



Site Address :  
**VENEZIA VISTA**  
R.S NO. 179/3, AT MOJE: ZADESHWAR,  
TA. & DIST. BHARUCH.

Ph. : +91 98252 59460 / 70698 15495  
E : veneziavista5055@gmail.com

Developers :



Sr.179/3 Behind Nyaymandir Hotel, Bharuch, 392011

Architect :



Structure Designer:

**SVN CONSULTING ENGINEER**  
ANIL MISTRY - VADODARA

RERA NO.: PR/GJ/BHARUCH/BHARUCH/Others/MAA11827/220523  
W: www.gujrera.gujarat.gov.in







# A REDEFINED CONCEPT OF ELEVATED LIVING

Luxury living meets the green embrace of Narmada Golf Link. Let your dreams take flight amidst the green expanses and exquisite comforts. Discover a sanctuary where everyday life becomes a work of art.

**VENEZIA VISTA**  
awaits, ready to redefine your concept of elevated living.







14 STOREY MAGNIFICENT TOWER | 14 EXTRAVAGANT AMENITIES  
| AMPLE PARKING SPACES



DISCOVER THE TRUE  
ESSENCE OF HOME







A WONDROUS  
LIFESTYLE



















## GROUND FLOOR PLAN



Sr.n	Size	C.A (Sq.Ft.)
01	16'2"x34'3"	552.63
02	11'3"x34'3"	384.13
03	9'6"x26'2"	246.62
04	12'4"x26'2"	321.19
05	9'6"x26'2"	246.62
06	11'3"x34'3"	384.13
07	16'2"x34'3"	552.63



## AMENITIES BEYOND AGE LIMIT

-   
Gazebo
-   
Gym
-   
Library
-   
Banquet Hall
-   
Senior Citizen Seat-Out
-   
Multipurpose Game Court
-   
Landscape Garden
-   
Children Play Area
-   
Fire Safety
-   
Indoor Games
-   
Jogging Track
-   
CCTV Surveillance In Common Area
-   
Elegant Entrance Foyer with Granite
-   
Waiting Lounge





ELEVATE YOUR  
EXPECTATIONS





# TYPICAL FLOOR PLAN



18.00M.T.WideRoad

# BASEMENT FLOOR PLAN



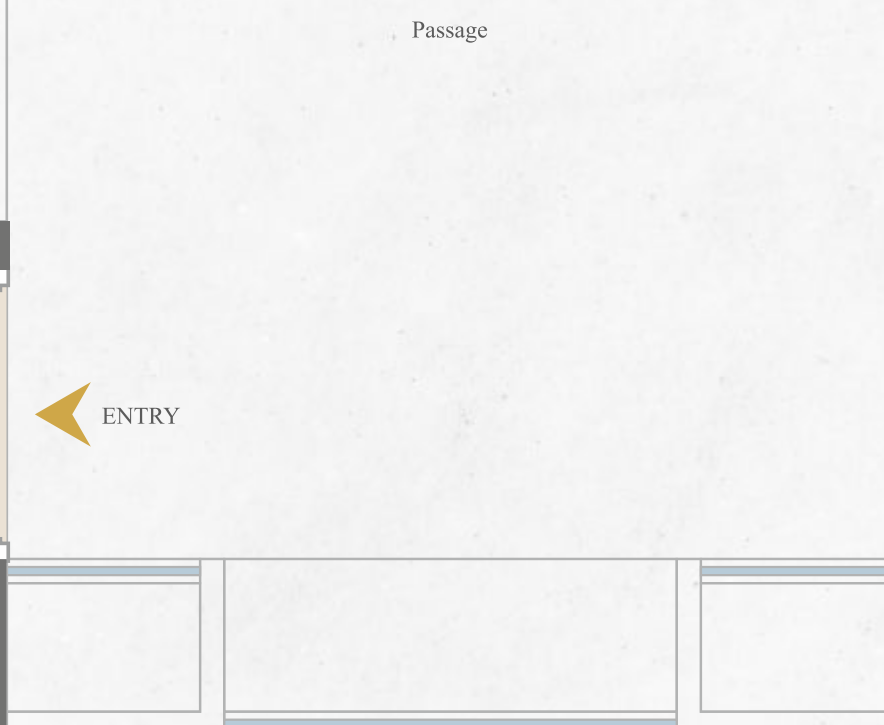
18.00M.T.WideRoad







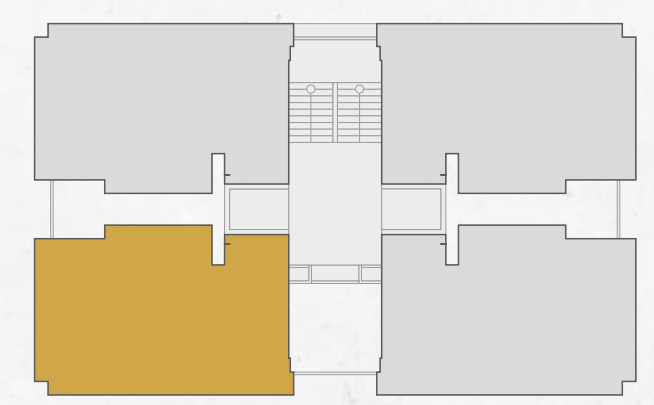
# 2BHK UNIT PLAN



## TYPE A-B-C

C.A : 833.46 Sq.Ft.  
B.A : 906.42 Sq.Ft.

RERA C.A. = 679.00 SQ.FT.  
RERA B.A. = 710.00 SQ.FT.







DESIGNED THE WAY  
YOU WANT TO LIVE







A SMART ENSEMBLE  
OF FINE AESTHETICS &  
STUNNING ARCHITECTURE







STEP INTO THE WORLD  
OF ENRICHING INDULGENCES











## RESIDE IN THE ARMS OF ELEGANCE



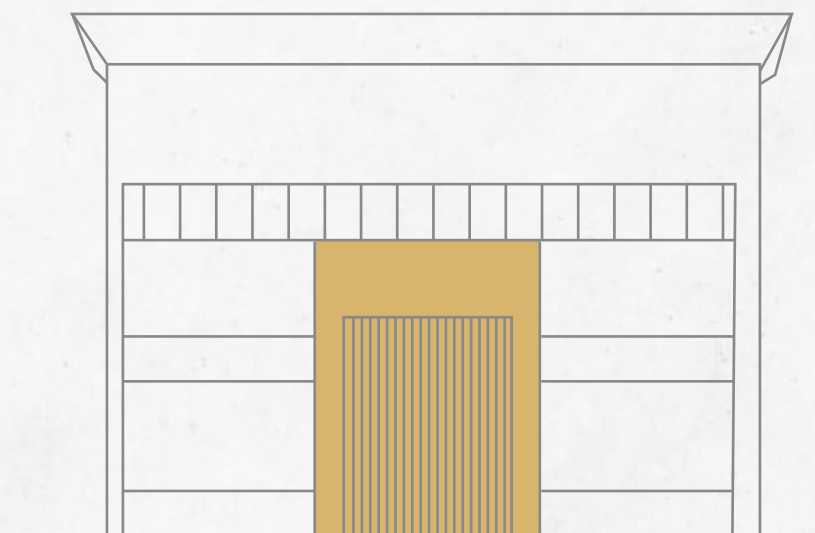
Immerse yourself in a world where artistry and craftsmanship intertwine to create a tapestry of stunning aesthetics that transcends the ordinary. Luxurious residences, adorned with meticulous details, become an exquisite canvas upon which dreams are painted. Embraced by verdant greenscapes, nature weaves its spell, whispering a harmonious melody that caresses the soul.

Stunning Aesthetics

Luxurious Residences

Green-Scapes Around Your Home

Prime Location In The City





  
**SPECIFICATION**  


**ELECTRICAL**

- Single Phase Concealed copper wiring.
- Distribution Board with MCB & ELCB to Ensure Maximum Safety.
- Premium quality Modular switches.
- Sufficient Electric Points in All Rooms Geyser Points in all Bathrooms.
- A/C Point in two rooms.

**DOORS & WINDOWS**

- Decorative & Alternative wooden main entrance door with hi-quality locking arrangement.
- Fully laminated internal flush doors with granite frames & premium SS/BRASS hardware & handles.
- High quality Heavy Gouge anodized aluminium windows with Granite jambs for all windows.

**FLOORING & TILING**

- 24"x24" Size tiles in all rooms.
- Premium quality tiles full heights all bathroom.

**COLOUR**

- Acrylic paint outside for building, putty finish in interior flats.

**KITCHEN**

- Premium quality Granite platform.
- Premium Quality S.S. Sink & R.O Point.
- Storeroom with polished kota stone shelf.
- Designer Tiles dado Full Height.

**PLUMBING & SANITATION**

- Pressurized water-supply in each flat.
- Premium quality sanitary ware & fittings in all toilets (Aris, Plumber, cera, or equivalent)
- Hi-quality concealed CPVC plumbing lines.

**ELEVATORS**

- Two high speed elevators in each block.

**TERRACE**

- Roda water proofing with china mosaic in terrace.

**STRUCTURE**

- Quality controlled, Earthquake resistant, RCC framework structure according to NBC approved norms.
- Basement with ample parking facility.

**PLASTER WORK**

- Polymer textured external walls with premium acrylic paint/ exposed brick cladding.
- Smooth finished plastered internal walls with white cement based putty.







**NOTE:**

• Banakhat charges, stamp duty, registration charges, legal charges, GEB charges, society maintenance deposit & monthly maintenance charges to be born by purchaser, a GST, service charges as and if applicable will be born by purchaser. • Any additional charges and duties levied by the government/local authorities during or after the completion of scheme shall be born the purchaser. • The developers reserves the right to change the plan & specifications as may required. • Balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the complication of the scheme. a Irregular payment shell cause cancellation of booking. • At the of cancellation of the booking 10% service charge of the total amount paid shall be levied and balance payment shall be made only after the next available booking. • Extra change in internal work shall not be permitted. if any parts of construction work cancellation shall not be refundable. • Variation in shades, designs & sizes likely in vitrified & glazed tiles due to constraints of availability @ manufacturing, a Possession of the flats shall be delivered only full & final payment after one month. • Changes in external elevation shall not be permitted. • Images, furniture and fixtures shown in the brochure are only for indication and are not part of any agreement. • All matter subject to Bharuch Jurisdiction.