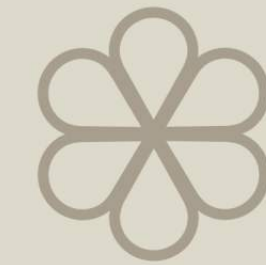


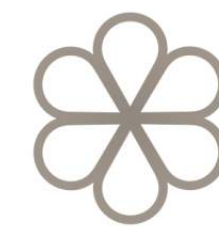
PRESTIGIOUS PROJCT BY



THE ELITE VILLAS

Thank you for accompanying us in this virtual journey of evolution of barbella.

"YOUR SACRED SPACE IS WHERE YOU CAN FIND YOURSELF AGAIN AND AGAIN."  
- JOSEPH CAMPBELL



BARBELLA  
THE ELITE VILLAS

AN OPEN TREAT TO LIFE

AN OPEN TREAT TO

# SPACIOUS LIFESTYLE EAGER TO BE YOURS

Simply class, soulfully presentable and smoothly designed bungalows with immense open spaces is what defines **Barbella**, the most prestigious and widespread project of famous **Piramyd Group**.

The classically formed spaces will address your life as a beautiful story inside Barbella's wall of brilliant life.



AN OPEN TREAT TO  
A GRAND  
WELCOME SET ONLY  
FOR YOU

Clean and sufficiently capacious peaceful seating with fragrant flowers, leaves shedding sounds with bird chirpings and more of such will be received by you right from the first time you move towards the luxury i.e. your habitat spaces.

The perfect ambience will glimpsed up at the foremost beginning while giving you the idea of what's more to come.



AN OPEN TREAT TO  
**SENSES WITH  
FANTABULOUS FUN**

All sport activities like tennis, cricket & volleyball in addition to spacious gardens and refreshing swimming pool is a thought derived from great intelligence.

The dedicated exterior parks, parking and outdoor sports needs are all included with the enjoyable indoor club facilities like gaming and yoga & aerobic spaces.

- Basketball
- Volley ball court
- Net cricket





AN OPEN TREAT TO

# MAGNIFICENCE SPREAD EVERYWHERE

Wherever your vision goes, it's the most happening culture which you will be pleased to believe is all yours and you can enjoy it all your life for every moment at every hour of the day with complete satisfaction.

- Outdoor Swimming Pool • Splash Pool • Pool Side Café
- Indoor Wooden Squash & Badminton Court • Fully Equipped Gymnasium
- Mini Theatre & 7D Theatre • Restaurant • Banquet Hall

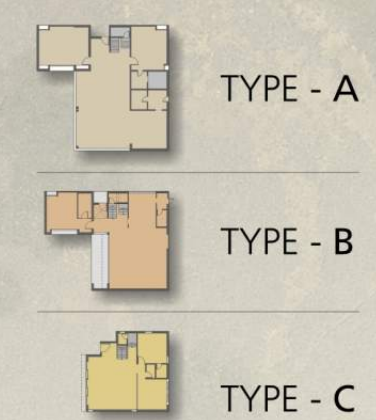






LEGENDS

- |                    |                     |                                   |                           |
|--------------------|---------------------|-----------------------------------|---------------------------|
| 01) Entrance Gate  | 12) Wash Area       | 23) Children Play Area            | 34) Rubber Carpet         |
| 02) Security Cabin | 13) Party Hall      | 24) Seating                       | 35) Water Activity        |
| 03) Store Room     | 14) Game Zone       | 25) Kids Pool                     | 36) Clinic / Medical Shop |
| 04) Water Body     | 15) Pantry          | 26) Swimming Pool                 | 37) Atm                   |
| 05) Security Room  | 16) Conference Hall | 27) Wooden Deck                   | 38) Super Store           |
| 06) Garden         | 17) Gents Toilet    | 28) Platform Tennis / Basket Ball | 39) Flower Shop           |
| 07) Club Entrance  | 18) Ladies Toilet   | 29) Lawn                          | 40) Temple                |
| 08) Waiting Lounge | 19) Banquet Hall    | 30) Volleyball Court              | 41) Room                  |
| 09) Reception      | 20) Kitchen         | 31) Net Cricket                   | 42) Seating Reading Space |
| 10) Manager Office | 21) Store           | 32) Visitor Parking               |                           |
| 11) Restaurant     | 22) Kitchen Yard    | 33) Golf Area                     |                           |



BARBELLA PROPERTY



AN OPEN TREAT TO GREENS & NATURALS



AN OPEN TREAT TO ECSTASIES WITH BLOSSOMS

AN OPEN TREAT TO AMUSEMENT WITH SHINE



AN OPEN TREAT TO ADVENTURES WITH GREENS



**TYPE A**  
4 BHK UNIT PLAN



Ground Floor Plan

01	OTTA	04' 9" X 06' 9"	07	STORE	07' 9" X 06' 0"	13	DRESS	07' 0" X 06' 0"
02	ENTRANCE FOYER	12' 9" X 06' 9"	08	SERVICE KITCHEN	07' 9" X 07' 9"	14	BEDROOM	16' 0" X 14' 0"
03	LIVING / DINING	31' 3" X 22' 3"	09	KITCHEN BACKYARD	16' 6" X 09' 6"	15	POWDER	04' 0" X 07' 9"
04	SWIMMING POOL	16' 9" X 12' 6"	10	DRY AREA	08' 6" X 07' 6"	16	LIFESTYLE ROOM	14' 0" X 21' 0"
05	DECK	18' 0" X 13' 3"	11	WASH	08' 0" X 07' 6"	17	SERVANT	08' 9" X 06' 0"
06	KITCHEN	17' 0" X 12' 3"	12	TOILET	07' 0" X 07' 9"	18	SE. TOILET	03' 6" X 06' 0"



First Floor Plan

01	PASSAGE	06' 3" X 15' 0"	07	TOILET	07' 9" X 14' 0"
02	SITTING	16' 9" X 10' 9"	08	DRESS	07' 3" X 14' 0"
03	SUITE ROOM	17' 3" X 22' 3"	09	BEDROOM	17' 3" X 14' 0"
04	DRESS	09' 3" X 14' 0"	10	DRESS	05' 9" X 07' 6"
05	TOILET	07' 6" X 14' 0"	11	TOILET	05' 9" X 07' 6"
06	BALCONY	17' 3" X 06' 0"	12	BEDROOM	14' 0" X 13' 0"



An Open Treat of Unique Features...

Club offers unlimited happiness in the form of loads of facilities. To add further more stars to it, club instead offers special place to soothe and rejuvenate your soul.



An Open Treat  
All Around Your Vibrations...



Ground Floor Plan

01	OTTA	04' 9" X 05' 6"	07	UTILITY	06' 6" X 04' 0"
02	ENTRANCE FOYER	05' 6" X 05' 6"	08	POWDER	04' 0" X 07' 9"
03	LIVING/DINING	23' 6" X 23' 3"	09	VERANDAH	21' 3" X 05' 6"
04	DECK	09' 9" X 09' 6"	10	BEDROOM	13' 3" X 11' 6"
05	KITCHEN	14' 0" X 11' 0"	11	TOILET	10' 0" X 05' 6"
06	STORE	06' 9" X 04' 0"	12	SERVANT	06' 9" X 06' 0"

TYPE B  
4 BHK UNIT PLAN



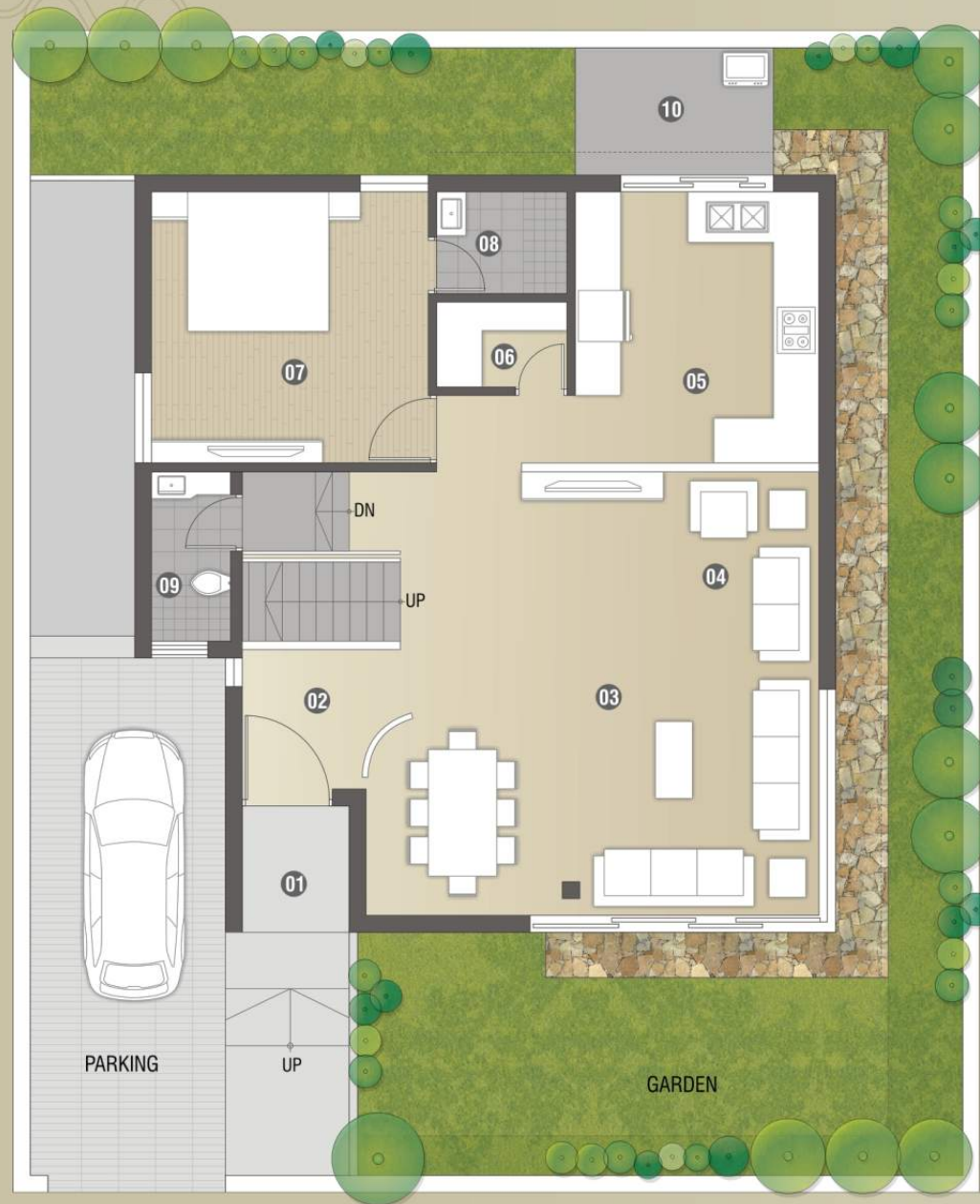
First Floor Plan

01	PASSAGE	05' 9" X 13' 9"	07	BEDROOM	14' 0" X 23' 9"
02	OVER LOOKING	05' 6" X 05' 6"	08	STUDY	08' 6" X 7' 9"
03	BEDROOM	13' 9" X 15' 6"	09	BALCONY	16' 6" X 02' 0"
04	TOILET	04' 6" X 09' 3"	10	DRESS	09' 9" X 05' 9"
05	TOILET	05' 6" X 09' 3"	11	BEDROOM	13' 3" X 11' 6"
06	DRESS	08' 6" X 07' 3"	12	TOILET	10' 0" X 05' 6"



An Open Treat of Relaxing Airs...

**TYPE C**  
3 BHK UNIT PLAN



Ground Floor Plan

01	ENTRANCE VERANDAH	04' 9" X 05' 6"	06	STORE	05' 9" X 03' 6"
02	ENTRANCE FOYER	05' 6" X 06' 3"	07	BEDROOM	12' 3" X 12' 0"
03	LIVING/DINING	20' 0" X 11' 0"	08	TOILET	05' 9" X 04' 6"
04	FAMILY LIVING	18' 6" X 08' 6"	09	POWDER	07' 6" X 03' 6"
05	KITCHEN	10' 9" X 12' 0"	10	WASH	08' 9" X 05' 6"



First Floor Plan

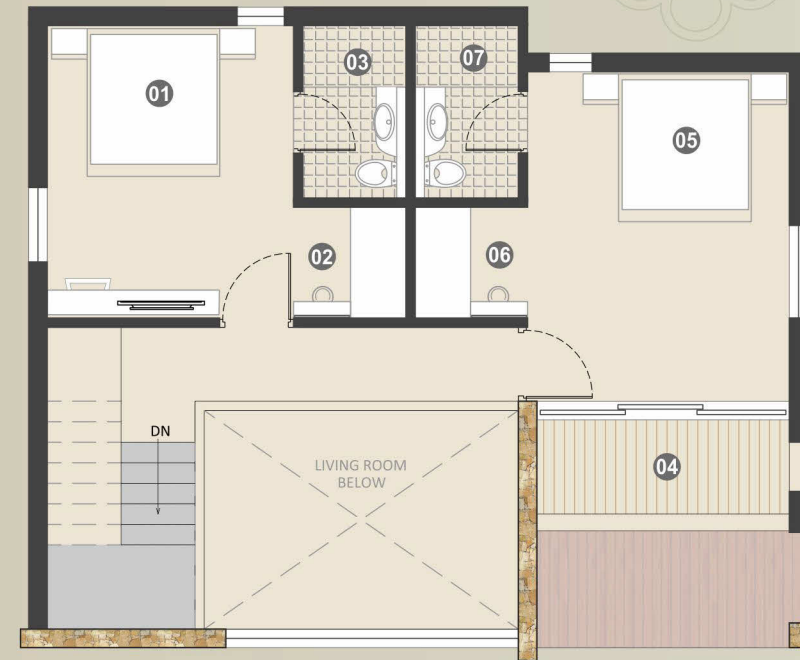
01	PASSAGE	06' 3" X 11' 0"	05	BALCONY	12' 9" X 02' 0"
02	BEDROOM	13' 9" X 23' 0"	06	TOILET	05' 9" X 09' 6"
03	DRESS	06' 3" X 09' 6"	07	BEDROOM	12' 3" X 12' 0"
04	ATTACHED TOILET	06' 0" X 08' 6"	08	TERRACE	13' 3" X 11' 3"



An Open Treat to  
Live in Most Expanded Township...



**TYPE D**  
3 BHK UNIT PLAN



**GROUND FLOOR PLAN**

01	LIVING ROOM	15'-03" X 12'-03"	05	TOILET	04'-06" X 06'-1½"
02	DINNING	11'-00" X 06'-06"	06	COMMON-TOILET	05'-06" X 03'-06"
03	KITCHEN	10'-07" X 10'-04"	07	STORE ROOM	04'-00" X 06'-1½"
04	M. BED ROOM	10'-00" X 11'-00"	08	DECK	10'-03" X 05'-09"

**FIRST FLOOR PLAN**

01	M. BED ROOM	10'-00" X 11'-10"	05	M. BED ROOM	10'-07" X 13'-04"
02	DRESSING	04'-06" X 04'-06"	06	DRESSING	04'-06" X 04'-06"
03	TOILET	04'-03" X 07'-00"	07	TOILET	04'-03" X 07'-00"
04	BALCONY	10'-03" X 03'-10"			

An Open Treat  
All Around Your Vibrations....

# SPECIFICATIONS

## LIVING SPACES

- 48” x 24”/36”x 36” high quality vitrified tile RAK /equivalent brand
- Wooden flooring in master bedroom
- 24” x 24” high quality vitrified tile flooring in other bedrooms

## LIFESTYLE ROOM\*

- High quality vitrified tile flooring and finishes
- Provision for Jacuzzi, Shower & Steam cubicle

## KITCHEN

- Quartz Stone kitchen platform with a twin bowl sink of Carysil / Franke / equivalent brand
- Overhead chimney of Glen / Faber / Kaff /equivalent brand
- R.O. water purifier of standard brand
- High quality vitrified tile flooring and finishes

## STORE

- Adequate Kota stone shelves with satin finish glazed tile dado

## WASH & UTILITY

- Fired granite flooring with adequate electrical, plumbing and drainage points

## TOILETS

- Master bedroom toilets - designed with natural stone and high quality vitrified tiles of RAK / equivalent brand having all luxurious amenities – Rain Shower, Jets, Diverters and Spouts
- Common toilet designed with high quality vitrified tiles of RAK / equivalent brand
- Sanitary ware of Roca / American Standard / Duravit / equivalent brand
- Aesthetic C.P. fittings of Jaguar / Kohler / Grohe / equivalent brand

## BALCONY & FLOWER BEDS

- Designed floorscape with patterned river wash stone
- Flower beds with adequate water supply & drainage system

## DOORS-WINDOWS

- All window openings provided with granite stone frame on four sides, with Fenesta / eq. brand aluminum / UPVC window sections, glass of standard quality, well designed safety grill and mosquito net
- Only door openings provided to benefit future aesthetic of interior design requirements

## RAILINGS

- Well designed S.S and glass railings in balcony& stairs

## WALL SURFACES

- Gypsum base plaster on internal surfaces

## AIR-CONDITIONING

- Copper pileline & Drainage system fittings for Air condition system

## ELECTRICAL

- Sufficient points in concealed copper wiring of Finolex / R.R./ equivalent make
- Modular switches of Legrand / MK / Roma-Anchor / equivalent make
- Common Earth Leakage Protector to be provided with 3-phase meter
- Service points for washing machine/dryer/dishwasher in wash area
- Adequate power back-up in each unit

## HOT WATER SYSTEM

- Dedicated Solar geyser of sufficient capacity with centralized plumbing system in each unit

## WATER SUPPLY

- Underground and overhead tanks for municipal water with adequate capacity, finished with fully glazed tiles

## PLUMBING

- Standard quality C.P.V.C / P.V.C. pipe

## DRAINAGE

- Standard quality P.V.C pipes for underground as well as down take pipes

## TELEVISION & TELEPHONE

- DTH / TATA SKY / AIRTEL / YOU / equivalent make T.V. and Internetpoints in all units
- Telephone points in all rooms
- Intercom facility in all rooms & servant room as well

## WATERPROOFING

- All toilet and other sunk slabs, flower-beds, and terraces– well water proofed and using china mosaic flooring

# EXTERIOR FINISHES

## ELECTRICAL & POWER BACK-UP

- Standard quality Generator of sufficient capacity for power back up, water pumps and general lighting

## TECHNICAL SPECIFICATIONS

- Earthquake resistant structural design for RCC frame structure with isolated footings and infill masonry walls & RCC pardi
- Ground floor height: 10’-9” , first floor : 10’-6”

# AMENITIES

- Common clubhouse with multipurpose hall, mini theatre, fully equipped gymnasium, wooden squash & badminton indoor court & mini restaurant / café & spa / naturopathy centre / gaming zone
- Outdoor swimming pool with splash pool
- Yoga room & aerobic space
- Snooker, billiard table & indoor games
- Outdoor music system creating a pleasant environment
- Net cricket
- Volley ball court
- Tennis court
- Basket ball court
- Skating rink
- Library
- Children play area with safe rubber matting and adequate play equipments
- Jogging track
- Senior citizen park
- Children pick up stand
- Magnificent water body and waterfall
- Single hole nano golf swing / drive practice area
- Laundry & house keeping
- 24X7 security

## WE REQUEST

- Stamp duty, Registration charges, Legal charges, GEB / TORRENT / SMC charges, Society maintenance charges expense etc. shall be borne by the purchaser.
- VAT, Service tax, as & if applicable, will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like SMC tax, betterment / IC charge (deposit) will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Internal conduiting and laying of all low voltage facility such as telephone, cable tv, dish tv and internet cables shall be provided for each unit, all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per consultants service drawings with prior consent of Developer / Builder’s office. No wires / cables / conduits shall be laid or installed such that they form hanging formation on the exterior faces.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.

\* ONLY TYPE-A



# BARBELLA

THE ELITE VILLAS

Site Address : Opp. Astoria Green,  
Bhesan - Barbodhan Road, Barbodhan, Surat

Our New Venture Casa Bella



- Ichapor Circle - 7 km • LP Savani School - 9 km • Auro University - 9 km • Star Bazaar - 11 km • BAPS Hospital - 11.5 km
- City Light Road (via Cable Bridge) - 12.5 km • TGB Hotel - Dumas - 12.5 km • Surat Railway Station - 18 km

# KEY DISTANCE

PRESTIGIOUS PROJBY BY



Developers:  
**Nirant Homes, Surat**



[www.piramydgroup.in](http://www.piramydgroup.in)

Email:  
[info@piramydgroup.in](mailto:info@piramydgroup.in)

Contact Details:  
**+91 89 800 93000, +91 89 800 94000**

Architect:



Structure Designer :  
**Jalilbhai Sheikh**

Plumbing & Sanitation Consultant :  
**Vraj Sanitation - Jayesh shah**

[www.eyecdesign.in](http://www.eyecdesign.in)

Note:

- All rights for alteration / modification and development in design or specifications by architects and or developer shall be binding to all the members.
- Clear titles for loan purpose.
- This Brochure is for private circulation only, by no means it shall form part of any legal contract documents.

