
LUXURIA CROWN
1-2-3-BHK LUXURY WITH COMMERCIALS SPACES
FOREVER 21
ZARA
MANGO



Shiv Shakti GROUP

"Let's Build Future Together"

Shiv Shakti GROUP

ABOUT US

Shivshakti Group, established in 2012 by the late Shri Ravubha Mavubha Gohil, is a renowned name in the construction industry, committed to delivering high-quality projects and creating lasting value. Over the years, the company has successfully completed and is currently running approximately 30 projects, with sizes ranging from 20,000 to 5 lakh square feet.

In addition to construction, Shivshakti Group is also actively involved in plotting and tenement schemes.

Our unwavering commitment to excellence drives us to use only branded materials and ISI-quality products, ensuring the highest standards of quality in every project. At Shivshakti Group,

our clients and staff are considered family, and we pride ourselves on always being available to serve our valuable clients.

We firmly believe in adopting new technologies and continuously evolving our work style to ensure efficiency and innovation.

Our motto, "Commitment is Our Promise," reflects our dedication to providing exceptional service and building long-term relationships.

The current director of Shivshakti Group is Kuldeepsinh R. Gohil, who continues the legacy of excellence set by the late Shri Ravubha Mavubha Gohil.

LUXURIA CROWN

LUXURIA CROWN – Premium Commercial & Residential Landmark

Where Modern Living Meets Smart Business Opportunities

Welcome to Luxuria Crown, an iconic Commercial Cum Residential Development thoughtfully designed to offer the perfect blend of luxury living, vibrant commercial spaces, and a thriving community atmosphere. Featuring elegant architecture, premium finishes, and spacious planning, the project stands as a landmark destination for families,

Convenience & Connectivity

- ☑ Ample parking facilities
- ☑ Wide internal driveways
- ☑ Easy vehicle circulation
- ☑ Modern lift access
- ☑ Secure entry and exit points
- ☑ Visitor - friendly commercial frontage





Why Choose Luxuria Crown?



- ☑ Premium 1, 2 & 3 BHK Residences
- ☑ Commercial Spaces with High Visibility
- ☑ Huge Open Space Between Towers
- ☑ Modern Architecture & Premium Finishes
- ☑ Excellent Natural Light & Ventilation
- ☑ Strong Rental & Investment Potential
- ☑ Ideal Blend of Residential Comfort and Commercial Convenience
- ☑ Landmark Development Designed for Future Growth

Premium Residential Living

Luxuria Crown offers beautifully planned:

1 BHK Premium Apartments – Smartly designed for young professionals, couples, and investors.

2 BHK Premium Residences – Perfect combination of comfort, functionality, and modern family living.

3 BHK Luxury Homes – Spacious residences designed for larger families seeking elegance, privacy, and superior lifestyle experiences.

- ✨ Every apartment is planned with: Excellent natural light and ventilation
- ☀ Spacious balconies and open views

Premium quality finishes

Modern kitchens and utility spaces

Well-designed bedrooms and bathrooms

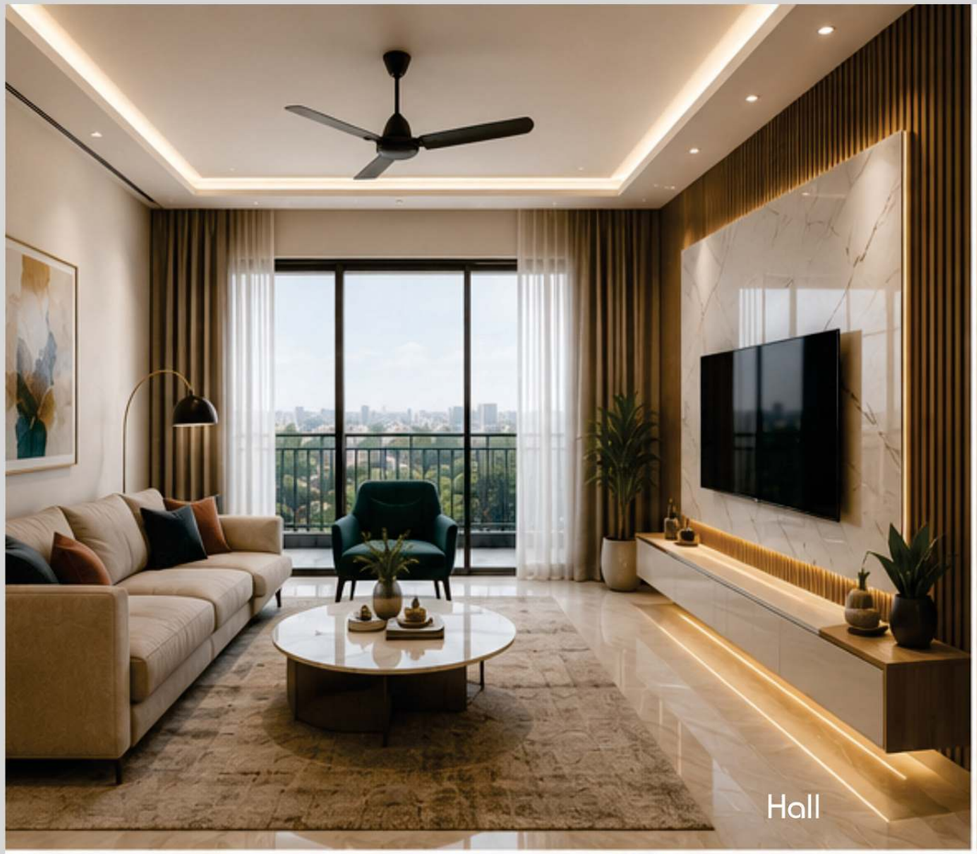
Lift and staircase access on every floor

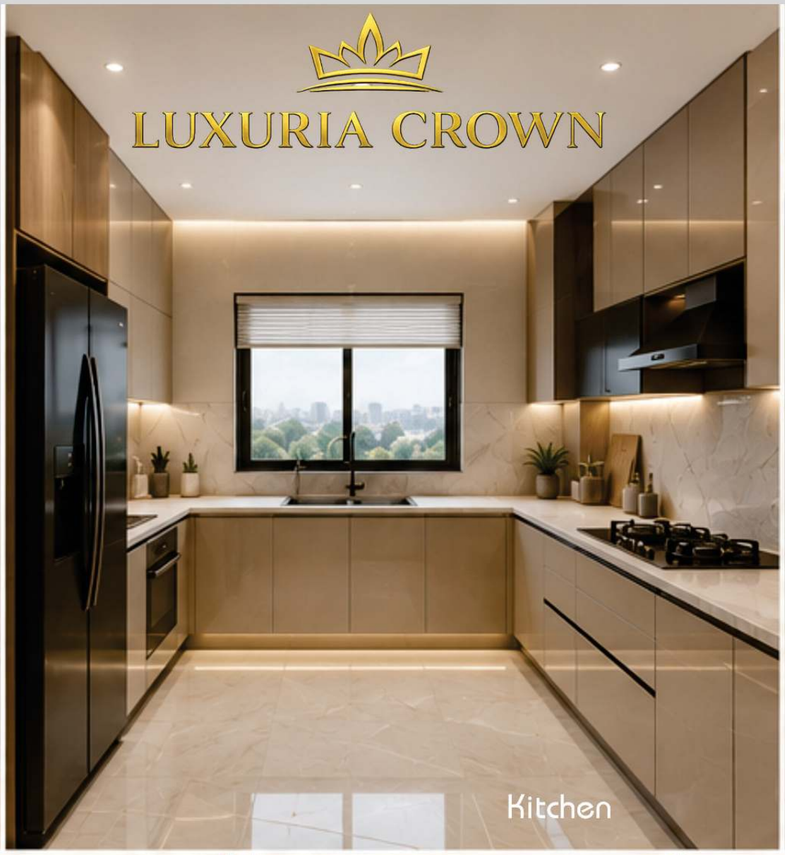
LUXURIA CROWN


LUXURIA CROWN
FOREVER 21
ZARA
MANGO
STARBUCKS
LUXURIA CROWN


LUXURIA CROWN
LUXURIA CROWN
ZARA
COSY CUP

LUXURIA CROWN


Hall


Kitchen


Bed Room


Dining


Attach Bath Room

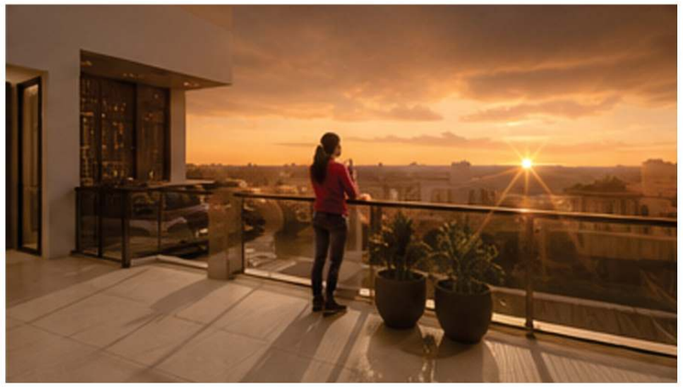

Bath Room


Master Bed Room

LUXURIA CROWN

Amenities









Entrance Corridor

Premium Elevator

Floor Wise Passage

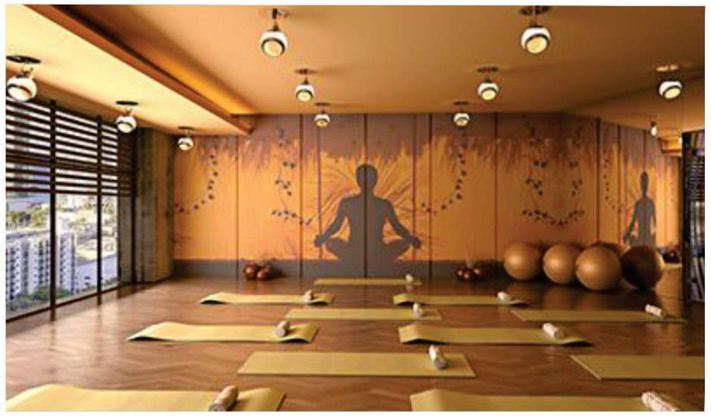
Gym - Yoga

Solar System

conference Hall

Children Play Area

Senior Citizen Area











LUXURIA CROWN

1 BHK



Premium Living Benefits
Smartly planned 1 BHK layout
Spacious living room designed for relaxation and everyday convenience
Well-organized kitchen with ample space for daily cooking needs
Comfortable bedroom providing privacy and peaceful living
Attached/common bathroom with modern and functional

2 BHK



Key Advantages
Efficient 2 BHK layout Separate utility/wash area
Good natural lighting and ventilation
Lift and staircase accessibility
Located within a larger planned residential complex
Suitable for both self-use and investment purposes

3 BHK



Premium Living Benefits
Comfortable accommodation for 5–7 family members
Ample space for guest room, study room, or home office
Enhanced privacy between bedrooms and common areas
Better cross-ventilation and daylight throughout the apartment



G.F FLOOR PLAN

GROUND FLOOR

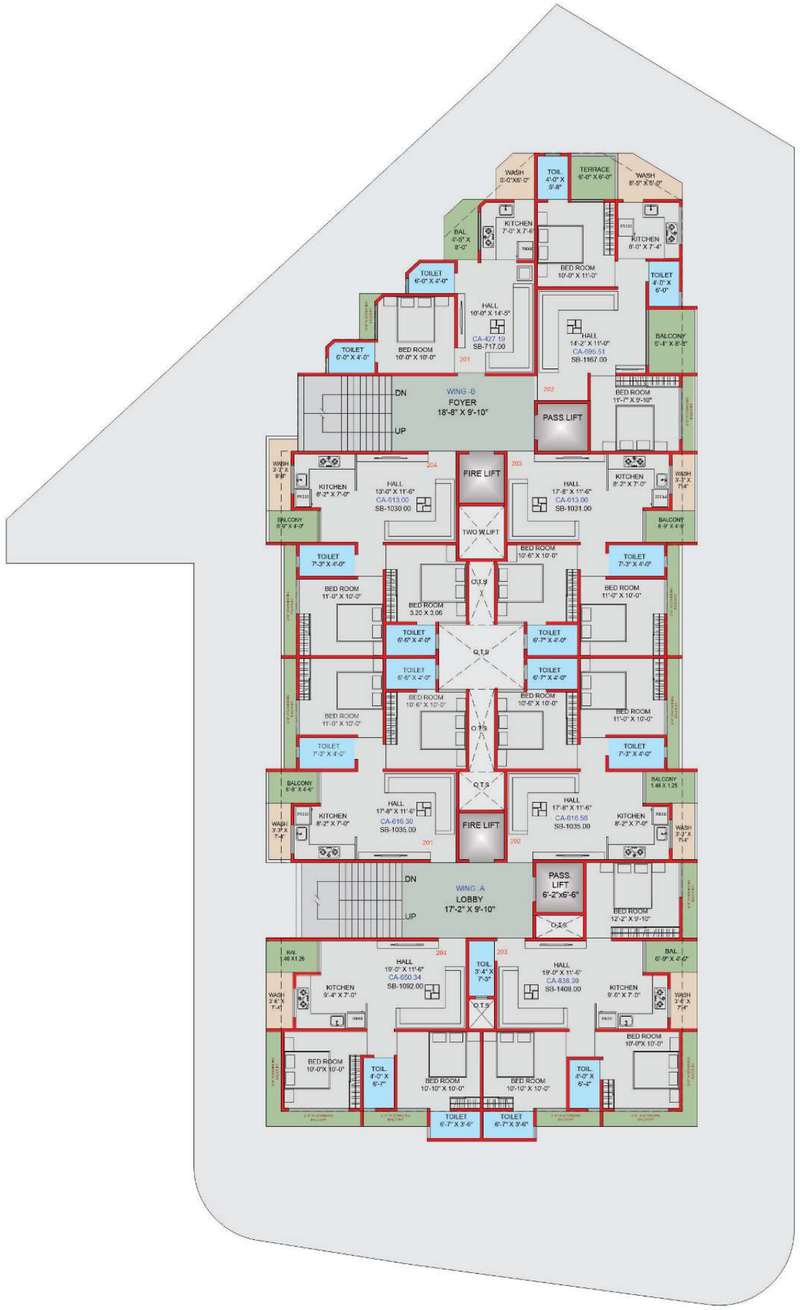
LUXURIA CROWN



FIRST FLOOR

FIRST FLOOR

LUXURIA CROWN

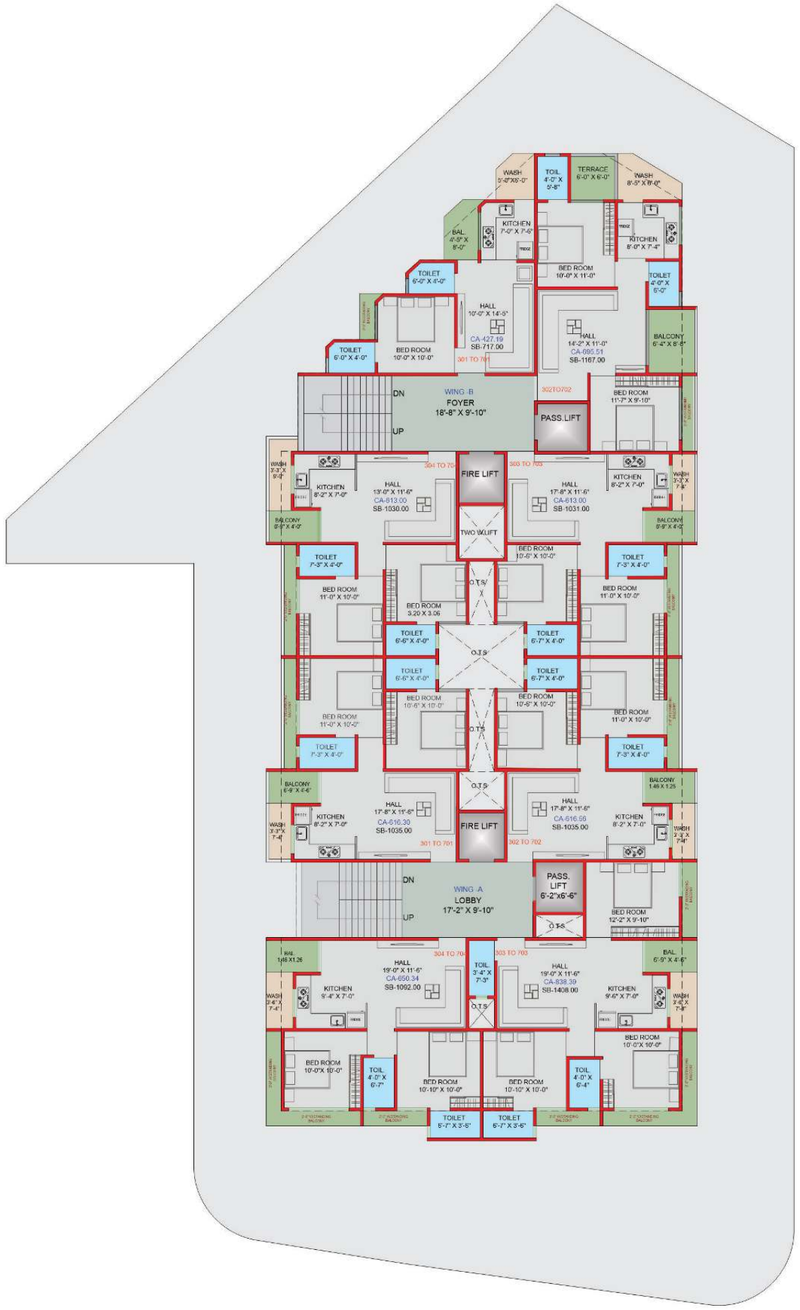




SECOND FLOOR

SECOND FLOOR

LUXURIA CROWN



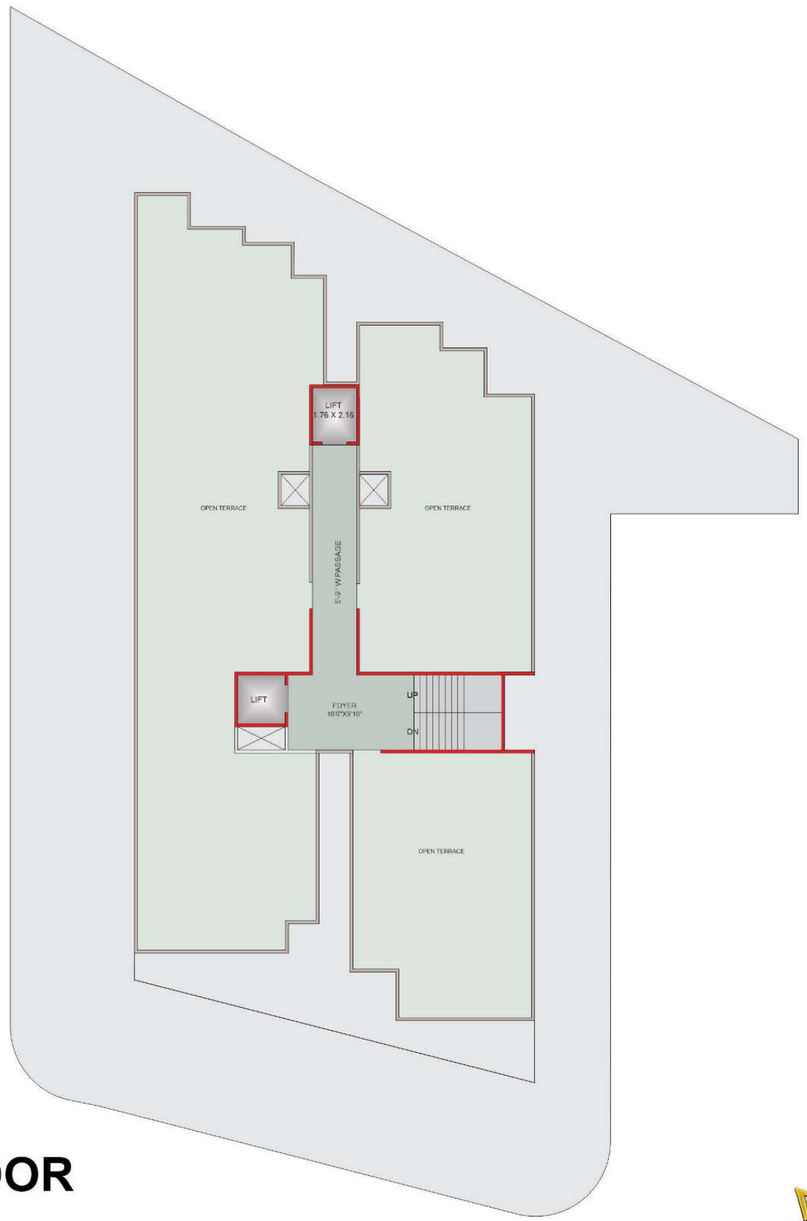


TYPICAL FLOOR(3 TO 7 FLOOR)

3 to 7 FLOOR

LUXURIA CROWN





TERRACE FLOOR

TERRACE FLOOR

LUXURIA CROWN

SPECIFICATIONS :

1 Structure : Earthquake Resistive Structure
2 Wall / Plaster / Colour : 9" / 4" thick Brick Masonry wall
External double coat Pana Plaster with Texture & Paint
Internal double coat Pana Plaster with Wall Putty Finish
3 Door : Main door teakwood frame with flush door with Polished veneer both sides.
in other room Granite frame with Wooden Patta and Laminated flush door
all doors with Premium Hardware & Locks
Window : Sliding Aluminium Section /Glass Windows of Premium Brand.
4 Kitchen/Store : Granite Platform Top with Quartz sink
Vitrified/Ceramic tiles Dado up to Slab beam bottom level
5 Floors : Living/Dining/Remaining area : Big size Vitrified Tiles (Premium Brand)
Balcony / Terrace Area : Rustic Ceramic/Vitrified Tiles (Premium Brand)
Stair : Stone / Vitrified / Ceramic Tiles With Riser
6 Toilets: Vitrified/Ceramic Tiles Dado up to 8'-0" Level
Plumbing Fittings : Premium Brand C.P. Fittings
Sanitaryware : Premium Brand Sanitary wares
7 Electrical /A.C. : concealed ISI copper wiring with Modular Switches,
MCB distribution Panel (all are of Premium Brand)
Inverter wiring for essential Points for Power Backup
DG Backup for Common Areas and One Lift
Provision of Spilt A.C. (Only for Bedrooms)
8 Railing : M.S. or S.S./ Aluminium & Glass Railing in Balcony/ Terrace Are

SALIENT FEATURES :

1 Secured and Gated Community with CCTV Surveillance
2 2 Automatic Elevators for each Floors
3 Gas Piped Supply in each Appartment through Gujarat Gas
4 Parking Space in Basement with Quality Ramp
5 Parking Space / Kid's Play area / Lawn @ Ground Floor hollow plinth
6 First Floor for Community Hall & Amenities
7 Solar Power Backup for common areas
8 Rain Harvesing System for recharge of Bor
9 FIRE Safety Systems in common areas
10 Elegant Entrance Foyer / Lounge
11 Elegant Lobby Area at each Floore with Attractive lift Facia

Terms & Condition :

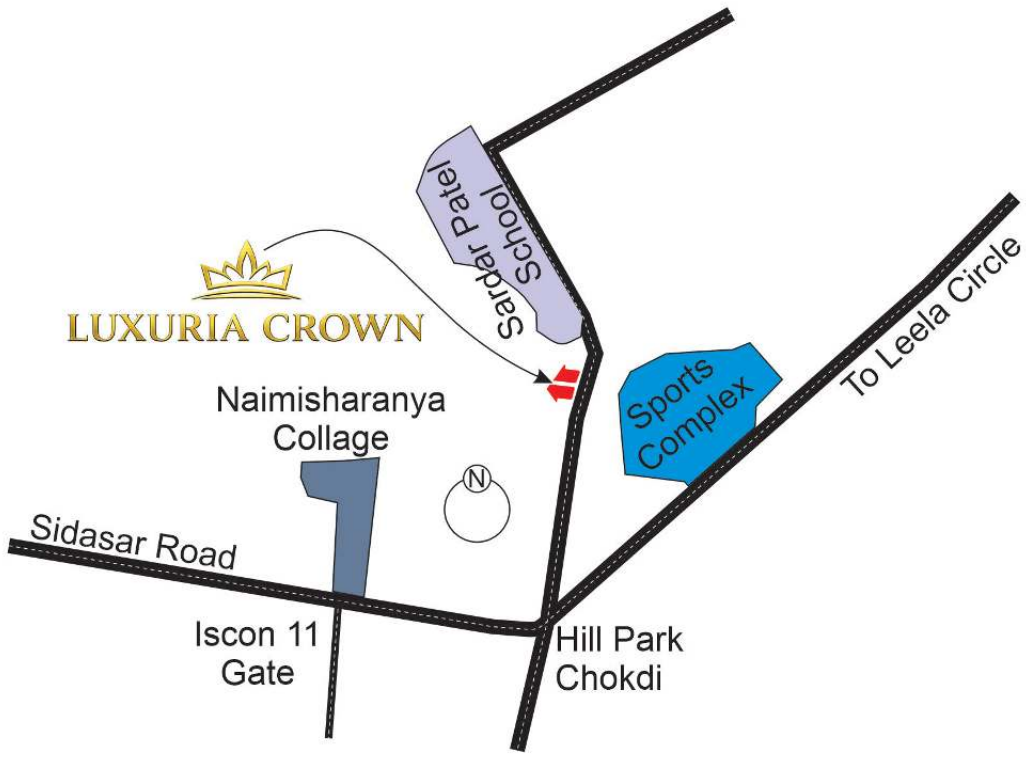
1 All rights regarding addition/alteration of building plan and its specification are reserved with the organizer.
2 No changes will be made in exterior elevation of the building.
3 Extra work shall be allowed only with prior permission and with extra cost.
4 GST, Stamp Duty, Maintenance Deposit shall be brone by Buyer separately.
5 No extra Charges for Municipal Permission, GEB & Gas connection.
6 Possession will be provided after 30 days on recipt of full payment.
7 The brochure shall not be treated as a part of the document and is for the reference only.
8 In case of any dispute , it will be resolved by mutual discussion & understanding, failing which the matter will be at Bhavnagar jurisdiction only

Amenities

- 24*7 SECURITY
- Lift — EACH WING 2 LIFT
- SOLAR POWER FOR COMMON AREA
- CCTV SURVEILLANCE
- CONFERENCE HALL
- FIRE SAFETY
- RECEPTION
- RAIN WATER HARVESTING SYSTEM
- TOW STORY CAR PARKING
- SENIOR CITIZEN AREA
- ENTRANCE FOYER
- COMMON TOILET
- GYM
- CHILDREN PLAY AREA
- YOGA

LUXURIA CROWN

Key Plan:



Site Address: Hill park chokdi thi sardar patel school walo road, hillson building ni same,kaliyabid

Developer
Shiv Shakti Group

Shiv Shakti GROUP

Booking Contact
9737 77 6983
7016 89 3266
9537 77 6983

Design By:	Structure Designer:	Legal Advisior
NEOTEQUE DESIGN AND TRADE PRIVATE LIMITED	Mullion Consultants	Krupal Jagad
A.A. Ggnani	Bhargav Patel	

Rera Project Reg. No. PR/GJ/BHAVNGAR/BHAVNGAR/Other/
WEBSITE : www.gujrera.gov.in

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