



SANGWAN HEIGHTS

RAJNAGAR EXTENSION, GHAZIABAD





About Special 40

Introducing Special 40, an exquisite luxury housing tower at Raj Nagar Extension, seamlessly extending the legacy of our delivered project, Sangwan Heights. This premium development features 40 meticulously designed 3BHK and 4BHK condos, offering unmatched blend of sophistication and comfort. low-density area an with thoughtfully located in excellent connectivity, Special 40 redefines urban living with host of luxury amenities, including a swimming pool, clubhouse, covered parking, lush parks, kid's play area, commercial shops, and exclusive rooftop facilities. Experience modern elegance in a tranquil, well-connected settings.

AMENITIES

- LOW - DENSITY LIVING** - EXCLUSIVE PROJECT WITH ONLY 280 UNITS SPREAD ACROSS 5 ACRES.
- SWIMMING POOL** - RELAX AND UNWIND IN OUR STATE -OF-THE-ART SWIMMING POOL
- COMMERICAL SHOPS** - CONVENIENCE AT DOORSTEP WITH ON-SITE SHOPPING.
(LIMITED TO “SPECIAL 40” RESIDENTS):
- EXCLUSIVE ROOFTOP FACILITIES** -
 - ROOFTOP GARDEN: SERENE GREEN SPACE FOR RELAXAATION.
 - ROOFTOP GYM: STAY FIT WITH BREATH-YAKING VIEWS.
 - ROOFTOP RECREATION AREA:UNWIND AND SOCIALIZE.
- MECHANICAL/ STILT CAR PARKING** - SECURE AND EFFICIENT PARKING SOLUTIONS.
- CLUB HOUSE** - COMMUNITY HUB WITH INDOOR GAMES AND ENTERTAINMENT.
- PARK** - LUSH GREEN SPACES FOR LEISURE AND RECREATION
- KIDS PLAY AREA** - SAFE AND ENGAGING PLAY SPACE FOR CHILDREN.





PROJECT SPECIFICATION

- **STRUCTURE**

Earthquake resistant RCC frame structure

- **KITCHEN**

Flooring: Kajaria ceramic tiles (5' x 2')
Countertops: Granite
Sink: Stainless steel

- **BALCONY**

Flooring: Kajaria ceramic tiles (2' x 2')
Railings: Stainless steel with glass panels

- **BEDROOMS**

Flooring: Kajaria ceramic tiles (5' x 2')
Walls/Ceiling: Oil-bound distemper

- **TOILET**

Wall Finishing: Glazed tiles up to door level
Fittings: Jaguar bath fittings
Fixtures: European-style WC in all toilets

- **DOORS AND WINDOWS**

Doors: 8 feet flush laminated doors
Windows: UPVC/Wooden

- **LIFTS**

Modern Schnieder elevators

FLOOR PLAN



3 BHK + 3T

TOTAL AREA

1750 sq.ft.

FLOOR PLAN



4 BHK +4T

TOTAL AREA

2000 sq.ft.

SITE PLAN

45 MT WIDE ROAD

OTHER'S PLOT

INDEX:

- 3 BHK
- 4 BHK



LOCATION ADVANTAGE

- NH 58 Bypass 1.2 KM
- Surjit Singh Badminton Academy 1.4 KM
- GD Goenka Public School 2.4 KM
- Institute of Management Technology 3.6 KM
- Navin Hospital 3.8 KM
- City Forest Park 4.7 KM
- Gaur Central Mall 6.7 KM
- Drizzling Land Water & Amusement Park 6.8 KM
- Hindon River Metro Station 7.2 KM
- Eastern Peripheral Expressway 8 KM
- Ghaziabad Railway Station 10.9 KM
- Hindon Airport Civil Terminal 13.6 KM
- Pacific Business Park 16.6 KM

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