

A P R O J E C T B Y



sātva a name **today**, a memory **tomorrow**



## ABOUT US

The name adorning the landscapes of Surat with beautifully constructed pieces of architecture from last **50 years** (since 1976). A group consisting young, energetic and extremely committed professionals has contributed very greatly in redefining the skyline of Surat with successful completion of many more projects.

Revamping the face of areas of Surat with series of both residential and commercial projects, Samarth Group stands high in the eyes of customer as the most trusted name...



“  
A HOME IS NOT WHERE YOU STAY.  
IT IS WHERE LIFE CHOOSES TO STAY WITH YOU  
”

## ARCHITECT'S REVIEW



Martand Satva is an exceptional residential project located in Vesu, Surat. This development offers numerous advantages, including a prime location, a luxurious and comfortable lifestyle, premium amenities, a healthy living environment, and excellent investment potential.

Designed as a sprawling luxury enclave, Martand Satva redefines contemporary living with its magnificent apartments. It offers a lifestyle that rejuvenates the spirit and inspires you to live life to the fullest.

Understanding the importance of a harmonious and aesthetically pleasing home, the master plan of Martand Satva features a unique design that reflects elegance, sophistication, and comfort—creating a prestigious living experience tailored just for you.



satva

## PROJECT USP

- 75% OPEN SPACE
- CONSTRUCTION ONLY IN 25% AREA
- ONLY 2 UNITS ON EACH FLOOR
- HUGE LANDSCAPE GARDEN
- ALL AMENITIES ON GROUND LEVEL
- 2 LEVEL BASEMENT PARKING (1 PARKING WITH 15 FT. HT.) (PROVISION FOR MECHANICAL / HYDRAULIC PARKING)
- 40+ AMENITIES
- ULTRA LUXURIOUS LIVING
- VASTU COMPLIANCE PLANNING
- 18 STORY HIGHRISE



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When your surroundings match your aspirations, the address becomes destiny.  
Citylight doesn't compete with the city. It completes it.



## Why Shift to City Light

Citylight's story is one of evolution, ambition, and quiet refinement.

Born during Surat's industrial rise in the late 20th century, Citylight was envisioned as a modern residential enclave - thoughtfully planned, well-connected, and distinctly elevated in character.

What began as a peaceful suburban stretch soon grew into one of Surat's most prestigious addresses.

Wide roads, green pockets, and a skyline defined by elegant homes gave Citylight its signature glow - a neighbourhood that feels both vibrant and serene.

Today, Citylight stands as a symbol of urban sophistication — where convenience meets comfort, and modern living blends seamlessly with community warmth. It's a place where generations have built not just houses, but a way of life illuminated by progress, connection, and belonging.





MARTAND SATVA  
ISN'T ONLY ABOUT MORE SPACE.  
IT'S ABOUT THE RIGHT SPACE

Green oasis glowing in the foreground,  
capturing Citylight's luminous vibe.

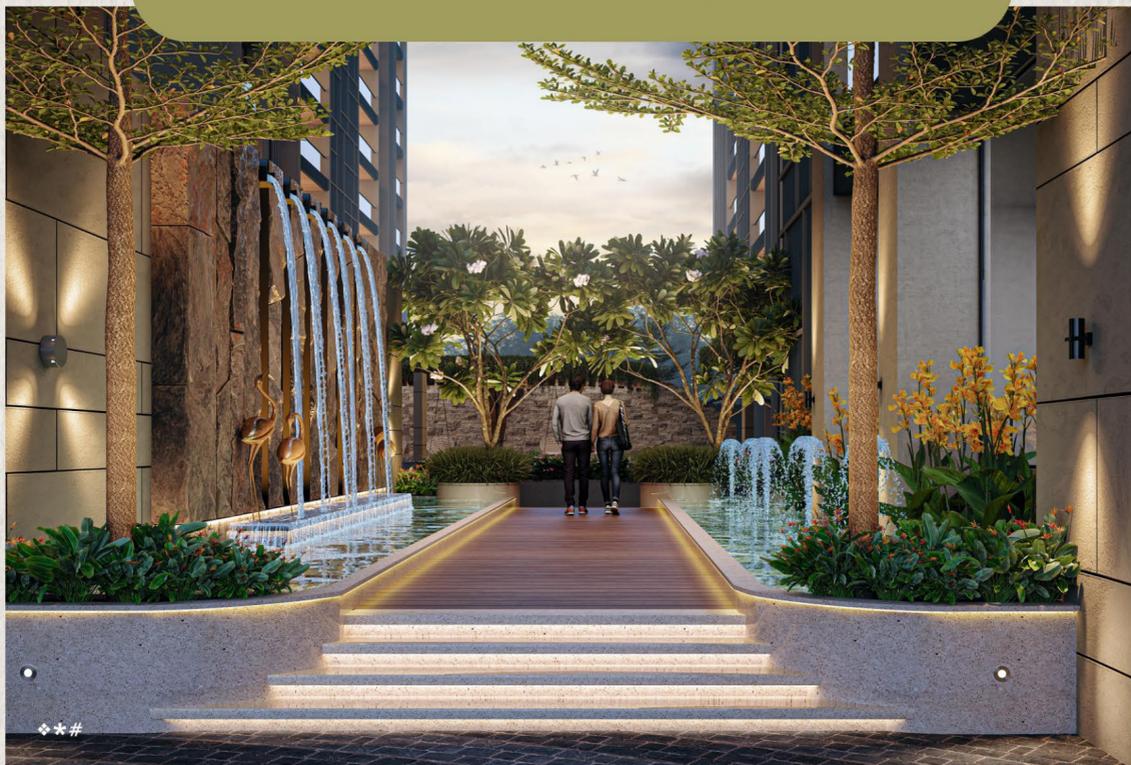


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◆◆#



Elevate to Surat's Elite Enclave of Green Luxury and Endless Horizons



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“

Illuminate Your Legacy in  
**Citylight:** Where Surat's  
Premium Pulse Meets  
Timeless Serenity

”

Premium Living, Perfected in Surat's Vibrant Core

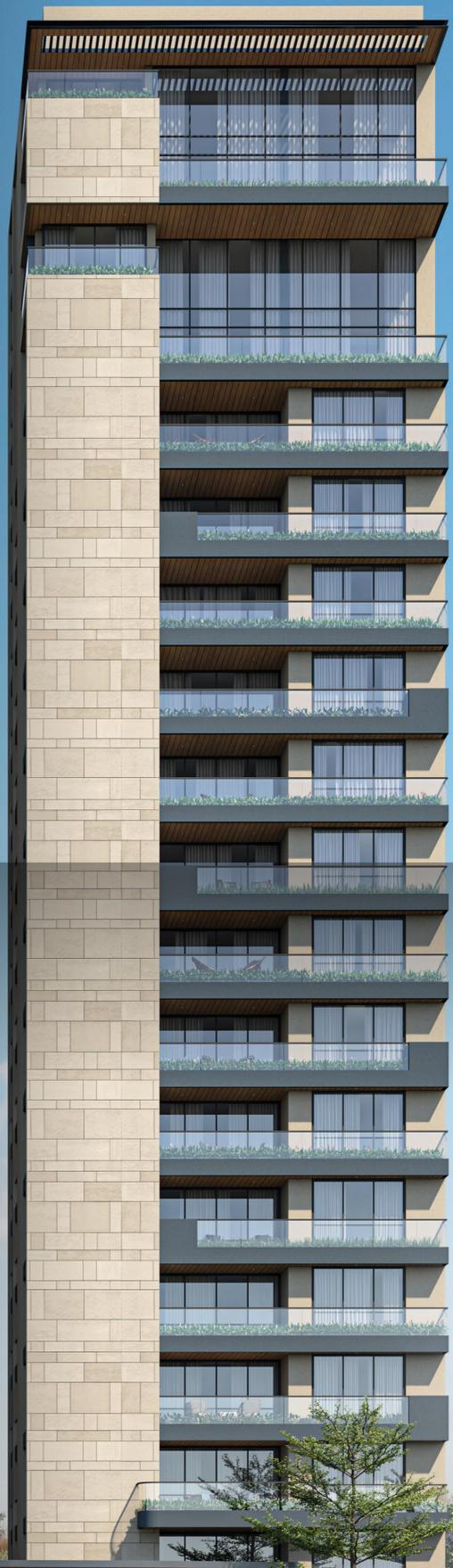
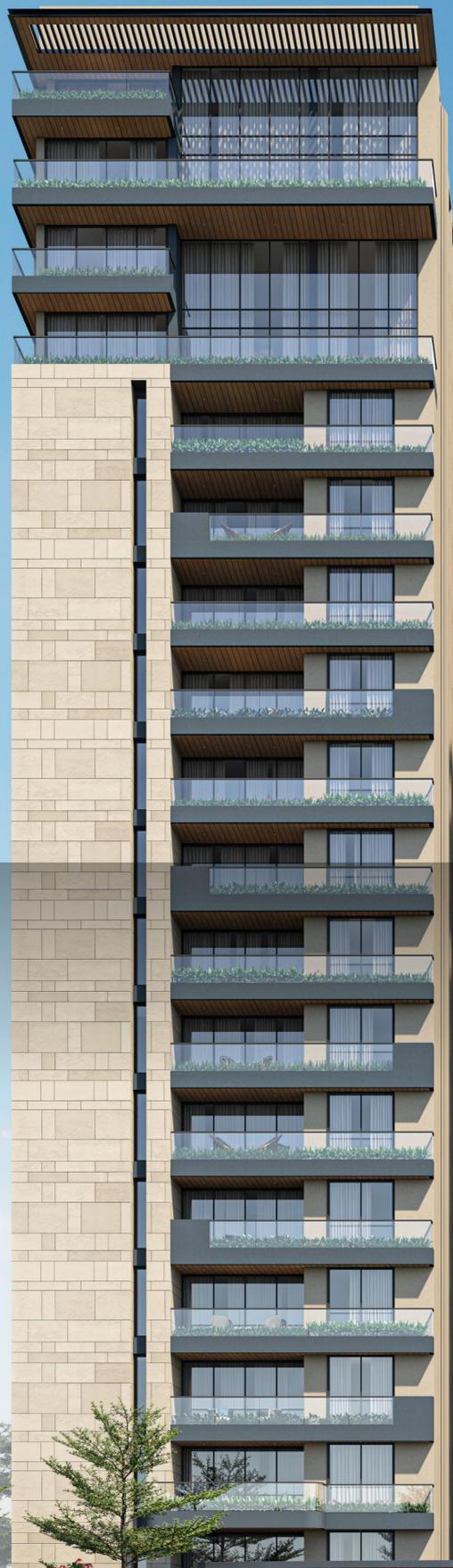


Elevate to

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Elevate to



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WELCOME TO MARTAND SATVA  
WHERE LUXURY MEETS SERENITY

A warm greeting that highlights the project's core promise,  
perfect for a grand entrance

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# A M E N I T I E S

## COMMUNITY & SOCIAL



BANQUET HALL



GUEST ROOMS



LIBRARY



CINEMA



AMPHITHEATRE



LOUNGE



CAFETERIA



JOGGING/WALKING TRACK



CONGREGATION LAWN



CO WORKING SPACE



SENIOR CITIZEN GAZEBO



CAMP FIRE SEATING



CONFERENCE ROOM



## AMBIENCE



AROMA GARDEN



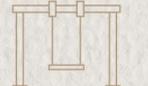
FEATURE WALL WITH WATERBODY



LOTUS POND



FLOATING DECK



SWING COURT

## HEALTH & FITNESS



GYM



AEROBICS



YOGA DECK



SPA

## SPORTS & GAMES



INDOOR GAMES



BOX CRICKET



MINI GOLF



STEAM



JACUZZI



SWIMMING POOL



BABY POOL



CHILDREN PLAY AREA



MULTIPURPOSE COURT



TODDLER'S PLAY AREA



## LEGENDS

- |  |                       |                          |                           |
|--|-----------------------|--------------------------|---------------------------|
| 01 MARVELLOUS ENTRY GATE WITH SECURITY CABIN | 11 CONFERENCE         | 22 CAFÉ                  | 34 YOGA DECK              |
| 02 ENTRANCE FOYER                            | 12 THEATER            | 23 BABY POOL             | 35 STAGE / SWING COURT    |
| 03 RECEPTION                                 | 13 MULTIPURPOSE COURT | 24 SWIMMING POOL         | 36 CONGREGATION LAWN      |
| 04 PICK UP & DROP OFF AREA                   | 14 AEROBICS           | 25 JACUZZI               | 37 TODDLERS PLAY AREA     |
| 05 GUEST ROOM                                | 15 CHANGING & TOILET  | 26 SHOWER AREA           | 38 LIBRARY                |
| 06 LOUNGE                                    | 16 LOCKER             | 27 FEMALE CHANGE         | 39 INDOOR GAMES           |
| 07 WATER BODY                                | 17 SAUNA              | 28 MALE CHANGE           | 40 CHILDREN'S PLAY AREA   |
| 08 PATHWAY                                   | 18 STEAM              | 29 AROMA GARDEN          | 41 BOX CRICKET            |
| 09 AMPHITHEATER                              | 19 SPA                | 30 CAMP FIRE SITTING     | 42 BANQUET HALL           |
| 10 CO-WORKING AREA                           | 20 GYM                | 31 LOTUS POND            | 43 BANQUET ENTRANCE PLAZA |
|  | 21 FLOATING DECK      | 32 MINI GOLF             | 44 DRIVEWAY               |
|  |                       | 33 SENIOR CITIZEN GAZEBO | 45 JOGGING TRACK          |
|  |                       |                          | 46 WATER BODY             |



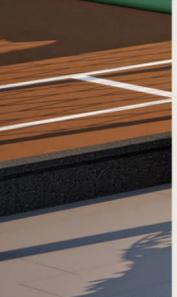
LAYOUT PLAN 

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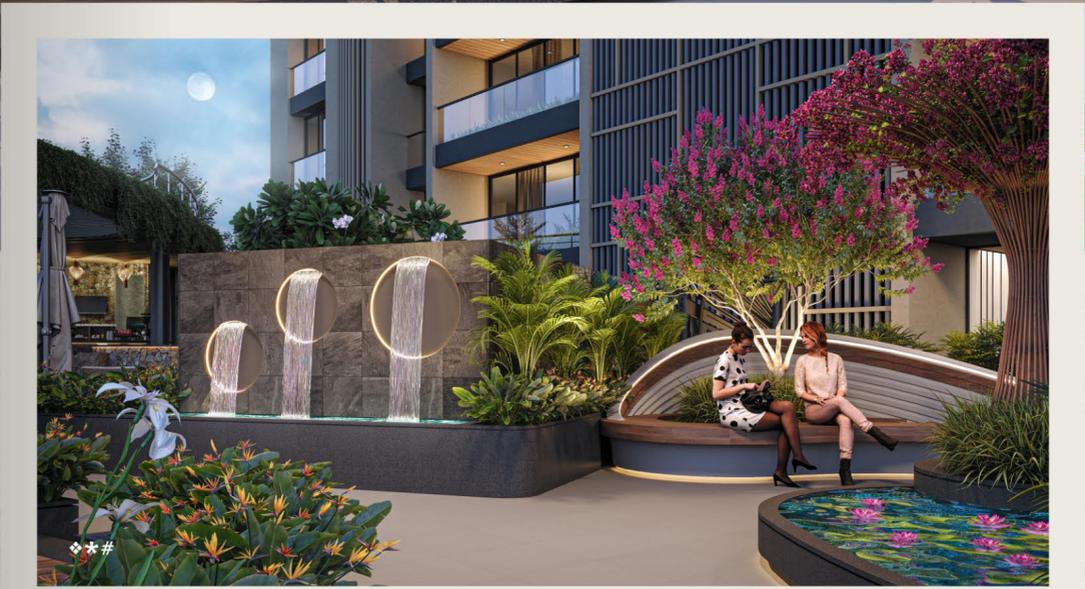


TYPICAL LAYOUT PLAN 

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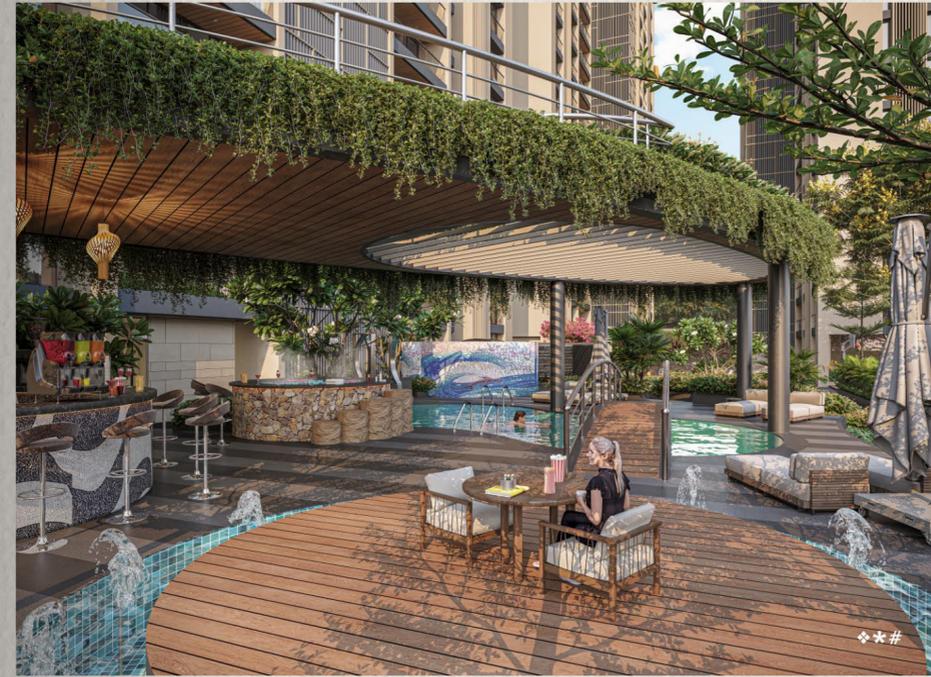
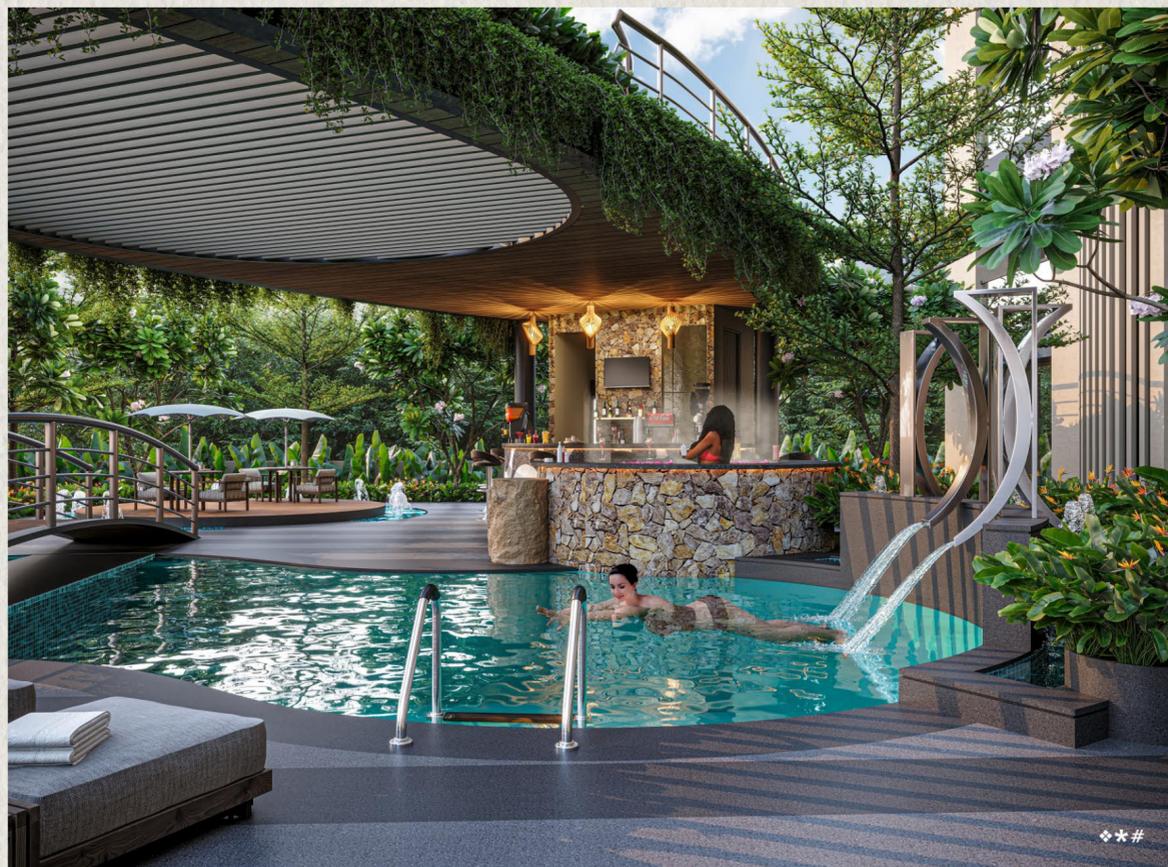
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# Embrace the Green Pinnacle

Focuses on the urban garden and elevated luxury,  
great for an eco-luxury statement



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## Where Nature Nurtures Your Soul

The Martand Satva sitting area offers a sanctuary of peace and elegance. Surrounded by lush greenery and vibrant blooms.

this thoughtfully designed haven features a sleek, modern pavilion with warm LED accents, inviting residents to unwind in style. The circular seating, framed by towering trees and colorful flora, creates an intimate retreat where nature and luxury intertwine.

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## To Light, To Proportion, To The Quiet Rhythm Of Its Surroundings

Poised above the cityscape, Martand Satva reflects an architecture that listens - to light, to proportion, to the quiet rhythm of its surroundings. Glass and geometry merge seamlessly to create a façade that is both bold and breathing. Designed to frame the skyline, it captures the rare balance between urban refinement and natural calm.

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Every Corner Is Crafted To Invite Air, Light, And Stillness

Inside Martand Satva, openness becomes a living experience. Expansive decks, flowing interiors, and soft natural tones dissolve the line between indoors and sky. Every corner is crafted to invite air, light, and stillness — creating a private sanctuary where sophistication and serenity coexist effortlessly.

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## CAMPUS SPECIFICATIONS

- **Structure**
    - Earthquake resistance R.C.C. framed structure as per IS code.
  - **External Wall Finish**
    - Double coat plaster with exterior weather shield paint.
  - **Elevators**
    - 3 nos. of good quality auto door elevators (2 passenger & 1 goods lift.).
  - **Water Supply**
    - U.G. & overhead water tank for SMC of sufficient storage capacity.
    - Rain water recharge well.
  - **Safety & Security**
    - Gated campus with security cabin.
    - Fully equipped fire fighting system.
    - 24 X 7 CCTV surveillance.
  - **Parking**
    - Double basement parking.
    - Alotted car parking.
  - **Electrical & Power Back Up**
    - Adequate generator for common facility.
    - Light fitting of standard make in common passage & campus.
  - **No. of Floors**
    - Two basement parking + ground level + 18 floors.
- Exclusively designed landscape with large open areas.  
- No commercial, purely residential project.

## FLAT SPECIFICATIONS

- All windows provided with stone frame with good quality anodized / powder coated aluminium section and glass.
- Glass / metal safety railing in balcony.



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**Site Address:** Martand Satva, Opp. Piramyd Palacia, Behind Surya Prakash, Nr. Anuvrat Dwar, Citylight, University Road, Surat.

**Inquiry @:** +91 99131 13172 | +91 94271 40661

**E-mail:** samarthgroupsurat@gmail.com



**RERA Reg. No.:** PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RAA16209/121225/300932  
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### Legal Disclaimer

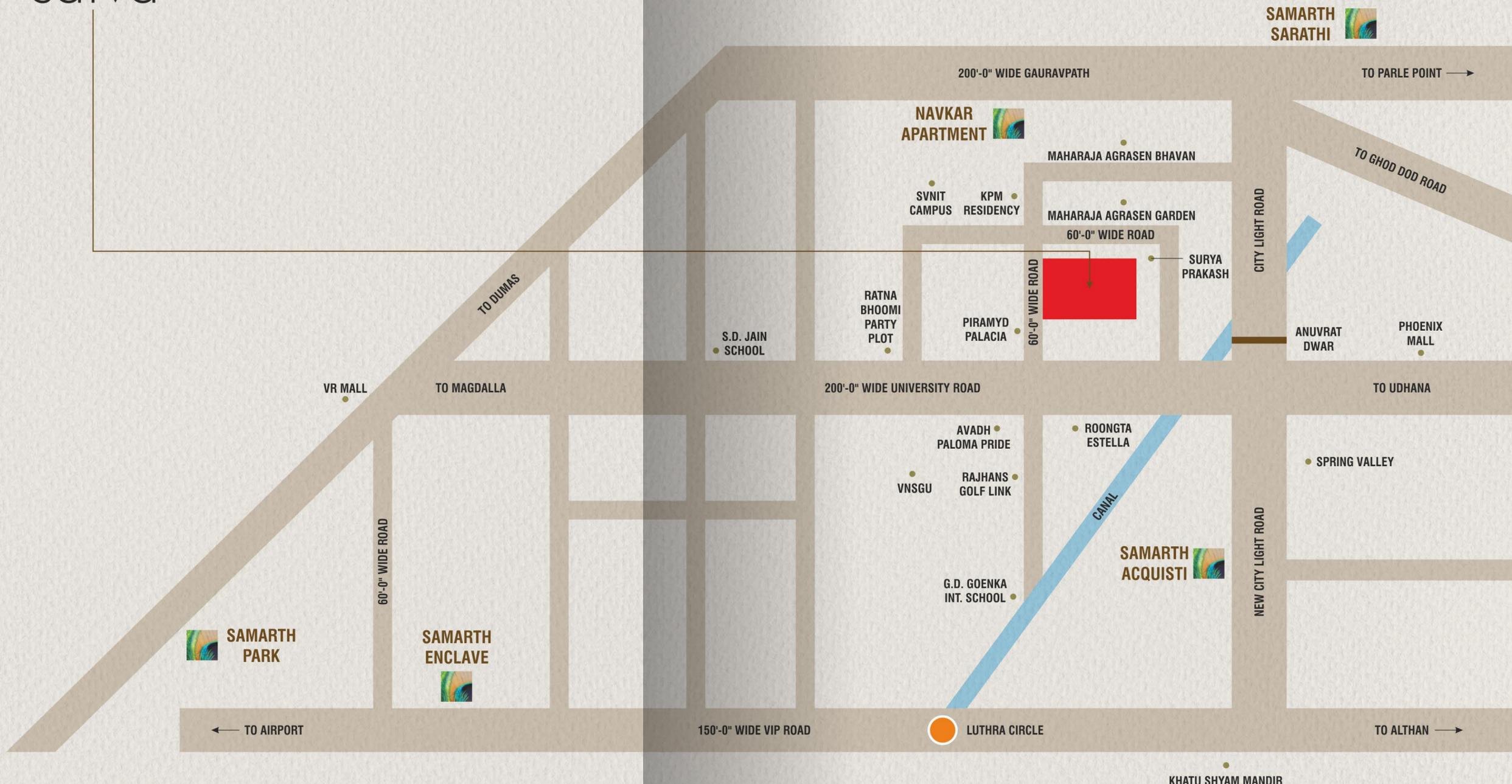
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### Note

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### WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / GUJRAT GAS CONNECTION / SMC charges, society maintenance charges, insurance charges etc. shall be borne by the purchaser & not included in sale price.
- GST, TDS & all other gov. taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax, BUC charges, betterment / IC charge (deposit) will be borne by the purchaser over & above the sale price.
- Advance maintenance deposit.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, design, planning & layout and all purchasers shall abide by such changes.
- Changes / alterations of any nature including elevation, exterior color scheme, balcony grill / sliding windows / doors / railing of any other changes affecting the overall exterior design, concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme by any purchaser.
- Provision for all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per consultants service drawings with prior consent of Developer / Builder's office.
- No wires / cables / conduits shall be laid or installed such that they form hanging formation on the exterior faces.
- Placement of A.C. outdoor unit strictly as per developer rules.
- Irregular payment may lead to cancellation of booking.
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**CONNECTIVITY**

Railway Station	: 9 km
Airport	: 8 km
Textile Market	: 6 km
Parle Point	: 1.5 km
Metro	: 2 km

**SCAN FOR LOCATION**



**SCAN FOR WHATS APP**



**SCAN FOR INSTAGRAM**



**An Address That Speaks For Itself**

Situated in the distinguished Citylight area of Surat, the location brings together the best of connection and composure. Every route from here leads effortlessly to the city's essentials, while within, life flows at its own serene rhythm - secure, central, and seamlessly balanced.

A P R O J E C T B Y



PLAN BOOK



**BUILDING B** N  
TYPICAL (1ST TO 14TH FLOOR)

TYPICAL



**BUILDING A** N  
TYPICAL (1ST TO 14TH FLOOR)



**BUILDING C** N  
TYPICAL (1ST TO 16TH FLOOR)

TYPICAL



**BUILDING D** N  
TYPICAL (1ST TO 16TH FLOOR)



**BUILDING A** N  
 DUPLEX LOWER (15TH FLOOR)

DUPLEX LOWER

TYPICAL

DUPLEX



**BUILDING A** N  
 DUPLEX LOWER (16TH FLOOR)

DUPLEX UPPER

TYPICAL

\*\*#

\*\*#



DUPLEX





**BUILDING A**   
 PENTHOUSE LOWER (17TH FLOOR)



PENTHOUSE



**BUILDING A**   
 PENTHOUSE UPPER (18TH FLOOR)





**BUILDING B** N  
 PENTHOUSE LOWER (17TH FLOOR)

PENTHOUSE



**BUILDING B** N  
 PENTHOUSE UPPER (18TH FLOOR)



**BUILDING C**   
 PENTHOUSE LOWER (17TH FLOOR)

PENTHOUSE



**BUILDING C**   
 PENTHOUSE UPPER (18TH FLOOR)



**BUILDING D** N  
 PENTHOUSE LOWER (17TH FLOOR)

PENTHOUSE



**BUILDING D** N  
 PENTHOUSE UPPER (18TH FLOOR)



**BUILDING B** N  
TYPICAL (1ST TO 14TH FLOOR)

TYPICAL 4 BHK (OPTIONAL PLAN)



**BUILDING A** N  
TYPICAL (1ST TO 14TH FLOOR)



**BUILDING C**   
TYPICAL (1ST TO 16TH FLOOR)

TYPICAL 4 BHK (OPTIONAL PLAN)



**BUILDING D**   
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A PROJECT BY  
Martand Buildcon



ARCHITECT  
DWC  
DESIGN WORK GROUP

STRUCTURE  
Kalpan  
Consultants

LANDSCAPE  
ARCHITECT



MEMBER OF



**RERA Reg. No.:** PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RAA16209/121225/300932

**website:** www.gujrera.gujarat.gov.in

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