



3 BHK PREMIUM APARTMENTS & SHOPS



# EMBRACE A LIFE OF RARE LUXURY

Introducing our latest pinnacle of opulence: a paradise that seamlessly blends the comforts of a luxurious 3 BHK apartment with the convenience of a stylish retail space. Nestled in the bustling neighbourhood of Kalali, this architectural marvel sets new standards in urban living. The spacious three-bedroom apartments boast modern design, cutting-edge amenities, and breath-taking views, promising an elite lifestyle. The ground floor invites entrepreneurs and retailers to establish their businesses in an exclusive shopping destination, capitalizing on the prime location. Welcome to a life of luxury and entrepreneurship combined.





EXPERIENCE A VISUAL  
MASTERPIECE





INDULGE IN THE JOY  
OF NATURE







## REVEL IN SOME HANDPICKED LEISURE

Indulge in a world of leisure with an array of amenities carefully picked to cater to your happiness. On offer are a lavish swimming pool, a fully-equipped gymnasium, and landscaped gardens among others for relaxation. For those seeking excitement, a recreation area awaits, complete with multi-courts and games room. Our wellness facilities, ensure you find the perfect balance of luxury and leisure.



SWIMMING POOL



TODDLER'S ROOM



BANQUET HALL



2 LUSH GREEN GARDENS



INDOOR GAMES



OUTDOOR SITOUTS



LOUNGE



MULTI PURPOSE COURT



MINI THEATRE



GYM



GAZEBO



E.V. CHARGING STATION



# GROUND FLOOR LAYOUT

- A & B ENTRY / EXIT
- 01 SECURITY CABIN
  - 02 ESTATE MANAGER OFFICE
  - 03 SWIMMING POOL
  - 04 BANQUET HALL
  - 05 TODDLERS ROOM
  - 06 GYM
  - 07 LAWN
  - 08 MULTIPURPOSE COURT
  - 09 HOME THEATRE
  - 10 INDOOR GAMES
  - 11 LOUNGE
  - 12 LAWN
  - 13 AROMA GARDEN
  - 14 GAZEBO
  - 15 LANDSCAPE AREA ENTRY
  - 16 JOGGING TRACK
  - 17 ELECTRICAL ROOM







SWE SKYLIGHT

SWE SKYLIGHT

LIFESTYLE LINCOLN

SPACE CENTURY

SWE SKYLIGHT



# FIRST FLOOR LAYOUT



60 FT WIDE ROAD

60 FT WIDE ROAD

60 FT WIDE ROAD





# TYPICAL FLOOR LAYOUT



60 FT WIDE ROAD

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## TYPICAL FLOOR PLAN

01	PERSONAL FOYER	9'4"X6'6"	05	BED ROOM	11'0"X10'0"
02	LIVING ROOM	11'0"X16'0"	06	COMMON TOILET	6'2"X4'0"
2A	BALCONY	11'0"X3'6"	07	M. BED ROOM 01	15'0"X11'0"
03	DINNING	7'6"X7'0"	7A	TOILET	7'0"X5'0"
04	KITCHEN	11'0"X8'6"	08	M. BED ROOM 02	13'0"X10'0"
4A	STORE	2'4"X6'3"	8A	TOILET	7'0"X4'9"
4B	WASH	6'0"X4'9"			



# SPECIFICATIONS

## RESIDENTIAL

### STRUCTURE

- Earthquake resistant R.C.C. Frame structure.
- Internal & External masonry work with Brick/Block

### FLOORING

- High Quality Vitrified tiles.
- Anti-skid vitrified tiles in all Balconies.
- Heat & Water Proofing Treatment on common terrace.

### WALL FINISH

- 2 Coat Wall putty with primer on internal walls.
- Double coat plaster with weather proof paints/texture on exterior walls.

### DOOR & WINDOWS

- Decorative main door with standard safety lock and fittings.
- All other internal doors are flush doors with laminates.
- Aluminum section windows with Powder coating and stone sill

### KITCHEN

- Granite top platform with S.S. sink.
- Dado wall tiles upto lintel level.

### WASH AREA

- Glaze tiles upto parapet level & Kota stone flooring with provision of washing machine electric & plumbing point.

### BATHROOMS

- Premium Ceramic tiles upto lintel level with anti skid tiles in flooring.
- Branded quality bath fittings & sanitary ware jaquar /Kohler equivalent
- Granite counter with ceramic fittings.
- Geyser points in all bathrooms.

### ELECTRICALS

- Concealed copper ISI wiring/M.C.B/E.L.C.B & Branded modular switches with sufficient electrical points.
- Provision for T.V. & internet point at convenient location.
- 3-Phase electric connection.
- Provision for A/C Point in living & master bedroom

## COMMERCIAL

### STRUCTURE & WALL CONSTRUCTION

- Internal wall with putty finished and external wall with weather proof paint over double coat plaster.
- No Plaster to Ceiling

### DOORS

M.S Rolling shutter with color in shops and offices

### ELECTRIFICATION

- No Concealed wiring in shops and offices / MCB and Junction box for each office and shops.
- Provision for three Phase meter on demand.

Exterior glazing & ACP Work as per architect's design



VALUE ADDITIONS



CCTV SURVEILLANCE CAMPUS



POWER BACKUP FOR COMMON AREAS



PREMIUM BRANDED LIFT



FIRE FIGHTING SYSTEM



SPACIOUS ENTRANCE LOUNGE IN EACH TOWER



SOLAR ELECTRICITY FOR COMMON AREA



1 ALLOTTED CAR PARKING



ESTATE MANAGER CABIN



60 FT WIDE ROAD

60 FT WIDE ROAD

60 FT WIDE ROAD







Disclaimer: (1) 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. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given one month after full payment. (7) Extra work will be done at additional cost with prior estimate approval.



### PAYMENT SCHEDULE

At the time of Booking **10%** | At the time of Agreement to Sale **20%** | Plinth of Building/Tower **15%** | Casting of Ground Floor Slab **4.0%** | Casting of 2nd Floor Slab **3.0%** | Casting of 4th Floor Slab **3.0%** | Casting of 6th Floor Slab **3.0%** | Casting of 8th Floor Slab **3.0%** | Casting of 10th Floor Slab **3.0%** | Casting of 12th Floor Slab **3.0%** | Casting of Top Floor Slab **3.0%** | On Completion of Masonry Work **5.0%** | On Completion of Internal Plaster **5.0%** | On Completion of External Plaster **5.0%** | On Completion of Flooring **5.0%** | On Completion of FINISHING WORK **5.0%** | At the time of Sale Deed (30DAYS BEFORE POSSESSION) **5.0%**

A PROJECT BY



DEVELOPERS:  
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