

LYCKA™ LIFE

lycka.™

3 BHK RESIDENTIAL APARTMENTS
& ONLY GROUND FLOOR SHOPS



LYCKA PROPERTIES PRIVATE LIMITED

+91 8866-98-9595



Mission - Transforming Real Estate by Technology to Provide a serene Built Environment.

***BUILD.
BETTER.
FASTER.***

Lycka™ Properties Pvt. Ltd. is a technology enabled Developer/ Contractor that aims to be at the forefront of innovation in the real estate and construction industry. We aim to take our mission and vision forward with **utmost transparency, unwavering integrity** and **on-time project delivery** there by changing the experience associated with how we interact with our Built-environment.

Vision - *Transcend into the future by evolving the present.*

BASEMENT PLAN

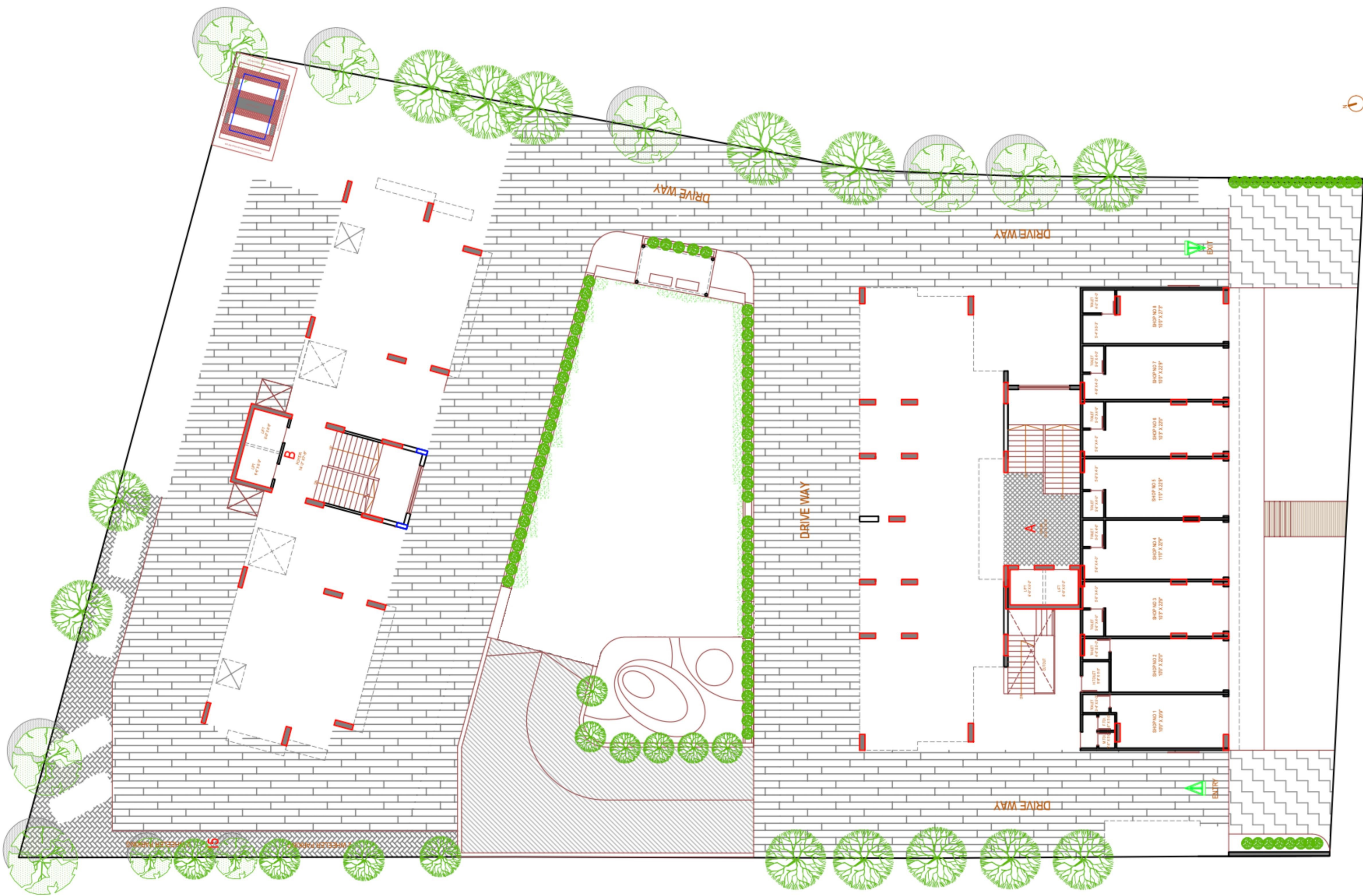


BASEMENT -1 PLAN



BASEMENT -2 PLAN

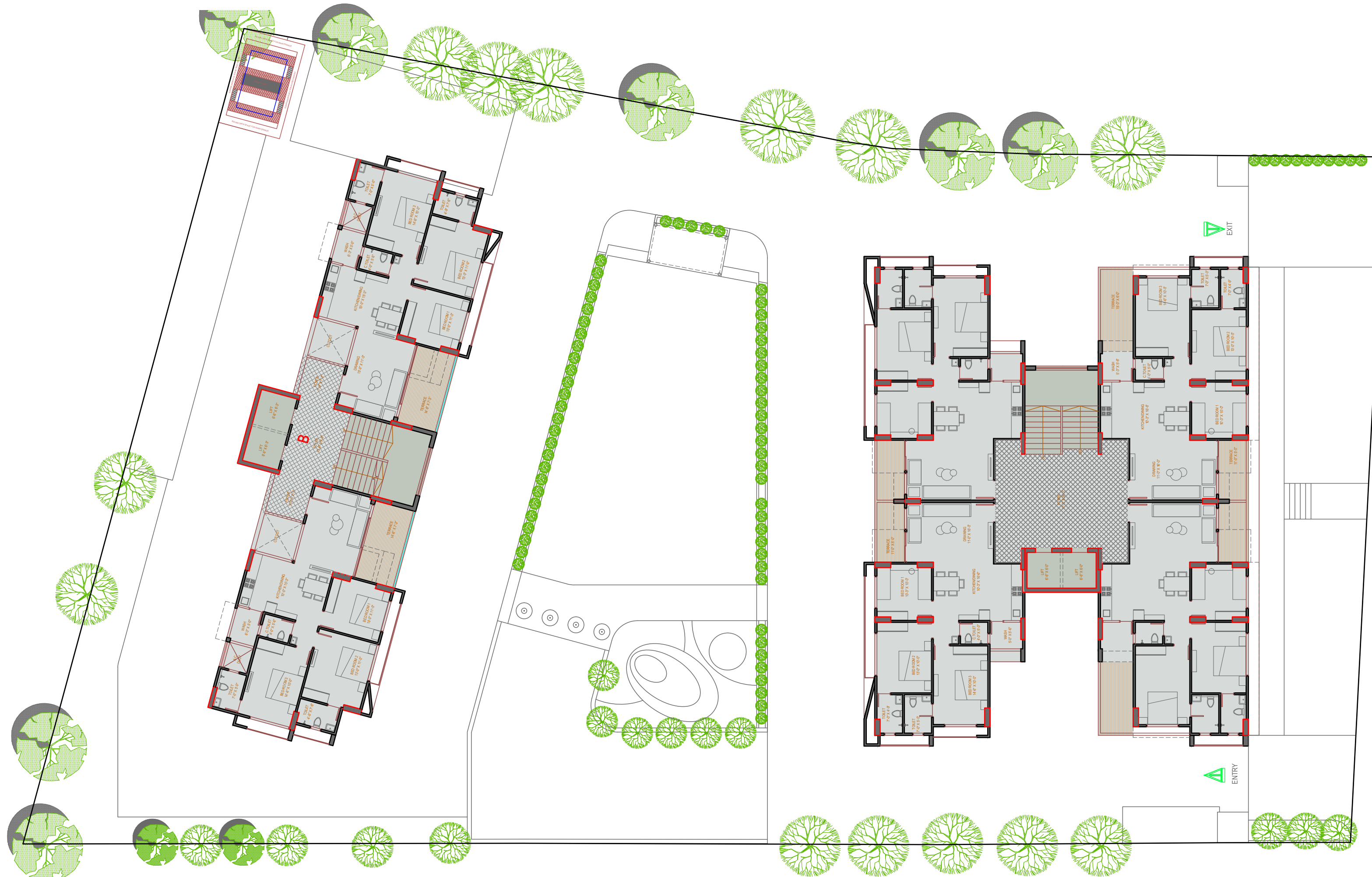
GROUND FLOOR PLAN



SHOP 1	
Room Type	Dimensions (ft. & inches)
SHOP AREA	10' x 20' 9"
TOILET	3' 4" x 5'
SHOP 2	
Room Type	Dimensions (ft. & inches)
SHOP AREA	10' x 22'
TOILET	4' x 5'
SHOP 3	
Room Type	Dimensions (ft. & inches)
SHOP AREA	10' 3" x 22' 9" + 5' x 4' 3"
TOILET	5' x 4'
SHOP 4	
Room Type	Dimensions (ft. & inches)
SHOP AREA	11' x 22' 9" + 5' 9" x 4' 3"
TOILET	5' x 4'

SHOP 5	
Room Type	Dimensions (ft. & inches)
SHOP AREA	11' x 22' 9" + 5' 9" x 4' 3"
TOILET	5' x 4'
SHOP 6	
Room Type	Dimensions (ft. & inches)
SHOP AREA	10' 3" x 22' + 5' x 4' 3"
TOILET	5' x 4'
SHOP 7	
Room Type	Dimensions (ft. & inches)
SHOP AREA	10' x 22' 9" + 4' 9" x 4' 3"
TOILET	5' x 4'
SHOP 8	
Room Type	Dimensions (ft. & inches)
SHOP AREA	10' x 27' 3" + 5' 4" x 6' 3"
TOILET	4' 3" x 6'

FIRST FLOOR PLAN



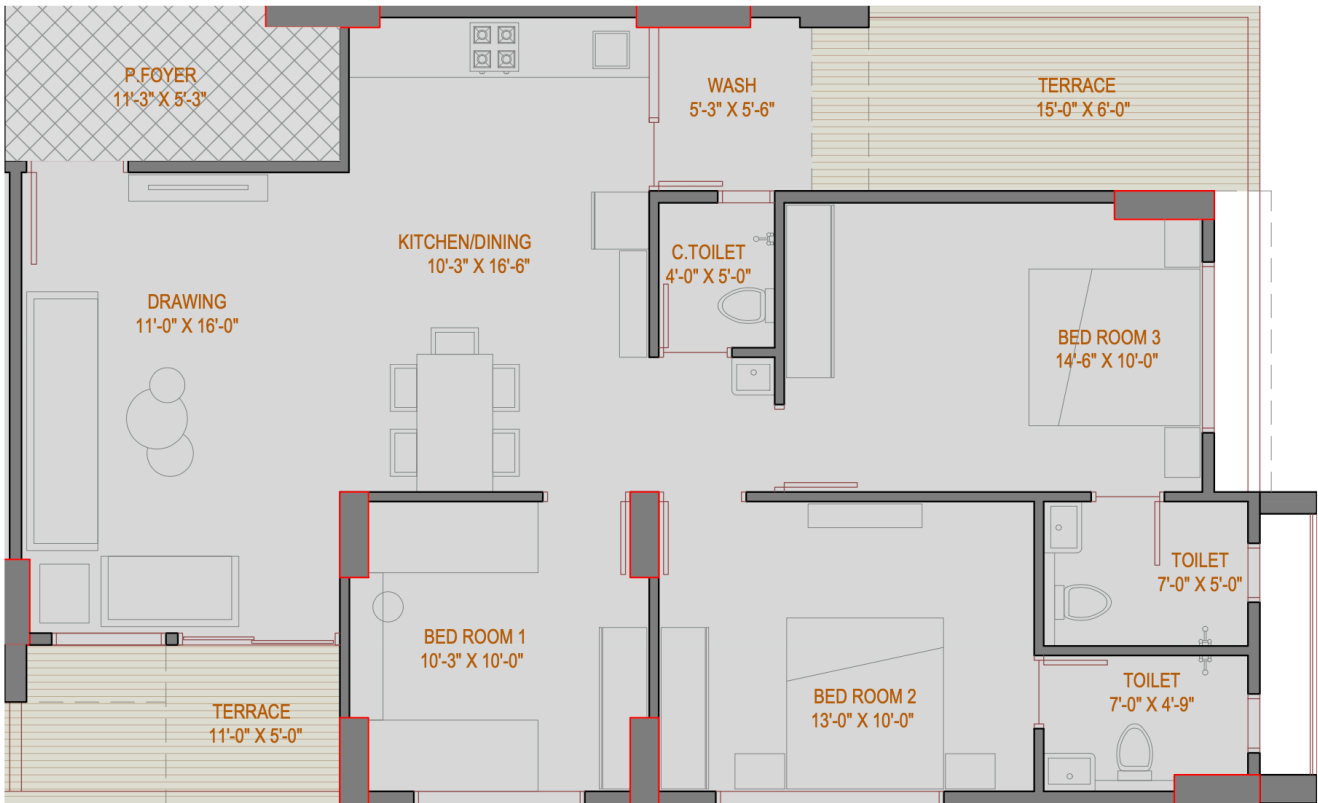
***SPACIOUS.
AIRY.
PRIVATE.
OPEN.
LUXURIOUS.***

Lycka™ Life 3BHK Apartments exude a sense of calm and serene built-environment that helps families who come to live here evolve into better versions of themselves and enrich their lives.

L1 TYPICAL FLOOR PLAN

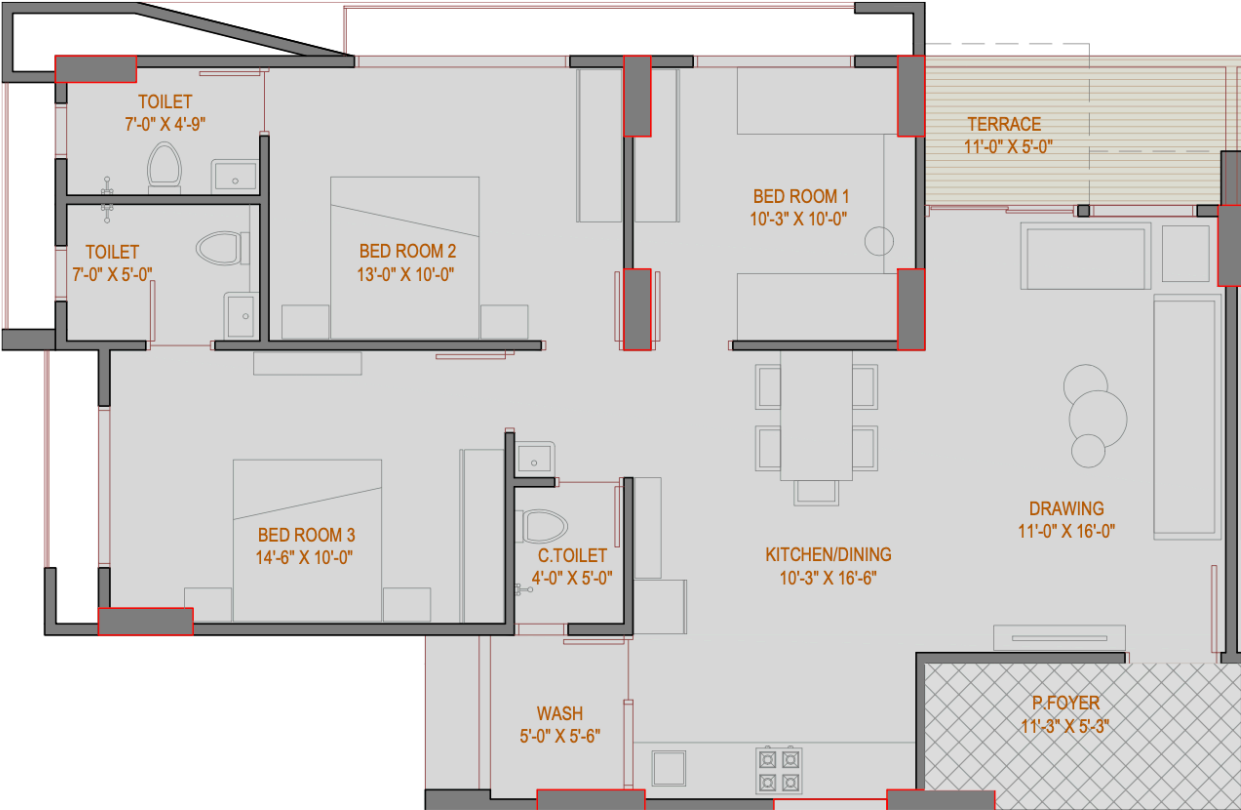
BLOCK A ROAD FACING

UNIT A101 & A102



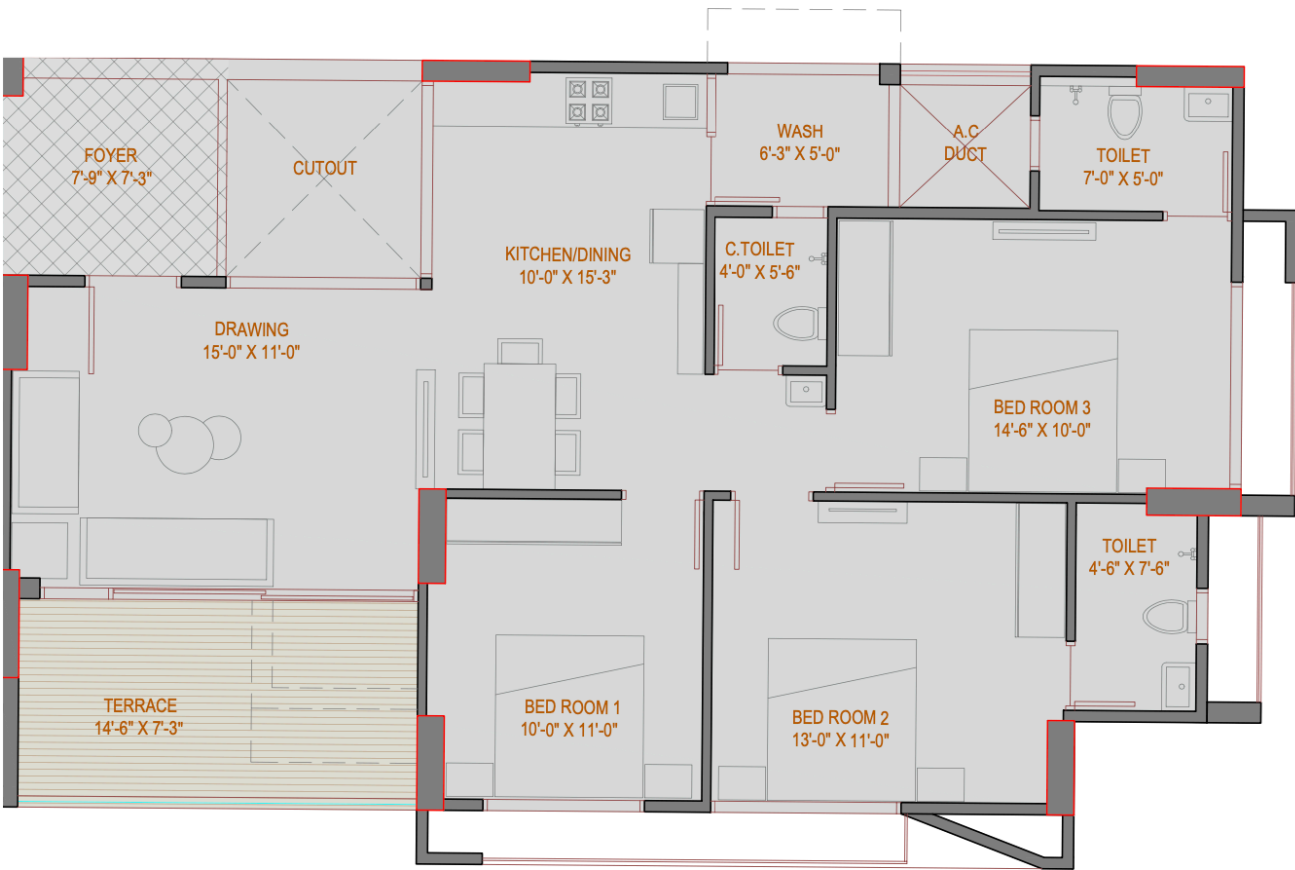
BLOCK A GARDEN FACING

UNIT A103 & A104



BLOCK B GARDEN FACING

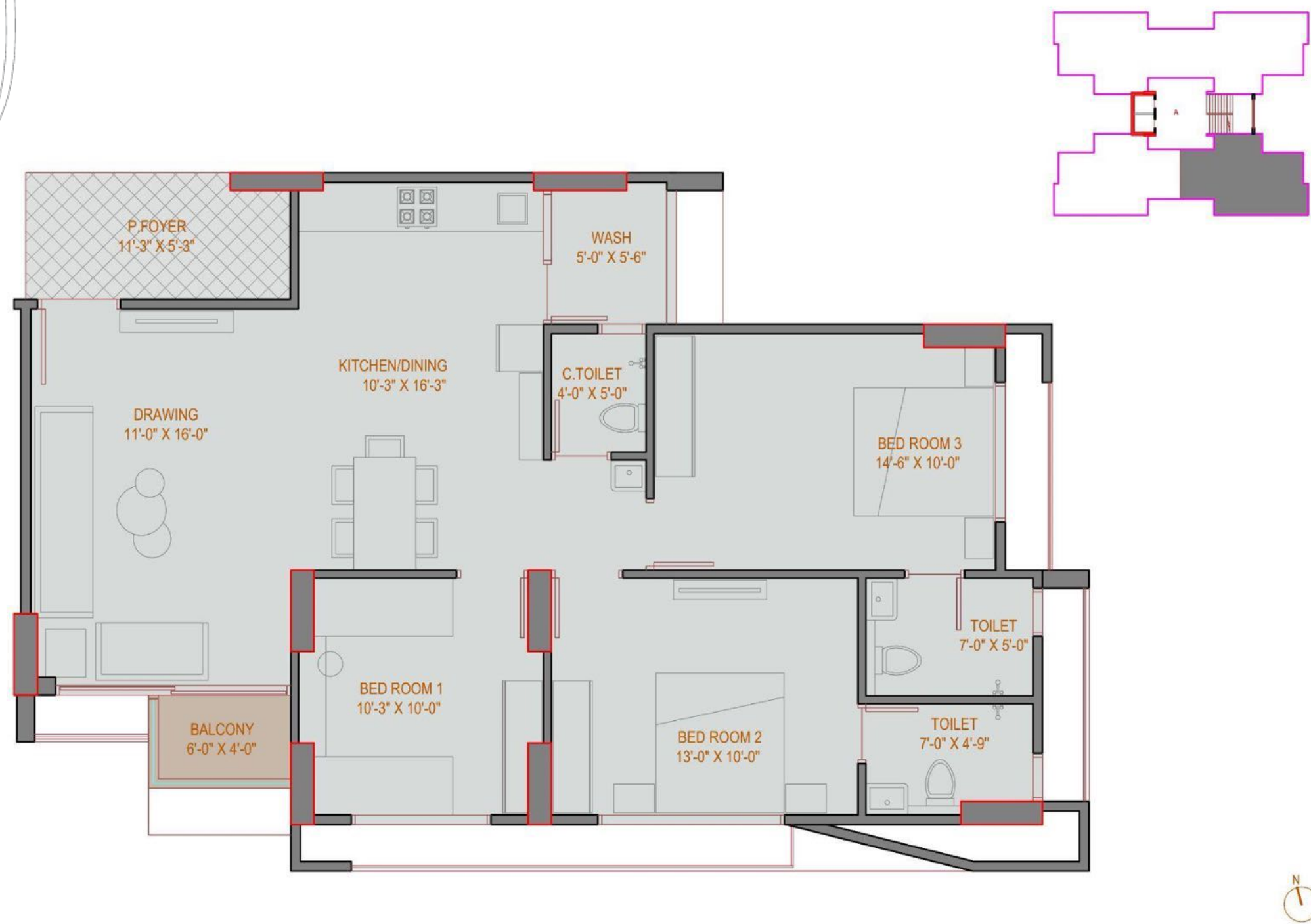
UNIT B101 & B102



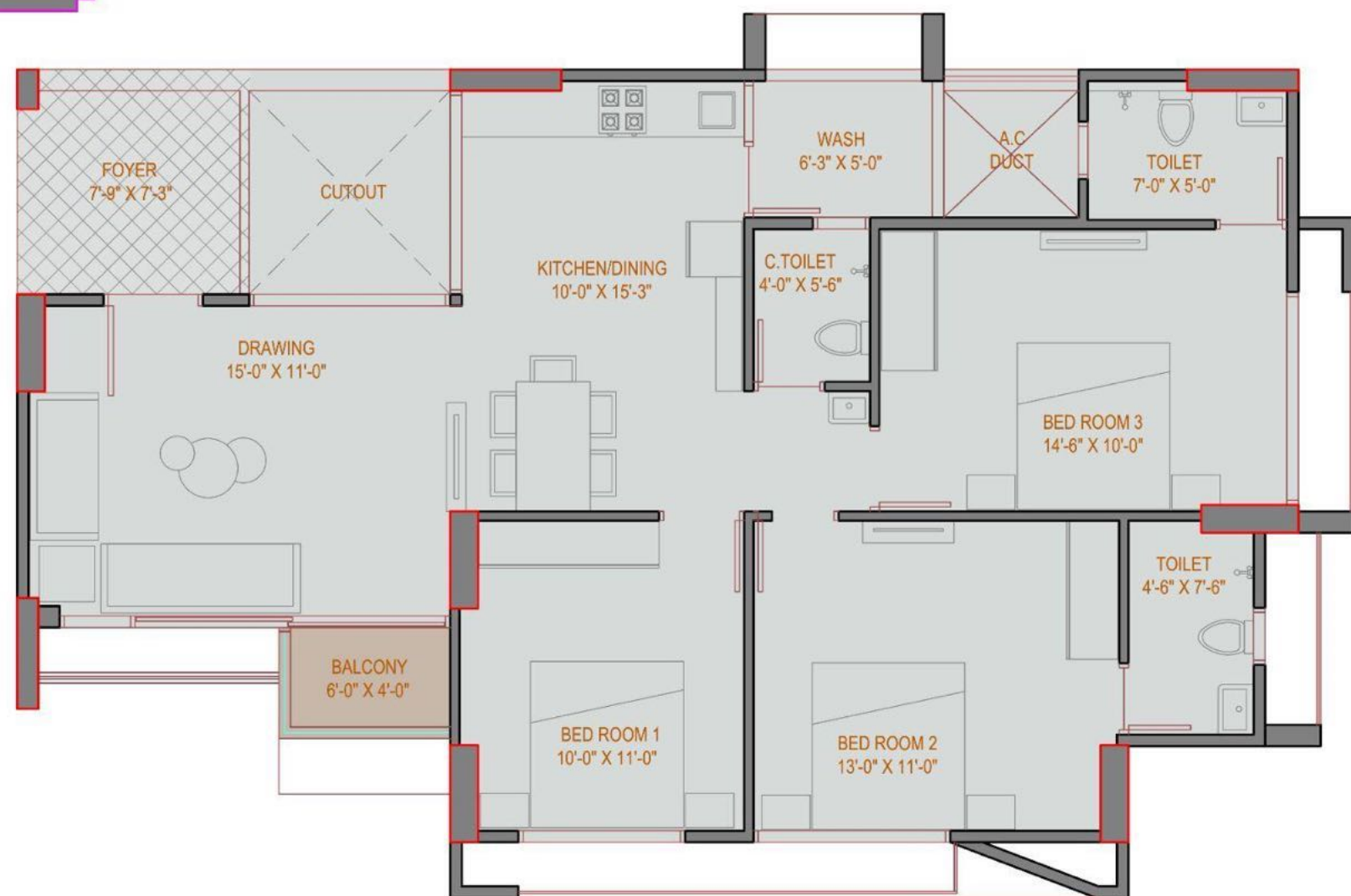
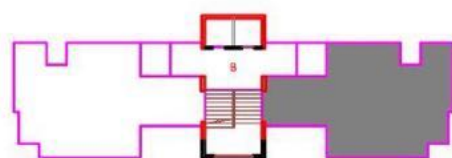
This architectural floor plan illustrates a two-story residential building with a central courtyard. The plan is divided into two main sections, labeled 'A' and 'B', which are connected by a central corridor and a large open area. Section A, on the left, features a central entrance labeled 'ENTRY' and a large open area labeled 'OPEN SPACE'. It includes several bedrooms, a bathroom, and a kitchen. Section B, on the right, also features a central entrance labeled 'ENTRY' and a large open area labeled 'OPEN SPACE'. It includes several bedrooms, a bathroom, and a kitchen. The plan is surrounded by landscaping, including trees and shrubs. The overall layout is symmetrical, with a central courtyard area. The plan is drawn in a detailed architectural style, showing room layouts, furniture placement, and landscaping details.

HOME.

BLOCK A FLOOR PLAN L2-L14



BLOCK B FLOOR PLAN L2-L14



GENERAL DEVELOPMENT IMAGES



Your new **SUPERHOME!**

SPECIFICATIONS

Flooring	: Vitrified Tiles in Bedrooms,Drawing & Dining Room
Window	: Sliding Aluminum Section Window
Door	: Main Door - Wooden Flush Door With One Side Polished Veneer
Internal Doors	: Flush Doors With Oil Paint
Kitchen	: Granite Platform With Dado Of Ceramic Tiles Stainless Steel Sink Vitrified Tiles In Floor Anti-skid Tiles In Wash Yard
Interior Plaster	: Single Coat Mala
Exterior Plaster	: Double Coat
Inside Finish	: Putty Finish
Outside Finish	: Acrylic Paint
Elevator	: Automatic Elevators
Sanitary Ware	: Ceramic Water Closet Ceramic Basin
Toilet Fittings	: Chrome Plated Fittings
Toilet-Flooring/dedo	: Designer Tiles on walls Anti-skid Tiles In Floor
Plumbing	: ISI Make piping
Electric Switches	: ISI Modular Switches
Electric Wires	: ISI Wires
Mcb / Elcb	: ISI Make

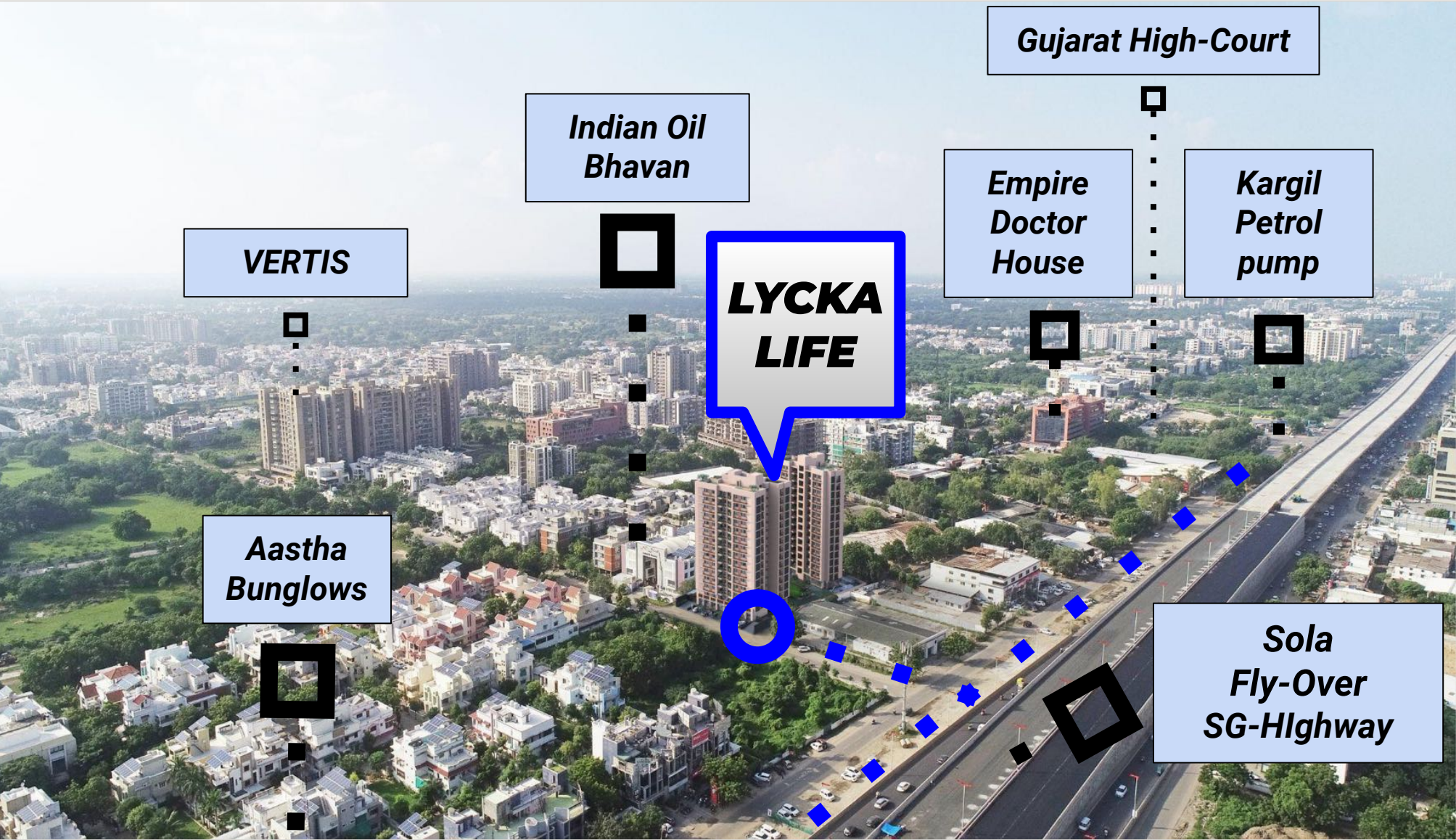
Developer
lycka.TM
LYCKA PROPERTIES PVT. LTD.

Architect
JIGAR PANCHAL
ARCHITECTS

Structural
Consultant
Amees Associates
STRUCTURAL CONSULTANT



KEY PLAN - DRONE VIEW - A LOCATION LIKE NO OTHER.



DISCLAIMER:

- The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project, the Member / customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.
- Developer reserves the right to make any changes in design, plans, specifications, amenities, elevation etc. without any prior notice. Such changes would be binding on all the buyers / members.
- Color and design / pattern of tiles and fixtures may change subject to availability.
- The Promoter / Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members / customers of the Project.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of Autocad software.
- The images (interior and exterior views) in the brochure are computer simulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.
- The north direction shown in the brochure is approximate and can be erroneous. The Member / Customer is expected to verify the same personally before going ahead with the booking.
- The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project. The Member / Customer is requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.

**LYCKA LIFE, SG Road, Near Sola Flyover, Besides
Indian Oil Bhavan, Sola, Ahmedabad, 380060**

RERA Reg. No.:

