

Silver Nilaya



Live in the HEART of
Historic Guwahati

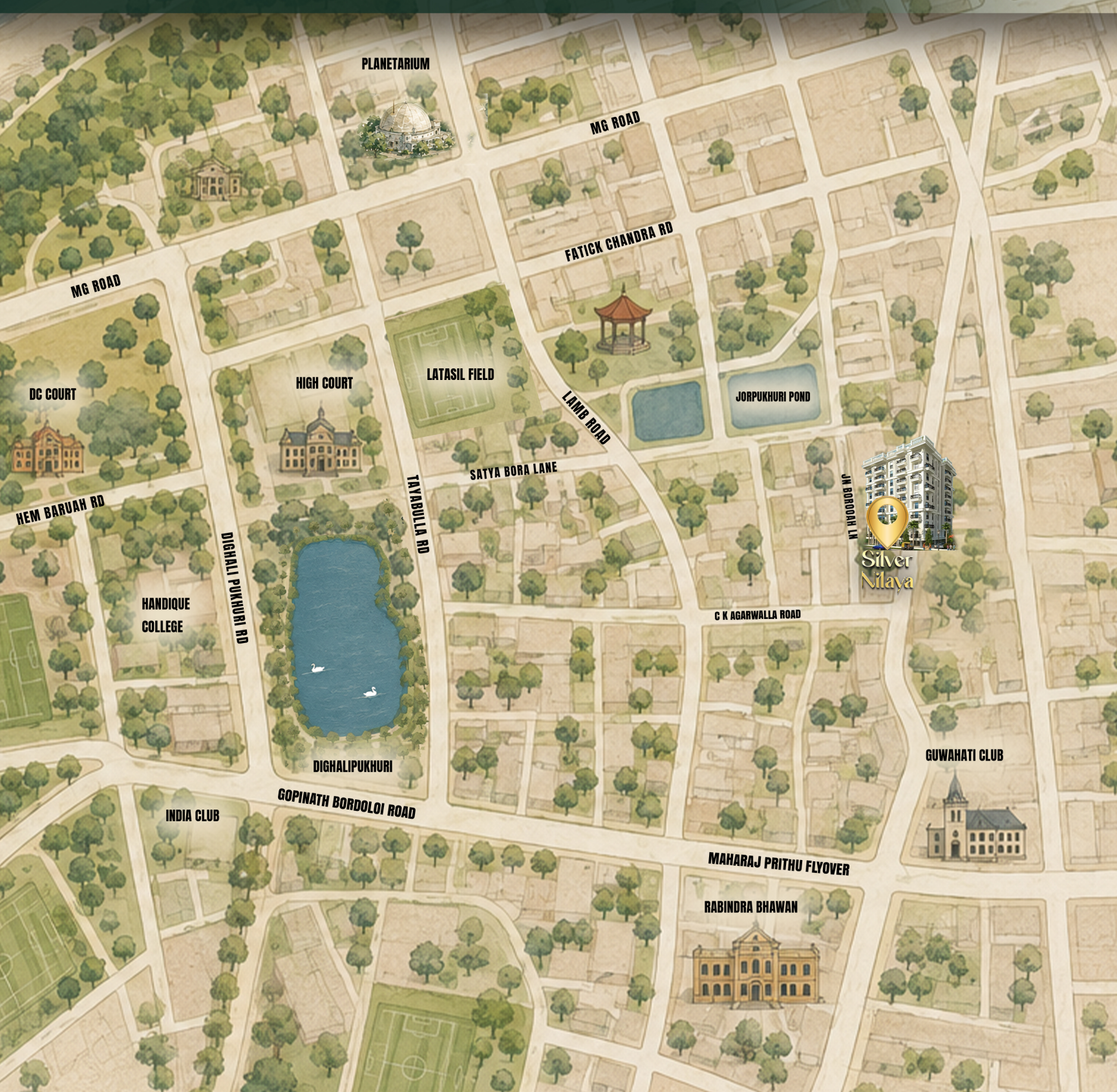
Some Places are Built.

SOME BECOME PART
OF A CITY'S MEMORY.

WELCOME TO
SILVER NILAYA,
A RESIDENCE SET IN
THE HEART OF
ORIGINAL GUWAHATI,
WHERE HERITAGE,
CULTURE AND MODERN
LUXURY COME TOGETHER
TO CREATE AN ADDRESS
UNLIKE ANY OTHER.



This Is Where Guwahati Still Breathes Slowly.



This neighbourhood isn't simply connected to the city. It helped shape it.



Peace
in the
Heart
of the City.

Timeless By Design.

COLUMNS &
PILLARS



BRITISH COLONIAL
ARCHITECTURE



HERITAGE
LIGHTING



JULIET
BALCONIES



WROUGHT IRON
DETAILS



INSPIRED BY BRITISH COLONIAL ARCHITECTURE. CRAFTED FOR TODAY.

Where the City's Soul Surrounds You

EDUCATION



GREENERY



WALKING TRAILS



CALMNESS



LOCAL MARKETS



KIDS PLAYAREAS



CAFES & RESTUARANTS



SPORTS FIELDS

Every Return Feels
Grand.





CRAFTED FOR FAMILIES WHO VALUE SPACE.

Some Addresses Offer Convenience.

MORNING

AFTERNOON

EVENING

This One Offers a Way of Life.

NIGHT

Your Private Sky Lounge Awaits.



- Kids Playarea
- Swimming pool
- Multipurpose Court
- Sit-out Area
- Open air Yoga Lounge

Project Amenities

Spaces Designed Around Everyday Wellbeing.

Swimming Pool



Community Hall



Gymnasium



Rooftop Garden



24-Hour Power Backup



Servant Quarters



Landscaped Garden



Club House



High-Speed Elevators

A STORIED ADDRESS

EXPANSIVE RESIDENCES

CONTEMPORARY COMFORTS

NEOCLASSICAL GRANDEUR

AMIDST ICONIC LANDMARKS

AN EXCLUSIVE ENCLAVE

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Project Specifications

Crafted With Exceptional Attention To Detail.



SAFETY

Structure:

- R.C.C framed structure in compliance with Seismic Zone – V specifications.
- Outer periphery walls with red bricks and all partition walls with AAC blocks and plaster.

Fire Fighting:

- As per fire recommendation letter.



WALL FINISHES

- Internal walls finished with two-coat putty.
- External walls finished with primer and paint.



ELECTRICALS

- Concealed copper wiring with FRLSH / EBXL copper wires of reputed make.
- Modular switches and other fittings of reputed make.
- Split AC point shall be provided in all the bedrooms.
- 3BHK – 7KW; 4BHK – 8KW. DG Backup of 1KW for each flat.



DOORS & WINDOWS

- Wooden / WPC door frames with 30 mm flush doors for all rooms.
- UPVC / Aluminium sliding windows.
- UPVC / Aluminium framed sliding doors for balconies.



BATHROOM & KITCHEN

- Ceramic Wall tiles, up to door height with concealed plumbing system with provision of hot and cold-water lines.
- CP fittings/sanitary ware of Jaquar or equivalent make.
- Granite slab counter-top, with stainless steel sink.
- Cladding with ceramic tiles up to 2ft. height above the counter.



FLOORING

- Hall and Bedrooms – Vitrified Tiles, Toilets and Kitchen – Anti – Skid Tiles.
- Marble / Granite / Full Body Tiles flooring in Staircases, Lobby and Passage Area.

Homes Designed Around Space & Light.



Site Plans

Spaces That Flow with Life.



Floor Plans

Designed Around the Way You Live.



1ST FLOOR PLAN

FLAT TYPE	1	2
BHK	4 BHK	4 BHK
CARPET AREA	1998 sq ft	2015 sq ft
BALCONY AREA	225 sq ft	162 sq ft
TERRACE AREA	-	59 sq ft
BUILTUP AREA	2327 sq ft	2325 sq ft
SALEABLE AREA	3025 sq ft	3023 sq ft

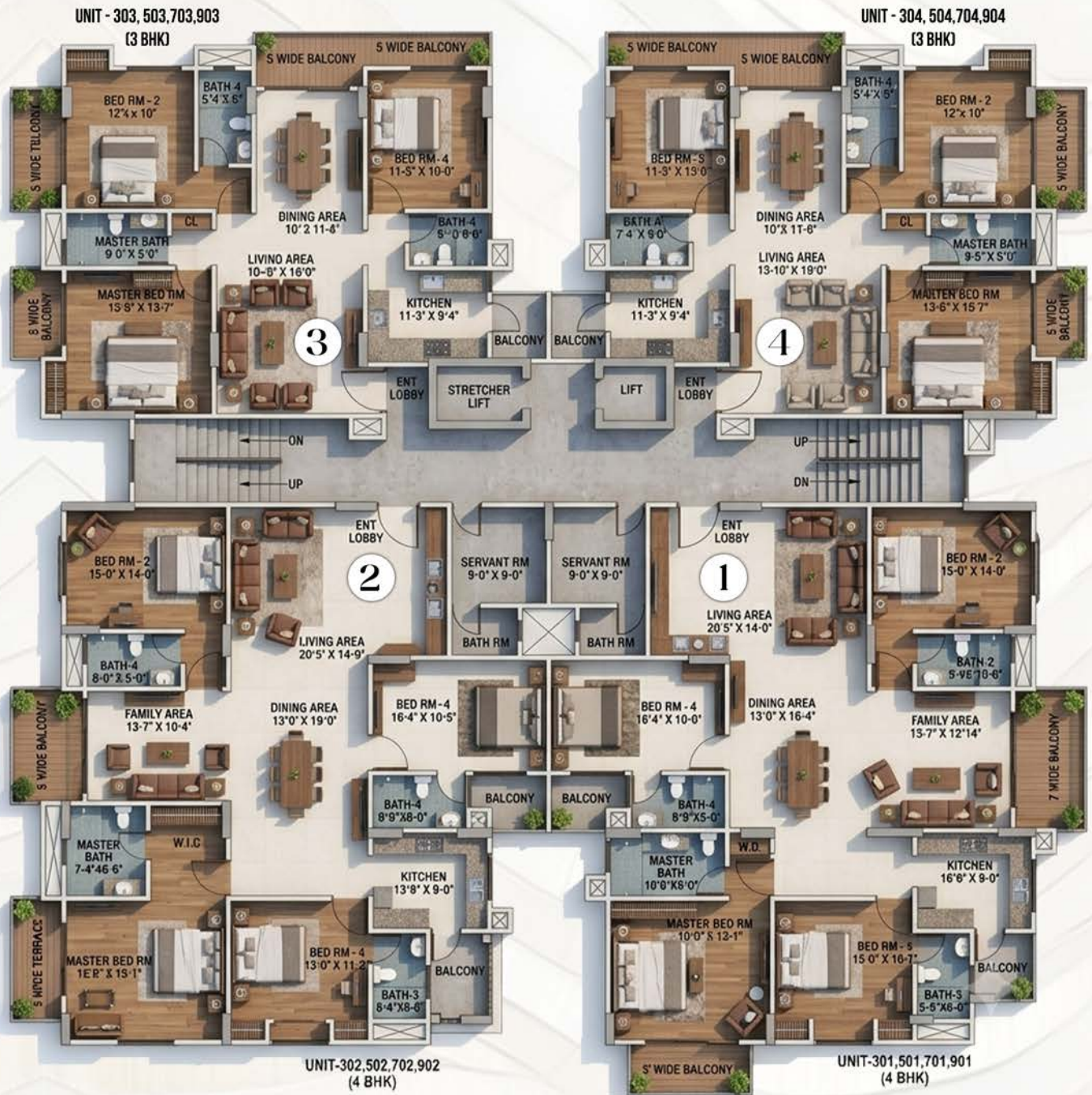
Homes Designed Around Space and Light.



TYPICAL FLOOR PLAN - 2ND, 4TH, 6TH & 8TH FLOORS

FLAT TYPE	1	2	3	4
BHK	4 BHK	4 BHK	3 BHK	3 BHK
CARPET AREA	1998 sq ft	2015 sq ft	1235 sq ft	1233 sq ft
BALCONY AREA	70 sq ft	158 sq ft	139 sq ft	142 sq ft
TERRACE AREA	152 sq ft	59 sq ft	46 sq ft	47 sq ft
BUILTUP AREA	2327 sq ft	2325 sq ft	1504 sq ft	1501 sq ft
SALEABLE AREA	3025 sq ft	3023 sq ft	1956 sq ft	1951 sq ft

Above the City, Beyond Ordinary Living.

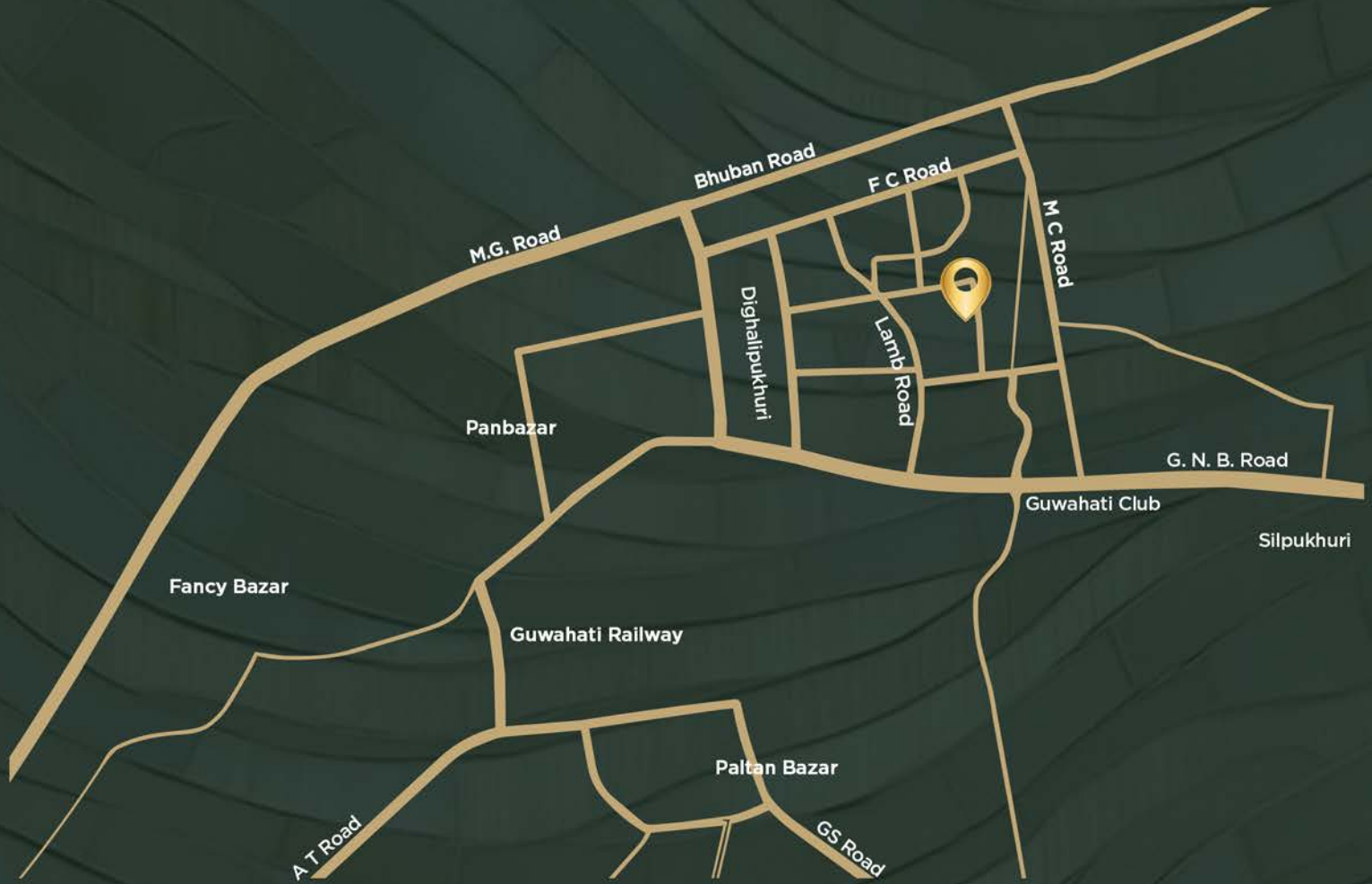


TYPICAL FLOOR PLAN - 3RD , 5TH, 7TH & 9TH FLOORS

FLAT TYPE	1	2	3	4
BHK	4 BHK	4 BHK	3 BHK	3 BHK
CARPET AREA	1998 sq ft	2015 sq ft	1235 sq ft	1234 sq ft
BALCONY AREA	225 sq ft	162 sq ft	140 sq ft	142 sq ft
OUTER PERIPHERAL WALL	-	59 sq ft	58 sq ft	58 sq ft
BUILTUP AREA	2327 sq ft	2325 sq ft	1526 sq ft	1523 sq ft
SALEABLE AREA	3025 sq ft	3023 sq ft	1984 sq ft	1980 sq ft

Project Location

At The Centre Of Everything That Matters.



CONNECTIVITY



Guwahati Airport
20 KM



Guwahati Railway Station
1.8 KM



ISBT
11.3 KM

HOSPITALS



GMCH Hospital
4.2 KM



Apollo Hospital
5.2 KM



Nemcare Hospital
3.8 KM

HOSPITALITY



Arista by Ambition
4.7 KM



Novotel
8.6 KM



Vivanta by Taj
10 KM

RECREATIONAL



Maa Kamakhya Temple
8.7 KM



ISKCON Temple
2.5 KM



City Center Mall
5.3 KM



Aurus Mall
7.2 KM



Guwahati Planetarium
450 M



Botanical Garden Guwahati
3.0 KM



Cities Grow.
Character Endures.

*Rooted in Heritage.
Connected to Everything.*



SILVER NILAYA IS MORE THAN A RESIDENCE.

It is an opportunity to belong to one of Guwahati's most meaningful neighbourhoods, where heritage architecture, timeless surroundings, and contemporary living come together in perfect harmony.

DEVELOPED BY



SILVER GROUP
ESTATE . DEVELOPMENT . INVESTMENT

RERAA APPLIED FOR

SITE ADDRESS:

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Silver Nilaya. The images used are imaginary and the details mentioned in the brochure are tentative and subject to change at the sole discretion of the developer and/or architects.