





INNER PAGES

WELCOME TO THE NEW STANDARD
OF PREMIUM LIVING

E X P E R I E N C E
THE GRANDEUR OF DOUBLE-HEIGHT LIVING

P A U S E
AND INDULGE IN THE COMFORT OF PREMIUM LIVING

B R E A T H E I N
A BREATH OF FRESH AIR



Welcome to The Double Three, an exclusive residential project located in the prime neighbourhood of Koba, Gandhinagar, Gujarat. It offers you the perfect balance of modern living and scenic beauty.

At The Double Three, experience the grandeur of double-height living where the expansive spaces and towering windows set a new benchmark for premium living.

Every apartment is carefully designed to offer comfort and sophistication, ensuring a lifestyle that meets your highest expectations.

You'll find yourself breathing in a constant breeze of fresh air, thanks to the open, airy design. It's the perfect setting to pause and indulge in the exclusive living that provides a sense of calm and relaxation.

The Double Three offers a serene residence that's still within easy reach of the city's conveniences. Your dream home awaits you here.

4 BHK - 3 APARTMENTS

3 BHK - 51 APARTMENTS

3 BHK WITH PENTHOUSE - 2 APARTMENTS

(DUPLEX ON REQUEST)

DOUBLE HEIGHT LIVING ROOM

3 BALCONIES

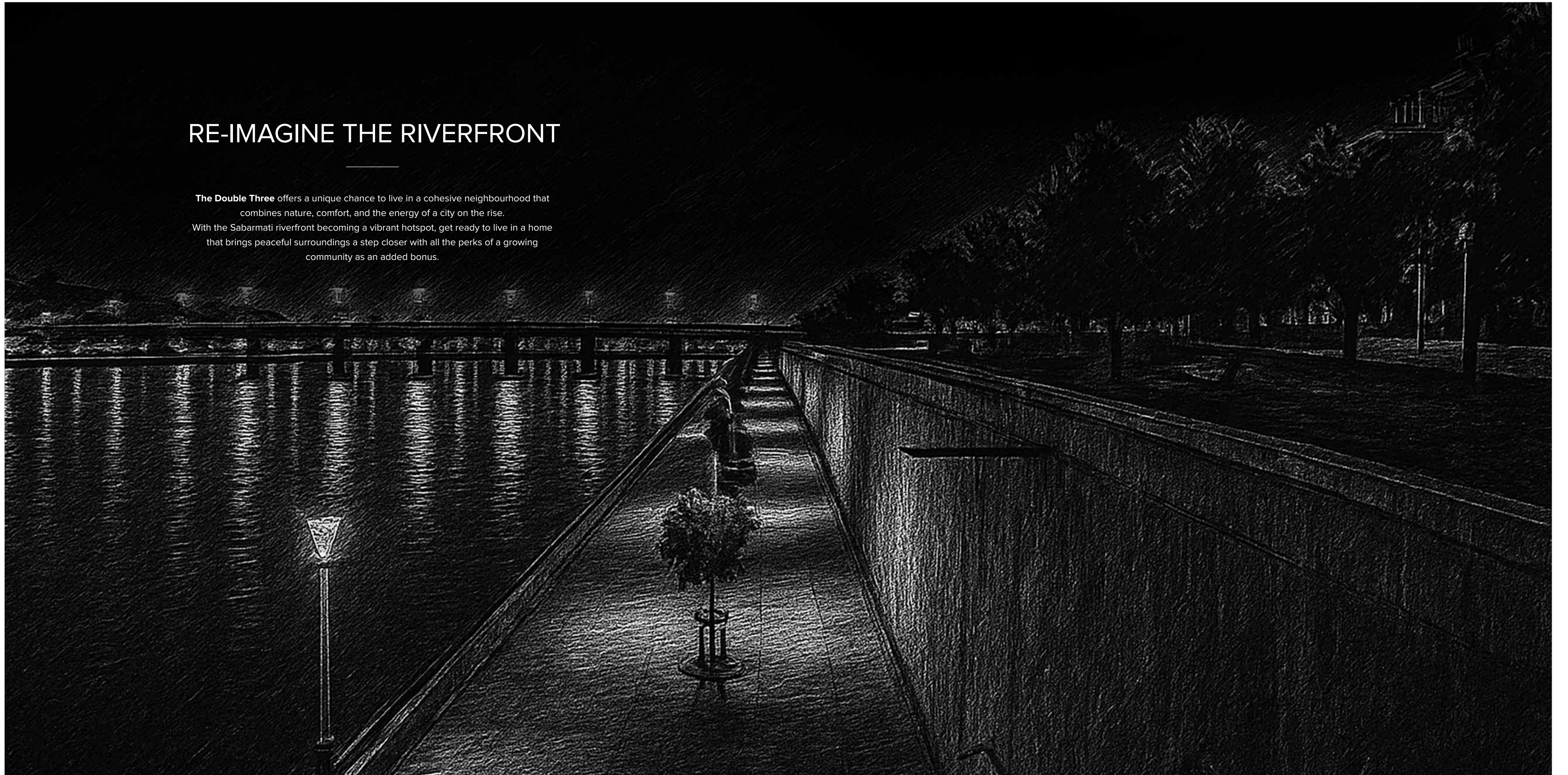
3 LIFTS

3 APARTMENTS PER FLOOR



RE-IMAGINE THE RIVERFRONT

The Double Three offers a unique chance to live in a cohesive neighbourhood that combines nature, comfort, and the energy of a city on the rise. With the Sabarmati riverfront becoming a vibrant hotspot, get ready to live in a home that brings peaceful surroundings a step closer with all the perks of a growing community as an added bonus.





EXPERIENCE

THE GRANDEUR OF DOUBLE-HEIGHT LIVING

REACHING NEW HEIGHTS OF DISTINCTION

Modern design, premium amenities, and
stunning views come together to offer a truly
premium living experience, inside - out.





SOARING TO NEW LEVELS OF ELEGANCE

Thoughtfully designed apartments and exclusive features create a living experience that offers an exceptional place to call home.



PAUSE

AND INDULGE IN THE COMFORT OF PREMIUM LIVING





LIVE IN HARMONY WITH NATURE AND BREATHE EASY

The calming embrace of nature,
creates a living experience that offers a perfect
balance of both grandeur and serenity.

 **GROUND FLOOR PLAN**



18 M WIDE ROAD

LEGEND

1. Entry/Exit
2. Security cabin
3. Flooring pattern
4. Planter bed
5. Toran gateway
6. Sculpture
7. Movable seatings
8. Pergola
9. Pathway
10. Feature wall
11. Stepping stones
12. Stepped seating
13. Linear seating
14. Stepping stones in water
15. Cubical structure
16. Water feature
17. Lawn
18. Tree pit
19. Steps to deck
20. Elevated deck
21. Kid's play area
22. EPDM flooring
23. Cricket pitch
24. Multi-purpose court
25. Movable bench
26. Movable pots
27. Movable seating
28. Boundary planting



 **1ST FLOOR PLAN**



18 M WIDE ROAD



- TYPE - A | 4 BHK**
101
- TYPE - B | 4 BHK**
102
- TYPE - C | 4 BHK**
103



TYPICAL FLOOR PLAN - LOWER LEVEL

2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th



TYPE - A1 | 3 BHK

201, 401, 601, 801, 1001, 1201, 1401, 1601

TYPE - B1 | 3 BHK

202, 402, 602, 802, 1002, 1202, 1402, 1602

TYPE - C1 | 3 BHK

203, 403, 603, 803, 1003, 1203, 1403, 1603



18 M WIDE ROAD



TYPICAL FLOOR PLAN - UPPER LEVEL

3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th



TYPE - A2 | 3 BHK

301, 501, 701, 901, 1101, 1301, 1501, 1701

TYPE - B2 | 3 BHK

302, 502, 702, 902, 1102, 1302, 1502, 1702

TYPE - C2 | 3 BHK

303, 503, 703, 903, 1103, 1303, 1503, 1703



18 M WIDE ROAD

 18TH FLOOR PLAN



18 M WIDE ROAD

- TYPE - A1 | 3 BHK
1801
- TYPE - B1 | 3 BHK
1802
- TYPE - C1 | 3 BHK
1803



 19TH FLOOR PLAN

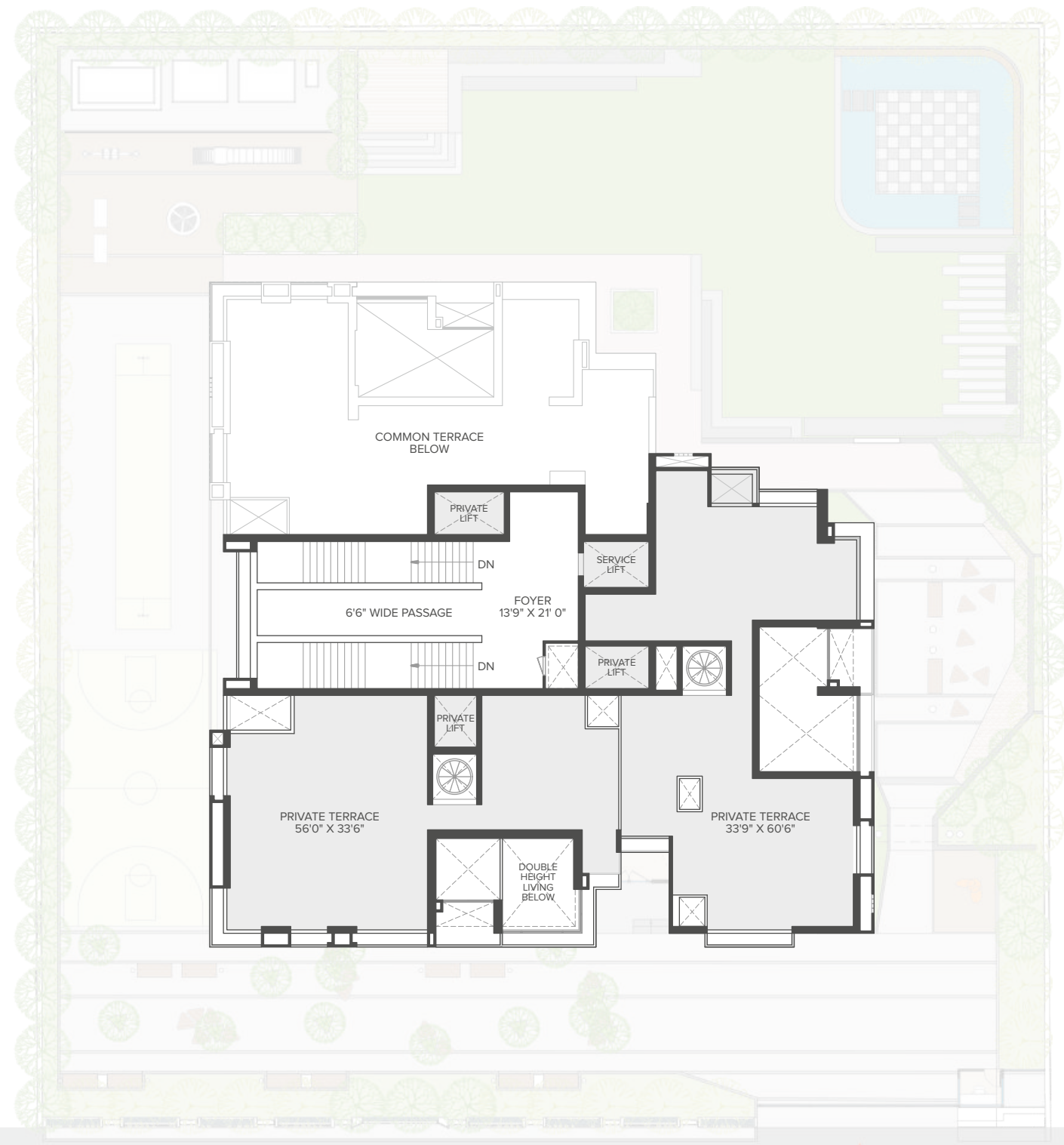


18 M WIDE ROAD

- TYPE - B3 | 3 BHK
1902
- TYPE - C3 | 3 BHK
1903



 **TERRACE PLAN**



18 M WIDE ROAD



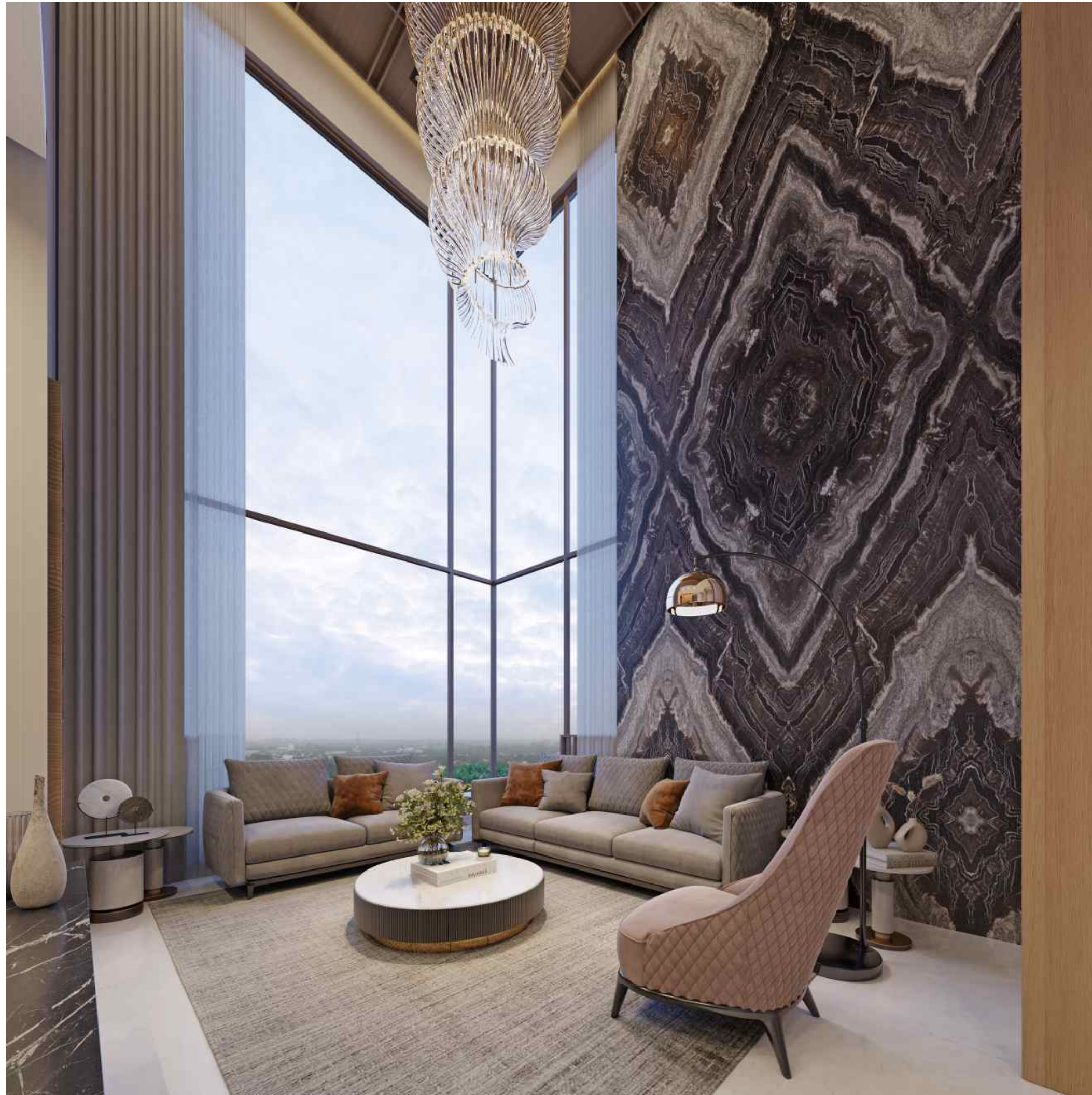


B R E A T H E I N

A BREATH OF FRESH AIR



BOLD ARCHITECTURE,
STYLISH GRANDEUR

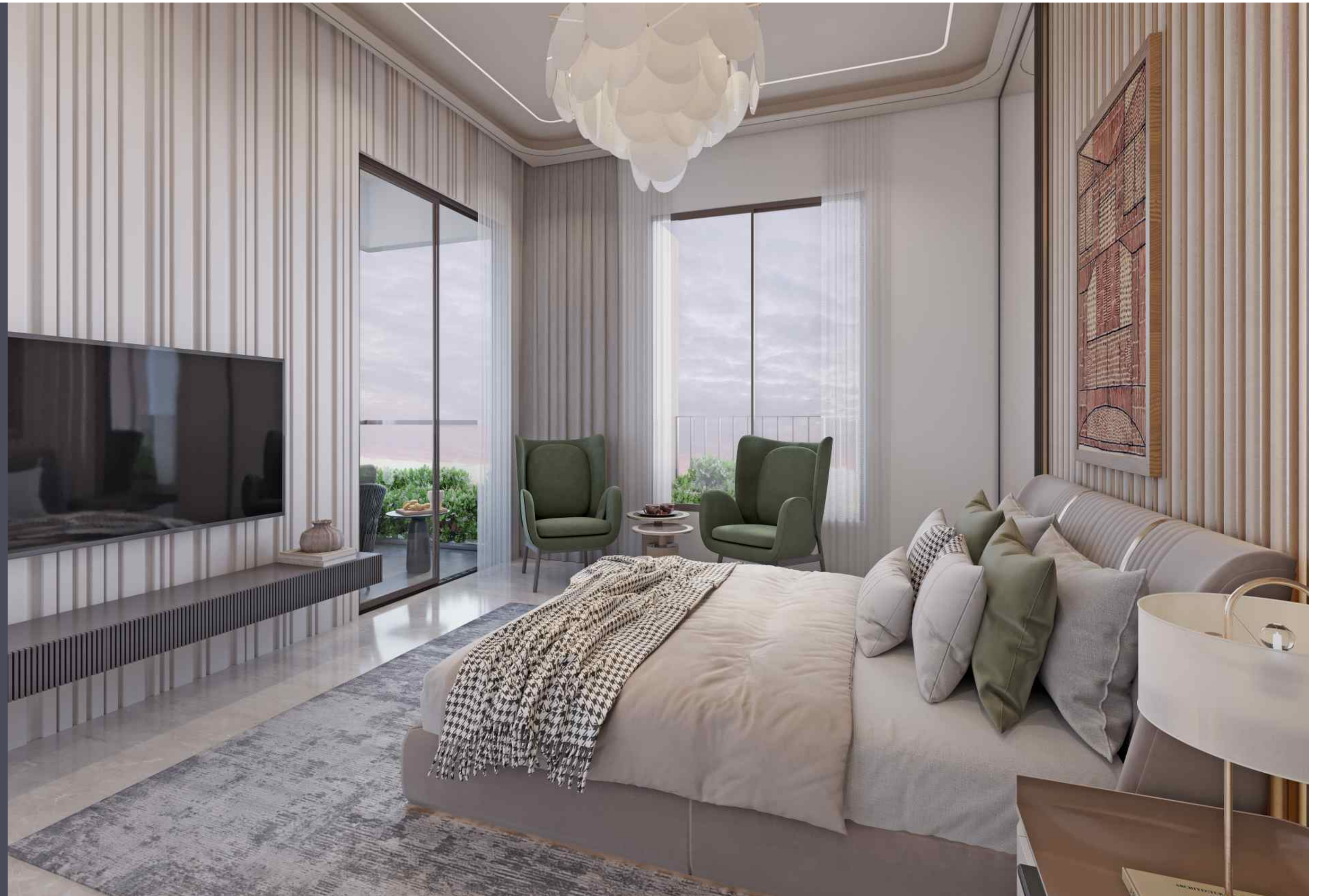


UPGRADE YOUR LIFESTYLE, EFFORTLESSLY

A home that's as spacious as it is beautiful, with high-end features and double-height living room that elevate your everyday living experience.

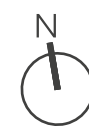
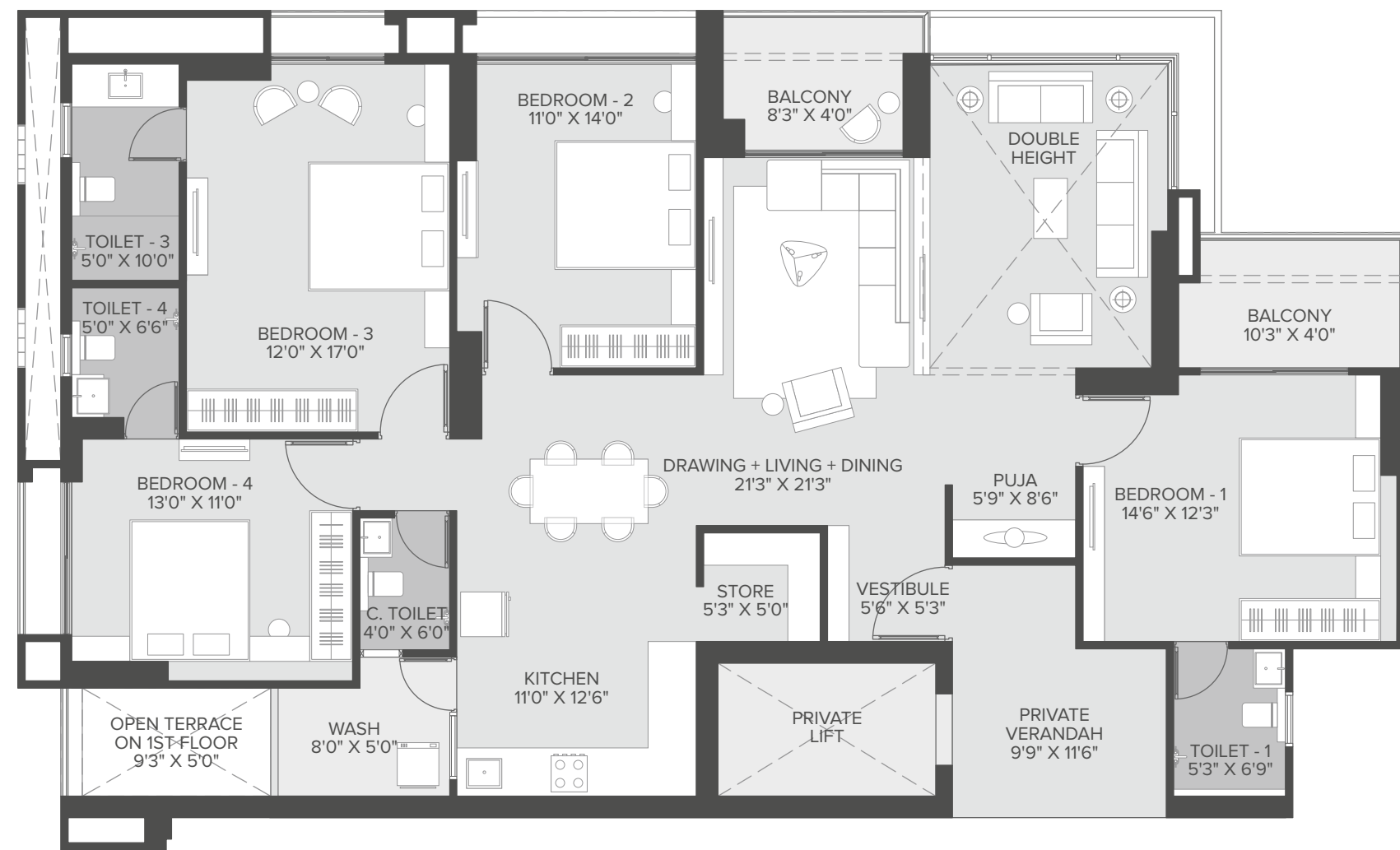
BEYOND ORDINARY LIVING

Immerse yourself in a home designed for ultimate comfort, with private balconies and premium touches that elevate your lifestyle.

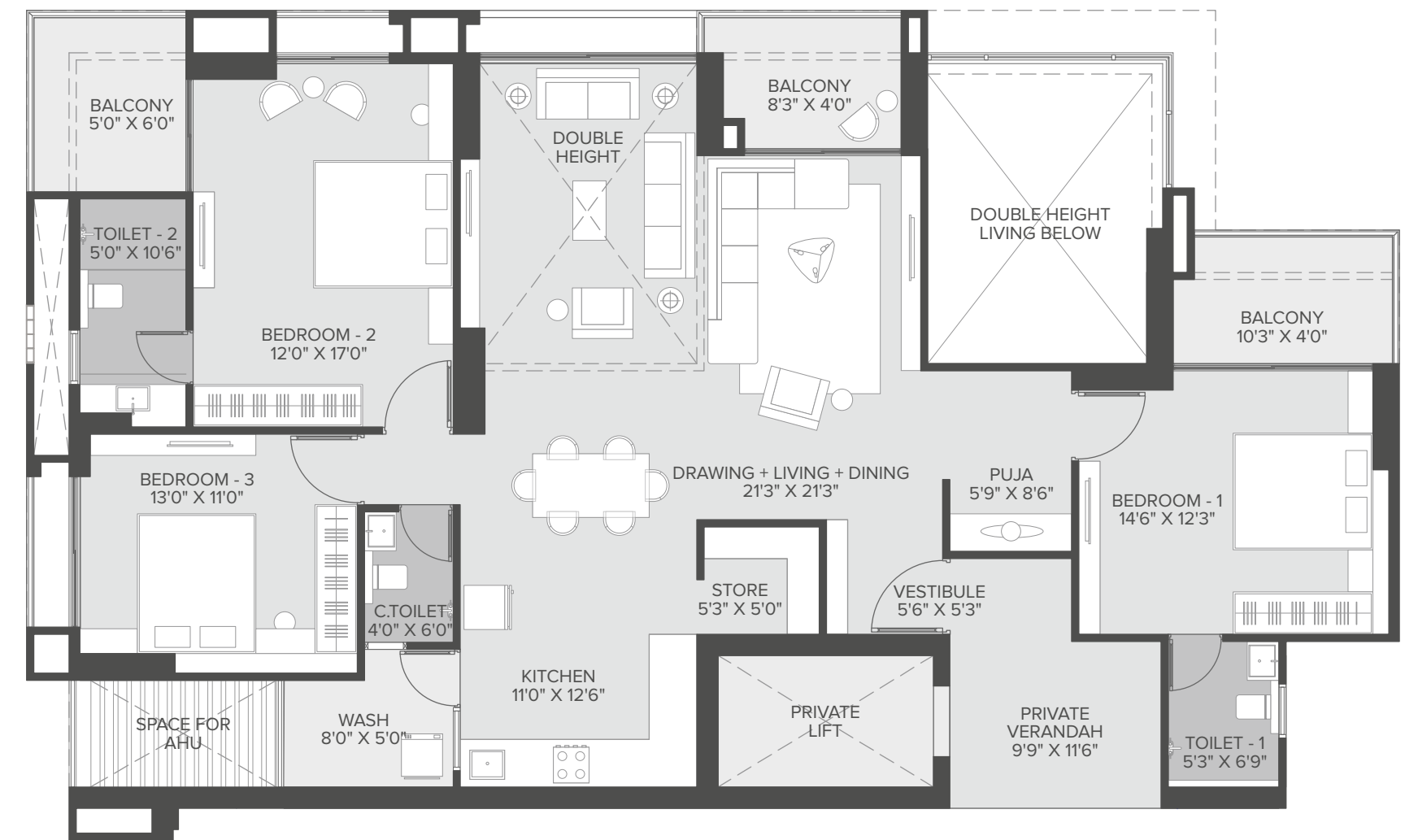


UNIT PLANS

4 BHK | TYPE - A
UNIT PLAN | 101



3 BHK | TYPE - A1
UNIT PLAN | 201, 401, 601, 801, 1001, 1201, 1401, 1601
Floor No: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th

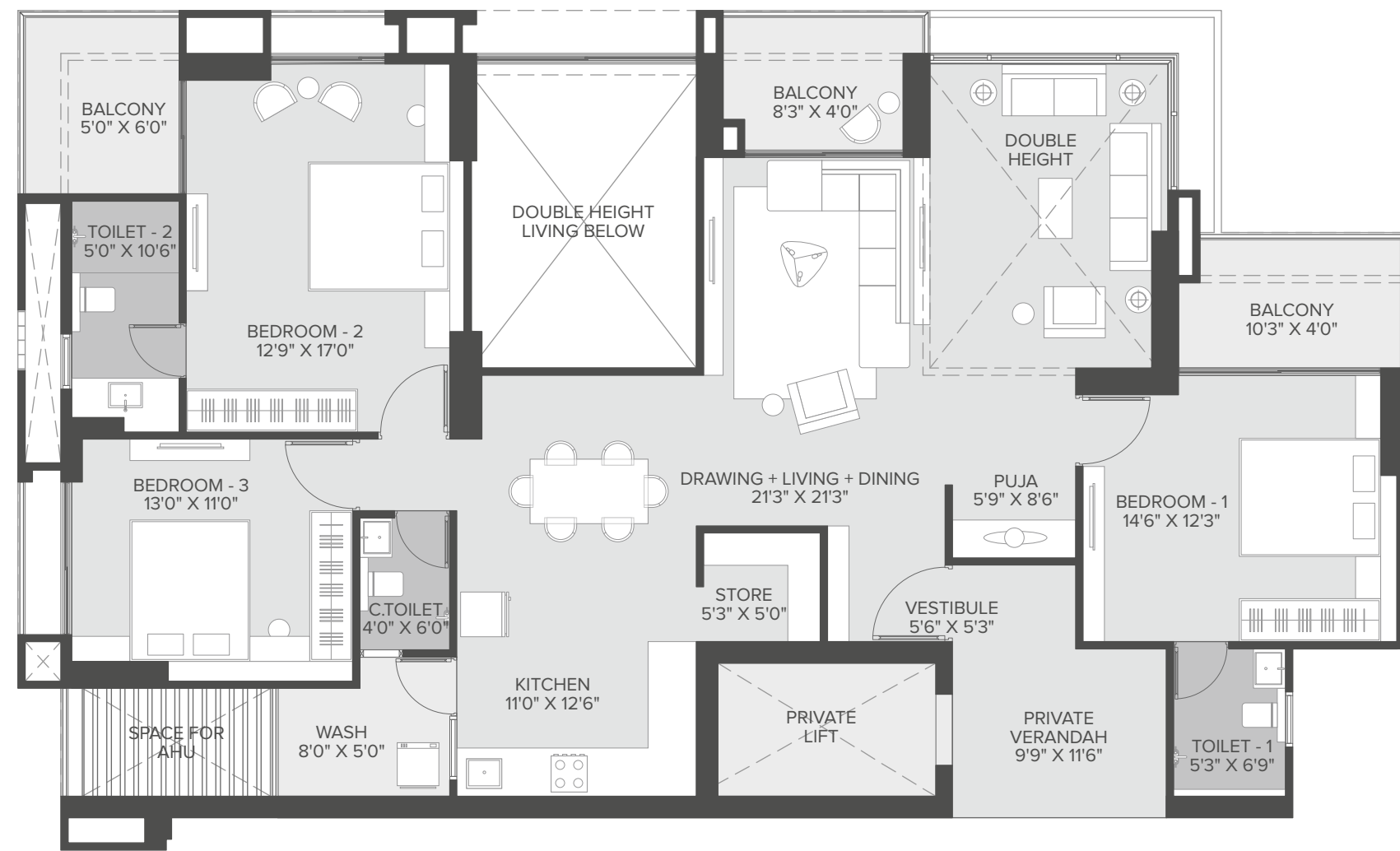




3 BHK UNIT PLAN

TYPE - A2

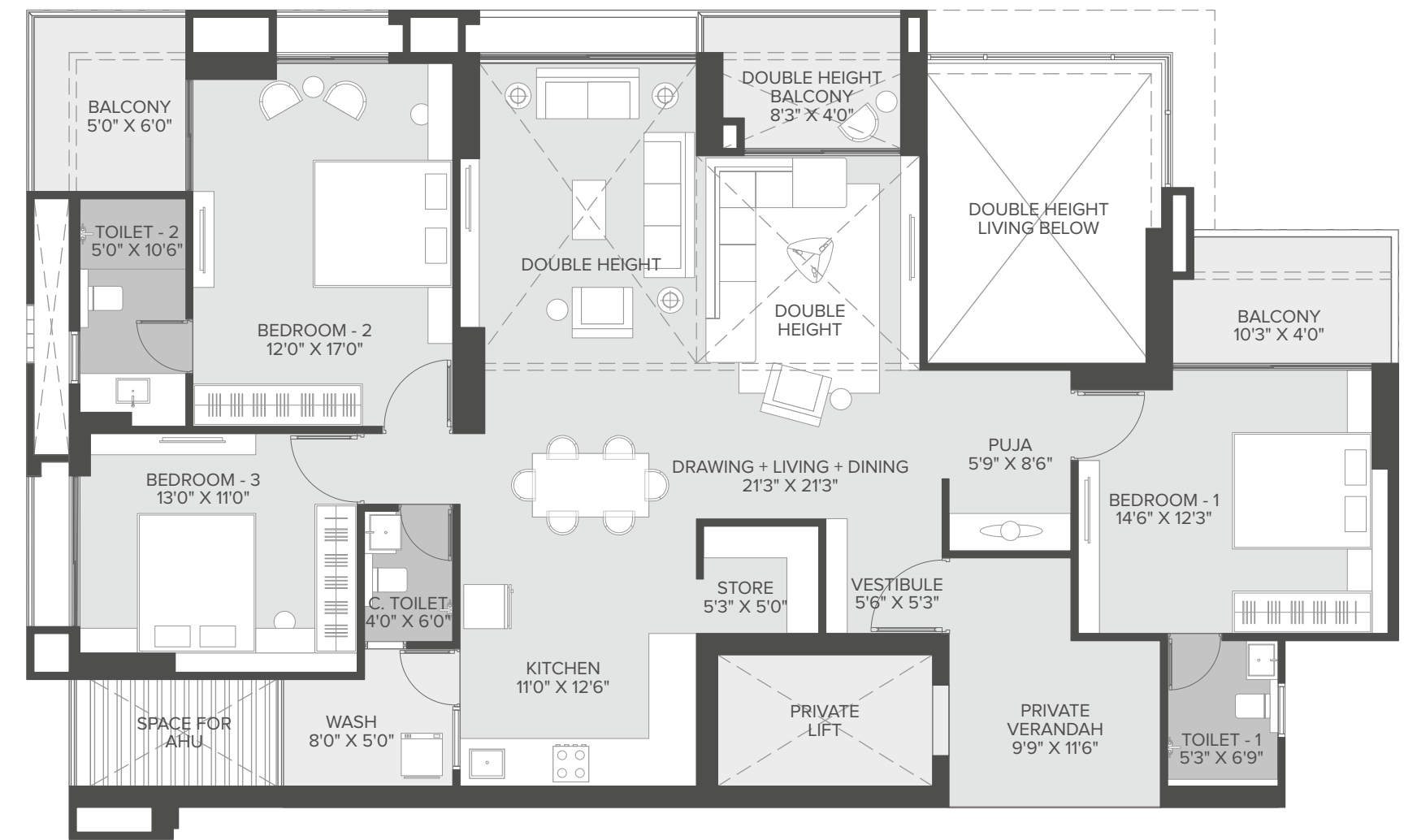
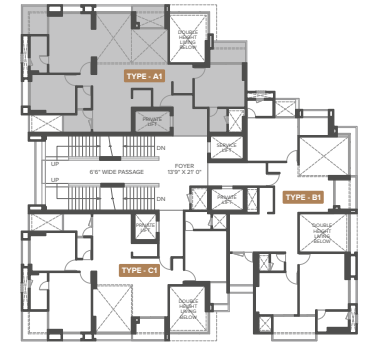
301, 501, 701, 901, 1101, 1301, 1501, 1701
Floor No: 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th



3 BHK UNIT PLAN

TYPE - A3

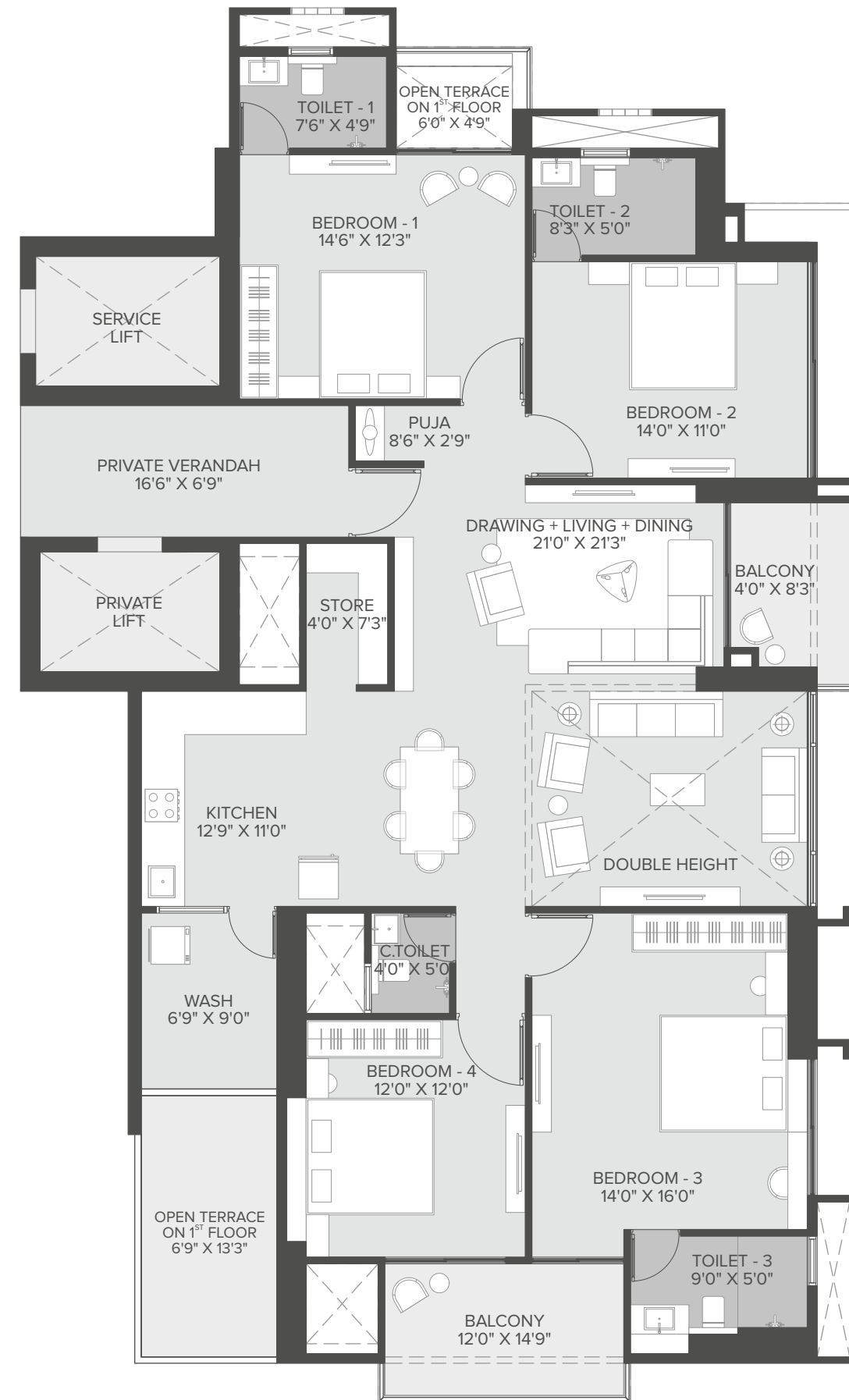
1801





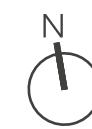
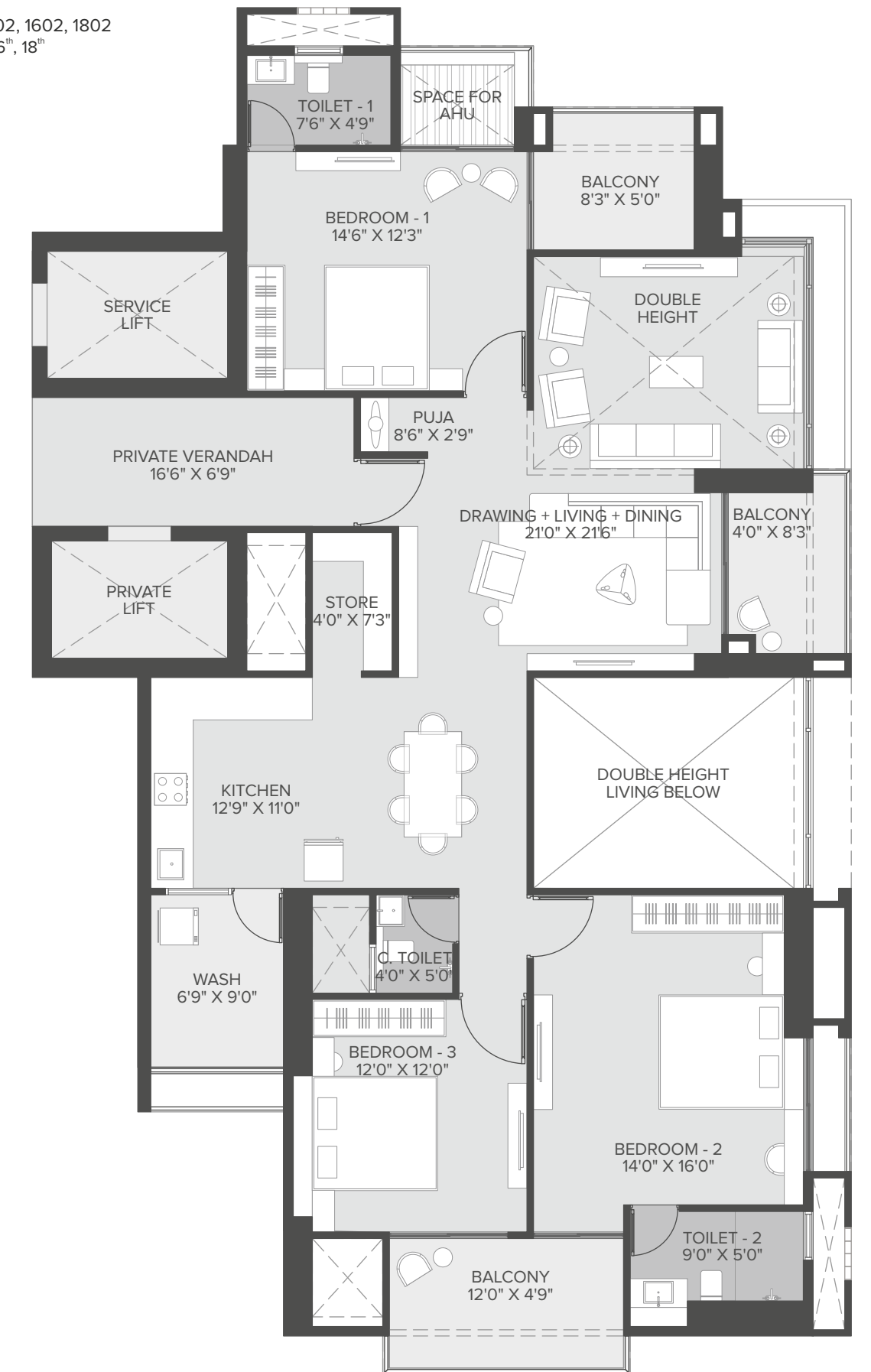
4 BHK UNIT PLAN

TYPE - B
102



3 BHK UNIT PLAN

TYPE - B1
202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802
Floor No: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th

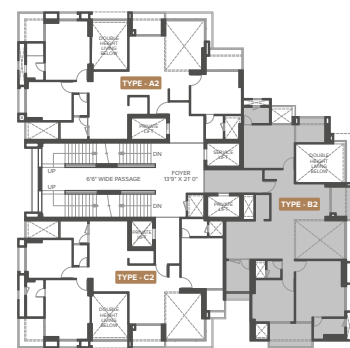
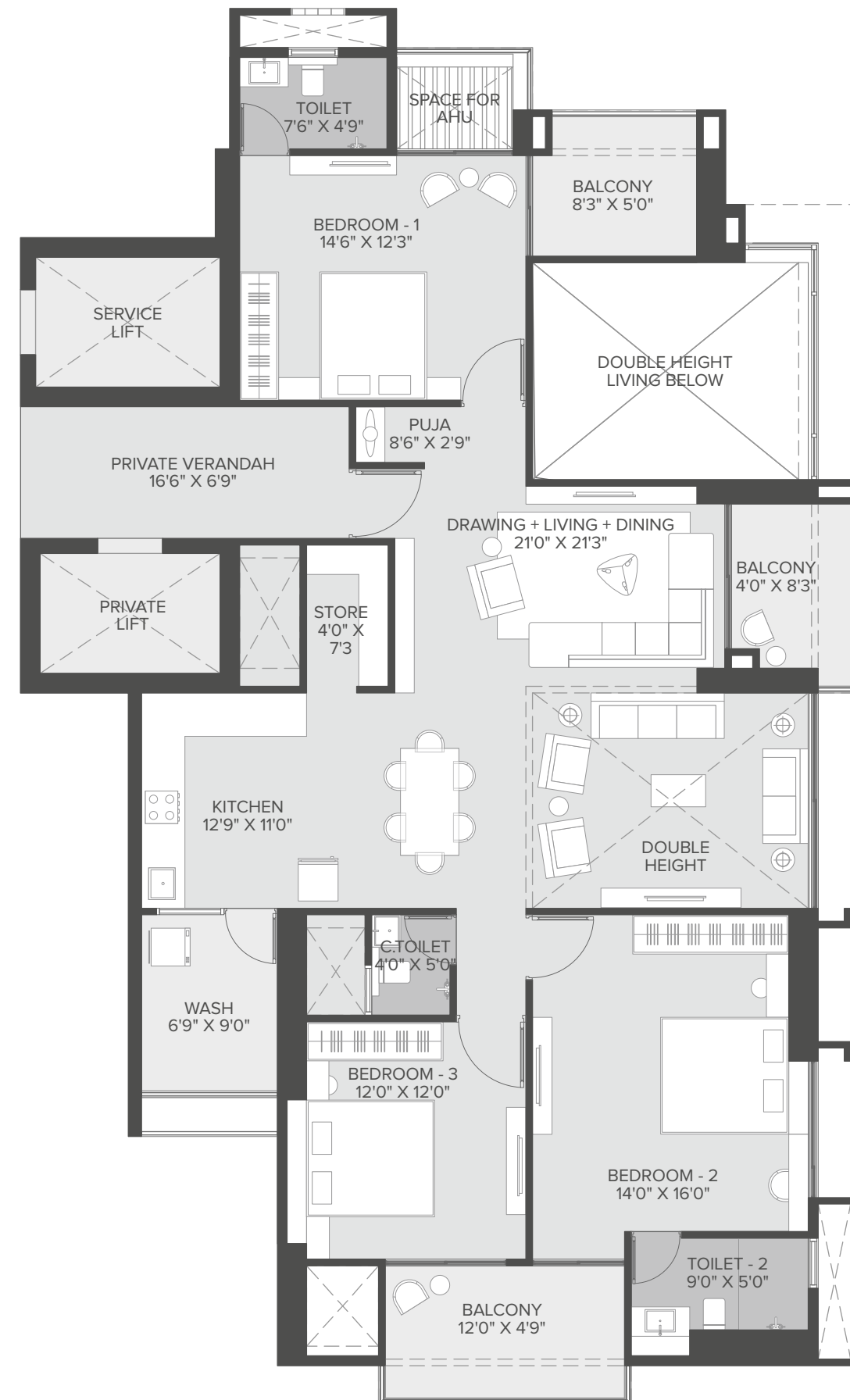




3 BHK UNIT PLAN

TYPE - B2

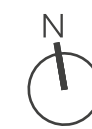
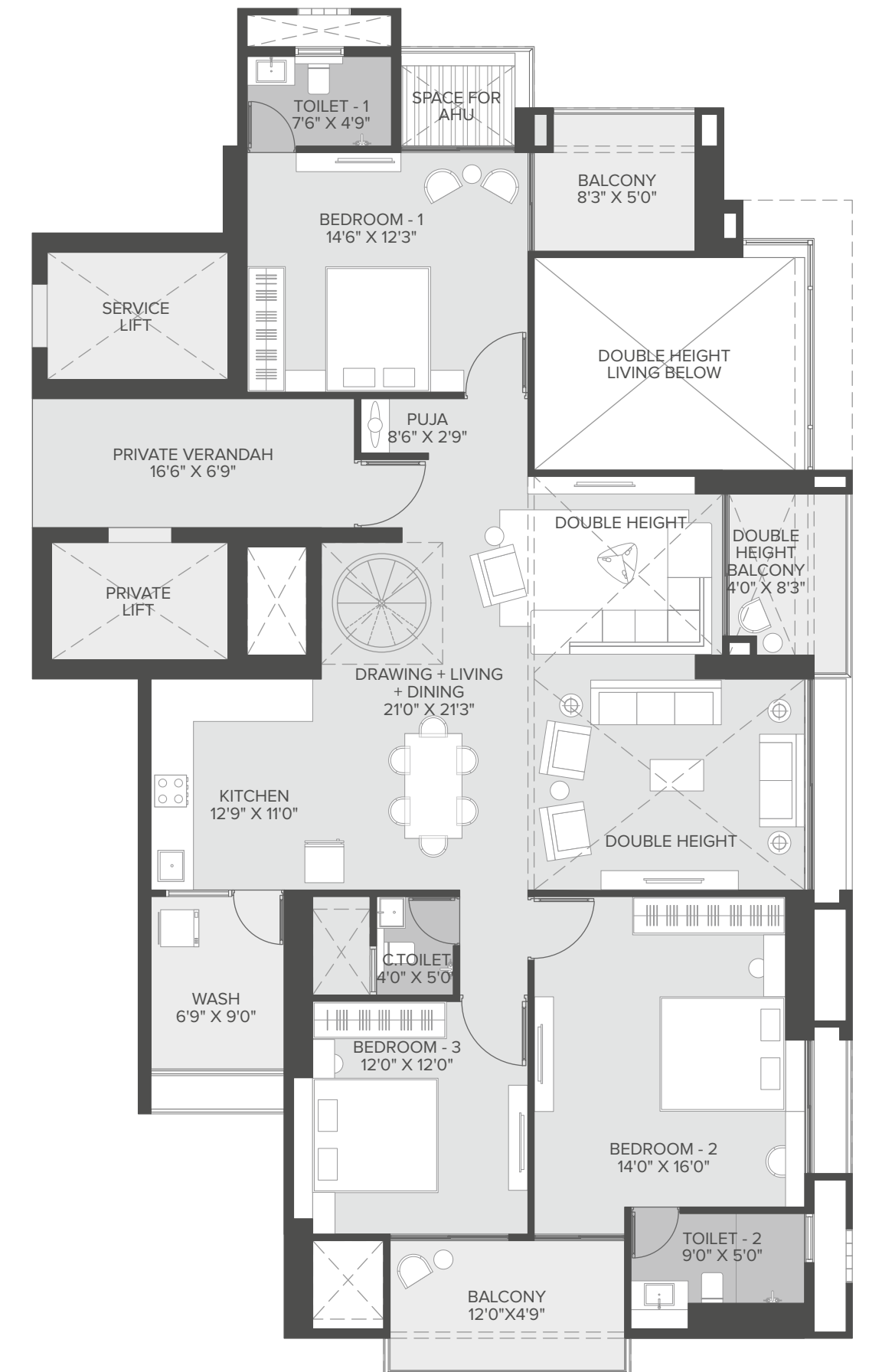
302, 502, 702, 902, 1102, 1302, 1502
Floor No: 3rd, 5th, 7th, 9th, 11th, 13th, 15th



3 BHK PENTHOUSE

TYPE - B3

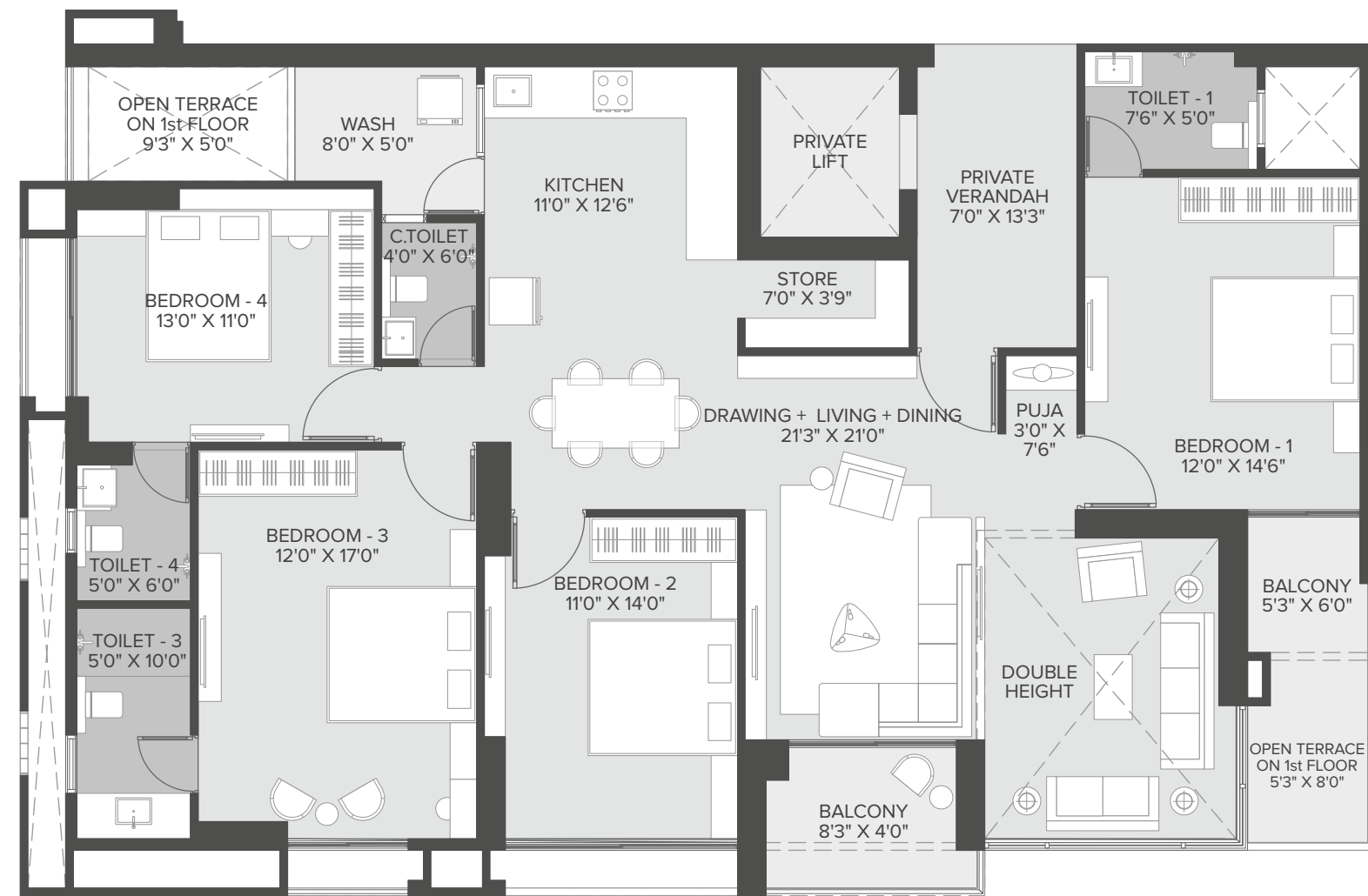
1902





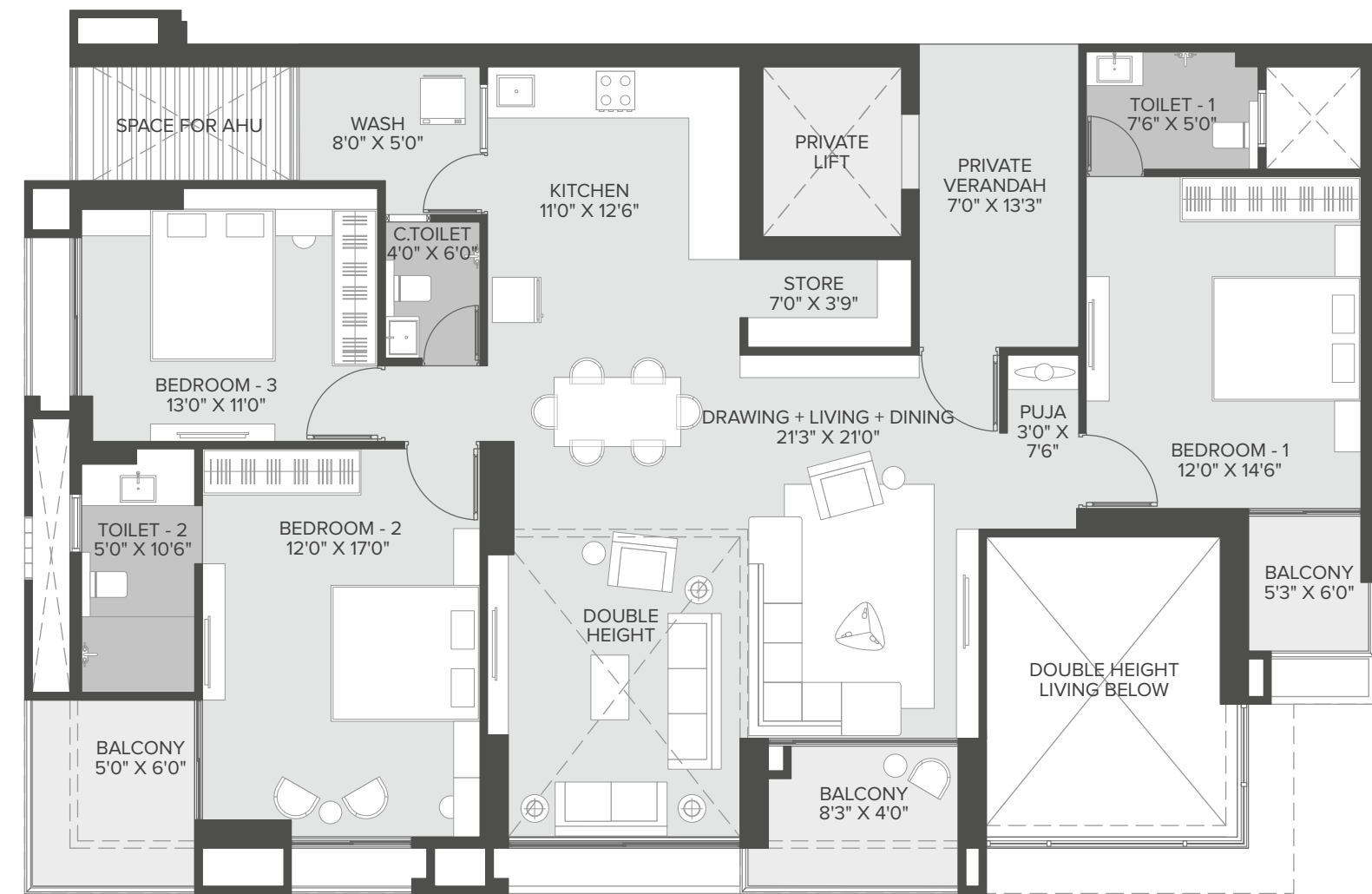
4 BHK UNIT PLAN

TYPE - C
103



3 BHK UNIT PLAN

TYPE - C1
203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803
Floor No: 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th

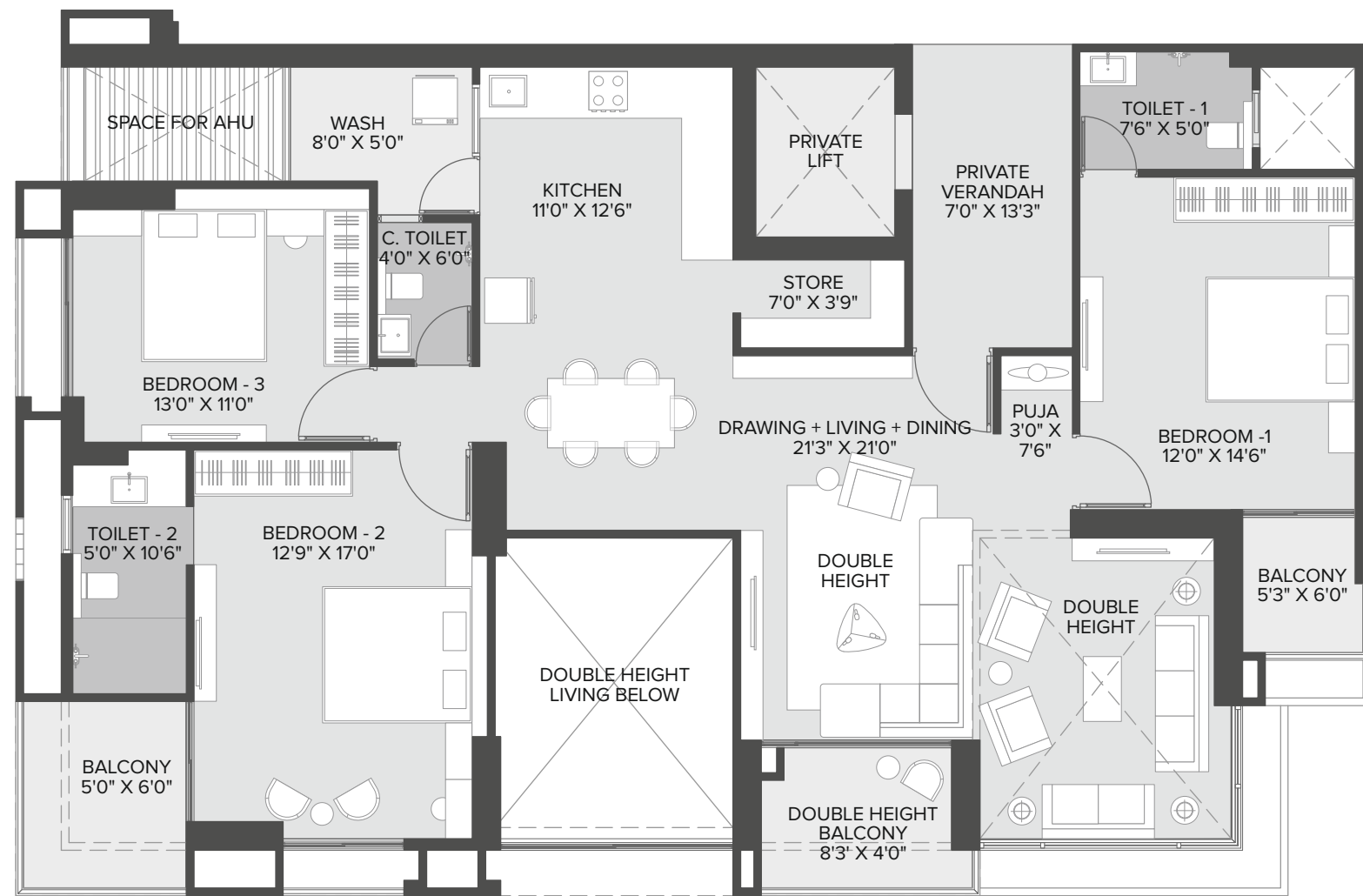




3 BHK UNIT PLAN

TYPE - C2

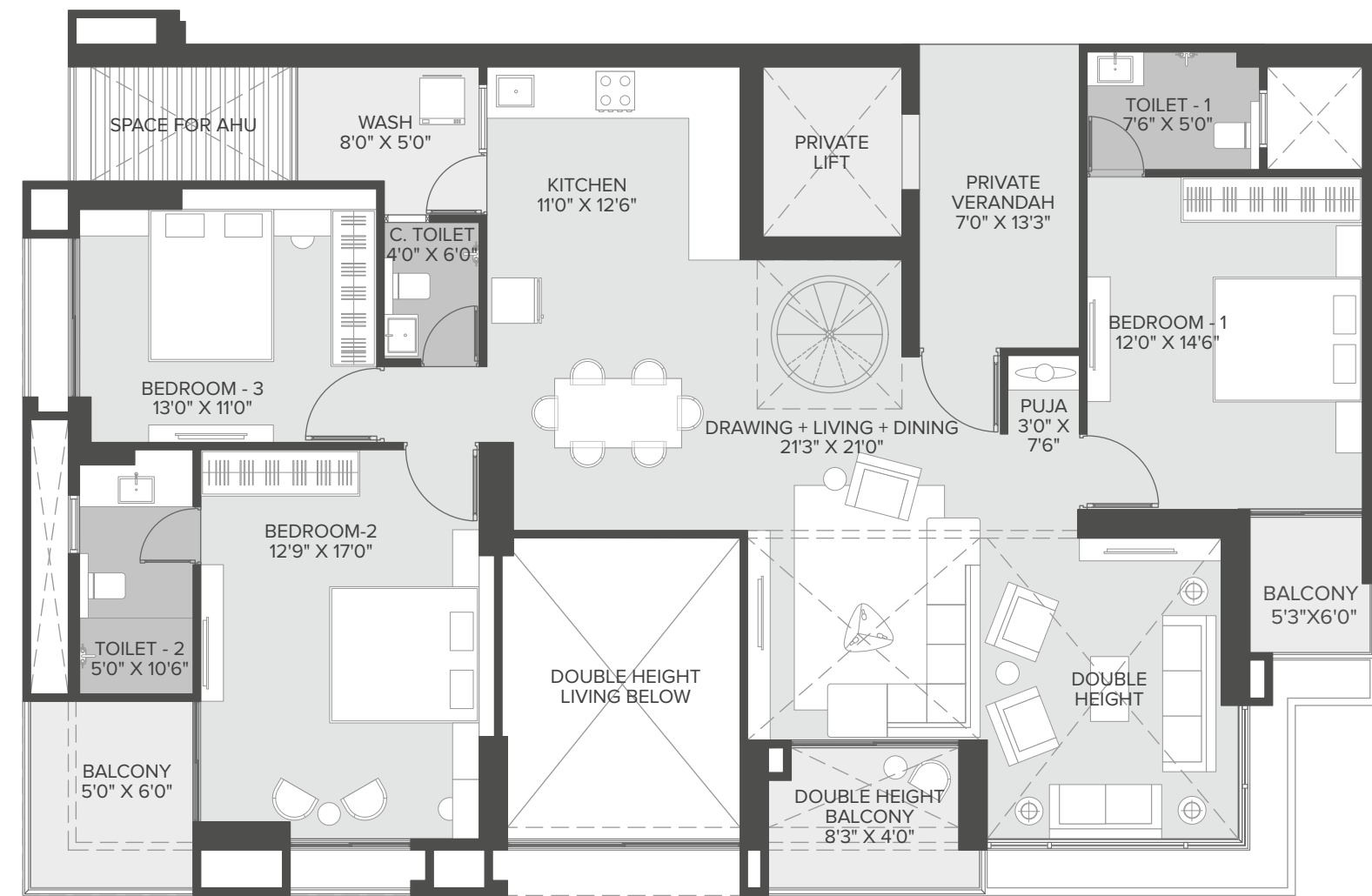
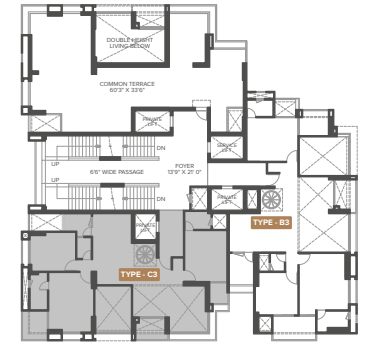
303, 503, 703, 903, 1103, 1303, 1503, 1703
Floor No: 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th



3 BHK PENTHOUSE

TYPE - C3

1903
Floor No: 19th





BANQUET HALL



GYMNASIUM



INDOOR ARENA



YOGA STUDIO



TERRACE POOL AREA

SPECIFICATIONS

STRUCTURE

- RCC Framed Structure, Structure Design as per IS Code for Earthquake Resistance

WALLS

- Internal area with Putty finish.
- External Wall - Double Coat Mala Plaster with Texture Finish

FLOORING

- Premium Vitrified Tiles in Rooms.

BALCONY

- Anti - skid performance tile.

WASH ROOMS

- Antiskid floor with designer tile dado up to lintel level.

PLUMBING

- ISI UPVC and CPVC Premium Quality Pipes and Fittings for Plumbing & Drainage Work

SANITARY

- Jaguar or equivalent CP fittings & wall hung EWC
- Premium Quality Faucet, Tap and Diverter in each Bathroom

BATHROOM

- Ceramic tile in floor and dado up to lintel level

KITCHEN

- Polished granite platform with stainless steel sink
- Plumbing provision for R.O.plant & washing machine
- Vitrified tile in wash area with vitrified tile dado
- Glazed tile dado up to lintel level on kitchen platform

WASH AREA

- Anti - skid performance tile with dado.

WINDOWS

- Double Glazed Glass Window with Stone Jambs

DOORS

- Main Door with Both Side Veneer
- All Doors Good Quality Flush Door with paint finish on both Sides

ELECTRIFICATION

- Concealed Copper flexible ISI wiring, MCB & ELCB as per Requirements,
- Branded Power Generator.
- Double Wiring for Inverter Provision, Sufficient Electric Point with modular switches

RENEWABLE ENERGY

- Solar System as per Rules

FIRE

- Fire Safety System as per Government Rules

LIFT & CAPACITY

- Automatic Lifts

WATER PROOFING

- Brickbat Coba / Chemical waterproofing in all sunk
- slab, China mosaic / ceramic tiles waterproofing on terrace

OTHER SPECIFICATIONS

- Decorative Foyer
- CP Fitting and Sanitary Ware of International Brands
- FRLS Wiring with electrical accessories of Top Brands VRV
- Air Conditioner
- Textured External Wall with Waterproofing
- Exposed-Finish RCC ceiling
- Fiber Optic Cable Network
- Ample Car Parking
- EV charging station.

THE CAMPAIGN REVISITED

KROMME

STUTI

ALL APARTMENTS WITH
DOUBLE HEIGHT LIVING ROOM & 3 BALCONIES

THE DOUBLE 3
PREMIUM RESIDENCES

3 BHK | 56 APARTMENTS

AT KOBA, NR. METRO STATION,
GANDHINAGAR


+91 91154 31111
+91 74999 19991

PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13002/210224/311228
gujrera.gujarat.gov.in



Kromme Group is the brainchild of Mr.Chirag Rao, who believed in building something that brings out the essence of life. Having pursued MBA, his journey began with experience in the textile industry followed by the packaging and printing industry. He envisioned bringing the experience of all these aspects of life and creating a lifestyle of leisure and comfort, with a keen sense of aesthetic.


Kromme Group is the genesis of 'Premium but Practical' built real estate projects that stand out of the crowd due to its innovative plan and quality infrastructure. Desire to create value added kind projects, this is Mr. Rao's solo venture towards building something beyond extraordinary. His vision is to build and deliver spaces that not only increases fortune but also supports the physical, mental, and spiritual health of the people investing in it.

www.krommegroup.com |  krommegroup



Stuti Developers is a distinguished real estate company renowned for its commitment to delivering exceptional projects that adhere to the highest standards of quality. With a primary focus on fulfilling the dreams and aspirations of their esteemed clientele, Stuti Developers takes great pride in surpassing expectations. They strive to understand the unique needs and preferences of their customers, ensuring that each project is tailored to perfection.

Their portfolio of remarkable projects serves as a testament to their unwavering commitment to delivering outstanding results. Whether you are in search of a residential property or a commercial space, Stuti Developers has a proven track record of success and a portfolio that exemplifies their expertise.

 shree.ak.infra

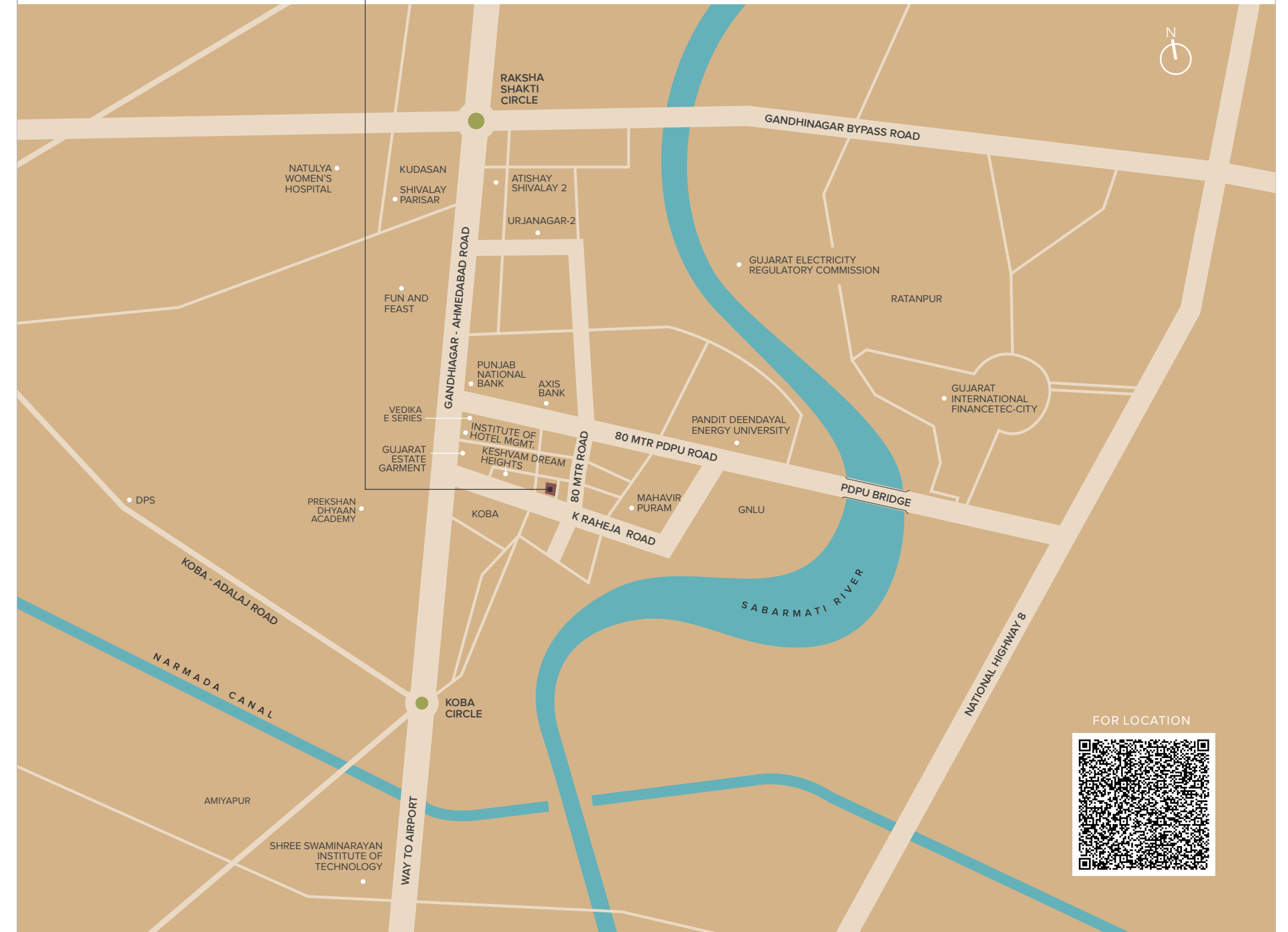


THE DOUBLE 3 PREMIUM RESIDENCES

Site Address:

The Double Three, F.P No. 139, T.P No.2, B/h K-Raheja road to PDPU road, Opp. Stuti site, Koba, Gandhinagar - 382421

LOCATION MAP





STUTI KROMME DEVELOPERS LLP.

Office Address: **F.P No. 139, Near GNLU, Metro Station, K-Raheja road, Koba, Gandhinagar**

Booking Contact: **+91 91154 31111, 74999 19991**

ARCHITECT



PLANNERS
ARCHITECTS
INTERIORS

STRUCTURE

**SARJAN
CONSULTANTS**

BRAND CONSULTANT

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Rera No.: PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA13002/A1R/080125/311228 | gujrera.gujarat.gov.in

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