



KISHAN
ICON

The logo features a stylized green leaf icon above the word 'KISHAN' in a bold, blue, sans-serif font. Below 'KISHAN' is the word 'ICON' in a smaller, blue, sans-serif font. A horizontal line with a dotted pattern separates the two words.

2 BHK AFFORDABLE APARTMENTS



**PREMIUM LOCATION,
QUALITY CONSTRUCTION,
THOUGHTFUL AMENITIES,
AFFORDABLE LUXURY**



Kishan Icon offers well designed and spacious 2 BHK flats in multiple planning options. Offering a good quality infrastructure at an affordable price is what believe in delivering.

Homes at Kishan Icon offer a great lifestyle, good recreational facilities, with a good finish, spacious and well planned, but at a very attractive price. It is located in the fast developing locality of Maneja and has multiple access to all parts of Vadodara.

A well experienced and committed team of real estate developers ensure that your home has a good interior & exterior finish, standard quality fittings and fixtures, well ventilated interiors, and timely completion.





SPECIFICATIONS



Structure:

- Good quality RCC frame structure as per earthquake safety norms

Wall Finish:

- Smooth finish internal plaster with distemper paint
- External surface finished with water resistant exterior paint

Flooring:

- Good quality vitrified tiles flooring

Doors:

- Decorative Main Door with hardware fittings
- All other doors are flush door with two side laminates
- Windows:
- Glazed Aluminum sliding windows with stone sills
- MS Safety Grills

Kitchen / Store

- Granite Platform with SS Sink and designer tiles on dado upto lintel level

Toilets:

- Western concept designed toilets. Concealed plumbing of primum make fittings.
- Geyser point in each bathroom.
- Anti-skid ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.

Electrification:

- Concealed copper wiring (ISI grade).
- Modular switches.
- Sufficient electric points as per architect's design

Elevators:

- Standard quality Lifts

Terrace:

- Waterproofing on terrace

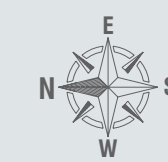
AMENITIES



- › Parking
- › Comprehensive 24x7 security system for a safe campus.
- › 24 hours water supply.
- › Anti-termite treatment.
- › Name plate & notice board for each tower.
- › Tremix concrete internal road with tree plantation & streetlights.

- › landscape Garden
- › Outdoor Seating Area
- › Children's Play Area
- › Attractive Entrance Gate
- › Standard quality auto door Lift
- › CCTV camera
- › Power Backup for common Lights and Elevators

LAYOUT PLAN



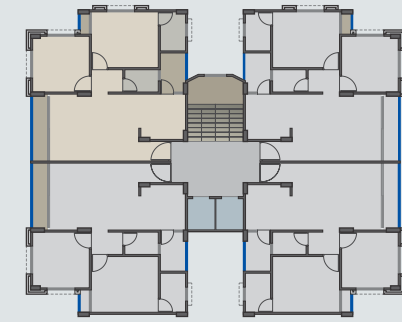
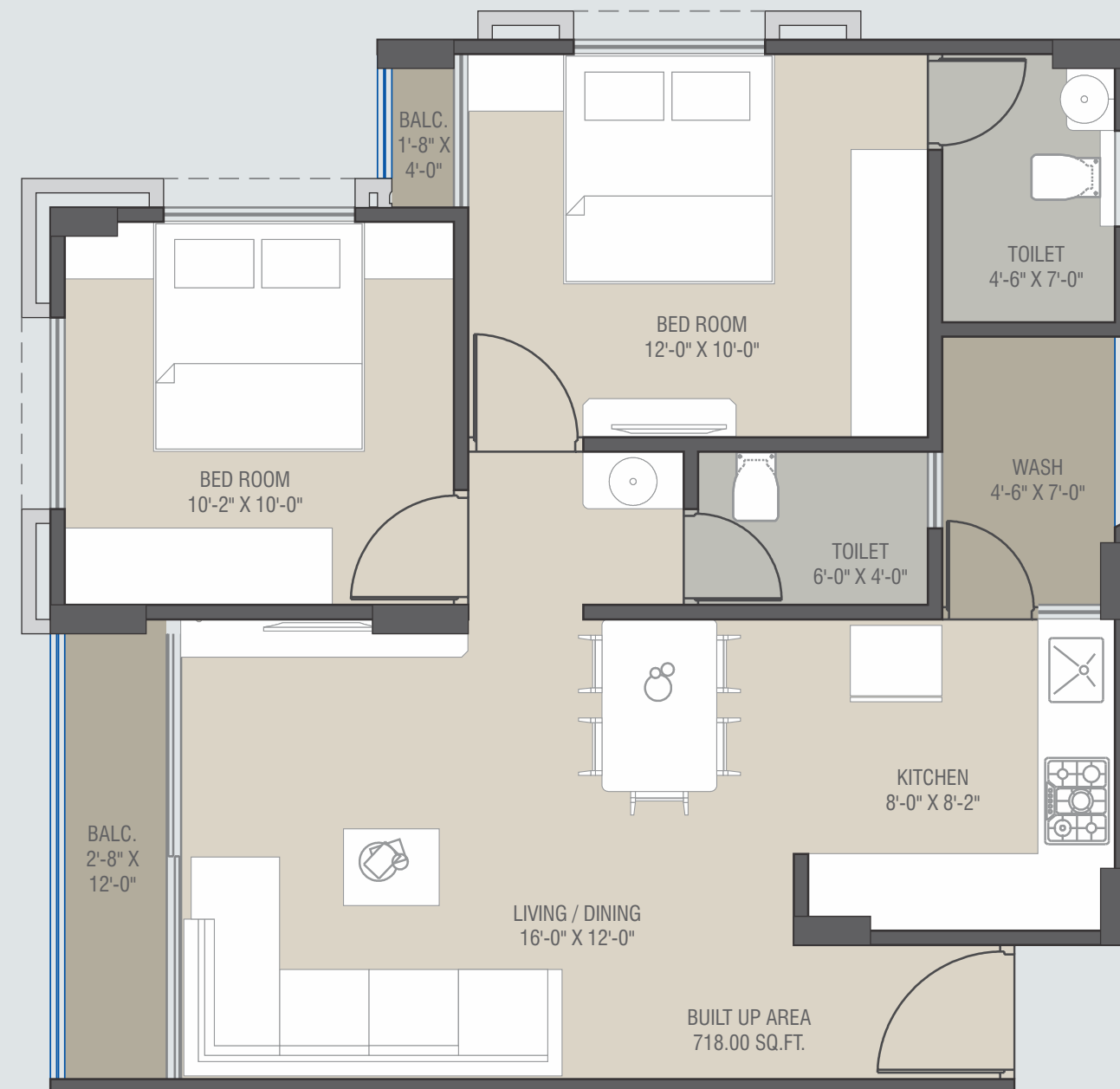
12 mtr. WIDE ROAD

ENTRY



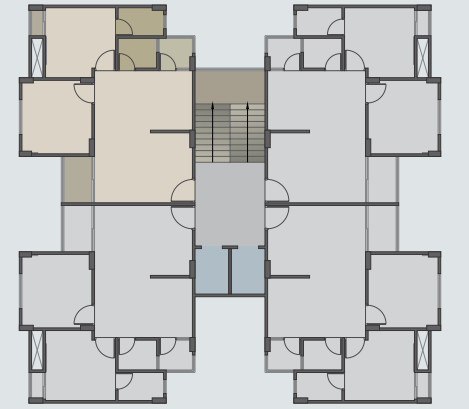
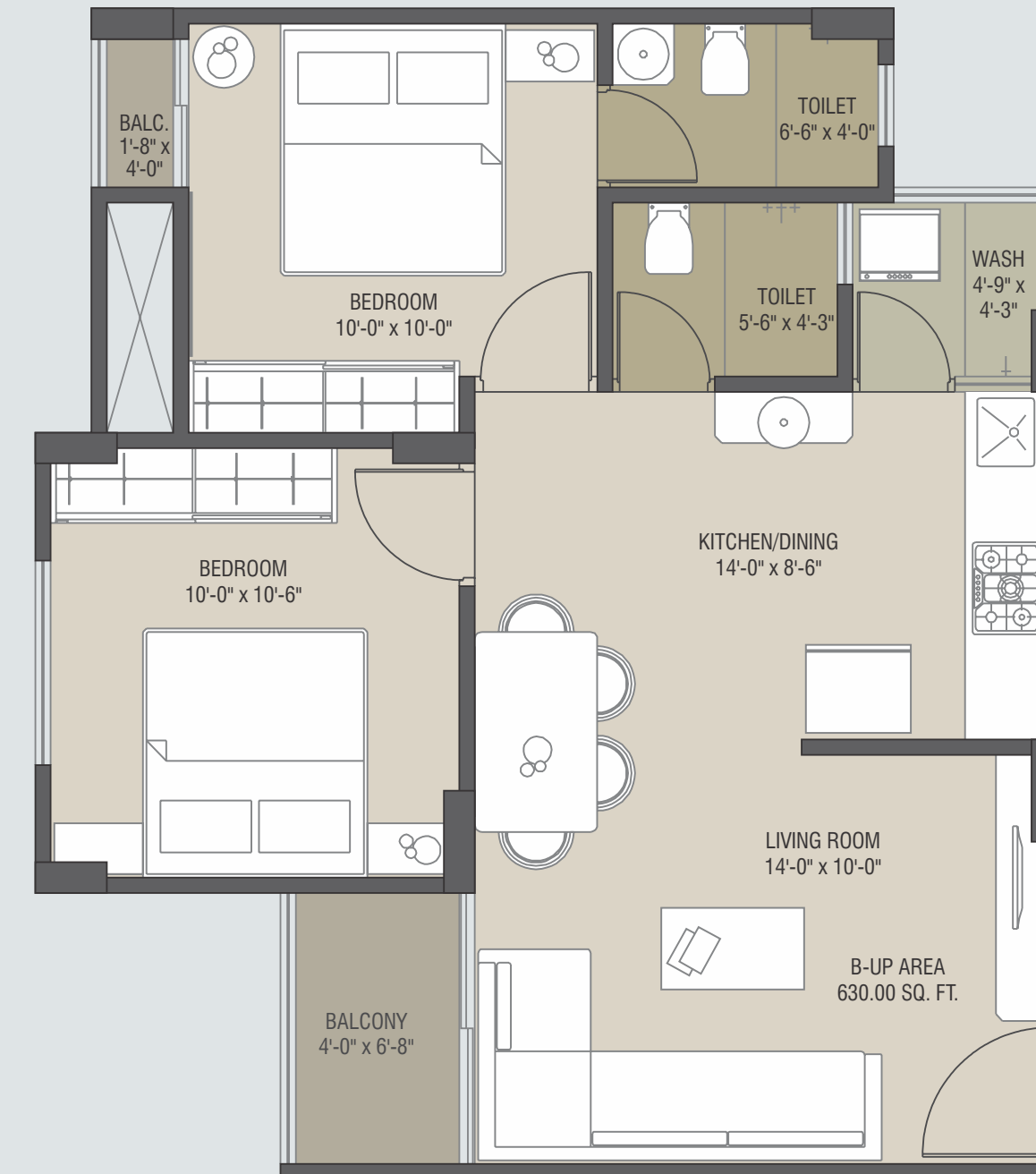
2 BHK FLOOR PLAN

TOWER A,B,C

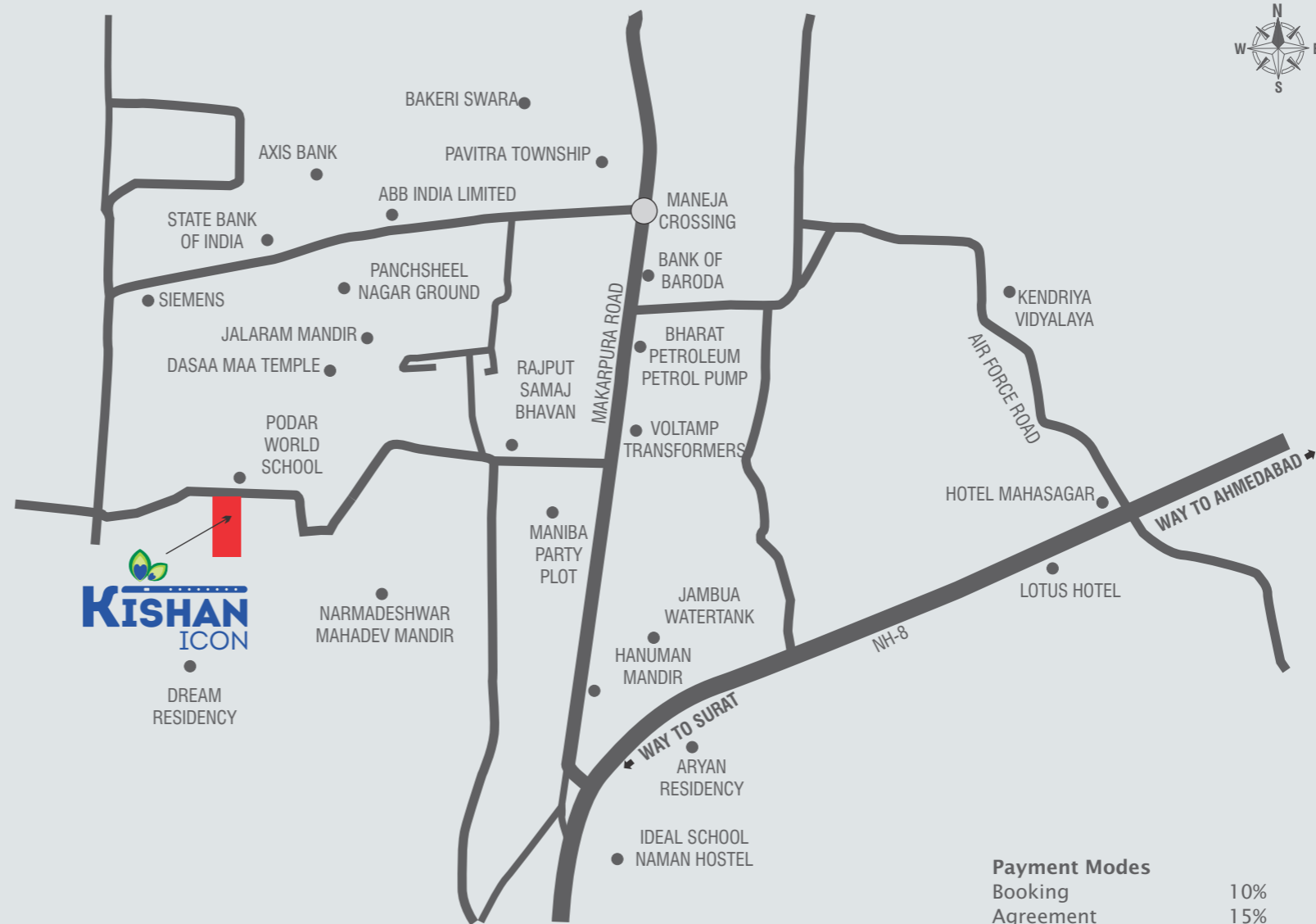


2 BHK FLOOR PLAN

TOWER D,E



KEY PLAN



Developers:
Ambica Corporation

Site: Kishan Icon, Opp. Podar School, Behind Siemens, Maneja, Makrpura, Vadodara- 390013.

Ph.: +91 93276 73585
+91 63589 02663
Email: kishanicon140@gmail.com

Architect: SpacePlus
Structural Consultant: A.A. Desai

Payment Modes

Booking	10%
Agreement	15%
Plinth level	10%
1st slab	5%
2nd slab	5%
3rd slab	5%
4th slab	5%
5th slab	5%
6th slab	5%
7th slab	5%
Brick Masonrywork	10%
Plaster level	10%
Flooring&Finishing	5%
Before Possession	5%

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.