



Empyrean
Grassfields

LAVISH VILLAS



*Serene Environs
Timeless Architecture
A Good Life!*

Get ready for the perfect dream lifestyle, that's a beautiful experience with every passing day.

Empyrean Group & Grassfields Group, two of Vadodara's prime realtors get together for the first time and bring to you Empyrean Grassfields. It is a high end living experience amply represented by Boutique Villas with modern amenities and aesthetically landscaped spaces, specially designed for the elite and a selected few.

A perfect blend of opulence & elegance, Empyrean Grassfields is a distinctive abode of passion and pleasure.



*Get ready
for the
perfect dream
lifestyle*



Elegant to the core, these villas resonate a rare charm. An elevation which is a perfect fusion of contemporary thoughts and classical villa architecture, makes it timeless in appeal. The interior layouts suit the modern lifestyle needs with spacious room sizes, thoughtful planning and superior craftsmanship for a perfect finish.

Exceeding your expectations...because we genuinely believe that 'home is where the heart is'!



*Inspiring awe
every living day of your life!*



Specifications



FLOORING:

- Premium Quality Italian Marble Flooring in living, kitchen & dining areas
- 32"x32" high grade Nano finish vitrified tile flooring in rest of the areas
- Anti skid tiles in balconies

ELECTRIFICATION

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points

BATHROOMS & TOILETS

- Designer bathrooms with Premium Glazed Tiles
- Premium Branded Bath fittings and vessels of Roca or equivalent

PAINT & FINISH

- Interiors: Smooth Plaster with Wall Putty & Primer
- Exteriors: Double Coat Plaster with texture paint

DOORS & WINDOWS:

- Doors: Decorative Main Door with veneer finish
Internal flush Doors with Wooden Frames
- Windows: Powder Coated Aluminium Section Windows with Mosquito Net

KITCHEN:

- Granite Kitchen Platform with S.S. Sink with decorative wall dedo
- Covered shade in kitchen utility area

TERRACE:

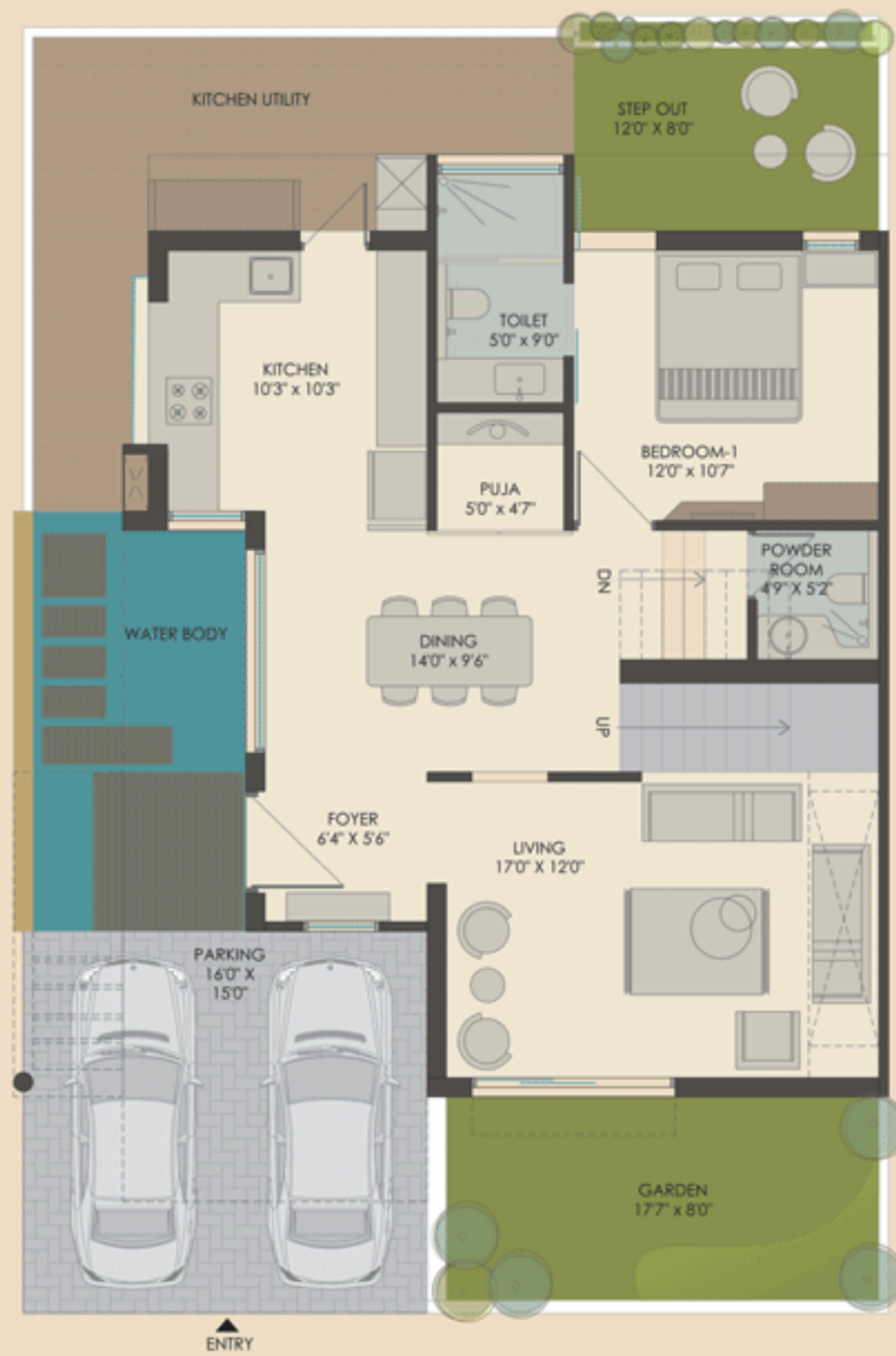
- Top Level terrace finish with chemical water proofing and ceramic tiles
- Artificial grass for second floor terrace as per design



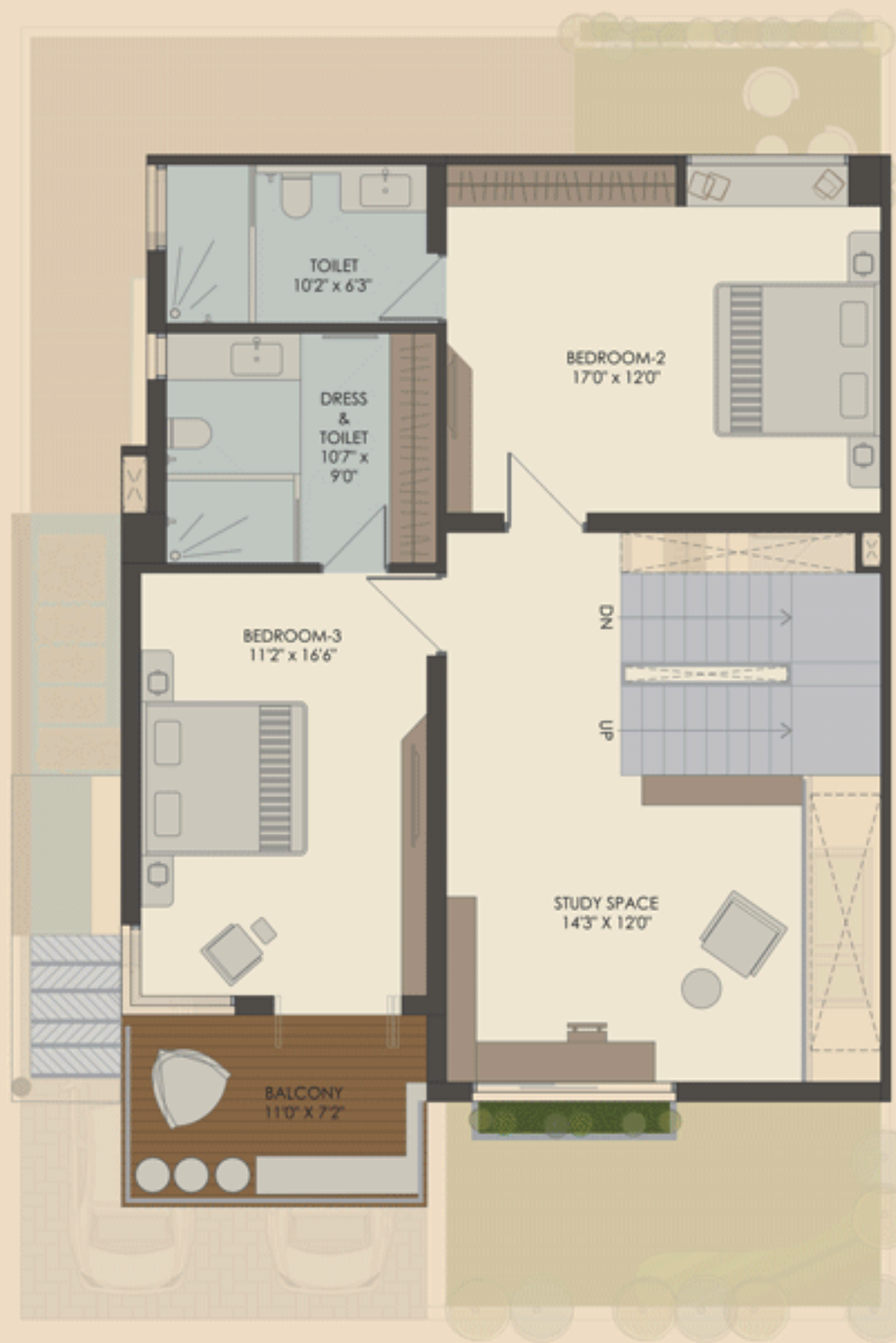
PLOT NO.	PLOT AREA SQ.FT.	PLOT NO.	PLOT AREA SQ.FT.
1.	5929	15.	1717
2.	2382	16.	1717
3.	1836	17.	1717
4.	1785	18.	1717
5.	2714	19.	2919
6.	2762	20.	2906
7.	1717	21.	1795
8.	1717	22.	1794
9.	1717	23.	1792
10.	1717	24.	1791
11.	1717	25.	1789
12.	1788	26.	1788
13.	1788	27.	2256
14.	1717	28.	6480

layout plan

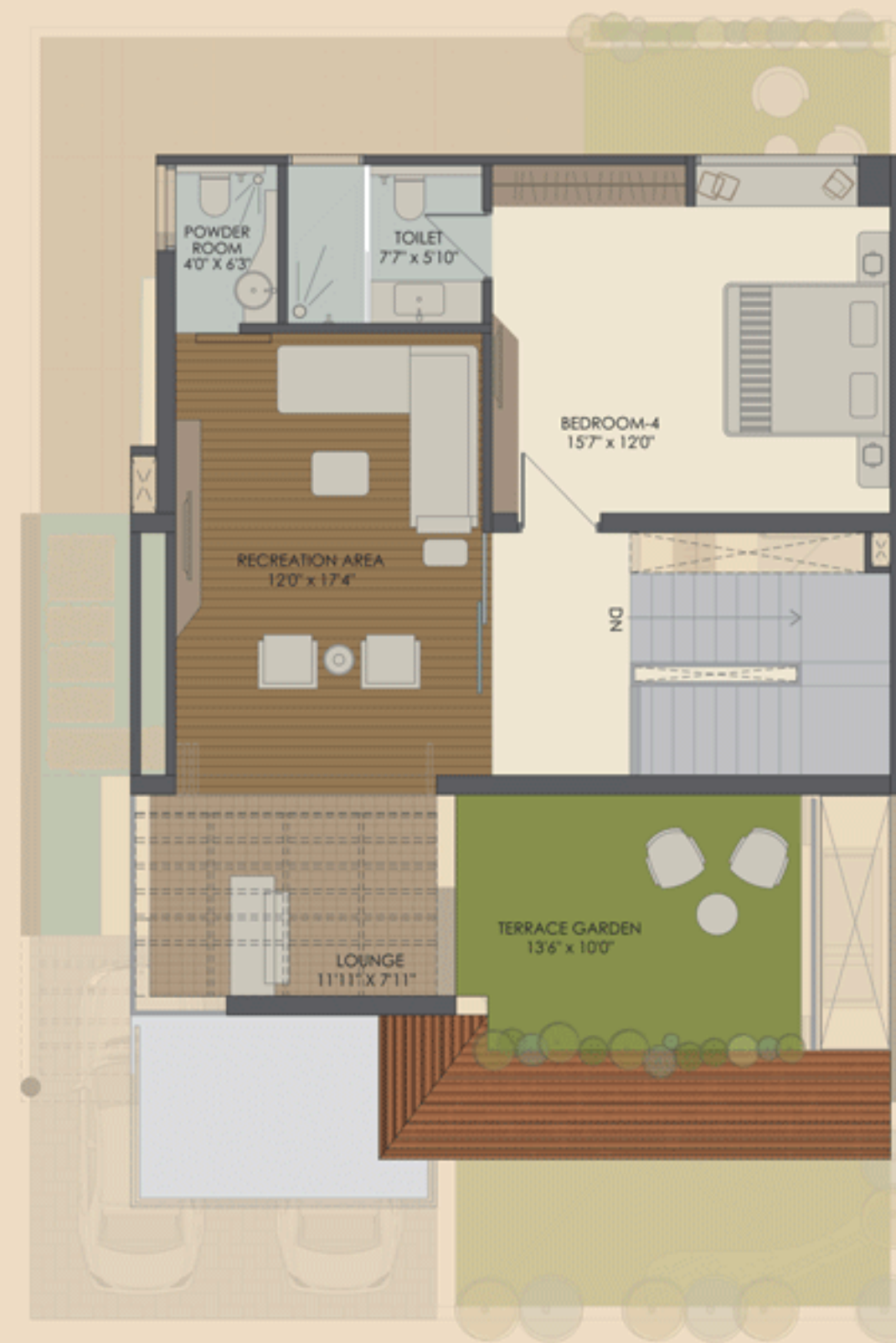




ground floor



first floor



second floor





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 the project

Security

- 24 x 7 Security through centralized Security Cabin at Gate
- Video Door Phone & Intercom based access & security in the campus
- CCTV Cameras in common areas for round-the-clock surveillance

Infrastructure

- Tremix Concrete / Heavy Paver Block internal road with designer street lights
- Underground Cabling for electricity, TV & Telephone
- Individual 3-Phase Electric Connection
- Individual Solar System for water heating and RO System
- Centralized Water Softening Plant
- Water & Drainage Facility
- Termite Resistance Treatment



Leisure Amenities



- Swimming Pool with Deck & Seating
- Toddler Pool
- A.C. Lounge
- Indoor Games Room
- A.C. Gym / Health Club
- Landscaped Garden with outdoor seating
- Children Play Area with play equipments & Sand Pit

Architect:
GRAPHITE SDS

Structural Consultant:
Geo Designs & Research (P) Ltd.

Electrical consultants:
J P Electrical consultants

Plumbing consultants:
Krupalu Consultants

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