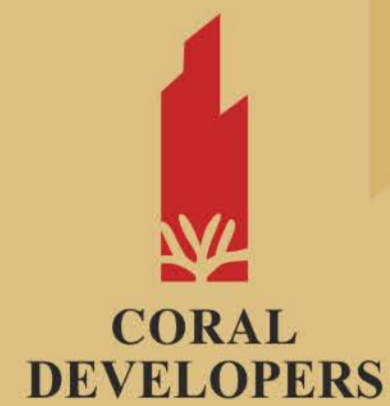




CORAL 
AROMA
3BHK LUXURY LIVING



At Coral Developers,
*we are not just builders,
we are creators of dreams and architects of lifestyles.*

*Established in 2012, we have proudly crafted
a legacy of excellence in the real estate industry,
driven by our unwavering commitment
of quality and innovation*



The preference of Better Living

Occupiers have so many residential choices today that a success or failure is based on their preferences, not needs. In this environment, Coral Aroma strive to connect occupiers with their likes. Coral Aroma plays a pivotal role in perception of residence. Perception of a home is now multi-dimensional. Coral Aroma helps activate the preference of Better Living. That is Coral Aroma's amazing importance. Step into some of the most stunning homes of Coral Aroma. We have a knack of combining expectations with the practicalities of modern living.

An adequate expression

Coral Aroma creates a stronger sense of 'home' for modern apartment buildings. The residence is a fresh, urban allure that feels familiar and very personal. Residents feel like their space is more private and independent from other units in the building.



AMENITIES

- ATTRACTIVE ENTRY GATE
- CHILDREN PLAY AREA
- GAZEBO SITTING
- LAWN AREA
- SWIMMING POOL
- POOL SIDE DECK
- CHANGE ROOM
- JOGGING TRACK
- WATER BODY
- GYM
- YOGA/AEROBICS ROOM
- MULTIPURPOSE HALL
- INDOOR GAMES
- 12' HEIGHTED ENTRANCE FOYER
- OPEN TERRACE GARDEN
- TERRACE GAZEBO SITTING
- DOUBLE BASEMENT
- FURNISHED RECEPTION
- STRETCHER LIFT
- FIRE SAFETY
- 24 X 7 SECURITY

A place where luxury is a way of life

Coral Aroma attracts with a space that is desirable and satisfying. It has a design that plays a powerful role with the space, with the right exterior and an absolute essentiality. Colour, texture, amenities and other detailing influences and justifies the ambiance.





Twilight tranquility: your home awaits beyond the gate

This is your chance to own leisure time in a city where time is at premium! Additionally, each of the apartments offers breathtaking panoramic night view that go as far as the eye can see. Soothing lights with peaceful sleeps of nights. Every occupant is blessed.



Beautiful and robust

Functionality and simplicity are the main characteristics of Coral Aroma. It is without frills, it works logically, everything is where it should be, and only as much of it as is necessary. It is timeless, robust, and austere, but at the same time a place that gives Identity.





WARM.

Lavish and Inviting

A spacious waiting and reception area with a large reception desk is designed to create a welcoming and a comforting space. Warm colours and seating has been inspired by aesthetic forms. It amalgamates within the minimalistic taste to demonstrate the qualities of the waiting area. Still giving it a vibrant touch!





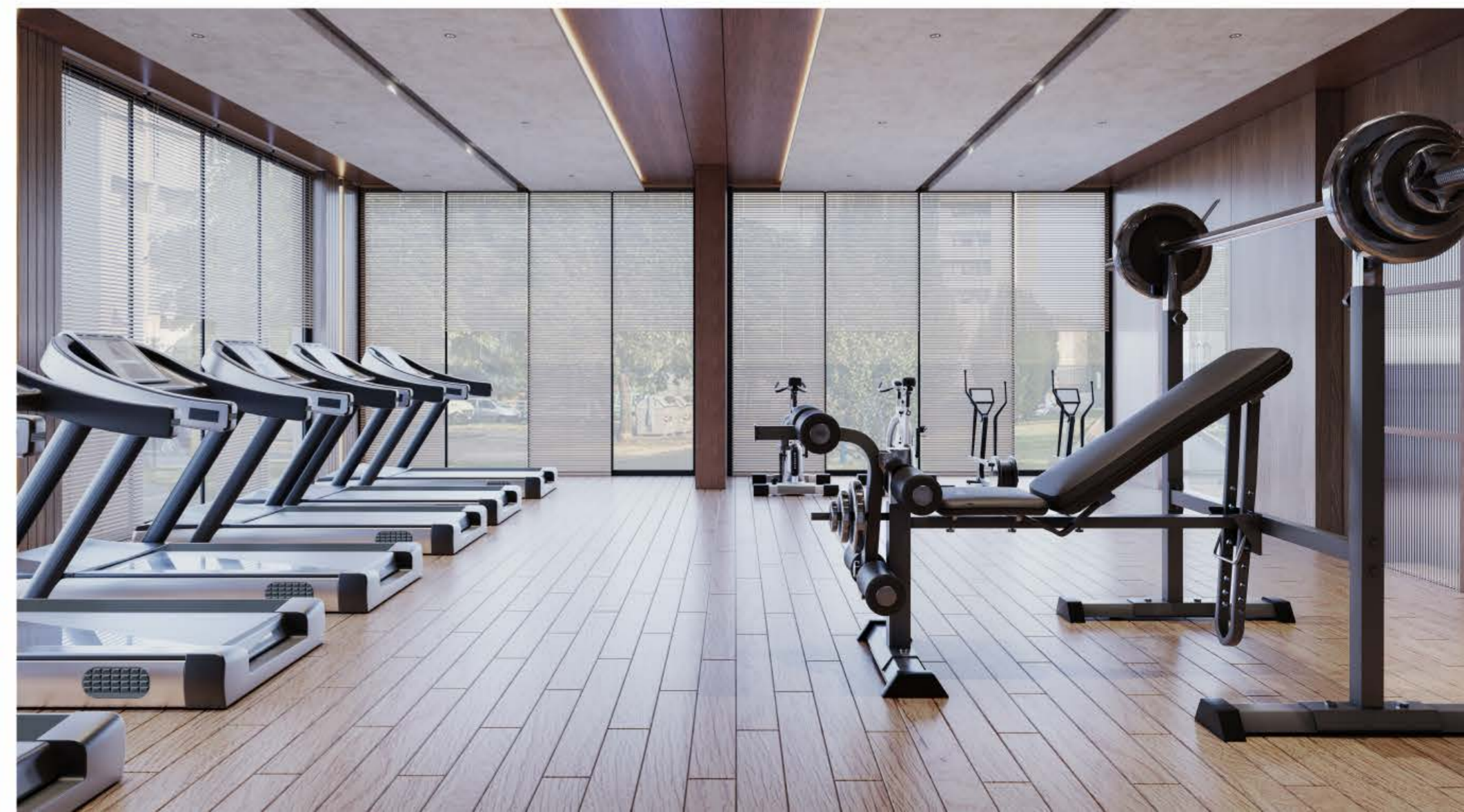
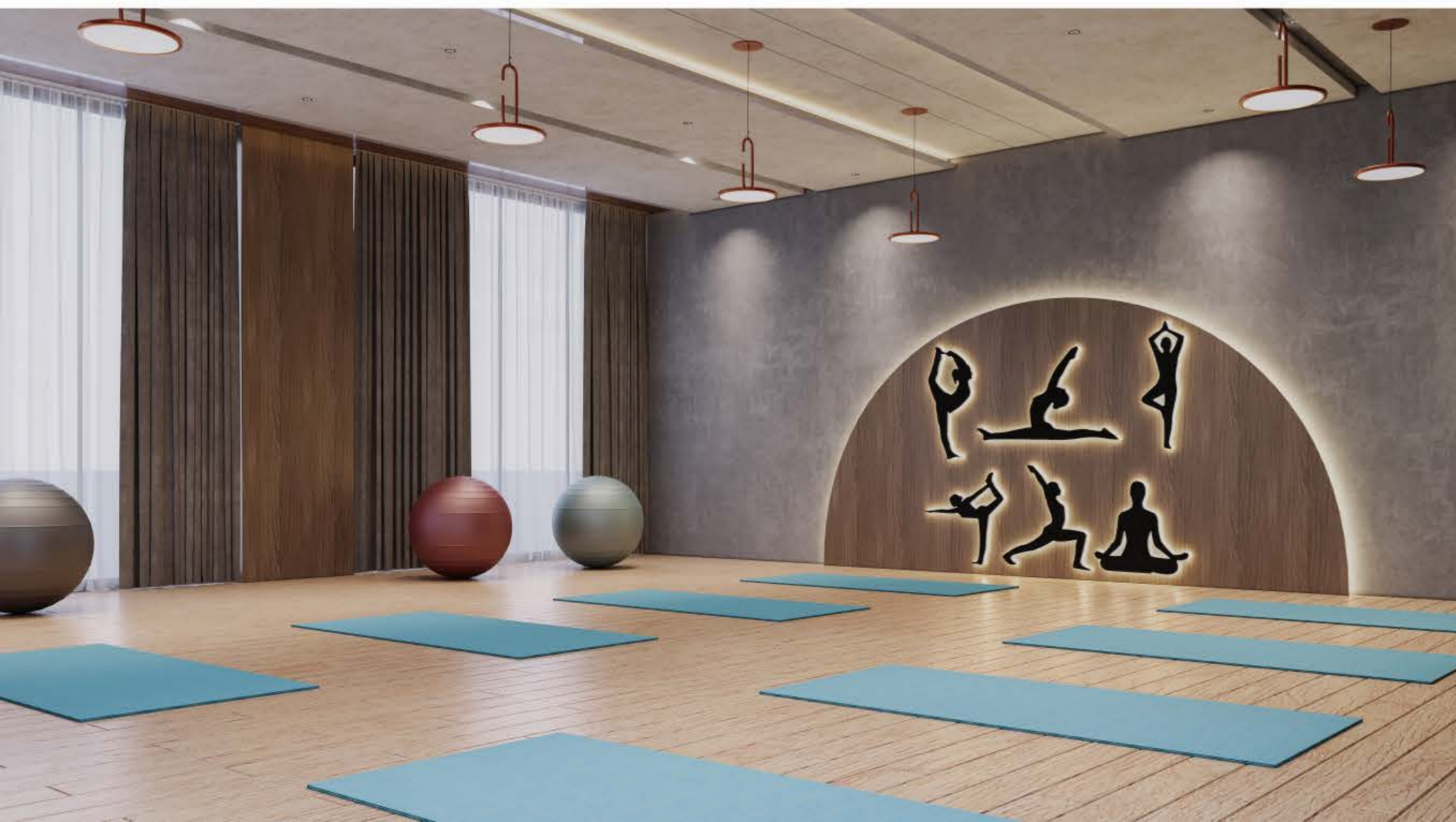
A place where joy resides everywhere

In Coral Aroma, kids play outside at special and green kids zone. Seniors socialize every evening and everyone smiles when they see a familiar face. This is both playful and friendly. Moreover, you have quick access to anything you could possibly need.



Spectacular amenities that enrich routine lives

Try amazing indoor games for an exciting, challenging and fun-filled experience at Coral Aroma. Also, celebrate those small or big, yet special moments of get-together at this perfect and splendid banquet. Challenge yourself with personal fitness routine at our state-of-the-art Gym and Fitness Center. The space is equipped with life-fitness equipment, exercise mats and more. They are to make fitness and health an integral component of your life.





Embraces the relaxed energy

Every flat possess one breathtaking balcony with roomy sit-out areas, where you may just meditate or enjoy your evening coffee or perhaps a romantic lunch for two! Peaceful dialogue with nature or feeling cool breeze or luring mouth licking aroma from kitchen. Heaven is just at a handful distance!

CORAL AROMA



CORAL AROMA



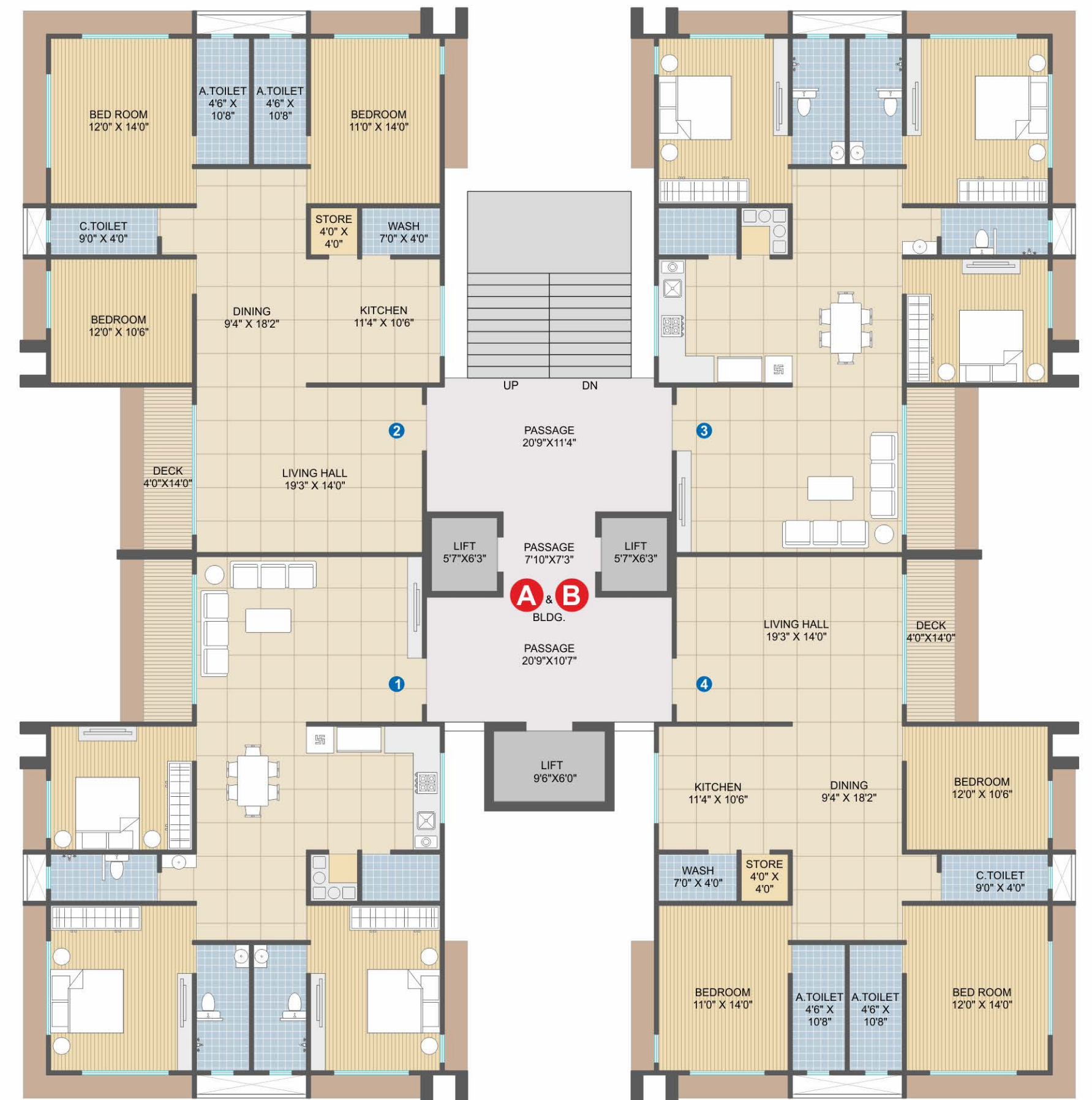
ISOMETRIC VIEW



Living a king size life

Coral Aroma includes parking, amenities, greens and residential apartments with a view of sublime home. The facade is designed to create enough space both at indoor and at outdoor, providing shared space for the resident community. With broad windows; apartment has incorporated an advanced floor plan. The planning reflects your taste and comforting attitude.

TYPICAL FLOOR PLAN



Sense of openness and connectivity

In Coral Aroma against that natural backdrop, bold splashes offer top visuals and stronger gestures which offer moments of satisfaction and pride. It establishes amicable connection to nature. It frees your eye from having to look at small things. Assuring that Coral Aroma is created luxurious, beautiful and liveable enough in its own style!



SPECIFICATIONS

About The Project

- SITE NAME:** CORAL AROMA
- SITE ADDRESS:** TP-13, FP-132, Behind Avadh Arena, VIP Road, Vesu, Surat - 395007.
- BRIEF ABOUT PROJECT:** Discover the epitome of modern living at CORAL AROMA, where luxury meets convenience. Nestled in the city's heart, this exquisite 3BHK residential project promises an unmatched lifestyle experience for you and your family.
- A PRIME LOCATION:** CORAL AROMA is strategically located at the center of everything that matters. This prime location offers you unmatched connectivity and convenience, saving you a lot of moments to spend with family.

Flat Specification

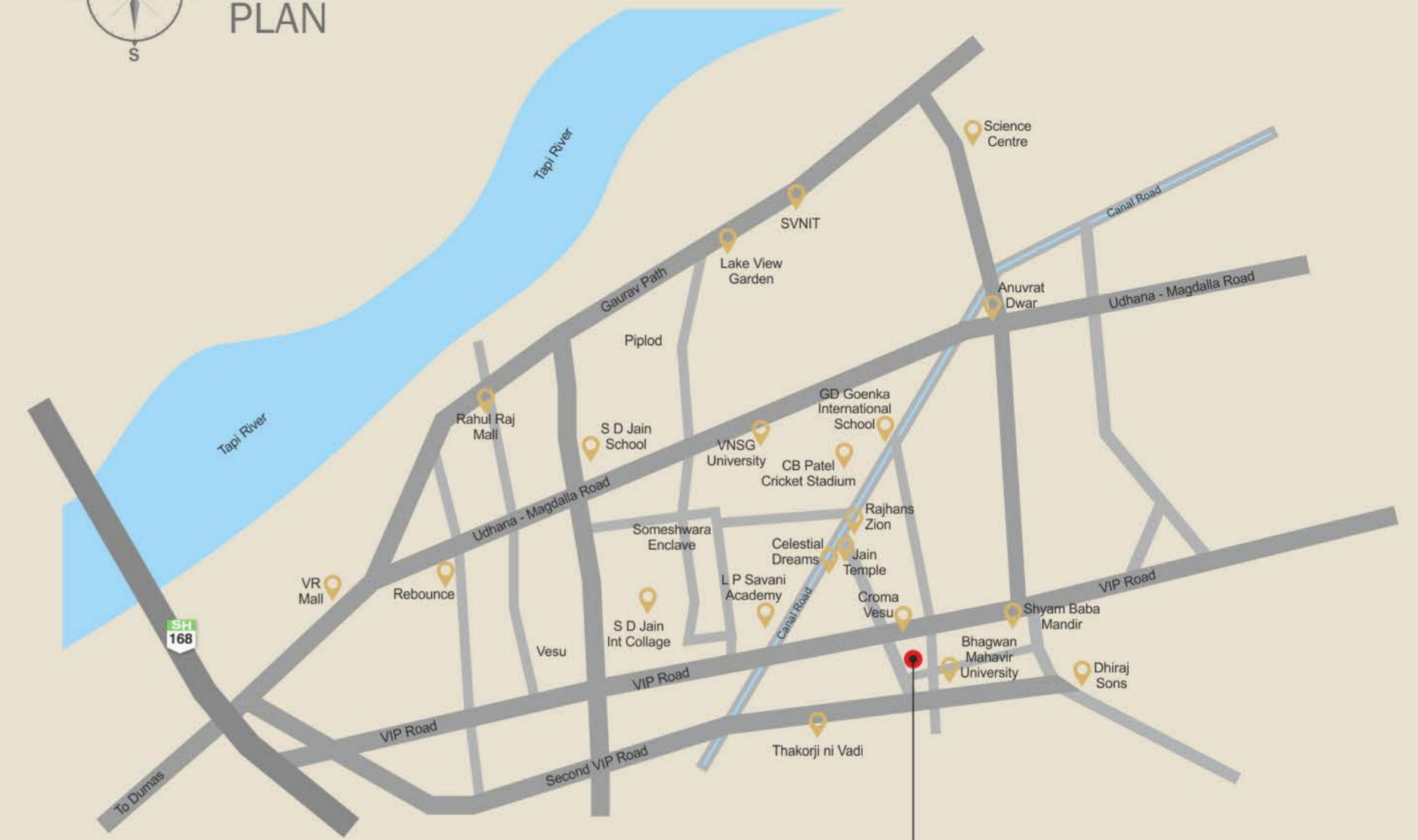
- FLOORING :** Vitrified tiles
- KITCHEN:** Natural/artificial stone kitchen platform, Standard sink, Provision for R.O water purifier.
- STORE:** Granite rack with fully granamite dado.
- WASH:** Granite floor and granamite dado, Provision for washing machine & gas geyser.
- WINDOW & DOOR:** Designer main door with wooden frame. Natural/artificial stone frames of all other doors & windows. S.S. standard hardware fittings. Internal flush doors without laminates & without fittings. Heavy domal section windows.
- PLUMBING:** Standard quality bathroom fitting. Centralised pipeline for hot water. ISI Standard CPVC/UPVC drainage system. Concealed ISI branded PVC and UPVC pipes and fittings for water supply. Cold & Hot water wall mixer with shower in all bathrooms.
- TOILET:** Wall hung closet, Designer granamite tiles on wall & floor.
- CERAMICS:** Standard quality ceramics fittings.
- ELECTRIFICATION:** IS Standard switches & wirings. 2A load with Generator backup. Generator backup for common utility in campus. Convenient provision of internet, intercom, AC, washing machine, refrigerator & television points in flats.
- WALLFINISH:** Internal wall-putty finished walls.

Building Specification

- ENTRANCE FOYER & LOBBY:** Excellent & well-designed 12' height entrance foyer. Furnished Waiting area in reception with air conditioning.
- ADD ON VALUE:** Elegant compound wall. Stunning building elevation. Rainwater Harvesting System.
- WALL SURFACE:** External wall-double coat sand faced plaster. Exterior finish with texture & weather shield paint.
- PARKING:** Double basement parking.
- ELEVATORS:** 2 Nos. of automatic passenger lifts. 1 No. of goods cum stretcher lift. All lifts access up to basement.
- ELECTRICS & POWER BACKUP:** Silent generator of adequate capacity for lifts, water pump and common facilities. Designer light fittings of standard make in common passages and campus.
- SECURITY & COMMUNICATION:** CCTV Surveillance. Security cabin, Intercom facility. Automatic boom barrier at gate. Standard fire fighting system.
- TERRACE:** Brick bat coba waterproofing. China mosaic flooring.



LOCATION PLAN



CORAL AROMA
3 BHK LUXURY LIVING

Connectivity:

- KHATU SHYAM MANDIR:** 1 KM
- CANAL ROAD:** 1 KM
- SURAT DIAMOND BOURSE:** 4.5 KM
- SURAT INTERNATIONAL AIRPORT:** 7.4 KM



Scan for Location

<p>DEVELOPER</p>  <p>CORAL DEVELOPERS</p>	<p>ARCHITECT</p> <p>ARK_Studio</p> <p>Residential Housing Commercial Interior design Landscape design Urban design Facade design</p> <p>Ar. Shemin Patel (B.Arch, M.Arch - Sydney) +61 403 702 613</p> <p>Ar. Raman Patel (B.Arch) +91 98251 28071</p>	<p>STRUCTURE CONSULTANT</p> <p>STRUCTURAL DESIGNER ANIL PATEL +91 98251 48800</p> <p>VASTU CONSULTANT</p> <p>REEMA TULSIANI +91 90992 02302</p>	<p>MEPF CONSULTANTS</p> <p>TRiMiTY CONSULTANTS +91 81282 28872</p> <p>POWER C.A.F.E. MEPF CONSULTANT +91 99783 51318</p>
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TERMS & CONDITIONS:

Stamp duty, registration charges, advocate fees, legal charges, GEB expenses, SMC expenses, gas line expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. I TDS, GST & other direct/indirect government taxes to be borne by the purchaser. I Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, etc. will be borne by the purchaser. I The developer reserves the right to make alterations/modifications to the project including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. I Changes/alterations of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the project are strictly NOT PERMITTED during or after the completion of the project. I Any RCC member (beam, column &) must not be damaged during your interior work. I All external laying & drawing of low-voltage cables such as telephone, TV and internet cables shall be laid as per the consultant's service drawings with the prior consent of the developer. No wires /cables/ conduits should be laid or installed such that they form a hanging formation on the building exterior faces. I Common passages / landscaped areas are not allowed for personal use. I Amenities provided are for the added benefit of the society. Any change/alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies/ rules & regulations will have to be accepted by all the members of the society. I Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation/possession. I SMC tax, gas bill and electricity bill, is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. I Document registry is compulsory before possession. I If any change in rules & regulations of government policies /RERA/GST/stamp duty/registration fees etc. will be charged to the purchaser. I Government taxes & other charges must be borne by the customer in case of cancellation of registered satakhaf. I Late payment charges 1% & penalty 0.25% total 1.25% per month will be charged separately. I Irregular payment or resale of any unit without developer permission will lead to cancellation of booking

DISCLAIMER:

All dimensions are approximate, average and unfinished.
All the elements, objects, materials and colour scheme are artisan's impression and purely for presentation purpose. By no means, it will form a part of the final deliverable product.



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   (CORAL_DEVELOPERS)



Scan for Brochure