

AURO
॥ शायोनाम ॥

4 B 2 H K DECORATIVE VILLA

A PROJECT BY
THE AURO
— GROUP —



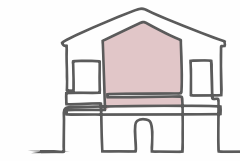
ABOUT DEVELOPER

Discover Auro Shayonam, a prestigious real estate project in Vadodara by the esteemed Auro Group. With a legacy of delivering excellence, Auro Group, known for completing 10+ projects and currently managing 8+ ongoing developments, brings a wealth of experience and a commitment to quality in every aspect of construction. Embrace a lifestyle curated with precision and passion, where each detail reflects the developer's dedication to creating homes that stand the test of time.

ABOUT ARCHITECT

Auro Shayonam is not just a home; it's a masterpiece envisioned by the brilliant mind of architect Ruchir Sheth, and brought to life by his esteemed firm, Design Studio. Ruchir Sheth's innovative designs and unwavering commitment to aesthetic brilliance shine through in every corner of this project. Elevate your living experience with spaces designed for both luxury and functionality, as Auro Shayonam becomes a testament to the seamless blend of architecture and artistry.

PINNACLE OF TRANQUILITY: A WORLD FILLED WITH HARMONY AND HAPPINESS



HIGH END ELEVATION

Experience the height of luxury in our luxurious elevation, which has been carefully designed to improve your quality of life in a world filled with harmony and happiness where. Every architectural element exudes majesty and sophistication.



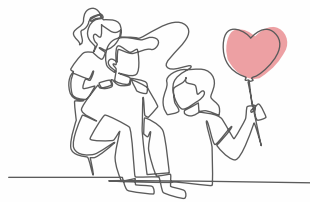
LEISURE SPACE

Escape to a paradisiacal retreat within the thoughtfully planned spaces of this residence. Our project offers expansive leisure areas, providing residents with opportunities to unwind, connect, and rejuvenate amidst serene surroundings.



PRIME LOCATION

Nestled in a prime location, this residence provides not just a home but a lifestyle centered around convenience and accessibility. Enjoy seamless connectivity to key destinations, top-notch amenities, and a neighborhood that enhances the overall appeal of your living experience.



WELCOMING ENTRANCE

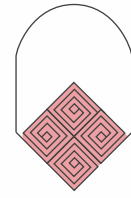
Step into Auro Shayanam through a welcoming entrance that sets the tone for a warm and inviting community. Lush greenery and well-manicured landscapes guide you as you approach, creating a friendly and approachable atmosphere. The entrance, adorned with modern yet charming details, is designed to make you feel right at home from the moment you arrive.





FRIENDLY NEIGHBOURHOOD VIBES

Picture your ideal community at Auro Shayanam - a place where neighbors become friends and every stroll feels like a chat with a familiar face. The neighborhood here is a lively hub, filled with the hum of shared laughter and the warmth of connections. It's not just a place to live; it's a neighborhood that welcomes you with open arms, creating a sense of belonging that makes Auro Shayanam more than just a home.



AURO SERENITY ESCAPE: YOUR PERSONAL RETREAT



**PRIVATE HAVEN
FOR ELITE 34 FAMILIES**
Because heaven is
for the limited ones



02 CLUBHOUSE
where neighbors become
friends and celebrations
find a home



**INTERCOM
SYSTEM**
to ensure not just
communication,
but a sense of
constant security



**SMART HOME
AUTOMATION**
to live smarter

Navigate through the elegance of Auro Shayonam's private lanes, where personalized parking and open plots redefine the art of sophisticated living.



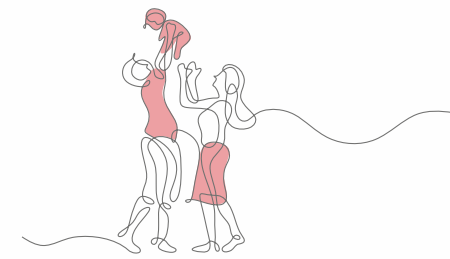


LAYOUT PLAN

AREA TABLE

NO.	AREA (IN SQ.FT.)	NO.	AREA (IN SQ.FT.)
01	1142.00 Sq.ft.	18	1586.00 Sq.ft.
02	1162.00 Sq.ft.	19	1363.00 Sq.ft.
03	1142.00 Sq.ft.	20	1038.00 Sq.ft.
04	1162.00 Sq.ft.	21	1038.00 Sq.ft.
05	1181.00 Sq.ft.	22	1038.00 Sq.ft.
06	1191.00 Sq.ft.	23	1038.00 Sq.ft.
07	1044.00 Sq.ft.	24	1038.00 Sq.ft.
08	1044.00 Sq.ft.	25	1044.00 Sq.ft.
09	1044.00 Sq.ft.	26	1044.00 Sq.ft.
10	1044.00 Sq.ft.	27	1044.00 Sq.ft.
11	1044.00 Sq.ft.	28	1044.00 Sq.ft.
12	1044.00 Sq.ft.	29	1044.00 Sq.ft.
13	1044.00 Sq.ft.	30	1044.00 Sq.ft.
14	1044.00 Sq.ft.	31	1044.00 Sq.ft.
15	1171.00 Sq.ft.	32	1044.00 Sq.ft.
16	1613.00 Sq.ft.	33	1044.00 Sq.ft.
17	1609.00 Sq.ft.	34	1191.00 Sq.ft.

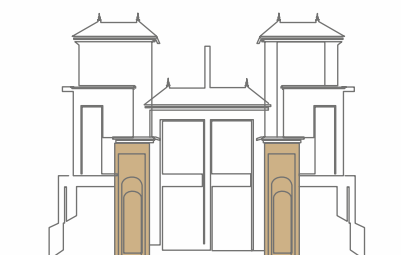




TIMELESS MOMENTS, GROWING FAMILIES:

At Auro Shayonam, every home is a canvas for cherished family memories. Imagine a place where laughter echoes through the walls, and each room witnesses the growth of your family. These homes are more than just spaces; they are the backdrop for your unique journey. Create your happy place, where family bonds strengthen, and every corner resonates with the joy of togetherness.





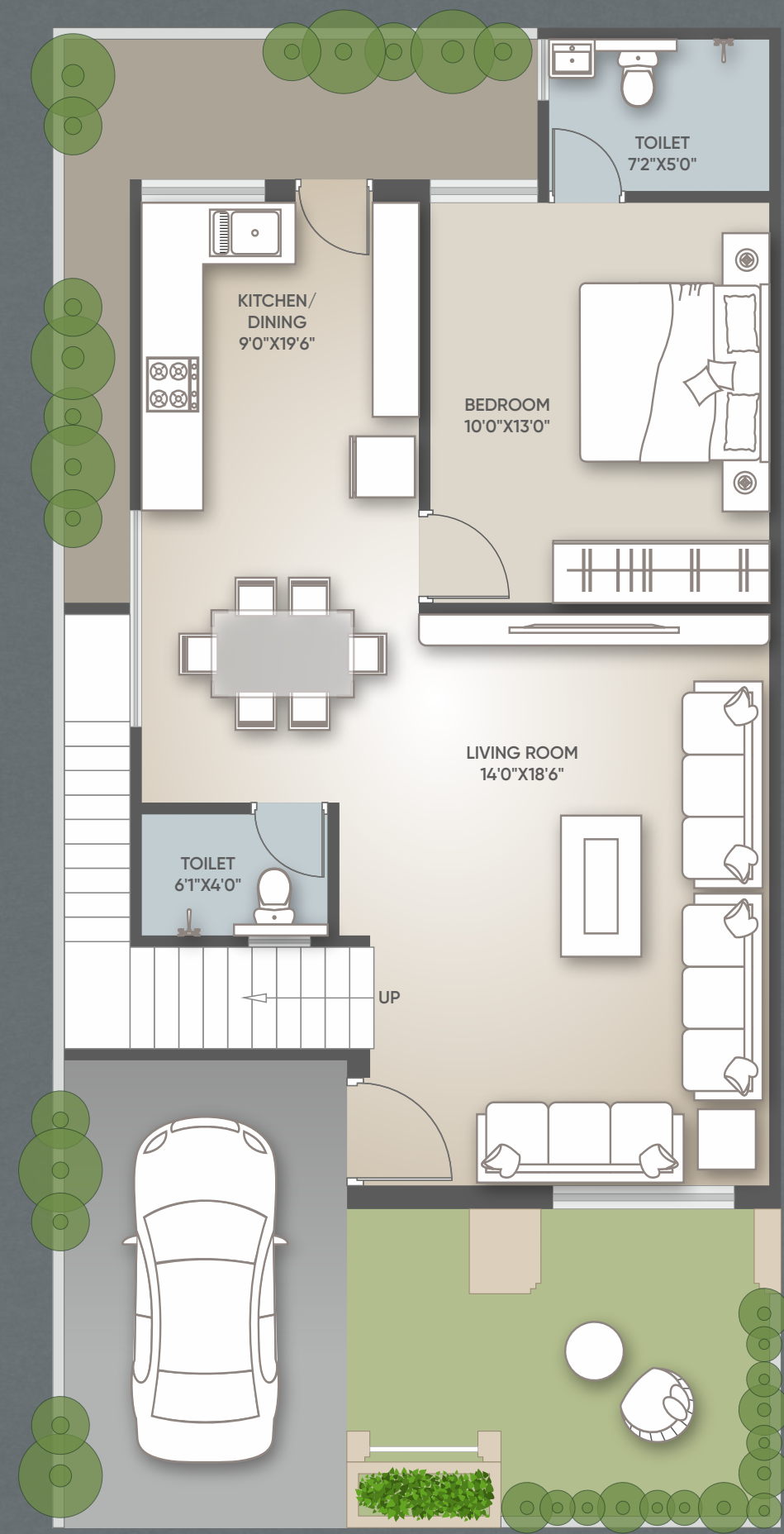
TYPE 01

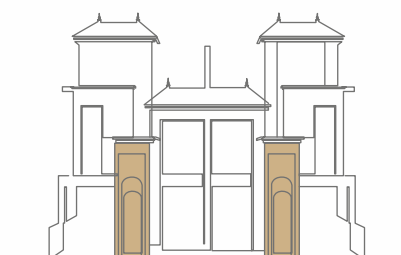
PLOT
01 TO 05

TOTAL CA
1831.00 SQ.FT.

TOTAL BA
2188.00 SQ.FT.

TOTAL PLOT AREA
1142.00 SQ.FT.





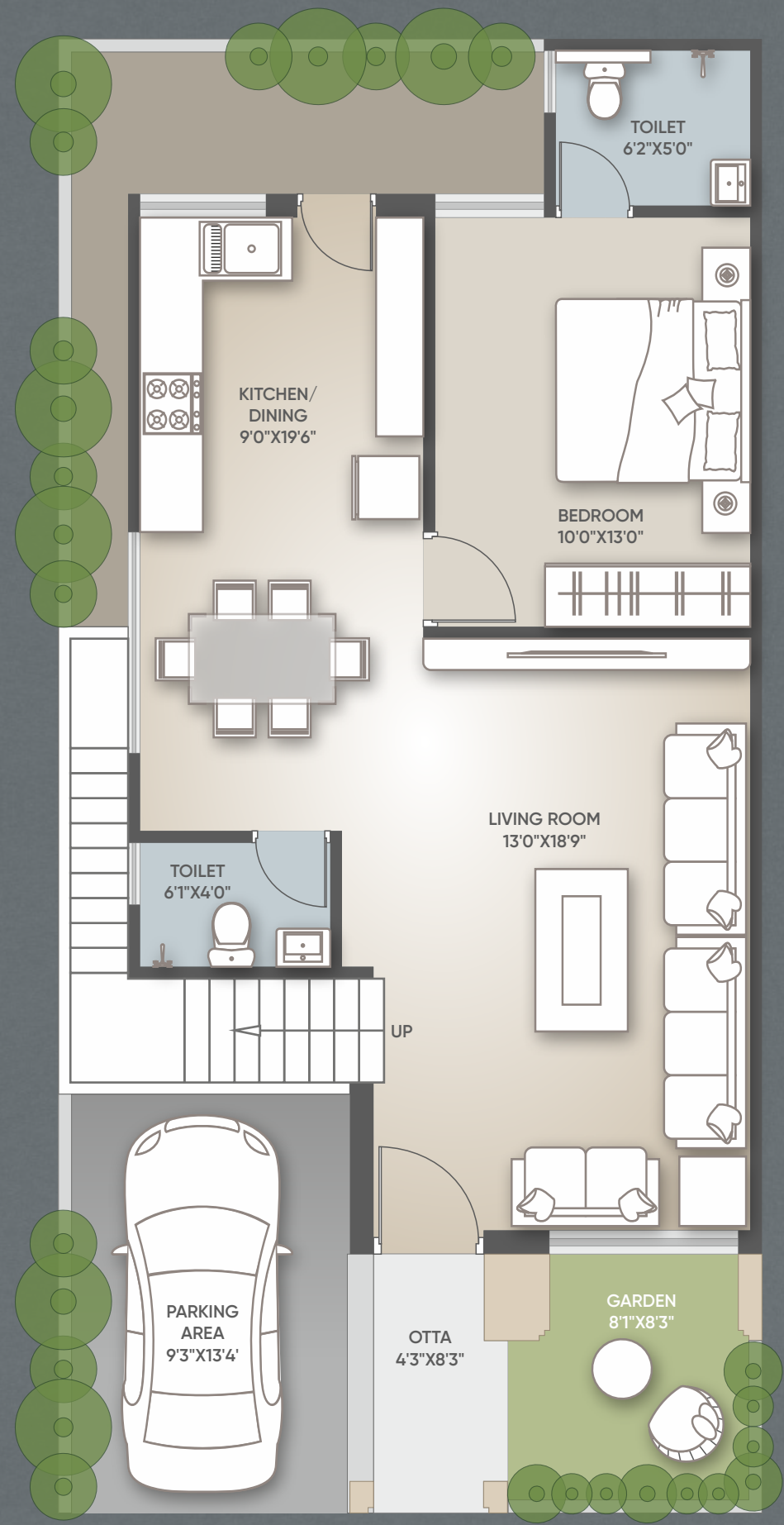
TYPE 02

PLOT
07 TO 15 | 25 TO 33

TOTAL CA
1748.00 SQ.FT.

TOTAL BA
2108.00 SQ.FT.

TOTAL PLOT AREA
1044.00 SQ.FT.



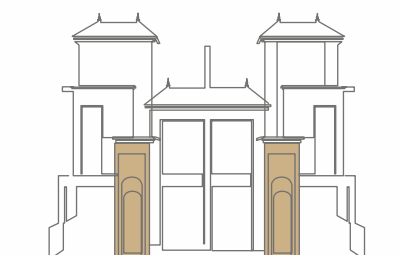
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



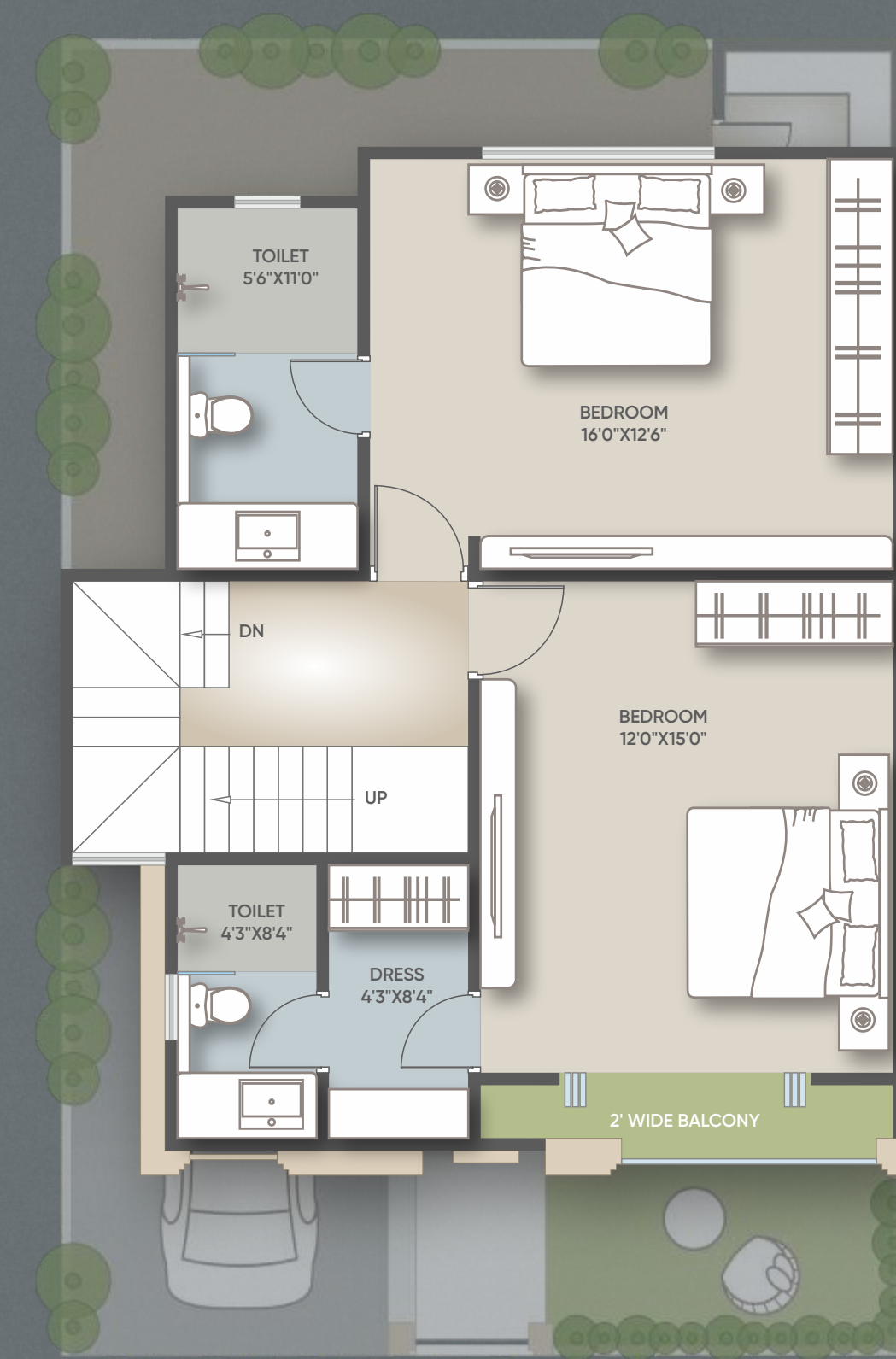
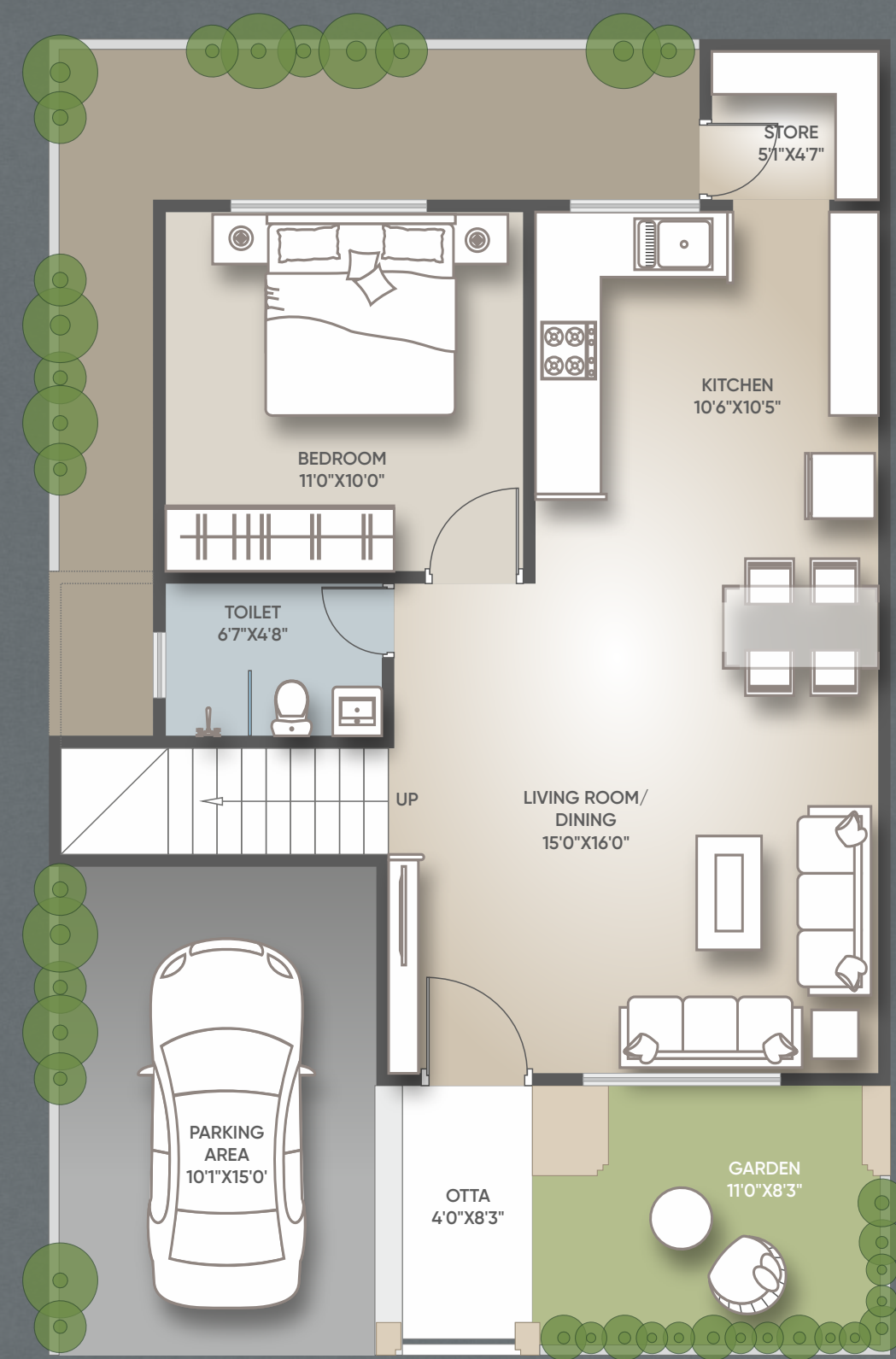
TYPE 03

PLOT
20 TO 24

TOTAL CA
1563.00 SQ.FT.

TOTAL BA
1864.00 SQ.FT.

TOTAL PLOT AREA
1038.00 SQ.FT.







COMMON AMENITIES

Experience the ease of modern living at Auro Shayonam, where thoughtful amenities seamlessly integrate in your daily routine, ensuring comfort, conviction and fun at every moment.

24 hrs. Water Supply

Rain Water Harvesting System

CCTV Camera in common Area & Club House

Solar System in Common Area & Club House

Name Plate in Each Villa

Compound Wall

Designer Elevation Gate with Security Cabin

Under ground Caballing

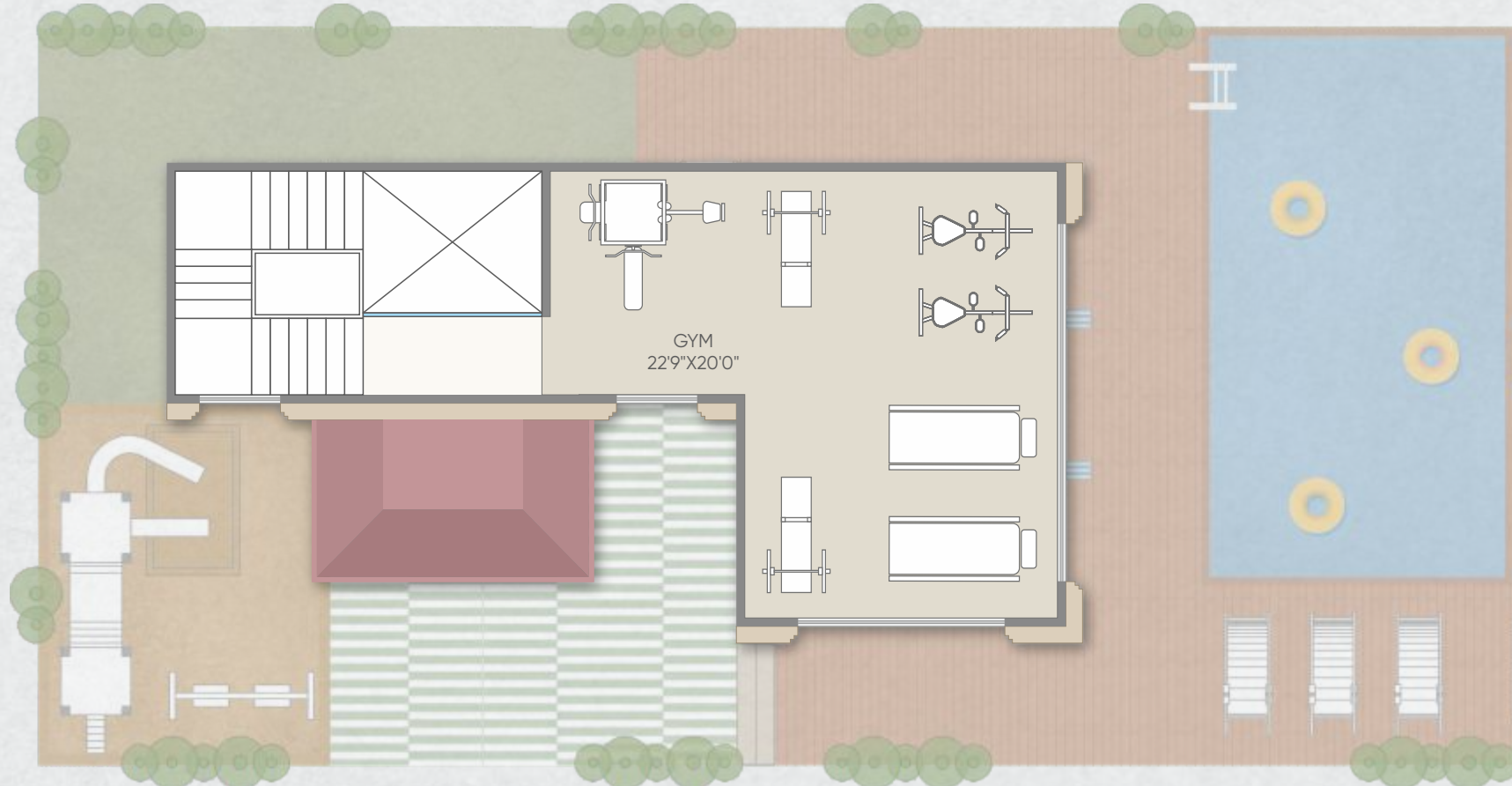
Street Light



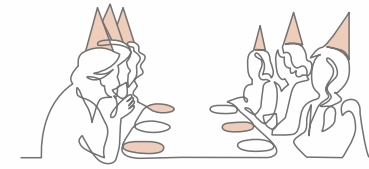
CLUBHOUSE PLAN
Ground Floor



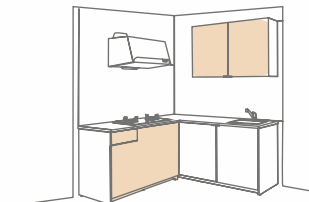
CLUBHOUSE PLAN
First Floor



AMENITIES



MULTIPURPOSE HALL



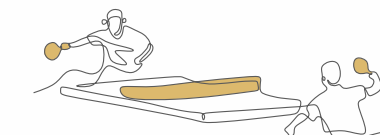
PANTRY



GYMNASIUM



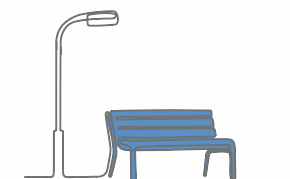
RECEPTION AREA



GAME ROOM



LANDSCAPE GARDEN



SENIOR CITIZEN SEATING AREA



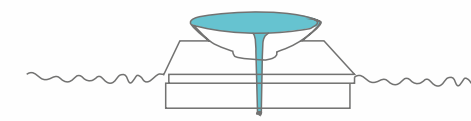
CHILDREN PLAY AREA



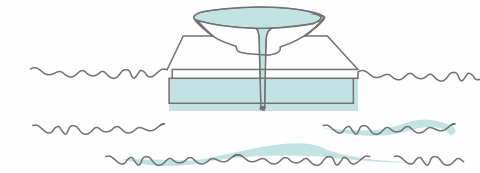
GAZEBO



SWIMMING POOL WITH DECK AREA

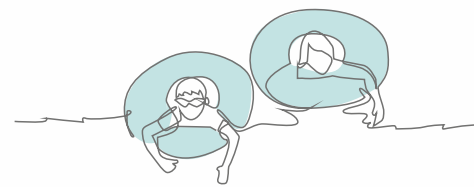


WATER BODY



VERSATILE SPACES FOR EVERY OCCASION:

Picture a place at Auro Shayanam where celebrations come alive and moments turn into memories – our multipurpose hall. Whether it's a family gathering, a festive occasion, or a community event, this dynamic space adapts to your needs. Adjacent to lush gardens, it offers a seamless transition between indoor and outdoor, providing a perfect setting for every occasion.



DIVE INTO SERENITY

Imagine your own oasis of relaxation at Auro Shayonam – our inviting swimming pool. With its crystal-clear waters and tranquil surroundings, it's more than just a pool; it's a refreshing escape. Whether you're looking for a morning swim to start your day or a leisurely dip in the evening, this aquatic haven promises moments of serenity.



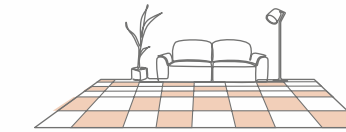


SPECIFICATION



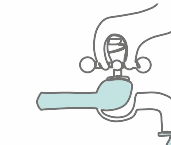
STRUCTURE

Earthquake Resistance.
All RCC & Frame Structure.
High Quality Bricks Masonry Work with Mala Plaster as per Structure Engineer Design.



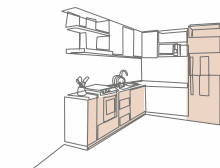
FLOORING

Italian finish Vitrified tiles flooring.



WATER SUPPLY

24 hours water supply through overhead & underground tank of sufficient size.
Provision for Corporation Water Connectivity.



KITCHEN

Exclusive Quartz kitchen platform S.S. sink and designer tiles upto lintel level.
Wash area: Vitrified tiles dado and Natural stone flooring.



PAINT & FINISH

Interiors: Mala Plaster with Wall Putty & Primer.
Exteriors: Double Coat Plaster with (as per Elevation Design) texture, waterproof and fungal resistant paint. Dam Proof Paint.



ELECTRIFICATION

Concealed Copper Wiring (ISI) and Branded Modular Switches.
Concealed Copper Piping with Drain Water Pipe for Split Air Conditioning.



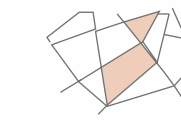
DOORS & WINDOWS

Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Granite frames in all doors. Main Door Design With Veneer Finish.
Windows: Anodized Coated Aluminium Section with Mosquito Net.



BATHROOMS & TOILETS

Designer bathrooms with Premium Tiles upto Lintel Level.
Branded Premium Bath fittings Premium Branded Plumbing Fixtures and Vessels.



TERRACE

Open terrace finished with chemical water proofing and china mosaic flooring / tiles.

LOADED WITH
REPUTED BRANDS OR
EQUIVALENT

STEEL			
CEMENT			
BATHROOM FIXTURE & SANITARY			
PLUMBING PIPES			
ELECTRIC			
DOOR LOCK			
SWITCHES			
COLOUR			
PUTTY			

DEVELOPERS:
SHREEJI NINE

ARCHITECT
DESIGN STUDIO
architects & interior
RUCHIR SHETH

STRUCTURE
ZARNA ASSOCIATES
Structural Consultants

SITE ADDRESS:
Auro Shayanam, bh.billabong school,
nr. narayan partyplot, vadsar, vadodara

SCAN FOR
WEBSITE

SCAN FOR
INSTAGRAM

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EMAIL: shreejinine@gmail.com

WEBSITE: www.theaurogroup.co.in

PAYMENTS TERMS

At the time of Booking **10%** Plinth Level **25%** G.F. Slab **15%** FF. Slab **15%**
S.F. Slab **10%** Plaster Level **10%** Flooring Level **10%** Before Possession **05%**

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.

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RAA13095/070324/311228 | W: www.gujrera.gujarat.gov.in



PRIME
LOCATION

Auro Shayanam is perfectly located in Vadsar, close to Billabong School and Delhi Public School. With all your daily needs nearby, enjoy a convenient and comfortable lifestyle at your doorstep.



SCAN FOR LOCATION

