minutes)

S.G. Highway - 3.1 km (9 minutes)

Schools

Udgam - 3.7 km (9 minutes)

Anand Niketan - 1.6 km (4 minutes)

THE SOVEREIGN

Healthcare

Zydus Hospital - 3.1 km (8 minutes)

Morengo CIMS - 4.5 km (10 minutes)

Clubs

Rajpath Club - 4.5 km (10 minutes)

Karnavati Club - 6 km (14 minutes)

Malls and Entertainment

PVR Acropolis - 3.3 km (10 minutes)

Palladium Mall - 3.8 km (11 minutes)

Specifications

Structure	:	Earthquake and wind resistant RCC frame structure.
Outer Wall	:	Concrete shear walls on the periphery of the entire building.
Plaster	:	Internal gypsum plaster.
Flooring	:	Premium luxury tiles of Italian design in the drawing, dining and family rooms area. Synthetic wood flooring in master bedroom. Vitrified flooring for all other rooms and Kitchen. Antiskid tiles in the balcony area.
Doors	:	Wooden frame and flushed doors.
Windows	:	Sill & Jams in polished stone. Anodized or powder coated aluminium sections with DGU glass. Provision for mosquito net installation.
Kitchen	:	Polished granite platform with S.S. sink. Vitrified or ceramic dado up to lintel level above platform.
Bathrooms	:	Vitrified tiles and dado up to lintel level.
STP	:	STP with MBBR technology.
Sanitaryware	:	Kohler or equivalent make high quality CP fitting and sanitaryware.
Electrical	:	Three phase concealed ISI copper wiring with adequate power points and modular switches in each room.
Security Systems	:	High-definition IP based surveillance system for each floor and common area. Integrated fire alarm, voice evacuation and telephone talk back system. Smart access control systems for elevators.
Elevators	:	3 high speed passenger elevators and 2 full stretcher service elevators.
Fire Safety	:	Active and passive fire fighting system. Fire sprinklers in each apartment and fire hydrant on each floor.

About Us

Since 1981, we have consistently developed distinctive, iconic real estate projects extending over more than 25 million square feet of developed space. Our residential villas, apartments, commercial offices, malls and country homes have turned into popular landmarks in the city.
For over 42 years, we have built a robust track record for timely execution and quality.
This reflects in the continuous patronage of our clients across various projects.
Our legacy is our brand name which continues to invoke deep trust amongst our clients.

Independent Bungalows:
Amaltas, Akaashneem, Amrakadamb, Amrashagun,
Asopaalav, Amrapalash and Aryaman

Shopping Malls and Commercial Complexes:
Aniket, Animesh, ATMA House, Akik, Aditya, 10 Acres Mall,
Acropolis Mall, Abhijeet (I to VI), Samanvay

Country Homes:
Ankur Orchards, Arjun Orchards, AantarKshitij and Swan Lake

Aspirational Housing:
Saujanya (1700 Apartments)

Developers
Ashima Limited
Texcellence Complex,
Khandubhai Desai Marg, Khokhra,
Ahmedabad – 380021.

GROUP ashima

Development Advisors (Marketing Office)
Saumya Construction Pvt Ltd.
1st Floor, Aditya Building, Nr. Khadayata Colony,
Mithakhali, Ahmedabad – 380006
www.saumyaconstruction.com

42 Years Building Trust

Saumya

9900012172 | 079-40019600
www.thesovereign.in

Consultants

Architects 99 Studio	Structural Consultants DUCON Consultants Pvt. Ltd	Wind Consultants CPP Wind Engineering Consultants
MEPF Consultants Transenergy	Geo Technical Consultants KBM Engineering Research Laboratory	Concrete Consultants e-cube Concrete Consultants LLP
Project Execution Riviera Infraproject Pvt. Ltd.	Diaphragm Wall Execution Heritage Infraspace (India) Pvt. Ltd.	Landscape Planning Ashish Teli Associates
	Amenities Design and Internal Conceptualization aakirna Architects and Associates	

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- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen, upholster etc., lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, Telephones, Laptops etc., any of the equipment, household accessories inter alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- The Developer shall have the exclusive right to (a) change, expand or revise or abandon altogether, the Scheme or part of the Scheme, (b) modify, alter any details, amenities, facilities, etc. of the Scheme, including layout, locations and size of common plots, building plans, internal roads and entrance/s, etc.

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