

PROJECT BY:



Site: Avion Sky,
Opp. Darshanam Club Life,
Ankodia-Gorwa TP-1, New Gotri,
Vadodara-390016.

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AViON Sky

3 BHK PREMIUM FLATS



ARCHITECT NOTE

A home designed perfectly for those who desire to live a notch higher than before - Avion Sky exemplifies modern architecture and minimalist school of thought to create an urbane yet value-based structural design for you.



DESIGN STUDIO
architects & interiors
Ar. Ruchir Sheth

WHERE
DESIRES TAKE
FLIGHT

Avion Sky brings to you exclusively
planned premium 3BHK homes that allow
your dreams and desires to take flight
and reach the sky.





WHERE YOU FEEL ON TOP OF THE WORLD

Appropriately spaced towers with elegant design and ample room within each apartment, these homes promise a superior feel to its residents all the time..



GROUND FLOOR



SHOP-01
8'-9" X 26'-3"
C.A.-229 SQ.FT.

SHOP-02
8'-9" X 26'-3"
C.A.-229 SQ.FT.

SHOP-03
10'-8" X 26'-3"
C.A.-278 SQ.FT.

SHOP-04
11'-0" X 26'-3"
C.A.-288 SQ.FT.

SHOP-05
11'-0" X 26'-3"
C.A.-288 SQ.FT.

SHOP-06
10'-8" X 26'-3"
C.A.-278 SQ.FT.

SHOP-07
8'-9" X 26'-3"
C.A.-229 SQ.FT.

SHOP-08
8'-9" X 26'-3"
C.A.-229 SQ.FT.

A

UP DN

PASSAGE
13'-11" X 13'-2"

LIFT
7'-0" X
5'-10"

LIFT
7'-0" X
5'-10"

SEC.
CABIN

B

UP PASSAGE DN
13'-6" X 24'-4"

LIFT
6'-0" X
7'-0"

LIFT
6'-0" X
7'-0"

GARDEN
1226.00 SQ.FT.

MULTI PURPOSE HALL
20'-0" X 18'-0"

SWIMMING POOL
15'-0" X 30'-0"

DECK





**MASTER
LAYOUT**

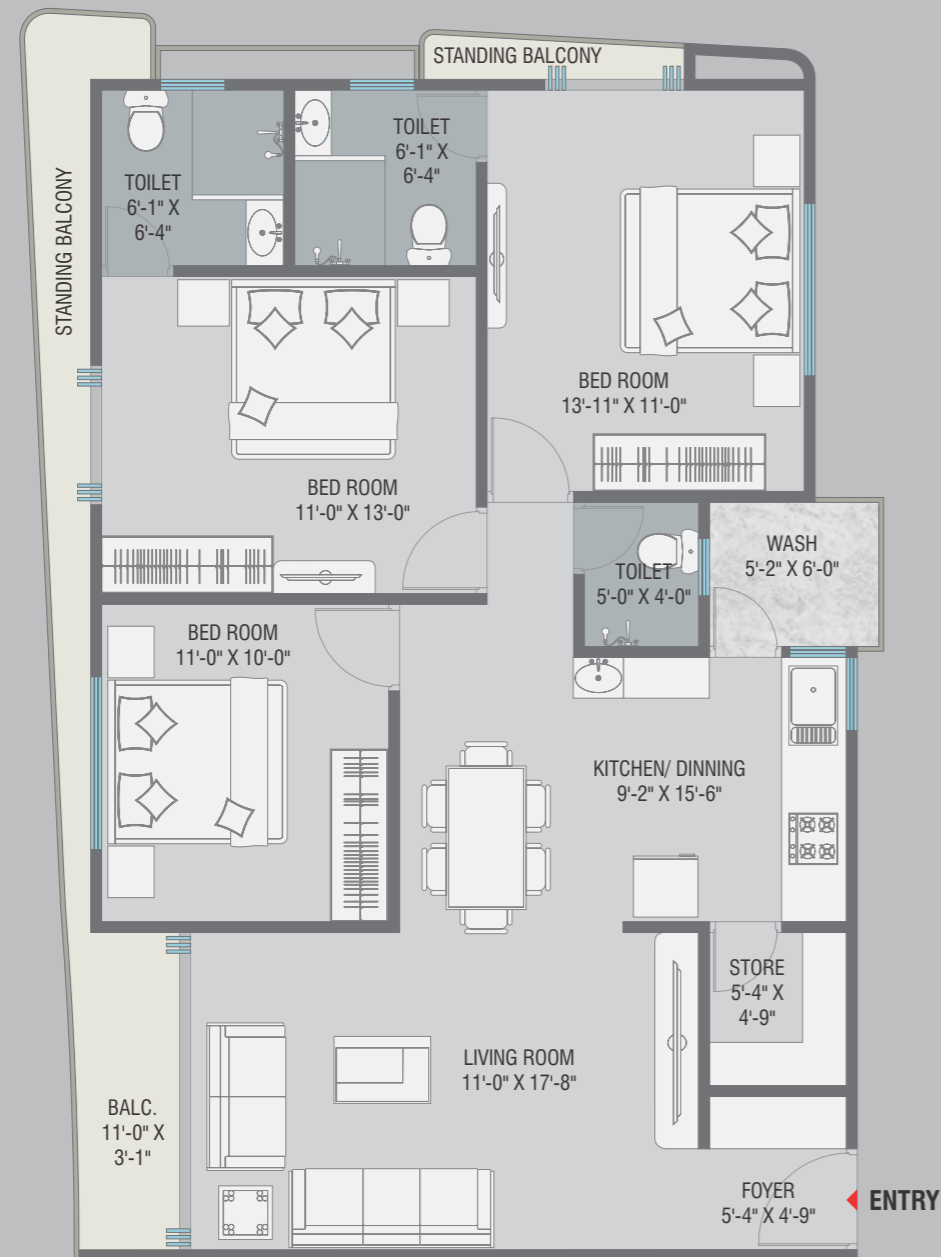
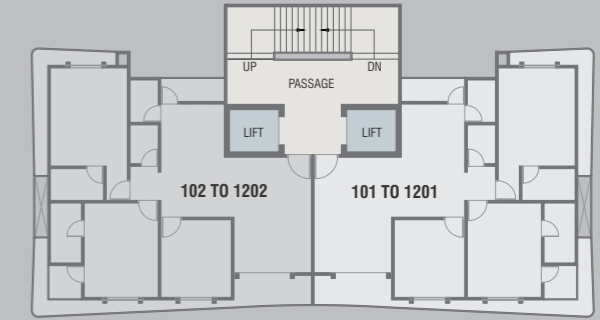




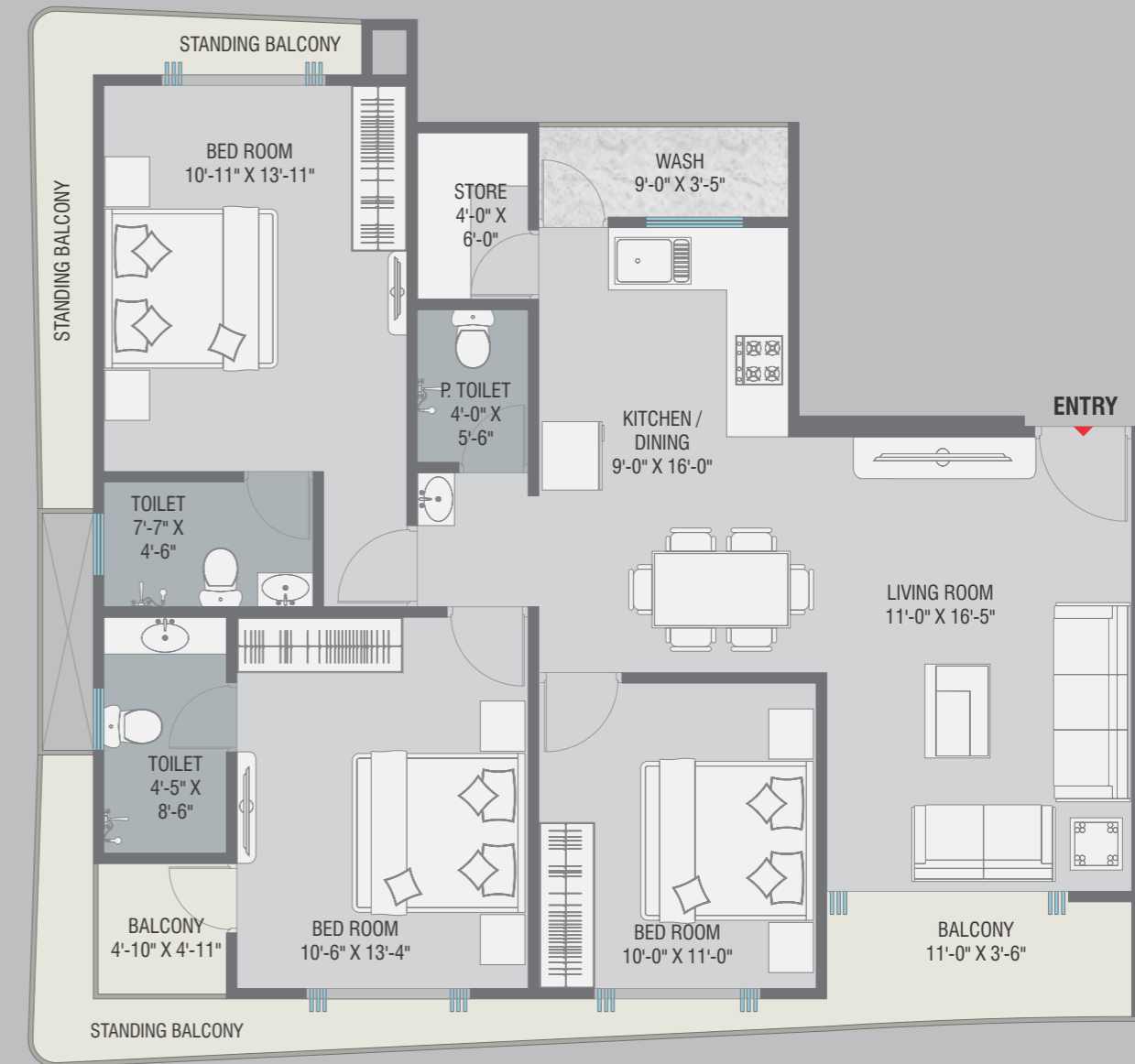
UNIT PLAN TOWER - A



UNIT PLAN TOWER - B



Rera Carpet	:	955.00	sq.ft.
Balcony +Wash Area	:	125.00	sq.ft.
Total Carpet	:	1080.00	sq.ft.
Built up:	:	1170.00	sq.ft.



Rera Carpet	:	931.00	sq.ft.
Balcony +Wash Area	:	176.00	sq.ft.
Total Carpet	:	1107.00	sq.ft.
Built up:	:	1196.00	sq.ft.




AViON Sky





AMENITIES



SWIMMING POOL
WITH DECK



ALLOTTED
CAR PARKING



CHILDREN
PLAY AREA



MULTIPURPOSE
HALL & PARTY LAWN



SENIOR CITIZEN
SITTING



DG POWER
BACKUP



GYMNASIUM



INDOOR GAMES



GATE WITH
SECURITY CABIN



CAMPUS UNDER
CCTV SURVEILLANCE



RAIN WATER
HARVESTING



FIRE SAFETY
SYSTEM



CHIMNEY



GEYSER
IN MASTER BEDROOM



SPECIFICATION

Structure

- Earthquake resistant RCC frame structure designed by approved structural Consultant

Flooring

- Premium quality glazed vitrified tiles in All Rooms
- Anti-Skid flooring in all Bathroom

Wall Finish

- Interior: Smooth finish plaster with 2 coat putty and primer
- Exterior: Double coat plaster with Weather Resistant Paint

Electrification

- Concealed copper wiring as per ISI Standard
- Adequate electric points in each room as per Architect's plan
- Geyser points in each bathroom
- TV point in Living Room and in Master Bedrooms
- AC point in Living Room and in Master Bedrooms
- Separate MCB for each room

Kitchen

- Premium quality granite with S.S. sink
- Dado up to beam bottom

Bathroom

- Designer Bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to beam bottom

Doors

- Main Door: High quality decorative door finish on both sides and wooden frame or stone
- Internal Doors: Laminated flush door with granite frame
- All other doors with Premium quality lock fittings

Windows

- Aluminum/UPVC with mosquito net.

Terrace

- Elegant China Mosaic finish with waterproofing treatment

Others

- Two automatic elevators in each tower
- Trimix concrete internal road with streetlight
- CCTV surveillance at Ground Floor
- Power backup for Lift and Common Light

BASEMENT PLAN



AVION Sky

LOCATION



LOCATION



E-BROCHURE

PAYMENT TERMS:

FLATS:

20% At the time of Booking | 10% Plinth level | 48% Slab Level (4% per slab) | 10% Masonry/Plaster | 6% Flooring
6% Sale deed or Before Possession

SHOPS:

20% At the time of Booking | 20% Plinth level | 20% Shop Slab Level | 20% Masonry/Plaster | 10% Flooring
10% Sale deed or Before Possession

TERMS AND CONDITION / DISCLAIMER

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVC, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, Interest as per RERA will be charged extra . If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVC or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All Images Shown are for Illustration Purpose only. (13) All disputes are subject to Vadodara jurisdiction.

CREDITS

ARCHITECT



STRUCTURE



LEGAL ADVISOR

