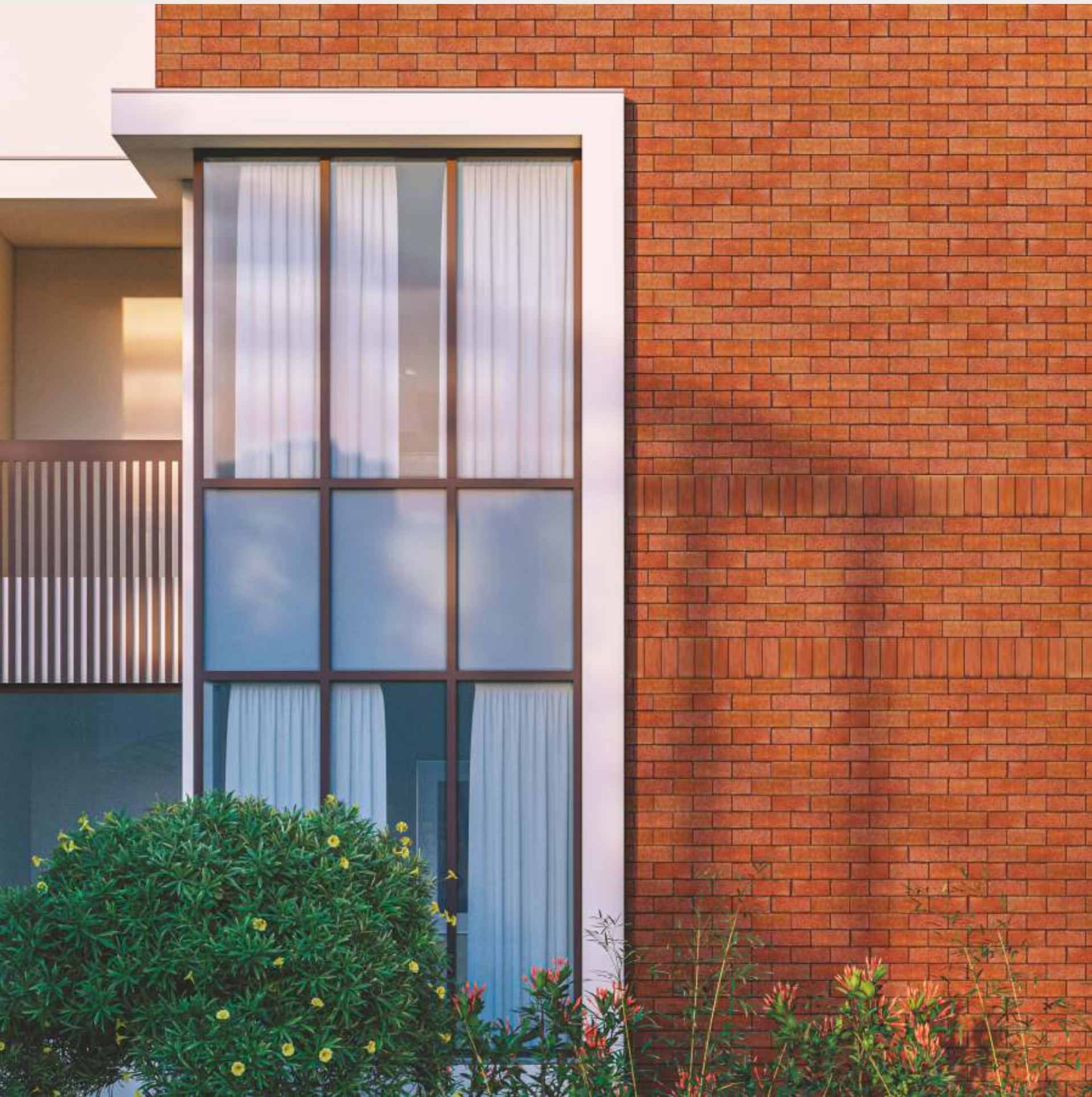




NILAMBER

nirant



A SERENE PARADISE



Set within the lush, green foliage of a landscape, Nilamber Nirant offers the chance to own a piece of paradise. Located in a uniquely beautiful serene surroundings of baroda, this exclusive, high-end residential development, consisting of 20 luxury duplex bungalows.

Nilamber Nirant is, without a doubt, a stylish, contemporary gated community offering discerning homeowners a modern take on luxury & convenience.

NILAMBER
nirant





HOME OVERLOOKING GARDEN



A WAY OF LIFE



Conveniently located in the peaceful surroundings of Bhayli, Nilamber Nirant is your gateway to a slow life. This luxury development is adorned with tastefully designed clubhouse that has a swimming pool with deck to while away time in serenity.

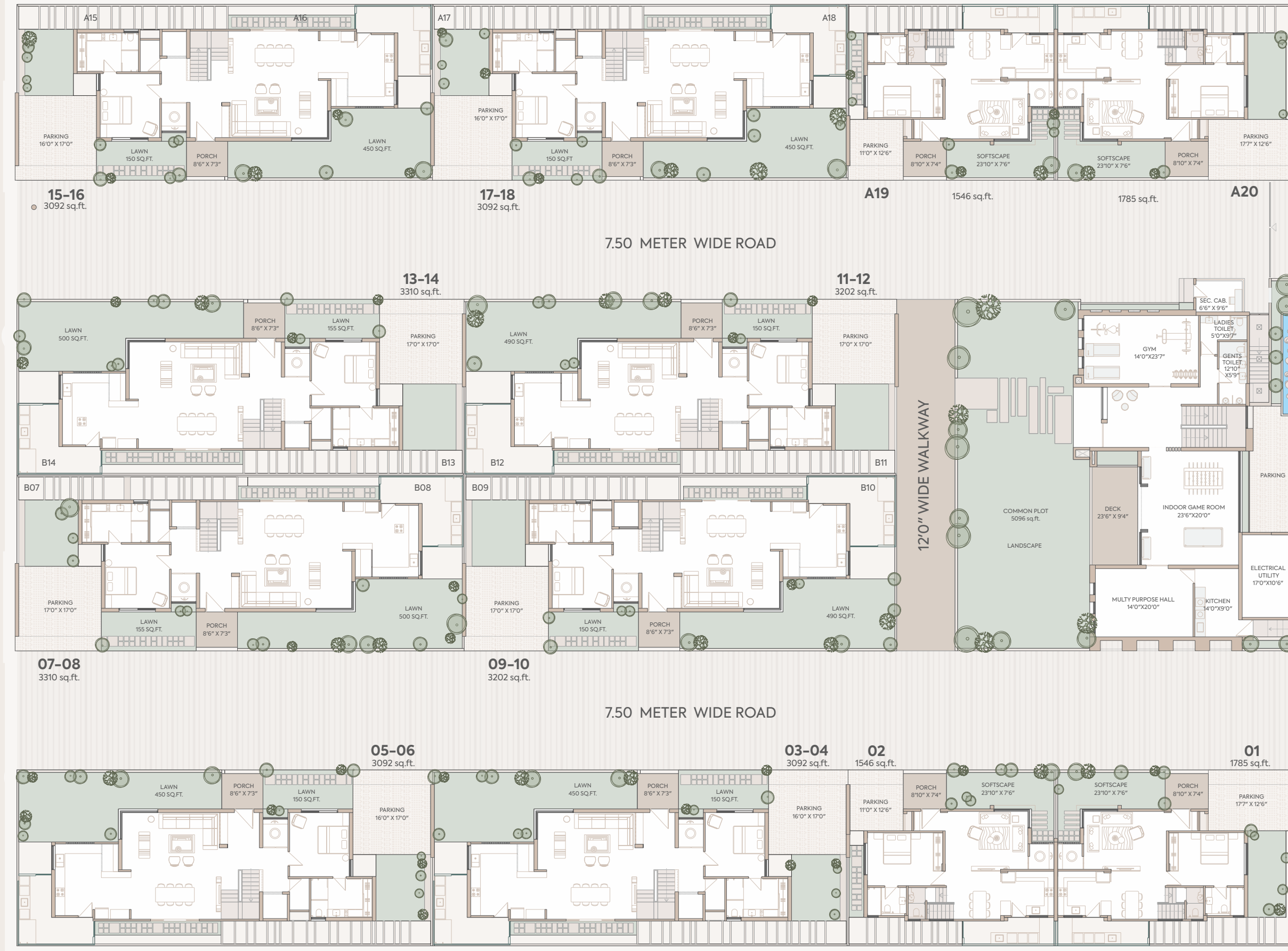


TERRACE POOL



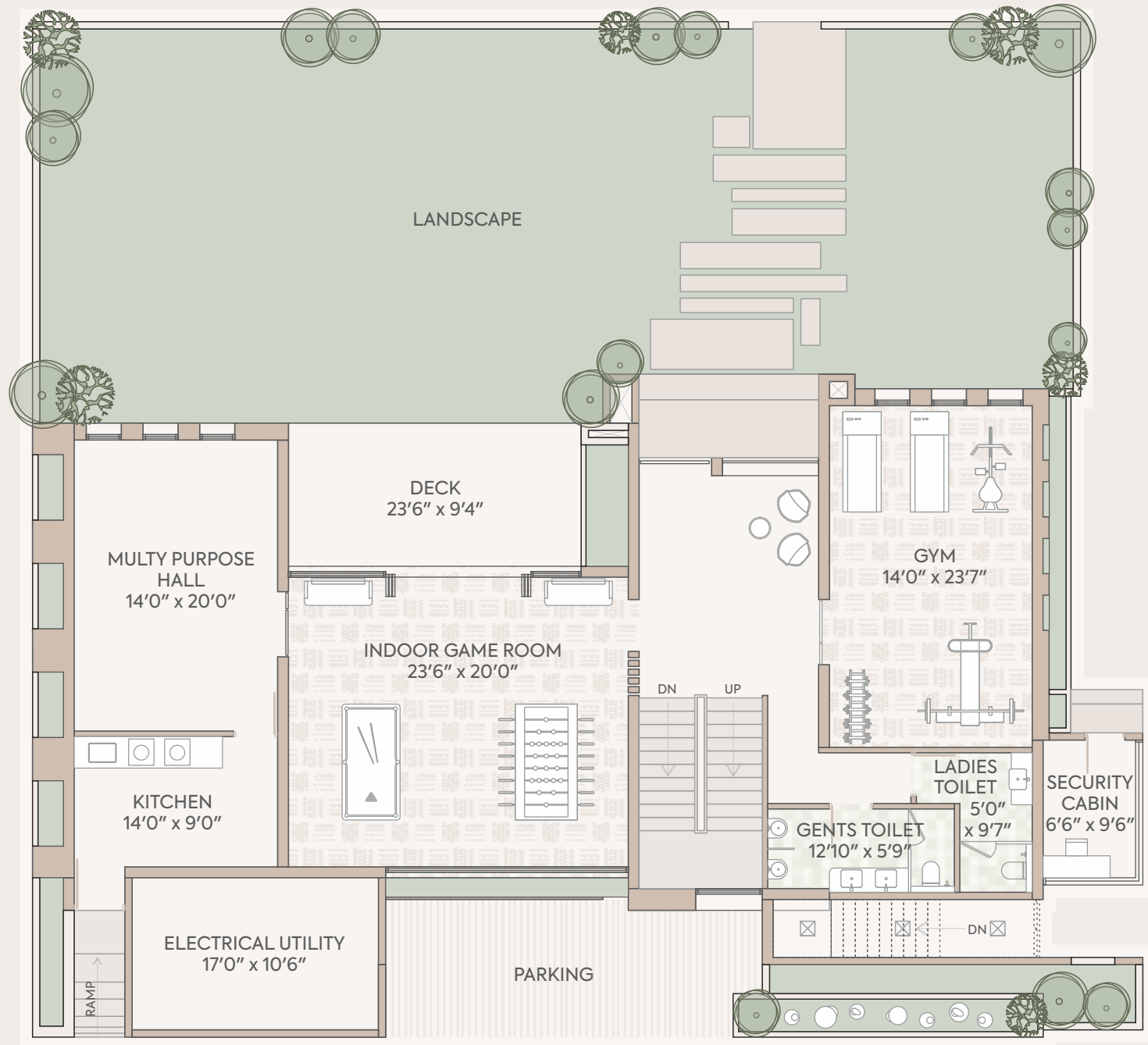
THE CLUB

SITE PLAN



A-1	1785 Sq.Ft.	E-11	1601 Sq.Ft.
B-2	1546 Sq.Ft.	D-12	1601 Sq.Ft.
C-3	1546 Sq.Ft.	E-13	1601 Sq.Ft.
B-4	1546 Sq.Ft.	D-14	1709 Sq.Ft.
C-5	1546 Sq.Ft.	C-15	1546 Sq.Ft.
B-6	1546 Sq.Ft.	B-16	1546 Sq.Ft.
E-7	1709 Sq.Ft.	C-17	1546 Sq.Ft.
D-8	1601 Sq.Ft.	B-18	1546 Sq.Ft.
E-9	1601 Sq.Ft.	C-19	1546 Sq.Ft.
D-10	1601 Sq.Ft.	F-1	1785 Sq.Ft.

CLUB HOUSE

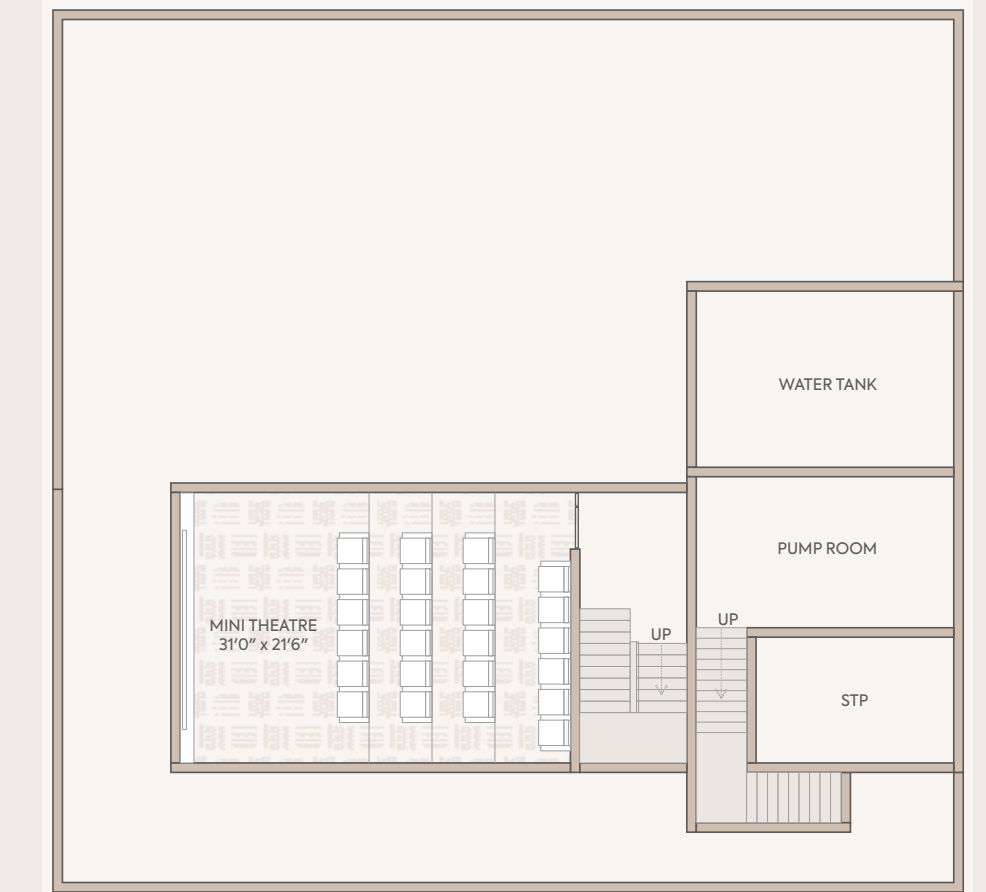


GROUND FLOOR

FIRST FLOOR

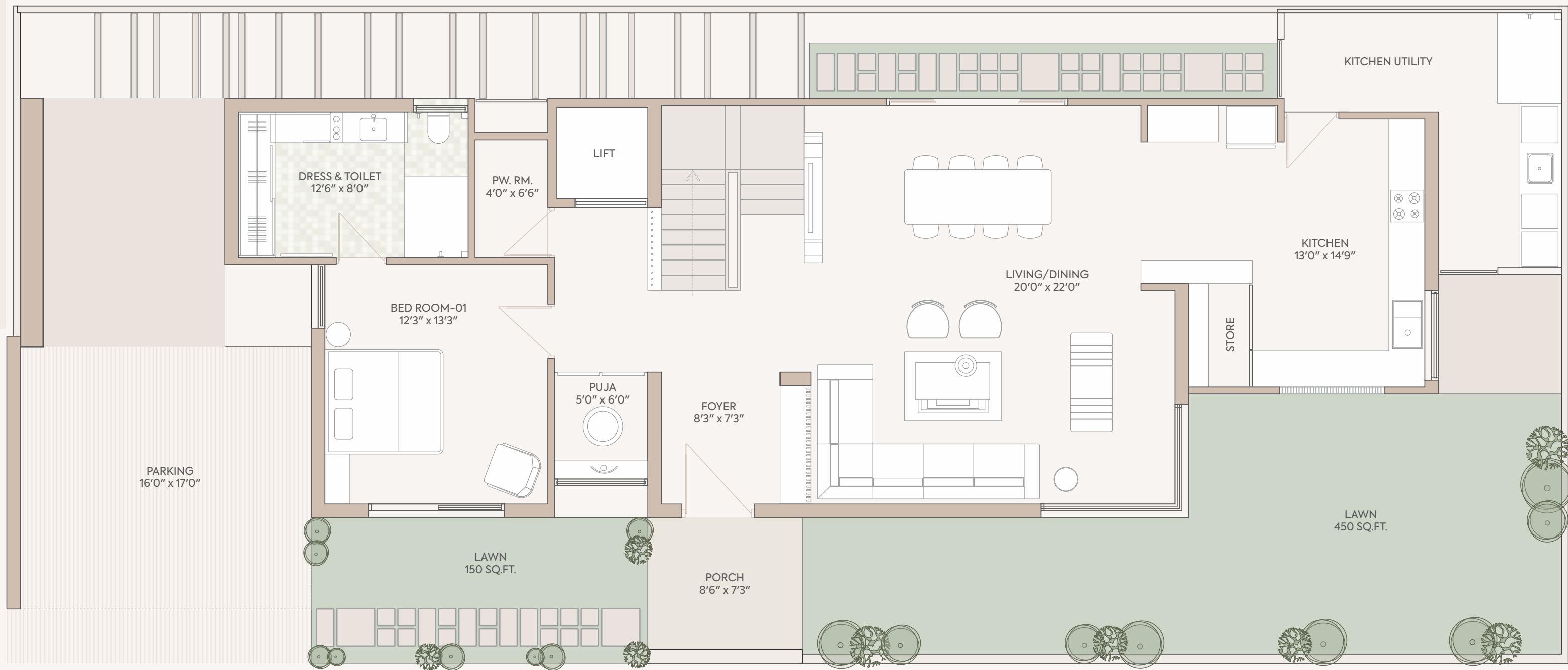


BASEMENT FLOOR



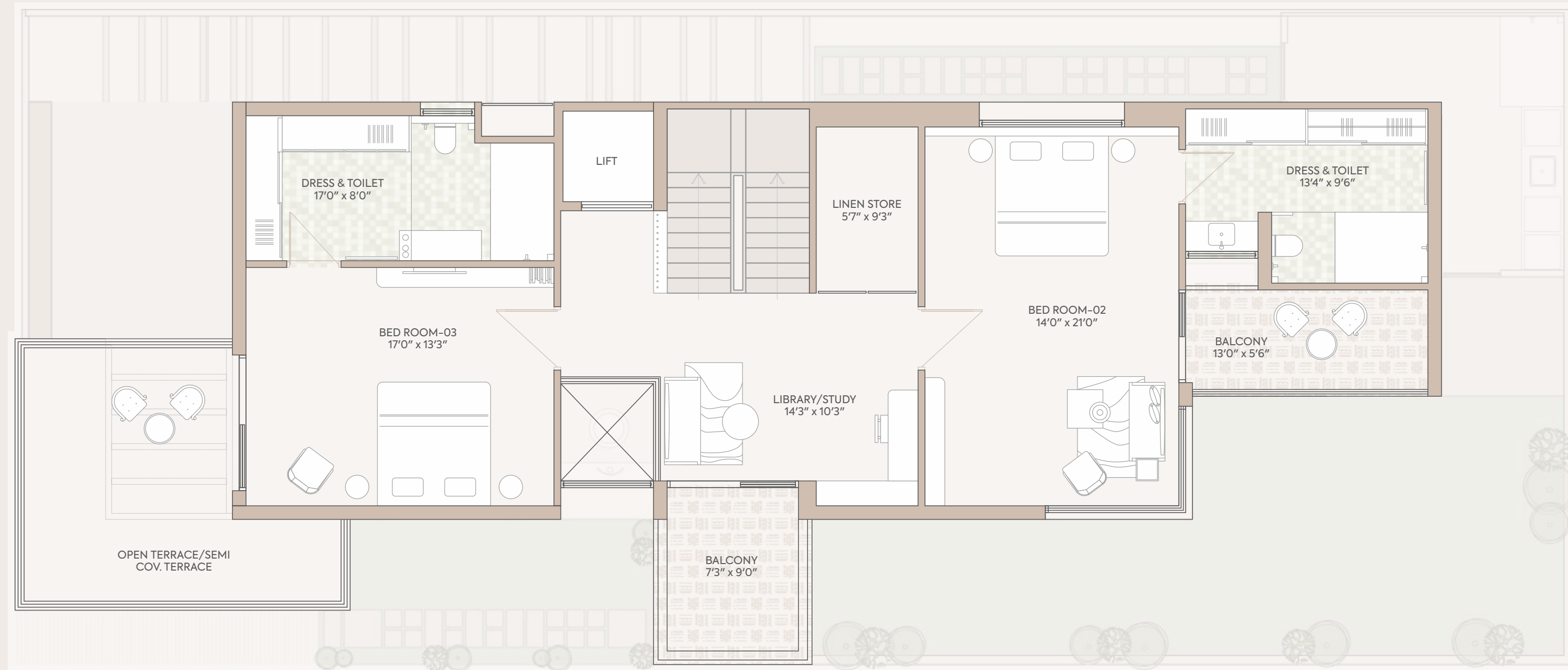
COMBINED UNIT - A

GROUND FLOOR

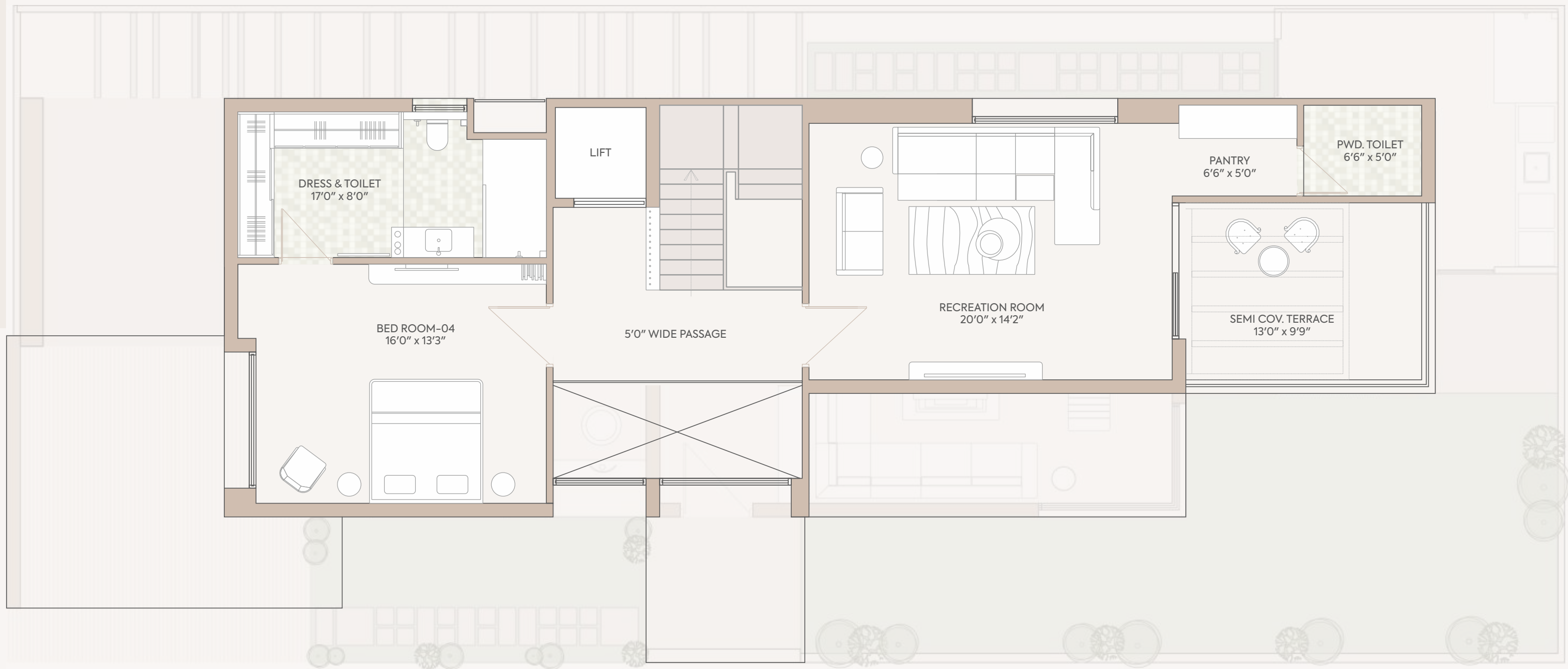


COMBINED UNIT - A

FIRST FLOOR

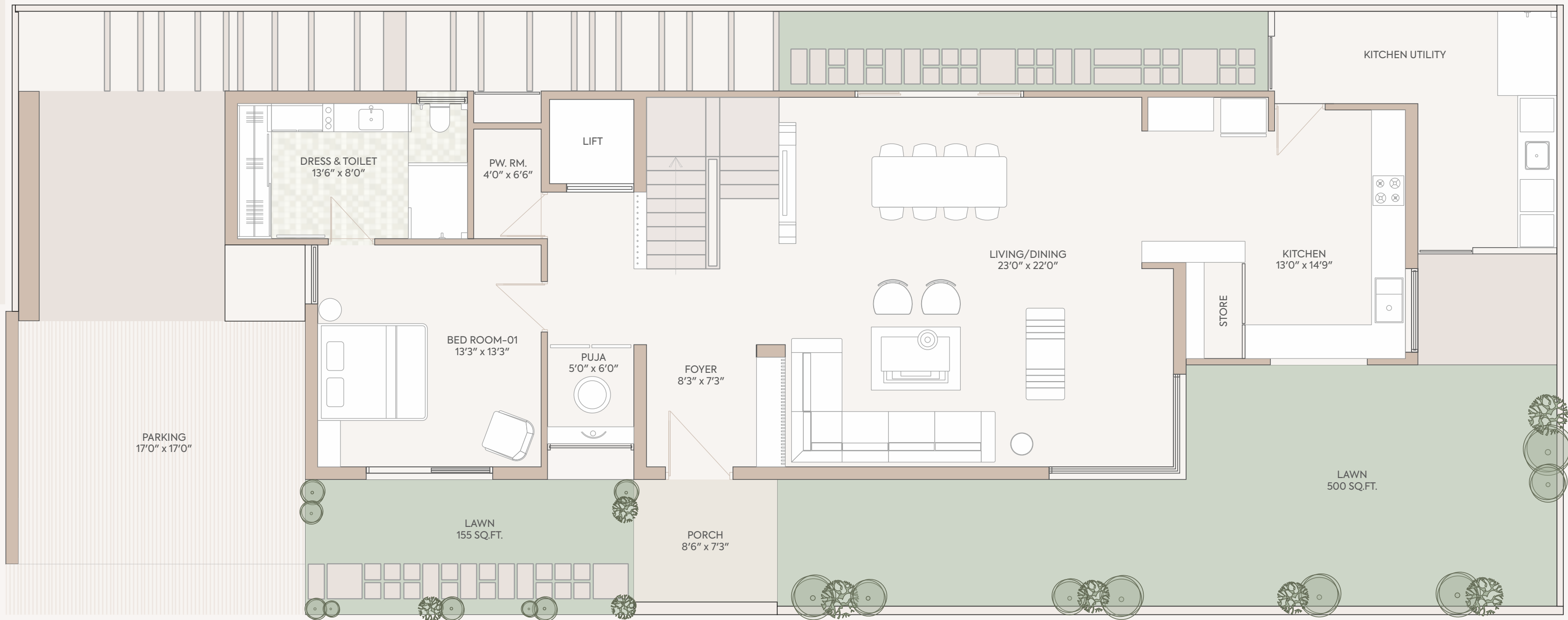


COMBINED UNIT - A
SECOND FLOOR



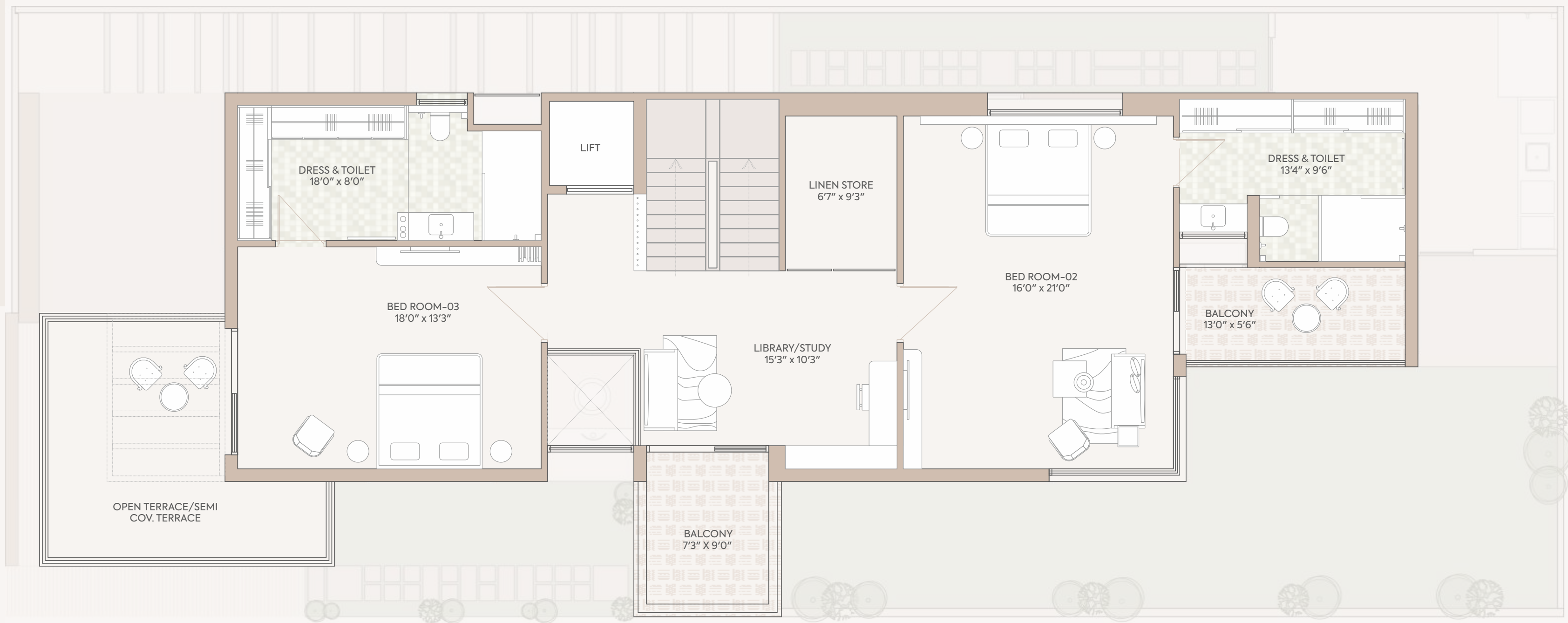
COMBINED UNIT - B

GROUND FLOOR

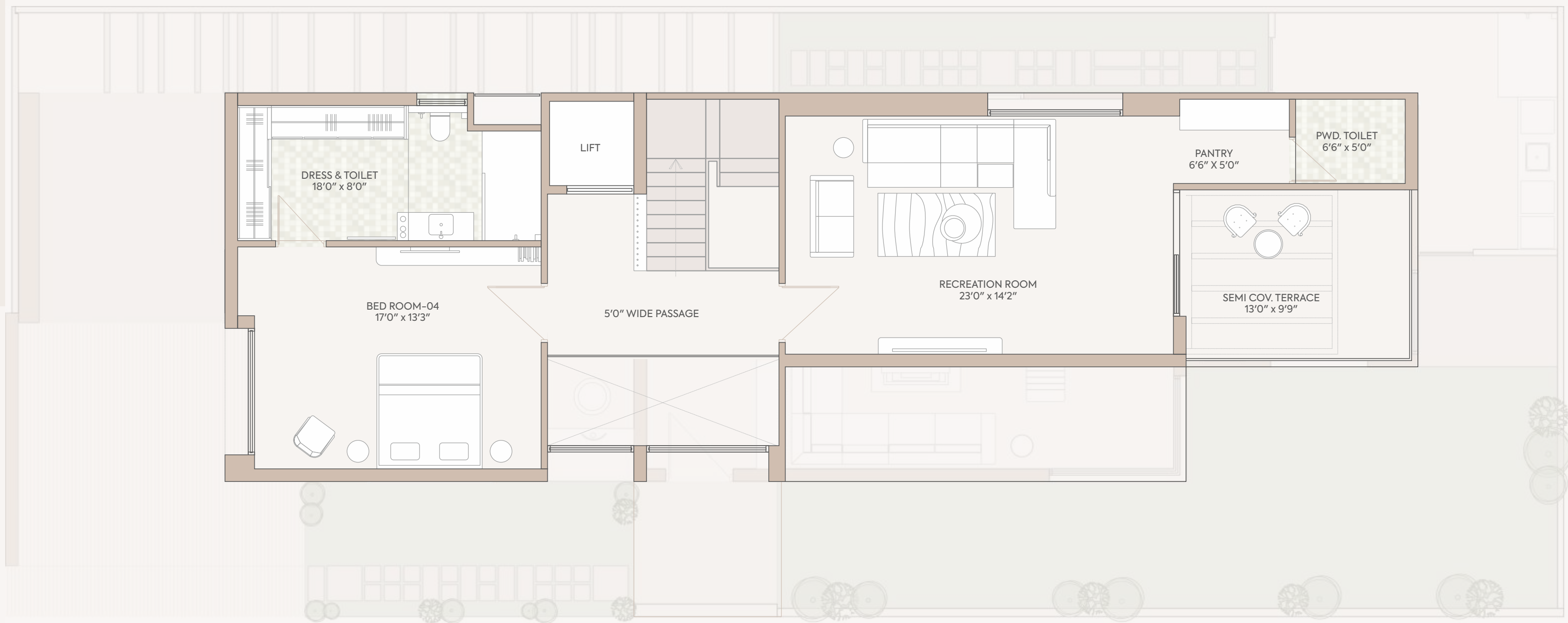


COMBINED UNIT - B

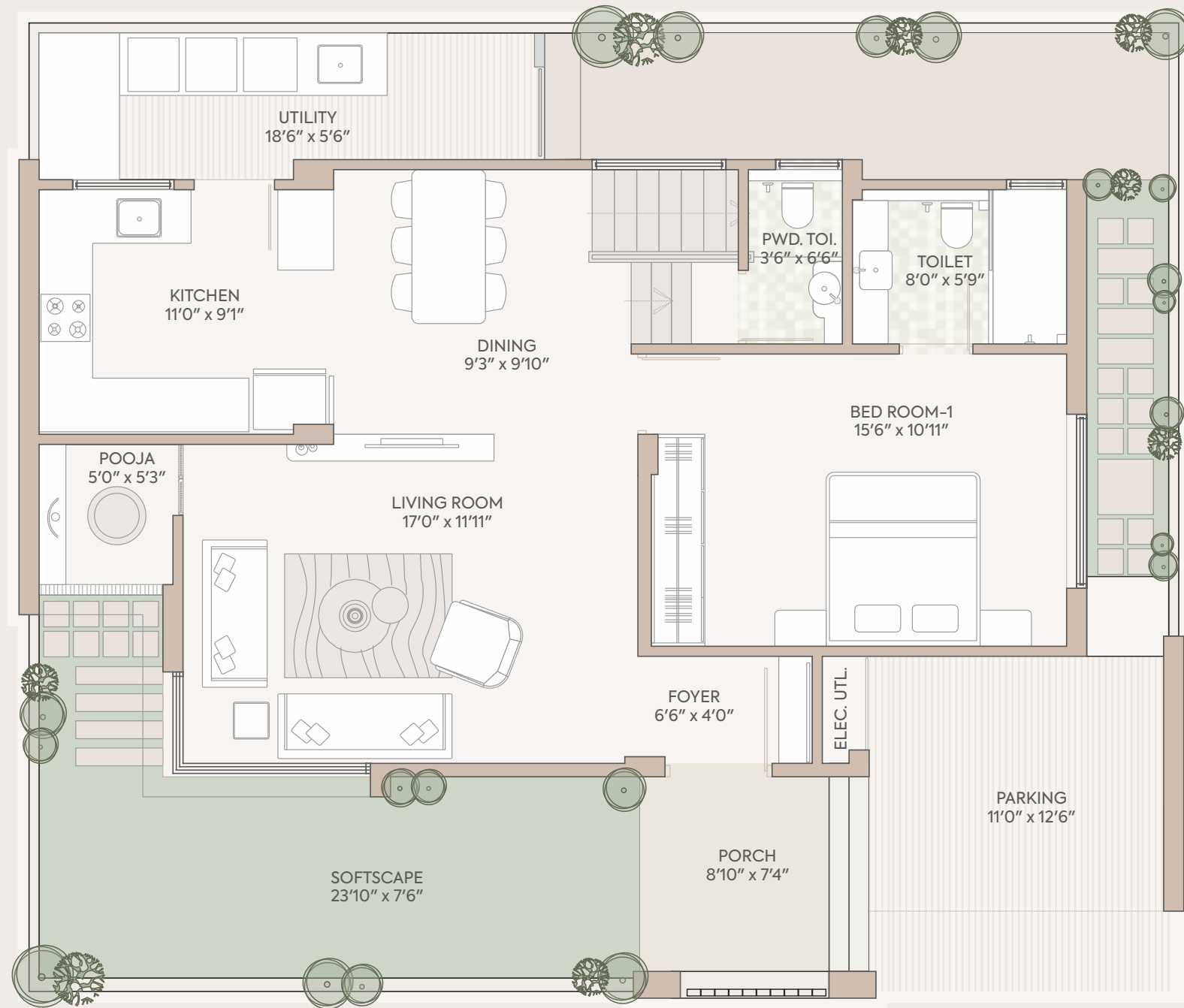
FIRST FLOOR



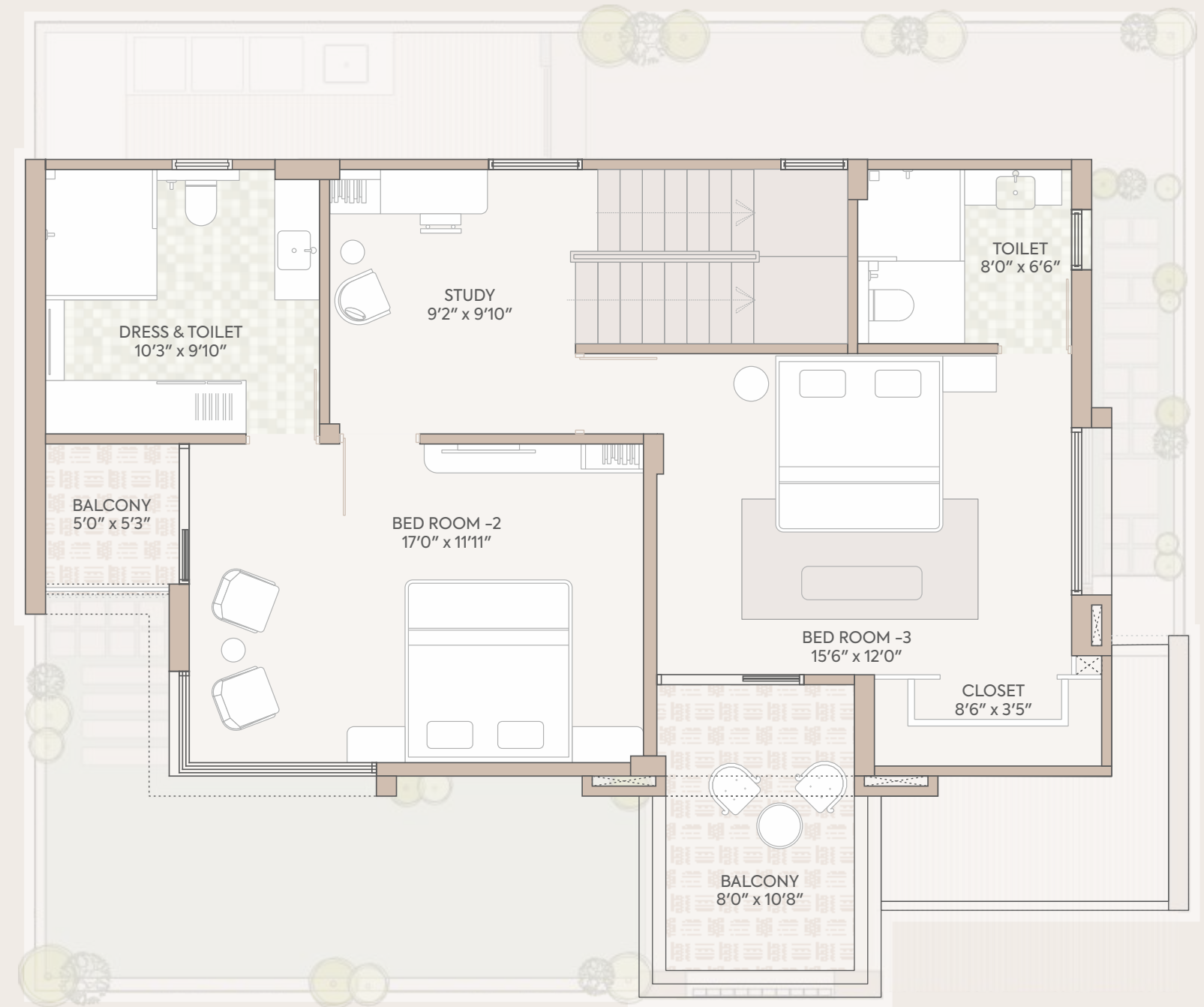
COMBINED UNIT - B
SECOND FLOOR



UNIT A GROUND FLOOR

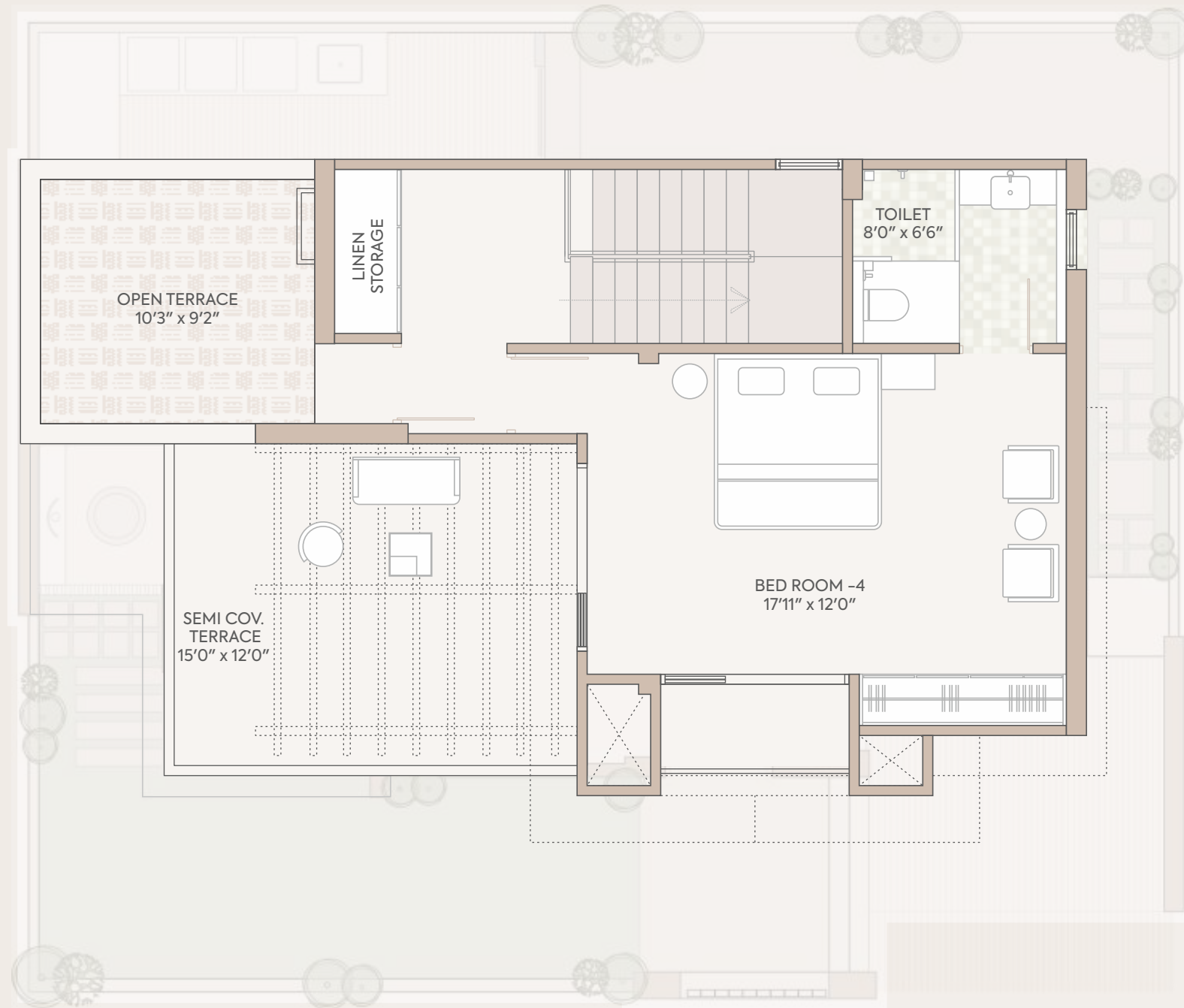


UNIT A FIRST FLOOR



UNIT A

SECOND FLOOR



SPECIFICATIONS

FLOORING

Natural stone in Living Room, Kitchen and Dining area. Laminated Wooden Flooring in Master Bed Room. Glazed Vitrified Tile (G.V.T) in all other Bed Rooms

WINDOWS

(UPVC or Aluminum) Fully Glazed Windows.

TOILETS

C. P Fittings / vessels of ROCA, Vitra, TOTO or equivalent make.

UTILITY

Fabricated Roof Top.

DOORS

Main Door: High Quality wooden frame door with veneer paneling with Polish.
Other Doors: with wooden frames laminated flush doors.
Electronic Lock on Main Door.

SOLAR

4 KVA Solar panel.

WASH AREA

Ceramic tiles dado

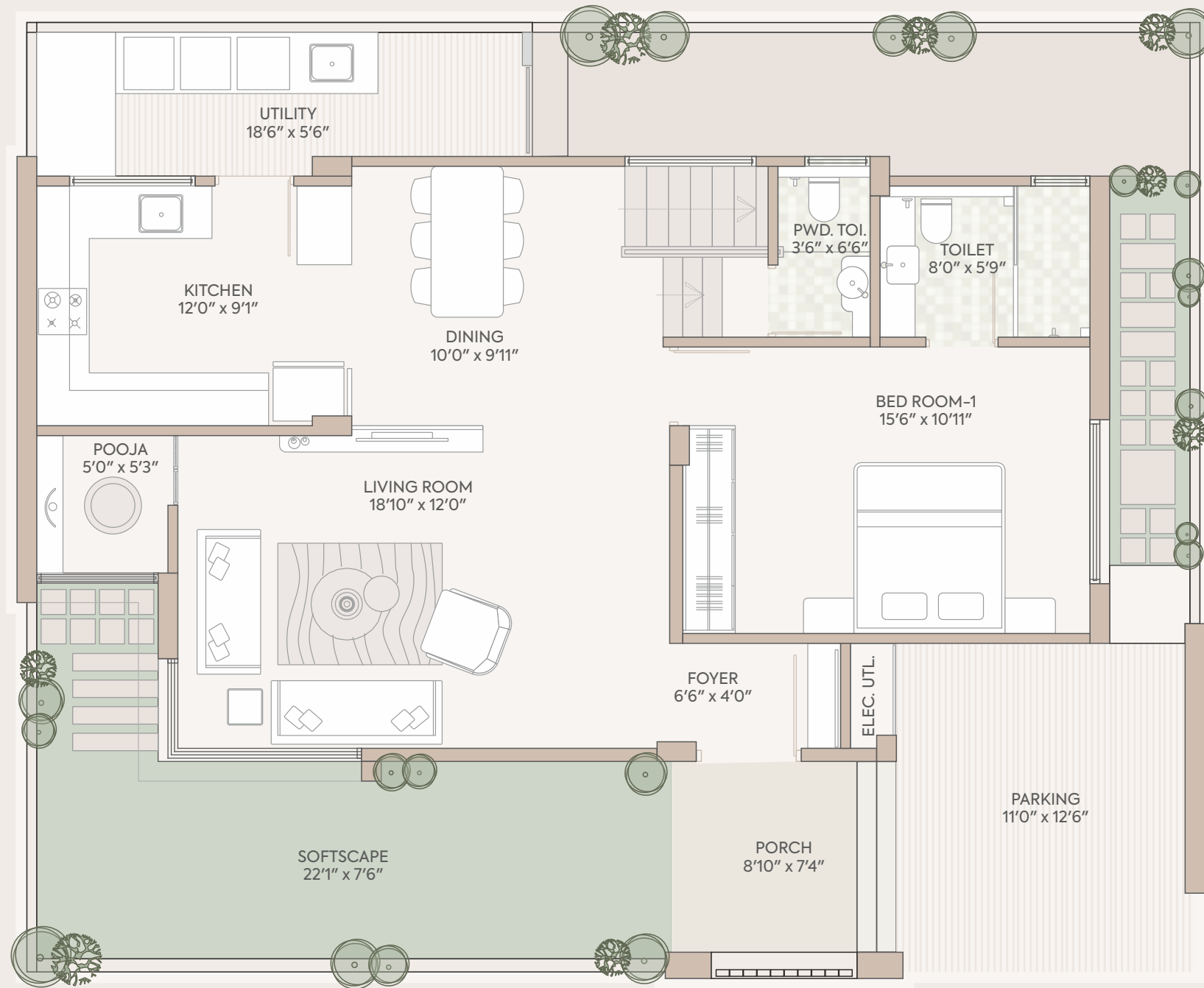
ELECTRICAL

Good Quality Modular switches.
Provision for T.V, Telephone and Internet points at convenient locations

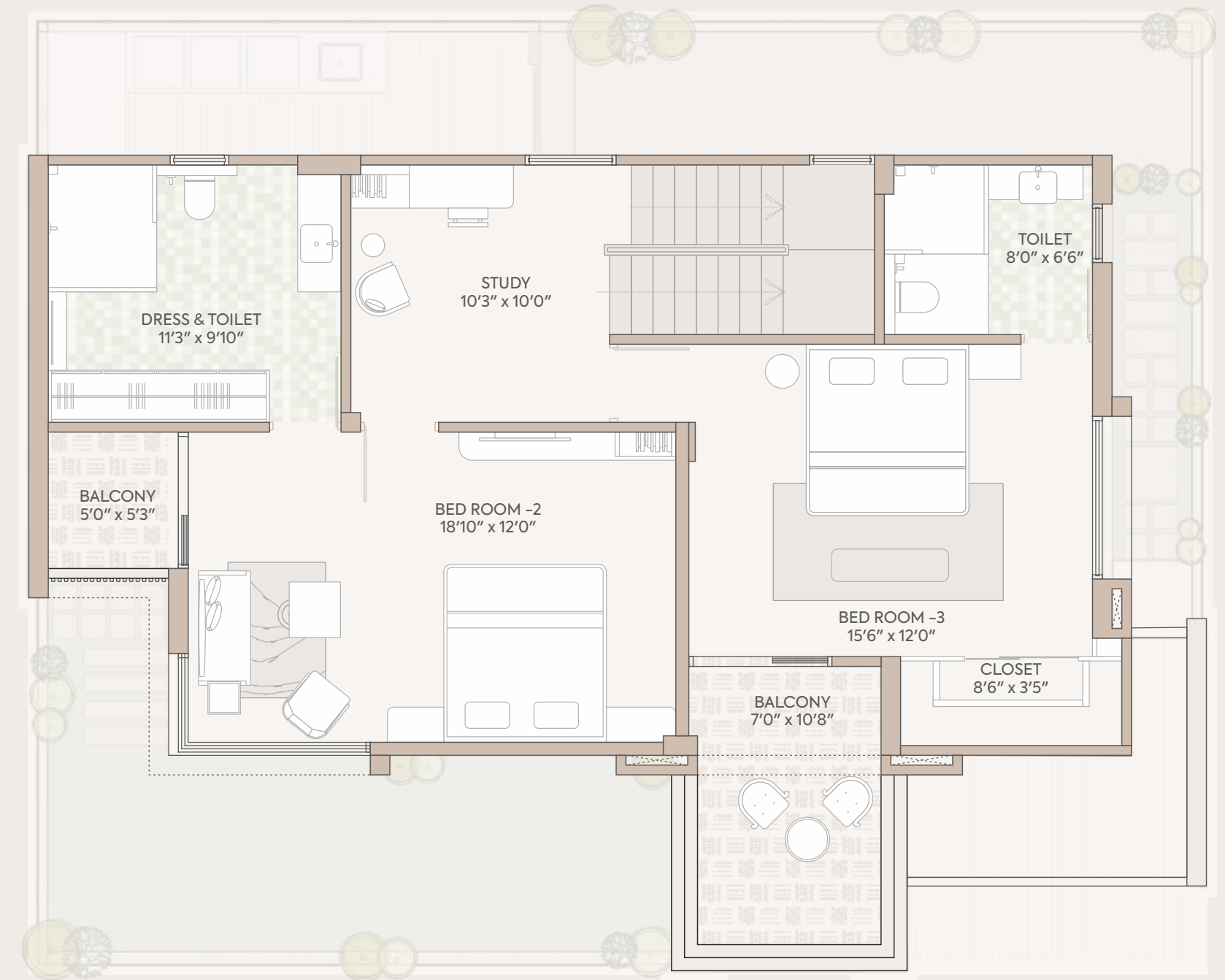
Disclaimer:

- The information provided in this brochure is subject to change as approved by the competent authorities and cannot form part of any contract or agreement.
- All plans are subject to any amendments approved by competent authorities.
- This brochure shall not be treated as a legal document. It is only for the purpose of information.
- The areas are indicative only and the measurements mentioned may vary at the time of construction.
- All the landscape shown is conceptual and shall be as per Architects design.
- All images shown are just illustrations to give an approximate idea of the project.
- While utmost care is taken to provide this information, the developer cannot be held responsible for any inaccuracy.
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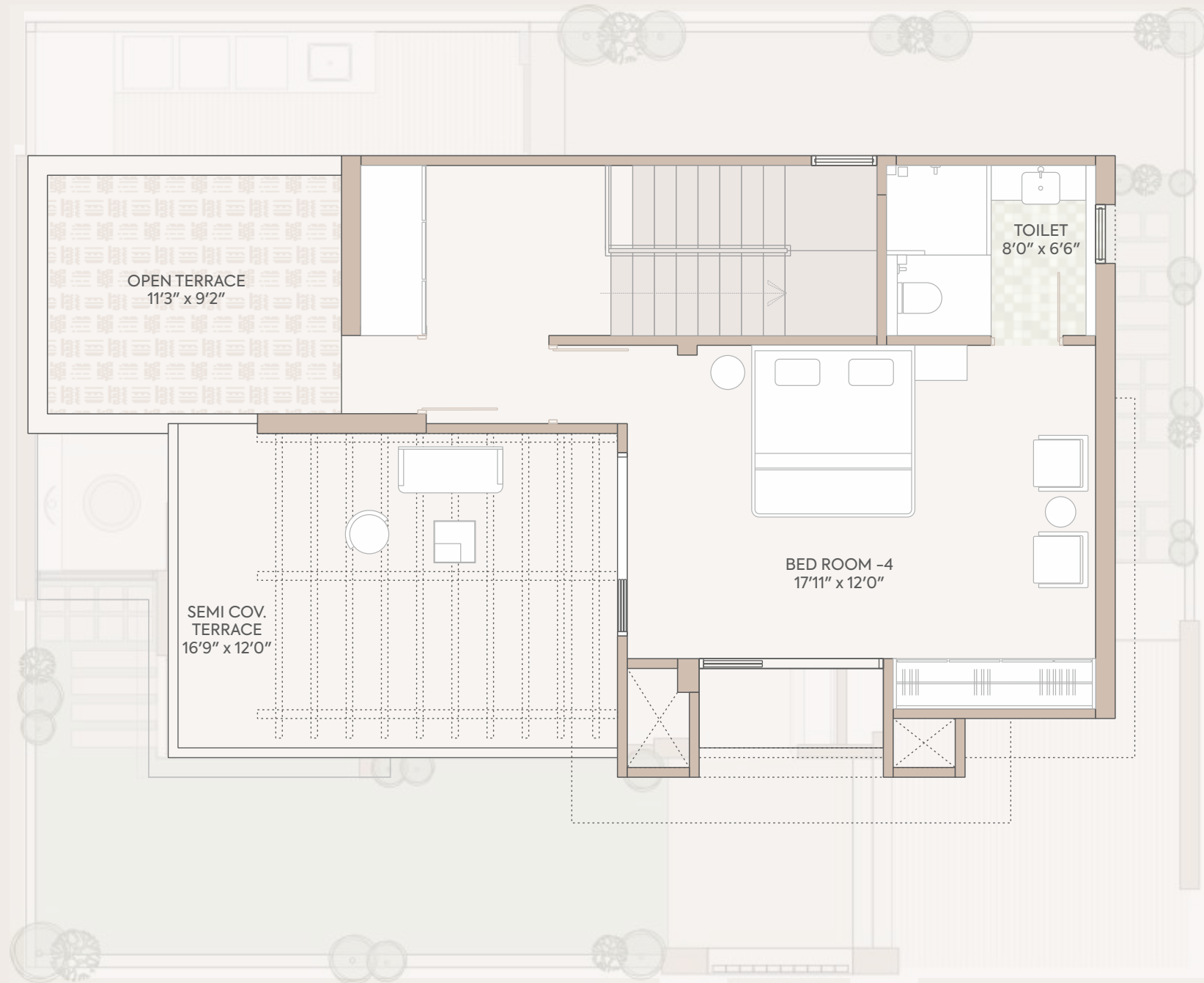
UNIT B GROUND FLOOR



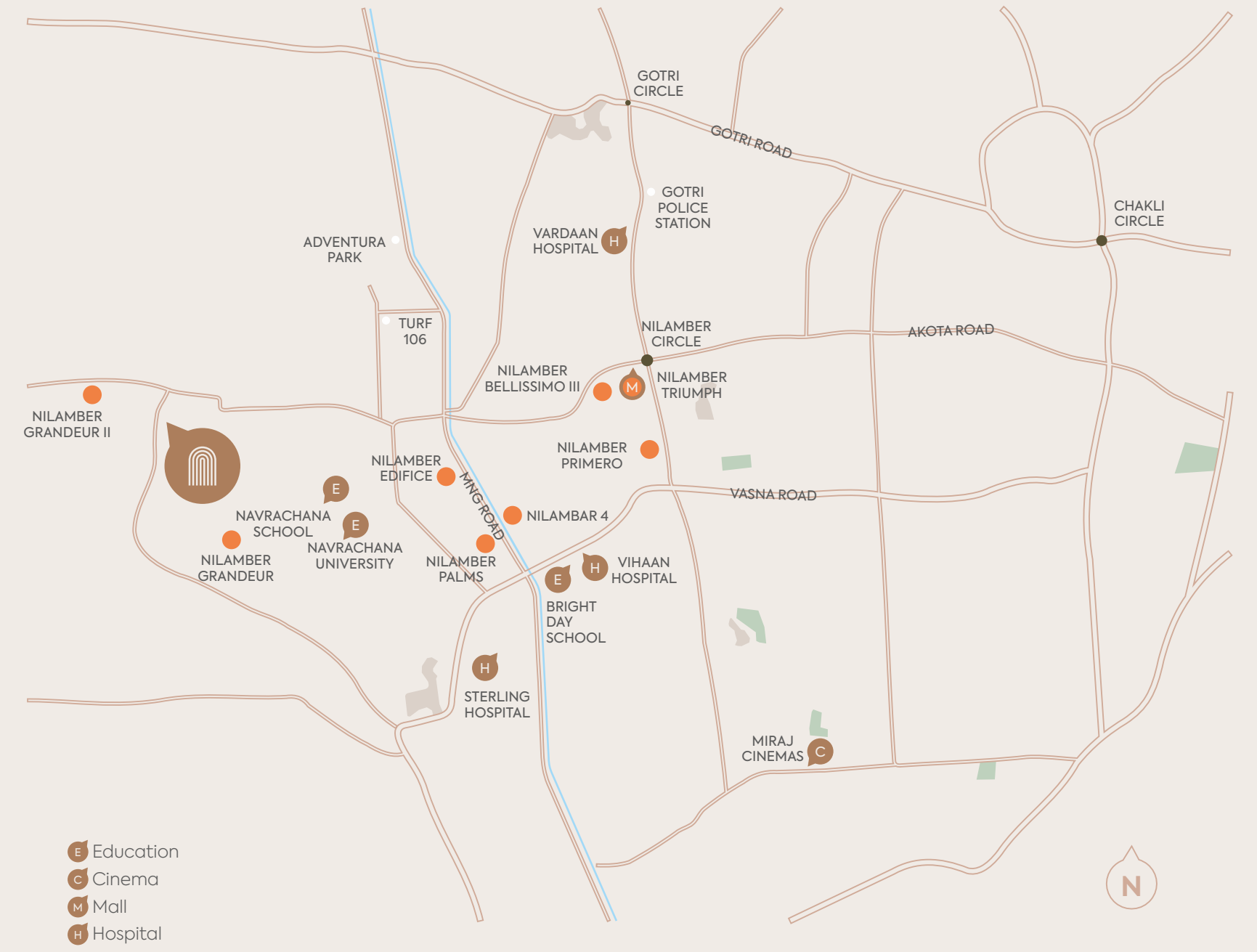
UNIT B FIRST FLOOR



UNIT B SECOND FLOOR



KEY PLAN



SITE ADDRESS : NILAMBER NIRANT, Bhayli T.P. 24/B, Bhayli Sevasi Road, Vadodra, Gujarat - 391410



DEVELOPER
OCTANE INFRA SPACE LLP
NILAMBER BELLISSIMO-3

BOOKING OFFICE ADDRESS
FF-102, Nilamber Bellissimo III,
Opposite Nilamber Bellissimo-1,
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SITE ADDRESS
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Vadodara, Gujarat - 391410.

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