

Developer:

KUBER ASSOCIATES

KASPER WOODS, Near The Eclipse Sports-2
Academy, B/H Pratham Bluets, New Alkapuri,
Laxmipura Road Nr. Canal, Vadodara.

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Email: kuber.associates2121@gmail.com

www.kaspergroup.in/kasper-woods/

RERA Website: gujrera.gujarat.gov.in

RERA Reg. No.: PR/VADODARA/VADODARA/VADODARA MUNICIPAL CORPORATION/221117/016216



4B2HK GREENSCAPE LIVING



Welcome to a life where nature is no weekend getaway

A campus where greys never overshadow the greens

A lifestyle where urban living is never far away

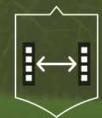
RETREAT

To Nature

Escape the chaos of city life at
Kasper Woods, 4-side open 4B2HK Apartments



33 FAMILIES



OVER **100 FT** DISTANCE BETWEEN 2 TOWERS



11 FT FLOOR CEILING HEIGHT



3 ALLOTTED CAR PARKING FOR ALL FLATS



Owning your dream home here will most likely be your smartest decision ever. Our elegant residences come with seamless home automation systems that help you stay connected and in control even while you are away. We've made our homes smart so you get maximum convenience for a hassle-free life of bliss.



33 Signature 4-Side Open Villa-like Apartments	
11 storeys high 2 magnificent towers	World-class Leisure amenities
Just 1 or 2 Apartments per floor	Advanced Hi-tech security systems
3100 to 3900 sq. ft built-up area Ultra-spacious homes	Super-Prime Location

GET USED TO GRANDEUR

Don't be surprised if you find yourself expecting brilliance in life after you move to Kasper Woods. Designed for a privileged life, this fine community boasts of luxuries that are both rare and abundant. Right from a location adjacent to the Cotri canal that ensures serene vistas for life to a large landscaped common area within the campus, every detail is delightful.

COME HOME TO **LUXURY**

Arrive in style into an exclusive enclave, crafted for class.

A magnificent entrance welcomes you into your own premium paradise,
where broad driveways lined with landscape elements escort you home.



MARVEL AT MAGNIFICENCE

Simplicity is often the hardest to achieve, more so when it comes to showcasing luxury.

The Kasper Woods architecture is exemplary when it comes to understated sophistication. Straight lines with minimal textural highlights and soft curved edges reflect elegance. The balcony spaces all around the façade amplify spaciousness of the entire project. The lush greenery both within and around the campus adds to the aesthetics of the two majestic towers.





WAKE UP TO **BLISS**

When every apartment opens into the lush green gardens and faces the swanky clubhouse, you'll wake up to beautiful scenery every morning.



ESCAPE TO **EXTRAVAGANCE**

When your homes are so distinguished, how can the leisure amenities be any different? Take your pick from our handpicked array of recreational amenities to relax, rejuvenate and revel in with your family.



Mini Theatre



Multipurpose Court



Swimming Pool with Deck



Pool Side Banquet



Indoor Games



Box Cricket



Multipurpose Hall



Landscaped Garden



Kids Area



Gym & Yoga Room



GROUND FLOOR



ENTRY

18.00 MT WIDE ROAD

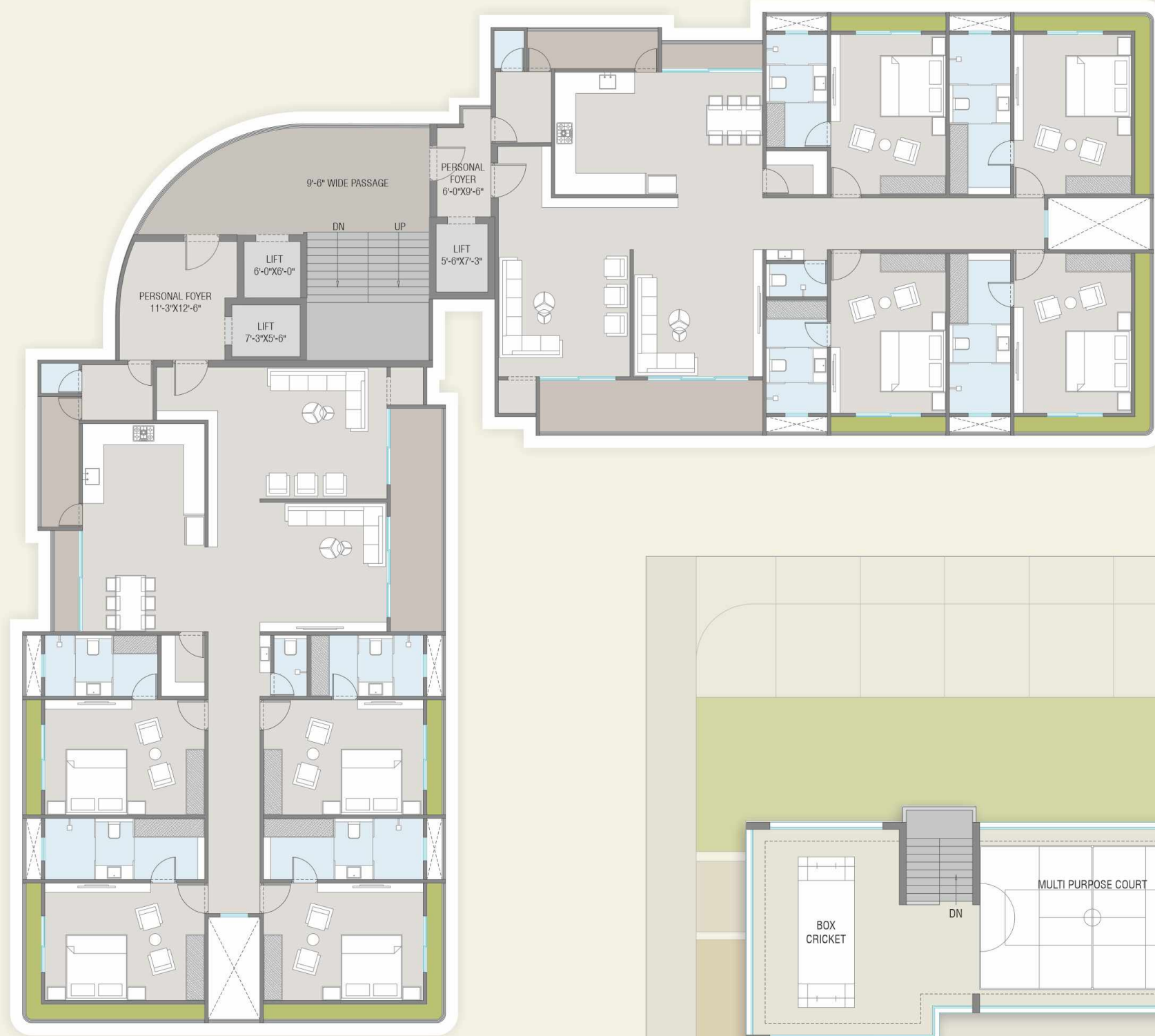


TYPICAL FLOOR PLAN

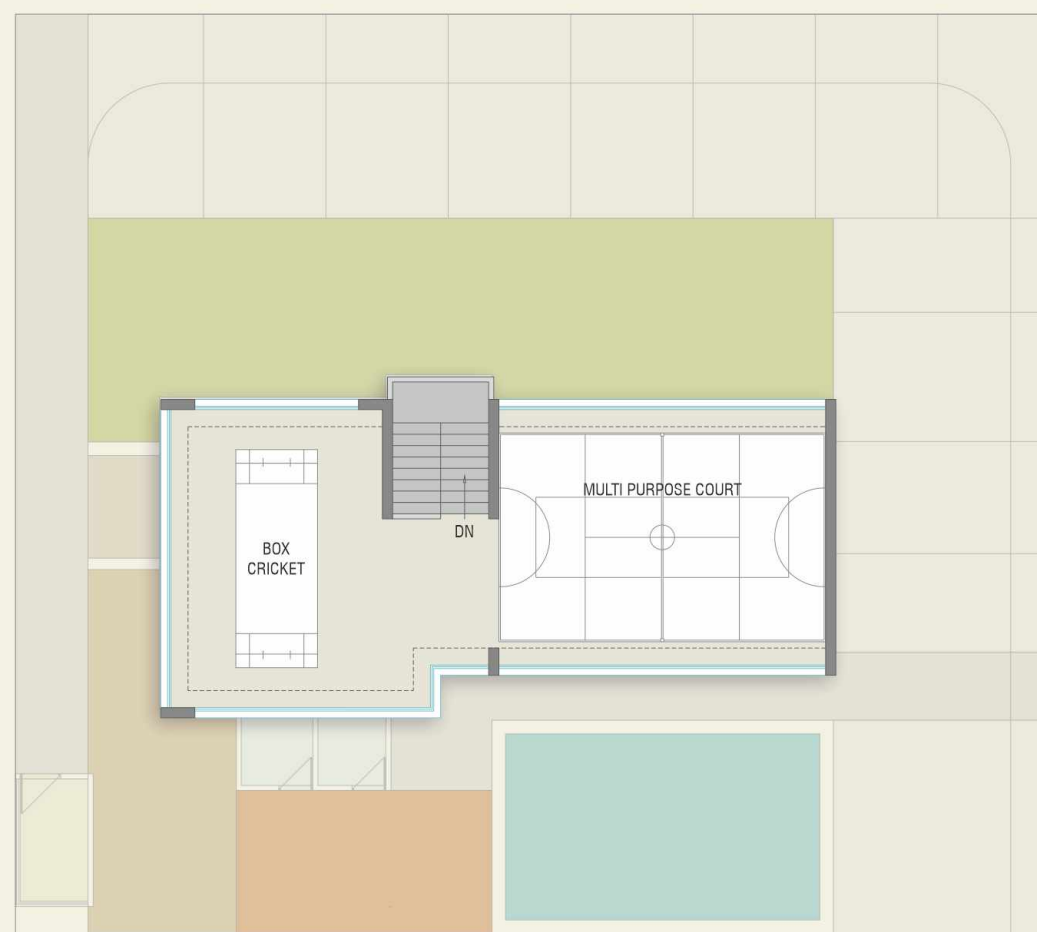
(1st to 11th)

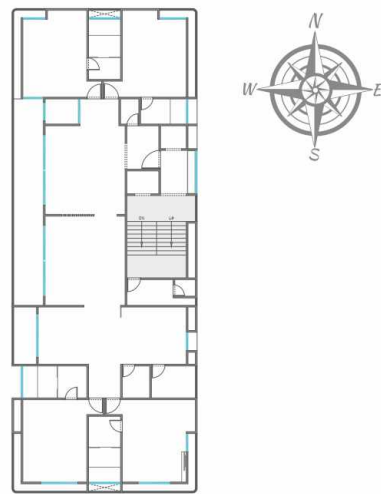
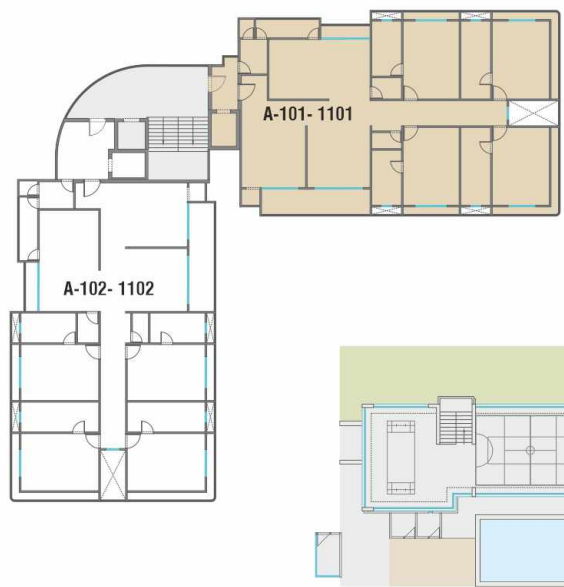


ASPEN



BASIL





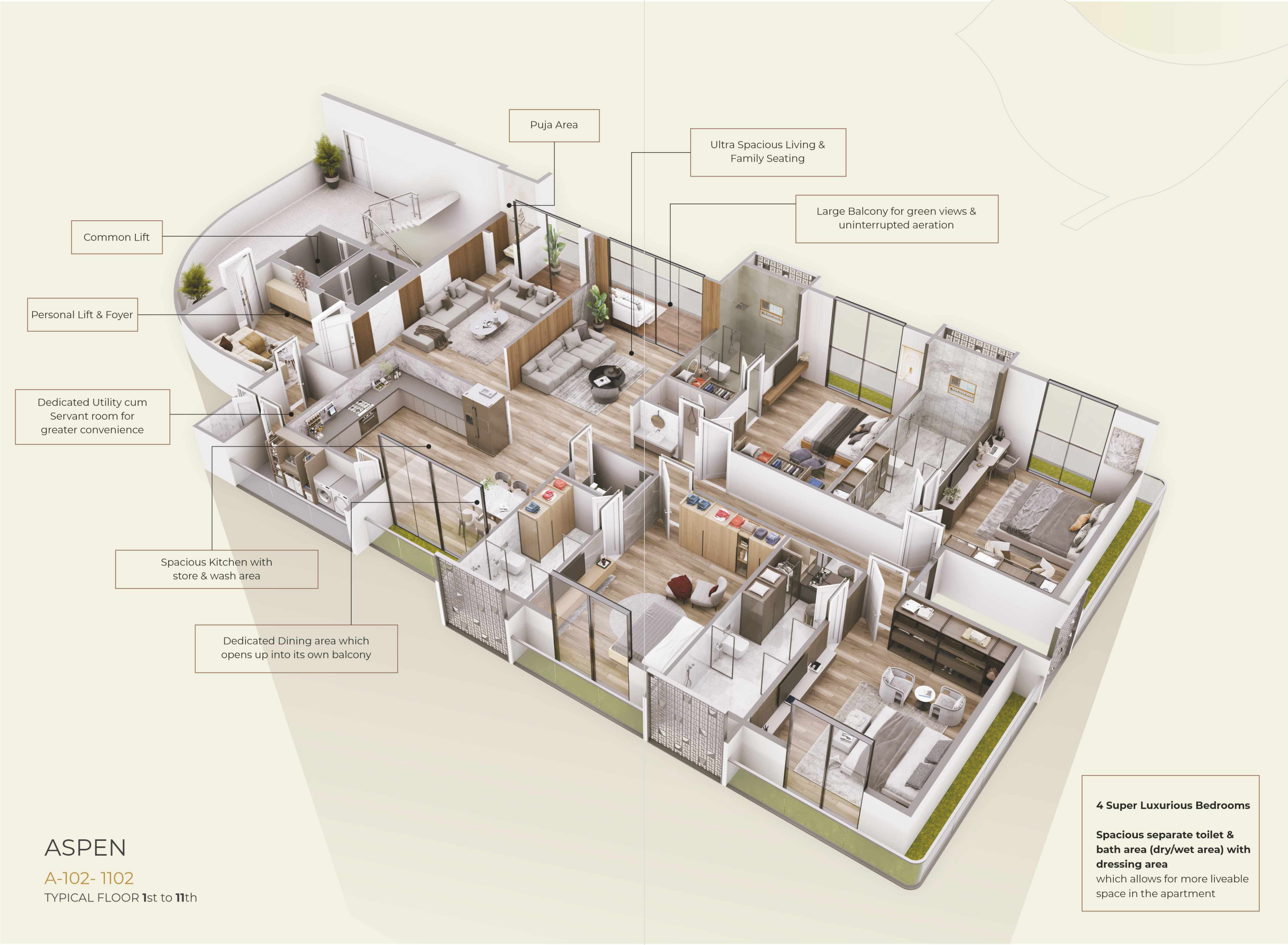
ASPEN

A-101- 1101

TYPICAL FLOOR 1st to 11th

Built-up Area: 3100 Sq.Ft.





Puja Area

Ultra Spacious Living & Family Seating

Large Balcony for green views & uninterrupted aeration

Common Lift

Personal Lift & Foyer

Dedicated Utility cum Servant room for greater convenience

Spacious Kitchen with store & wash area

Dedicated Dining area which opens up into its own balcony

4 Super Luxurious Bedrooms
Spacious separate toilet & bath area (dry/wet area) with dressing area
which allows for more liveable space in the apartment

ASPEN
A-102- 1102
TYPICAL FLOOR 1st to 11th



BASIL

B-101- 1101
TYPICAL FLOOR 1st to 11th

Built-up Area: **3900** Sq.Ft.





Personal Lift & Foyer

Common Lift

Dedicated Utility cum Servant room for greater convenience

Spacious Kitchen with store & wash area

Puja Area

Large Balcony for green views & uninterrupted aeration

Ultra Spacious Living & Family Seating

Dedicated Dining area which opens up into its own balcony

4 Super Luxurious Bedrooms
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BASIL
B-101- 1101
TYPICAL FLOOR 1st to 11th

INDULGE IN **SPACE**

At Kasper Woods your 4-side open designer homes offer an abundance of space, with plenty of room to segregate formal and family spaces as you please. The lavish interiors perfectly complement the expansiveness with richness while an all-side open layout brings in plentiful natural light and aeration.





DELIGHT IN DETAILS

It's the little things that make the big difference. Our value additions are carefully planned to add that little extra to make everyday living a breeze. Thoughtful features have been embedded across the utility, living and leisure spaces to ensure an unmatched living experience.

VALUE ADDED AMENITIES



Single Decorative Gate Entry Exit



Home Automation



Sensor Light For Parking



Estate Manager Cabin



Provision of Solar System for Selected Units



24 X 7 Security (CCTV)



3 Layer Security System



Surround Music Speakers in Walk Way



Generator Back-up for Lift & Common Lights



EV Charging Provision for Each Unit



Flat Four Side Open with Privacy In Each Bedroom



Video Door Phone for Each Flat



Water Softener Plant



24 X 7 Water Supply



Pick-up & Drop Point



Allotted 3 Cars Parking For Each Flat



Secured Entrance Foyer In Each Tower



Smart Switches in Every Home



Access controlled elevators in All Towers



Floor Height 11.0" Feet



100 Ft. Distance Between Two Towers



Vastu Considered While Planning



Rain Water Harvesting



Fire Safety System



Pressurised Central Geyser Provision For Each Flat



Designated AC-odu Locations

PREMIUM BRANDS FOR EVERYTHING



hindware



hindware



Developer has all the rights to change the above mentioned brands as per availability and suitability.



SPECIFICATIONS

Your homes at Kasper Woods are exquisite, inside out. Be it excellent materials, branded fittings and fixtures or exceptional execution, we have ensured your abodes are built with only the best of it all.

BALCONIES

- ▶ SS Balustrade posts & railings with toughened glass sections in balconies.



STRUCTURE:

- ▶ Earthquake resistant RCC frame structure with light weight cement blocks external and internal walls.



FLOORING

- ▶ Double Charged Vitrified tiles flooring in the entire unit.
- ▶ Wooden Flooring in one Master Bedroom



KITCHEN, STORE & UTILITY

- ▶ Granite slab platform with SS sink & swivel tap.
- ▶ Vitrified / Designer dado tiles over the platform.
- ▶ Provision for kitchen chimney outlet.
- ▶ Anti-skid tiles in flooring & dado in utility area.



WALL FINISHES

- ▶ Internal Walls: Single coat plaster with double coat putty finish.
- ▶ External Walls: Double coat plaster with weather resistant paint.



BATHROOMS

- ▶ Branded premium ceramic tiles, sanitary fixtures and bath fittings.
- ▶ Anti-skid tiles in floor and vitrified tiles in dado upto false ceiling level.
- ▶ Provision for centralised hot water supply in all bathrooms.



ELECTRICAL

- ▶ 3 phase electric connection with concealed ISI copper wiring.
- ▶ Automized Switches in Livingroom & Master Bedrooms with sufficient electrical points.
- ▶ Smart Security System with Video door phone & Access control system connected to security cabin.
- ▶ AC electric Points in all rooms except kitchen.



DOORS & WINDOWS

- ▶ Main door: Solid-core flush door with decorative finish on both sides & solid teakwood doorframe.
- ▶ Internal doors: Solid-core flush doors with laminate finish on both sides & stone doorframes.
- ▶ Standard anodised aluminium single glazed windows and sliding doors.



OTHERS

- ▶ Waterproofing in all toilets / bathrooms, balcony, terrace & utility.
- ▶ High speed lifts with ARD & automatic doors.
- ▶ Generators to be provided with 100% back up for Lift and Passage.

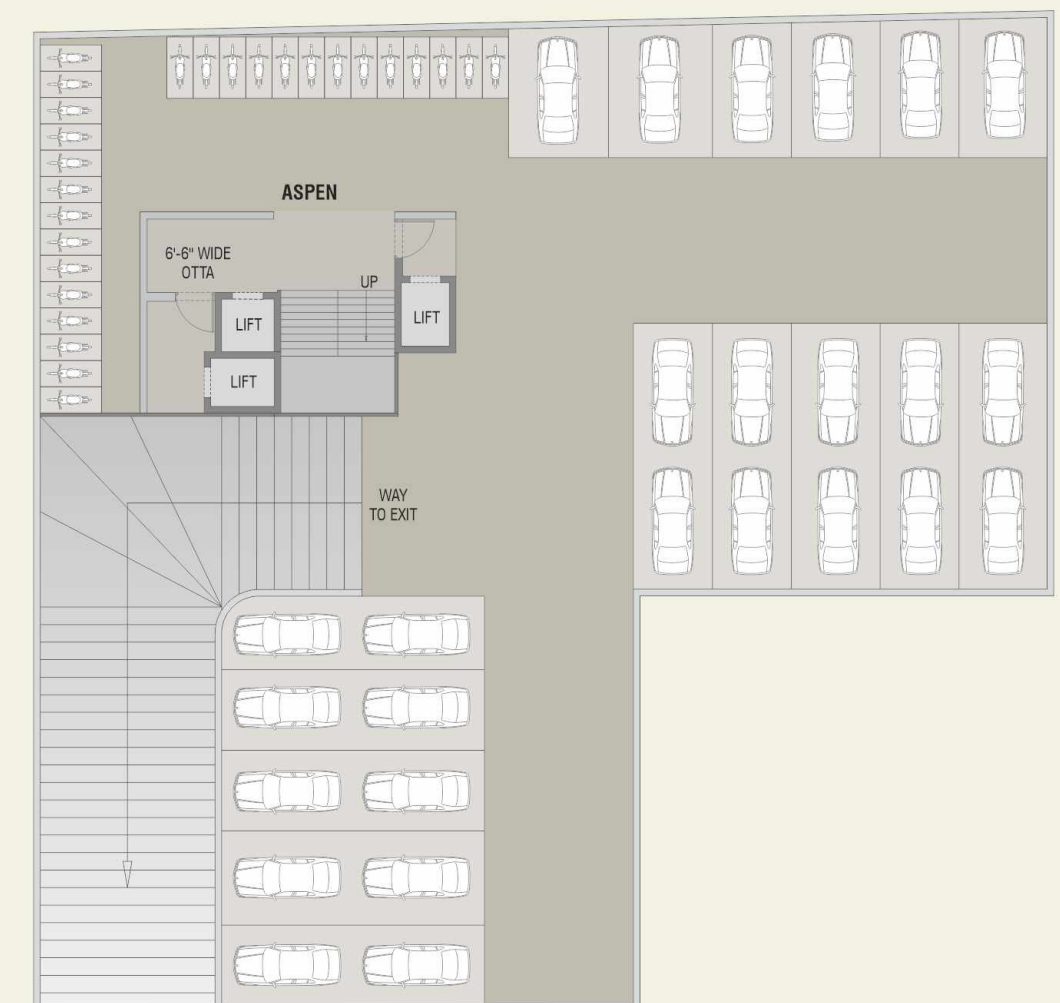


LIVE IN PRIVACY

Experience a life befitting your stature at Kasper Woods. Built with exclusivity at the centre, every home here offers maximum privacy without compromising on the benefits of living in a community. With a distance of 100 feet between the two towers, your homes will truly be your own private world of luxury.

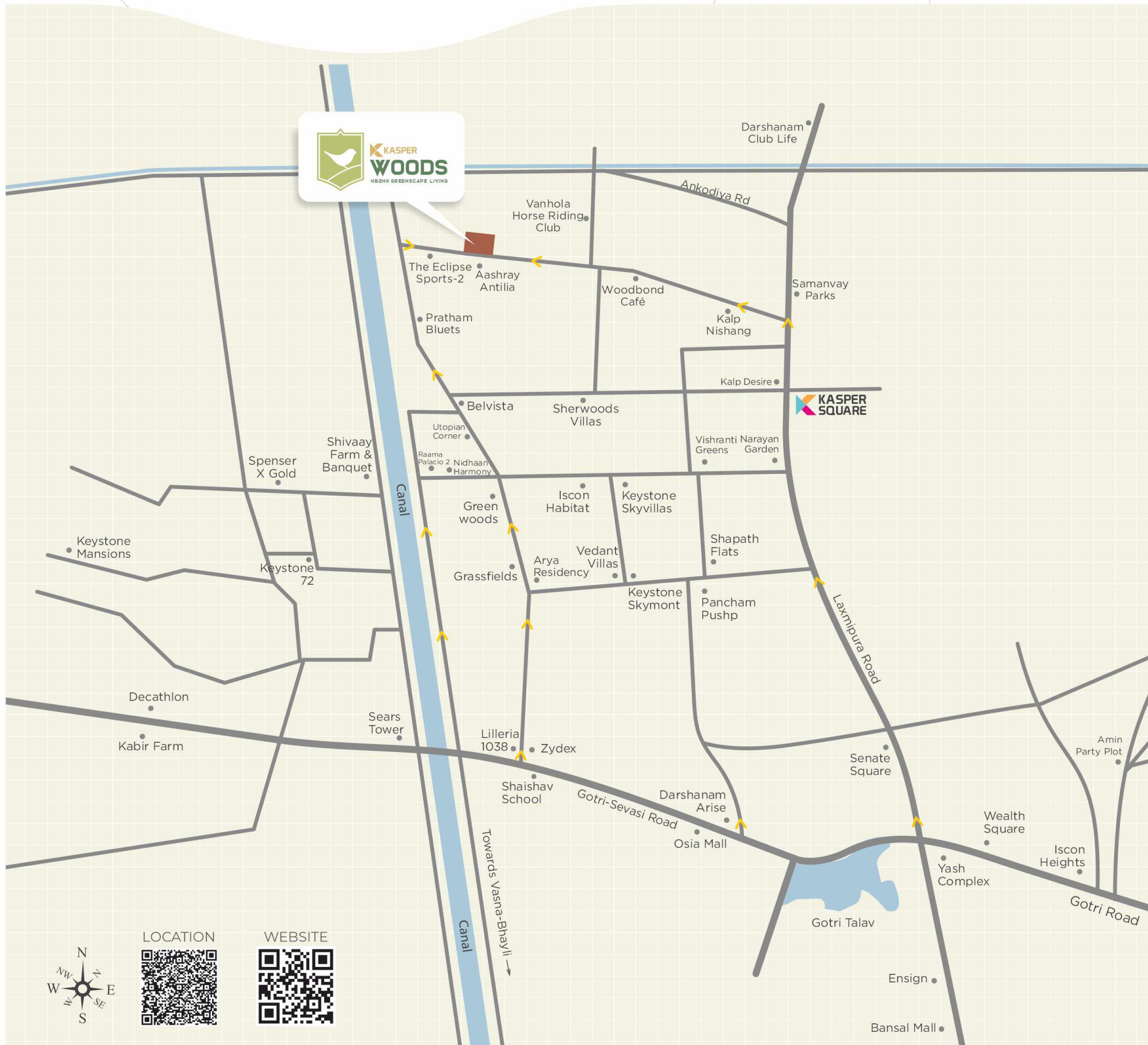


BASEMENT FLOOR



BOAST ABOUT ACCESSIBILITY

With a prime location at central New Alkapuri your address is all set to become a landmark. Surrounded by green environs yet just a stone's throw away from all urban essentials it's a great blend of both worlds. All other major commercial and industrial areas of the city are easily accessible by road from Kasper Woods.



Architect:



Structural Consultant:



VJ Consultants
Industrial Planning | Structure Design

OUR PROJECTS



Kasper Square
Commercial @ Gotri



Kasper Meadows
Weekend Villas @ Umeta Village



Kasper Bliss
3BHK Flats & Shops @ Bhayli



Kasper Genesis
4BHK Flats @ Bhayli

PAYMENT TERMS:

Booking **5 Lacs & within 30 days of booking 25%** | Plinth **10%** | Ground floor Slab **5%**
2nd Slab Level **5%** | 4th Slab Level **5%** | 6th Slab Level **5%** | 8th Slab Level **5%** | 10th Slab Level **5%**
11th Slab Level **5%** | Masonry **5%** | Internal Plaster Work **5%** | External Plaster Work **5%**
Flooring Level **5%** | Finishing Level **5%** | 30 Days Before Possession **5%**

Notes: **1.** Stamp Duty, Registration Charges, GST or any such present and future additional Government Taxes, Maintenance Deposit, Development Charges, Floor-rise Charges and Electrical Infrastructure charges and Deposit will be charged extra. **2.** Possession will be given only after 45 days of settlement of all accounts. **3.** Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made after deduction of Rs. 50,000/- against administrative charge and GST (if paid) from booking amount. **4.** Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. **5.** Out door AC Unit should be fitted at the designated place as per provision made by the architect. **6.** All buyers /members are bound to follow all rules / instructions for future maintenance of building. **7.** This brochure is for information purpose only, it does not form a part of the agreement or any legal document.