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SPLENDORA  
II

3&4 BHK LUXURIOUS FLATS



# AN EXTRAVAGANCE CALLED HOME

Welcome to the epitome of luxury living. A sequel to the ultra-luxurious Darshanam Splendor, Darshanam Splendor II offers fine apartment living with a rich contemporary lifestyle. Come home to lavish residences surrounded by lush landscapes and unmatched leisure spaces. Come home to an extravagance called home.





# WHERE YOUR HOMES ARE AS **PAMPERED** AS YOU

The thoughtfully created Darshanam Splendor II campus houses five immaculately designed, strategically positioned apartment towers. The layout is such that it allows maximum open space and pristine green views around every tower. With each building overlooking the recreational landscape at the centre, ample sunlight and fresh air are sure to greet every home, everyday.



# WHERE YOUR PURSUIT OF HAPPINESS ENDS



A date with the golden morning sun, abundant green vistas, warm interiors, a rejuvenating nap or a fun evening with friends, what is your idea of happiness? Whatever it is, your quest for joy will end at the stylish apartments of Darshanam Splendor II. The sprawling designer residences offer a rare union of utmost comfort and elegant aesthetics. Elite fittings and grand fixtures further the opulence of these spacious abodes.



# WHERE TIME IS THE MOST IMPORTANT AMENITY THAT YOU ENJOY

With a full-suite of superlative value additions, quality time is no luxury but a daily ritual at Darshanam Splendor II. Experience fun and leisure like never before at the two-tier recreational area that blends nature with an active club lifestyle. From a calm stroll in the lawns to a thrilling game of volleyball, a relaxing dip in the pool to a fun movie night, Darshanam Splendor II will fill your day with infinite memorable moments.



CHILDREN'S SPLASH POOL



ELEGANT SIT-OUTS



LANDSCAPED GARDEN





BOX CRICKET



MULTI-COURT

# PREMIUM LEISURE AMENITIES

The community area dedicated to leisure facilities is set in the heart of the campus. The glorious views of the development from the living spaces warm your hearts every moment by its opulence. The Clubhouse offers a wide variety of recreational facilities to de-stress and spend quality leisure moments with family, friends and like-minded neighbours!



- Landscaped Garden
- Party Lawn
- Swimming Pool with Deck & Seating
- Children's Splash Pool
- Children's Play Area
- Open air garden with Nice sit-outs
- Wooden Deck with covered seating
- Multi-purpose Court
- Box Cricket
- Senior Citizen's Seating
- Open to Sky Yoga / Aerobic Zone

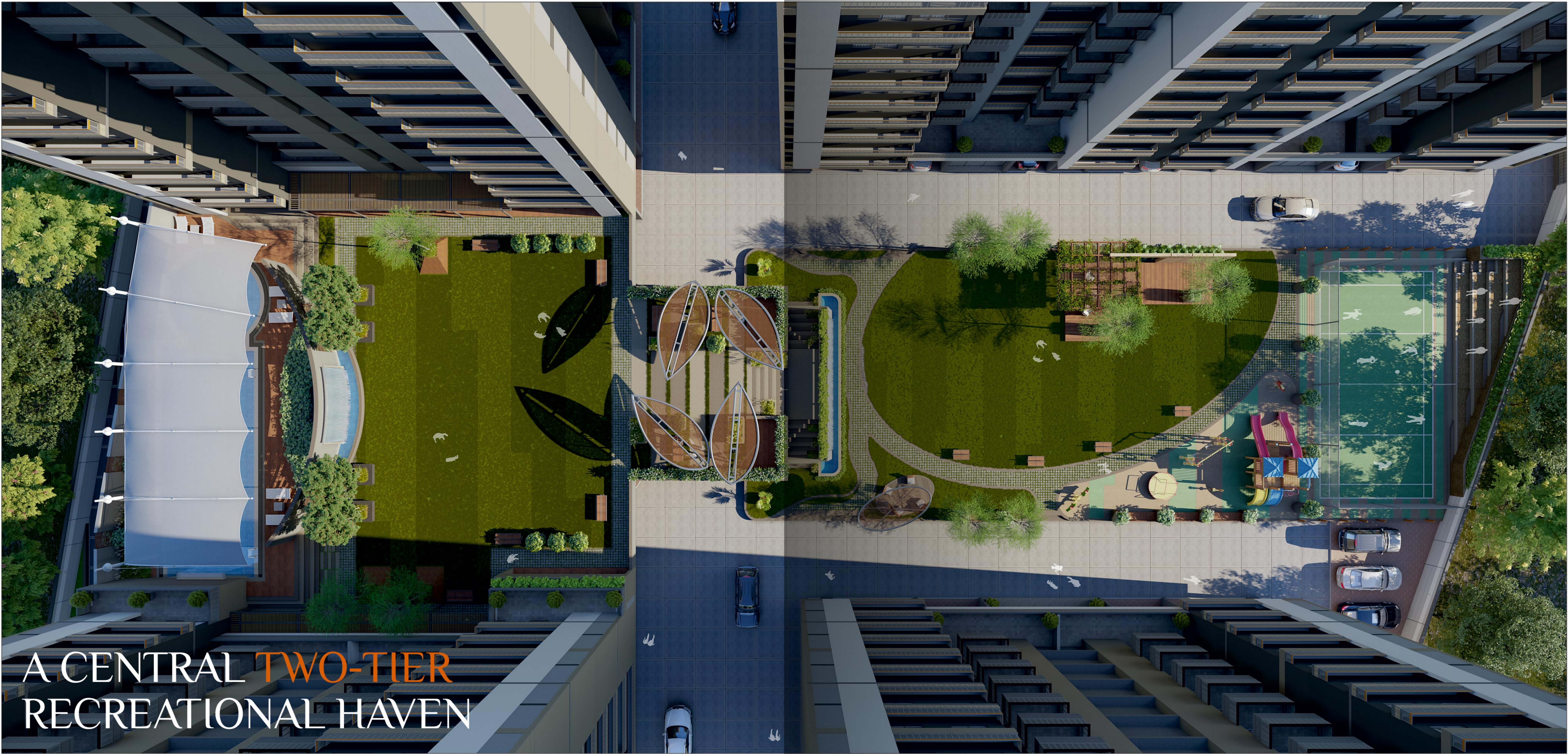
- Multi-Purpose Banquet Hall
- Elegant Foyer / Waiting Lounge
- State-of-the-art AC Gymnasium
- Mini Theater
- Pool / Snooker Area
- Indoor games room with Table Tennis & other facilities
- Furnished Guest Suites (2 nos.)



SIT-OUT WITH COVERED SEATING



SWIMMING POOL



A CENTRAL **TWO-TIER**  
RECREATIONAL HAVEN





GROUND FLOOR PLAN

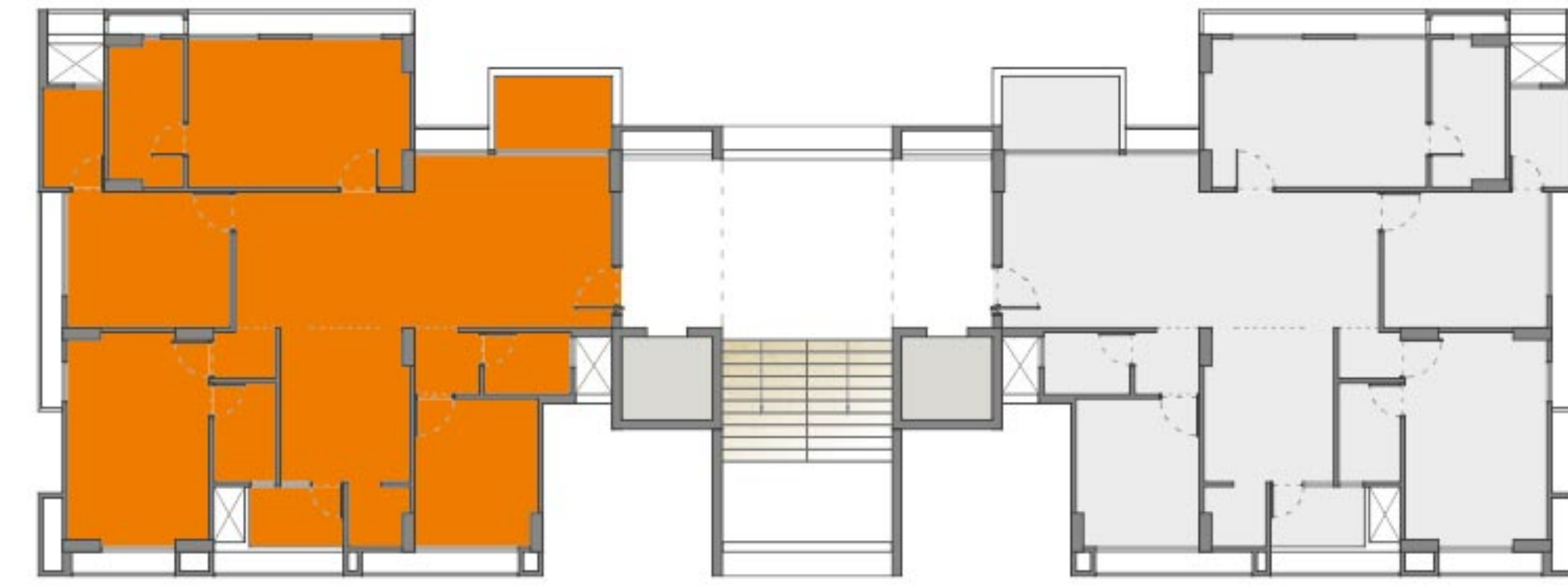


# LAYOUT PLAN

1<sup>st</sup>  
FLOOR



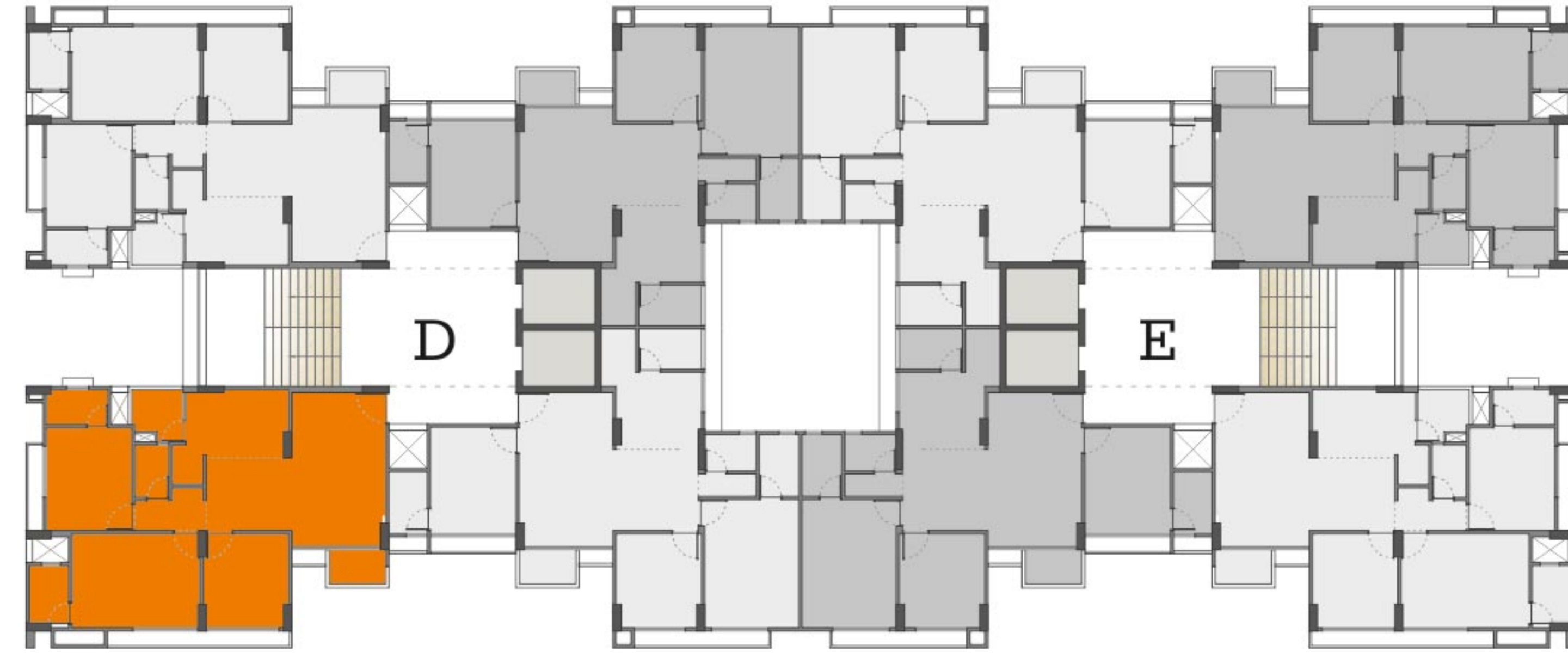
**A&B** 4 BHK  
TYPICAL FLOOR PLAN



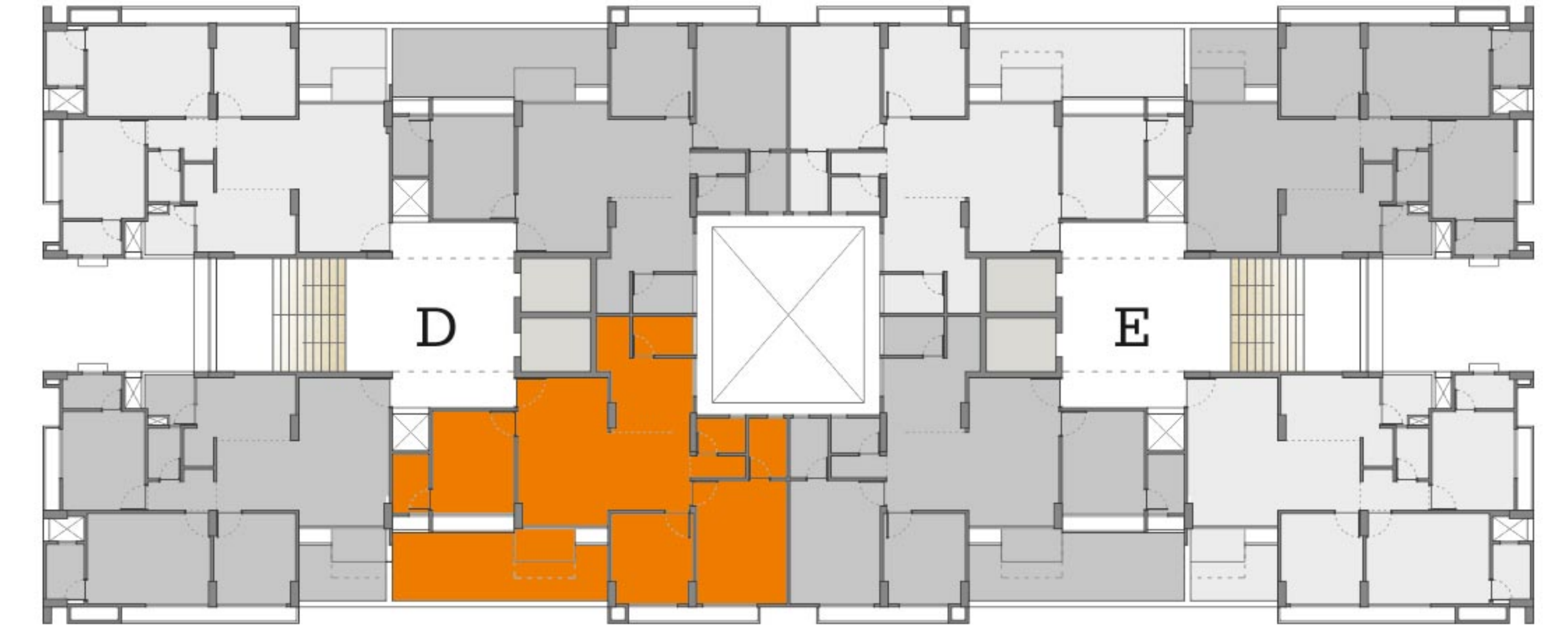
**C** 3 BHK  
TYPICAL FLOOR PLAN



**D&E** 3 BHK  
TYPICAL FLOOR PLAN  
TYPE 1



**D&E** 3 BHK  
TYPICAL FLOOR PLAN  
TYPE 2



# SPECIFICATIONS

At Darshanam Splendor II life takes a relaxing turn. The 3 & 4 BHK Apartments offer great ventilation and a sense of spaciousness. Rest assured that each detail is being taken care of, as nothing seems to be compromised. Enjoy the airiness of the spaces and feel the warmth of the interiors; evident details of the undivided attention to each aspect of planning!

## STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

## FLOORING

- (Large size) Vitrified Flooring in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms
- Anti-skid flooring in balcony & wash

## WALL FINISH

Interiors: 2-coat Putty with Primer finish

Exteriors: Texture with Weather Resistant Paint

## ELECTRICAL

- Concealed copper ISI wire with modular switches
- Sufficient electrical points, as per architect's planning
- MCB for each apartment

## KITCHEN

- Exclusive kitchen platform and kitchen sink. Wash area with ceramic tiles dado & natural stone / anti-skid tile flooring

## BATH

- Designer bathrooms with premium quality fittings & vessels.
- Glazed tile dedo upto Door Height.
- Good quality concealed PVC Plumbing.

## DOORS

- Main Door: High quality wooden frame door with veneer paneling on both sides
- Other Internal Doors: Premium quality with laminated branded flush doors
- All doors with Lock Fittings

## WINDOWS

- Dumat / UPVC sliding windows with mosquito net

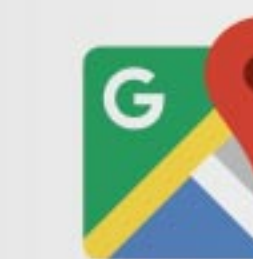
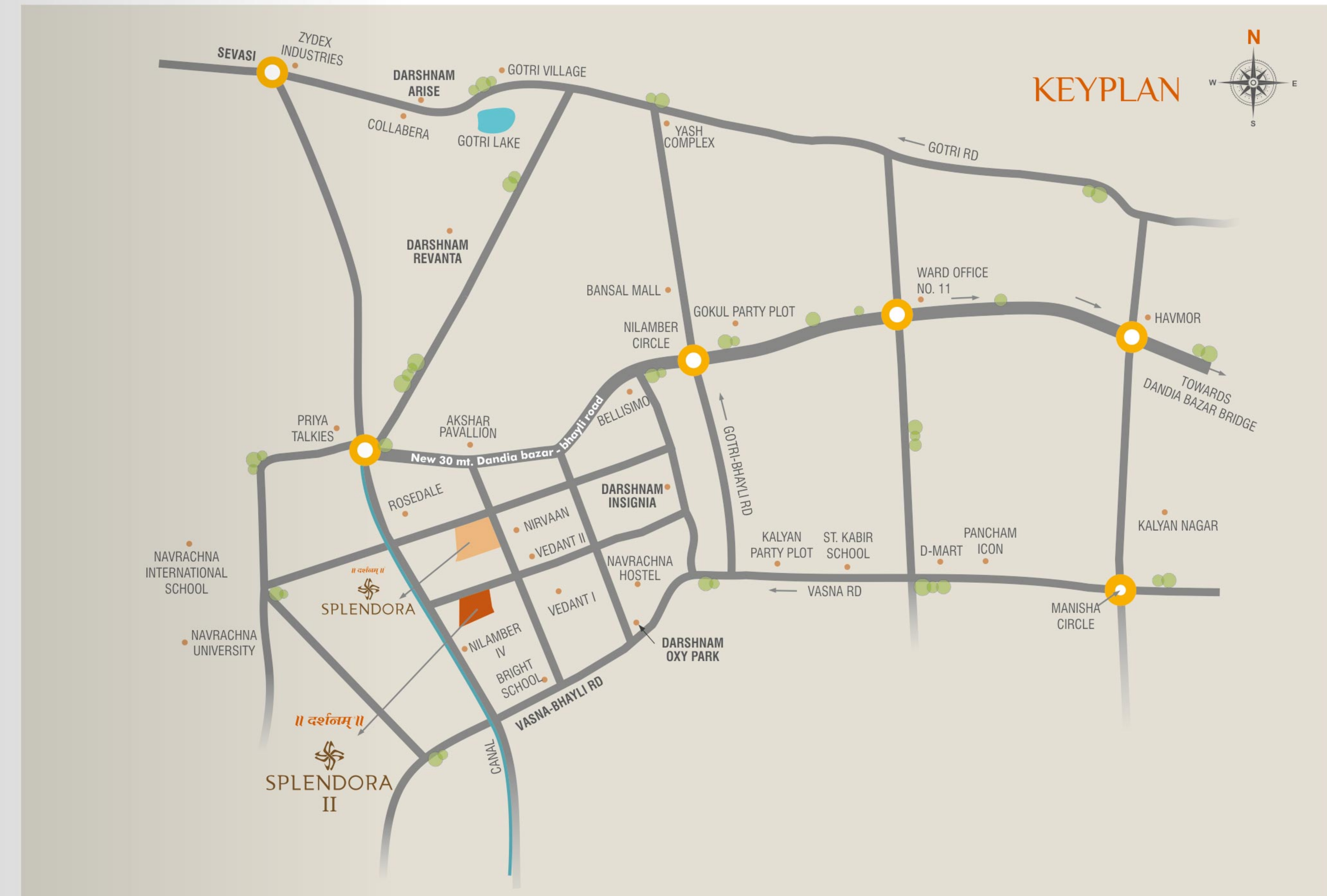
## TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.

# VALUE ADDITIONS

- An inviting Entrance Gate / Admin Office
- Secured gated community with Intercom
- 24 x 7 Security with Security Cabin
- CCTV enabled Campus
- Electric fencing surrounding the Campus
- Allotted Parking with sufficient guest parking
- Power Back-up for Common Areas
- Individual RO System
- 2 Automatic Elevators for each Tower

- 24 Hours Water supply through centralized pressure system
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires
- Efficient planning
- Well-ventilated & Breezy Infrastructure
- Minimum Wastage of Space
- Easy Maintenance Design in Common Area



Google Co-ordinates  
22°17'38.7"N 73°07'53.6"E

## CONVENIENTLY LOCATED

Darshanam Splendor-II is located strategically being equi-distant from both Vasna Bhayli Main Road & New 30 mt. Dandia bazar - bhayli Main Road. Also it is very near to the road that connects it to Old Padra Road & further to Gotri-Sevasi Road.

Educational Institutions:  
Navrachna International School, Navrachna University, Bright School, Poddar School, GPS, DPS, St. Kabir, Ira International, Vibgyor

Temples:  
Raneshwar Mahadev Temple, Iskcon Temple, Ayyapa Temple, Swaminarayan Temple, Jain Derasar

Petrol Pump: Within 1 Kms.  
Railway Station: 6 Kms (approx.)  
Airport: 12 kms (approx.)

Retail Outlets:  
D-Mart, Pancham Icon, BCH, KP Luxuria, Rajpath, Triumph, Darshanam Oxy Park, Bansal Mall and many new complexes under construction



Developers:

**Darshanam**  
Life Space Pvt. Ltd.  
An ISO 9001:2008 Certified Company

Site: Darshanam Splendora II,  
B/h Nilamber IV-Bright School ,  
Bhayli TP-1, Vadodara

Call : 635 911 0808  
Email: splendora2@darshanam.co.in  
www.darshanam.co.in

Architect:  
Placekinesis Associates, Ahmedabad

Structural Consultant:  
Ashok Shah & Associates

Rera No.:

Payment Terms:

30% Booking amount Incl. Token | 10% On Plinth Level | 4% x 12 = 48% On Ground Floor Slab Level | 4% On Plaster Level | 4% On Flooring Level | 4% Before Possession

**We Request:** (1) Maintenance Deposit, Document Charges, MGVCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unitedly faced.

**Disclaimer:** All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.