

AURO Vista II



Developers:
VALUE'S INFRA

Site: Auro Vista II, Behind Casa Lakeside,
Bill-Chapad Road, Bill, Vadodara-391410.
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Architect: Design Point
Structure Consultant: Zarna Associates

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AURO Vista II

— 3 BHK LUXURY DUPLEX —





A LUXURY ABODE AWAITS YOU!



Set amidst the green surroundings of Bill, Auro Vista II is your perfect abode of peace and tranquility.

A project with class and elegance in every aspect of its development, Auro Vista II offers plush 3 BHK Luxury Duplex Bungalows.

Designed & built to high standards of quality, the project evokes awe the moment you step inside the campus. Wide roads, greenery all around, a soothing exposed brick & concrete elevation, spacious room sizes, premium leisure amenities... the list goes on and on!

Auro Vista II is truly is a remarkable development for the elite. Come experience a peaceful and fulfilling life!





DESIGNER ELEVATION PREMIUM CAMPUS DEVELOPMENT LUXURIOUS LIFESTYLE

The elevation with its timeless look shall remain fresh and contemporary for years to come. The abundant natural light and aeration shall fill your lives with happiness.

The finish and the material specifications shall be a class apart. The project comes from a team of highly committed and well-experienced team of realtors who shall ensure timely execution and a premium quality inside-out.

Truly, an investment at Auro Vista II is an investment in a lifetime of satisfied living!



AREA TABLE

| DUPLEX No. | PLOT AREA | MINIMUM PLOT AREA | DIFFERENCE |
|---------------|-----------|-------------------|------------|
| TYPE-A | | | |
| 9 | 1260.1 | 888.73 | 371.37 |
| 18 | 1324.71 | 888.73 | 435.98 |
| 19 | 1227.41 | 888.73 | 338.68 |
| 36 | 1254.19 | 888.73 | 365.46 |
| 37 | 1238.05 | 888.73 | 349.32 |
| 54 | 1593.84 | 888.73 | 705.11 |
| 55 | 888.73 | 888.73 | 0 |
| 66 | 888.73 | 888.73 | 0 |
| 67 | 1194.44 | 888.73 | 305.71 |
| 73 | 1091.38 | 888.73 | 202.65 |
| TYPE-B | | | |
| 26 | 739.21 | 669.1 | 70.11 |
| 27 | 669.1 | 669.1 | 0 |
| 28 | 669.1 | 669.1 | 0 |
| 29 | 739.21 | 646.35 | 92.86 |
| 44 | 739.21 | 669.1 | 70.11 |
| 45 | 739.93 | 669.1 | 70.83 |
| 46 | 739.93 | 669.1 | 70.83 |
| 47 | 739.21 | 669.1 | 70.11 |
| 59 | 739.21 | 669.1 | 70.11 |
| 60 | 776.59 | 669.1 | 107.49 |
| 61 | 776.59 | 669.1 | 107.49 |
| 62 | 739.21 | 669.1 | 70.11 |
| TYPE-C | | | |
| 1 | 1031.81 | 709.27 | 322.54 |
| 2 | 941.13 | 709.27 | 231.86 |
| 3 | 940.22 | 709.27 | 230.95 |

| DUPLEX No. | PLOT AREA | MINIMUM PLOT AREA | DIFFERENCE |
|---------------|-----------|-------------------|------------|
| 4 | 939.31 | 709.27 | 230.04 |
| 5 | 938.4 | 709.27 | 229.13 |
| 6 | 937.49 | 709.27 | 228.22 |
| 7 | 930.49 | 709.27 | 221.22 |
| 8 | 904.73 | 709.27 | 195.46 |
| 10 | 771.45 | 709.27 | 62.18 |
| 11 | 709.27 | 709.27 | 0 |
| 12 | 709.27 | 709.27 | 0 |
| 13 | 709.27 | 709.27 | 0 |
| 14 | 709.27 | 709.27 | 0 |
| 15 | 709.27 | 709.27 | 0 |
| 16 | 709.27 | 709.27 | 0 |
| 17 | 709.27 | 709.27 | 0 |
| TYPE-D | | | |
| 20 | 646.35 | 646.35 | 0 |
| 21 | 646.35 | 646.35 | 0 |
| 22 | 646.35 | 646.35 | 0 |
| 23 | 646.35 | 646.35 | 0 |
| 24 | 646.35 | 646.35 | 0 |
| 25 | 646.35 | 646.35 | 0 |
| 30 | 646.35 | 646.35 | 0 |
| 31 | 646.35 | 646.35 | 0 |
| 32 | 646.35 | 646.35 | 0 |
| 33 | 646.35 | 646.35 | 0 |
| 34 | 646.35 | 646.35 | 0 |
| 35 | 646.35 | 646.35 | 0 |
| 38 | 646.35 | 646.35 | 0 |
| 39 | 646.35 | 646.35 | 0 |
| 40 | 646.35 | 646.35 | 0 |

| DUPLEX No. | PLOT AREA | MINIMUM PLOT AREA | DIFFERENCE |
|------------|-----------|-------------------|------------|
| 41 | 646.35 | 646.35 | 0 |
| 42 | 646.35 | 646.35 | 0 |
| 43 | 646.35 | 646.35 | 0 |
| 48 | 646.35 | 646.35 | 0 |
| 49 | 646.35 | 646.35 | 0 |
| 50 | 646.35 | 646.35 | 0 |
| 51 | 646.35 | 646.35 | 0 |
| 52 | 646.35 | 646.35 | 0 |
| 53 | 646.35 | 646.35 | 0 |
| 56 | 646.35 | 646.35 | 0 |
| 57 | 646.35 | 646.35 | 0 |
| 58 | 646.35 | 646.35 | 0 |
| 63 | 646.35 | 646.35 | 0 |
| 64 | 646.35 | 646.35 | 0 |
| 65 | 646.35 | 646.35 | 0 |
| 68 | 776.7 | 646.35 | 130.35 |
| 69 | 778.77 | 646.35 | 132.42 |
| 70 | 780.52 | 646.35 | 134.17 |
| 71 | 781.84 | 646.35 | 135.49 |
| 72 | 783.15 | 646.35 | 136.8 |



TYPE-A

TYPE-B

TYPE-C

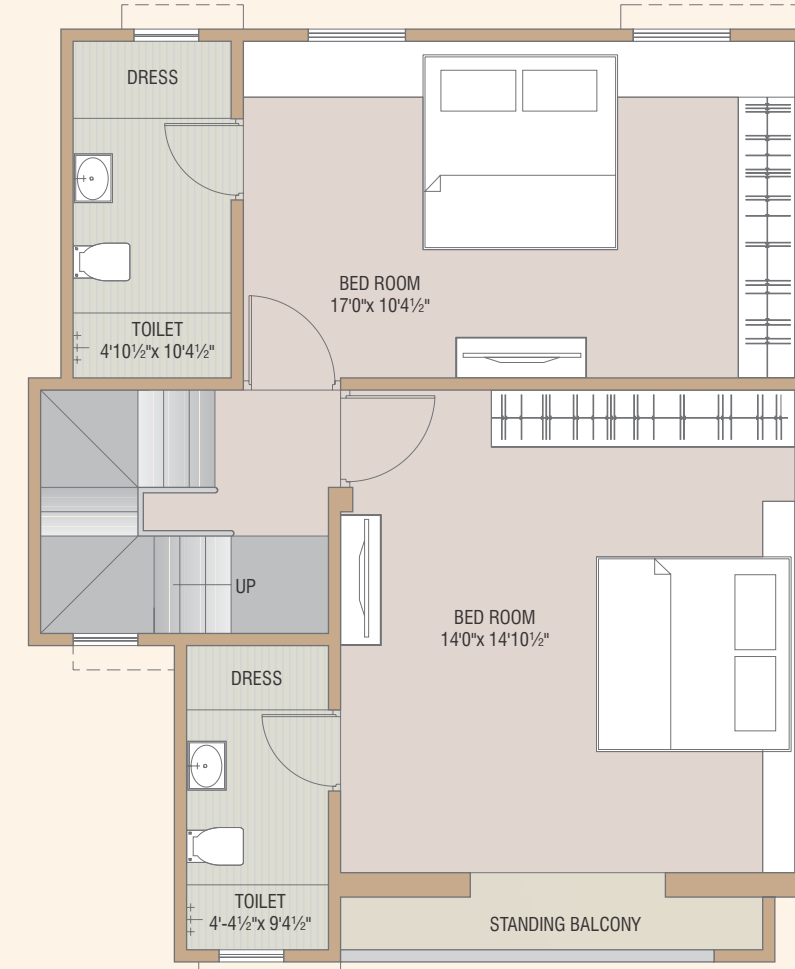
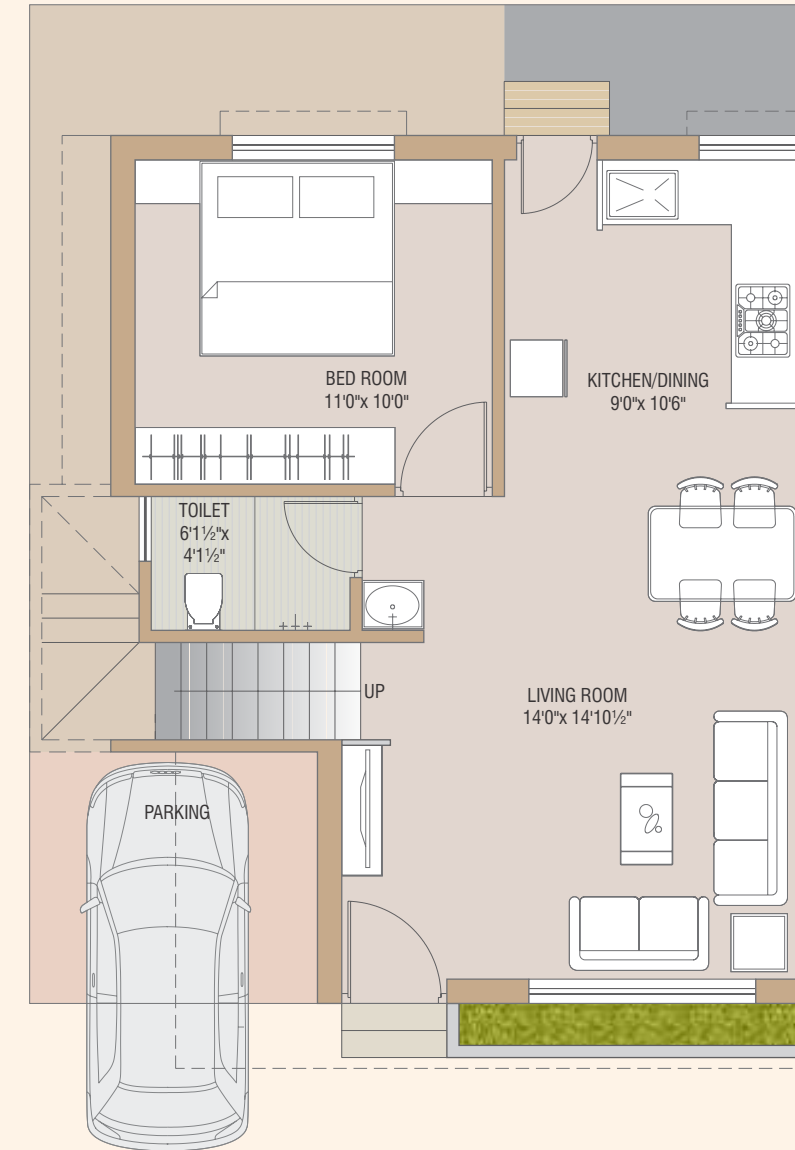
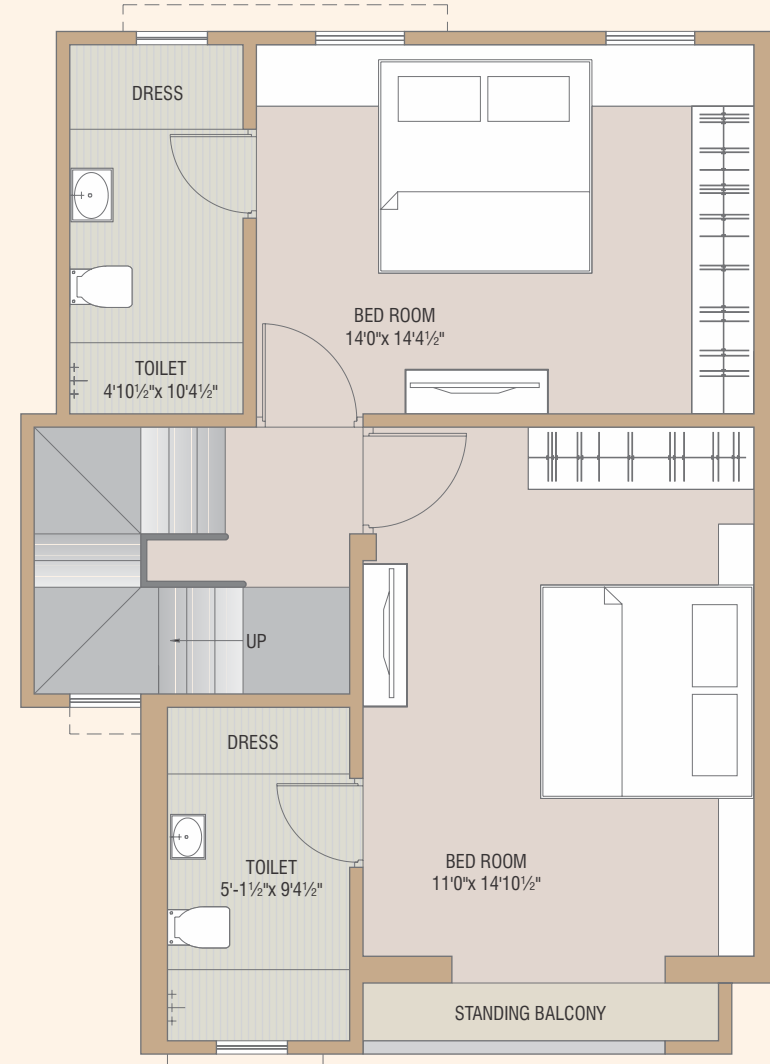
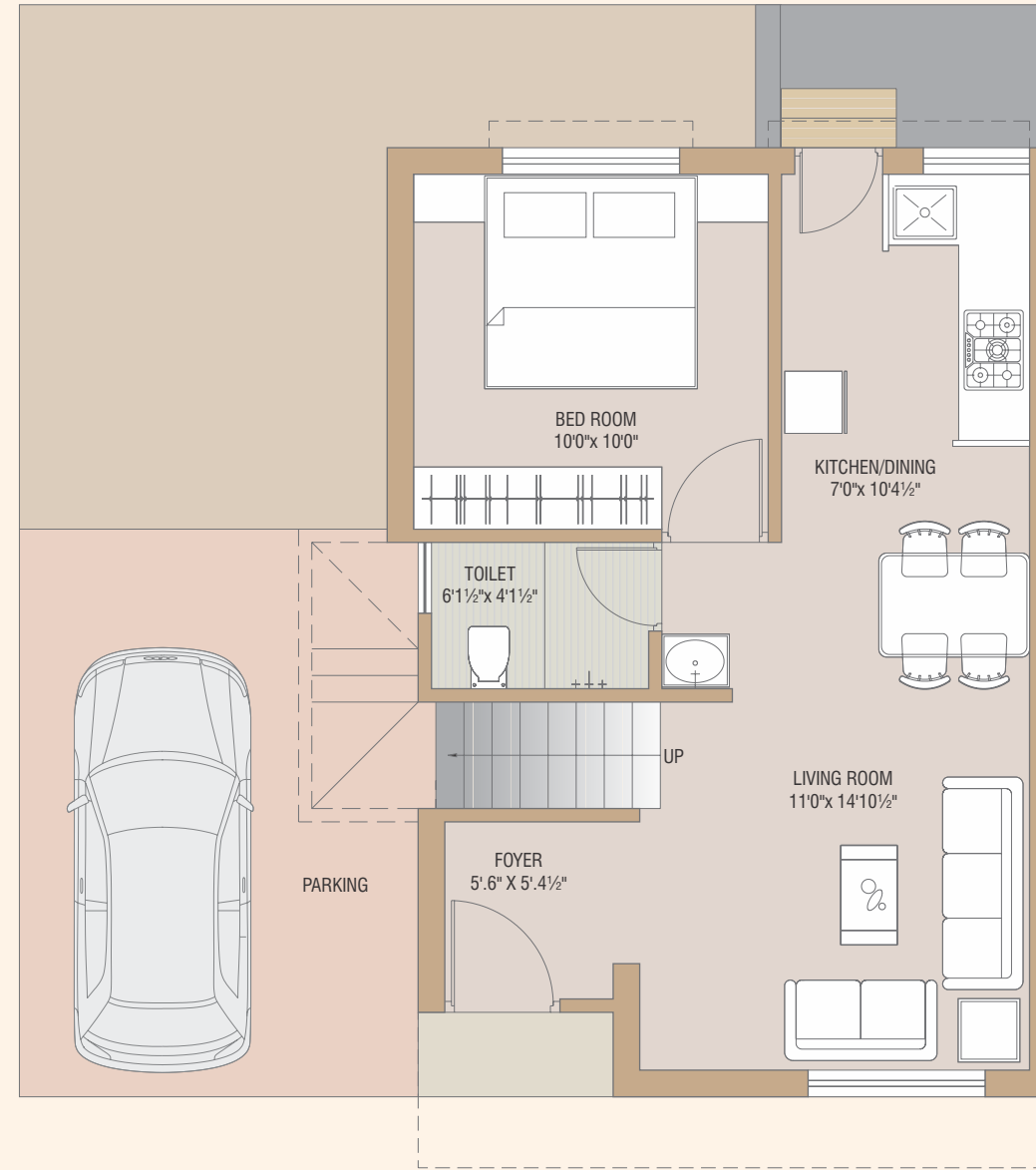
TYPE-D



TYPE

Carpet Area: 1024 Sq.Ft.

A

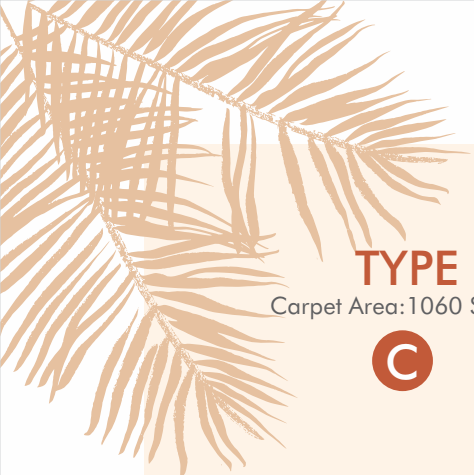


TYPE

Carpet Area: 1134 Sq.Ft.

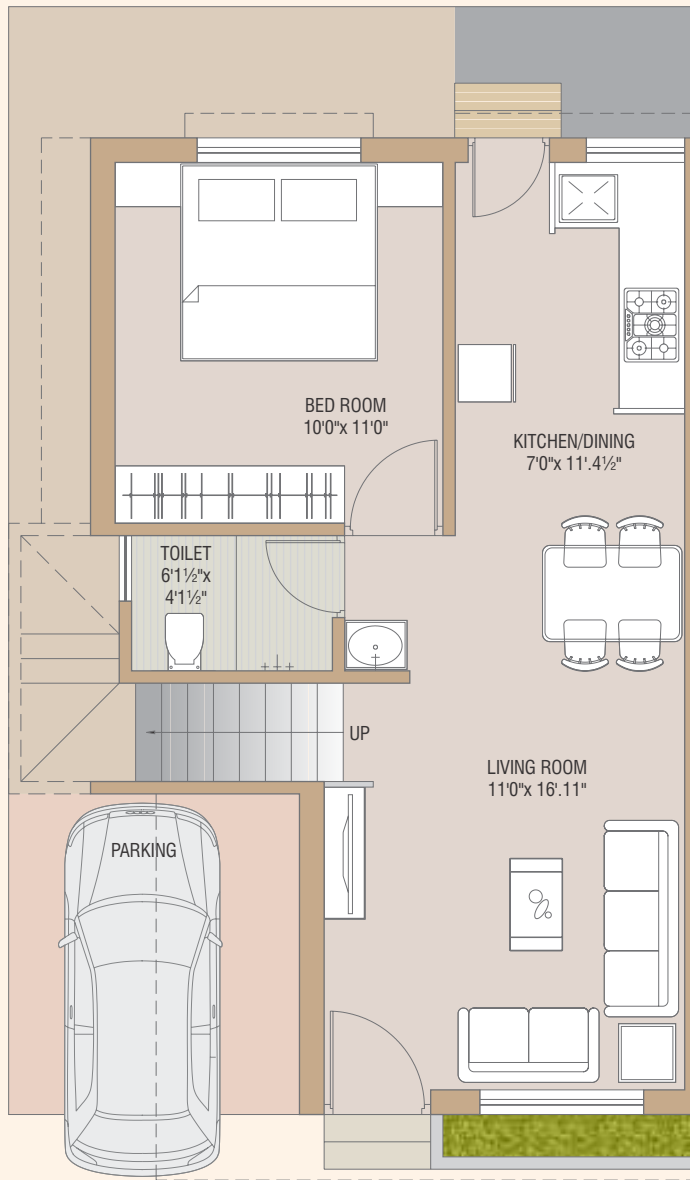
B



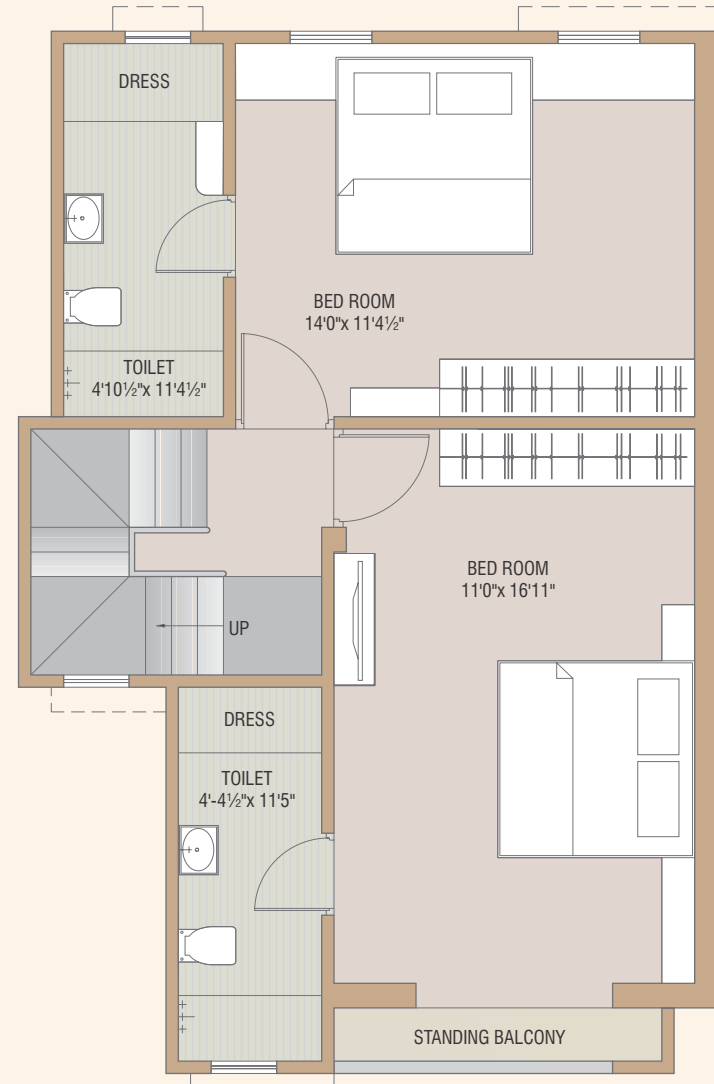


TYPE

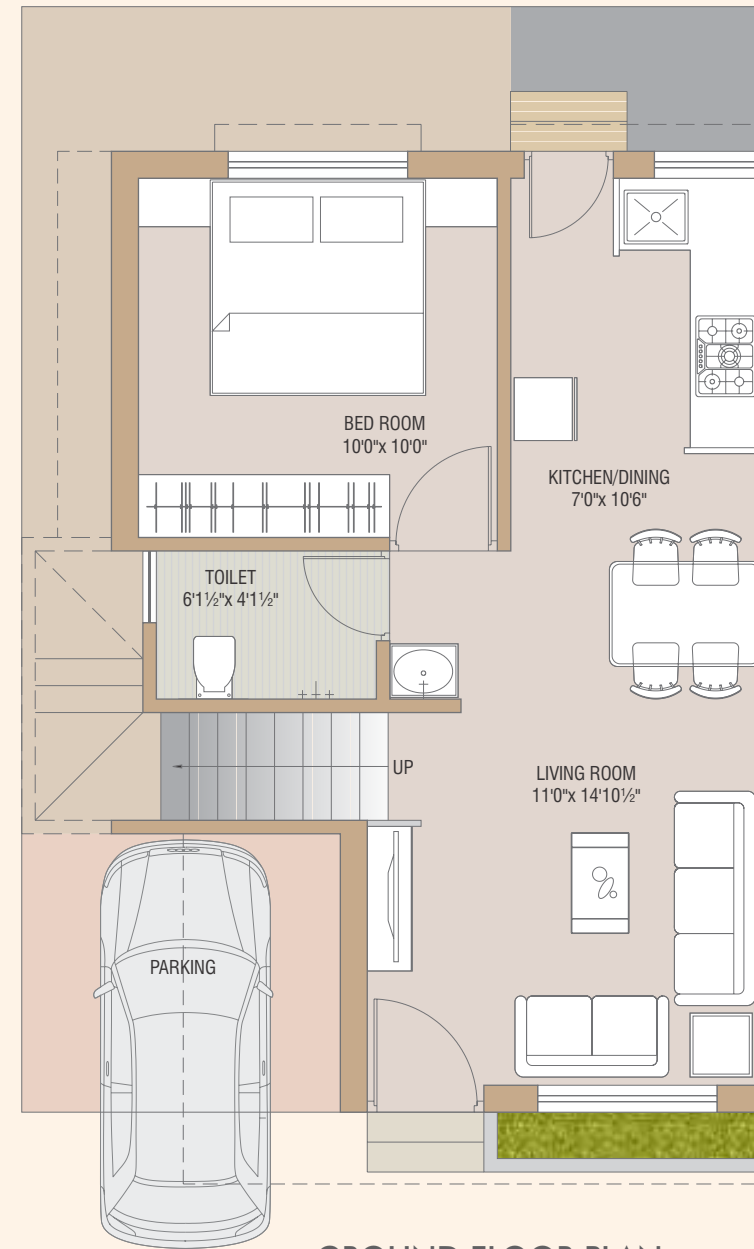
Carpet Area: 1060 Sq.Ft.



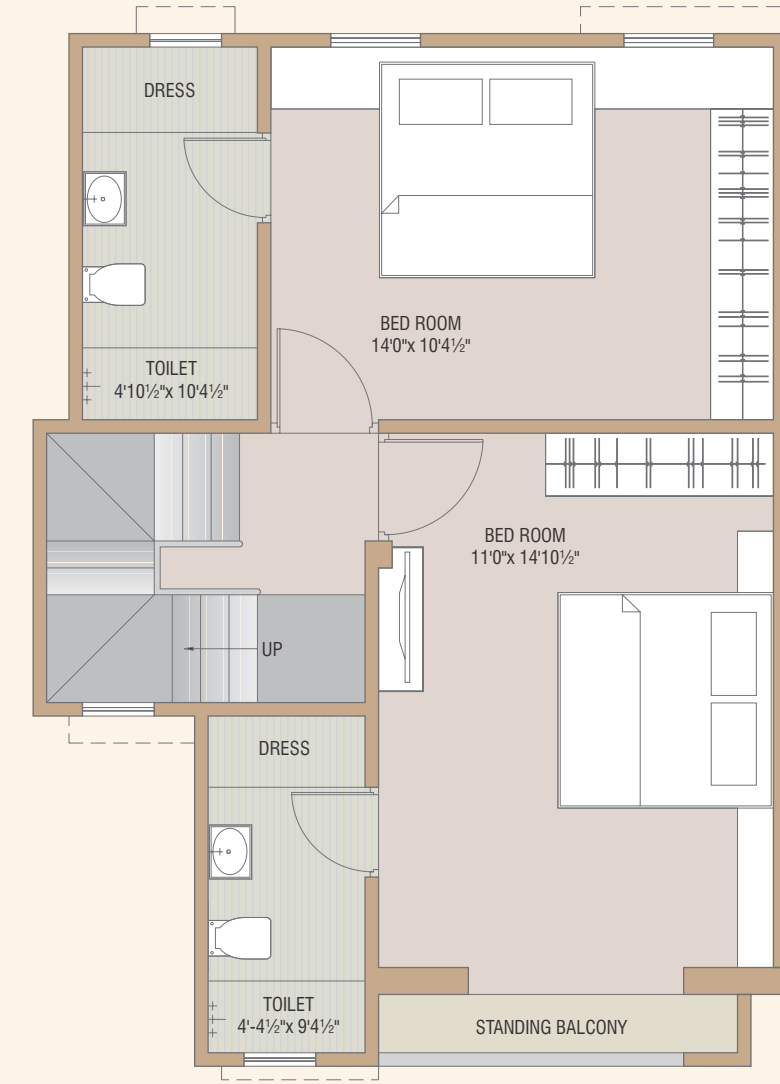
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

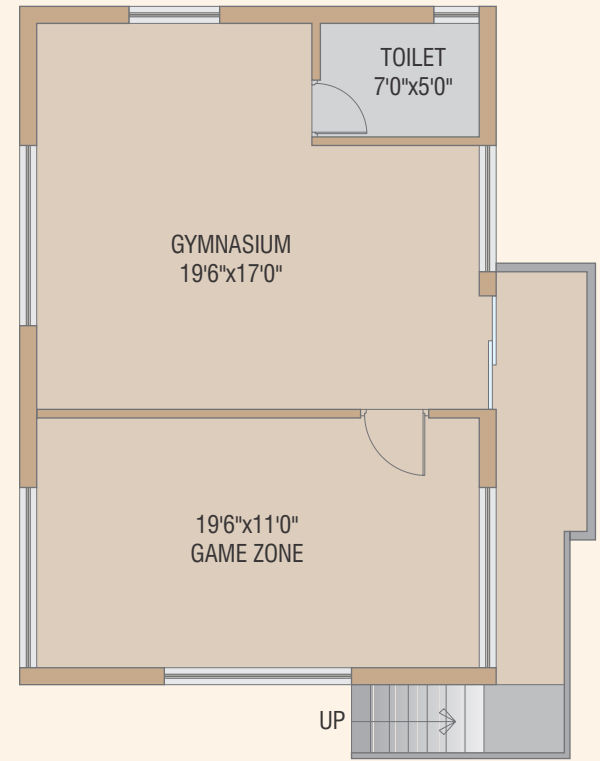
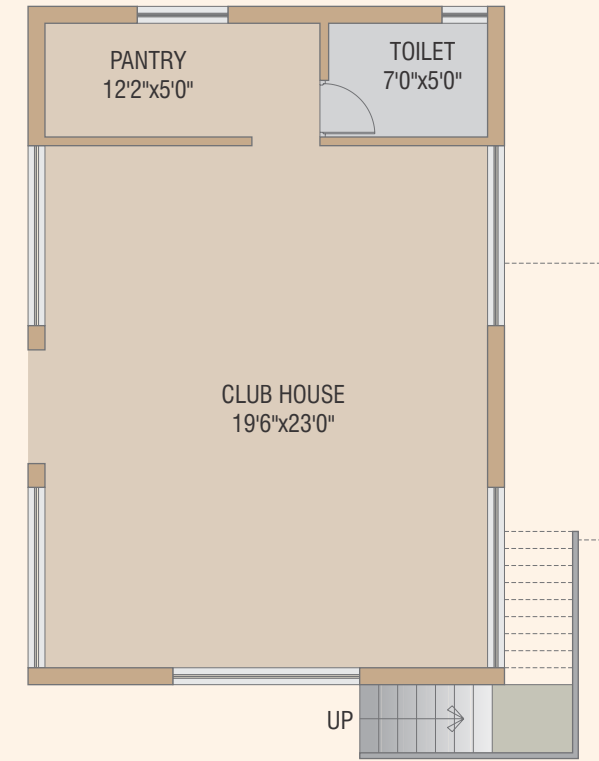
TYPE

Carpet Area: 975 Sq.Ft.





CLUB HOUSE



LEISURE AMENITIES

- Clubhouse with
- AC Banquet Hall
 - AC Gym / Health Club
 - Indoor Games Room
 - Landscaped Garden
 - Children's Play Area

VALUE ADDED AMENITIES

- Aesthetics
- Elegant Entrance Gate
 - Decorative Compound Wall as per Architect's Design
 - Lush green Landscaping all around the campus
 - Name Plate to maintain the uniformity of project

- Infrastructure
- Tremix Concrete / Heavy Paver Block internal road with designer street lights
 - Water & Drainage Facility
 - Termite Resistance Treatment

- Security
- CCTV Cameras in common areas for round-the-clock surveillance





SPECIFICATIONS

- Structure** : All RCC & Brick Masonry works as per structural engineer's design.
- Wall Finish** : Inside smooth plaster with Acrylic emulsion paint & outside surface pointed with weather-resistant paint.
- Flooring** : Vitrified flooring in all rooms.
- Doors** : Decorative main door and all internal doors of quality water-proof flush doors.
- Windows** : Color anodized Aluminum section windows.

- Terrace** : Open terrace finished with water.
- Kitchen** : Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level.
- Toilets** : Designer Bathrooms with premium fittings & vessels with full glazed tiles up to lintel level.
- Electrification** : Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.
- Water Supply** : Bore Well Water Supply.

