

ELEVATED  
LIVING  
ETERNAL  
PEACE

*Sapan* सिधेश्वरी  
3 & 2 BHK LIVING



## BEYOND A HOME A BALANCED WAY OF LIFE

Welcome to a life where space feels generous, moments feel meaningful, and every corner is crafted with care. Siddheshwari Sopan offers 2 & 3 BHK residences thoughtfully planned for modern families - with expansive layouts, peaceful surroundings, and over 25 lifestyle amenities. This isn't just where you live - it's where life truly comes together.



Prime Location



Super & Spacious



Lifestyle Amenities



Fine & Fabulous



### SALIENT FEATURES

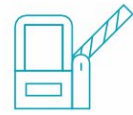
- 3 BHK & 2 BHK SPACIOUS UNIT
- 78 UNITS OF 3 BHK.
- 52 UNITS OF 2 BHK.
- 13 FLOORS OF ELEVATION
- 30+ AMENITIES LUXURIOUS LIFE STYLE
- 01 LEVEL BASEMENT

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WHERE EVERY  
**ARRIVAL FEELS GRAND**

Step into Siddheshwari Sopan through an entrance that reflects sophistication and serenity. The thoughtfully designed drop-off zone, elegant gate, and lush landscape create a welcoming ambiance that sets the tone for the life within. Because true luxury begins at the very first impression.



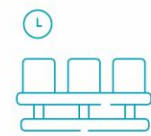
Elegant Entry



Security Cabin

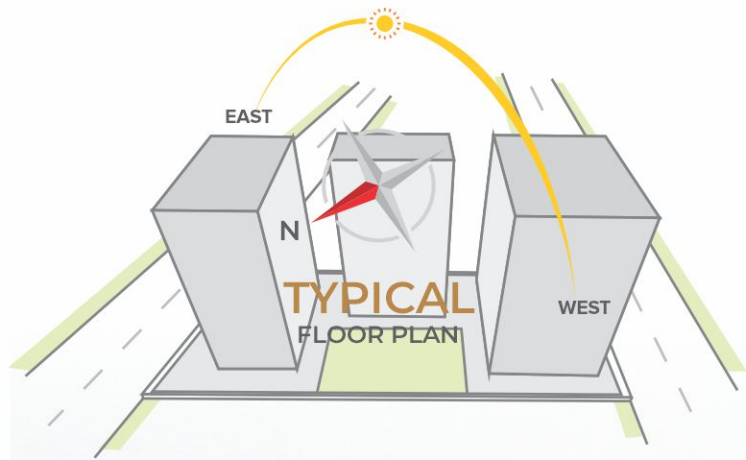


CCTV Camera



Entrance foyer

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**AMPLE  
SUNLIGHT**

Thoughtfully positioned towers allow sunlight to stream in from east to west, filling homes with warmth and energy. This natural illumination not only reduces electricity use but also enhances well-being and livability.

BRIGHT BY NATURE.  
**BRILLIANT BY DESIGN**

From the alignment of towers to the design of windows, every element at Siddheshwari Sopan is carefully planned to embrace natural light and open views. It's a living experience that feels bright, breathable, and beautifully balanced - day after day.



Lavish  
Living Room



Beautiful  
Bedroom



Spacious  
Kitchen



Green  
Balcony View



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A LANDMARK THAT RISE  
WITH PURPOSE

Commanding in presence and calm in spirit, Siddheshwari Sopan stands as a symbol of refined urban living. With modern elevation, graceful symmetry, and serene surroundings, it's more than architecture — it's a statement of balance, beauty, and belonging.



Cross Ventilation



Wide Windows



Peaceful Balcony



Smart Interior Planning



80 FEET WIDE T.P. ROAD

80 FEET WIDE T.P. ROAD

20 FEET WIDE INTERNAL ROAD

20 FEET WIDE INTERNAL ROAD

20 FEET WIDE INTERNAL ROAD

20 FEET WIDE INTERNAL ROAD

ENTRY / EXIT

ENTRY / EXIT





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WHEN ARCHITECTURE GLOWS,  
**LIFESTYLE GROWS.**

As dusk falls, Siddheshwari Sopan comes alive in a radiant glow - a visual harmony of structure and soul. The elegant lighting, graceful forms, and elevated presence reflect more than design; they reflect a lifestyle that shines with calm, clarity, and quiet confidence.



# 3 BHK UNIT PLAN



## TYPE 01

### BLOCK A

Unit No.  
101 TO 1301, 102 TO 1302,  
103 TO 1303, 104 TO 1304



# 3 BHK UNIT PLAN



**TYPE 02**

**BLOCK B**

Unit No.  
101 TO 1301, 102 TO 1302



# 2 BHK UNIT PLAN



**TYPE 03**

**BLOCK C**

Unit No.  
101 TO 1301, 102 TO 1302,  
103 TO 1303, 104 TO 1304



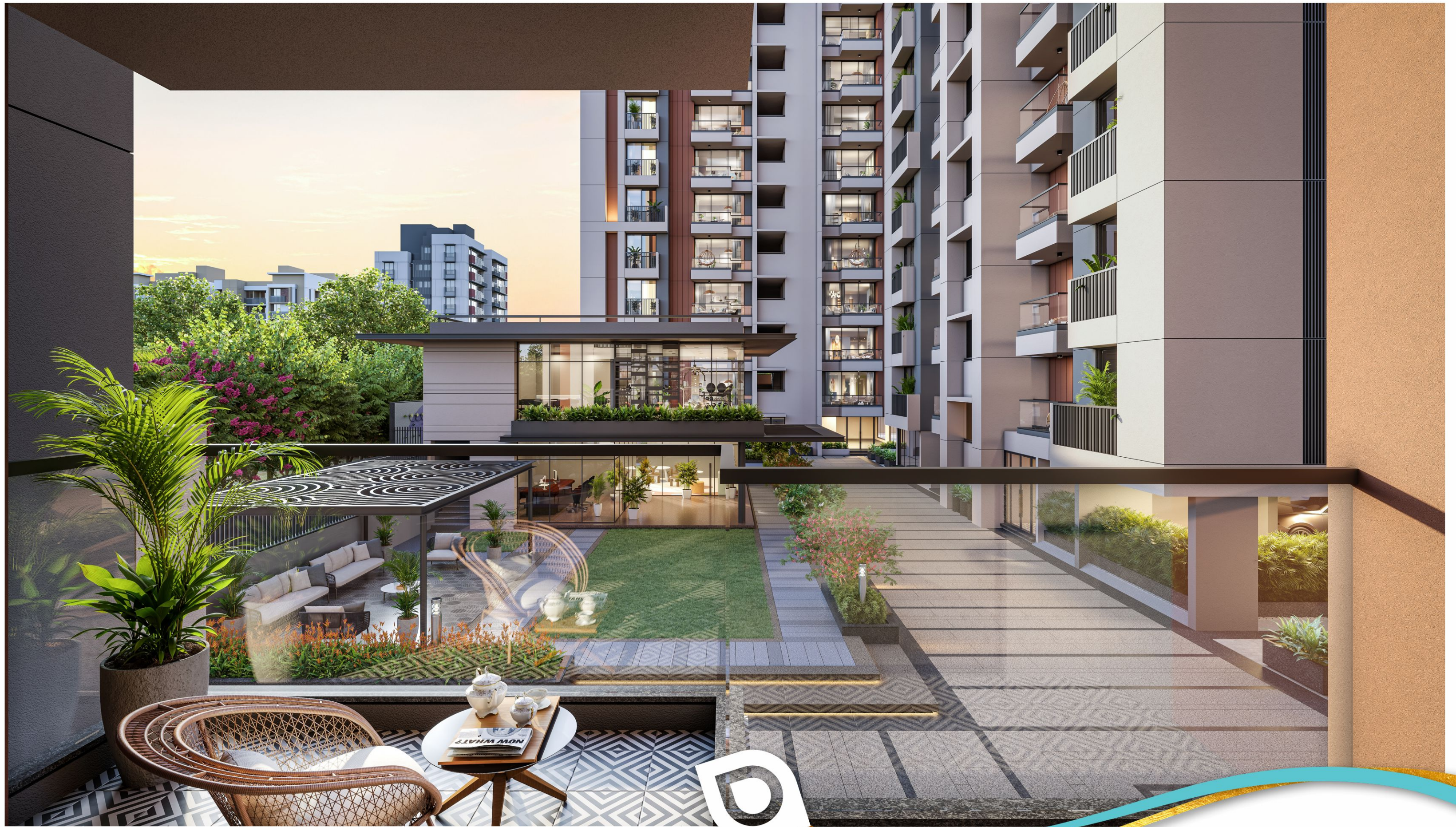
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**CRAFTED INTERIORS,  
CENTERED LIVING.**

Every room at Siddheshwari Sopan reflects calm, clarity, and thoughtful composition. From seamless layouts to subtle finishes, the interiors are curated to elevate comfort, functionality, and a sense of peace - making each day feel naturally harmonious.





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WHERE MORNINGS BREATHE,  
**EVENINGS UNWIND**

Whether it's your first cup of tea on the balcony or a quiet sunset in the courtyard below, Siddheshwari Sopan offers a lifestyle that flows with calm and connection. Surrounded by greenery, open views, and elegant sit-outs, every space is designed to let you slow down, soak in nature, and simply be.

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DESIGNED TO ELEVATE,  
**BUILT TO BELONG**

A space that feels as open as your aspirations. This double-height lifestyle hub at Siddheshwari Sopan merges modern design with natural harmony. From fitness to leisure, celebration to calm, every detail — from the glass façade to green balconies — reflects mindful architecture that nurtures both connection and solitude. It's not just a building; it's the soul of the community.



WHERE CONVERSATIONS BLOOM,  
AND TIME SLOWS DOWN

A tranquil escape nestled in nature — perfect for quiet mornings, thoughtful pauses, and meaningful moments.



FUN WITH HEALTH



WALKING TRACK



GYMNASIUM



TODDLER ROOM



ATTRACTIVE CLUB HOUSE

SOCIAL AREA



SEATING SPACE



GAZEBO WITH SEATING



SOCIETY OFFICE



LIBRARY ROOM



SENIOR CITIZEN SEATING SPACE

ENTERTAINMENT



INDOOR GAME



BANQUET HALL



LANDSCAPED GARDEN



MULTIPURPOSE HALL



KID'S PLAY AREA

# 30+ AMENITIES



SAFETY & COMFORT



24x7 CCTV SURVEILLANCE



SOLAR FOR COMMON AREA



KITCHEN RO IN EACH FLAT



LOUNGE AREA



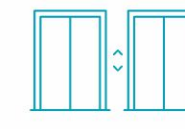
PNG GAS CONNECTION



3 PHASE COPPER CONCEALED WIRING



ALLOTTED PARKING



TWO LIFTS IN EACH BLOCK



METER ROOM SPACE



DROP OFF ZONE



24x7 WATER SUPPLY



ELEGANT ENTRANCE FOYER



POWER BACK-UP (COMMON AREA)



VERANDAH WITH SEATING



STREET LIGHT

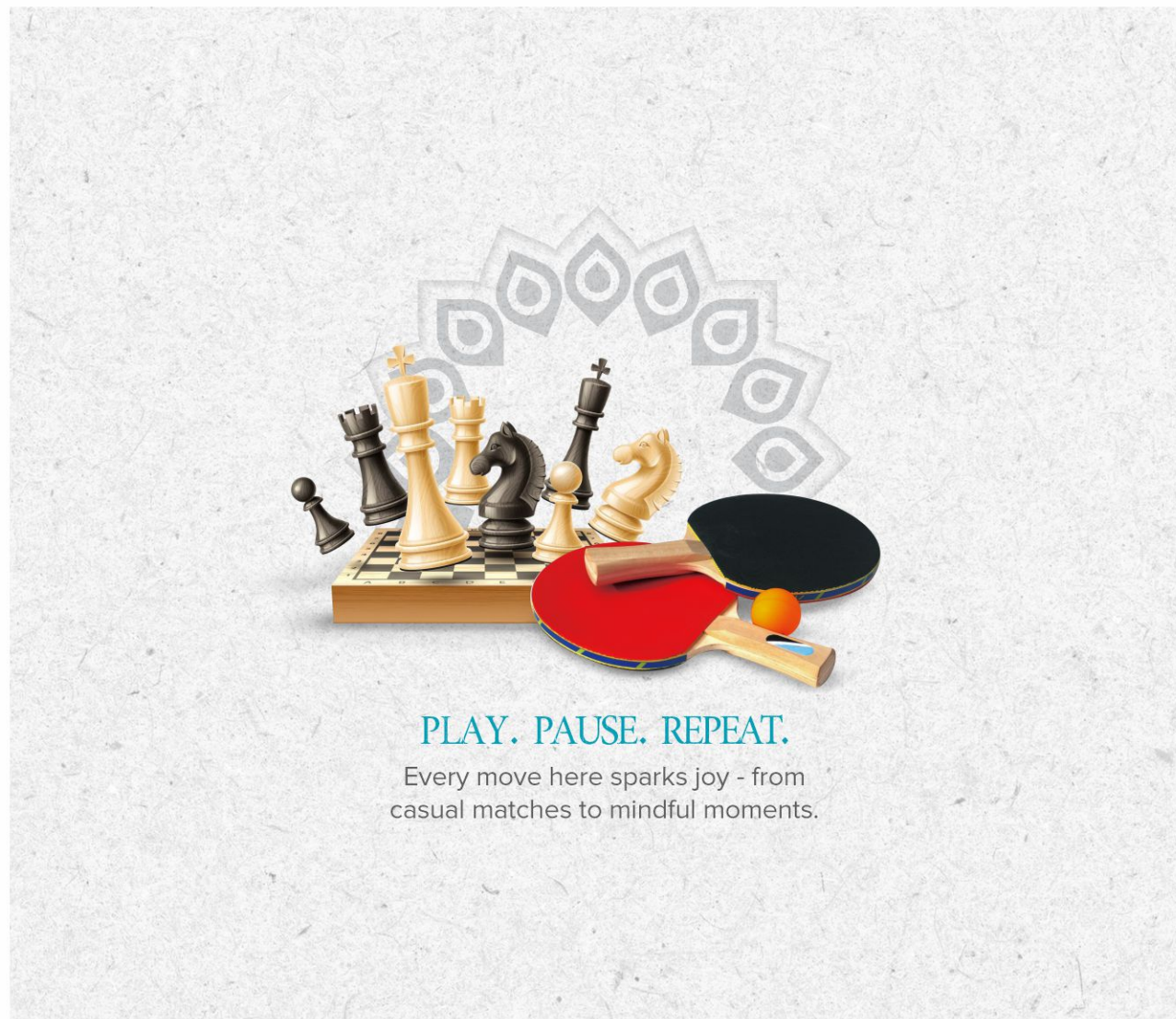
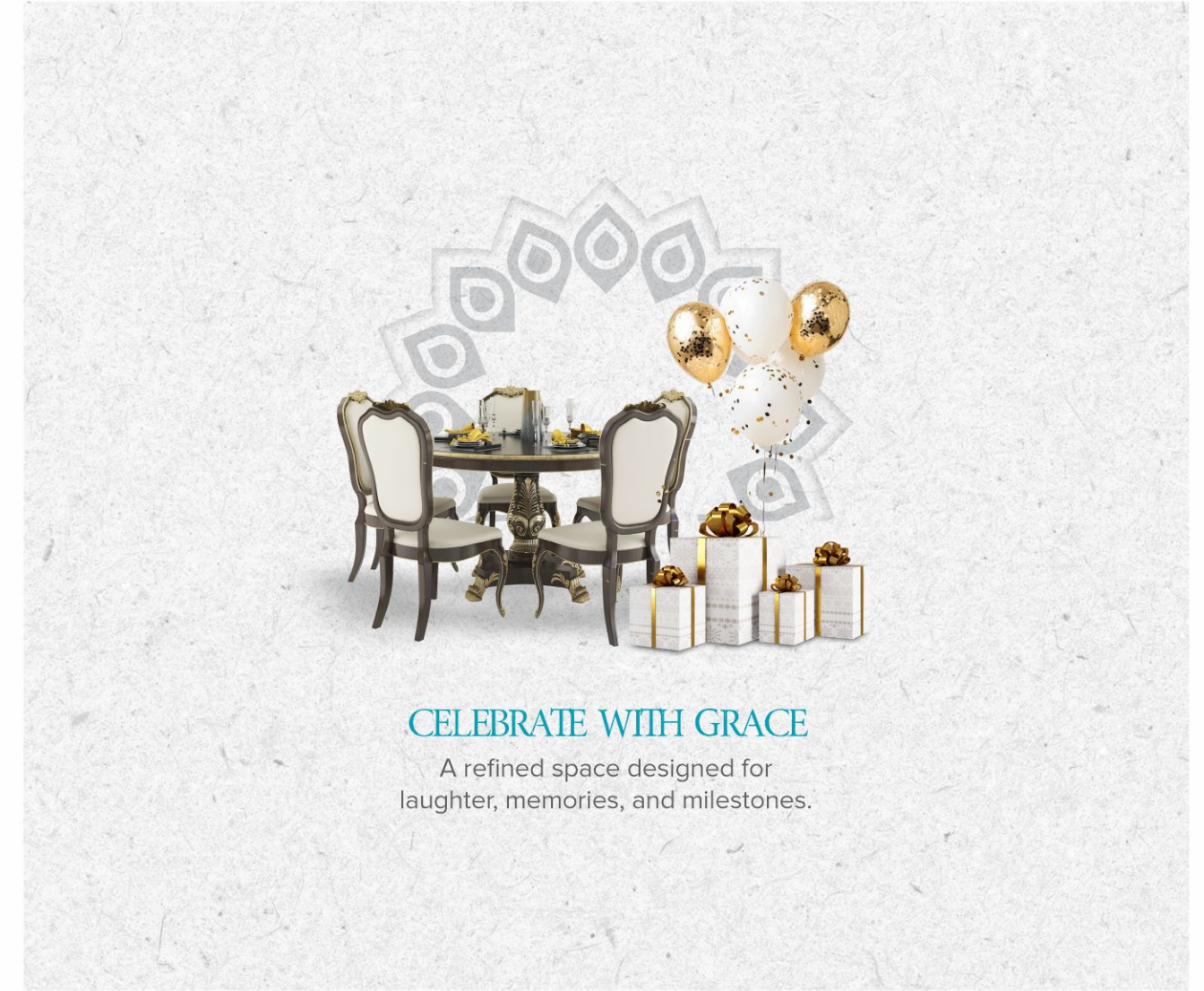


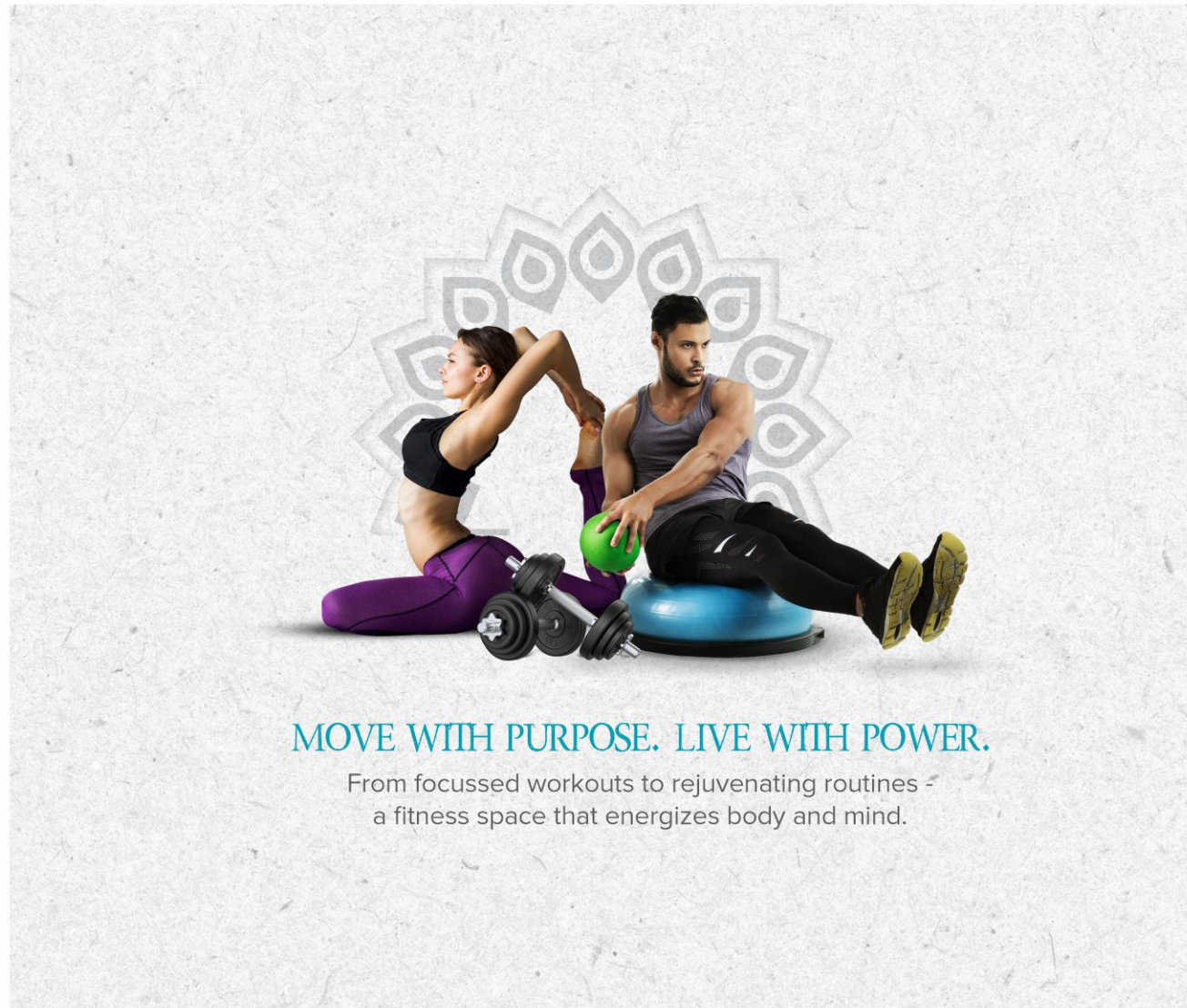
FIRE SAFETY SYSTEM



ELEGANT ENTRANCE GATE

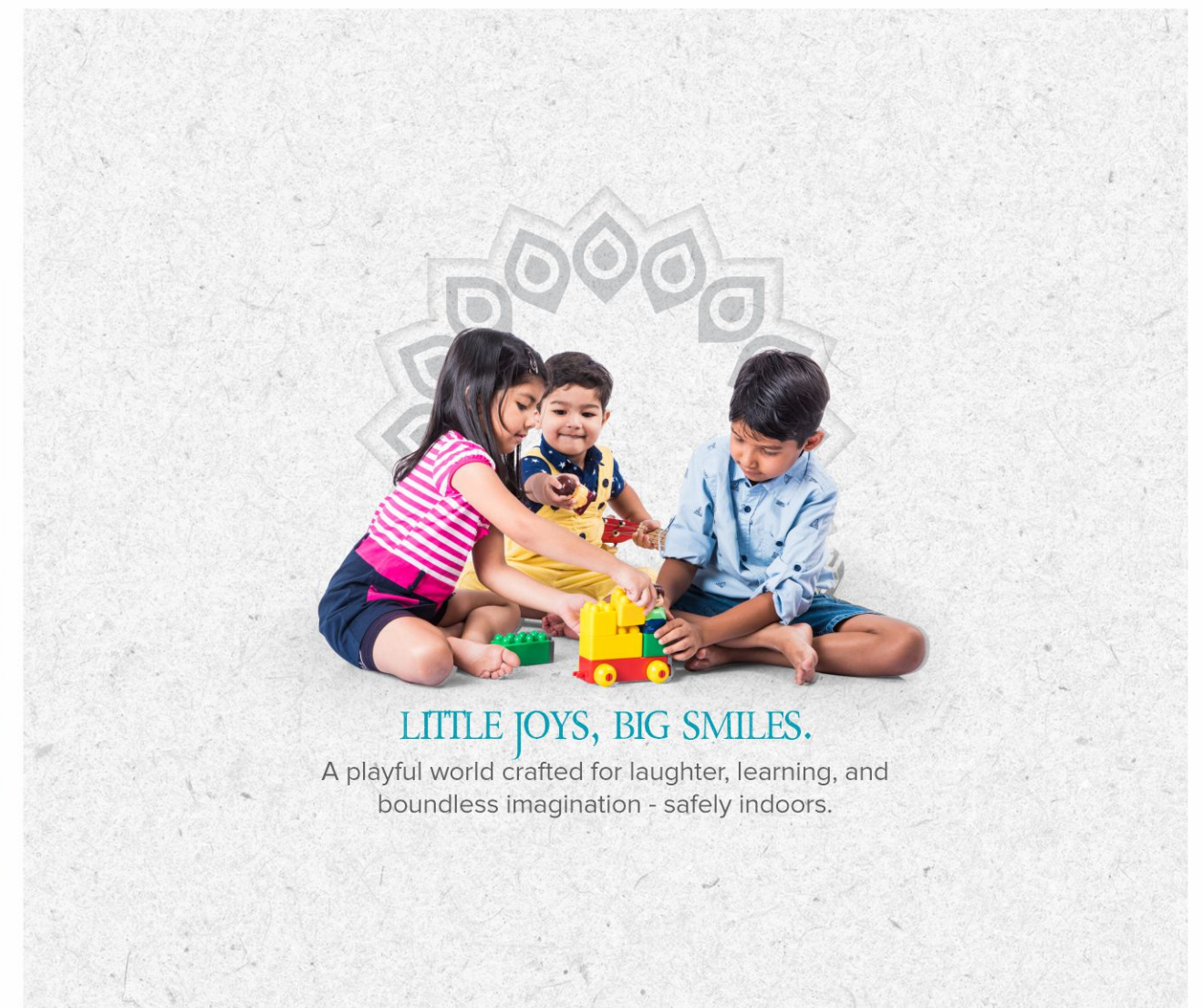
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**MOVE WITH PURPOSE. LIVE WITH POWER.**

From focussed workouts to rejuvenating routines - a fitness space that energizes body and mind.



**LITTLE JOYS, BIG SMILES.**

A playful world crafted for laughter, learning, and boundless imagination - safely indoors.

# सिधेश्वरी Sopan

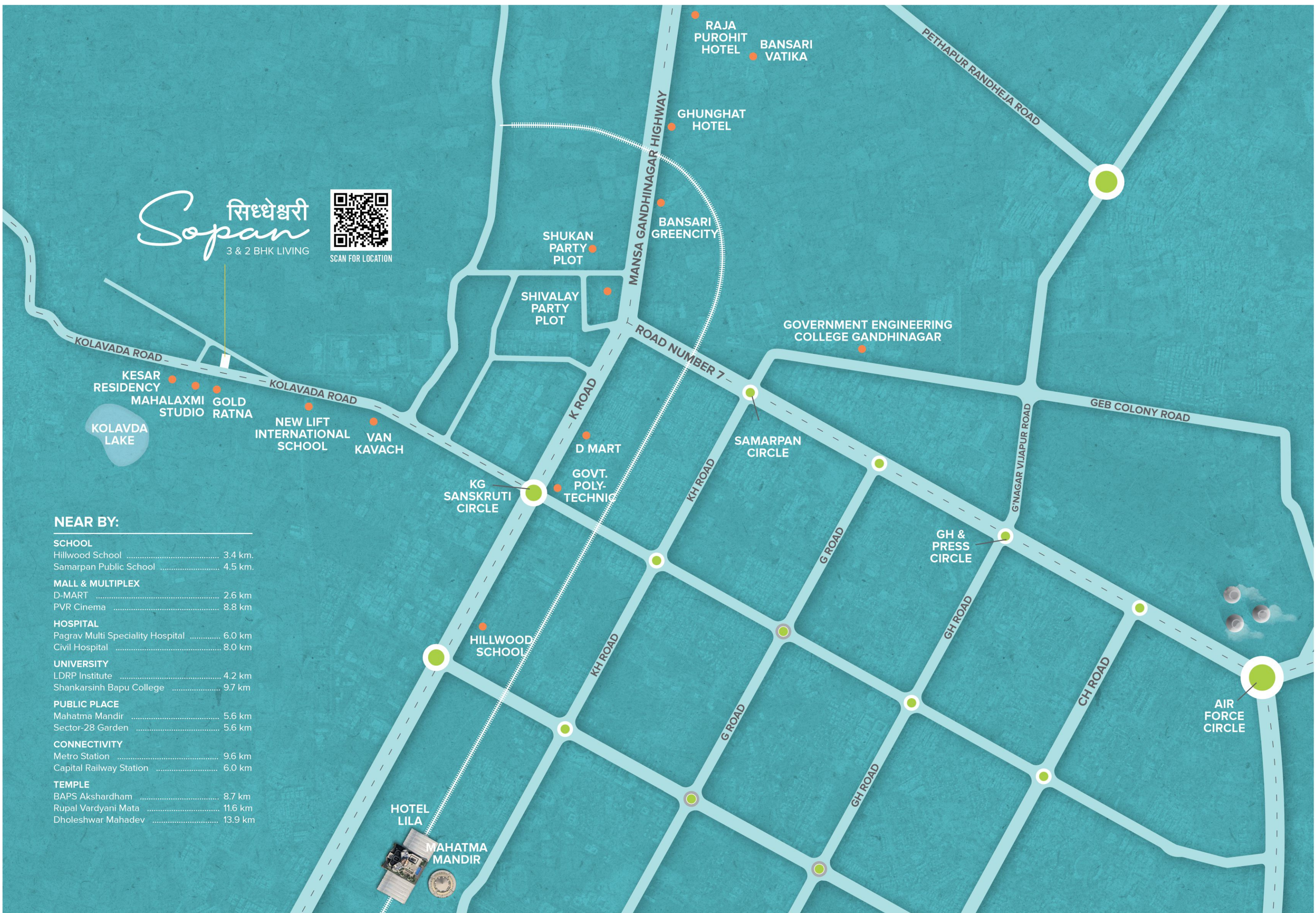
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SCAN FOR LOCATION

## NEAR BY:

- SCHOOL**
- Hillwood School ..... 3.4 km.
- Samarpan Public School ..... 4.5 km.
- MALL & MULTIPLEX**
- D-MART ..... 2.6 km
- PVR Cinema ..... 8.8 km
- HOSPITAL**
- Pagrav Multi Speciality Hospital ..... 6.0 km
- Civil Hospital ..... 8.0 km
- UNIVERSITY**
- LDRP Institute ..... 4.2 km
- Shankarsinh Bapu College ..... 9.7 km
- PUBLIC PLACE**
- Mahatma Mandir ..... 5.6 km
- Sector-28 Garden ..... 5.6 km
- CONNECTIVITY**
- Metro Station ..... 9.6 km
- Capital Railway Station ..... 6.0 km
- TEMPLE**
- BAPS Akshardham ..... 8.7 km
- Rupal Vardyani Mata ..... 11.6 km
- Dholeshwar Mahadev ..... 13.9 km



# SPECIFICATIONS



## FLOORING

Vitrified tiles flooring in the drawing, living, dining, kitchen and all passages.  
Vitrified tiles in all bedroom & store areas.



## KITCHEN

Platform-mirror polished granite with S.S. Sink.  
Ceramic tile dado up to the lintel on the walls above platform.



## BATHROOM

Vitrified/Ceramic/Glazed tiles dado up to the lintel level.  
Granite/Composite marble basin counters and wash basin.  
Door frame polished stone or granite.



## DOORS & WINDOWS

Main entrance door and Other doors are flush doors with laminate.  
Windows sill & jams polished stone or granite.  
Windows aluminum sections.



## PLUMBING

C.P.V.C. / U.P.V.C. Water supply pipes & PVC pipes for soil, water & drainage system.  
Plumbing fittings.  
Good Quality Sanitary ware.



## WASH AREA

Anti skid flooring with dado of ceramic / glazed tiles up to sill level.  
Provision for washing machine with electric and plumbing point.



## ELECTRICAL

Concealed copper wiring with adequate numbers of points in all rooms.  
Branded modular switches.  
Provision for ELCB, MCB distribution box.



## EXTERNAL & INTERNAL FINISH

External double coat mala plaster with texture paint.  
Internal single coat mala plaster with putty finish.



## ELEVATORS

Two passenger elevators of standard make in each block.

DEVELOPER

**Dwarkesh  
Infra**

ARCHITECT

**DAS  
CONSULTANT**

Site Address: Siddheshwari Sopan,  
Gandhinagar- Kolavada Road,  
Near K-6 Circle, New Kolavada, Gandhinagar

For More Information: +91 76002 00525

**RERA NO. : PR/GJ/GANDHINAGAR/  
GANDHINAGAR/Gandhinagar  
Municipal Corporation  
/RAA15401/240625/311228  
<https://gujrera.gujarat.gov.in>**



## BRANDS WE USE

OR EQUIVALENT



500 Grade



**ET TMT**  
BARS



UltraTech



**HI-BOND**  
CEMENT



**KONE**

**OMEGA**  
ELEVATOR



SIMERO

**Kajaria**

**SOMANY**  
TILES | BATHWARE



**ASTRAL**  
PIPES

**ashirvad**  
PIPES



**Jaquar**

**CERA**  
Sanitaryware | Faucets | Tiles

soncera  
TILES | BATHWARE

**hindware**



**asianpaints**

**BIRLA opus**



**Please Note** • Government levies like Stamp Duty, Registration Charges, Legal Charges, Service Tax, GST, GUDA Charges & Elec Co. charges shall be borne by the purchaser. • Any additional charges or duties levied by the Government/Local authorities during or after the completion of the project will also be borne by the purchaser. • In the interest of continual development in design and quality of construction, the developers reserve all rights to make any changes revisions or make any modification, addition, omission or alteration in the project including technical specification, design, layout and all purchasers shall abide by such changes. • Changes/Alternation of any nature by a member including the elevation/Exterior affecting the overall design concept and structure of the project are strictly NOT PERMITTED during and after completion of the project. • The dimensions shown in the brochure are approximate. • Irregular payment shall cause cancellation of booking & In the event of cancellation of a unit for any reason by client, 10% of basic amount of the unit shall be deducted and balance amount shall be returned after booking of the same unit • Possession of the Apartment shall be delivered only after full payment. • Commencement and timely execution of the project is subject to all necessary approvals from relevant govt, authorities, occurrence of natural calamities or any other external factors beyond developer's control. • Variation in shades & sizes likely in Vitrified & Glazed tiles due to constraints of availability & manufacturing. • This brochure is intended only for easy display and information of the Project only. It does not form part of legal document. • Subject to Gandhinagar Jurisdiction.

A PROJECT BY:

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