

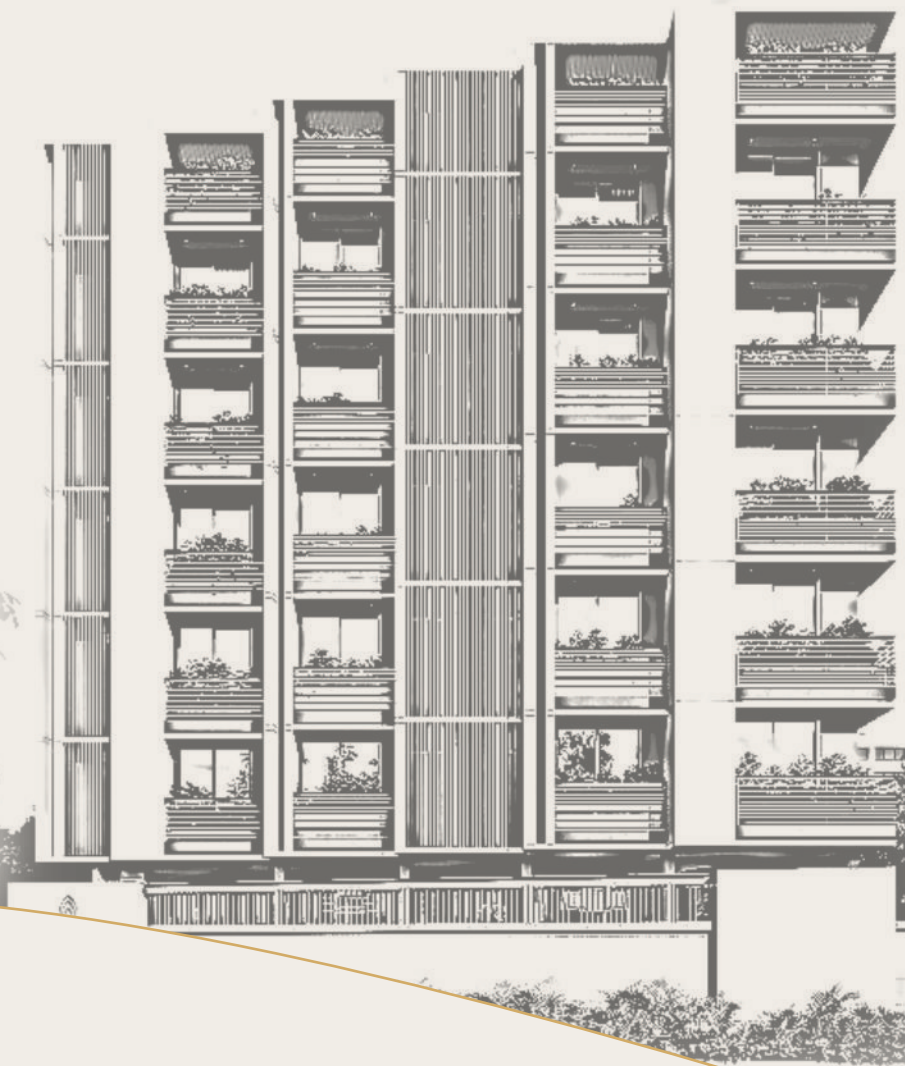
grand living redefined



GIRIRAJ
AVINYA



Brochure PDF



affluence articulated

3-BHK Palatial Living



luxury redefined

Just 15 Apartments' Exclusive Project

Find your perfect residence in Giriraj Avinya which is nestled in the posh area of Ambawadi. Giriraj Avinya is a project with just 15 privileged apartments for the ultimate feeling of exclusiveness. It has the right mix of positive energy, purposefully designed spaces, safety and security and everything that gives you a sense of luxury inside out. Everything you need every day is right around the corner - Jain Temple, School, Hospital, Grocery Stores, Shopping Mall and more.



grandeur elaborated

Uniquely Designed 3-BHK
Magnificent Homes

Every room of all 15 Apartments is designed particularly to keep them discrete from one another. Each space gives you the liberty to decorate it candidly, exactly as you dreamt.



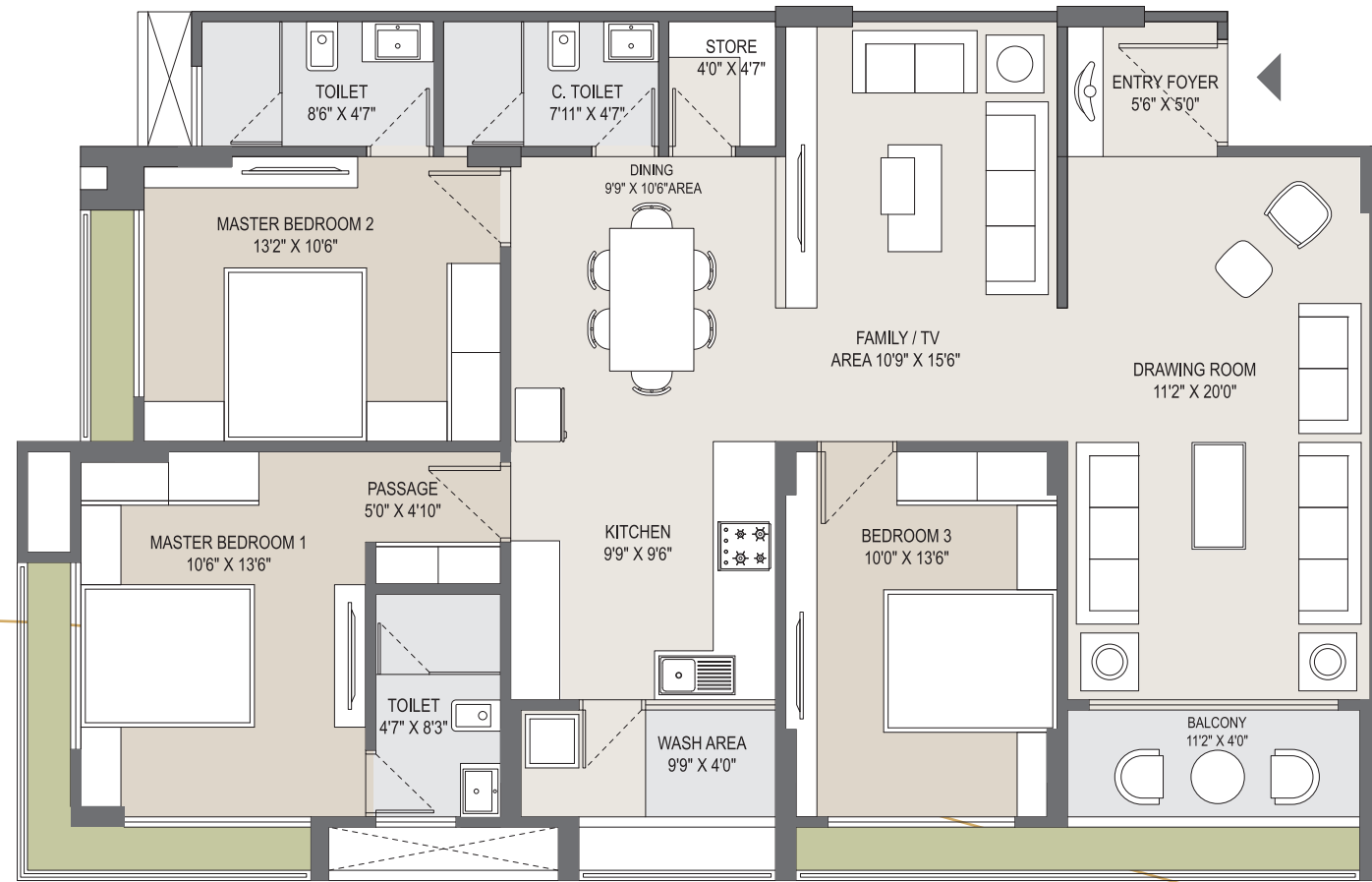
 Ground Floor



 Typical
1st to 5th Floor



privacy perfected




Type 1
 3 bhk - 101 to 501

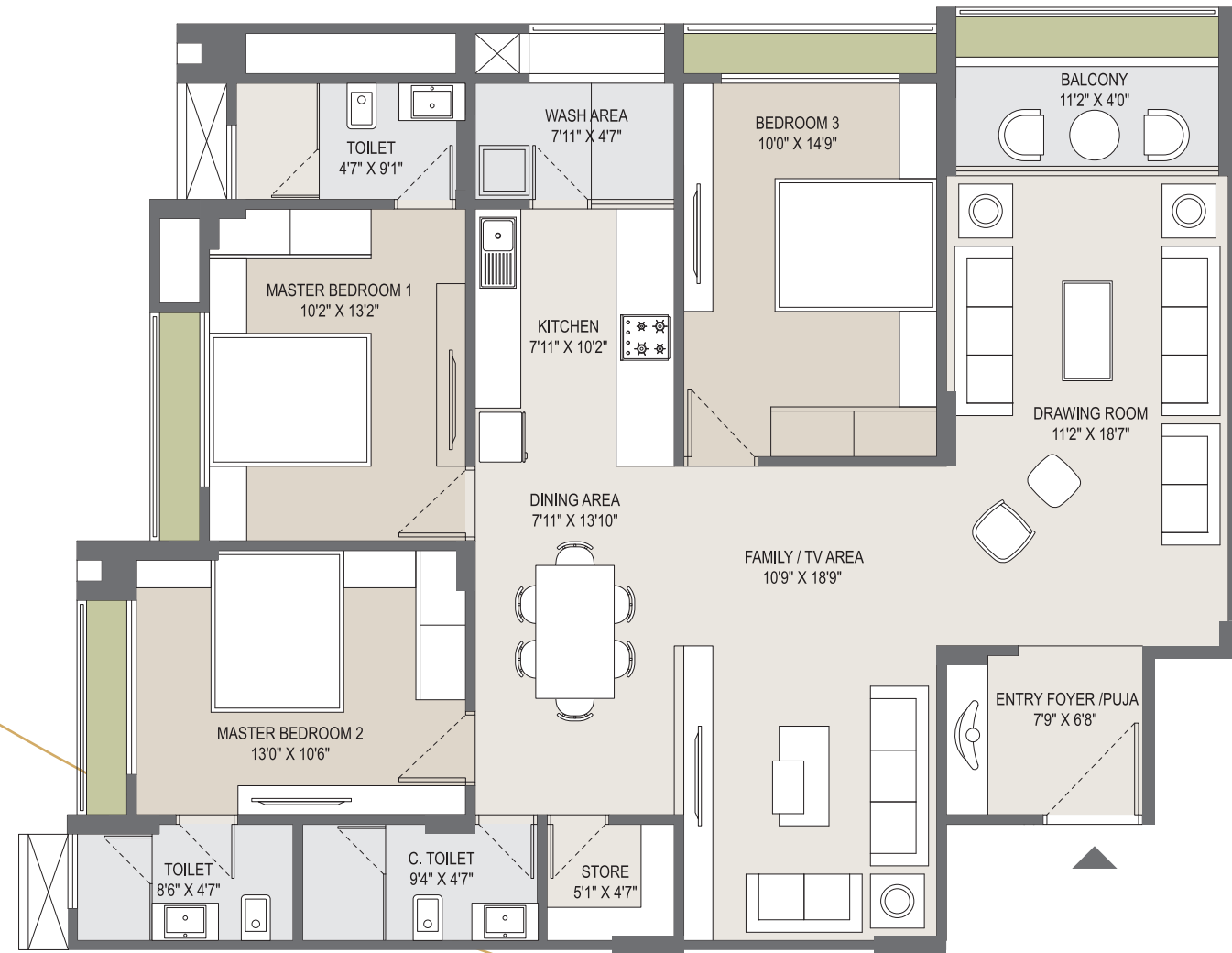


convenience implemented

VASTU- COMPLIANT Architecture for Positive Energy

Keeping Vastu in mind while designing the architecture, we have created the right mix of positive energies for the abundance of joy, growth and peace of mind for you.





Type 2

3 bhk - 102 to 502



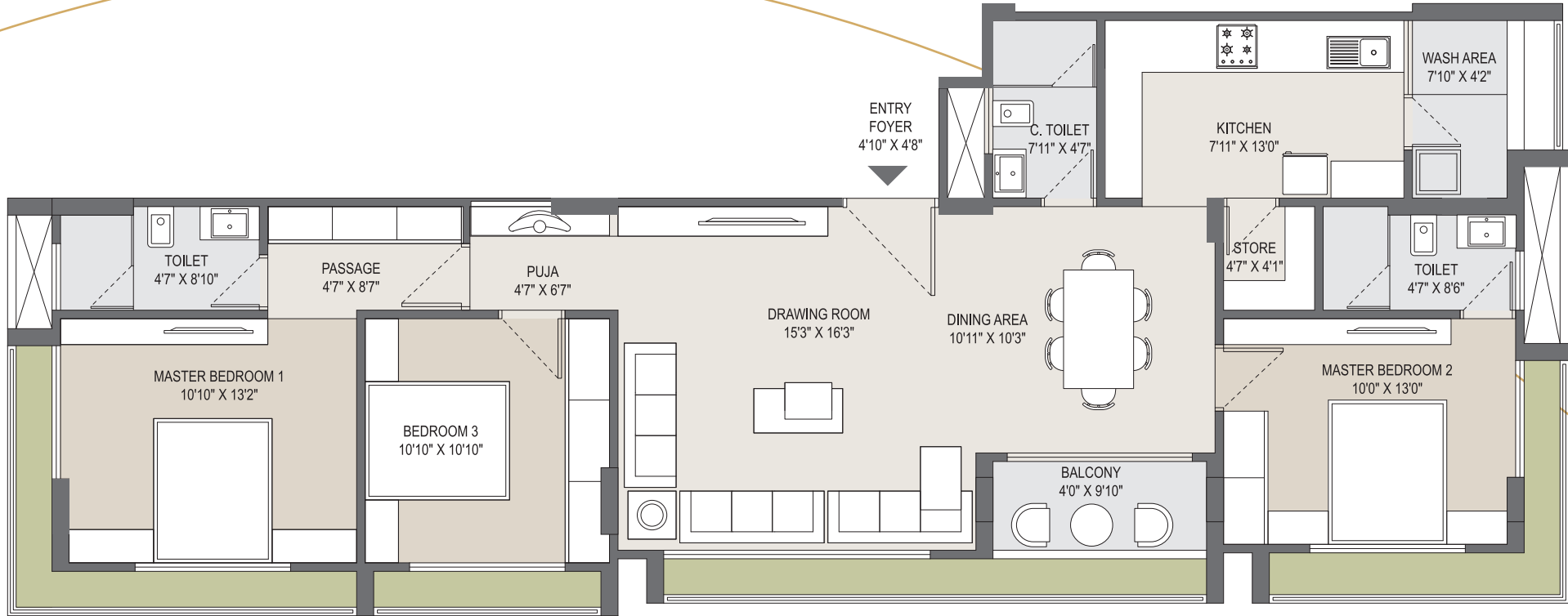
grace uprighted

Gorgeous Outside, Spacious Inside



opulence summited

Stunning Aesthetics with Delightful Features



Type 3

3 bhk - 103 to 503





 Terrace
Plan



leisure elevated
Terrace Space for Relaxation and Celebrations

Spend quality time with your friends and family, gaze at the stars at night or celebrate with parties at the Terrace Space, which has Multipurpose Hall, Sitting Area, Gazebo, and Open Deck.

A modern rooftop terrace at sunset. The scene features a glass-walled lounge area with contemporary furniture, an outdoor seating area with a white sofa and black chairs, and a lush green lawn. The sky is a mix of soft pinks, oranges, and blues. The terrace is supported by dark wooden beams and pillars.

bonds celebrated

A Space for Heart-Warming Conversations



relaxation navigated

Dedicated Parking Space and 24x7 Security

Our dedicated Ground Floor Parking with Mechanical Car Parking Facility makes parking hassle-free for you. For safety, we have 24x7 security with CCTV cameras on the entire premises.

specifications

FLOORING

- Drawing, Living / Dining & Kitchen: Italian Marble / Branded Large Format Vitrified Tiles
- All Bedrooms: Branded Vitrified Tile
- Kitchen Platform: Natural Granite with Quartz Sink
- Kitchen Dado: Ceramic / Vitrified Tiles up to Full Height
- Wash Area: Kota Stone / Matt Finish Vitrified Tile Flooring with Full Height Wall Tiles
- Store Room: DP Kota stone Shelf and Wall Tiles up to Full Height
- Balcony: Rustic / Matt Finish Non-Slippery Tiles

TOILETS

- Vitrified Floor and Wall Tiles Up To Full Height
- Granite Counter with Ceramic Wash Basin – Kohler / Toto Equivalent
- WC Wall Hung Type – Kohler / Toto Equivalent
- CP Brass Fitting – Plumber / Kohler / Toto or Equivalent

WINDOW

- Premium Quality UPVC / Aluminum Sliding Window with Stone Framing

DOOR

- Main Door: Wooden Frame and Flush Door with Veneer on Both Sides and Premium Quality Door Lock
- Other Doors: Wooden Frame with Flush Door with Laminate Finish on Both Side

ELECTRIFICATION

- 3 Phase Concealed Conduits with PVC Insulated ISI Grade Copper Wiring: R.R. Cable or Finolex
- Adequate Number of Points for Power and Lighting with Branded Modular Switches: Legrand / Hi-Fi Equivalent

INTERNAL & EXTERNAL WALLS

- Internal Walls Single Coat Mala Plaster with Putty Finish
- External Walls Double Coat Sand Faced / Texture Plaster with Acrylic Paint

SALIENT FEATURES

- Exclusively Designed Three Apartments on Each Floor with a Lavish Lift / Staircase Foyer
- Separate Entry Foyer for Each Apartment
- Dedicated Ground Floor Parking with Mechanical Car Parking Facility
- Centrally DTH Satellite TV Connection in Drawing / Living & Master Bedrooms
- S.S. Bathroom Accessories in Master Bedrooms
- Automatic Elevator of Omega, Kone, Otis or Equivalent
- Elevator Access from Ground Floor up to the Terrace
- Lift / Staircase Foyer with Waiting Area on Ground Floor
- 24x7 Security with CCTV on the Entire Premises
- Optimum Use of Natural Light and Ventilation in All Rooms
- Solar Power Generation for Common Purpose
- Adani Gas Connection Provision up to Wash Area
- Design As Per Fire Safety Norms / Standards
- Apartment Design As Per Vastu
- Air Conditioner Piping Provision for Individual Split Units in Each Room
- Slab top to Slab top height: Ground Floor- 4.5 meters. Typical Apartment Floor - 3.25 meters

location



Developer



VISHNU
developers

Name: Vyomesh Mashru
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Architect



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Structural Engineer

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MEP Consultant

**Gallop MEPF
Consultant**

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Vastu Consultant



VASTUYOGI®
सर्वे भवन्तु सुखिनः

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RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11091/281222

RERA WEBSITE : www.gujrera.gujarat.gov.in

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