

Where grandeur meets grace



Scan for the location

@ Nr. Kataria Circle, New 150 Ft. Ring Road,  
Motamava, Rajkot

**88891 99191**

**Shyamal<sup>®</sup>**  
**ZION**

4BHK LIFESTYLE FLATS

The roots of our construction business date back to 1994 when we started as a small construction company in Rajkot and later we founded the Shyamal Group in 2004.

Today, Shyamal Group is a renowned name in residential and commercial construction known for new concepts in residential construction, including innovative design and structure, modern and new amenities, quality construction and timely delivery.

Long-term relationships with many of the reputed clients are testimony to the quality and value of services offered by Shyamal Group. Shyamal Group has an enviable track record of completing 97% of our projects on time. These projects meet high safety standards, and each project is planned, managed and executed confirming to the best industry standards.

[shyamalbuilders.com](http://shyamalbuilders.com)

Established  
**2004**

Flats, shops & offices delivered  
**5000+**

Projects completed  
**50+**

Happy customers  
**5000+**

Land area developed (Sq. Ft.)  
**5+ Million**



## 4BHK LIFESTYLE FLATS

Exceptional living, exquisite spaces

Embark on a life of opulence  
Shyamal Zion - Where luxury finds its pinnacle in the heart of the city, where the rhythm of life orchestrates a symphony of ambition and elegance, emerges Shyamal Zion - an architectural masterpiece that transcends the ordinary and beckons you into a realm of unparalleled luxury.

Shyamal Zion is not just an address; it's a narrative of distinction, unfolding in the vibrant enclave of Mota Mava - a locale that is not only the most growing and happening area of the city but also the coveted canvas for numerous residential projects. This is not merely a home; it's a testament to your discerning taste, strategically positioned at the crossroads of progress.



Structural Designer  
Ashwin Lodhia

Developer  
Shyamal Zion LLP

## Recent Projects



4 BHK+ FLATS

Nr. Karan Arjun Party Plot, New 150ft. Ring Road,  
Mota Mava, Rajkot

**88891 99191**



2 & 3 BHK LAVISH FLATS

Nr. Gol Nest, Police Headquarters Road,  
Ambika Township, Mavdi, Rajkot

**75675 76765**



SHOWROOMS, SHOPS & OFFICES

J. K. Chowk, University Road,  
Rajkot

**70488 85886**



INDUSTRIAL PLOTS

Lodhika, Abhepar,  
Rajkot

**96871 55018**



RESIDENTIAL PLOTS, SHOWROOMS & SHOPS

Bh. Shyamal Upavan, Nr. Vagad Chowk,  
Mavdi-Pal Road, Rajkot

**99242 71281**





Expansive homes,  
stronger bonds

# ZION





Ground Floor Plan

1 Entrance Water Body	9 Sculpture Platform (A&B)
2 Primis Entrance	10 Building Entrance Foyer (A&B)
3 Security Cabin	11 Reception & Lounge Area (A&B)
4 Children Pickup	12 Kids Play Area (Below 7 Years)
5 Car Wash	13 Clay Pit Play Area
6 Driver Lounge	14 Fire Pit
7 Fountain + Water Body	15 Sand Pit Play Area
8 Senior Citizen Seating Area	16 Ball Pool
	17 Trampoline
	18 Children Play Area
	19 Basketball
	20 Zula Seating
	21 Raised Garden with Gazebo Seating
	22 Security Room (A&B)
	23 Store
	24 Sanitation Block





Grounded luxury, elevating living:  
amenities beyond expectations!

## Modern luxury, timeless charm

The tale begins on the ground floor, a communal haven where the ordinary is left far behind. Imagine strolling through lush gardens, the gentle murmur of water bodies serenading your senses, and exclusive amenities embracing you at every turn. The Raised Garden with Gazebo sitting, a green oasis amidst urban indulgence, beckons you to unwind in a peaceful retreat, making this not just a home but an immersive lifestyle. This is not just a home; it's a lifestyle curated for those who seek the extraordinary.

Ascend to the first floor - a sanctuary within a sanctuary. Here, elite dwellers find solace in guest rooms that rival boutique hotels, gyms that redefine fitness, and spas that cocoon them in indulgence. This is a haven where life isn't just lived; it's experienced with a richness that transforms the mundane into the extraordinary.



Premium Location



Elegant Design & Planning



Premium Specifications



Modern Amenities



Community Living



Allotted Car Parking



Beyond imagination,  
within reach

As the sun sets over Shyamal Zion, painting the sky with hues of amethyst and gold, you'll realize that this isn't just a residence; it's a legacy, an address that speaks volumes about your penchant for the finer things in life. Welcome to Shyamal Zion, where living is an art, and you are the artist of your destiny.

## Where playful dreams take flight: unleashing the magic of childhood

Designed to spark imagination and create lifelong memories, our kid-friendly facilities are filled with wonder and excitement. From vibrant play areas to engaging activities, every corner is crafted to inspire little hearts to soar.



## Crafting cherished moments for young hearts

Step into a wonderland of giggles and adventures! Our children's amenities are a haven of joy, where little ones embark on thrilling journeys of imagination. With colorful play zones, interactive learning spaces, and endless smiles.

Elegant Reception Area



Welcome to elegance,  
where hospitality meets heart

Meticulously crafted to make a lasting impression, this space seamlessly blends modern aesthetics with timeless charm. Every detail is thoughtfully curated, creating an inviting ambiance that sets the stage for a truly refined experience.



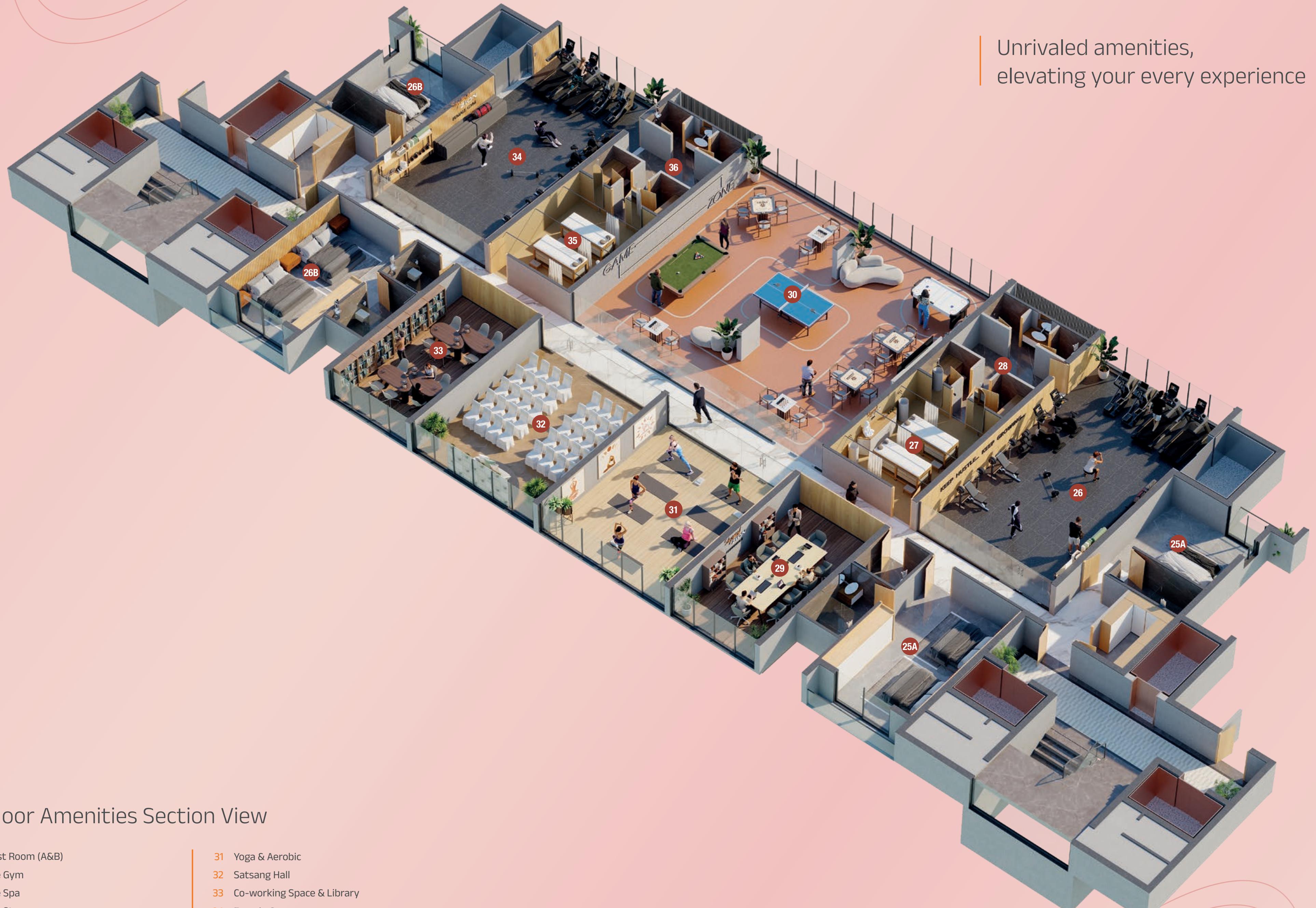
First Floor Plan

- 25 Guest Room (A&B)
- 26 Male Gym
- 27 Male Spa
- 28 Male Steam
- 29 Conference Hall & Estate Office
- 30 Indoor Games

- 31 Yoga & Aerobic
- 32 Satsang Hall
- 33 Co-working Space & Library
- 34 Female Gym
- 35 Female Spa
- 36 Female Steam



Unrivaled amenities,  
elevating your every experience



## First Floor Amenities Section View

- 25 Guest Room (A&B)
- 26 Male Gym
- 27 Male Spa
- 28 Male Steam
- 29 Conference Hall & Estate Office
- 30 Indoor Games

- 31 Yoga & Aerobic
- 32 Satsang Hall
- 33 Co-working Space & Library
- 34 Female Gym
- 35 Female Spa
- 36 Female Steam

Fully Equipped Gymnasium



Where fun meets competition under one roof

Discover a world of endless entertainment and friendly competition in our dedicated indoor games area. From table tennis rallies to strategic chess moves, and heart-pounding foosball matches, our space is designed for those who seek joy in every moment.



Sculpt your best, forge your strength

Step into a world where fitness meets finesse. Our state-of-the-art gym is not just a space for workouts; it's a sanctuary where you sculpt your strength, define your goals, and embark on a journey to your best self.

Harmony of body, mind, and soul:  
find serenity in every pose

Step into a tranquil space where the rhythm of your breath guides you towards inner peace. Our yoga sanctuary is a haven for those seeking balance, flexibility, and mindfulness.

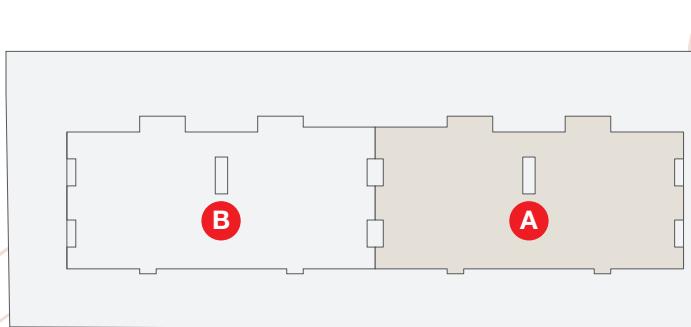


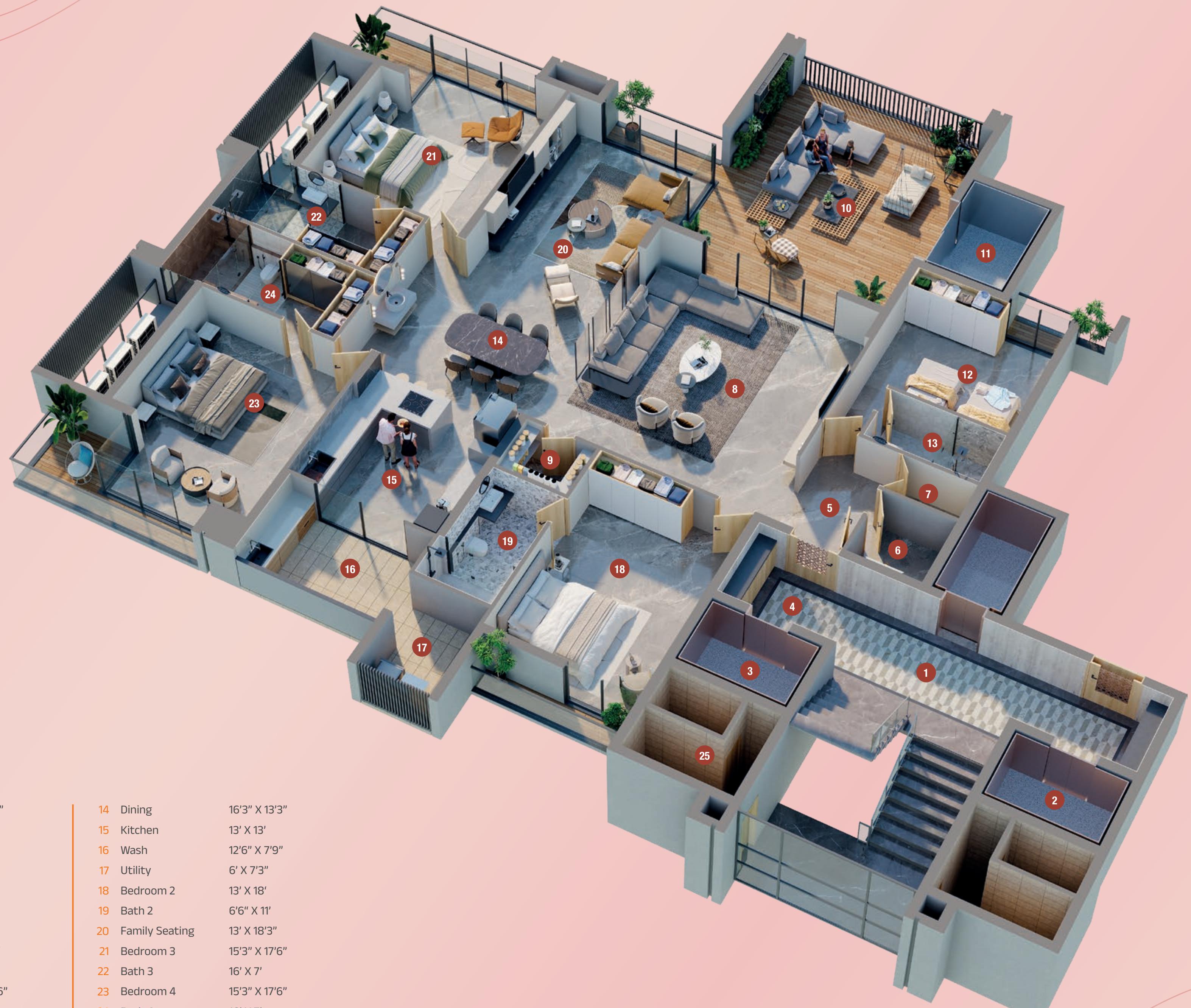
Health & Spa



Experience tranquility at  
our exquisite spa oasis

Indulge your senses in the lap of luxury at our spa oasis, where serenity meets sophistication. Our expert therapists curate personalized journeys to soothe your body, mind, and spirit.





### Flat Section View

1 Passage	13'9" X 7'9"	14 Dining	16'3" X 13'3"
2 Lift 1	9' X 6'	15 Kitchen	13' X 13'
3 Lift 2	9' X 6'	16 Wash	12'6" X 7'9"
4 Vestibule	9'9" X 7'	17 Utility	6' X 7'3"
5 Foyer	6'6" X 10'	18 Bedroom 2	13' X 18'
6 Puja Room	6'3" X 6'3"	19 Bath 2	6'6" X 11'
7 M. Store	6'3" X 3'6"	20 Family Seating	13' X 18'3"
8 Living Room	20'6" X 22'	21 Bedroom 3	15'3" X 17'6"
9 Store Room	6'6" X 5'	22 Bath 3	16' X 7'
10 Garden Seating	19'6" X 21'6"	23 Bedroom 4	15'3" X 17'6"
11 Lift 3	7' X 10'	24 Bath 4	16' X 7'
12 Bedroom 1	13' X 12'	25 Servant Room	9' X 7'6"
13 Bath 1	9'9" X 5'		

Unwind in style and comfort:  
where relaxation meets elegance

Adorned with exquisite details and plush furnishings, this area effortlessly combines modern functionality with classic aesthetics. It's a harmonious retreat where moments of relaxation intertwine with a sense of refined taste.

Modern Living Room

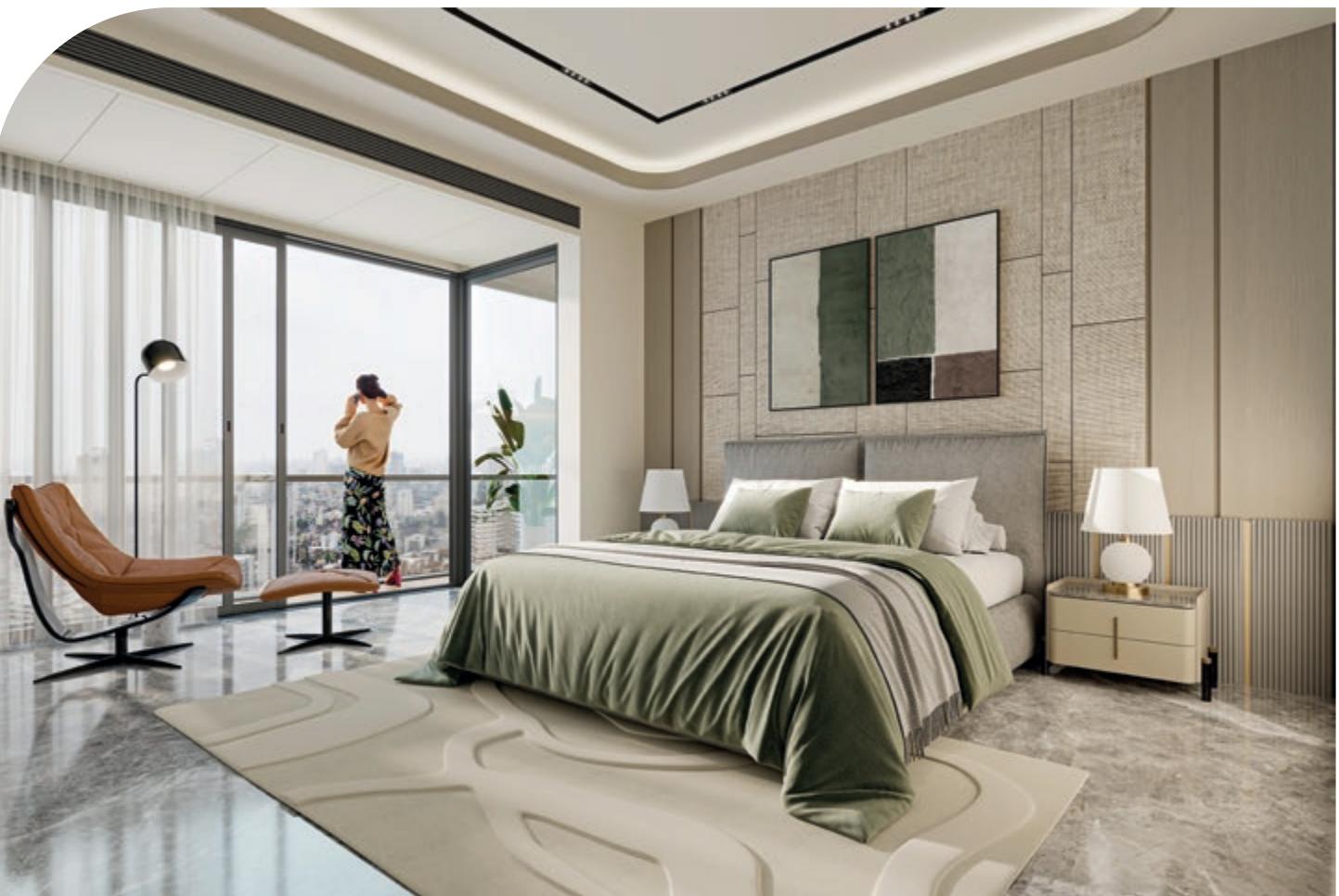


Spacious Balcony



Step inside,  
step into serenity

As daylight filters through, the adjacent balcony extends an invitation to the outdoors, providing a charming escape for quiet contemplation or a morning coffee. This intimate retreat merges the tranquility of a cozy bedroom with the refreshing ambiance of an open-air balcony.



## Club House Plan

### Ground Floor

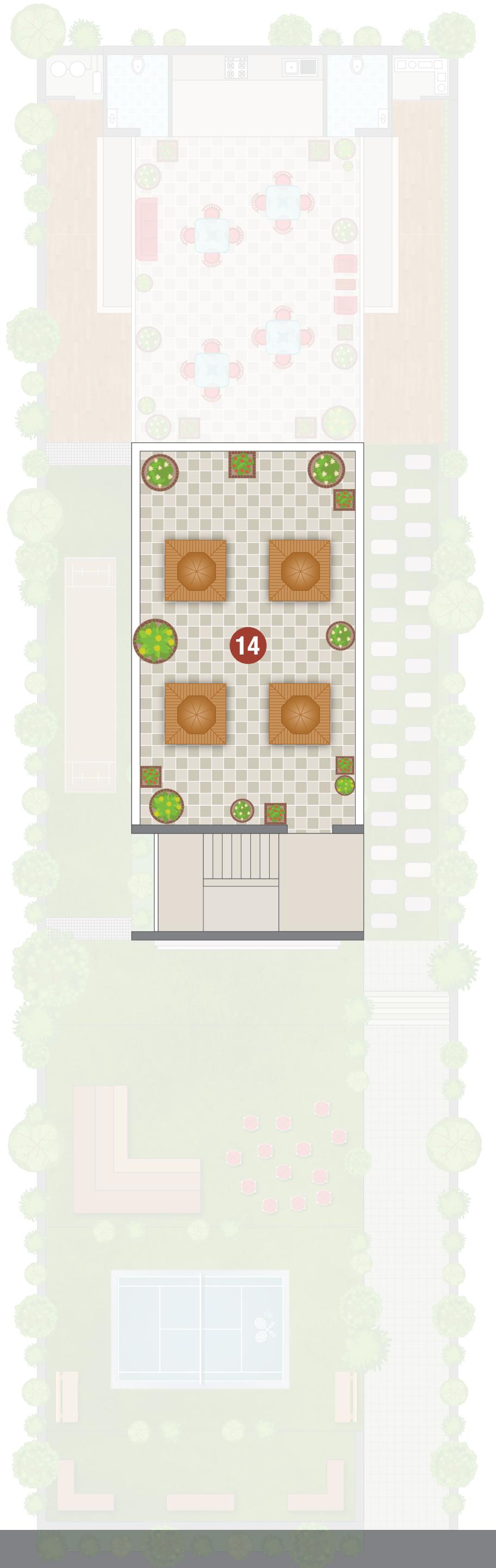
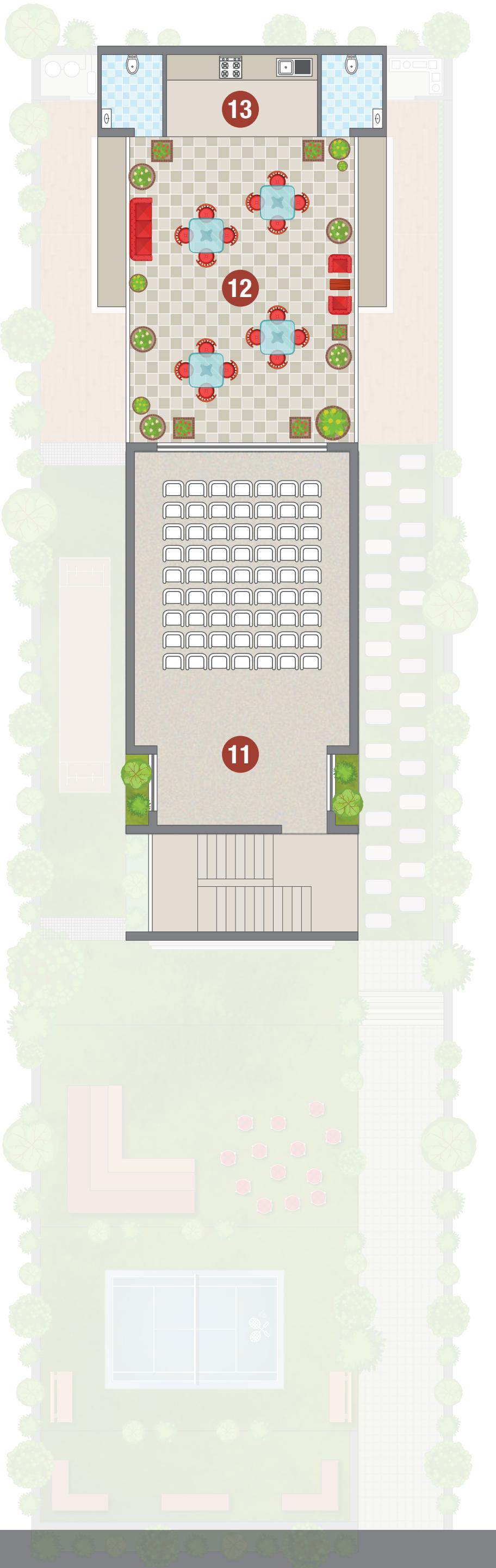
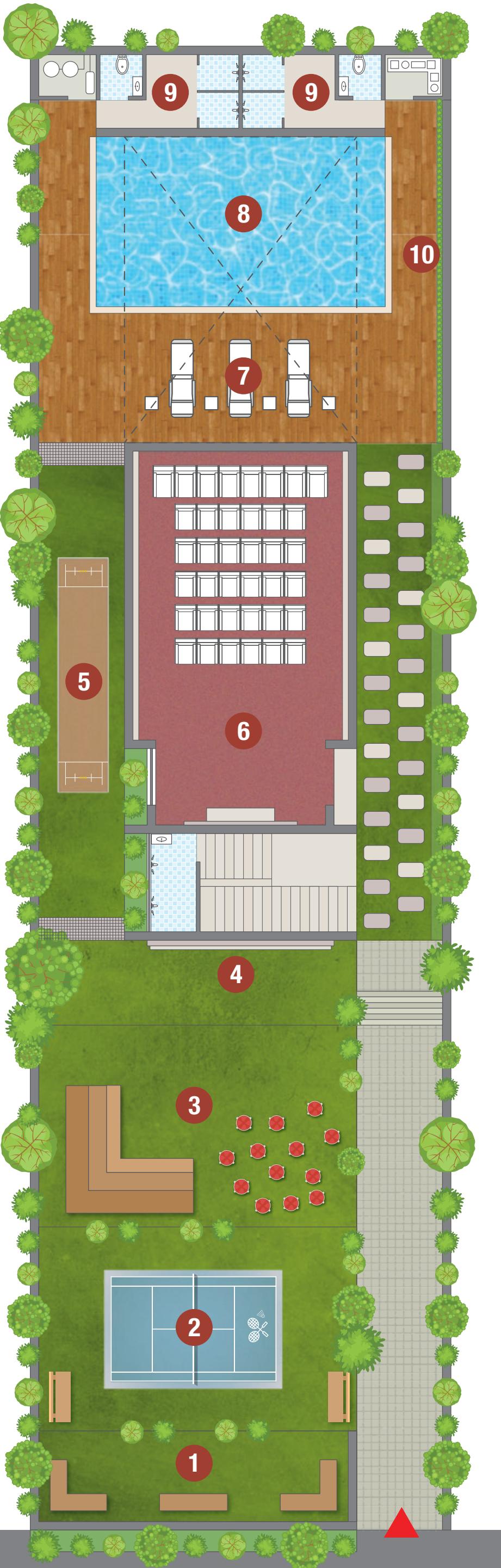
- 1 Lush Green Garden with Party Lawn
- 2 Badminton Net
- 3 Outdoor Garden Seating
- 4 Outdoor Theatre
- 5 Children Box Cricket
- 6 Indoor Theatre
- 7 Pool Lounger
- 8 Covered Swimming Pool
- 9 Change Room & Shower
- 10 Vertical Garden

### First Floor

- 11 Multi-purpose Hall
- 12 Outdoor Café
- 13 Pantry + S. Block

### Second Floor

- 14 Terrace Garden with Gazebo Seating



18 MT. WIDE T.P. ROAD

18 MT. WIDE T.P. ROAD



Club House

Where community flourishes  
and exclusivity reigns supreme

Whether you seek vibrant social gatherings or serene personal moments, our clubhouse is your haven. Unwind in style, celebrate special occasions, and foster connections in an atmosphere of sophistication.

Where every stroke is a  
symphony of serenity

Whether you seek a refreshing morning swim or a leisurely afternoon by the water's edge, our pool is a sanctuary of serenity. Dive into the crystal-clear waters, feel the stress melt away, and let the rhythm of the pool become your personal symphony of well-being.



Swimming Pool

Indoor Theatre



Gather with friends, family, or relish a solo screening

Experience the magic of cinema in a setting of unrivaled comfort and sophistication. Our private theater is equipped with state-of-the-art technology, plush seating, and an ambiance that transforms every screening into a premier event.



Unleash the potential of versatility

Discover the perfect venue for all your events, celebrations, and gatherings in our multi-purpose hall. A space designed for versatility and adaptability, it transforms seamlessly to accommodate weddings, conferences, parties, and more.

## Elevate your lifestyle with exclusive amenities

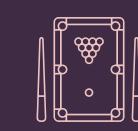
### Tower Amenities



Fully Equipped Gymnasium



Yoga & Meditation Hall



Indoor Games



Health & Spa



Guest Room



Library



Satsang Hall



Conference Hall



Children Play Area



Senior Citizen Seating Area



Water Fountain



Ball Pool



Trampoline



Basketball



Sand Pit



Fire Pit



Gazebo Seating



Reception & Lounge Area



Elegant Entrance



Children Pickup



Security Cabin

## Specifications

### Flooring

- Elegant flooring in reception foyer.
- Premium GVT tiles in living room, dining & kitchen.
- Premium vitrified tiles in rooms & other areas.

### Windows

- Standard sliding aluminium windows with anodized or powder coating finish.

### Security

- Video door phones system for each flat.
- Entire campus covered with CCTV surveillance.
- 24 X 7 security at entrance gate.

### Electrification

- 3 phase power connection.
- Concealed ISI copper wiring with modular switches.
- Appropriate earthing in electric supply.
- Distribution board with MCB or ELCB for maximum safety.

### Toilet

- Branded sanitarywares and CP fittings.
- All bathrooms finished with superior quality ceramic tiles.

### Power

- DG backup for elevators, water pumps & common area lighting.

### Doors

- Main Door without lamination with biometric lock and high quality hardware fittings.

### Kitchen

- Platform: Premium full body ceramic material.
- Dedo: Premium vitrified tiles.

### Wash Area

- Floor: Kota stone or equivalent flooring.
- Dedo: Premium ceramic or vitrified tiles.
- Provision for RO plant, washing machine and gas geyser.

### Plumbing

- Premium branded bath fitting with body jet & rainshower in 2 master beds, thermostat in 3 beds & other bathrooms with shower & single liver system.

### Paint

- Internal walls with putty finish.
- Acrylic emulsion paint / texture for exterior.
- All common areas paint finish for interior.

### Railings

- MS / Aluminium / Toughened glass railing.

### Club House Amenities



Garden with Party Lawn



Outdoor Garden Seating



Badminton Net



Outdoor Theatre



Box Cricket



Indoor Theatre



Swimming Pool



Pool Lounger



Change Room & Shower



Vertical Garden



Multi-purpose Hall



Outdoor Café



Terrace Garden with Gazebo Seating

### Legal Disclaimer

- The furniture and objects depicted in the plan are for presentation and illustrative purposes only. They do not constitute part of the final product.
- All elements, treatments, materials, equipment, and color schemes are artistic representations for presentation purposes. They do not form part of the amenities, features, or specifications of the final product.

### Note

- Any alterations or modifications to the design or specifications made by architects or developers are binding for all members.
- The developer reserves the right to make changes to the scheme, including technical specifications, design, and layout, in the interest of ongoing development. Purchasers are required to abide by such changes.
- The Building Use Certificate (BUC) complies with RUDA rules and ensures clear title for loan purposes. This brochure is for private circulation only and does not constitute a legal contract.
- Stamp duty, registration charges, legal fees, PGVCL/RUDA charges, society maintenance deposits, etc., are obligatory for all members.
- VAT, service tax, TDS, TCS, GST, and any other applicable taxes are the responsibility of the purchaser.
- Additional charges or duties imposed by government or local authorities post-completion shall be borne by the purchaser.
- Changes affecting the overall design concept, such as alterations to elevation or exterior color scheme, are strictly prohibited post-completion.
- During interior work, care must be taken to avoid damage to any reinforced concrete (RCC) members (beams, columns, slabs).
- Low-voltage cables, including telephone, TV, and internet, must be laid according to the consultant's service drawings with the prior consent of the developer/builder's office. No cables or conduits should be installed in a manner that creates a hanging formation on the building's exterior.
- Common passages and landscaped areas are strictly off-limits for personal use.

A perfectly selected location  
for a picturesque life

The project seamlessly blending luxury with connectivity. Located centrally it offers spacious, modern residences with easy access to major roads. Close to schools, foodzone, and entertainment hubs, Shyamal Zion ensures a convenient lifestyle.

