

the
viona

SHOWROOMS | SHOPS & OFFICE

A PREMIER ADDRESS FOR THRIVING BUSINESSES



A PROJECT BY



www.elefant.com | +91 9946 02711



About Us

Satvat group is fastest growing group in real estate sector primary located in one of fastest growing city of India, Surat. Since inception group primarily focused on affordable housing to cater huge demand for younistan generation.

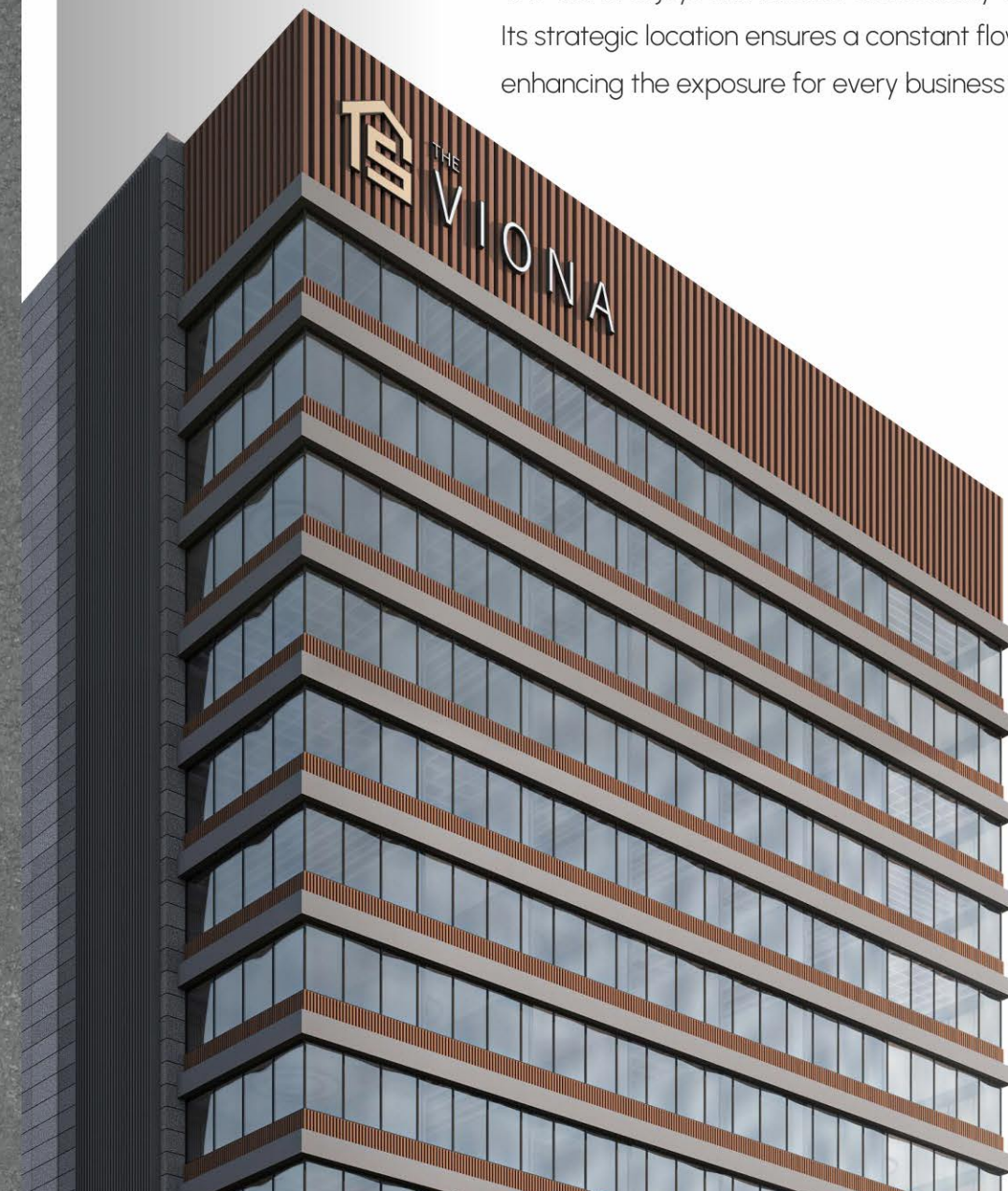
Guided by its founding values – values of delivering quality and excellent real estate space with coetaneous innovation, ensuring customer satisfaction and re define lifestyle. Satvat group foray in real estate sector in 2013 and within short span having delivered renowned and highly appreciated projects.

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Situated in the heart of Surat,

The Viona enjoys unmatched accessibility and visibility.

Its strategic location ensures a constant flow of foot traffic, enhancing the exposure for every business housed within.





Where Commerce Meets Excellence
Welcome to Your New Address.



Our commercial building is more than just a structure – it's a hub of opportunities, a space where visionaries converge, and aspirations take flight. The design showcases a harmonious blend of aesthetics and practicality, tailored to cater to the dynamic needs of modern businesses.

Step inside and experience a world of possibilities across expansive floors designed to accommodate a myriad of ventures. From sleek and contemporary office spaces that foster collaboration, to flexible layouts that adapt to your ever-evolving requirements, every inch of this edifice is a canvas for your success story.





Elevate Your Business
A Modern Commercial Space for Success!

Welcome to The Viona, a revolutionary fusion of sophistication and convenience, redefining the concept of commercial spaces. With a perfect blend of showroom shops and modern offices, The Viona offers a distinctive platform for businesses to thrive and prosper.



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SHOWROOMS | SHOPS & OFFICE

Building Dreams. Building Success
Your Ideal Commercial Destination.

Interior Unit Finishes

Wall finish

- Internal gypsum plaster / single coat mala plaster.

Flooring

- Granamite vitrified tile of 32" x 32" in shops at ground & typical floor.

Shutter

- Glass facade.

External Building Finishes

Plaster

- Outside double coat roller finish plaster.

Colour

- ICI - weather shield max colour.

Terrace

- Water proofing in terrace with chemical & by special agencies.

Campus

Plaza Flooring

- Good quality river wash granite in front margin area.

Parking At Ground

- Parking finished with kota stone and granite.

Parking At Basement

- Parking finished with V.D.S. (trimix rough finish) & ramp with granite strip & cladding up to 5'-0" of river wash kota or granite on throughout pardi & column.

Passages

- Will be finished with river wash granite and all internal passage wall with glass (toughened) 12 mm thick with lock.

Specifications



Interior Common Area Finishes

Lift Cladding

- Stone wall cladding in each floor near passenger lift entrance.

Staircase

- Granite stone flooring on staircase & landing and river wash stone flooring in all floor passage.

C.toilets

- Granite flooring & granite dado. all sanitary fittings & plumbing fittings of Jaquar make.

Security & Communication

Security Cabin

- Available.

Electrification

- Sufficient on concealed wiring with standard accessories. t.v. & telephone point with Finolex cables and Havells M.C.B. (siemens M.C.B.) or equal makes.



Ground Layout Plan 



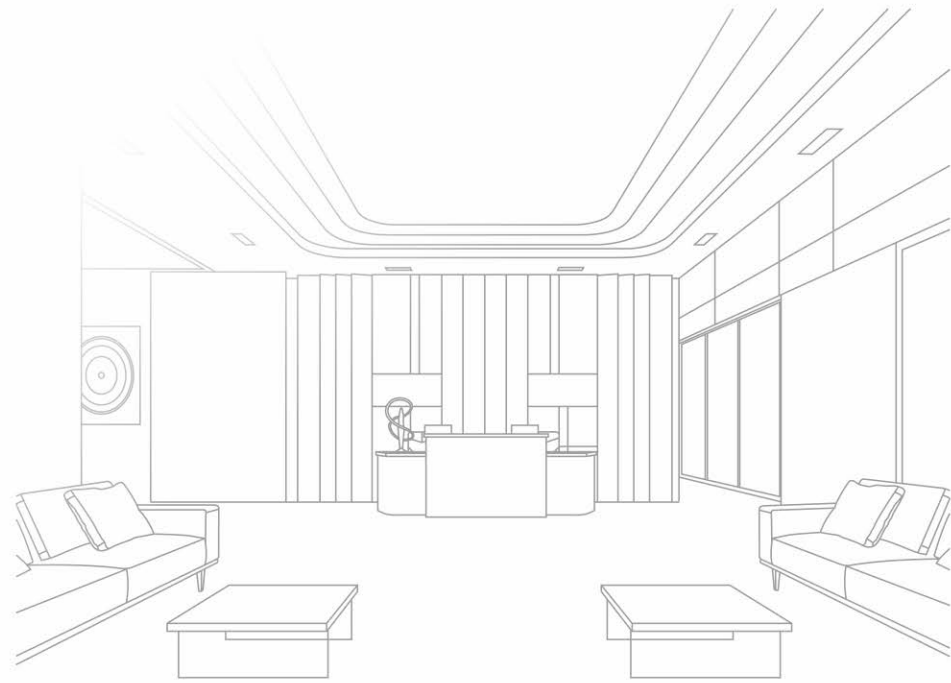
First Floor Plan 



Second Floor Plan



3rd to 13th Plan



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Where Business Flourishes
Your Gateway to Growth and Prosperity.



Step into a world of grandeur through our expansive entrance, thoughtfully designed to embrace openness and accessibility. The wide entryway invites you with arms outstretched, welcoming all who cross its threshold. Its spaciousness not only accommodates a smooth flow of traffic but also signifies an invitation to explore, connect, and engage.





Location Map

TERMS & CONDITION

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, Society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES

- All rights for alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- Subject to Surat jurisdiction.

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ARCHITECT



STRUCTURE

Keyur Shah

Site Address:

THE VIONA, T.P. - 15, F.P. - 85, BLOCK NO. - 66, O.P. NO. - 80, GAURAVPATH ROAD, PAL SURAT - 395009

CONTACT: +91 97263 27946 | +91 90994 22900

RERA Reg No.: PR/GJ/SURAT/SURAT CITY/SUDA/CAA12571/011123

website: www.gujrerar1.gujarat.gov.in