

SATYAM Country

3 BHK 4 SIDE OPEN
INDIVIDUAL BUNGALOWS & SHOPS



Your home is where your heart is happy

Step into a world of 
YOUR DREAMS

Indulge in the epitome of luxury living with our exclusive bungalow project, featuring only 34 beautifully crafted bungalows.

Nestled in lush greenery, each bungalow is a masterpiece of luxury, a testament to sophistication, offering bespoke design, premium amenities, and serene surroundings. Experience the privilege of owning a limited-edition home in this exclusive paradise.

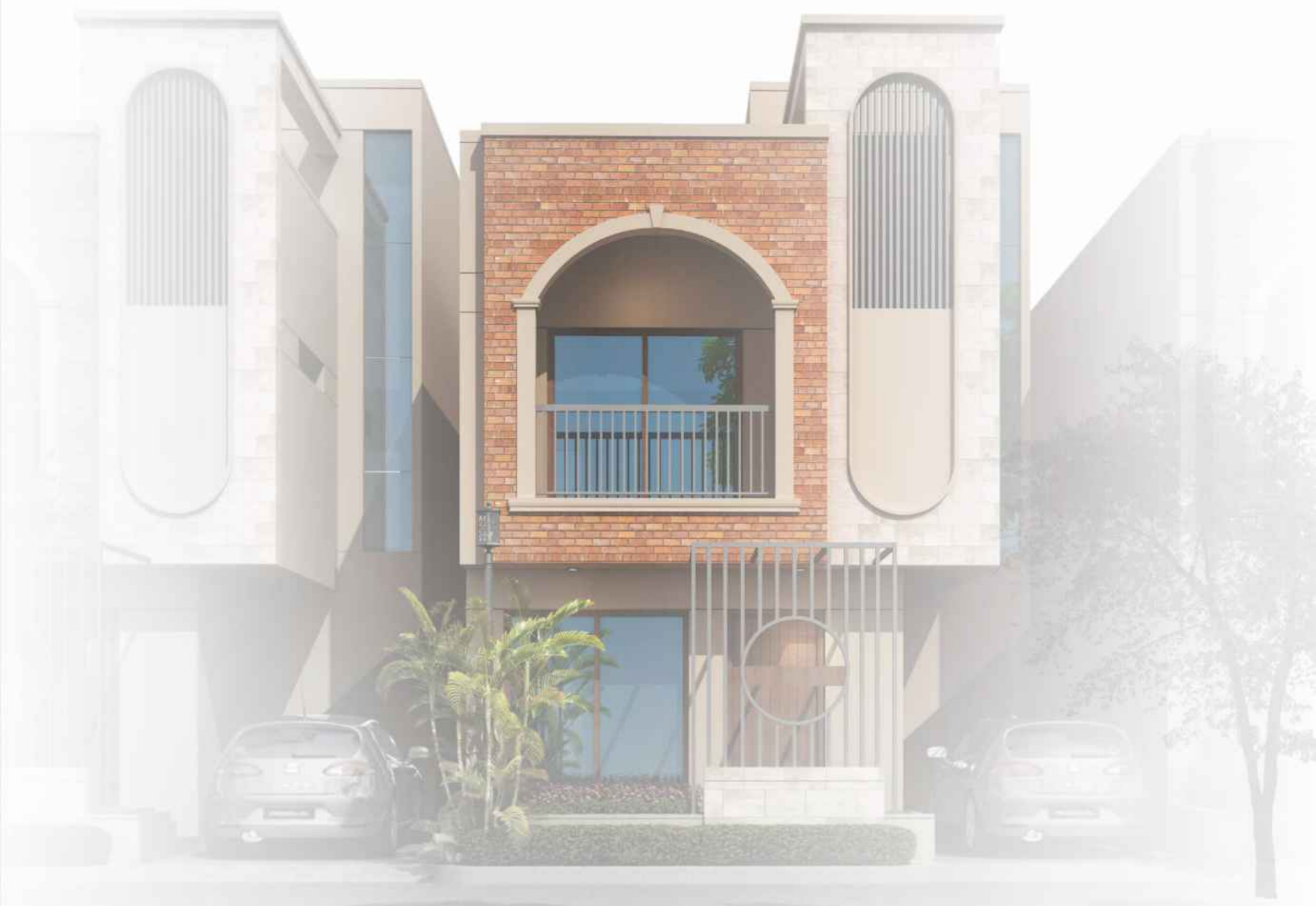


Walk into a space of 

RICH PLEASURES

Immerse yourself in an exquisite campus, that harmoniously blends nature's beauty with architectural finesse.

Meticulously planned internal lanes capture elegance, functionality, and comfort, creating spaces that reflect refined taste. Every corner narrates a story of attention to detail, offering an unmatched living experience that's both captivating and inviting. The stylish elevation of your bungalows adds to the grandeur.





LAYOUT PLAN

AREA TABLE FOR BUNGALOWS

No.	Area in sq.ft.	No.	Area in sq.ft.	No.	Area in sq.ft.	No.	Area in sq.ft.
01	1,318	10	1,041	19	1,351	28	1,126
02	1,318	11	1,041	20	1,201	29	1,126
03	1,318	12	1,041	21	1,201	30	1,126
04	1,318	13	1,041	22	1,155	31	1,126
05	1,318	14	1,197	23	1,161	32	1,126
06	1,318	15	1,310	24	1,201	33	1,126
07	1,615	16	1,201	25	1,201	34	1789
08	1,275	17	1,201	26	1,440		
09	1,041	18	1,351	27	1,407		

AREA TABLE FOR SHOPS

No.	Area in sq.ft.	No.	Area in sq.ft.	No.	Area in sq.ft.	No.	Area in sq.ft.
01	1,467	06	539	11	539	16	539
02	539	07	539	12	539	17	539
03	539	08	539	13	539	18	1,093
04	539	09	539	14	539		
05	539	10	539	15	539		

At Satyam County, amenities aren't just about leisure, they are rich experiences. From serene green spaces to dynamic recreation zones, every moment is a note in your personalized memory book.

AMENITIES



GARDEN



SENIOR CITIZEN DESK



FOUNTAIN



KID'S PLAY AREA

VALUE ADDED AMENITIES



Attractive Main Entrance Gate



Name and Number Plate on Each Unit to Maintain Uniformity



Designer Gypsum Ceiling in all Rooms



Underground Cabling of Wires for a Wire Free Look in The Campus



Trimix Internal Road, Decorative Paving with LED Street



Underground & Overhead Water Tank



Video Door Facility



Electric Car Charging Point in Car Parking Area



GROUND FLOOR PLAN

Min. Plot Area : 1041 SQ.FT.
S.B. Area : 1561 SQ.FT.



FIRST FLOOR PLAN

SPECIFICATIONS



RCC STRUCTURE

Earthquake resistant RCC frame structure in per structural engineer's design



FLOORING

Double charged Vitrified Tiles in Lounge, Dining & Kitchen. Vitrified Tiles in all Bedrooms. Anti-skid Vitrified tiles of reputed make in bathrooms and balconies



ELECTRIFICATION

Concealed copper wiring of approved quality, branded premium quality modular switches with sufficient electrical points as per architect's plan



BATHROOMS & TOILETS

Designer bathrooms with Glazed Tiles up to Door level
Plumbing fixture and vessels



PAINT & FINISH

Interiors: Smooth plaster with Wall Putty & Primer
Exterior: Plaster with ACE Exterior paint (Asian Paint or equivalent)



KITCHEN

Granite counter with Stainless Steel Sink and tiling up to the door/window level on walls



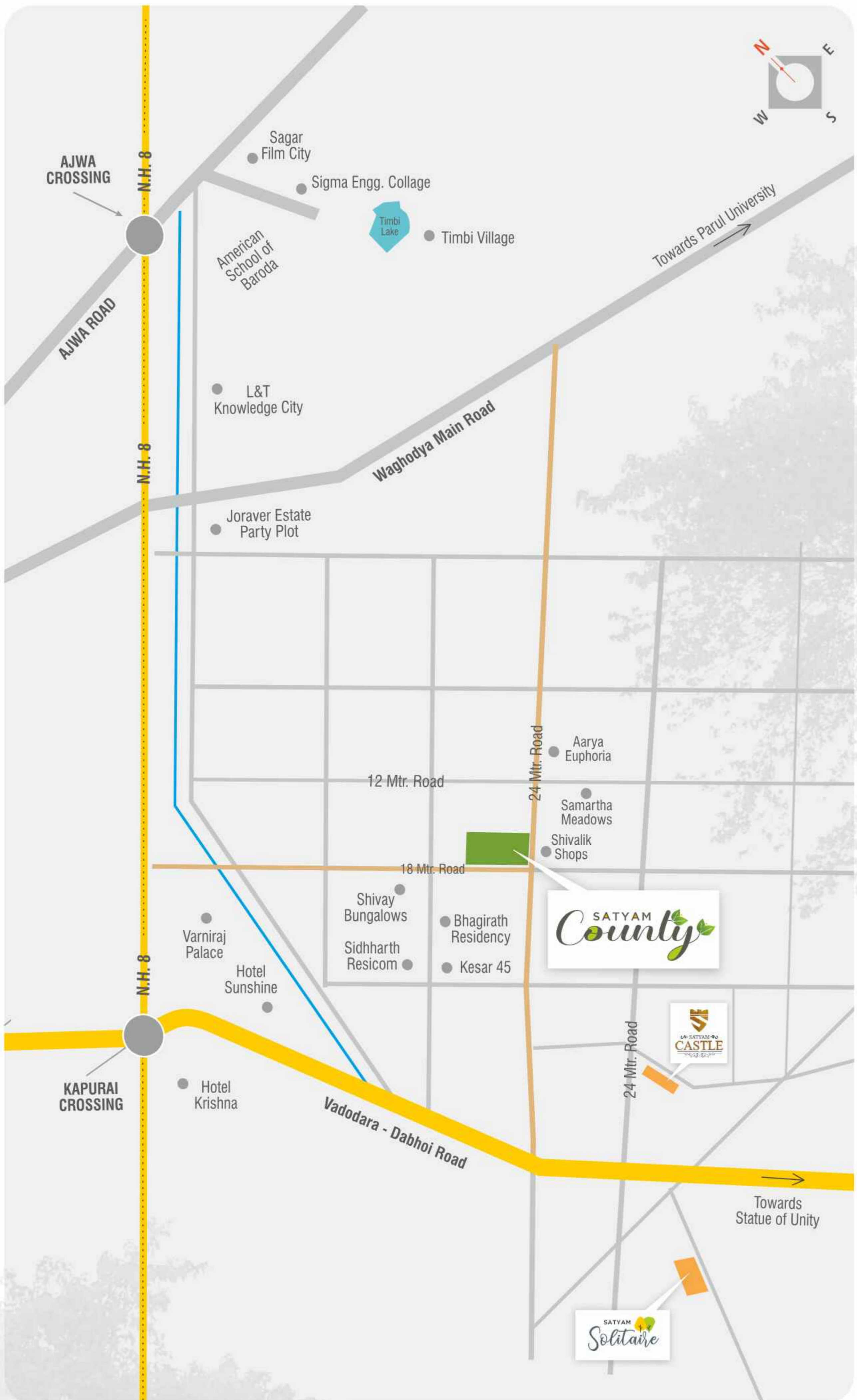
DOOR & WINDOWS

Doors: Elegant wooden entrance door. Internal flush doors
Windows: Colour anodized aluminium section windows with reflective glass of standard quality



TERRACE

Open terrace finished with chemical water proofing and China mosaic flooring



AJWA CROSSING

N.H. 8

Sagar Film City

Sigma Engg. Collage

Timbi Lake

Timbi Village

American School of Baroda

Towards Parul University

AJWA ROAD

L&T Knowledge City

Waghodya Main Road

N.H. 8

Joraver Estate Party Plot

12 Mtr. Road

24 Mtr. Road

Aarya Euphoria

Samartha Meadows

Shivalik Shops

18 Mtr. Road

SATYAM County

Shivay Bungalows

Bhagirath Residency

Kesar 45

Varniraj Palace

Hotel Sunshine

CASTLE

KAPURAI CROSSING

N.H. 8

Hotel Krishna

Vadodara - Dabhoi Road

24 Mtr. Road

Towards Statue of Unity

SATYAM Solitaire



SATYAM

GROUP

a new definition in luxury

DEVELOPERS

SIDDHI VINAYAK RE

Site: "SATYAM COUNTY", Opp. Shivalik shops,
Near Kesar 45, Kapurai- Dabhoi Road, TP-42,
Kapurai, Vadodara.

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