

The ultimate
expression
of luxury





GARDENIA

5B2HK BUNGALOWS

stature surrounded by nature

Offering a new paradigm in luxurious living, presenting a beacon to those seeking an urban refuge of great character and beauty. From the entrance GARDENIA offers an exceptional experience to create lifelong memories that come with them.





refined
exclusive
relaxing



a designed bespoke experience

Architect Dharam Patel of AAA architects, has created some of the most distinguished communities. Known for architecture that takes inspiration from its surroundings, his team take a contextual approach to their work to create their own impressive designs. Each space is created to provide a wholesome experience of a lifestyle beyond luxury.

For GARDENIA the design is governed by a powerful silhouette with bay windows and rounded corners that allow for rooms to flood with daylight. The residencies with carefully calibrated details, subtle colors and careful wooden accents create an unmatched visual artistry.







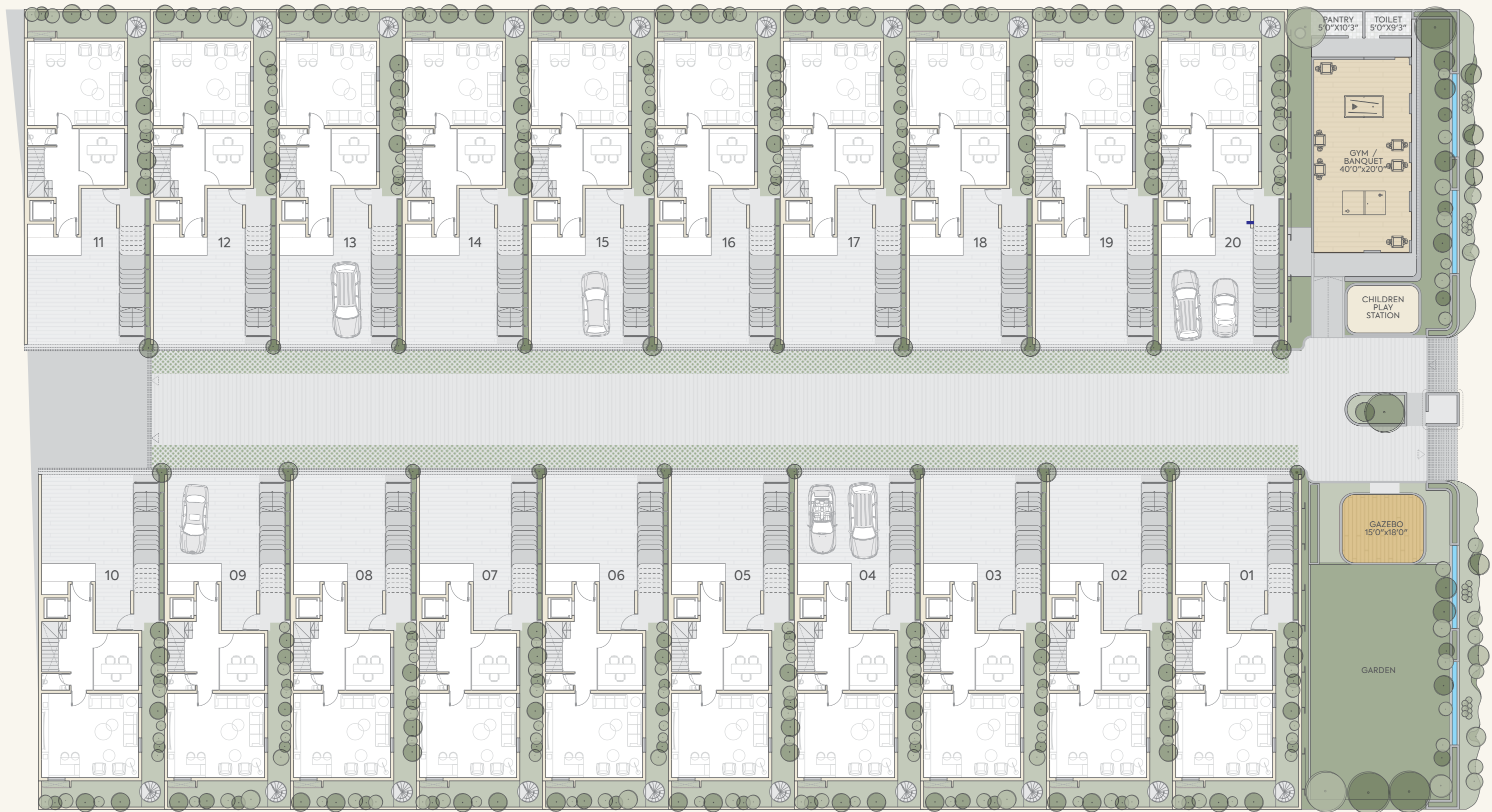
a residential retreat

The privileges of owning a residence at Gardenia are many. At the entrance you will be greeted by a residential retreat that serves as an extension of your own home, with handsomely appointed amenities. Amenities like an open garden with gazebo, a state of the art gymnasium, a cozy children play area and lounge are provided so that owners have more time to enjoy and explore.



site plan

Plot area : 1900 sq. ft.
Construction area : 4400 sq. ft.



18 MT. ROAD

delight in
every detail



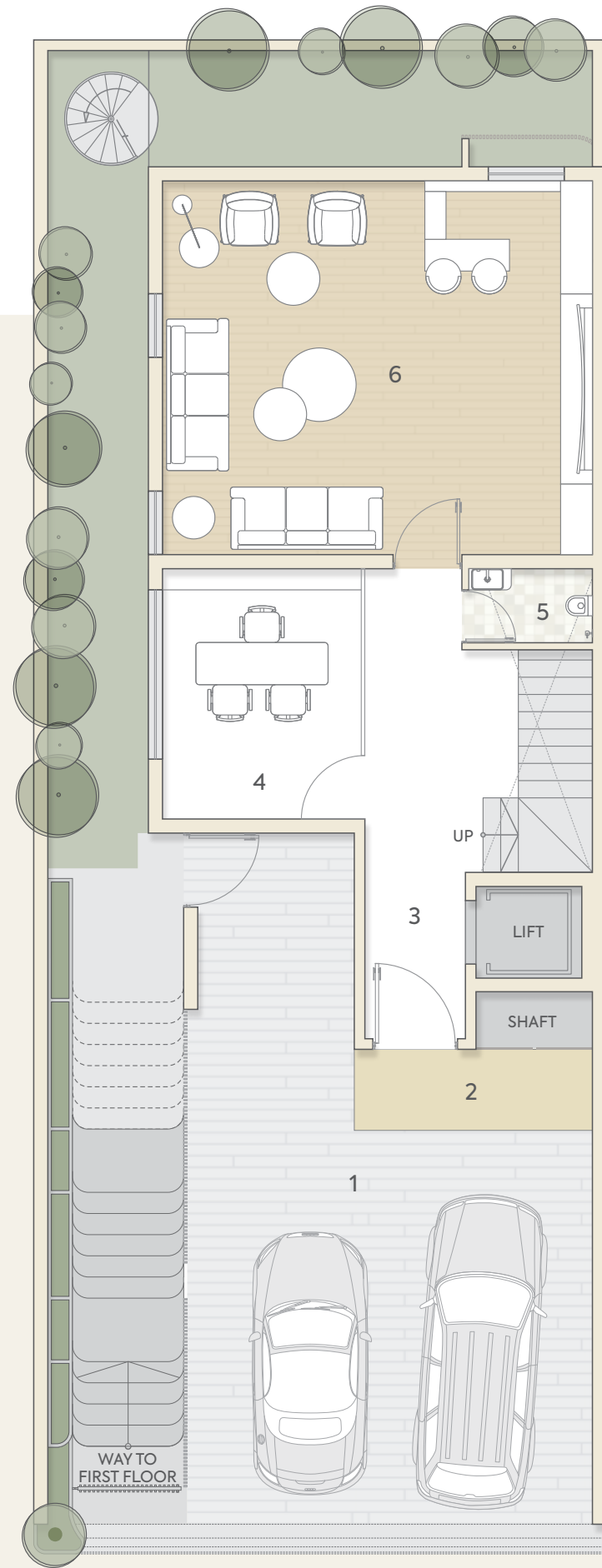
style is a mindset
that stirs the emotions



exquisite interiors

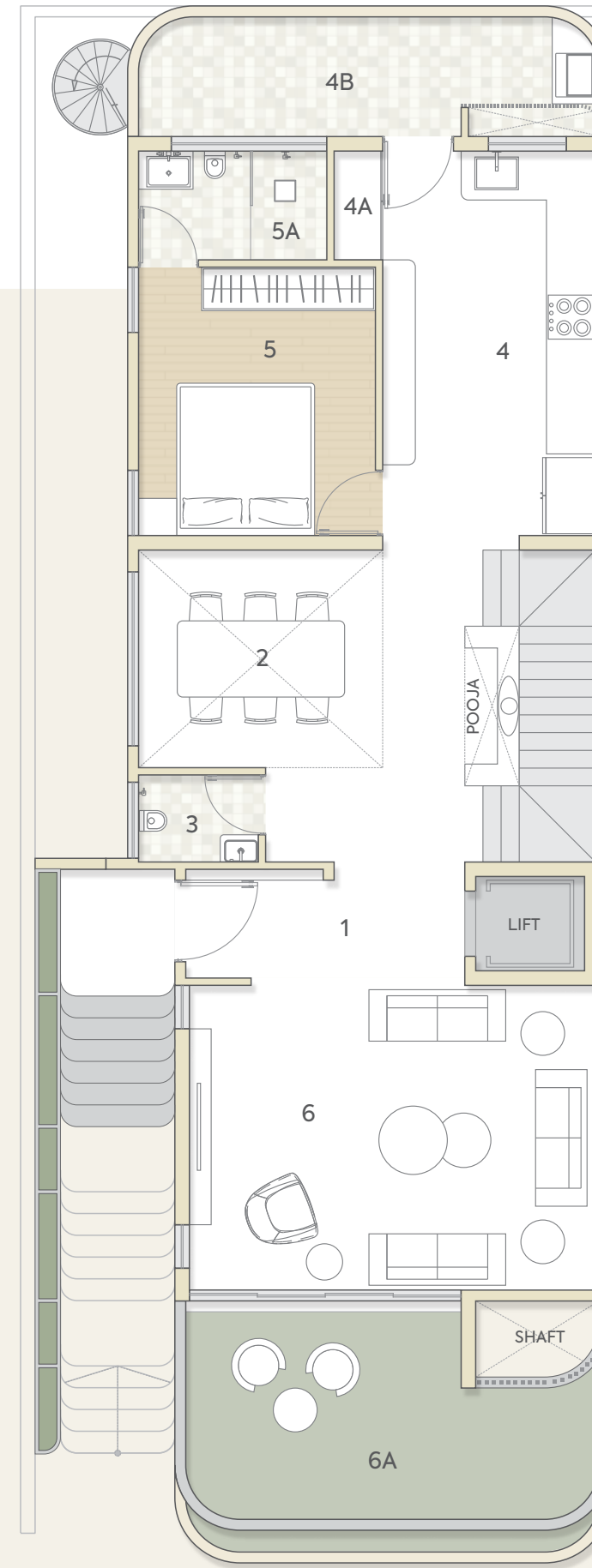
Generously proportioned open plan living/dining rooms with double height demonstrate this elegant contemporary design at its best. Large windows let natural light pour in, giving the spaces a tranquil beauty that is both warm and inviting.





ground floor plan

1	PARKING	19'3" x 20'0"
2	OTTA	11'3" x 3'9"
3	FOYER	4'9" x 10'6"
4	HOME OFFICE	9'6" x 11'9"
5	POWDER TOILET	5'9" x 3'6"
6	LOUNGE AREA/BAR	20'3" x 17'9"

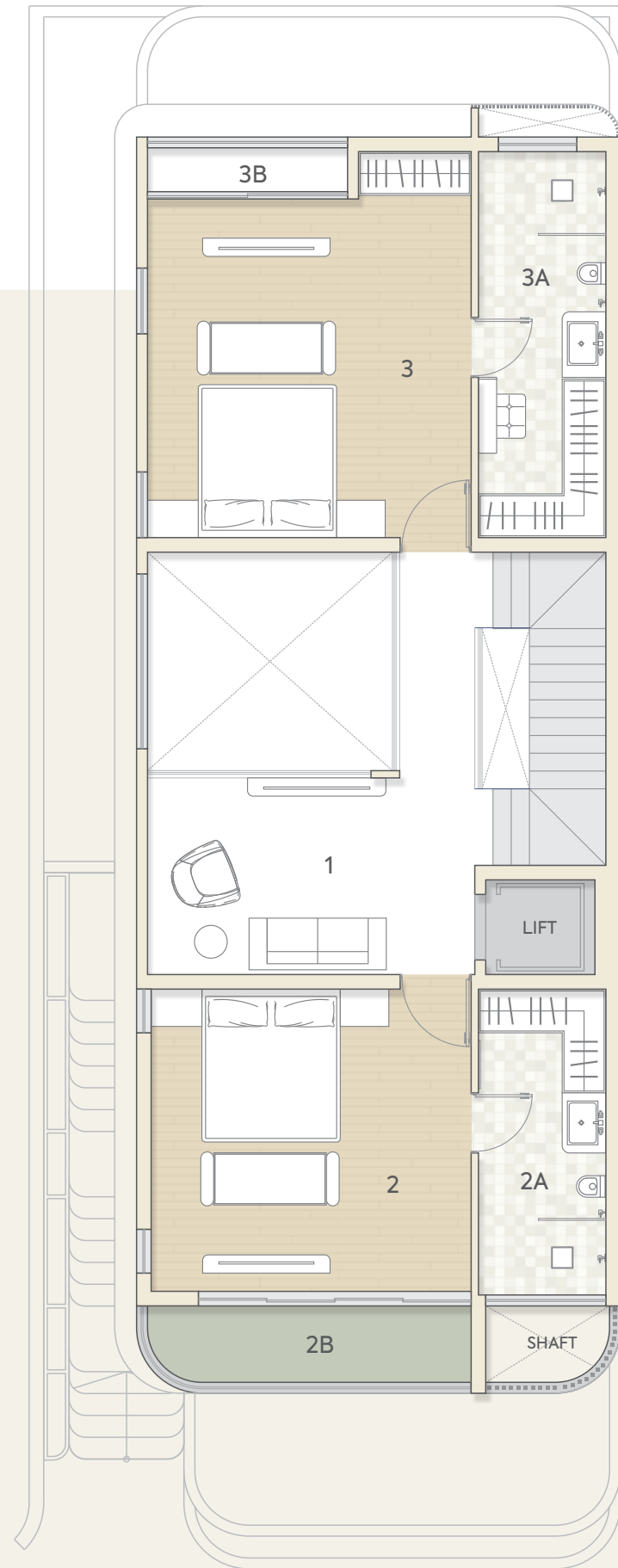


first floor plan



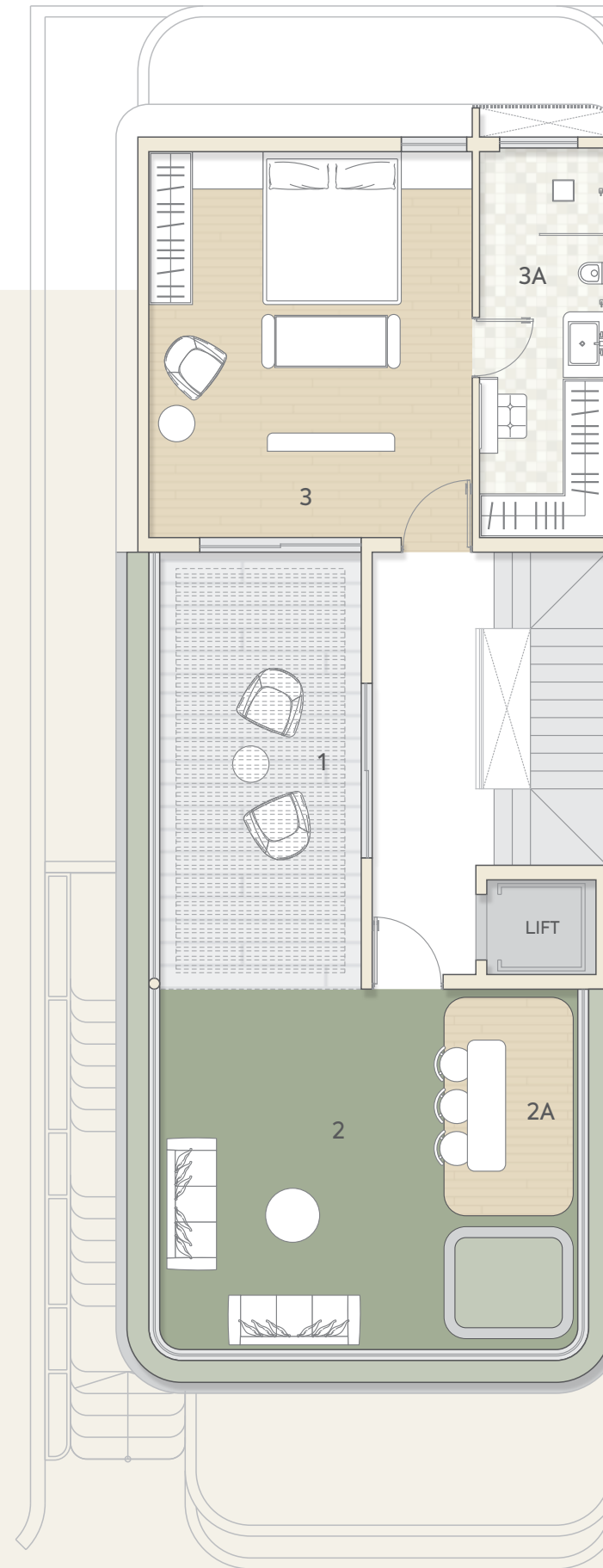
1	FOYER	5'0" x 12'9"
2	DINNING	15'0" x 10'0"
3	POWDER TOILET	5'6" x 4'0"
4	KITCHEN	9'9" x 17'9"
4A	STORE	2'3" x 5'0"
4B	UTILITY / OUTDOOR KITCHEN	20'9" x 5'6"
5	BEDROOM	10'9" x 12'3"
5A	TOILET	8'9" x 5'0"
6	LIVING ROOM	18'9" x 19'0"
6A	TERRACE GARDEN	19'0" x 9'6"

second floor plan



1	FAMILY LOUNGE/ READING / STUDY ROOM	15'0" x 9'0"
2	BED ROOM	14'6" x 14'0"
2A	TOILET / DRESSING	5'9" x 14'0"
2B	BALCONY	14'9" x 3'6"
3	BED ROOM	14'9" x 17'9"
3A	TOILET / DRESSING	5'9" x 17'9"
3B	BALCONY	9'3" x 2'0"

third floor plan



1	OPEN SEATING	9'3" x 20'0"
2	OPEN TERRACE	13'0" x 16'6"
2A	BAR / TANDOOR	6'0" x 10'0"
3	MASTER BEDROOM	14'9" x 17'9"
3A	TOILET / DRESSING	5'9" x 17'9"



specifications

STRUCTURE

Earthquake resistant as per architect's & structural engineer's design.

WALL FINISH

Primer coat and lapi coats on internal walls. As per architect's approved elevation, water resistant exterior paint on the exterior wall.

DOOR & WINDOWS

Main door - Veneer Finished Flush Door Other internal doors - Laminated Flush Doors. Windows - Anodised Aluminium Sliding /UPVC Sliding Windows.

WASHROOMS

Bathroom designer wall tiles as per architect's drawing with false ceiling. Branded sanitary ware. Fittings and fixtures - Kohler, Hansgrohe or equivalent as per architect's design.

FLOORING

Premium italian series vitrified tiles all over.

KITCHEN

Granite platform with standard quality sink. Ceramic tiles up to lintel level.

ELECTRICAL

Branded modular switches. Branded wires - Havells / Finolex / Polycab or equivalent. Concealed copper ISI wiring with sufficient points.

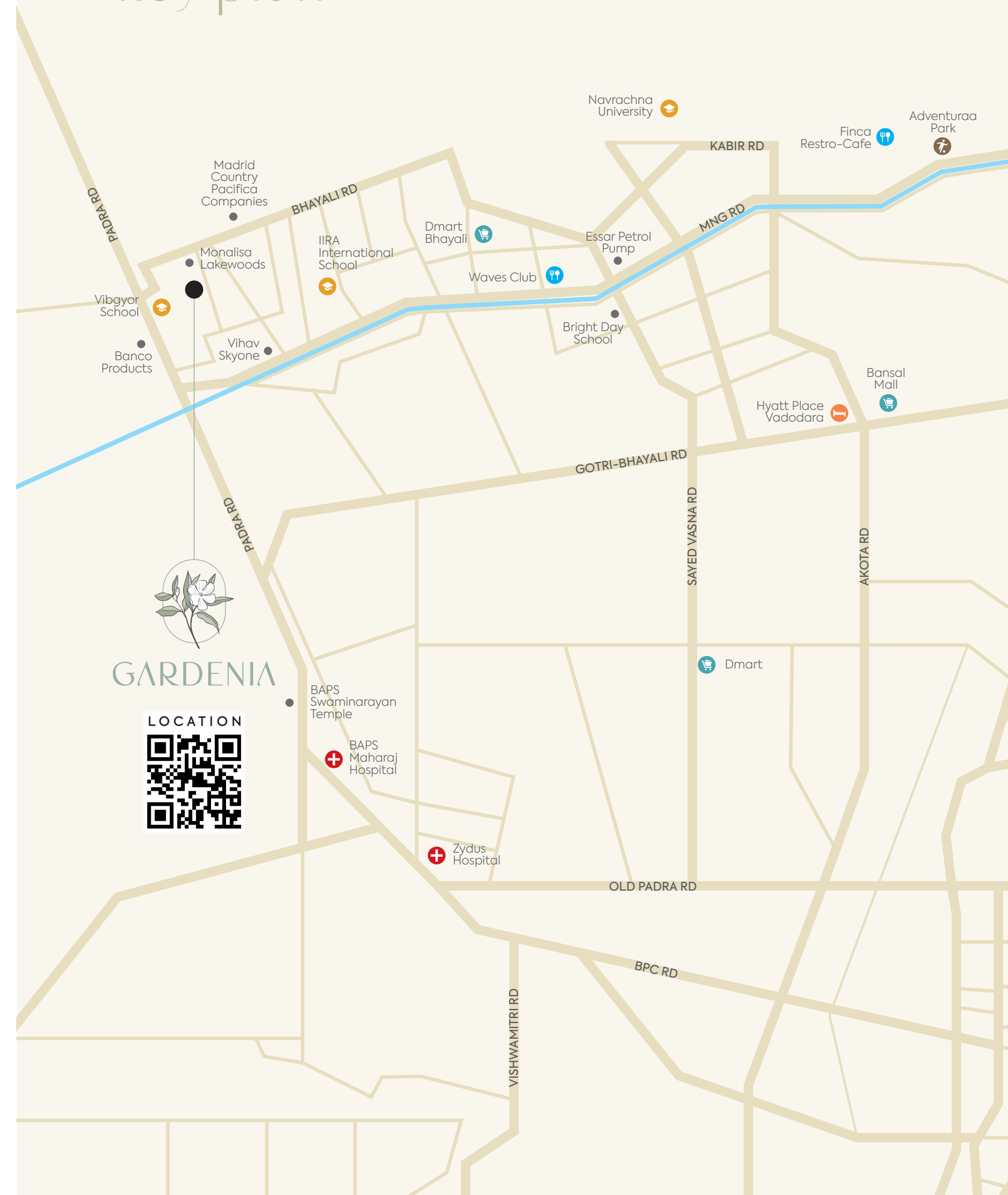
ELEVATOR

Branded MRL Elevator with License of home usage

Disclaimer:

1. Possession will be given one month after the settlement of accounts as per the payment schedule.
2. Extra work will be executed after receipt of full payment in advance.
3. Maintenance deposit, Document charge, GST, Development charge, MGVCCL charges, Legal charges* & any other charges (if applicable) should be levied separately.
4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
5. Any new central or state government taxes, if applicable, will have to be borne by the client.
6. No changes or alteration will be allowed in the elevation.
7. Continuous default in payment will lead to cancellation.
8. Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request for cancellation. A booking & administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount.
9. Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (banakhat).
10. Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities.
11. Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all.
12. Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only a depiction of the project.

key plan



Developer

SHRIJEE BUILDCON

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