



garden of luxuries...!!!



grand ideas brought into reality

a project which has all grand features, which will uplift luxury to a whole new level, which will leave you dumbstruck. it with a grand entrance foyer and amazing water-bodies just like those of a grand palace. immaculate implementation of design have ensured perfect natural landscaping, perfect ventilation of fresh air and innumerable luxuries like a beautiful balcony for relaxation, fully equipped clubhouse, banquets and garden to rejoice, enormously huge space for parking, technologically latest accelerating elevators, security system for hi-tech privacy and other many more rich luxuries which will make your lifestyle similar to that of victorian age...!!!



after many victorious projects, we as Ladani Associates, have been, since many successful years, known as synonyms for luxury, detailed composition and flawless architectural work. there is a lot more to give when an architect not only designs but also builds home. so here we are, happily bringing you the very imperialistic, rich and excellent project named as VICTORIA GARDENS...!!!



Best Residential Project (Luxury).....Atlantia Gardens CNBC.
 Best Residential Property of the Year.....Garden City and Ladani Associate ABP News.
 Asia Pacific Gold Star Award, Dilipbhai Ladani.....Global Achievers Foundation.
 Best Luxurious Residential Project.....The Garden City Realty Leaders Zee Business.

Victorious

Imperial

Crown

Treasure

Opulent

Rich

Illustrious

Aristocratic



3 BHK Flats

@ New 150 feet Ring Road, Mota Mava



receive **victorious** welcome

an ideal sun kissed warm welcome with
abundant natural beauty to soothe you...!!!

24x7 security system
green entrance





entry gate
basement access
60 feet wide road
landscaped compound wall



an illecebrous imperial diadem

lavish luxury, enchanting entry engraved with
a green belt making it an absolute abode to live in...!!!



crown connoting prosperity and positivity

surround yourself within those harmonious green environment ensuring a blissful life...!!!



C

east - west open ventilation





your hunt for treasure ends here



alluring architecture, everlasting elevation, lovely location, great greenery and absolute amenities, blending coherently for your all time aeolian experience...!!!



club house
landscaped garden
sufficient car parking





live your opulent lifestyle more meaningfully
space for all your ultra lavish urge of rich luxury is been rightly designed...!!!



establish rich relations

R

-  Children's Splash Pool
-  Well Equipped Theater
-  Americanized Gymnasium
-  Plethora of Indoor Games
-  Attractive Children Play Area
-  Multipurpose Hall
-  Lush Green Surroundings
-  Senior Citizens Walk – Ways
-  Sit Out



marvellously designed garden for rejoicing,
club house for building up and banquets to gratify you...!!!

unbox your illustrious life

unmatched collection of luxury encompassing natural,
fresh and shining beauty with an ultra modern outlook...!!!

I



A

an exclusive address for an **aristocratic** personality
end your delightful day with a kiss of moonlight...!!!

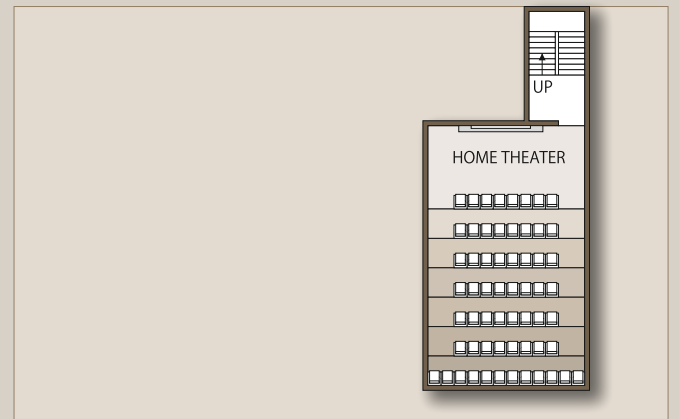




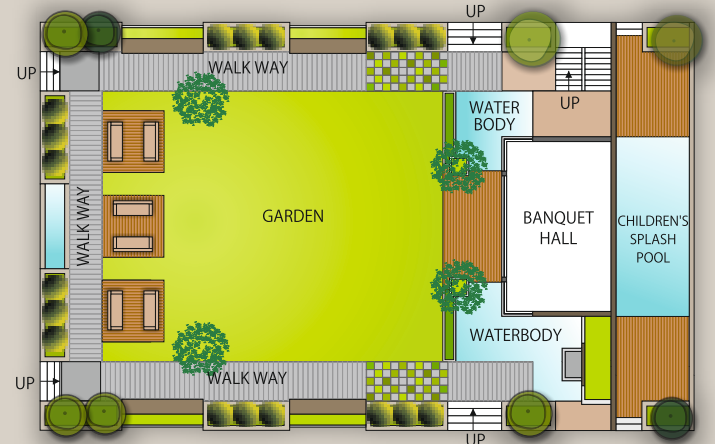
Ground Floor Plan



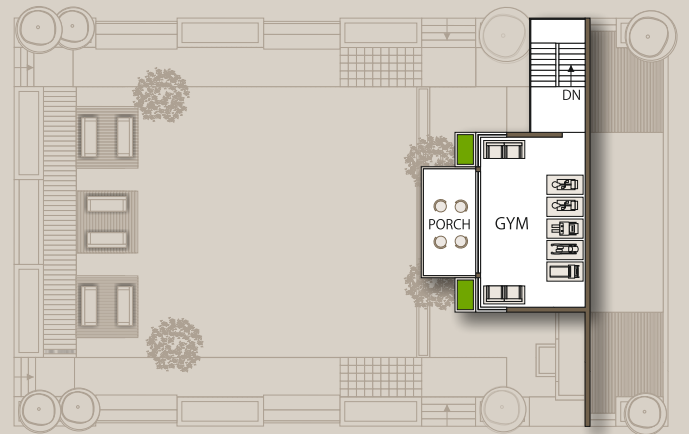
Basement Parking



Basement



Ground Floor

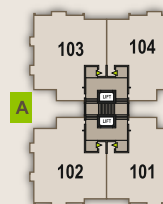
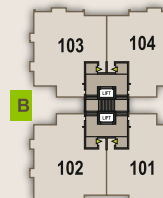


First Floor

Club House Plan







Typical Floor Plan
1st. to 13th.



Salient Features

-  Super Size 3 BHK Flats with a Separate Servants Entry.
-  Two Panoramic Luxurious Towers in an area of approx. 6000 sq. yd.
-  East West Open Flats with Ample Ventilation.
-  Provision for AC Piping in all 3 Bedrooms.
-  2 High – Speed Auto Door Stretcher Elevators per Tower.
-  Lower & Upper Level Car Parking, sufficient Two – Wheeler Parking.
-  Exclusive Entrance Lobby with Rich Finishing.
-  24/7 Hi – Tech Security with CCTV Cameras.
-  Video Door Phone and Intercom Facility.
-  Power Backup Silent Auto Generator Set for Common Areas, Elevators and Garden.
-  Solar Water System with provision for Gas Geyser, Electric Geyser or Heat Pump.
-  Water Softener for clean and pure water.
-  Beautiful Landscaping
-  Pleasant Sit – Outs.
-  Water Bodies with Plush Garden.
-  Multi Purpose Club House.

Specification

	Flooring Living, Dining Bedrooms, Kitchen Porch, Wash	Premium Quality Vitrified Tiles Rustic Tiles, Kota
	Kitchen Platform Tiles	Granite with SS / Acrylic Sink Decorative Vitrified Tiles
	Bathrooms Wall Plumbing Sanitary	Decorative Vitrified Tiles Branded Concealed Bath Fittings Branded Table Tops & Wall Hung Commodes
	Doors Main Door Internal Doors Door Frames	Designer Main Door Wooden Flush Doors Waterproof Plywood Frame
	Windows Window Sill All Areas	Granite Sills on all 4 sides. Aluminum Section / UPVC Windows, Provision for Mosquito Net
	Electric All Areas	3 Phase Concealed ISI Copper Wiring Modular Switches, MCB Distribution Panel
	Color Internal External	Putty Finish on Walls 100% Weather Resistant Acrylic Paint



Location plan

B/H. Arjun Party Plot, Nr. Savan Status, New 150 Ft. Ring Rd., Mota Mava, Kalawad Rd., Rajkot.



Developers :

VICTORIA ENTERPRISE

Dilipbhai Ladani.....98252 15708

Mansukhbhai Changela.....93766 50085

Bunny Patel.....99740 94079



+91 281 2585092

facebook.com/ladaniassociate

ladanidilip@gmail.com

www.ladanigroup.in

DISCLAIMER

Stamp Duty & Registration charges would be charged extra ■ GST and any such additional taxes would be charged extra ■ Maintenance deposit would be charged extra ■ Internal and external changes would not be permitted ■ Terrace rights would rest with Developers ■ Any additional FSI at present or in future would be availed by the developer and no member would claim any right for the same. ■ Gas, PGVCL, Underground Drainage & Water connection charges would be extra.

Note : This brochure is for information purpose only. It does not form a part of the agreement or any legal document