

ESHANTI Winfield

PROJECT BY:


**ESHANTI
GROUP**

DEVELOPERS:
SHIVAM ULTRABUILD

Site:
Eshanti Winfield, Nr. Karma Lifestyle,
Harni Police Station, Harni, Vadodara.

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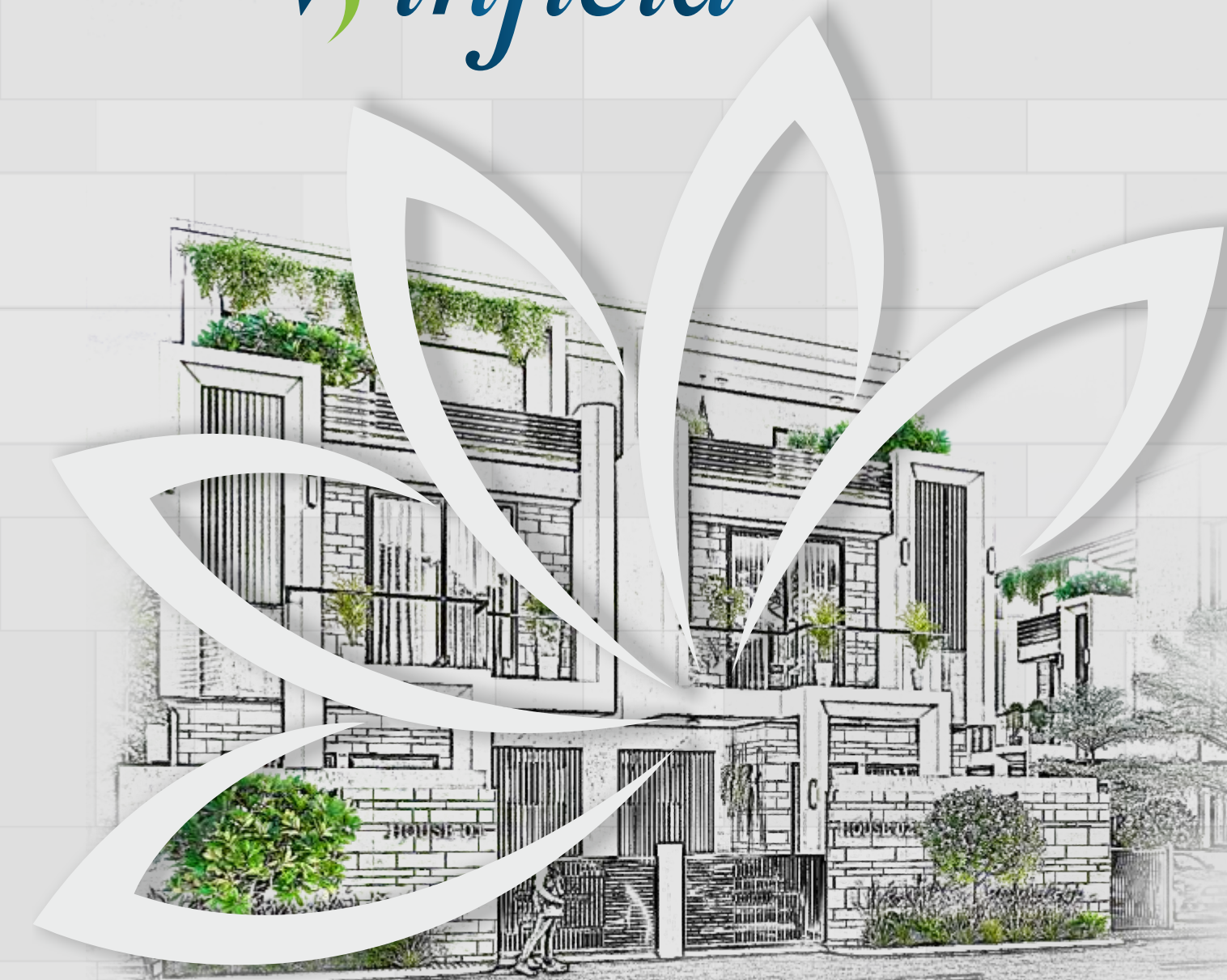
ARCHITECT:

 **STUDIO IMAGINE**
AJAL SHAH

STRUCTURAL
ENGINEERS:

**ASHOK SHAH
& ASSOCIATES**

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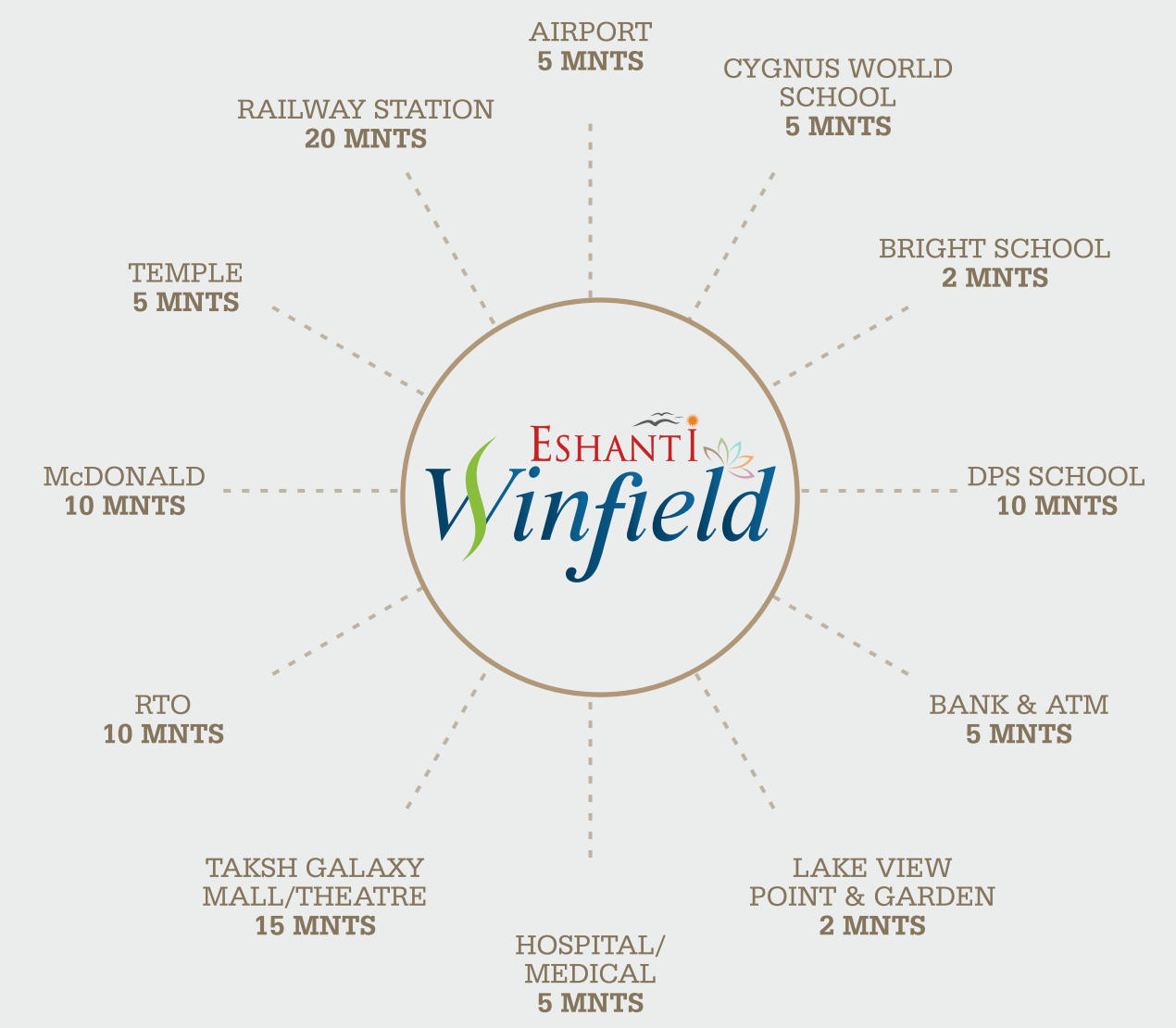


4B2HK ESSENCE OF TRUE LIVING



CONVENIENT LOCATION:

Conveniently located, Villa provides easy access to urban amenities while maintaining a secluded ambiance.





 **A GATEWAY
TO ELEGANCE
& STYLE**

Welcome to the epitome of luxurious living at **Eshanti Winfield** Villa's exquisite 4-bedroom, 3-story bungalow residences. As you step into this exclusive enclave, prepare to be captivated by a world of elegance, sophistication, and unparalleled comfort.

Nestled within the prestigious **Eshanti Winfield** Villa community, these meticulously crafted bungalows are a testament to architectural brilliance and impeccable design. From the moment you cross the threshold, you will be greeted by a seamless fusion of timeless charm and contemporary aesthetics, creating an ambiance that is both inviting and awe-inspiring.

**ELEGANT
GATE**

 **A SYMPHONY
OF LUXURIOUS
SERENITY**

Experience the beauty of nature in every corner of **Eshanti Winfield Villa**. Lush greenery, scenic water features, and meticulously manicured landscapes create a serene and picturesque setting. Take leisurely strolls along winding pathways or simply unwind in the tranquility of our peaceful gardens.

21
modern
villas





 **UNMATCHED
PRIVACY
& SECURITY**

At **Eshanti Winfield** Villa, your safety and privacy are our utmost priority. With 24/7 security and advanced surveillance systems, you can enjoy peace of mind knowing that you are living in a secure and protected environment

**PRIME
LOCATION**

 **UNFORGETTABLE
EXPERIENCES**

Indulge in the epitome of luxury within our carefully designed residences. Discover spacious layouts that seamlessly merge comfort and style, offering a sanctuary for relaxation and rejuvenation. Impeccable finishes, premium materials, and abundant natural light create an ambiance of refined living, elevating your everyday experiences.

**UPSCALE
NEIGHBOURHOOD**





 **IDYLLIC
SURROUNDINGS**

Experience the beauty of nature within the enchanting surroundings of **Eshanti Winfield Villa**. Discover lush green spaces, serene water features, and meticulously manicured landscapes that create a peaceful and picturesque environment. Lose yourself in the tranquility of our gardens or take leisurely walks along scenic pathways.



LAYOUT PLAN

AREA TABLE

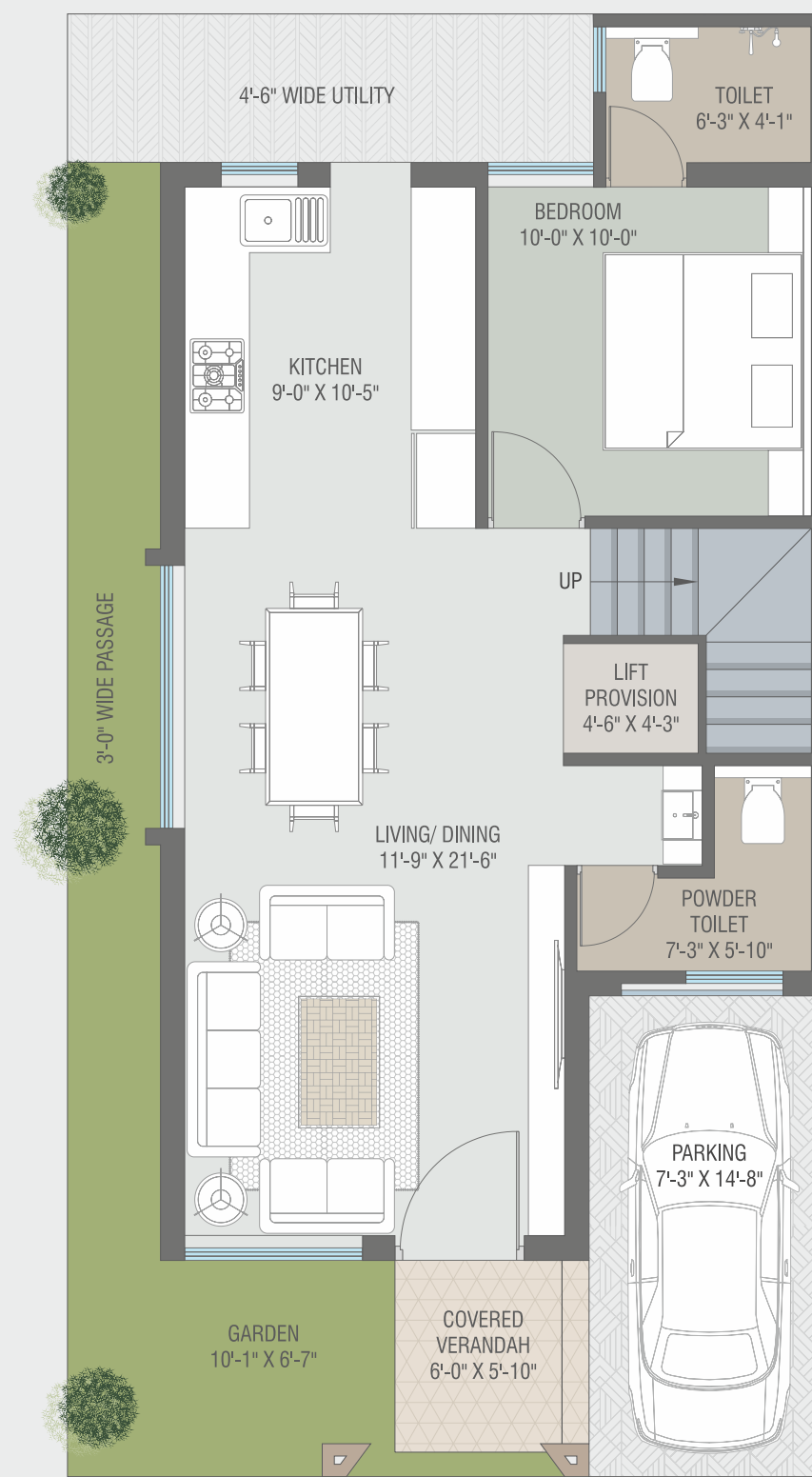
PLOT NO.	PLOT AREA		
01	1037	11	1258
02	1092	12	1310
03	1082	13	1362
04	1114	14	1418
05	1144	15	1328
06	2428	16 & 17	1039
07	1862	18	1897
08 to 10	1039	19	1358
		20	1389
		21	1506

Area in Sq.Ft.

 **TYPE A**

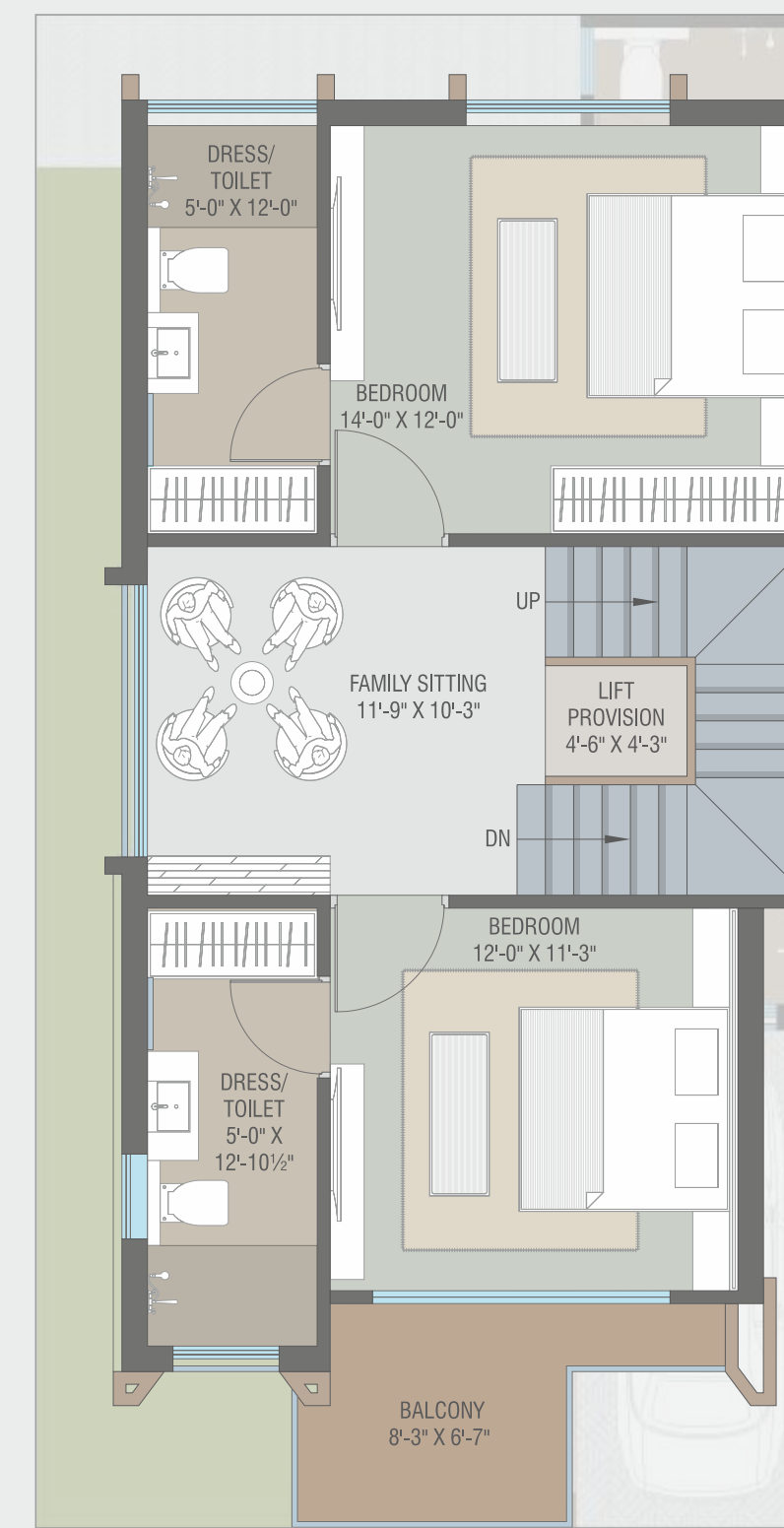
TOTAL BUILT UP AREA:
2181.00 SQ.FT.

GROUND FLOOR PLAN



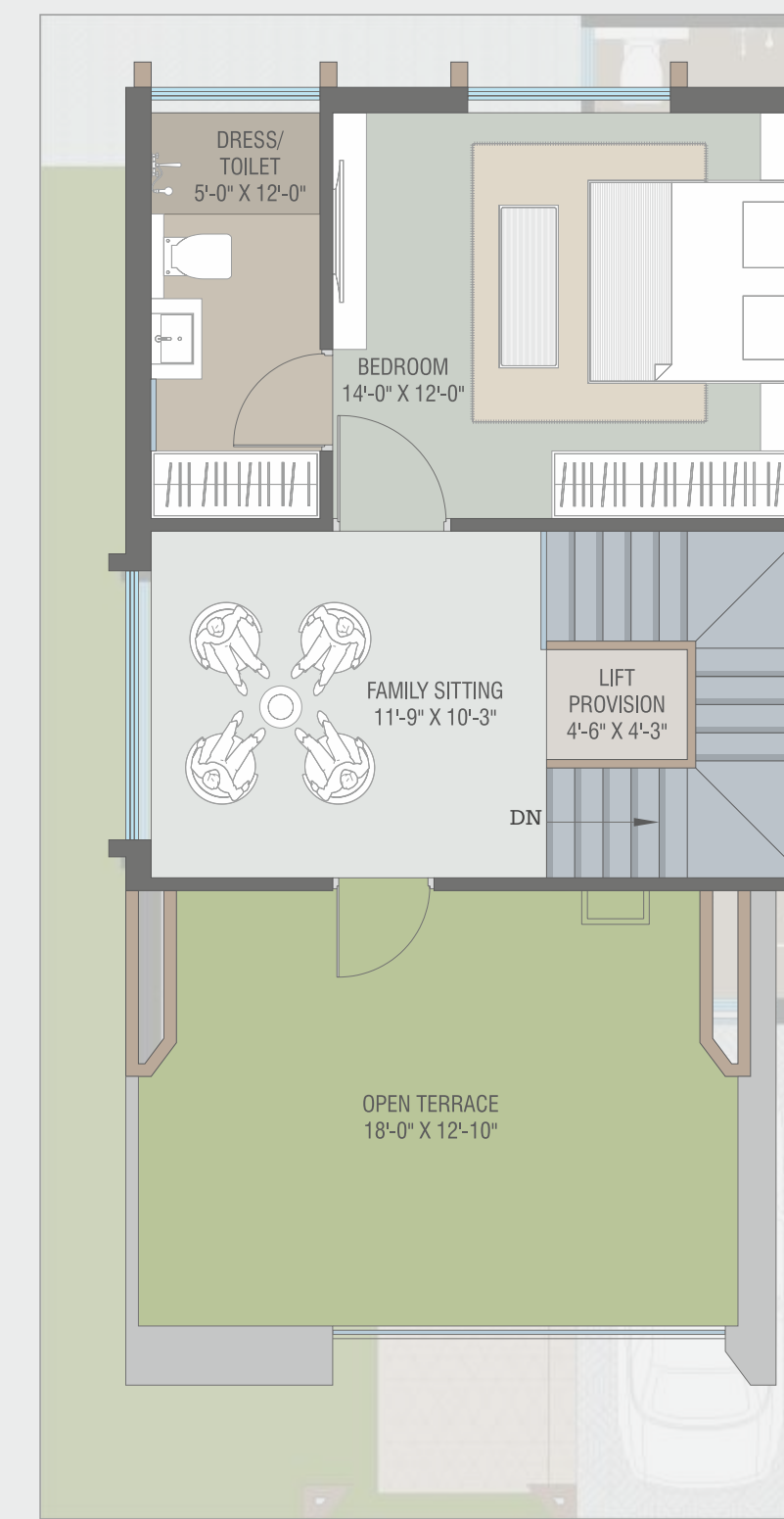
BUILT UP AREA - 657.00 SQFT

FIRST FLOOR PLAN



BUILT UP AREA - 780.00 SQFT

SECOND FLOOR PLAN

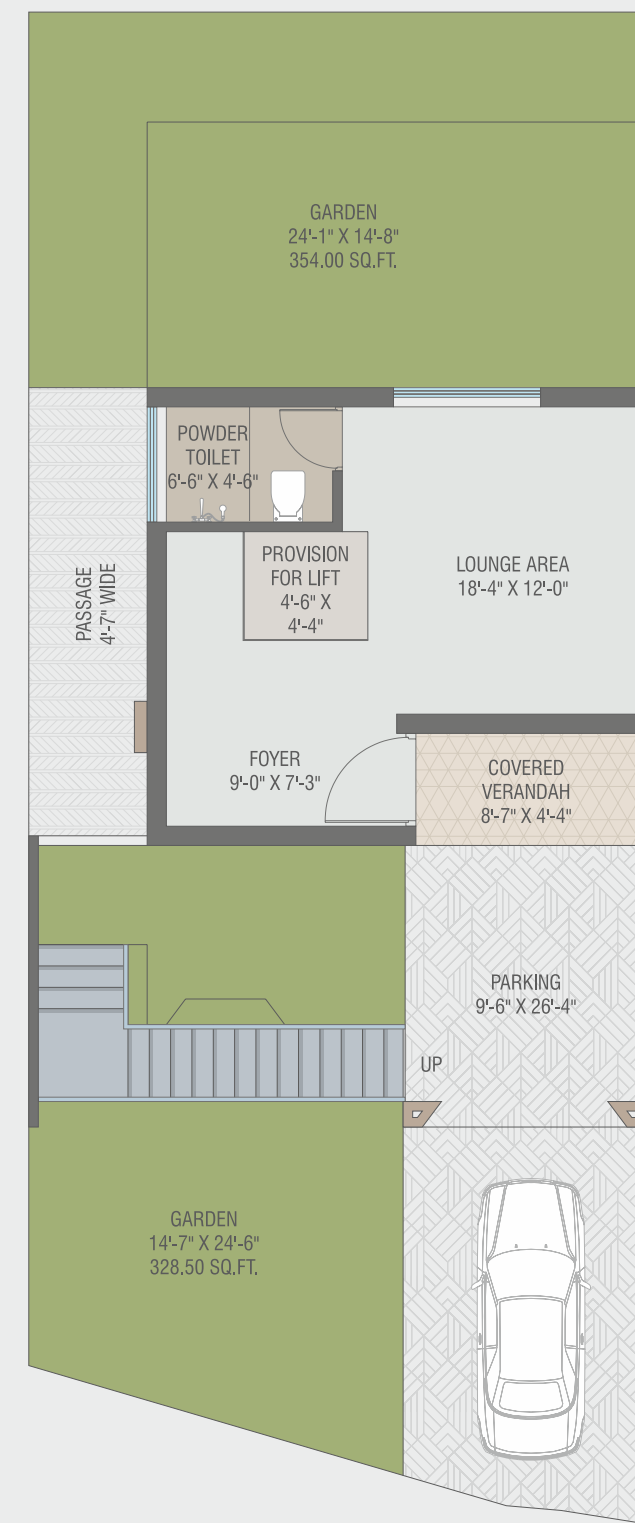


BUILT UP AREA - 487.00 SQFT
OPEN TERRACE - 257.00 SQFT

TYPE B

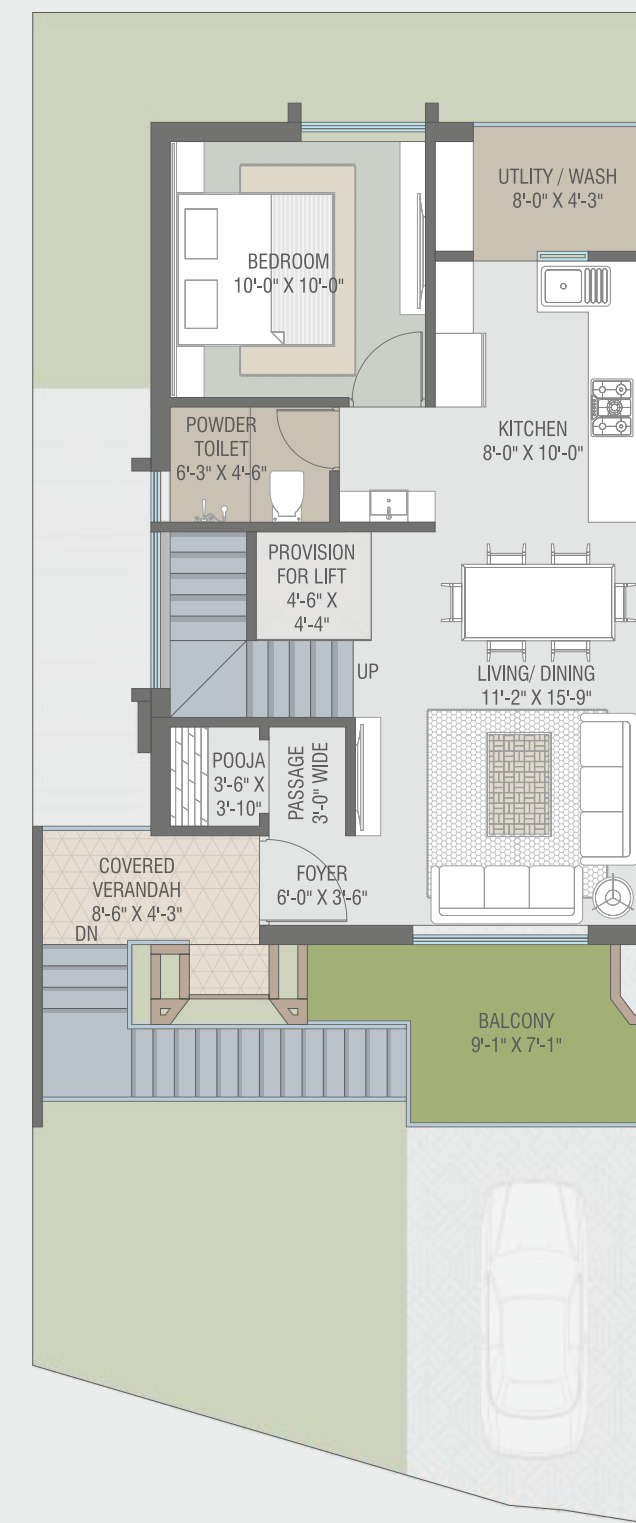
TOTAL BUILT UP AREA:
2600.00 SQ.FT.

GROUND FLOOR PLAN



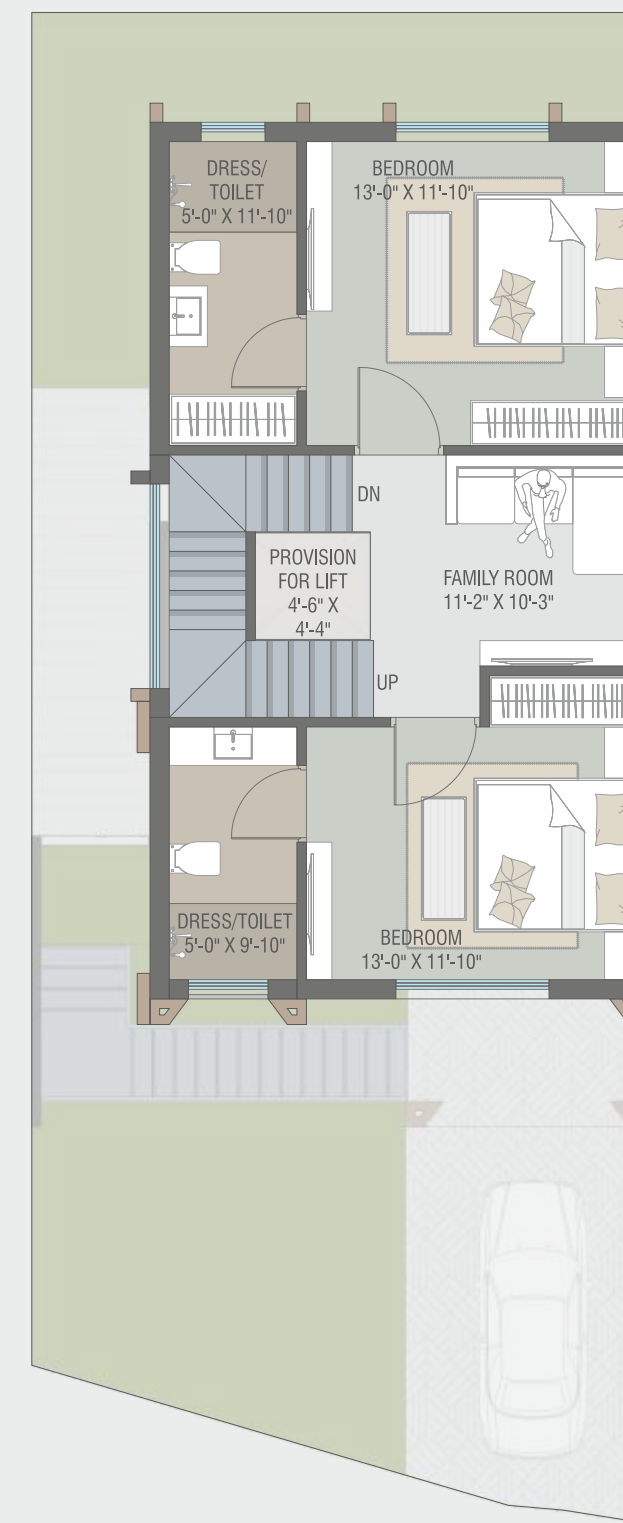
BUILT UP AREA - 350.00 SQFT
COVER GARDEN - 200.00 SQFT

FIRST FLOOR PLAN



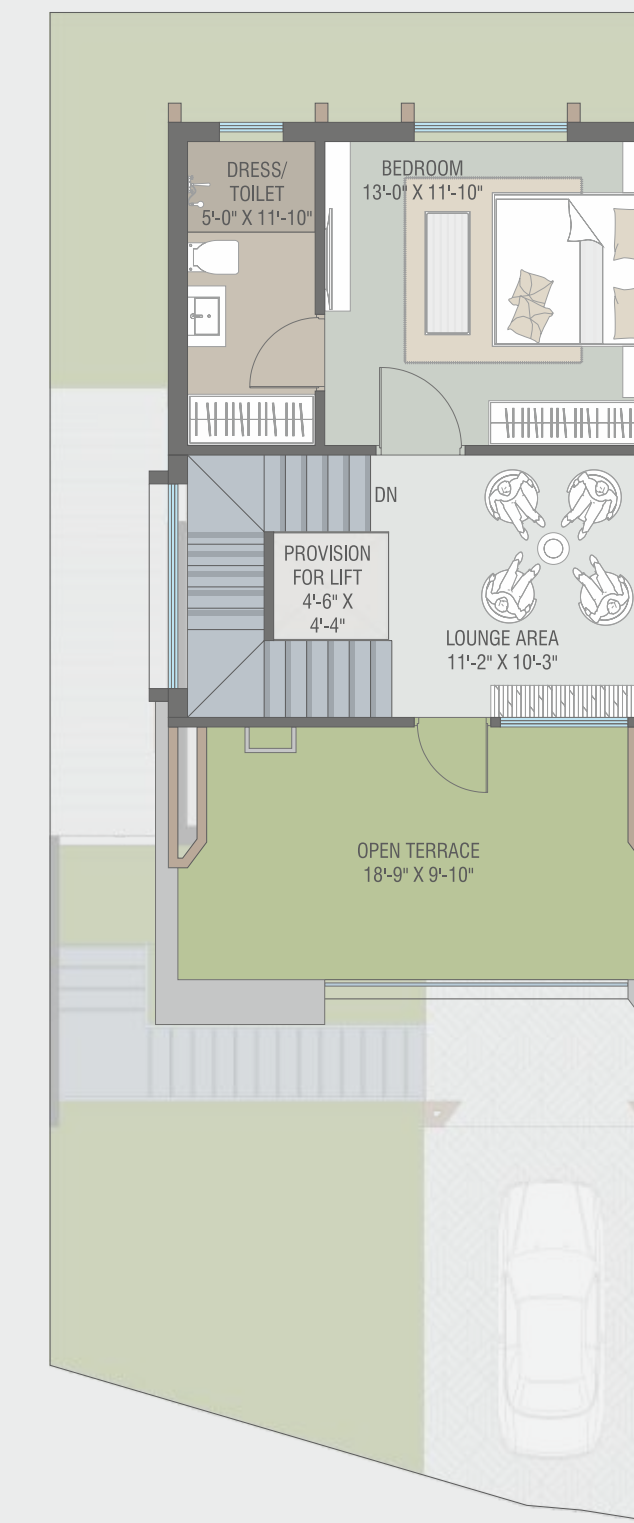
BUILT UP AREA - 730.00 SQFT

SECOND FLOOR PLAN



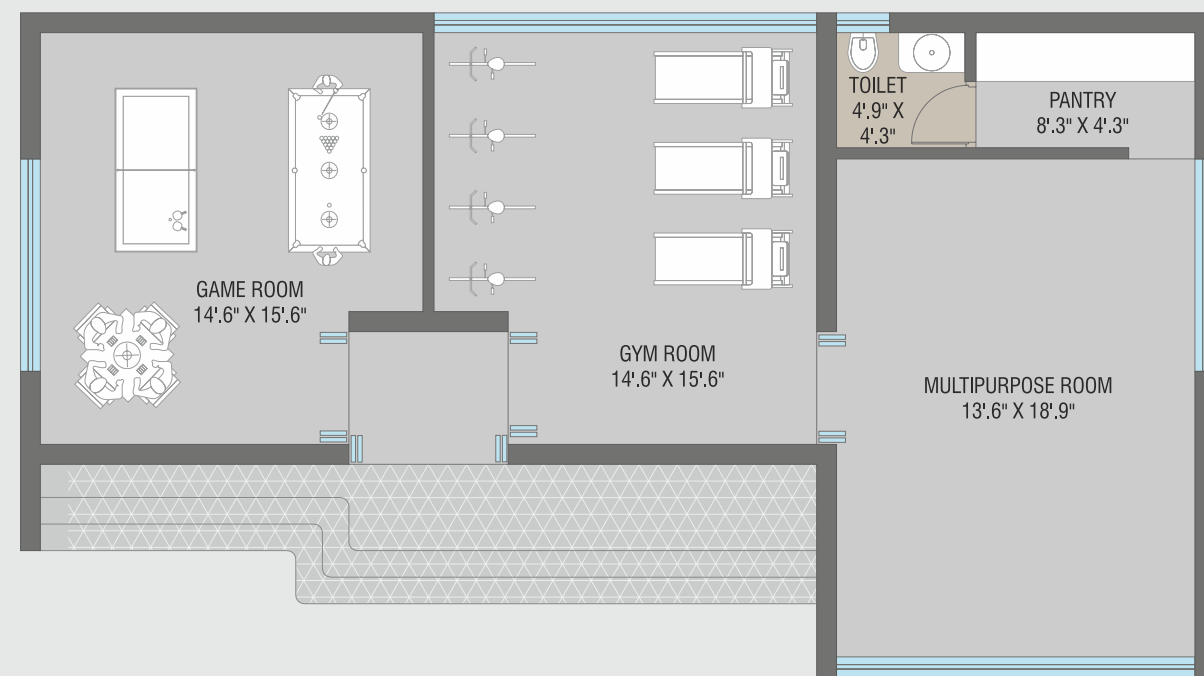
BUILT UP AREA - 670.00 SQFT

THIRD FLOOR PLAN



BUILT UP AREA - 460.00 SQFT
OPEN TERRACE - 190.00 SQFT

 **CLUB HOUSE**



AMENITIES



WALKING TRACK



AC. MULTIPURPOSE HALL



SENIOR CITIZEN SITTING



YOGA DECK



AC. GAMES ROOM



KIDS PLAY AREA



AC. GYMNASIUM



LANDSCAPED GARDEN

VALUE ADDITIONS

- An inviting Entrance gate with security cabin
- Double entry campus with CCTV surveillance
- Video door security system
- AC copper piping system
- Trimix concrete internal paved road with common light.
- Underground cabling for Wire-Free campus.
- Underground & Overhead water tanks with level controllers to avoid wastage.
- 24 Hours water supply
- Anti-termite treatment
- R.O./Water purifier system to each unit.
- EV charging point
- Name plates
- Rain water harvesting system
- Chimney in Kitchen
- Solar rooftop for common amenities

SPECIFICATION

STRUCTURE:

- ◆ Earthquake resistant RCC frame structure designed by approved Structural Consultant.

FLOORING

- ◆ Premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting.
- ◆ Anti-skid flooring in Bath, Wash and Balcony.

WALL FINISH

- ◆ Interior: Smooth finish plaster with Putty and Primer.
- ◆ Exterior: Double coat plaster with Weather Resistant Paint/Texture.

ELECTRIFICATION

- ◆ 3 phase concealed copper branded wiring as per ISI Standard
- ◆ Modular switches
- ◆ Sufficient electric points in each room.
- ◆ TV point in Living Room and Bedrooms.
- ◆ AC point in Living Room and Bedrooms with copper piping

KITCHEN

- ◆ Premium quality stone platform with sink
- ◆ Dado tile as per architect design

BATHROOMS

- ◆ Designer Bathrooms with premium quality bath fittings and sanitary wares
- ◆ Premium quality ceramic tiles dado upto lintel level

DOORS

- ◆ Main Door: High quality decorative door with veneer Finish on both sides with Wooden Frame.
- ◆ Internal Doors: Both side Laminated flush door with stone frame.

WINDOWS

- ◆ Premium quality powder coated aluminium windows with stone frame

TERRACE

- ◆ Elegant China Mosaic finish with water proofing treatment.

MODE OF PAYMENT :

10% Booking | 20% Within 30 Days | 10% Plinth Level | 10% Ground Floor Slab Level | 10% First Floor Slab Level | 10% Second Floor Slab Level | 10% Masonry Level | 10% Plaster Level | 5% Flooring Level | 5% Registration

NOTES: • Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra. • Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allotee. • Possession will be given with one month of settlement accounts. • Advance payment is required for any extra or modification work. • Developers will not be responsible for any delay in water supply, Drainage, Light connections • Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 50,000/- on all types of conditions. • Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. • This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.

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