



Site:
Florenca, Beside TURF 106,
Bh. VCA Cricket Ground,
30 Mtr. Priya Cinema Road,
Sevasi TP-2, Sevasi, Vadodara.

CALL:
787 444 5252

Email: florenca.52@yahoo.com
Website: www.riddhisiddhigroup.in



FL  RENCIA
4 BHK LUXURIOUS DUPLEX APARTMENT



FLORENCIA

4 BHK LUXURIOUS DUPLEX APARTMENT

Discover the perfect urban lifestyle with the luxurious 4BHK duplex apartment from Florencia in Vadodara. Enjoy the convenience of a spacious and modern home situated in the heart of the city. With Florencia's 4BHK duplex apartment, you get access to state-of-the-art amenities with contemporary lifestyle.

EXPERIENCE LUXURY LIFESTYLE LIKE NEVER BEFORE

GRANDIOSE



SPACIOUS



LUXURIOUS



OPULENCE





ARCHITECT'S NOTES

With Florencia, we envisioned a spacious and elegantly designed duplex apartment that boasts of plenty of natural light and ventilation, superior living experience, and ample living spaces. One can enjoy a balanced lifestyle at Florencia with all the comforts of modern living.

DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

GRANDIOSE

With great architecture and thoughtful design, Florencia's 4BHK duplex apartment is perfect for those who want to live in style. Come experience the grandeur of Florencia and make the most of the urban lifestyle that awaits you.

4 APARTMENTS
ON EACH FLOOR

4 SIDE
OPEN

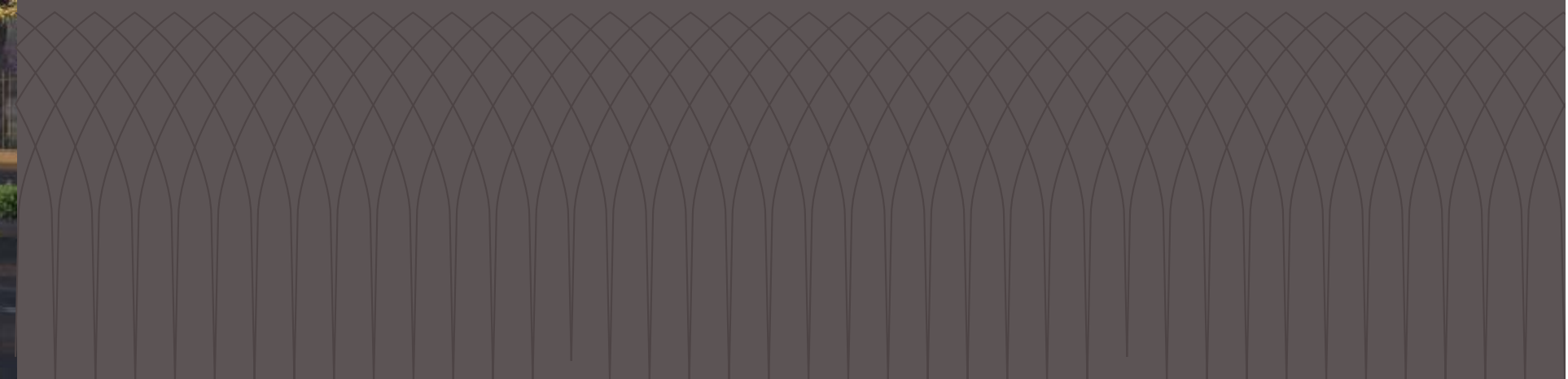
90 % GREEN
AREA





**EXPERIENCE
GRANDEUR
LIKE NEVER BEFORE**

Enter a world of grandeur and experience a 5-star lifestyle with never-before architecture, aesthetics, and amenities. Your home at Florencia will get you praises and compliments, uplift your stature and leave your guests in awe.





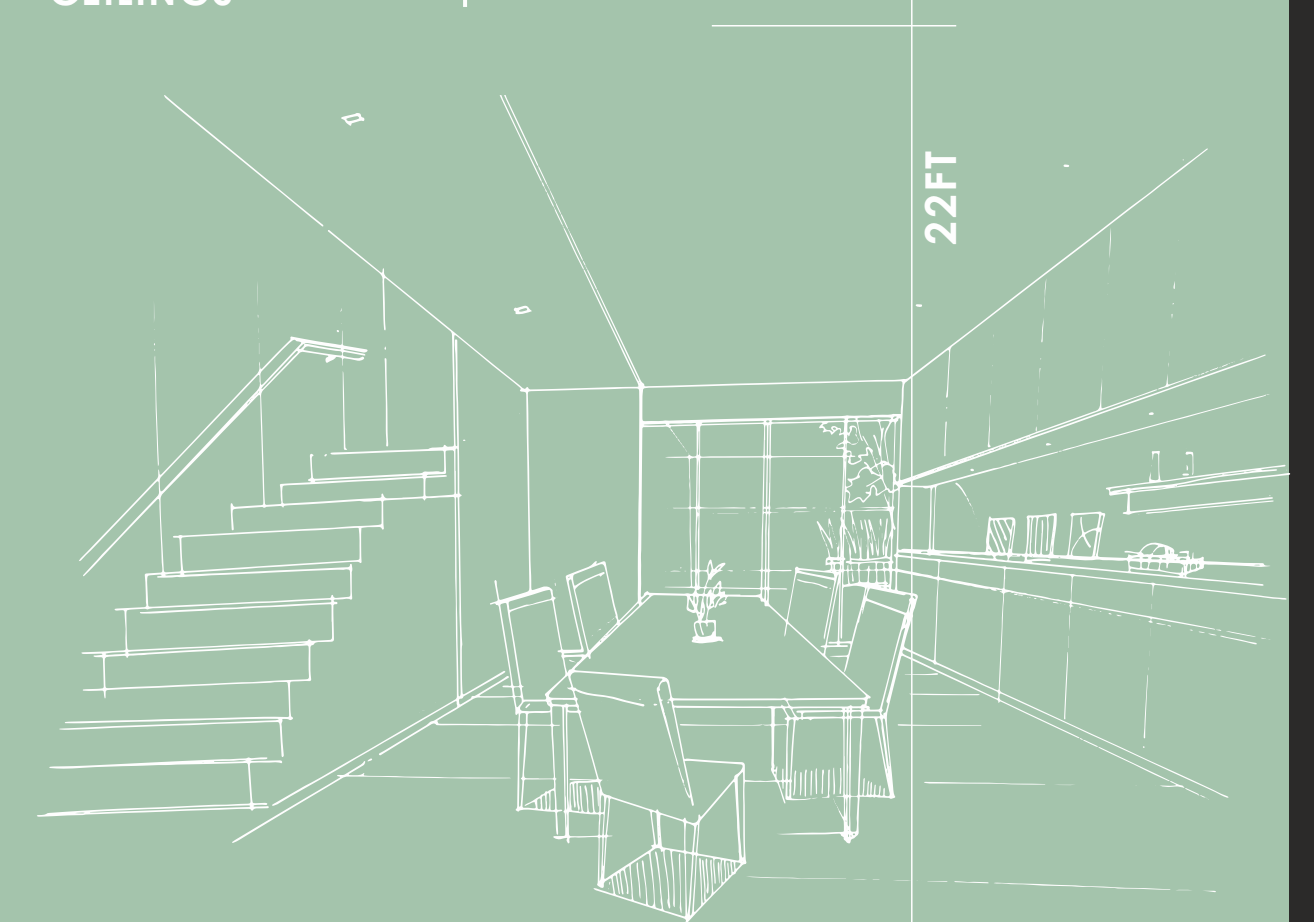
SPACIOUS

Welcome to Florencia, a luxurious 4BHK duplex apartment designed to elevate your living experience. Located in one of the most sought-after neighborhoods of the city, Florencia offers the perfect blend of modern amenities and urban convenience. With spacious rooms, a private terrace and a duplex-style apartment, Florencia is the ideal home for those looking to elevate their living.

PREMIUM DUPLEX
APARTMENT

GRAND LIVING &
DINING WITH 22FT HIGH
CEILINGS

VERTICAL
VILLA





EXPERIENCE LAVISH SPACES LIKE NEVER BEFORE

Florencia offers a holistic combination of comfort and luxury with a scenic backdrop of lush nature. At Florencia, you get to experience exemplary amenities while staying in extravagant duplex apartments situated in aesthetic surroundings.





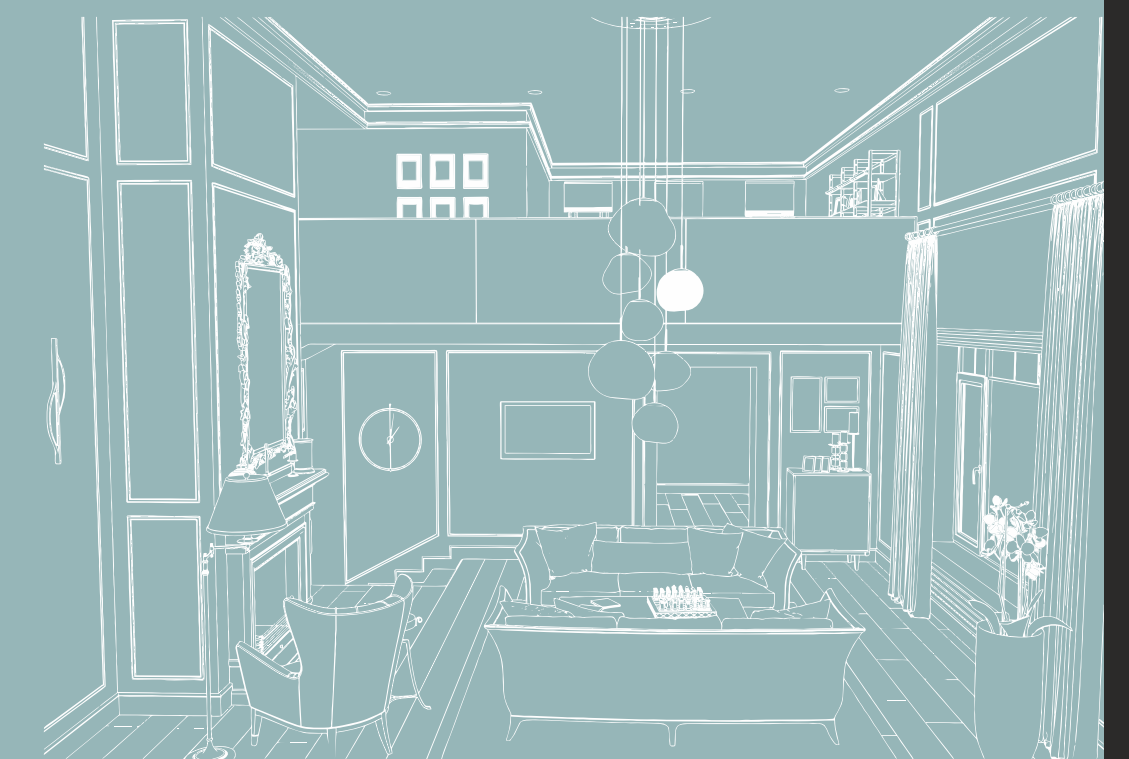
LUXURIOUS

Florenca is the ideal home for those looking for a luxurious lifestyle. Enjoy the best of city living at Florenca, where you can experience the perfect balance of luxury and convenience. Enjoy a never-before lifestyle at Florenca with all the comforts of modern living. Visit us today and book your duplex apartment now!

BEAUTIFULLY
CRAFTED APARTMENTS

STUNNING
FACADE

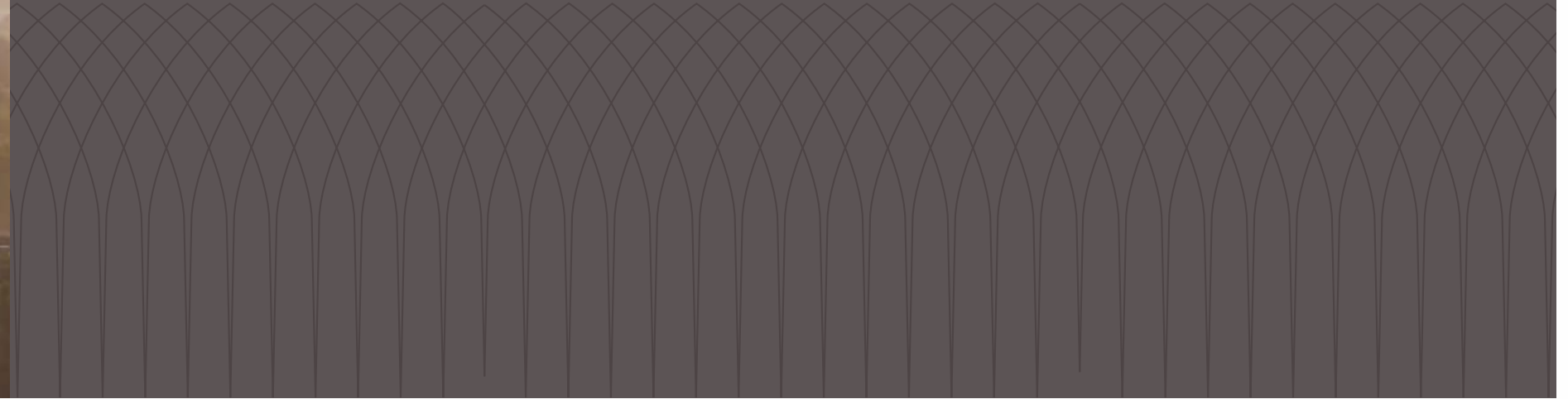
SPLENDID VERTICAL
ARCHITECTURE

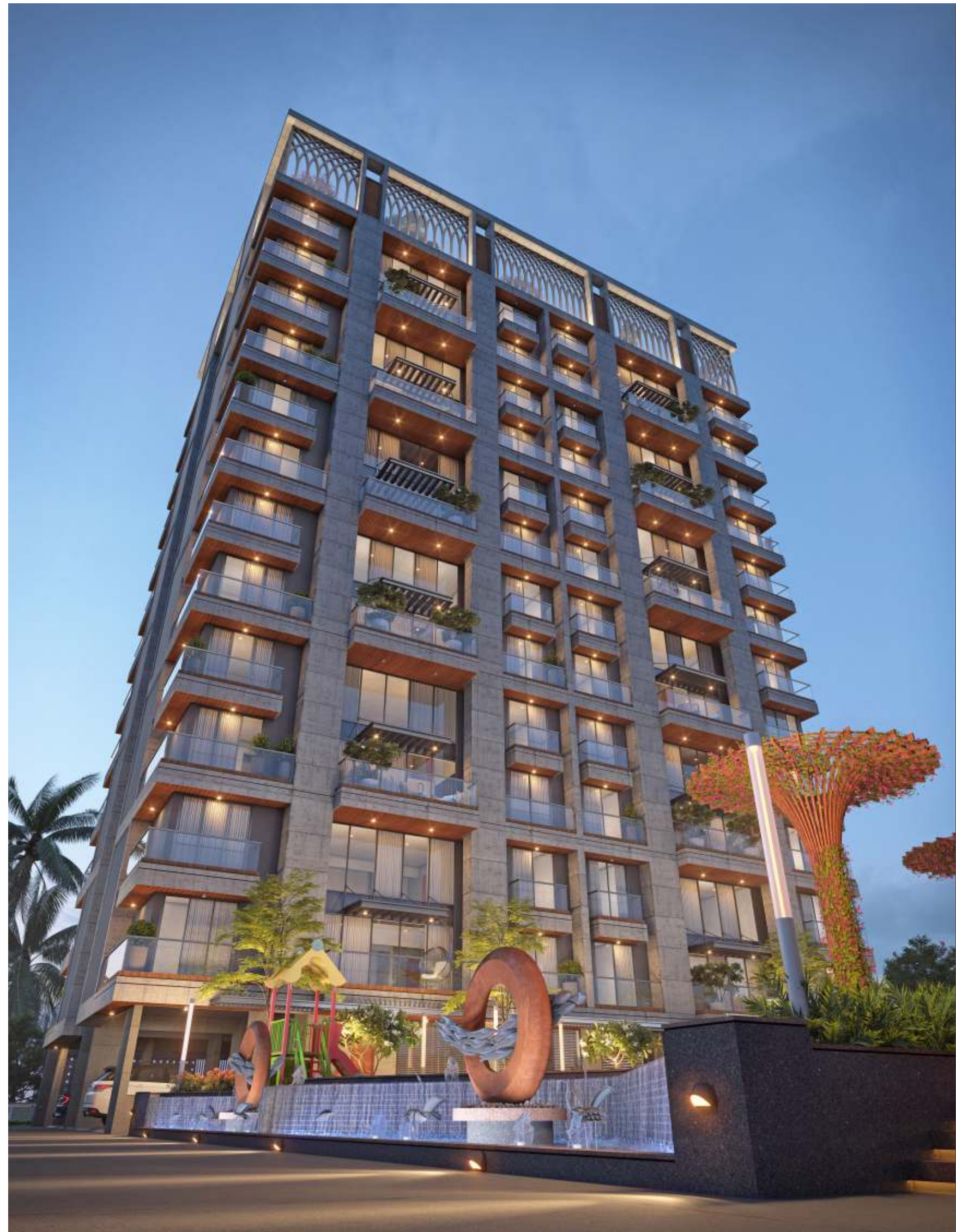




**EXPERIENCE
MODERN LUXURY
LIKE NEVER BEFORE**

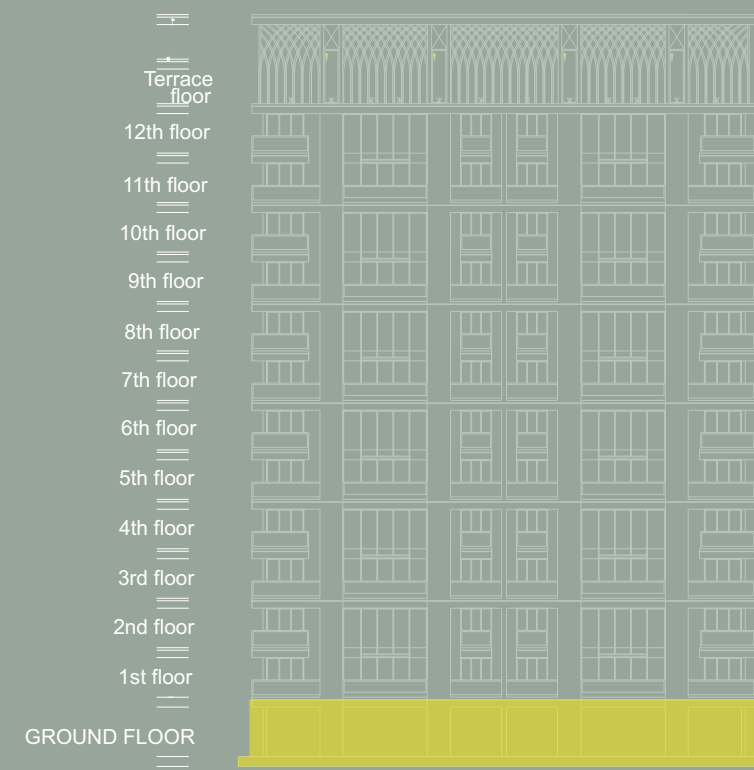
With a sprawling lawn, a large swimming pool, beautiful waterbodies, indoor gym, game room, toddlers' room, library, and much more – you can expect all the modern luxuries at Florencia allowing you to enjoy a carefully crafted modern lifestyle.







GROUND FLOOR PLAN



18.00 MTR WIDE ROAD

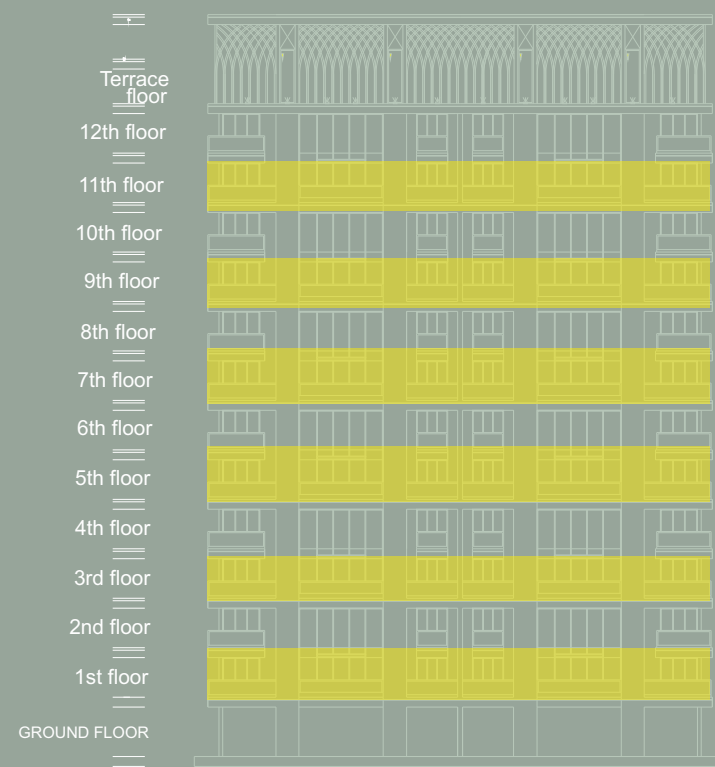
ENTRY

SECURITY
10'-0" X 5'-0"





LOWER FLOOR PLAN
(1,3,5,7,9,11)



CARPET AREA :
1323.00 SQ.FT.

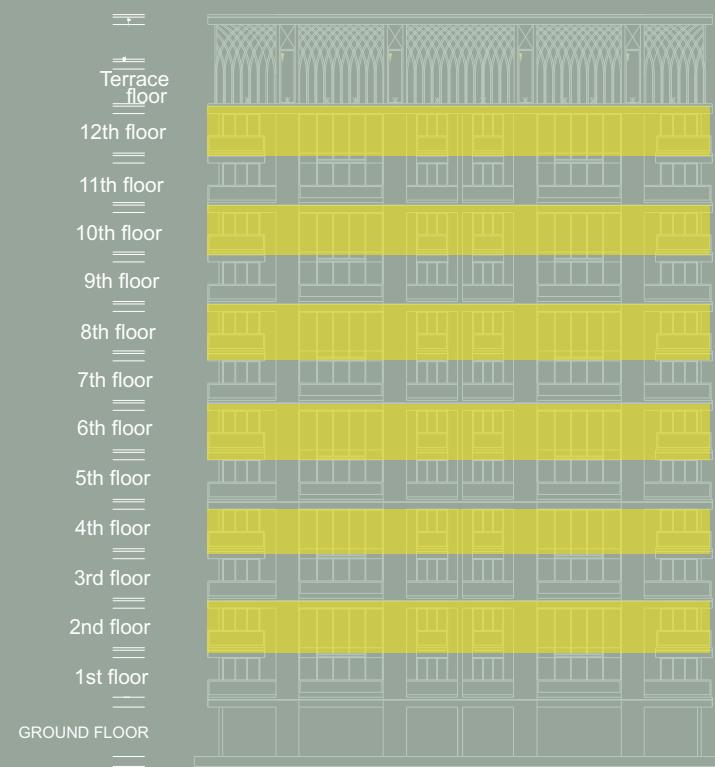
SUPER BUILTUP AREA :
2315.00 SQ.FT.

18.00 MTR WIDE ROAD





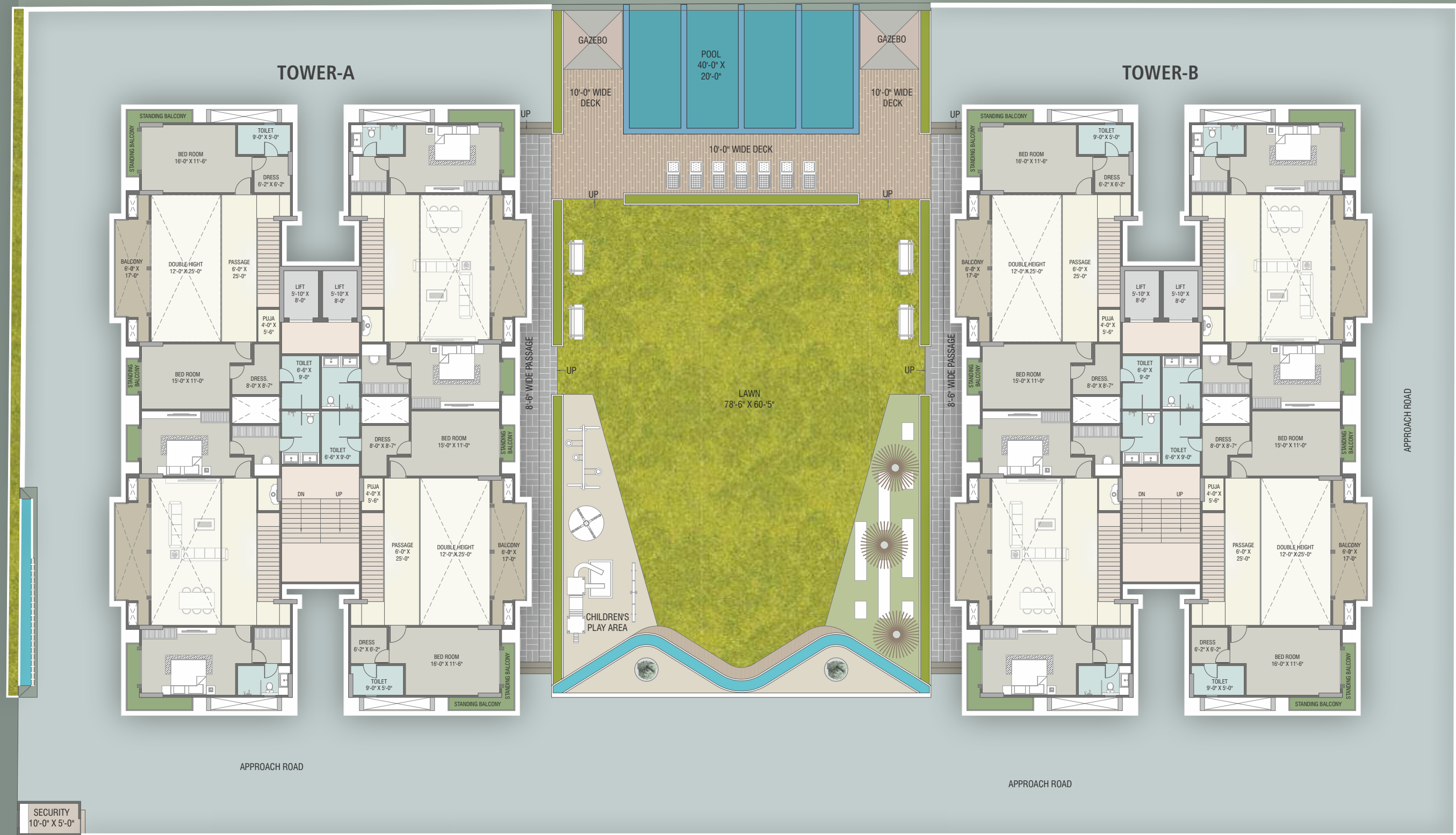
UPPER
FLOOR PLAN
(2,4,6,8,10,12)



CARPET AREA :
869.00 SQ.FT.

SUPER BUILTUP AREA :
1520.00 SQ.FT.

18.00 MTR WIDE ROAD





LOWER
FLOOR PLAN
(1,3,5,7,9,11)
TOWER-A & B



UPPER
FLOOR PLAN
(2,4,6,8,10,12)



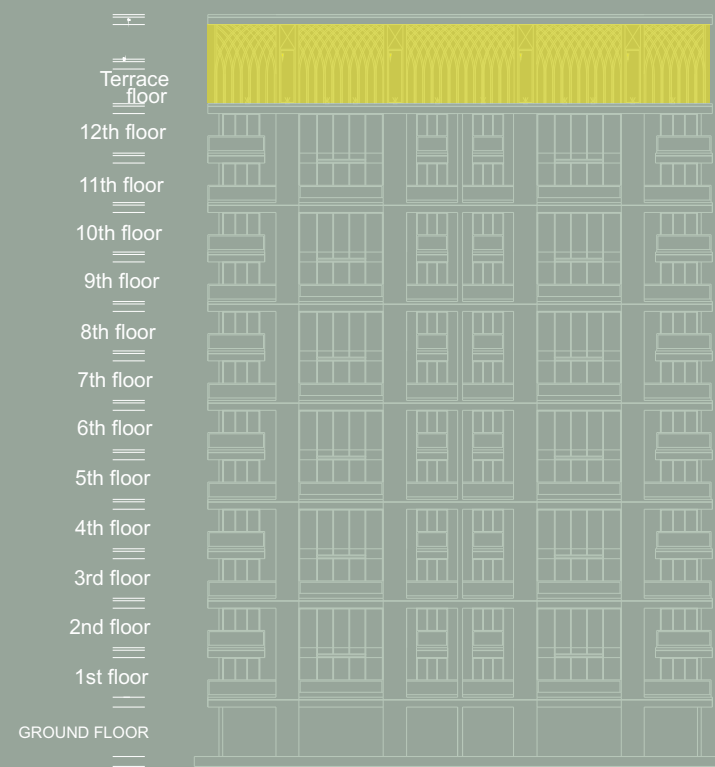
TOTAL
CARPET AREA :
2192.00 SQ.FT.

TOTAL SUPER
BUILT UP AREA :
3835.00 SQ.FT.





TERRACE FLOOR PLAN



18.00 MTR WIDE ROAD





PULLENCE

Our stunningly designed apartments provide you with an exclusive living experience like no other. Featuring two-level floor plans, high-end finishes, and modern amenities, Florencia offers a luxurious lifestyle with all the amenities you need.

CONTEMPORARY
LIFESTYLE

AMIDST
LUSH GREENS

INCLUSIVE
AMENITIES





EXPERIENCE OPULENCE LIKE NEVER BEFORE

Living in the lap of luxury amidst splendid greens and top-notch amenities feels like a dream, isn't it? But at Florencia we are making this dream come true. With Florencia, Vadodara's modern and elite families finally gets a home that matches their stature.





AMENITIES



ELEGANT
ENTRANCE GATE



GAME
ROOM



SWIMMING
POOL



LUSH GREEN
GARDEN



SENIOR CITIZEN
AREA



RECEPTION
AREA



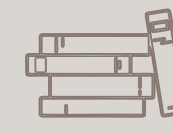
SECURITY
CABIN



PARKING
SPACE



CHILDREN
PLAY AREA



LIBRARY



GYMNASIUM



GAZEBO





SPECIFICATION

STRUCTURE

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

FLOORING

- 1200 X 1800 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 2 coat Putty and Primer.
- Exterior: Double coat plaster with Weather Resistant Paint.

TERRACE

- Elegant China Mosaic finish with water proofing treatment.

ELECTRIFICATION

- 3 phase concealed copper wiring as per ISI Standard of Anchor/Finolax/RR Kabel/ Apar or equivalent.
- Modular switches (Schneider Electric or equivalent).
- Adequate Electric points in each room.
- Geyser points in each bathroom.
- TV point in Living Room and in All Bedroom.



OTHERS

- Power backup for common area & Lift
- Provision for home base inverter.
- CCTV Surveillance in common areas including compound wall, lobby & passages.
- 24 Hours security, Security cabin painted with textured paint.
- 2 High speed elevators in each tower (Schindler/Kone or equivalent)
- Automatic gate.

AIR-CONDITIONING

- Copper and Drain piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room & Dining and in all Bedrooms.

KITCHEN

- Premium quality granite platform with Acrylic sink
- Dado up to Lintel Level.

BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares (Jaguar/Kohler/Cera or equivalent).
- Premium quality ceramic tiles dado up to Lintel Level.

DOORS

- Main Door: High quality decorative door with veneer Finish on both sides and Wooden Frame. Equipped with Video Door Phone security system.
- Internal Doors: Laminated flush door with Wooden frame and Standard quality lock fittings.

WINDOWS

- Premium quality UPVC windows with glass
- Granite frame for window.

- Advanced fire fighting system on ground and basement.
- Each Flat 2 Alloted Car parking
- Main lobby Italian marble flooring with seating. Well designed interiors with false ceiling and decorative lights.
- Anti termite treatment
- 24 hours water supply
- Water softner plant



DEVELOPERS : GAURI INFRA

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ARCHITECT:

DESIGN STUDIO
architecture & interiors
Dr. RUCHIR SHETH

STRUCTURE:

ZARNA
ASSOCIATES

PAYMENT TERMS:

20% at the time of Booking | 10% Plinth Level | GF slab to 13th floor slab (4%) = 52% | 5% Masonry & Plasterwork | 5% flooring & fitting | 3% Completion \ Before saledeed

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document. It is easy display of project only.