

Project By  
**Lilleria Buildcon**

[www.lilleria.com](http://www.lilleria.com)

**CORPORATE OFFICE**  
Lilleria House,  
Nr. Natubhai Circle, Race Course,  
Vadodara-07, Gujarat, India.

Ph: +91 265 2388199  
Email: [info@lilleria.com](mailto:info@lilleria.com)

**SITE ADDRESS**  
30-18 MTR Junction,  
Opp. Mc Donald's, Canal Road,  
Near To Lilleria Banquets,  
Sama Savli Road, Vadodara

Email : [marketing@lilleria.com](mailto:marketing@lilleria.com)

Architect:  
**TALIB PATEL & ASSOCIATES**

Structural Consultant:  
**VYOM CONSULTANT**

**FOR ENQUIRY CALL : 9979-24-14-34**

**RERA NO. PR/GJ/VADODARA/VADODARA/Others/RAA07481/A1R/211220**



**THE KEY TO LIVING YOUR DREAM LIFESTYLE**



# AN ICONIC EXPERIENCE



The Lilleria Group has been a long trusted name in Gujarat. Founded in 1988 as Samanvay Builders by Mr. Rajesh Patel, the company made a huge impact through architectural landmarks in the city of Vadodara. Today, the group has diversified into multiple businesses including Real Estate, Hospitality and Motorsports.

As one of Gujarat's most dynamic and constantly evolving groups, Lilleria is a name synonymous to integrity, quality and innovation.

Lilleria has always been a credible and dependable brand name among stakeholders for its unwavering commitment to growth and progress led by the group's Managing Director Mr. Veer Patel.

Backed by a legacy of goodwill and a future integrated vision, Lilleria Group's success is defined by the strong relationships forged along the way.



# A DREAM HOME!



The residential homes at Lilleria 162, offer you a very warm and lively lifestyle, where the home you live in has a good finish, spacious corners and amenities that push away your routine life stress. The homes are constructed at a very serene and easy to find location, the Sama Savli road, that is yet another plus point for you.

Your lifestyle at Lilleria 162 can be summed up this way: Easy to find, wonderful to live in!



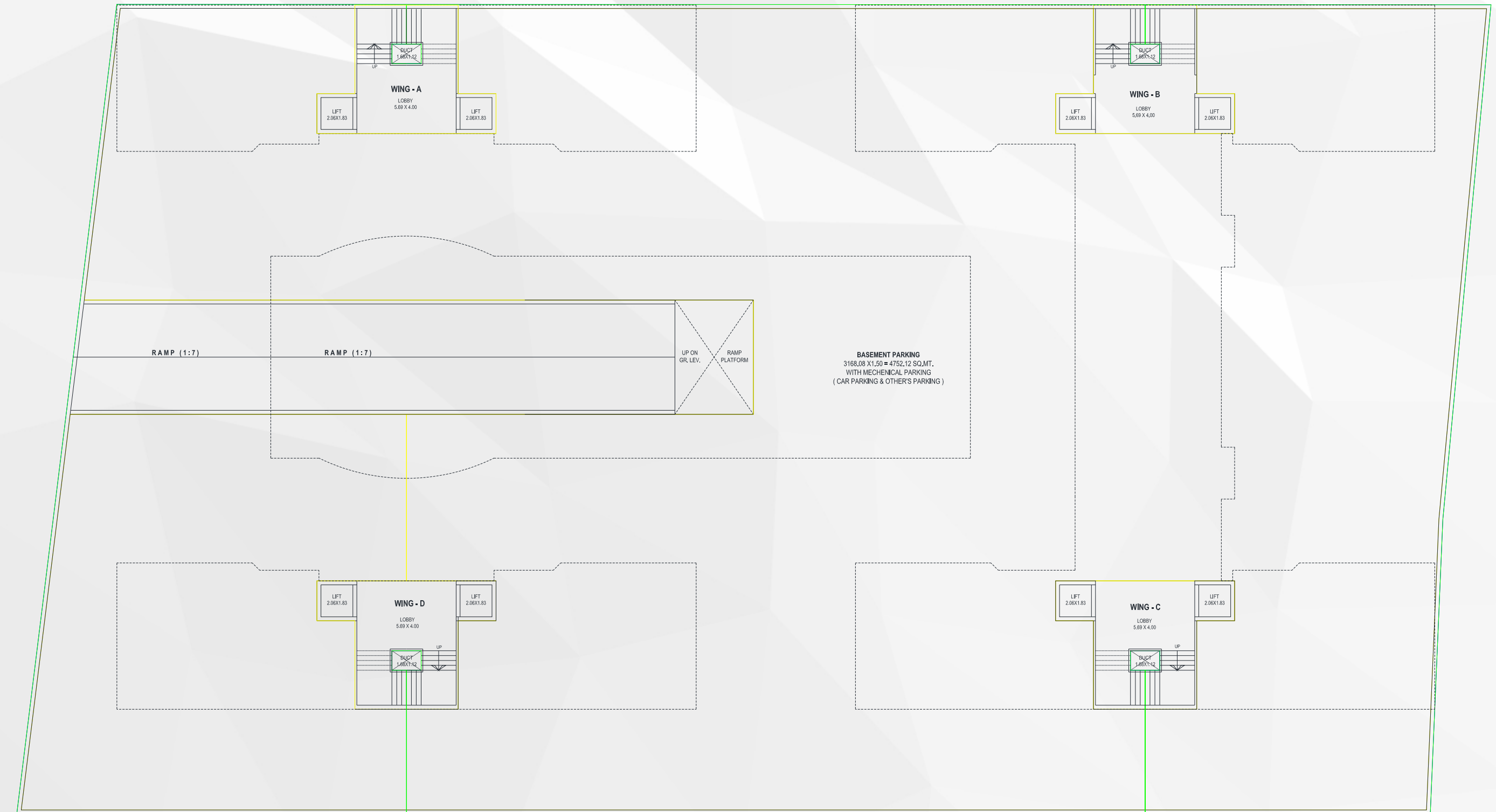


# COMFORT & LUXURY

- ◆ 1 Car & 1 Bike Allotted Parking (Parking space available for second car)
- ◆ 100% Residential Project
- ◆ 4 Side Open Flats
- ◆ Hotel Rooms for Visitors
- ◆ Perfectly Priced / Prime Location
- ◆ 70'Ft Distance between Towers
- ◆ Plethora of Amenities
- ◆ Sample House Ready

\* ALL PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY.

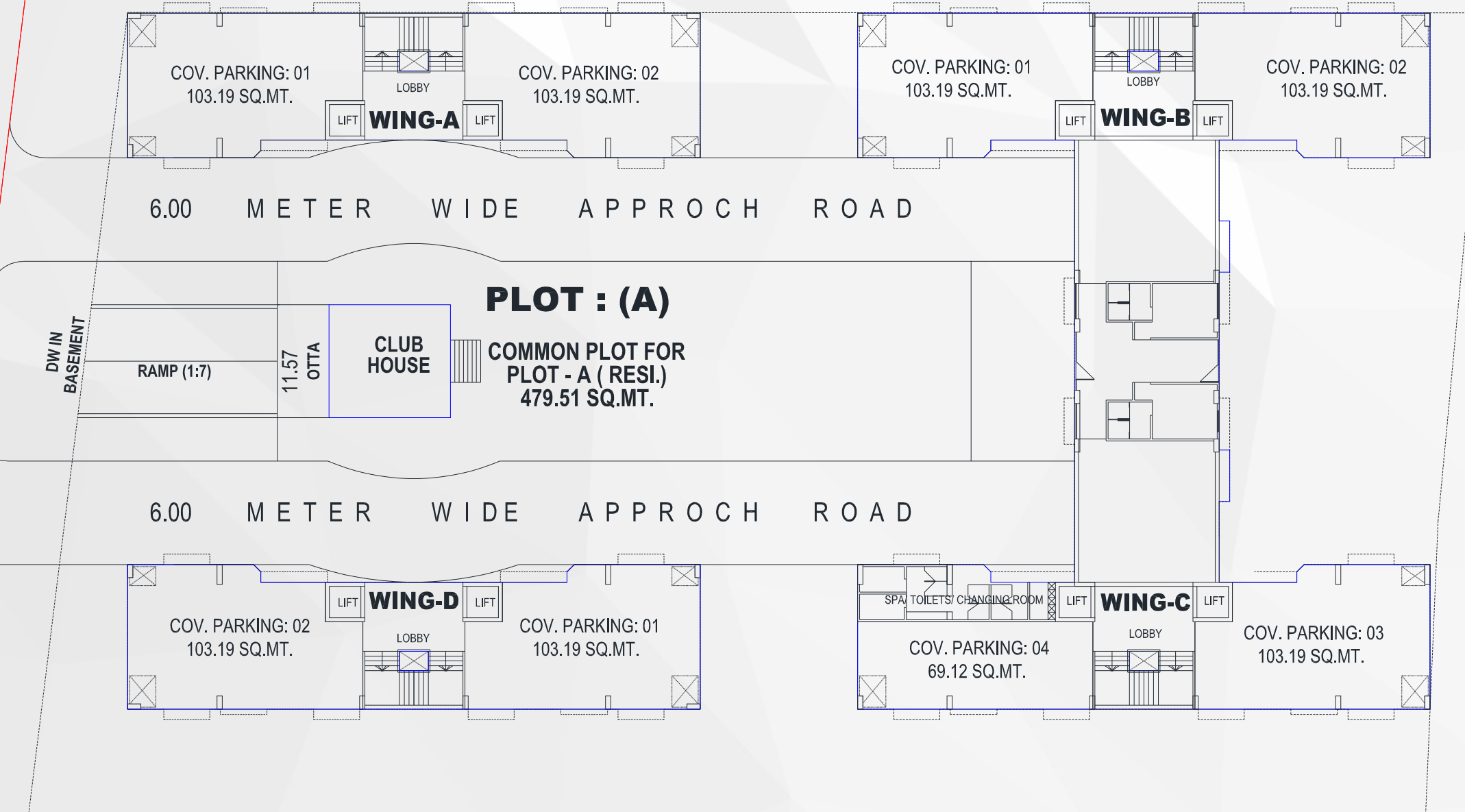
## ◆ BASEMENT FLOOR



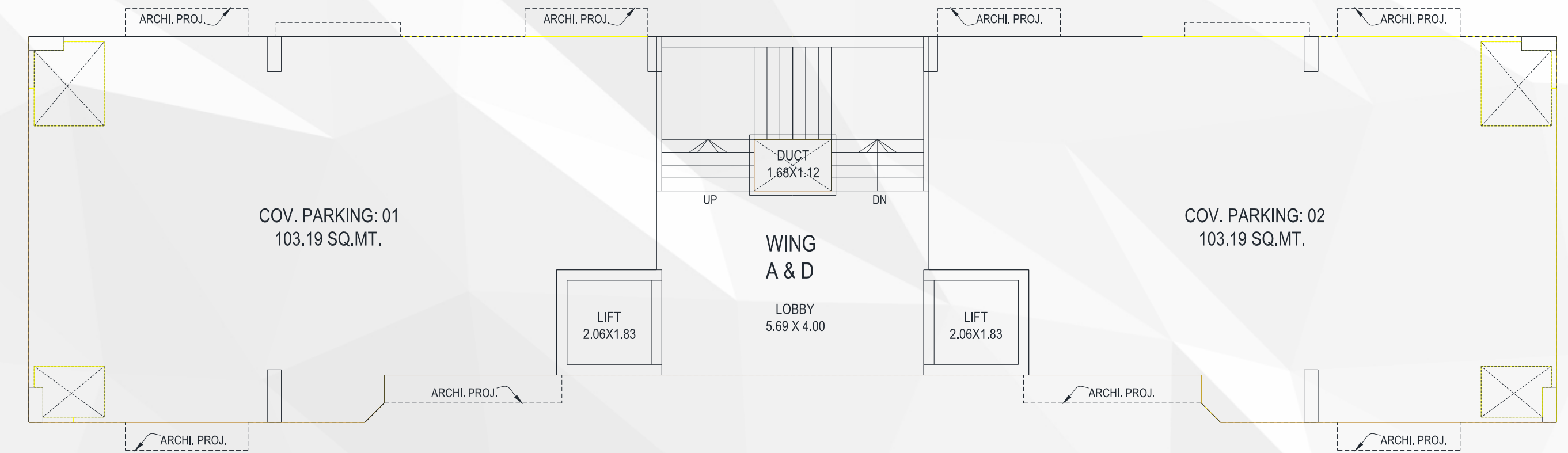


# GROUND FLOOR LAYOUT

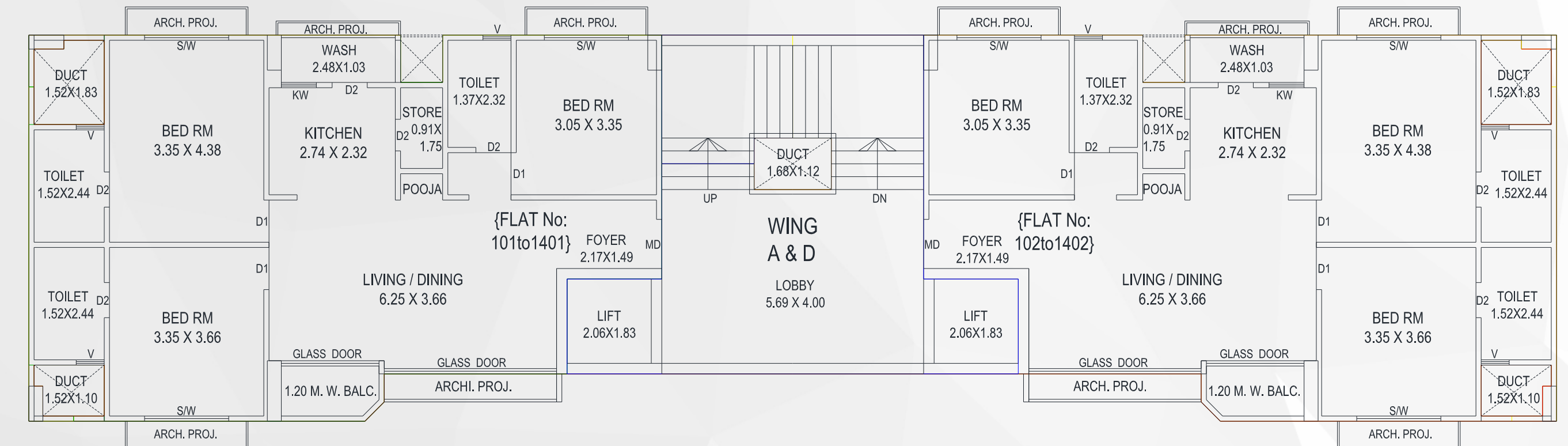
18.00 METER WIDE T.P.S. ROAD



# TOWER - A&D GROUND FLOOR LAYOUT



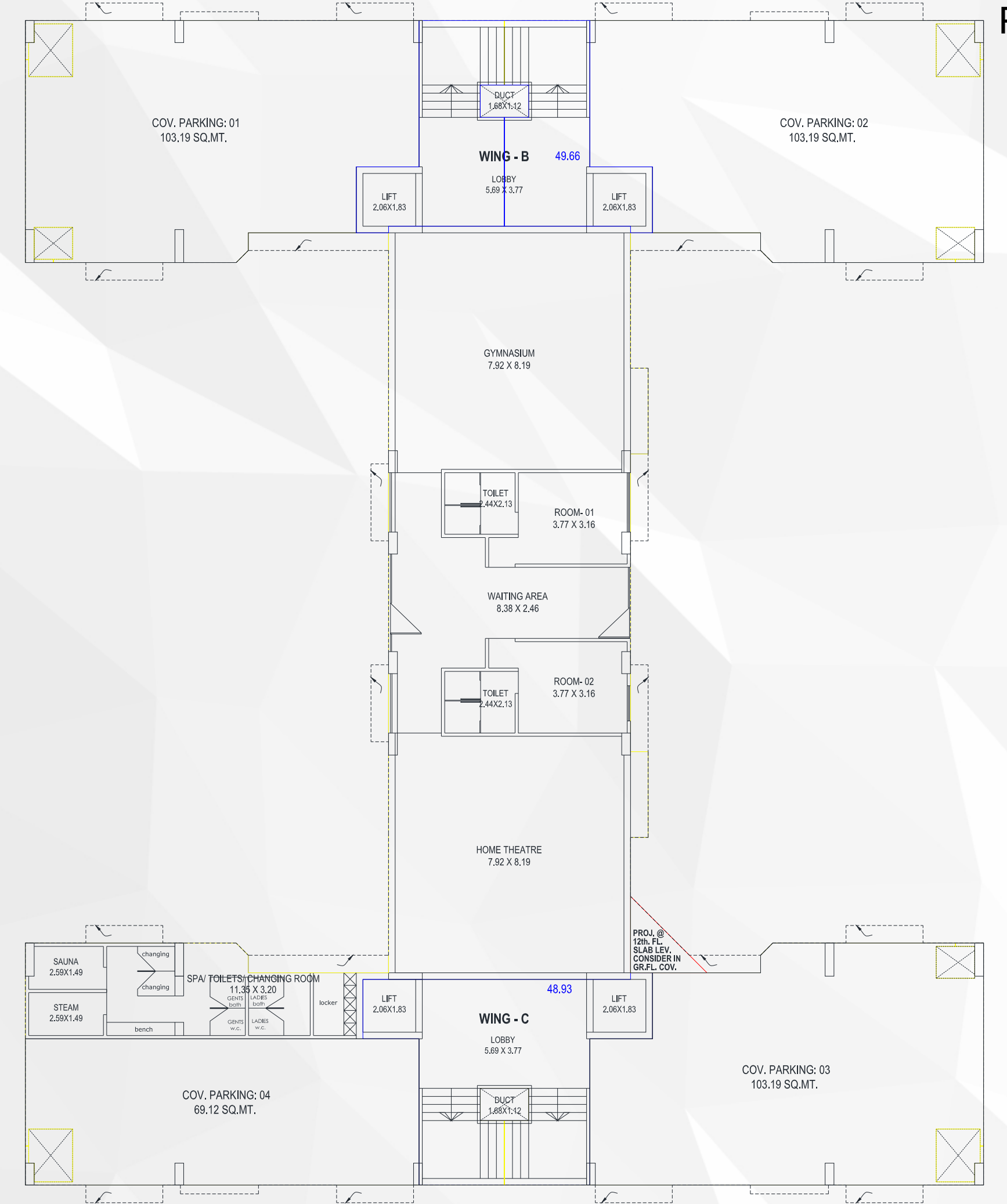
# 1st to 14th FLOOR LAYOUT







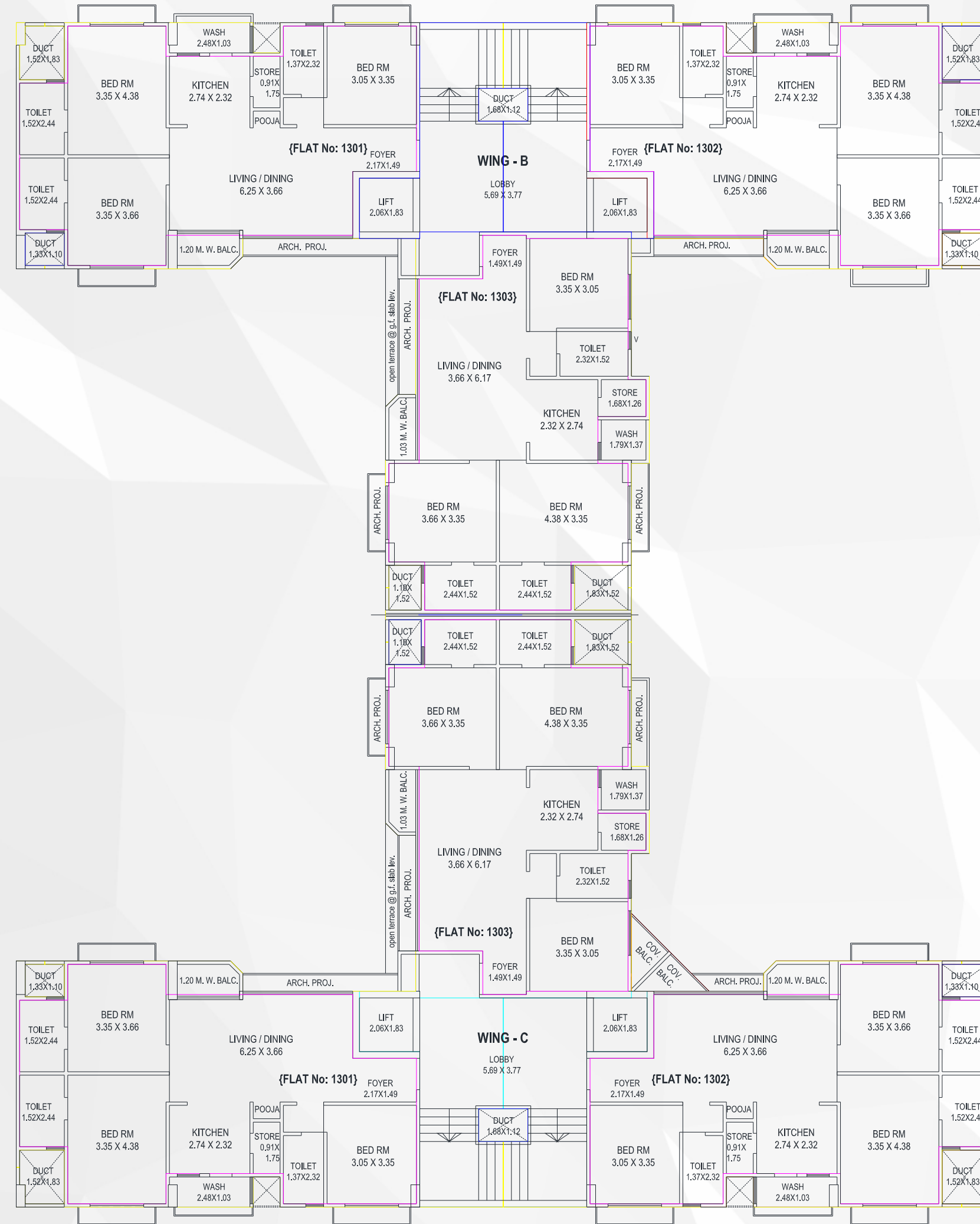
**TOWER - B&C**  
GROUND FLOOR LAYOUT



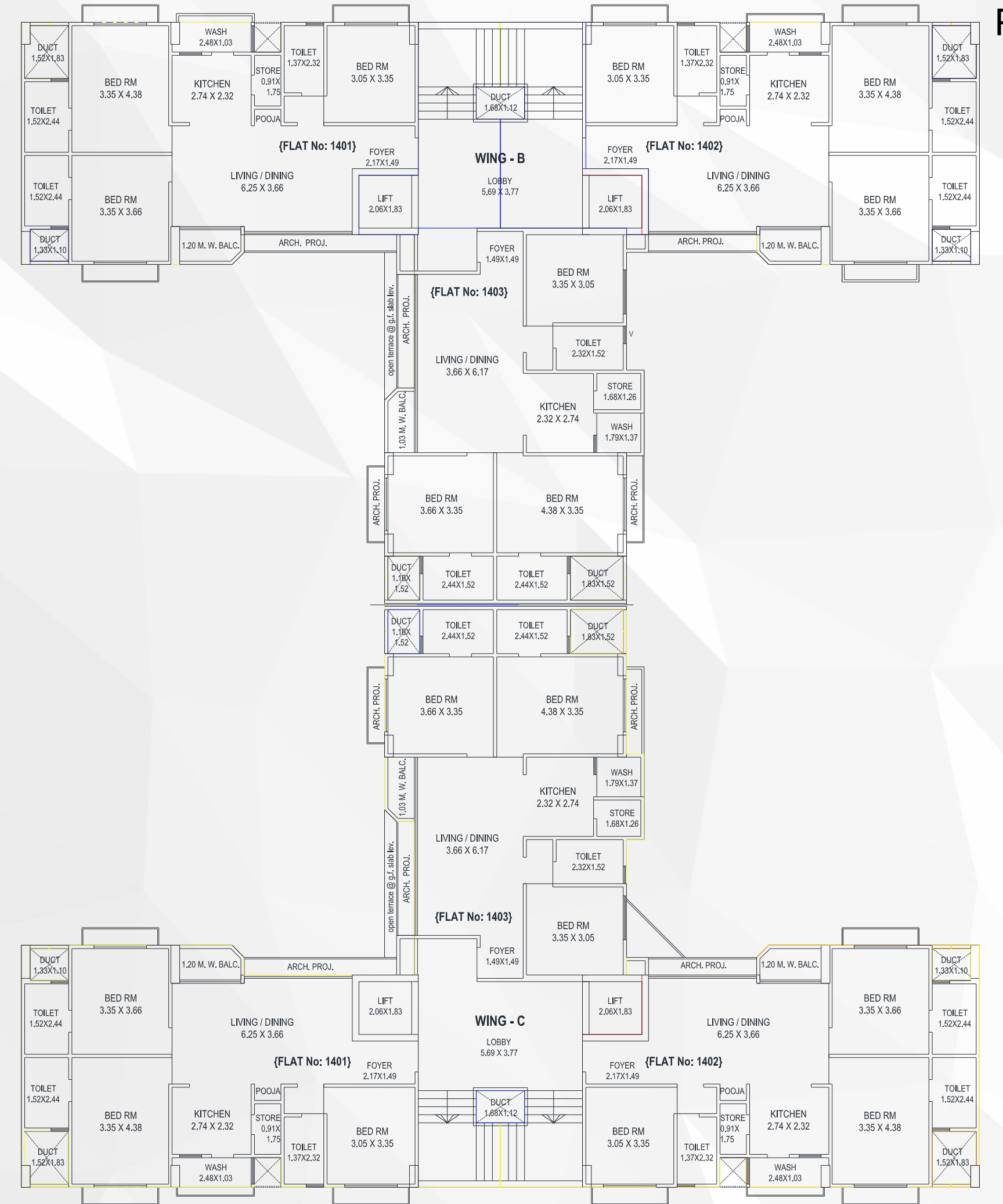




**TOWER - B&C**  
13th FLOOR LAYOUT



**TOWER - B&C**  
14th FLOOR LAYOUT



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant

### FLOORING

- 800x 800mm premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting
- Bedrooms with skirting
- 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

- 3-phase concealed copper wiring as per ISI Standard of Anchor/ Finolex/ RR Kabel or equivalent
- Modular switches (Schneider Electric or equivalent )
- Adequate electric points in each room as per Architect's plan
- Geyser points in each bathroom
- TV point in Living Room and in one Bedroom
- Separate MCB for each room

### KITCHEN

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

### BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares( jaguar/Kohler / Cera or equivalent )
- Premium quality ceramic tiles dado up to beam bottom

### DOORS

- MAIN DOOR: High quality decorative door Finish on both sides and wooden Frame
- INTERNAL DOORS: Laminated flush door with granite frame
- All other doors with Godrej or equivalent lock fittings

### TERRACE

- Elegant China Mosaic finish with waterproofing treatment

### OTHERS

- Two automatic elevators in each tower (Schindler or equivalent)
- Trimix concrete internal road with streetlight.

## ROUTE MAP

