

a project by:
GAJ
OMKARA

Developers:
GAJ OMKARA INFRA PVT. LTD.

Site: Sakar Whizzo,
Near Shreyas School, Opp. Manmohan Soc.,
Lalbaug Road, Manjalpur, Vadodara.
www.sakarvadodara.com

Architect:



www.rishiarchitect.com

Structural Consultant
Zarna Associates

AC Consultant
Apex Consultant

Landscape Consultant
Prakash Sharma

Plumbing Consultant
Vraj Sanitation

Electric Consultant
MSP Consultant

Post Tention Services
PTS Consultancy

SAKAR
whizzo

3 BHK LUXURY FLATS & SHOWROOMS



ARCHITECT'S NOTE

Design must enhance our daily lives. It must better lifestyles and spread instant happiness. Right from external beauty to internal details it must extend into every small aspect.

Sakar Whizzo at Manjalpur is envisioned around this very principle. A magnificent facade is a fine blend of classic lines & contemporary elements. The 14 storey tower is intelligently devised to hold residential, commercial and leisure spaces to heighten an inclusive community living experience. Expansive homes with airy layouts many functionality with a generous amount of nature. The strategic location is also an integral part of our design process and as it influences the orientation and positioning of the open spaces.

The result is a home that not only looks good but is a blessing to live in.


 Rishi
 Architect & Interior Designer
www.rishiarchitect.com

14 STORIES UMPTEN STORIES

3 BEDROOMS
COUNTLESS DREAMS

2 MINUTES
TO EVERY NEED

1 TOWER
MANY LUXURIES

WELCOME TO SAKAR WHIZZO
Your gateway to an excellent life



SIZZLE IN STYLE

One look at Sakar Whizzo and you will be captivated for life. Sleek and stylish, this stunning tower is designed stand out. Contemporary architecture, neat straight lines, interesting interlude of glass and concrete every element has been picked to impart an edge of exclusivity.

- Spacious Common Passages with abundant natural illumination
- Wide balconies provided in each unit to give the residents a blissful experience and help them connected to nature.





INDULGE IN COMFORT

Experience a life of bliss

At Sakar Whizzo, your comfort and convenience are at the heart of everything. The in-campus retail showrooms are an extension of this. They not only provide you with instant shopping possibilities but also offer you more privacy and peace as the residences are shifted to higher floors. The commercial spaces have the assured advantage of in-house business along with the benefit of fresh footfalls due to a road-facing frontage.

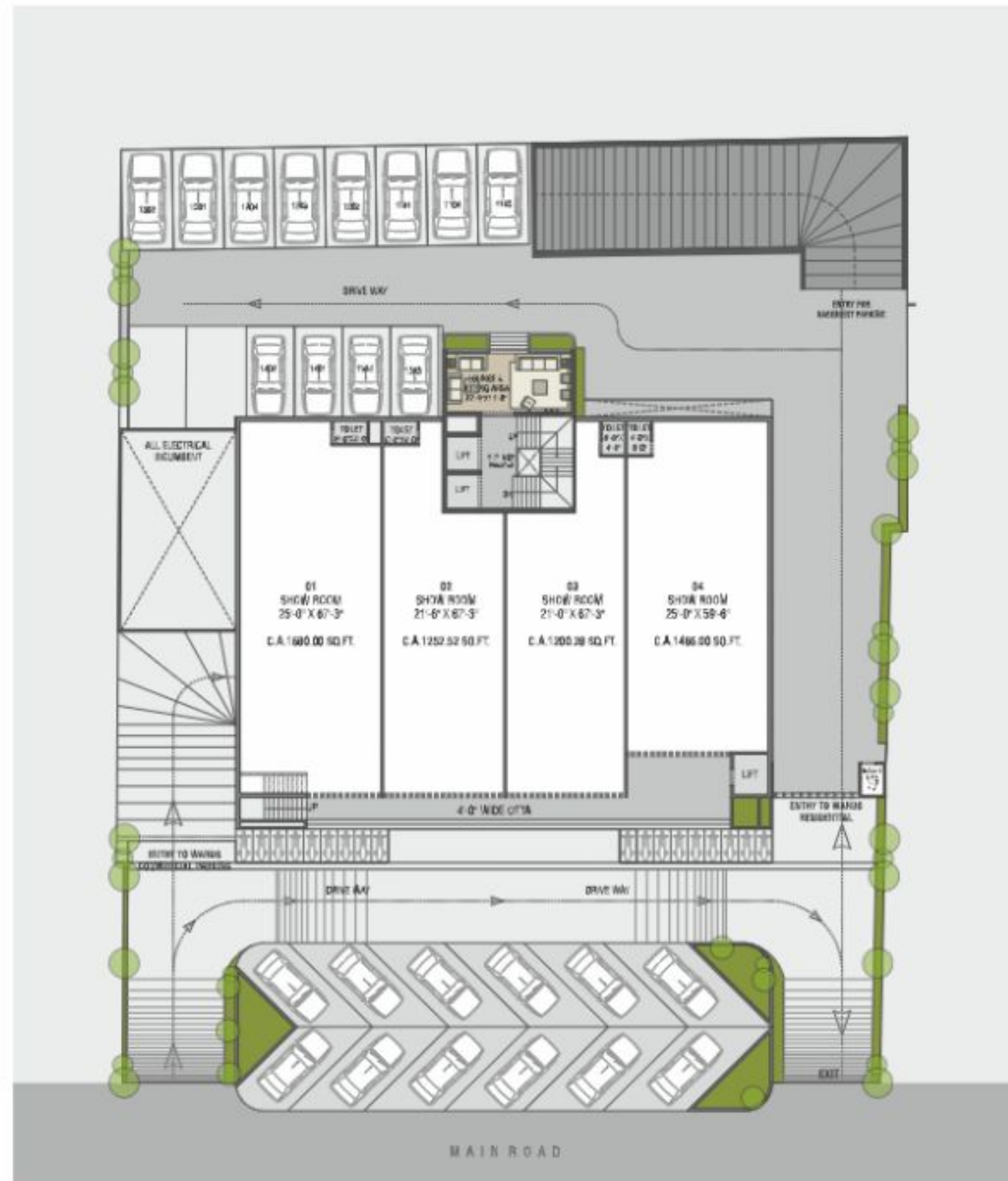
- Separate Commercial & Residential Entry for exclusivity

ABUNDANT PARKING

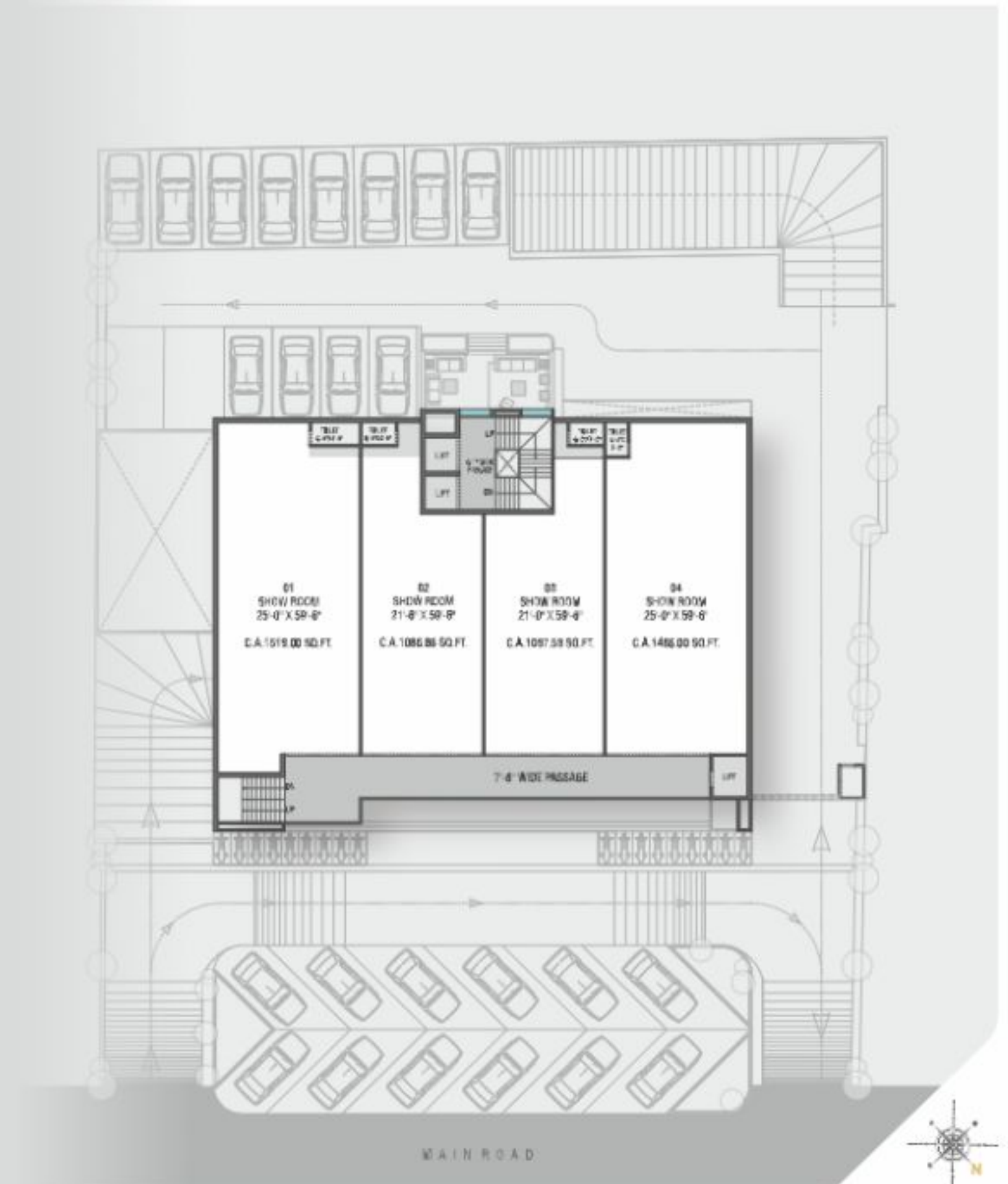
- Residential 2 car allotted parking
- Hydraulic 2-level parking for residential units
- Commercial- Separate Parking facility



GROUND FLOOR PLAN



1ST & 2ND FLOOR PLAN





GET USED TO A GRAND WELCOME EVERYDAY

A striking entrance lobby and a plush waiting lounge are just what you need to greet your guests. Of course it will impress them but it will also extend a warm reception every time you return home.



Sakar Whizzo is planned to bring forth a greener and fun-filled life for its residents.

LEISURE AMENITIES

@ Elevated Garden on Ground Floor

-  Children Play Area
-  Senior Citizen Seating
-  Indoor Lounge
-  Gazebo Seating
-  Open air Amphitheatre





RETREAT TO LEISURE

Who says you need to get away from home for some recreation and relaxation?

At Sakar Whizzo, your weekend retreats are right at home, near the clouds in the sky. We have transformed the terrace into a leisure haven with lifestyle amenities for everyone.

Panoramic views perfectly complement this space devised to help you enjoy life to its fullest. An interesting blend of the outdoors and indoors this is where you and your family can indulge in fun times every evening.

ROOFTOP

Leisure Amenities:

-  Rooftop Terrace Garden with Seating
-  Fully Equipped AC Gym
-  Indoor Games Zone
-  Terrace Jogging Track

CLUB HOUSE ON TERRACE



BASK IN LUXURY

The 3 BHK residences at Sakar Whizzo are built to pamper you with abundance – abundance of space, natural light, fresh air and luxury. The large open format living spaces seamlessly flow into each other to create a sense of privilege. Thoughtful layouts ensure maximum

functionality every square foot. Premium finishes, branded fittings and best-in-class fixtures are put together to enhance your everyday living experience. All you get to do is bask in the lavishness of the home of your dreams.

VALUE ADDITIONS

- | | |
|--|---|
|  Elegant entry lounge. |  Power back up for common areas. |
|  Residential 2 car Allotted parking |  Fire Fighting System. |
|  24 x 7 security and entrance gate with intercom. |  Inverter provision |
|  CCTV surveillance campus |  A/c piping in all rooms. |
|  Spacious common passage. |  Rain water harvesting |
|  Video door phone. |  Automatic 2-lifts. |

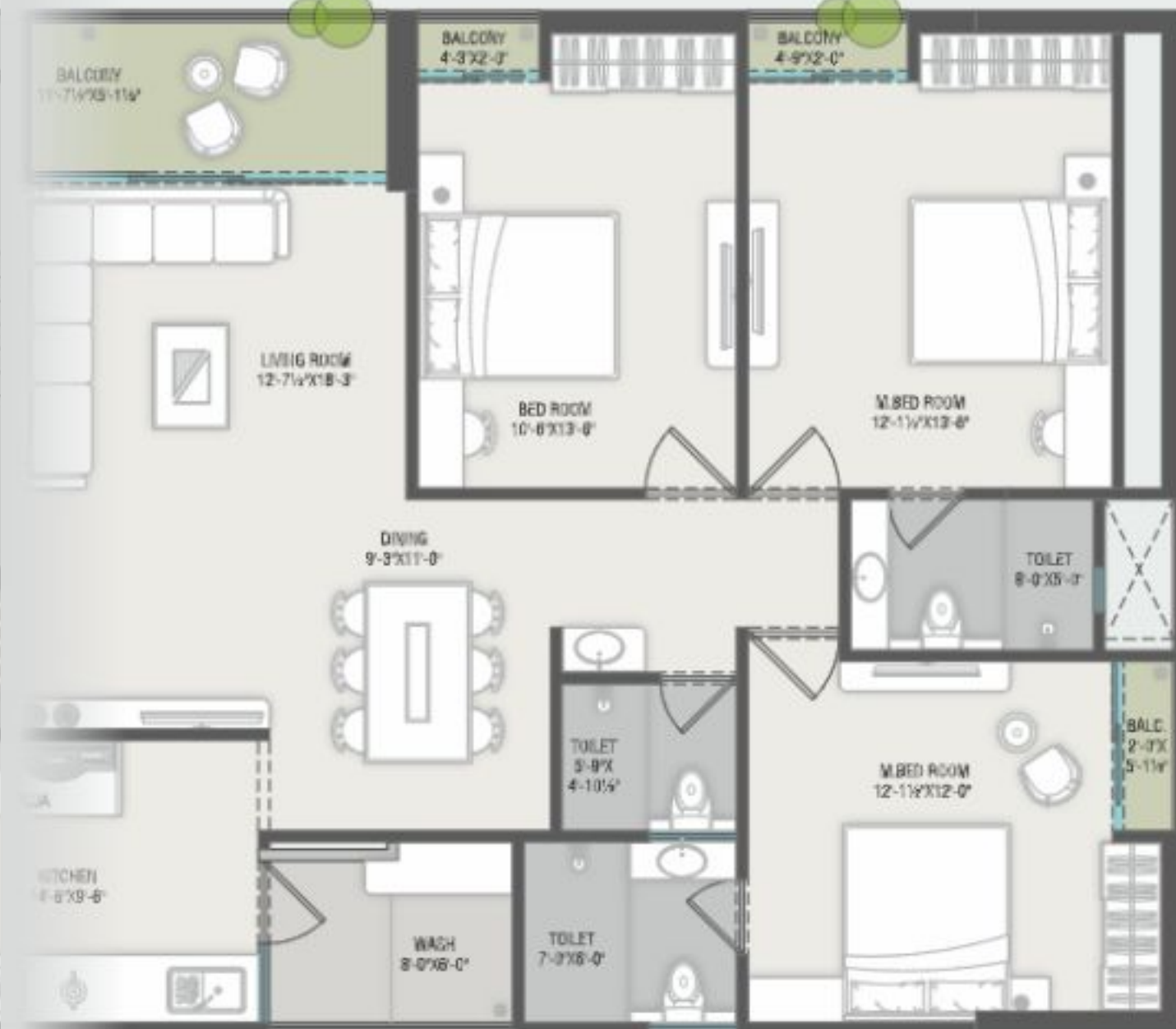
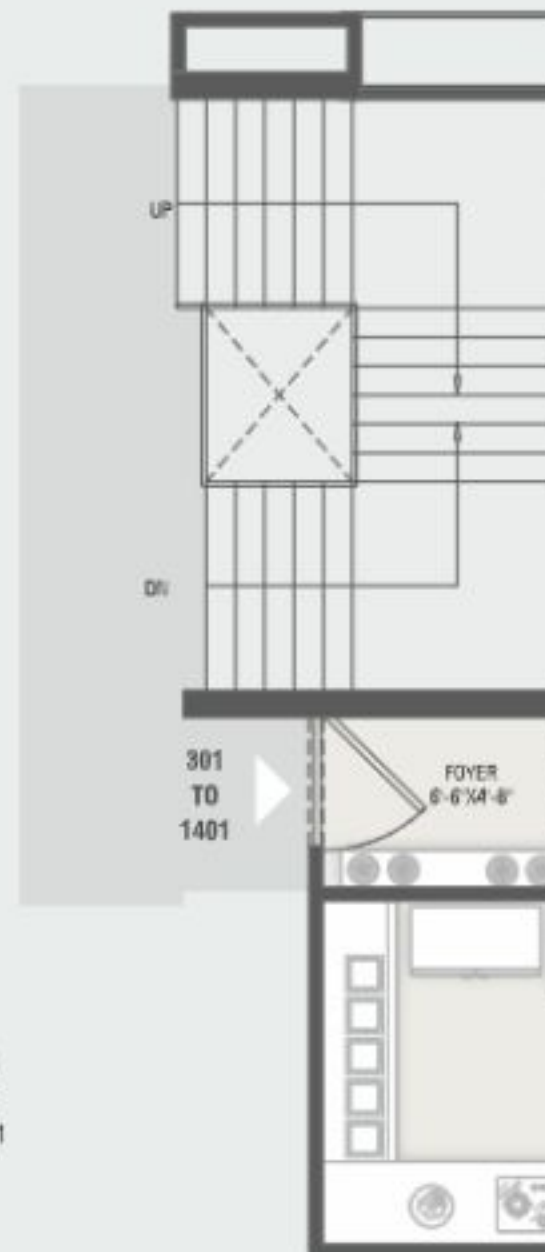
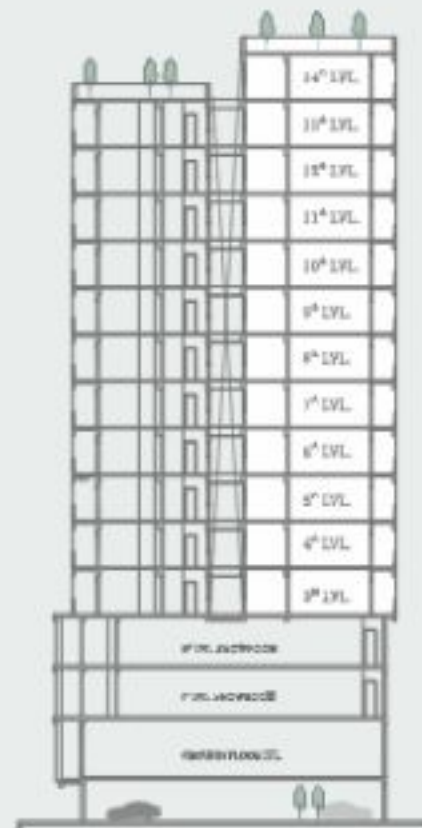




TYPICAL LAYOUT PLAN

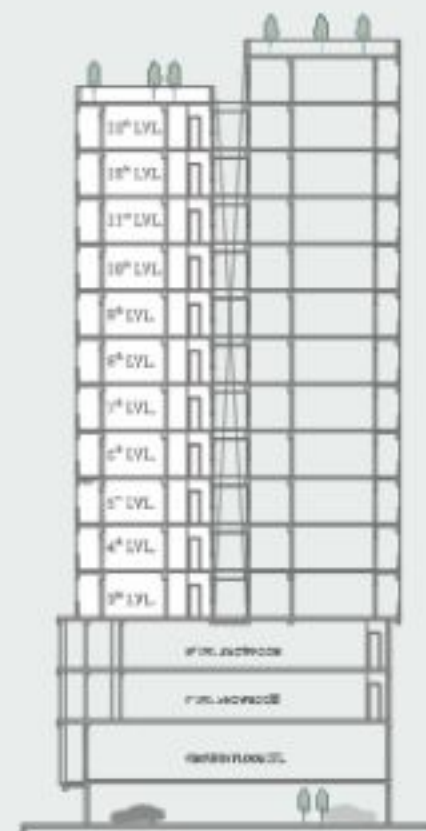


3TH TO 14TH TYPICAL FLOOR



301 TO 1401	BUILT-UP AREA : 1415.00 SQ. FT.
304 TO 1404	CARPET AREA : 1234.13 SQ. FT.





402 TO 1202	BUILT-UP AREA : 1440.00 SQ. FT.
403 TO 1203	CARPET AREA : 1247.29 SQ. FT.



4TH TO 12TH TYPICAL FLOOR

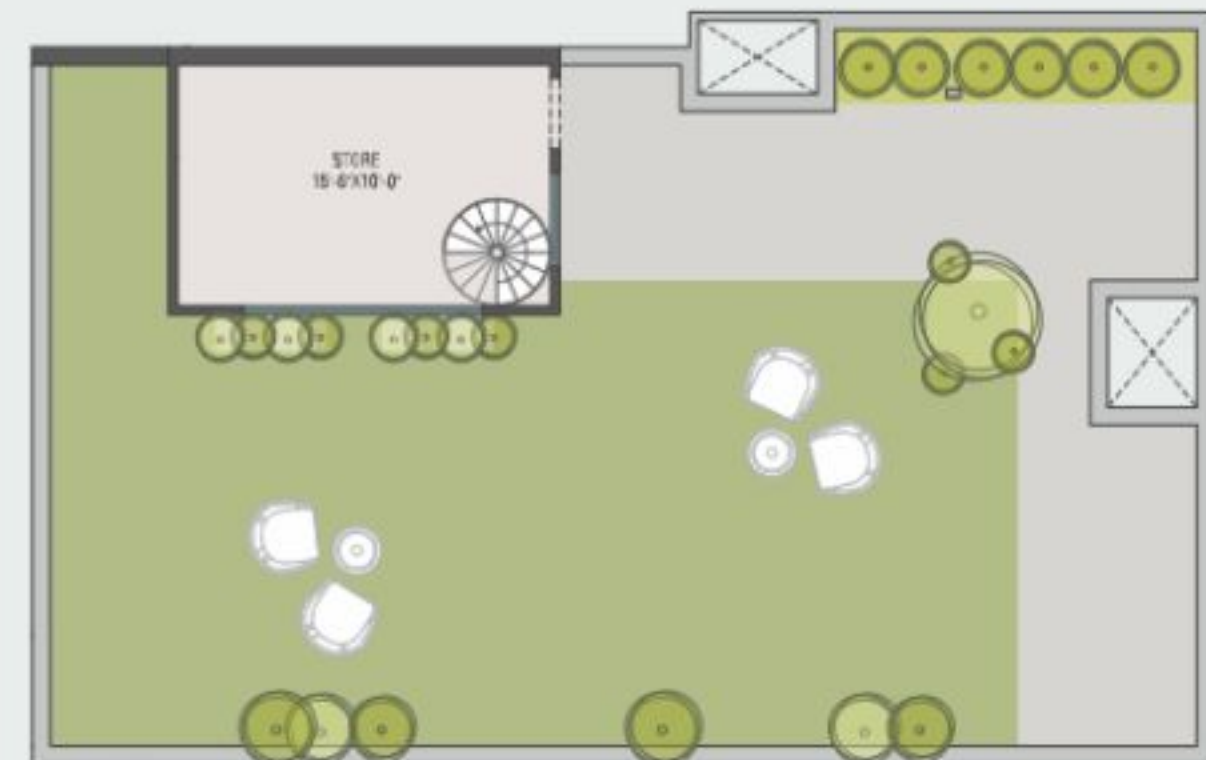


13TH FLOOR



1302	1303
CARPET AREA : 1530.00 SQ.FT.	

TERRACE FLOOR



OPEN TERRACE: 1270 SQ.FT.





SPECIFICATIONS

STRUCTURE :

Earthquake Resistant R.C.C. frame structure with AAC block Masonry Partitions as per Structure drawing.

WALL FINISH :

Internal Gypsum plaster or POP Punning with Primer.
Outside double coat plaster With texture as per Architect drawing.

FLOORING :

Double charged vitrified tiles in all rooms.

KITCHEN :

Granite or Quartz slab sandwiched platform with SS sink & swivel tap.
Good quality ceramic tile dado above platform.

TOILETS :

Good quality ceramic tile on floor & wall as per Architect drawing.
ROCA / KOHLER / VITRA or equivalent brand C.P. Fitting and Sanitary ware.

DOORS :

Main Door - Teak wood frame flush door with both side decorative veneer with Biometric door lock.
Internal Door - Teak wood frame flush door with both side decorative veneer or Laminate with lock fittings.

WINDOWS :

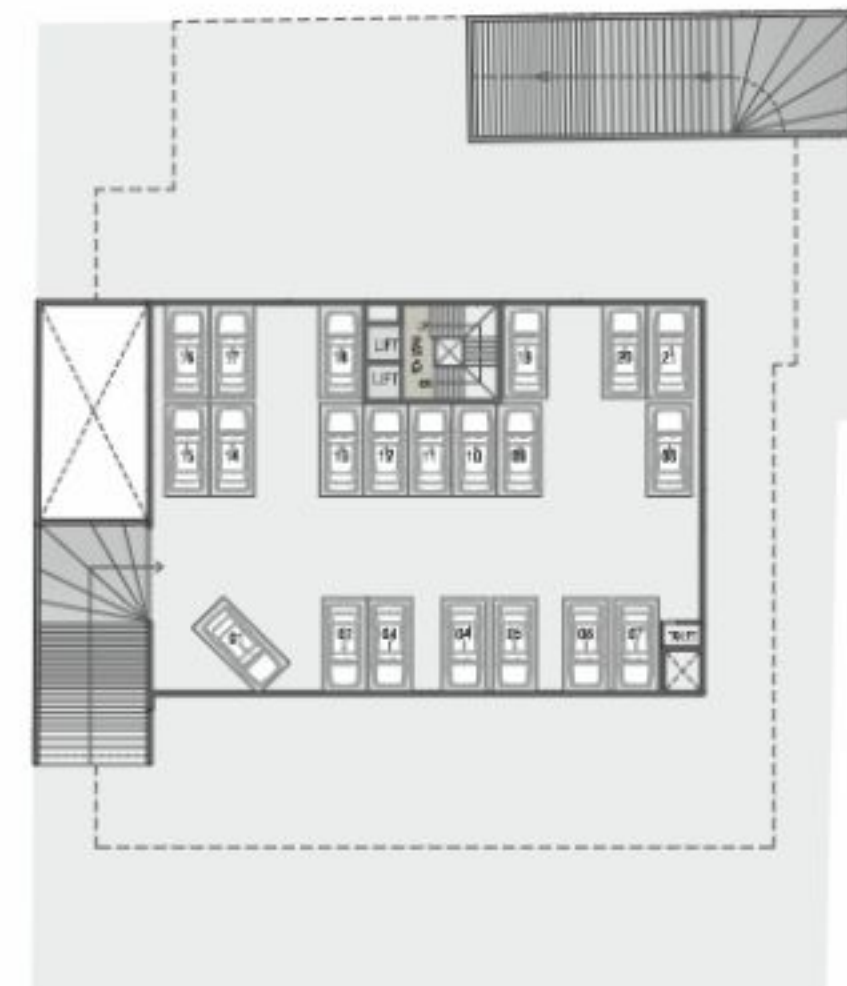
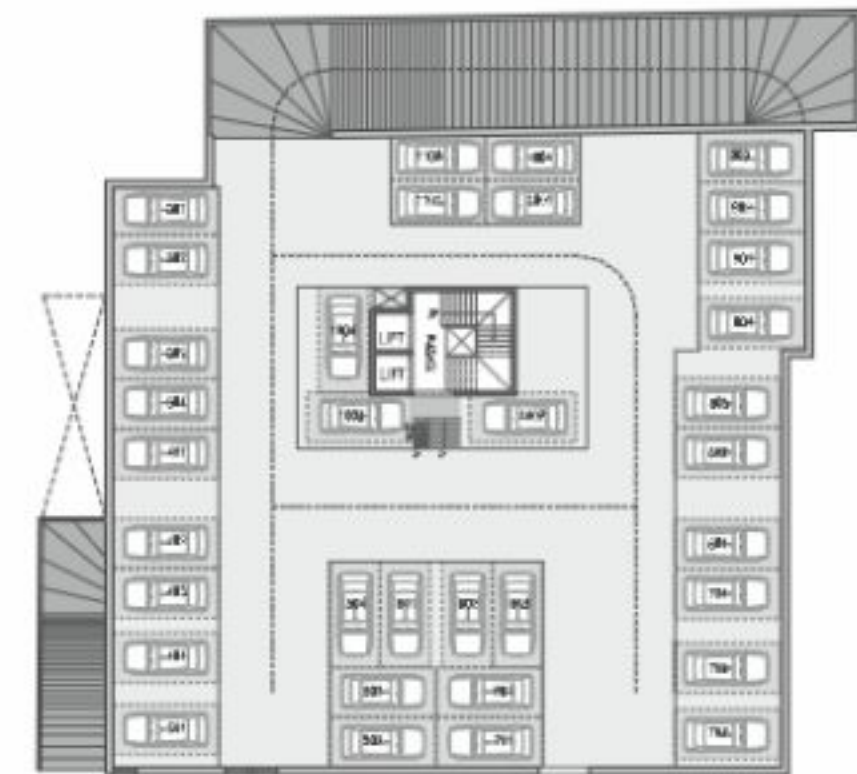
Good quality powder coated aluminum / UPVC.

ELECTRICAL :

RR/ FINOLEX / ANCHOR or equivalent brand with PREMIUM quality switch accessories.



BASEMENT FLOOR PLAN



COMMERCIAL PARKING PLAN



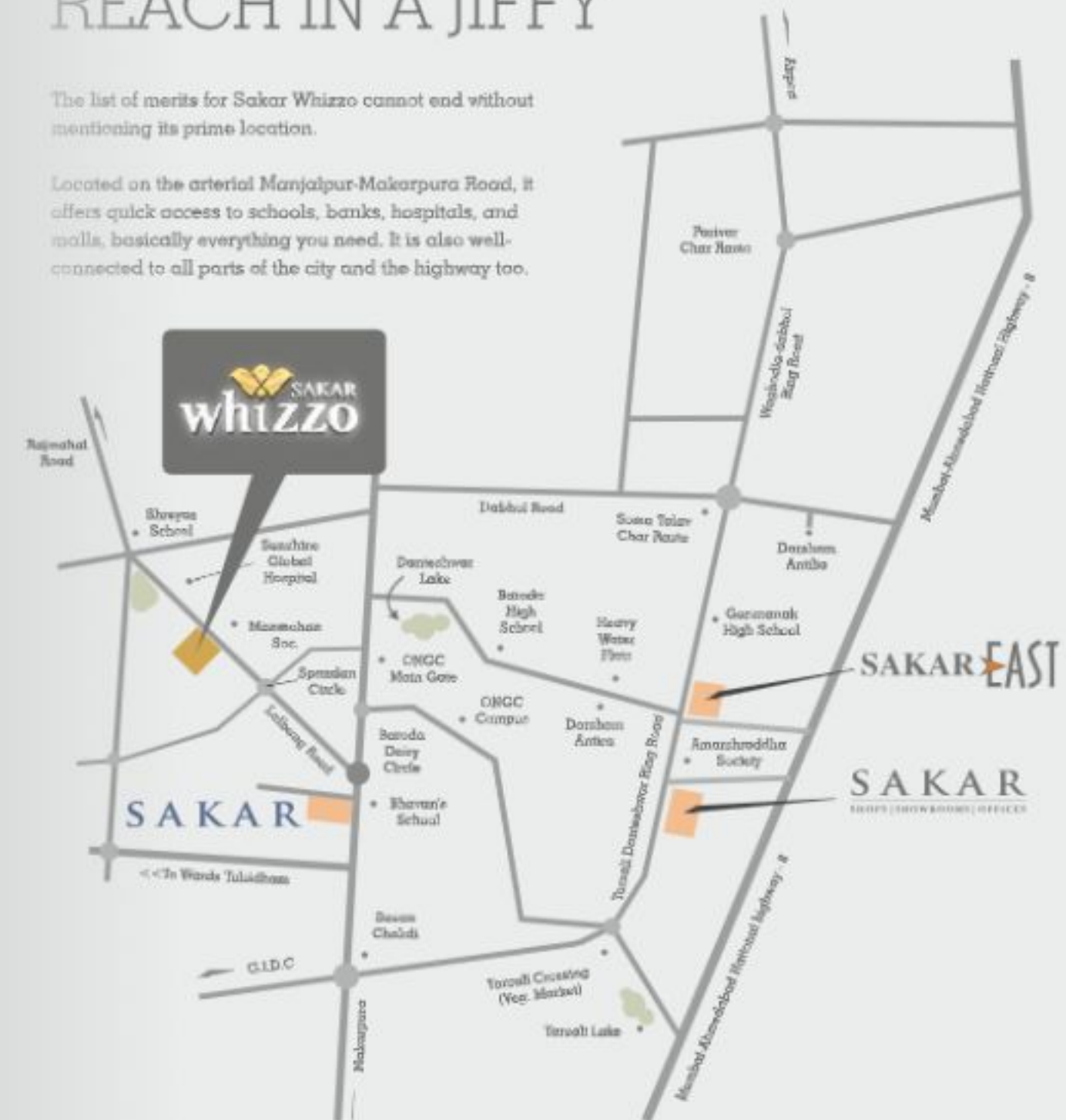
PAYMENT TERMS

10% Booking Amount | 10% Before Sale Agreement | 15% Plinth Level | 5% 1st Floor Slab | 5% 3rd Floor Slab | 5% 5th Floor Slab
5% 7th Floor Slab | 5% 9th Floor Slab | 5% 11th Floor Slab | 5% 13th Floor Slab | 10% 14th Floor Slab | 5% Plaster Level
5% Flooring Level | 5% Finishing Level | 5% Before Sale Dood

REACH IN A JIFFY

The list of merits for Sakar Whizzo cannot end without mentioning its prime location.

Located on the arterial Manjalpur-Makarpura Road, it offers quick access to schools, banks, hospitals, and malls, basically everything you need. It is also well-connected to all parts of the city and the highway too.



Scan QR for Location



Scan QR for Website



DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.S. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, it is only display of project only.