



m i l e **s** t o n e

LEONE

Creating Realty Milestones - On Milestone Group

Established in 1968 by visionaries Mr. Satish Shah & Mr. Raju Shah, Milestone Group is a name to reckon with in the field of realty development in the dazzling city of Surat. At Milestone Group, we believe that buildings should stand the test of time in terms of quality. We ensure this by using building materials of the highest quality, and hiring excellent craftsmen to build them. Our design philosophy is driven by simplicity of form, and functionality for its users; resulting in projects designed not for the bottom line, but as spaces for families to grow, and businesses to flourish.

We believe that customers must have a stress-free experience during and after the sales process. With this belief, we have conducted our business in a fair and transparent manner for more than 40 years, which is a testament in itself.

Past Prominent Projects

Over the last four decades we have initiated landmark projects which have revamped the infrastructural map of Surat. Our archive of developments includes high-rise residential complexes, corporate houses, shopping arcades, bungalows, row houses et al. These remarkable creations are indeed some of the path breaking milestones achieved by the Milestone Group!! Our pride is reflected in the satisfied clientele who possess these significant spaces.

- Silver Residency, Sagrampura
- Silver Palm 1 & 2, Nanpura
- Samvasaran Appartment, Athwalines
- Indraprasth Complex, City Light

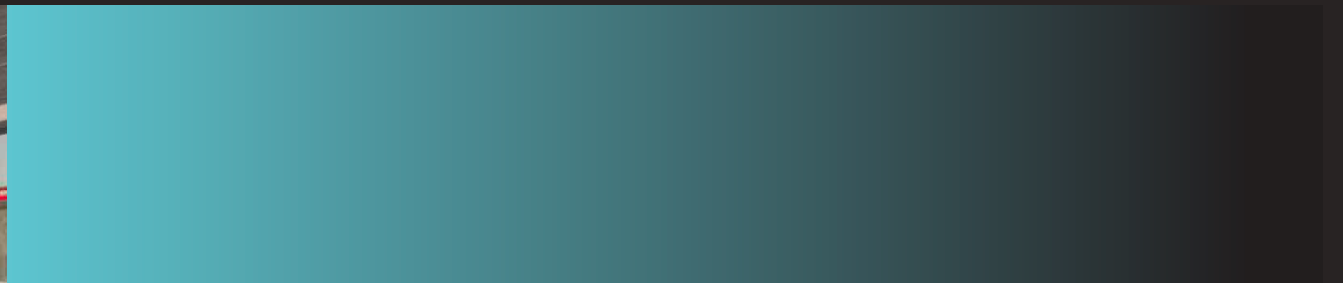
Upcoming Landmarks Future of Surat!!

Milestone Group has an aggressive plan to expand and thus some of its ambitious projects which are in the pipeline include:-

- Milestone Leone, Athwagate (Commercial Project)
- Milestone Milagro, Vesu (Commercial Project)
- Milestone Habitat, Kailashnagar (Residential + Commerical Project)
- Milestone Vivanta Farms, Surat-Navsari Road (Farm Houses)
- Milestone Azure, Sultanabad (Residential High Rise)
- Residential Plotting, Olpad

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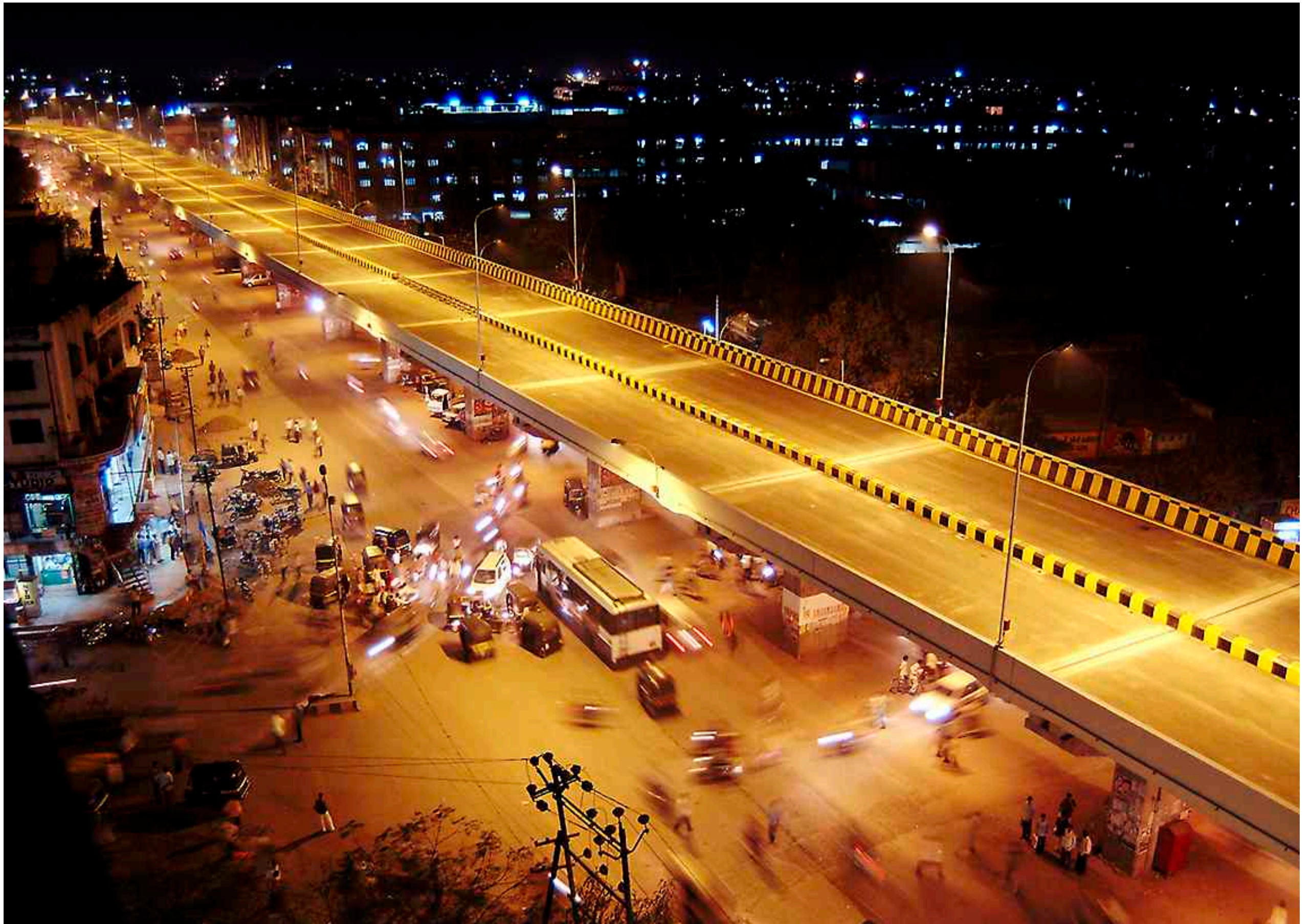




Location that becomes

A LANDMARK.

Situated at Athwagate Circle, the project has an enviable location in one of the busiest commercial hubs of the city.







ARCHITECTURE

that promotes business.

Use of premium high quality material such as cor-ten steel renders a distinctive look to the building.

Double glass unit (DGU) provides quite work environ at a busy junction by reducing noise levels.



PARKING

Ample parking at ground floor and 2 levels of basements ensure safety of vehicles for owners and customers.







A building that

EARNs FOR YOU.

Glass facade is a combination of double glass unit (DGU) and low-E glass for reduced heat loss and low air conditioning bills.

Low building maintenance through use of low energy consuming PL fittings in common areas, motion sensor lighting in basements, and timer operated lighting in common passages.



Ground Floor Plan





1st Floor Plan N 



Typical Floor Plan (Level 2, 3, 4)



Features & Specifications

EXTERNAL FACADE

- Mix of cor-ten steel, DGU (double glass unit), low-E glass and weather proof texture paint.

FLOORING

- 3' x 3' vitrified tiles flooring in shops & offices. Dual layer flooring - 1st layer will be covering layer to facilitate customized wiring in offices. 2nd layer will be applied after laying of electrical, telephone, internet, & other wiring is completed as per customized requirement of individual offices.
- Marble / granite / vitrified tiles in common areas.
- River finish granite flooring at Ground Level parking area.
- Rough kota stone / Pavit flooring in basement.

WALLS

Foyer & Common Areas

- Vitrified tiles cladding at walls & columns.

Lift Lobbies

- Granite / marble cladding.

Shops & Offices

- Gypsum finish on walls.
- Granite jambs on doors & windows.

CEILING

Foyer & Common Areas

- Gypsum ceiling / Removable grid ceiling.

Shops & Offices

- Gypsum ceiling / Removable grid ceiling.

MECHANICAL & ELECTRICAL SERVICES

Electrical Provisions

- Basic light points in all shops & offices. TV & telephone points up to distribution board of individual shops & offices.
- Generator for lift, water pump, common lighting, and basic lighting in shop and office.
- Low energy consuming PL fittings in common areas.
- Motion sensor lighting in basement areas for power savings.
- Timer operated lighting in common passages for power savings.

Fire Protection System

- Automated sprinkler system to protect in case of fire.
- Fire extinguisher in individual shops & offices.
- Public address (PA) system.

Lift Installations

- Fully automated 8 passenger lift of Kone / equivalent.

BATHROOMS

- Attached bathroom in individual shops & offices.
- Designer ceramic tiles on floor & up to lintel level on walls.
- Sanitary ware of Kohler / equivalent.
- Bath Fittings of Kohler / equivalent.

PARKING

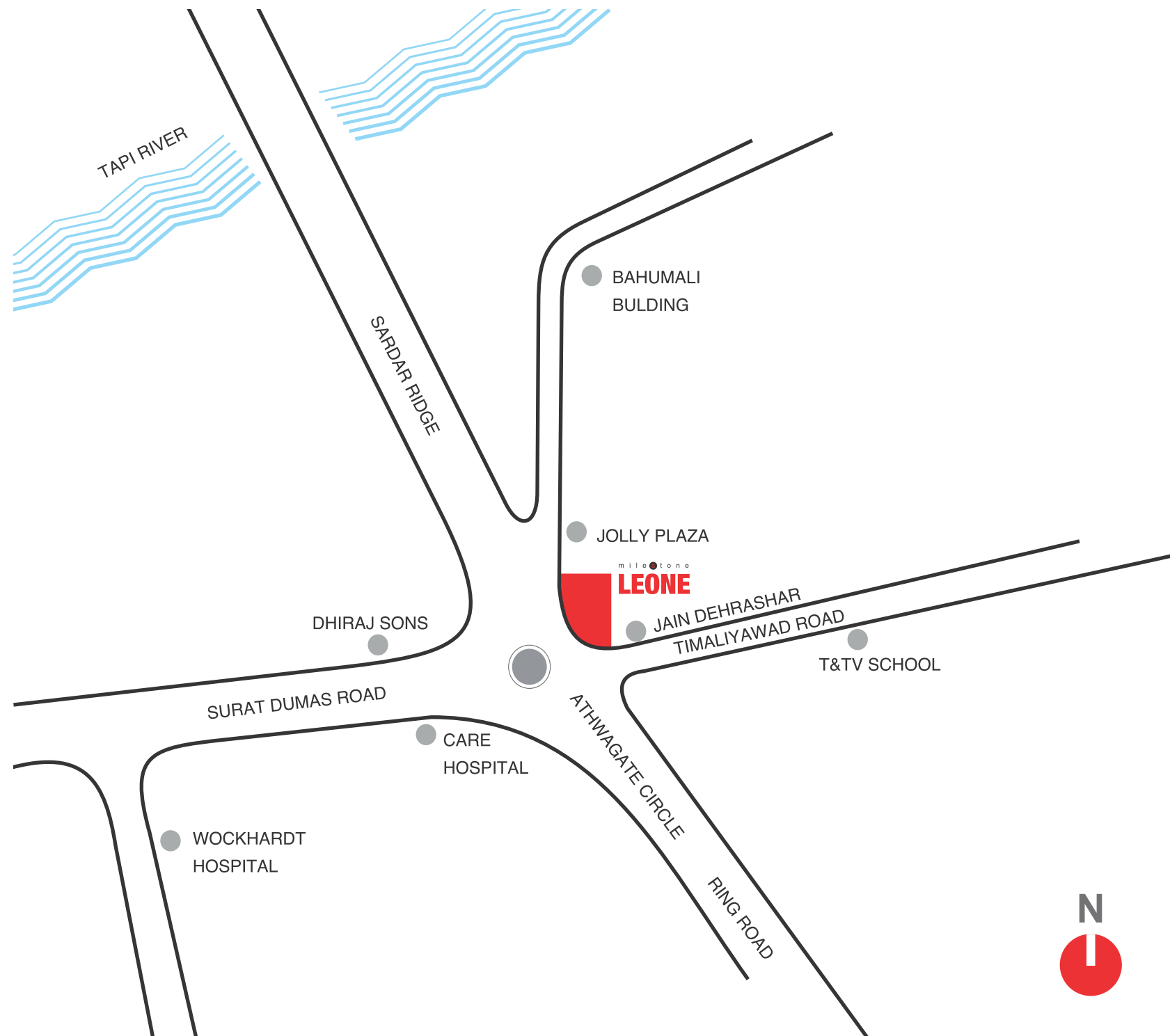
- Dedicated car and 2-wheeler parking for shops & offices.
- Boom barriers at entrances to basement for restricted vehicular entry to owners & staff members only.

SECURITY

- 24-hour recording with high resolution infrared (night vision) cameras of all common areas including basements & visitors parking with 2 months backup capacity.
- Special security control office with server room for backup of all data.

Notes

- Legal / Document / Stamp Duty charges extra as applicable to be borne by members.
- Service Tax as applicable to be borne by members.
- Deposits for all services to be borne by members.
- Society maintenance charges to be borne by members.
- External & internal changes strictly not allowed.
- The brochure does not form part of an offer contract or agreement.
- All plans, drawings, features, & specifications are subject to approval of respective authorities & may be changed if necessary. The discretion remains with developers. All rendering, floor plans, pictures, & maps are artists' conception & not actual depiction of building.



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LEONE

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