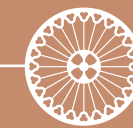
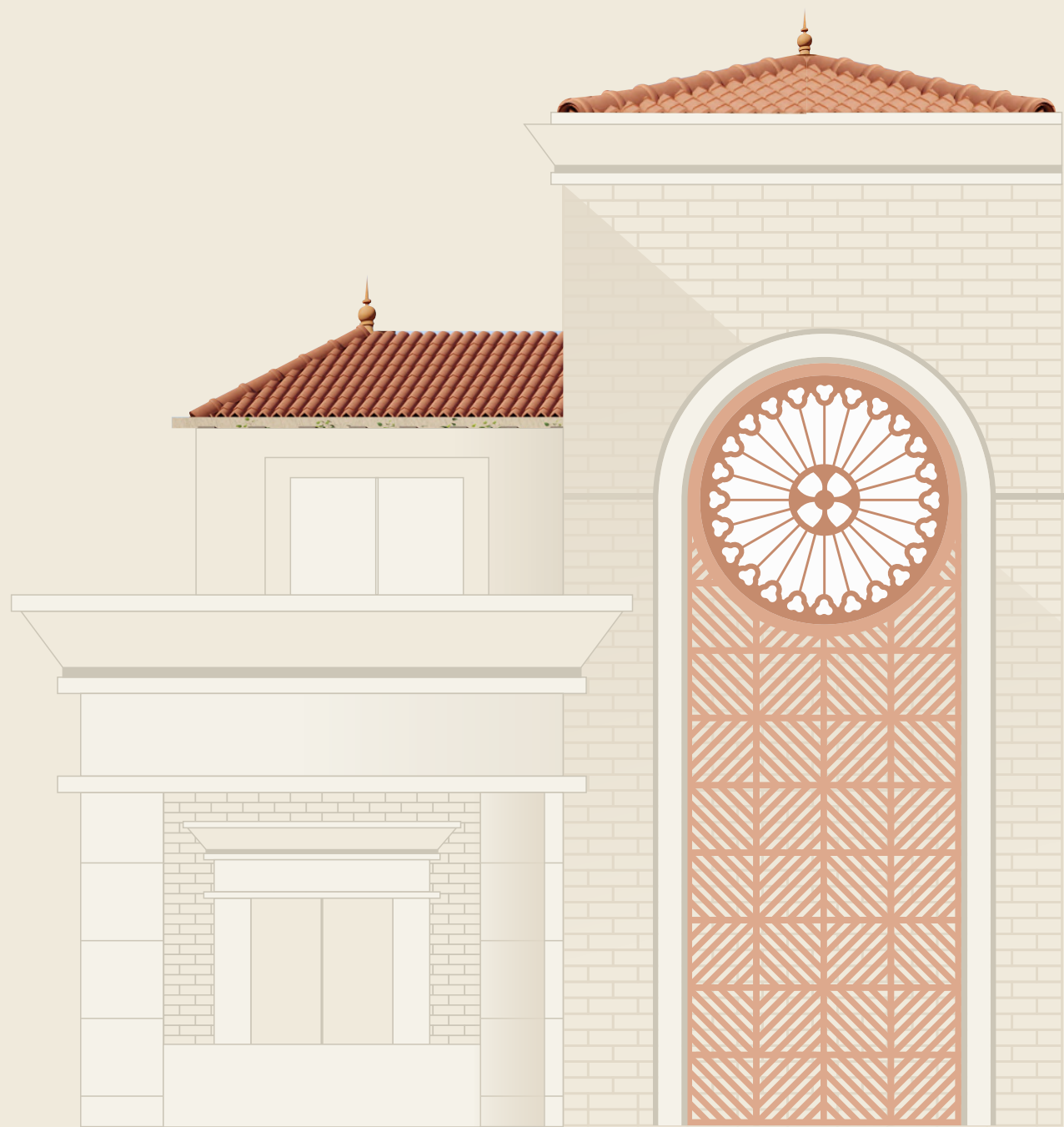


A PROJECT BY
THE **AURO**
— GROUP —

AURO
NIRVANA
5B2HK INDIVIDUAL OPULENCE VILLAS





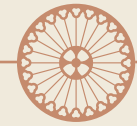
A Villa as Unique as your Personality

Choose your home wisely, for it is more than just a dwelling; it becomes your address, a reflection of your essence, and an embodiment of your personality. Introducing Auro Nirvana, individual opulence villas where every aspect has been meticulously crafted to offer not just a place to reside but a name, a distinct identity, and a sanctuary that resonates with your true self.

THE AURO — GROUP —

At The Auro Group, we stand proud as we unveil Auro Nirvana, villas that encapsulate our unwavering commitment to uncompromising quality. With decades of experience in the real estate industry, we have poured our expertise and finesse into every aspect of this prestigious development. Auro Nirvana is the culmination of our relentless pursuit of perfection, where no detail has been overlooked. From the finest materials to the finest craftsmanship, we have spared no effort in creating villas that exude elegance, sophistication, and true value.

Welcome to our Humble Abode!



ARCHITECT

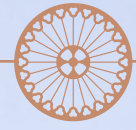


Auro Nirvana is the result of a harmonious blend of creativity, functionality, and aesthetics. From the beautifully proportioned indoor and outdoor spaces to the thoughtful consideration of climate, every design element has been meticulously crafted to enhance your living experience. With a keen eye for detail and a deep understanding of your needs, I have strived to create an environment that seamlessly integrates with the natural surroundings.



DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

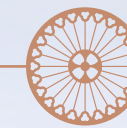




Not Just a Place
to Call Home,
But an Address That Reflects
your Discerning Taste

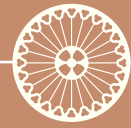






**Not Just a Place
to Reside,
But A Sanctuary Where
Your Dreams Find Their
Truest Expression**



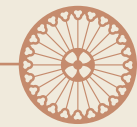


LAYOUT PLAN

AREA TABLE (IN SQ.FT.)

01	1882.00	17	1351.00
02	1335.00	18	1486.00
03	1314.00	19	1492.00
04	1414.00	20	1570.00
05	1516.00	21	1224.00
06	1443.00	22	1224.00
07	1543.00	23	1224.00
08	1644.00	24	1224.00
09	2000.00	25	1224.00
10	1600.00	26	1224.00
11	1396.00	27	1224.00
12	1396.00	28	1224.00
13	1396.00	29	1224.00
14	1224.00	30	1224.00
15	1224.00	31	1675.00
16	1224.00		





A harmonious blend of aesthetics, Functionality, and Durability

Special Features for Villa

Lift (Provisional)

Individual **EV Charging**

Double Height in **Dinning Area**

3 Phase **Electricity Connection**

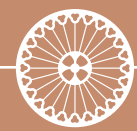
11 Feet **Ceiling Height**

Video Door Phone on main Door

Electrical Inverter Wiring Provision

Conceiled **Anti Termite treatment**
in Ground Floor

Smart Home Autumn in one Master
Bedroom

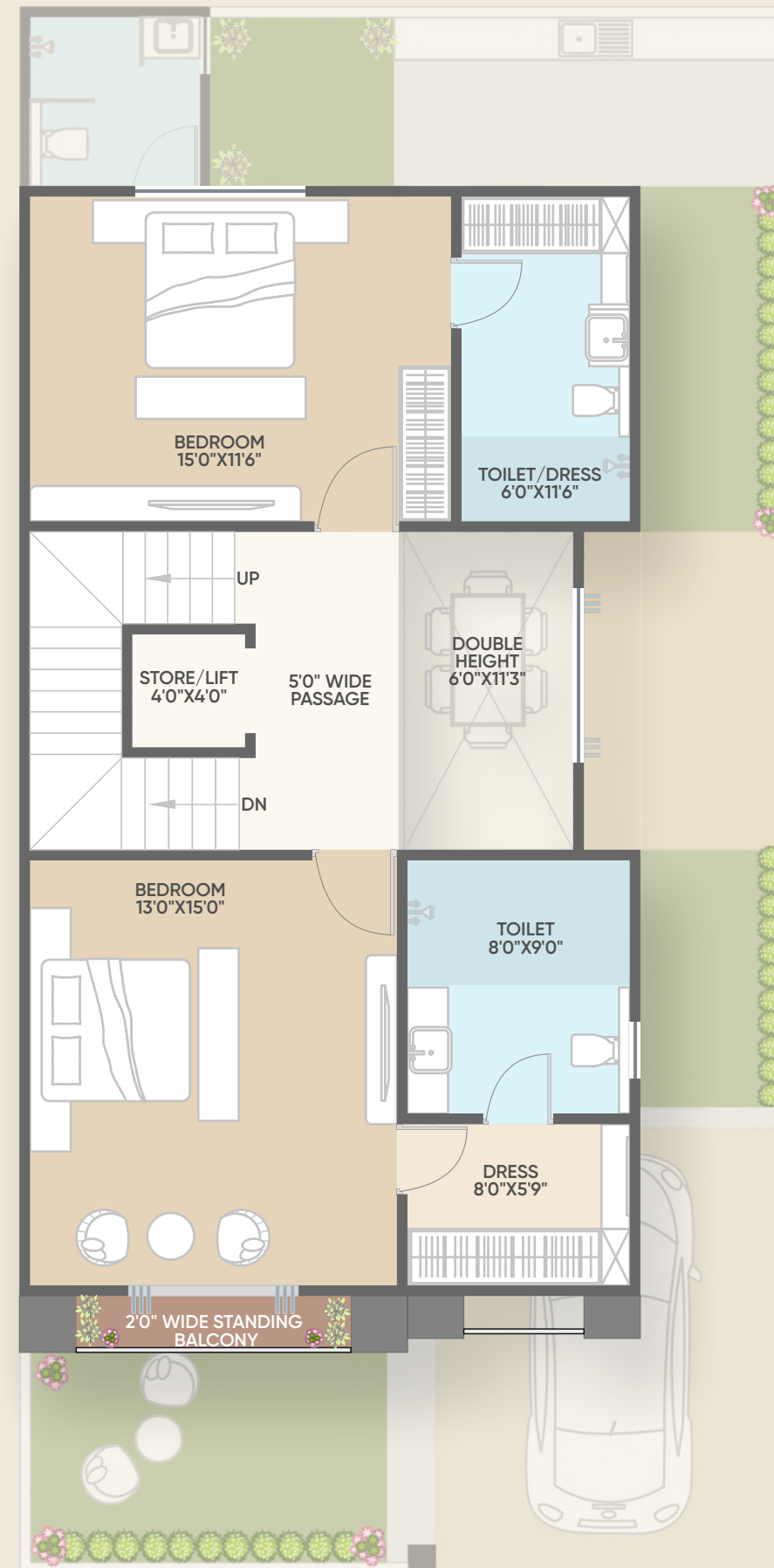


PLOT NO.
1 | 18 | 19

	B.UP AREA (in sq.ft.)	C.A. (in sq.ft.)
Ground Floor	1088.00	785.00
First Floor	875.00	721.00
Second Floor	775.00	733.00
Total B.up Area	2738.00 SQ.FT.	
Total Carpet Area	2239.00 SQ.FT.	



GROUND FLOOR



FIRST FLOOR

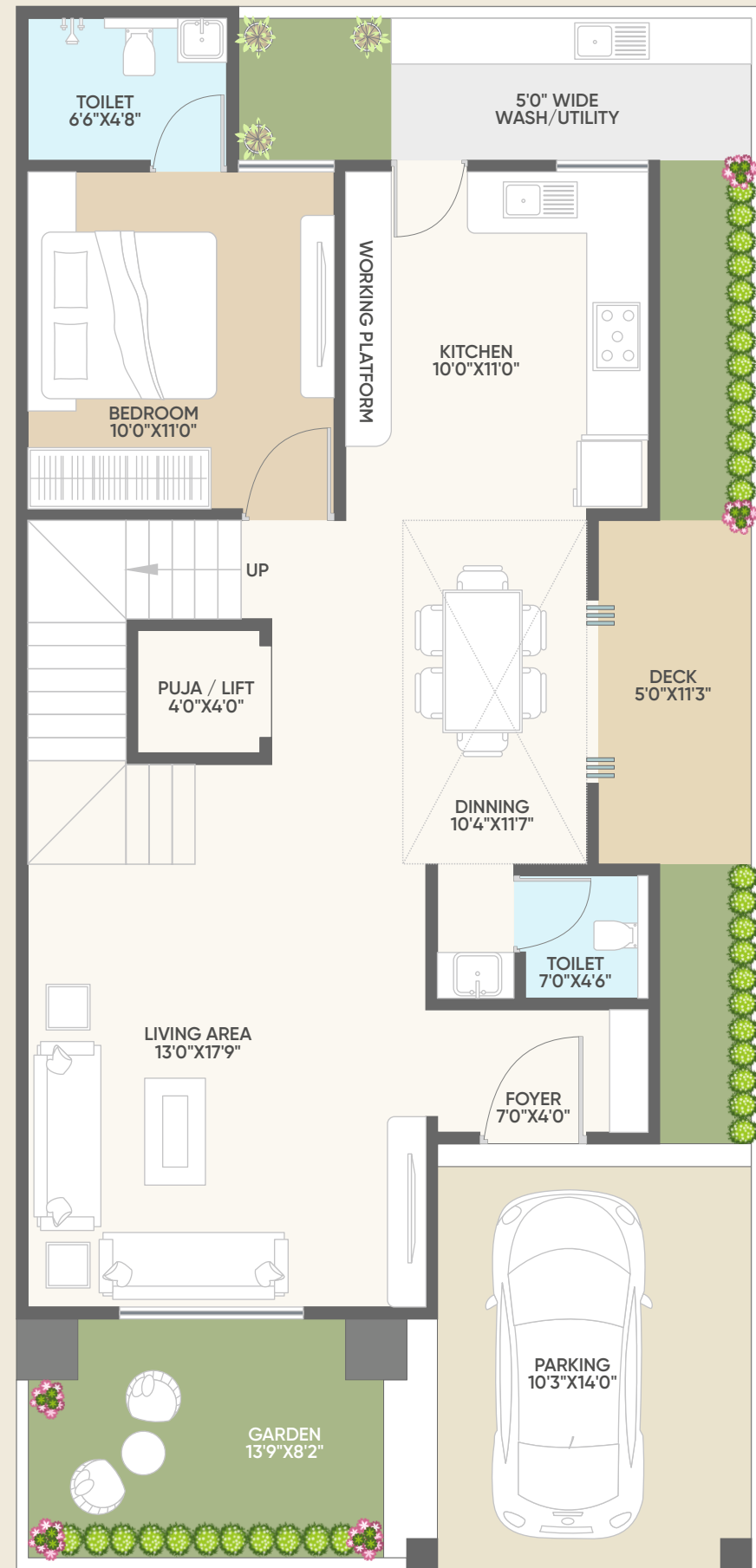


SECOND FLOOR

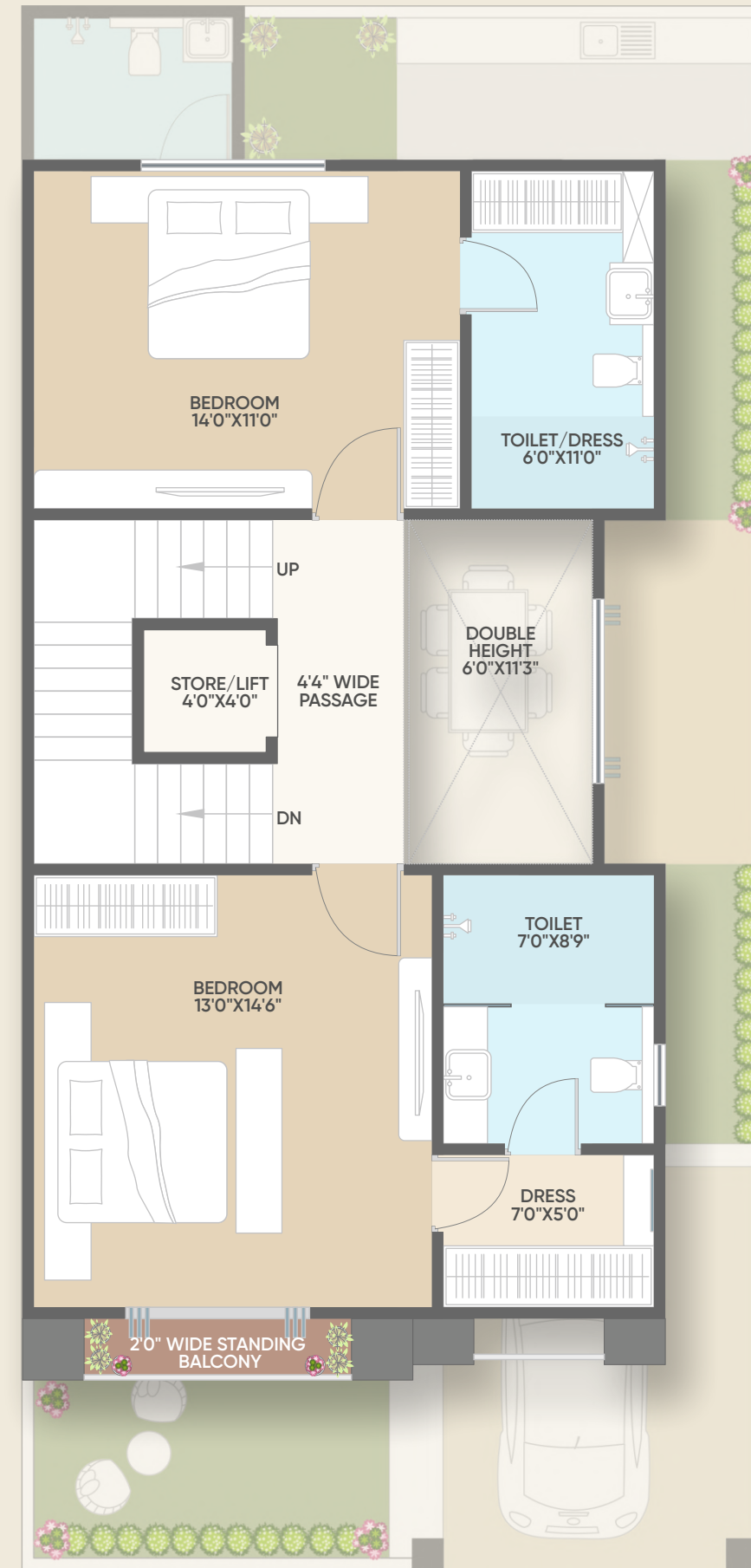


PLOT NO.
2 & 3 | 14 TO 17
20 TO 31

	B.UP AREA (in sq.ft.)	C.A. (in sq.ft.)
Ground Floor	954.00	719.00
First Floor	803.00	652.00
Second Floor	729.00	687.00
Total B.up Area	2639.00 SQ.FT.	
Total Carpet Area	2194.00 SQ.FT.	



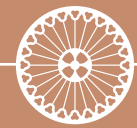
GROUND FLOOR



FIRST FLOOR

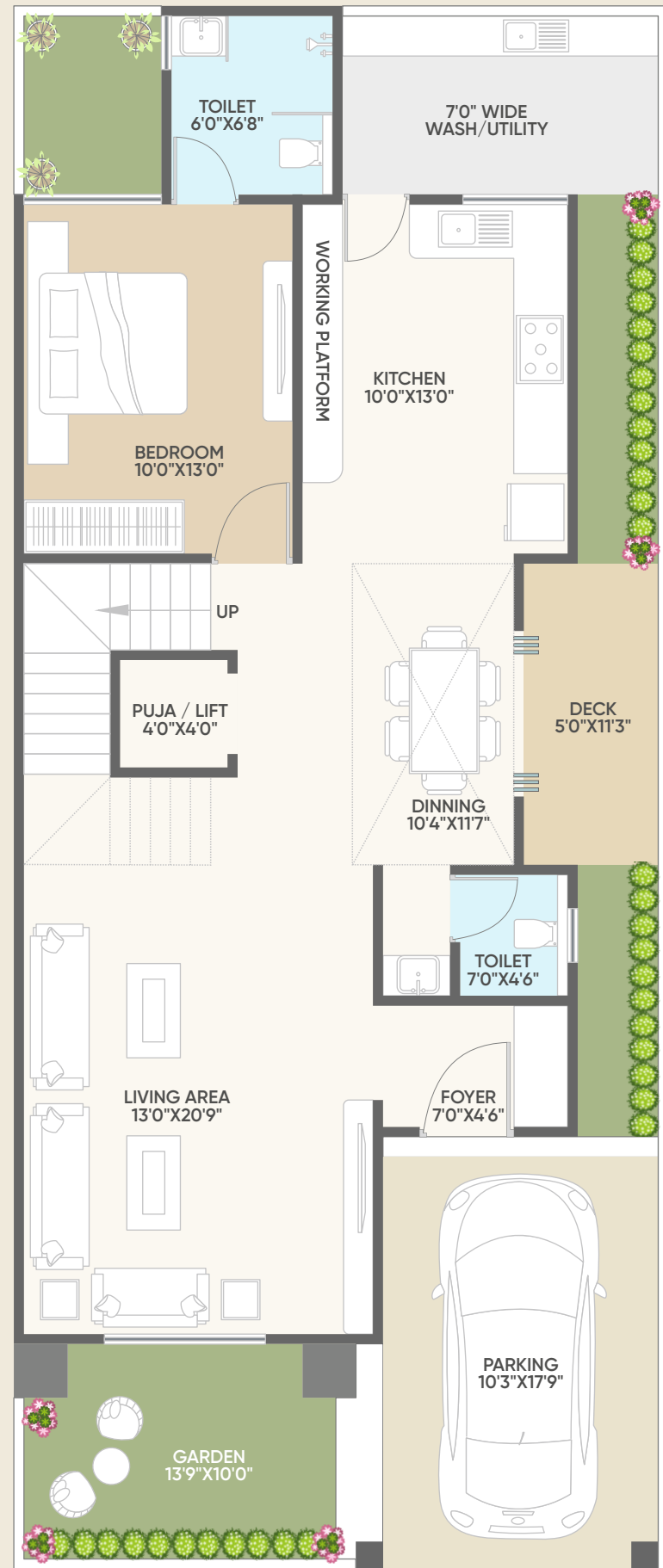


SECOND FLOOR

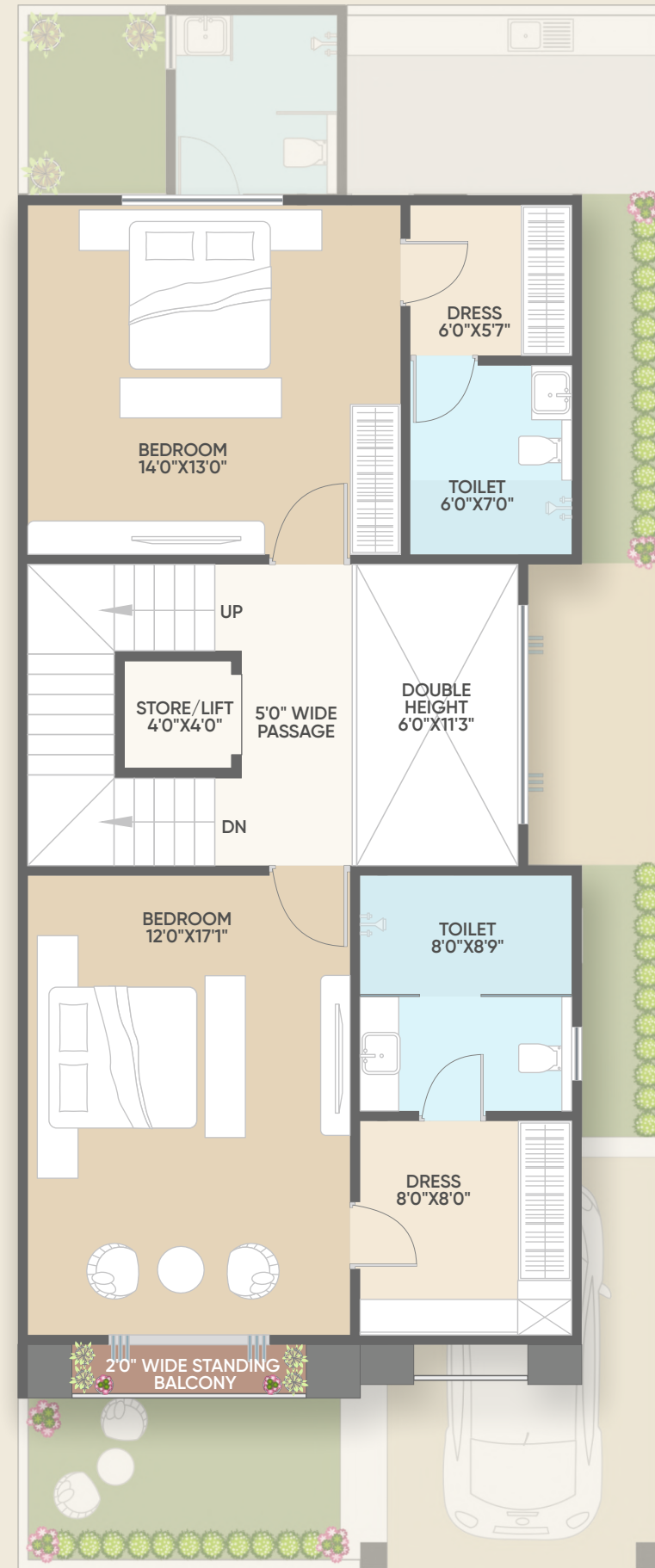


PLOT NO.
4 TO 7 | 10 TO 13

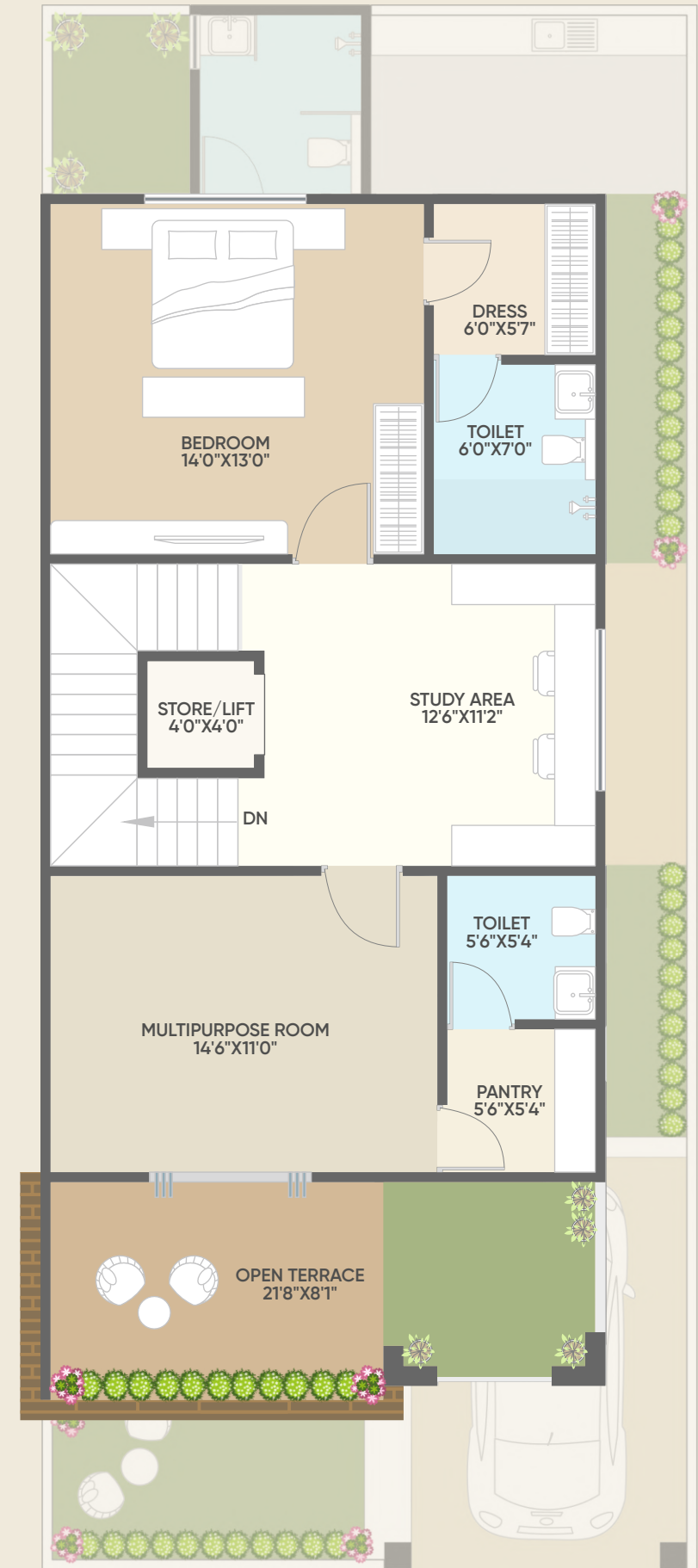
	B.U.P AREA (in sq.ft.)	C.A. (in sq.ft.)
Ground Floor	1079.00	816.00
First Floor	930.00	753.00
Second Floor	771.00	728.00
Total B.up Area	2780.00 SQ.FT.	
Total Carpet Area	2297.00 SQ.FT.	



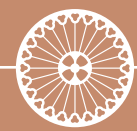
GROUND FLOOR



FIRST FLOOR

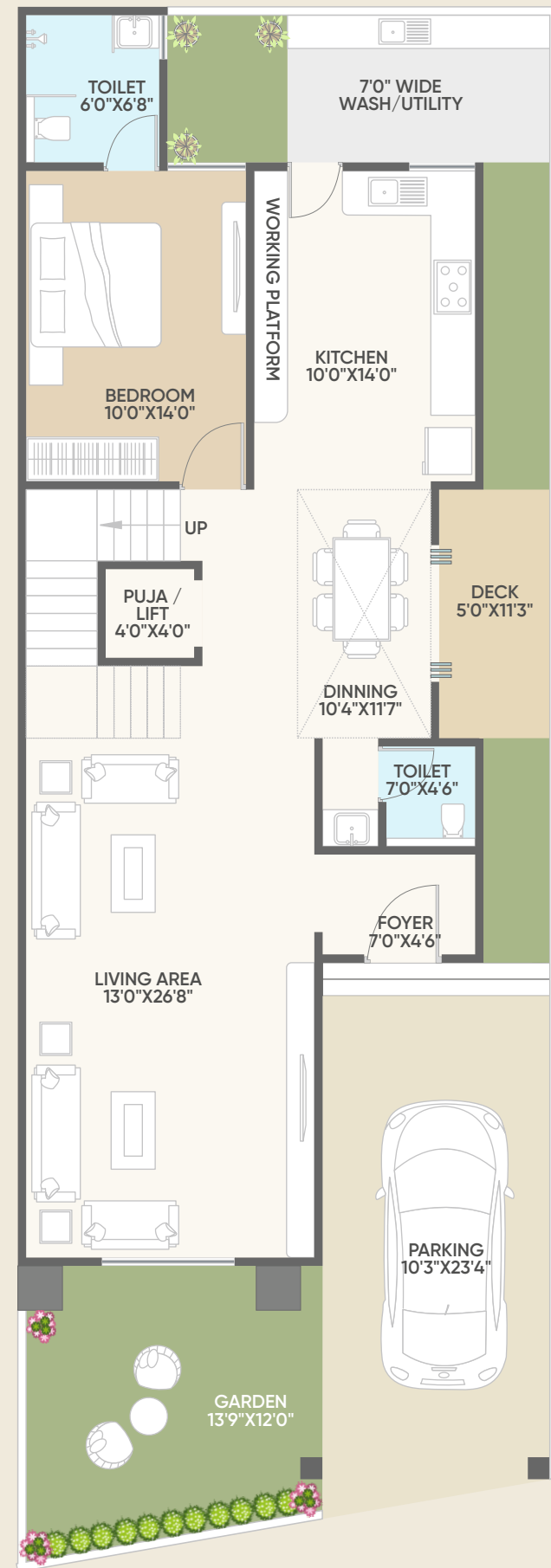


SECOND FLOOR

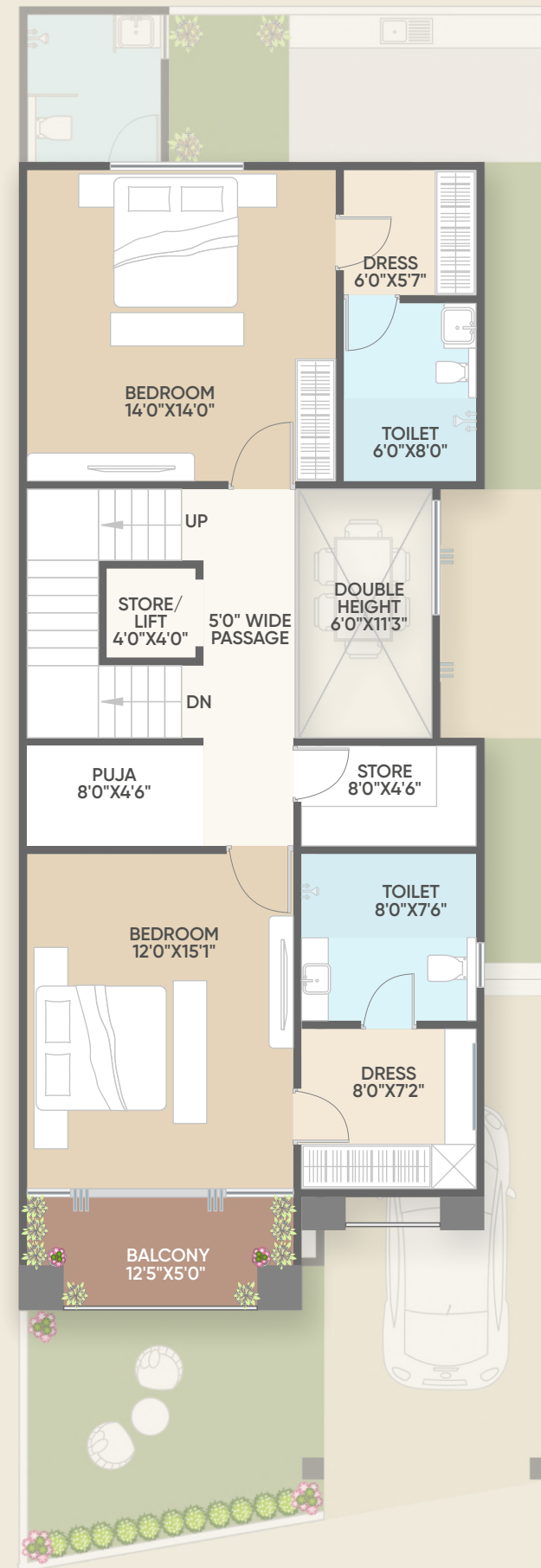


PLOT NO.
8 & 9

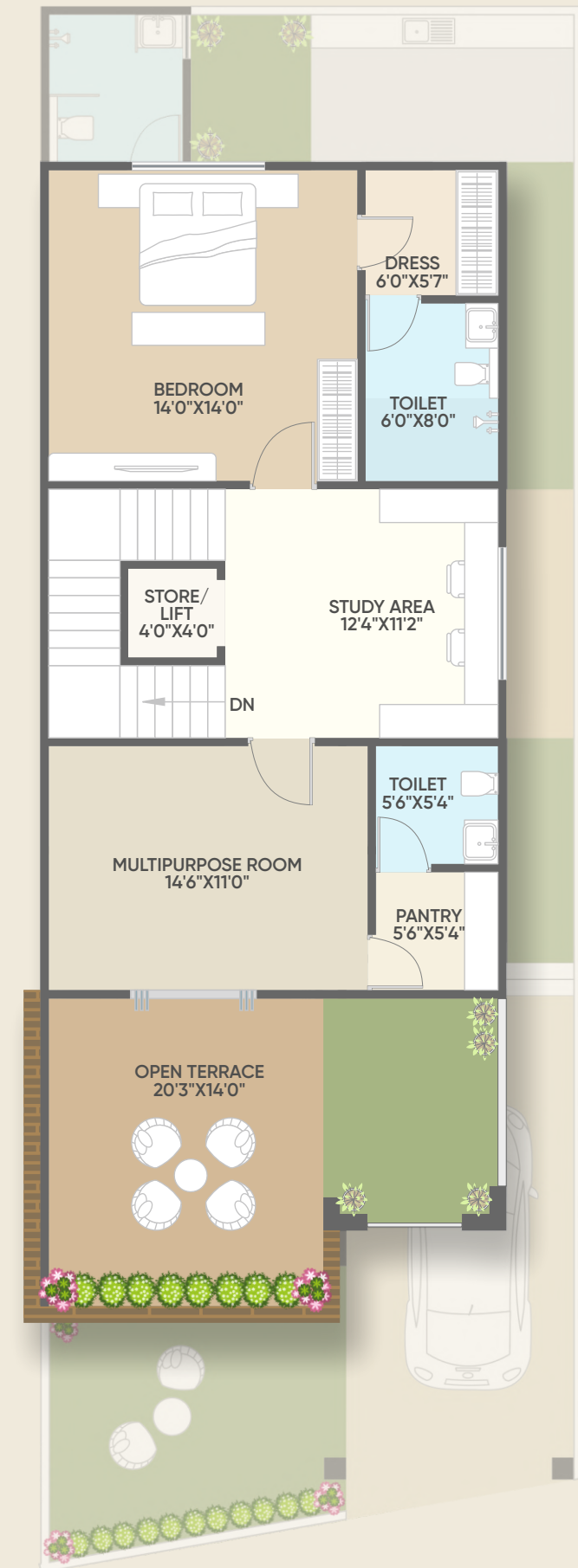
	B.U.P AREA (in sq.ft.)	C.A. (in sq.ft.)
Ground Floor	1264.00	913.00
First Floor	1028.00	890.00
Second Floor	792.00	748.00
Total B.up Area	3084.00 SQ.FT.	
Total Carpet Area	2551.00 SQ.FT.	



GROUND FLOOR



FIRST FLOOR

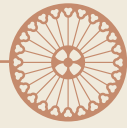


SECOND FLOOR



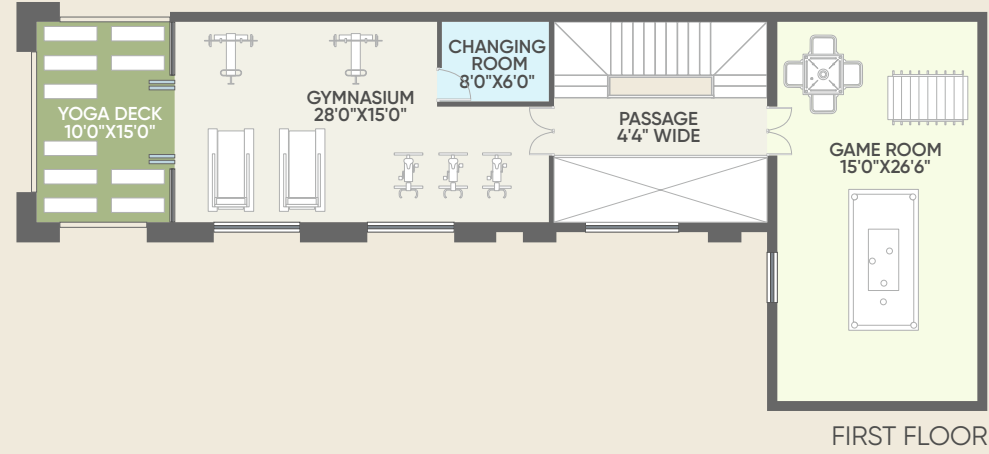
**A Swimming Pool,
Immaculately
Designed And
Impeccably Upheld**

Whether it's a morning dip to start your day with a splash or an evening swim to unwind, the pool at Auro Nirvana becomes your personal oasis of tranquillity, offering a respite from the outside world and a gateway to a healthier and more vibrant lifestyle.

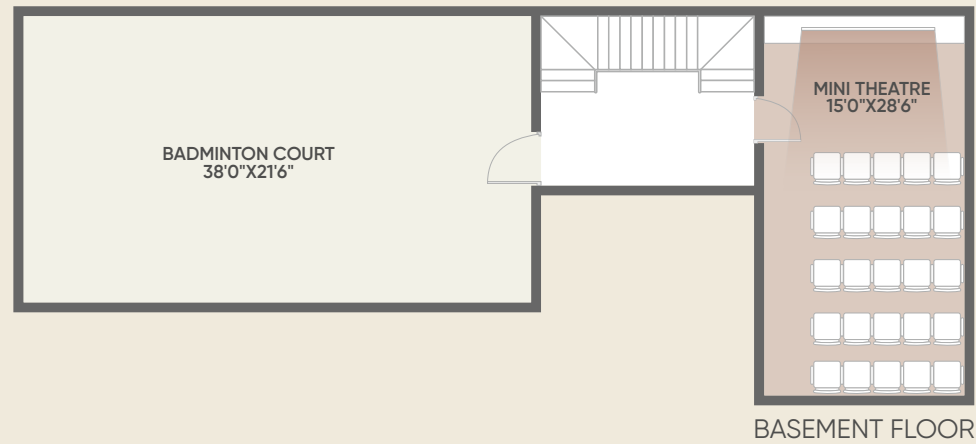


Club House Plan

Auro Nirvana transcends mere aesthetics, unveiling a world of unparalleled amenities meticulously crafted to elevate every facet of your existence. The resplendent clubhouse extends a tantalising invitation, enticing you to immerse yourself in moments of leisure and conviviality.



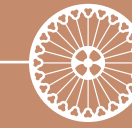
FIRST FLOOR



BASEMENT FLOOR



GROUND FLOOR



AMENITIES



MULTIPURPOSE HALL



MINI THEATER



GYMNASIUM



LIBRARY / LOUNGE ROOM



PANTRY



RECEPTION AREA



GAME ROOM



BADMINTON COURT



LANDSCAPE GARDEN



SENIOR CITIZEN SEATING AREA



CHILDREN PLAY AREA



GAZEBO



YOGA DECK



SWIMMING POOL WITH DECK AREA



Common Amenities

24 hrs. Water Supply

CCTV Camera in common Area & Club House

Name Plate in Each Villa

Rain Water Harvesting System

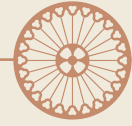
Solar System in Common Area & Club House

Compound Wall

Under ground Caballing

Designer Elevation Gate with Security Cabin

Street Light



**More than just
a clubhouse,
it's a gateway to a
vibrant social life**

Welcome to the heart of community living at Auro Nirvana—the illustrious clubhouse. Step into a world of boundless possibilities, where the clubhouse becomes a vibrant hub of social engagement and leisurely pursuits. Immerse yourself in a multitude of games that cater to every interest and age group.





SPECIFICATION

STRUCTURE

Earthquake Resistance.

All RCC & Frame Structure.

High Quality Bricks Masanory
Work with Mala Plaster as per
Structure Engineer Design.

FLOORING

Italian finish Vitrified tiles
flooring.

WATER SUPPLY

24 hours water supply
through overhead &
underground tank of
sufficient size.

Provision for Corporation
Water Connectivity.

KITCHEN

Exclusive Quartz kitchen
platform S.S. sink and
designer tiles upto lintel
level.

Wash area:
Vitrified tiles dado and
Natural stone flooring.

PAINT & FINISH

Interiors:
Mala Plaster with Wall
Putty & Primer.

Exteriors:
Double Coat Plaster with
(as per Elevation Design)
texture, waterproof and
fungal resistant paint.

ELECTRIFICATION

Concealed Copper Wiring(ISI)
and Branded Modular
Switches.

Concealed Copper Piping
with Drain Water Pipe for
Split Air Conditioning.

DOORS & WINDOWS

Doors:
Elegant Wooden Entrance
Door, Internal Flush Doors,
Granite frames in all doors.

Windows:
Anodized Coated Aluminium
Section with Mosquito Net.

BATHROOMS & TOILETS

Designer bathrooms with
Premium Tiles upto Slab
Level.

Branded Premium Bath
fittings Premium Branded
Plumbing Fixtures and
Vessels.

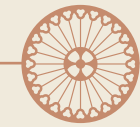
TERRACE

Open terrace finished with
chemical water proofing and
china mosaic flooring / tiles.



Embrace a truly
Exceptional Lifestyle





The Epitome of Quality Craftsmanship

Auro Nirvana exemplifies an unwavering commitment to quality that surpasses expectations and guarantees lasting satisfaction. With a focus on enduring quality, Auro Nirvana offers a worry-free living experience that will stand the test of time, allowing residents to embrace a truly exceptional lifestyle.



Proportionate
Indoor & Outdoor
Spaces



Climate
Considerate
Architecture



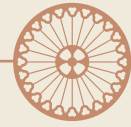
Magnificent
Green View



Good
Ventilation



Anti Dust
Settlement



A Perfect Blend Of Convenience And Profitability

Tucked away off Bhayli Road, these resplendent 4B2HK villas transcend mere architectural marvels, embodying an elevated embodiment of contemporary splendour amidst a serene and picturesque landscape. The prime positioning also ensures excellent connectivity to major transportation routes, offering the potential for significant returns on investment. Surrounded by serene natural landscapes, it provides a peaceful retreat while being a lucrative choice for those seeking a wise investment decision.





SCAN FOR LOCATION



LOCATION



Loaded With Reputed Brands or Equivalent

Steel			
Cement			
Bathroom Fixture & Sanitary			
Plumbing & Pipes			
Electric			
Door Lock			
Switches			
Colour			
Putty			

DEVELOPERS:
SHREEJI VENTURES

SITE:
AURO NIRVANA,
FP. No.: 177, RS. No. 619,
BEHIND MADRID COUNTY,
BHAYLI TP-5, BHAYLI-391410.

M: +91 9924996962 | 9924996963
EMAIL: auronirvana2023@gmail.com
WEBSITE: www.theaurogroup.co.in

Payments Terms

At the time of Booking 10%	S.F. Slab 10%
Plinth Level 25%	Plaster Level 10%
G.F. Slab 15%	Flooring Level 10%
FF. Slab 15%	Before Possession 05%

ARCHITECT



STRUCTURE



RERA Reg. No.:

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



SCAN FOR WEBSITE



SCAN FOR INSTAGRAM