

the
exceptional
life



DHANANI
TOWERS

3 & 4 BHK ELITE HOMES



Fully residential community

3-side open homes

Clutter-free radius planning for lifetime panoramic views

6900 sq.ft. of landscaped area

Mesmerizing garden views from almost all apartments

100% privacy in all rooms

Open south-west corner for excellent aeration

Luxurious entrance foyer with seating

1 passenger & 1 stretcher lift (Premium Branded)

2 car parking for 3BHK & 4 car parking for 4BHK

welcome
to
dhanani
towers
welcome to
homes that
love you
back!



homes that
stand out
in
style

There is a world where contemporary aesthetics blends perfectly with efficient functionality.

Where sleek architecture and modern textures vie for attention alongside lush landscapes.

Where every detail is thoughtfully added to foster spaces that delight, engage and pamper.

Where two magnificent towers stand together creating a vibrant gated community.

Where your homes are close to the sky but also near nature.

A world called Dhanani Towers – where your homes will stand out in style.



homes
that care
for the
planet



Just like we have taken every care to offer you a home that's perfect in every detail, we have also ensured we do our bit to care for your home's home - planet earth.

With a flourishing green campus and energy efficient fixtures, energy conservation is built into our design at Dhanani Towers. The 3-side open planning furthers our cause with abundant natural light and aeration thereby reducing the need for artificial lighting and air circulation.

Clutter-free radius planning is not just about privacy



Along with exclusivity and privacy, the abundance of free space, approx. **110 ft. in the front and 78 ft.** at the back to be precise, between you and the next development ensures maximum fresh air. Add to it the open south-west corner and your home is set for some cool breezy days for a lifetime.



Open south west corner

Dhanani Towers is smartly planned with an **open South West corner**. This allows for abundance of natural breeze across the whole campus.



The Art of Fine Living

Luxury is at its best at Dhanani Towers. Right from elegant foyers to plush reception lounges, magnificent residences to handpicked amenities, beautiful gardens to premium fixtures, every detail is crafted for extravagance. Designed to exude sophistication; the project includes all the requisites of a dream home for the heart to desire and the eyes to admire.

homes that
amaze
you with
more

It's the little things that give big joy and our residences at Dhanani Towers are full of thoughtful details to add a new dimension to the premium environment. With seamless layouts that enable versatility, you will find more comforts than you could ever imagine. From roomy family rooms to cozy 'me' corners, from plush interiors to fresh exteriors, from premium fittings to and top quality fixtures, we have picked everything to give you a life beyond expectations.



Let there be light

We are lighting up your lives, quite literally! With constant power backup, common areas will always be bright with light.



The fast and the spacious

Roomy **high-speed elevators** are all set to whisk you up to your homes in an instant. No more waiting in elevator queues!



Privacy is priority

Our thoughtful planning ensures that no two balconies face each other so that you enjoy **100% privacy** in all rooms.



Who doesn't like a little extra?

When it comes to your homes we like to spoil you with extra value with thoughtful additions like **A/C piping and provision for inverter in each apartment**. After all you deserve all that you desire and more.



Window nets will only keep the mosquitoes out

The **3 track Aluminium sliding windows** with mosquito net & toughened glass allow 66% opening so that you are never deprived of any airy ambience.



The internal doors will stand tall, quite literally

The **8 feet internal door height** will enhance the spaciousness of your homes while adding to the luxury quotient.

homes that
pamper
you with
leisure

Living at Dhanani Towers grants you a privileged access to an exciting array of leisure and entertainment. Carefully curated to elevate your lifestyle you and your loved ones will always be in the middle of joyous moments and relaxing days. Leave your stress and worries behind as you indulge in this many-splendoured experience right outside your doorstep.



homes
close to the
clouds
and the
greens

Serenity right outside your doors

With **6900 sq.ft. of landscaped area** within campus you will never have to travel far for your retreat to nature.



Wake up to stunning vistas

Be it mesmerizing sunsets or the sight of verdant lawns, you will wake up to beautiful views every day in your garden-facing homes at Dhanani Towers.

lifestyle amenities



Clubhouse



Gymnasium



Multi-purpose Hall



Gazebo



Landscaped Garden



Children's play area



DHANANI
TOWERS

ground floor plan



12 MTS WIDE ROAD

typical

layout plan



**TOWER B:
101-901**

BUILT-UP AREA: 1289.00 sq.ft.
CARPET AREA: 1197.00 sq.ft.

RERA CARPET AREA: 1111.00 sq.ft.
BALCONY + WASH AREA: 123.00 sq.ft.

**TOWER B:
102-902**

BUILT-UP AREA: 1297.00 sq.ft.
CARPET AREA: 1206.00 sq.ft.

RERA CARPET AREA: 1118.00 sq.ft.
BALCONY + WASH AREA: 123.00 sq.ft.

TOWER B :

103-903 & 104-904
BUILT-UP AREA: 1272.00 sq.ft.
CARPET AREA: 1182.00 sq.ft.

RERA CARPET AREA: 1118.00 sq.ft.
BALCONY + WASH AREA: 99.00 sq.ft.

TOWER A :

101-901, 102-902 & 104-904
BUILT-UP AREA: 1297.00 sq.ft.
CARPET AREA: 1206.00 sq.ft.

RERA CARPET AREA: 1118.00 sq.ft.
BALCONY + WASH AREA: 123.00 sq.ft.

TOWER A :

103-903
BUILT-UP AREA: 1289.00 sq.ft.
CARPET AREA: 1197.00 sq.ft.

RERA CARPET AREA: 1100.00 sq.ft.
BALCONY + WASH AREA: 123.00 sq.ft.

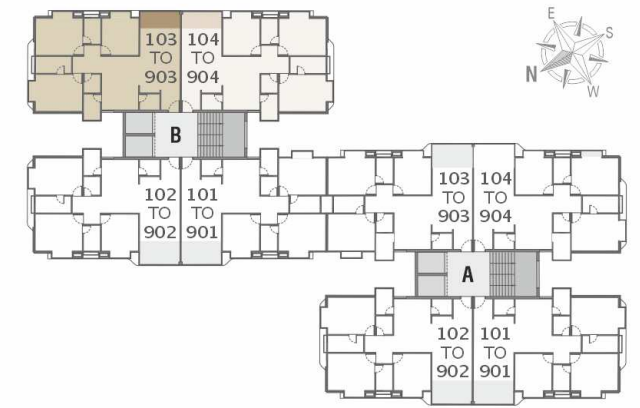


tower
A-B
typical plan,
1st to 9th floor
3 BHK



01 FOYER	5'-8" X 5'-11"	06 TOILET	5'-0" X 5'-6"
02 LIVING ROOM	12'-0" X 18'-0"	07 BED ROOM 1	11'-0" X 11'-0"
2A BALCONY	12'-0" X 7'-0"	08 BED ROOM 2	14'-0" X 11'-0"
03 KITCHEN / DINING	11'-0" X 16'-0"	8A TOILET	5'-0" X 7'-9"
04 WASH	5'-0" X 7'-9"	09 BED ROOM 3	14'-0" X 11'-0"
05 STORE	6'-0" X 4'-9"	9A TOILET	10'-8" X 5'-0"

tower
B
typical plan,
1st to 9th floor
3 BHK



01 FOYER	5'-8" X 5'-11"	06 TOILET	5'-0" X 5'-6"
02 LIVING ROOM	12'-0" X 18'-0"	07 BED ROOM 1	11'-0" X 11'-0"
2A BALCONY	12'-0" X 5'-0"	08 BED ROOM 2	14'-0" X 11'-0"
03 KITCHEN / DINING	11'-0" X 16'-0"	8A TOILET	5'-0" X 7'-9"
04 WASH	5'-0" X 7'-9"	09 BED ROOM 3	14'-0" X 11'-0"
05 STORE	6'-0" X 4'-9"	9A TOILET	10'-8" X 5'-0"

tower
A-B
 optional plan
 4 B2HK

For those of you who are looking for extra space, we have an option of merging 2 adjacent units to create a super-spacious 4B2HK unit with a stunning extra wide balcony. Whichever floor you choose, you will surely have an excess of space to build a world within your home. And since you have two homes fused into one you will avail 4 allotted car parking as well.



01 FOYER	5'-8" X 5'-11"
02 LIVING ROOM	15'-0" X 18'-0"
2A BALCONY	24'-4" X 7'-0"
03 FAMILY ROOM	9'-7½" X 13'-0"
04 PUJA	6'-0" X 5'-11"
05 DINING	11'-0" X 11'-4"

06 KITCHEN	14'-0" X 10'-11"
07 STORE	7'-0" X 5'-7"
08 WASH	5'-0" X 11'-7"
09 BEDROOM 01	14'-0" X 11'-0"
9A TOILET	10'-8" X 5'-0"
10 BEDROOM 02	14'-0" X 11'-0"

10A TOILET	5'-0" X 11'-0"
11 STUDY / LIBRARY	11'-0" X 11'-1"
12 ENTERTAINMENT ROOM	11'-0" X 10'-10½"
12A BALCONY	5'-0" X 7'-9"
13 TOILET	5'-0" X 5'-6"
14 BEDROOM 03	14'-0" X 11'-0"

14A TOILET	5'-0" X 11'-0"
15 BEDROOM 01	14'-0" X 11'-0"
15A TOILET	10'-8" X 5'-0"



basement floor plan



specifications

Structure:

- Earthquake resistant RCC frame structure designed as per Indian Standard code for safety aspects

Wall Finish:

- Smooth finish internal plaster
- External surface finished in textured plaster
- 2 coat putty with primer finish on internal walls
- Weather Proof Paint on external walls

Lobby & Foyer:

- Natural Stone / Vitrified Flooring with plush interiors
- All Lobby walls & ceiling in paint

Flooring:

- Double charged vitrified tiles in all rooms
- Branded anti-skid ceramic tiles flooring in bathroom
- Vitrified tile flooring in common area

Doors & Windows:

- Main Door: High Quality Wooden frame door with veneer finish on both sides
- Internal Doors: flush doors with 8 feet height & natural stone frame
- Powder coated aluminum sliding windows with mosquito net

Kitchen:

- Granite Platform top with SS Sink & Swivel tap
- Vitrified tiles/designer glazed tiles upto lintel height over the platform
- Wash Area with dado tiles & kota stone

Bathrooms:

- Premium Ceramic tiles, Branded quality bath fittings & sanitary wares
- Geyser point in each bathroom
- Anti-skid floor tile & Granite counter with ceramic Wash Basin
- Tiles upto lintel level in all bathrooms

Electrification:

- Concealed copper wiring (ISI grade) & branded modular switches
- Sufficient electric points as per architect's design
- AC Piping in all bedrooms & living room
- Provision for inverter

Terrace:

- China mosaic flooring on terrace to ensure water proofing and to reduce heat transfer

value additions



2 Allotted Car Parking (3BHK)
4 Allotted Car Parking (4B2HK)



Gated Community with
Round the Clock Security



Gated premises with CCTV Security



Branded Elevators 1 passenger
& 1 Stretcher lift (each tower)



Plush Entrance Foyer with seating



Adequate Power Load to Each Unit
(As per Govt. Standards)



Power Back Up System for Lift &
Common Amenities



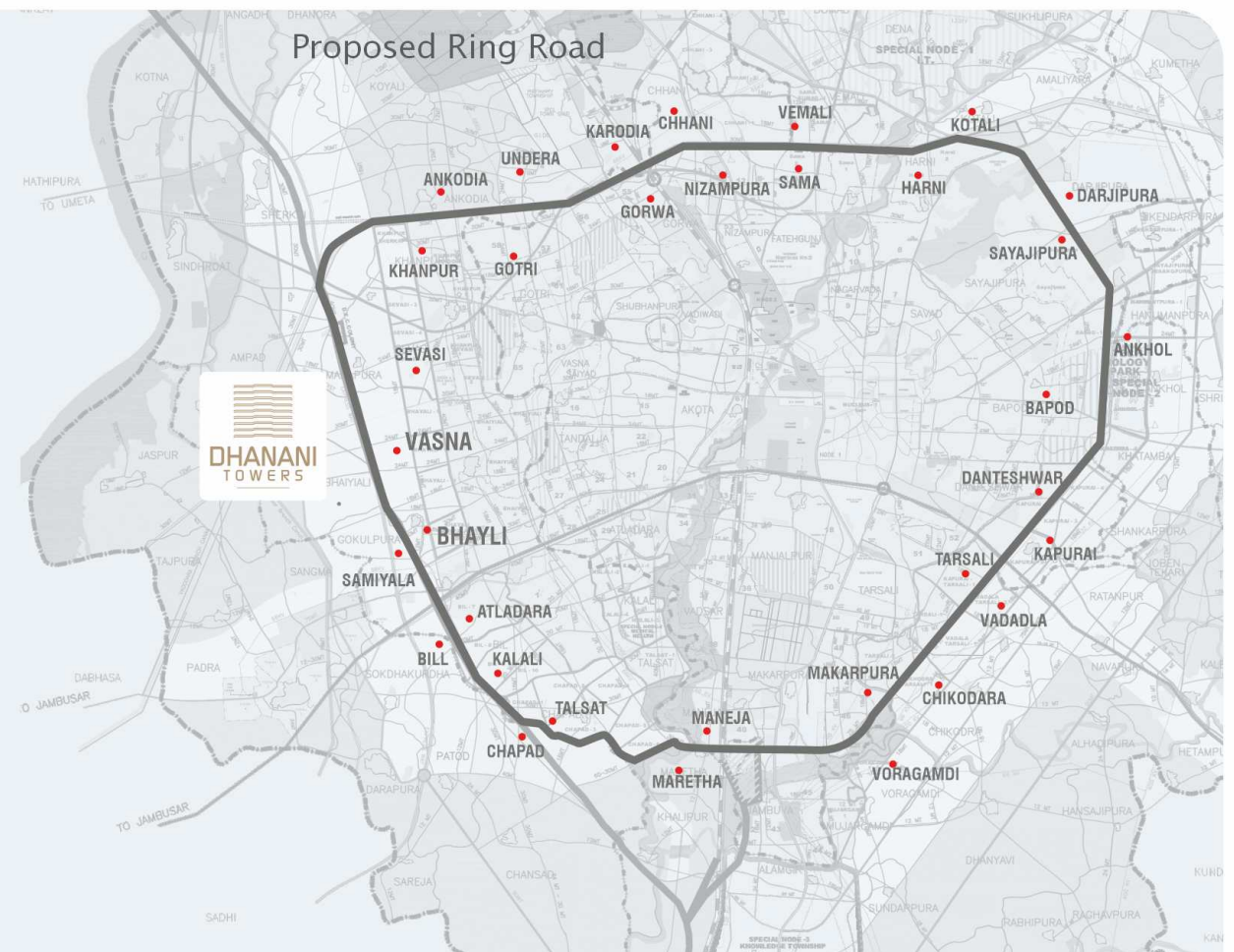
Anti-termite treatment



Fire Hydrant System with Fire Extinguisher

homes at
the
centre
of
it all

Dhanani Towers is located at Sevasi TP-1, one of the most sought after residential localities of Vadodara. Central to all modern utilities and conveniences, the location provides great comfort as well as the perfect ambience to have your dream abode!



Payment Schedule

Booking Amount Incl. Token	20%
On Plinth Level	25%
On Each Floor Slab Level	05% X 9 = 45%
On Plaster Level	04%
On Flooring Level	03%
Before Possession	03%

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.



Google Co-ordinates
22°18'41.2"N 73°07'24.8"E



location



website

A project by

Dhanani[®]
REALTY

Site: Dhanani Towers, Sevasi-Bhayli Canal Road,
Behind Broadway Signature, Sevasi TP-1, Vadodara - 391101.

Ph.: 63535 34184 | info@dhananirealty.com | www.dhananirealty.com

Architect: Talib Patel Associates | **Structural Consultant:** Vyom Consultants | **Landscape Architect:** Apeksha Ghia
Electrical Consultant: Oriental Electricals | **Plumbing Consultant:** Krupalu Consultant

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