



Developers: BRIJ NANDAN INFRA

Site: Nilamber Bliss, Behind Collabera,
Besides Life Mabel, Gotri Sevasi Road,
Sevasi T.P. 3, Vadodara-391101.

Call: +91 98793 51513, 75730 05990
Email: nilamberbliss@nilambergroup.in,
www.nilambergroup.in

Architect: Graphite SDS
Structural Consultant: Yognipun Associates

Payment Terms: 30% Booking Amount | 15% Completion of Plinth | 15% Completion of Ground Floor Slab | 15% Completion of First Floor Slab | 10% Completion of Plaster
10% Completion of Flooring | 05% At the time of Possession

We Request: (1) Maintenance Deposit, Document Charges, MGVCL Deposit and GST/ST 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 unilaterally faced.

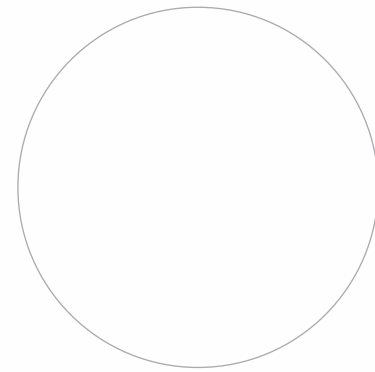
Disclaimer: Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers/ Architects shall have the right to change or raise the scheme or any details and any change or revision will be binding to all. Any design, specification or information in this brochure cannot be part of an offer, contract or agreement. Subject to Vadodara Jurisdiction.



4 BHK LUXURY BUNGALOWS



The Legacy continues...



Nilamber Group has created a legacy for generations to come by creating architectural landmarks and delivering luxury lifestyles through innovative solutions, developing locations and setting high quality standards for itself and the industry at large.

Synonymous with the pinnacle of quality and luxury, Nilamber projects are renowned for their prime location, striking architecture, meticulous planning and unparalleled after sales service.

Since its inception, Nilamber Group has diligently worked with just one endeavor in mind, that is to see a smile of satisfaction on the faces of the people who meet us and move into homes built by us.

Nilamber 1
Nilamber 2
Nilamber 3
Nilamber 4
Nilamber Edifice
Nilamber Palms

Nilamber Bellissimo 1
Nilamber Bellissimo 2
Nilamber Serene
Nilamber Primero
Nilamber Aangan
Nilamber Grandeur

Nilamber Oriens
Nilamber Aarcon
Nilamber Ornate
Nilamber Upvan
Nilamber Triumph



The perfect elements for a blissful life!

Over the years, we as 'Nilamber Group' have gained insight of how certain elements can heighten the living experience. Thus we have created a habitat of refuge by creating an environment which is eco friendly and where luxury is at its finest.

Your home at Nilamber Bliss binds together these essential elements by harnessing their energies to create a harmonious balance to embrace life in its fullness and purpose.

'That' joyous place which you have been seeking your entire life, has finally arrived.

Welcome.



Get drawn inside
A BLISSFUL LIFESTYLE





a home that offers
A BLISSFUL LIFESTYLE

A whole new dimension of lifestyle living beckons you at Nilamber Bliss. Where the essence of space is defined by elegant architectural design, seamless fluidity, well-appointed interiors and abundant natural lighting.

The spacious 4 BHK Bungalows are created to redefine the way you and your family members experience and interact with personal living spaces. Bringing about a heightened sense of belonging, warmth and closeness. Indeed this is how home should feel like.

The bungalows offer their elite residents comfortable living spaces coupled with privacy on one hand, and plush spaces to entertain family & friends on the other hand. This is made possible with spacious room sizes, an immaculate finish and the life enhancing elements that bring pleasure for the residents.





Generous Spaces for
A BLISSFUL LIFESTYLE



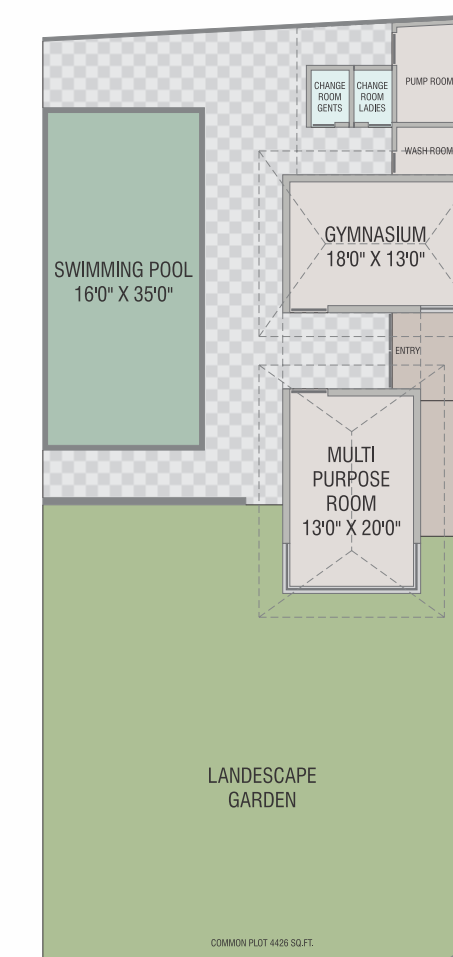


Immerse yourself into the delightful Leisure Spaces

Your journey into the plentiful life begins with an ever-flowing choice of indulgences. An oasis for the mind, body and soul to recharge, replenish and renew its energies, here you will find a range of top-class facilities and recreational areas, all meticulously put together for your picking.

- Swimming Pool with deck and seating
- Landscaped Garden with seating
- Children's Play Area
- Multi-purpose Hall / Banquet Hall
- Gym / Health Club
- Indoor Games

CLUB HOUSE PLAN





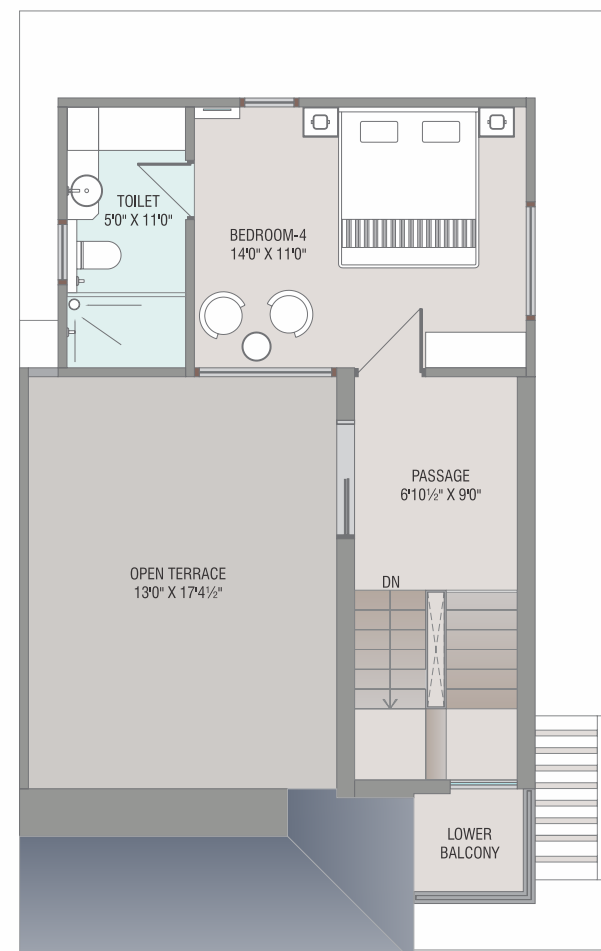
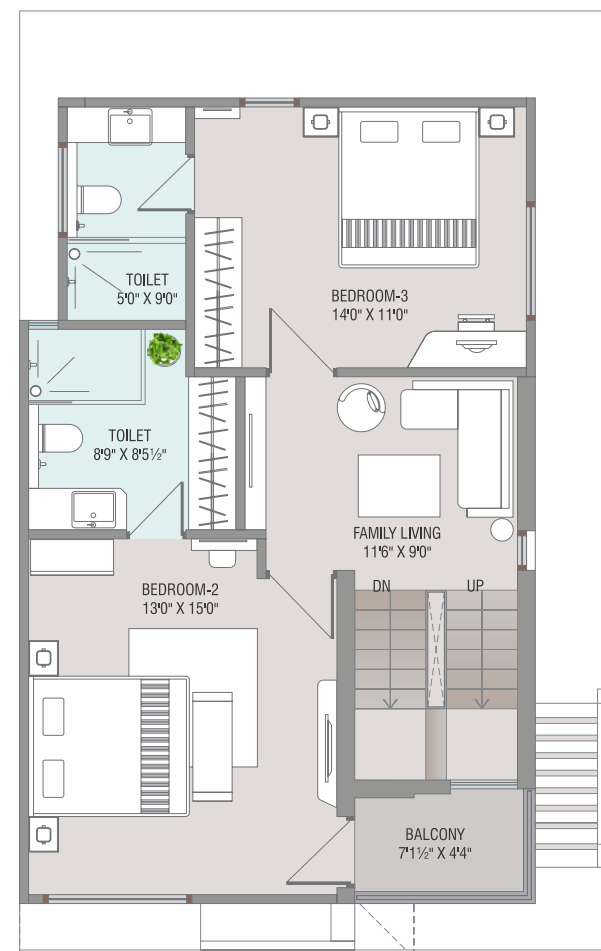
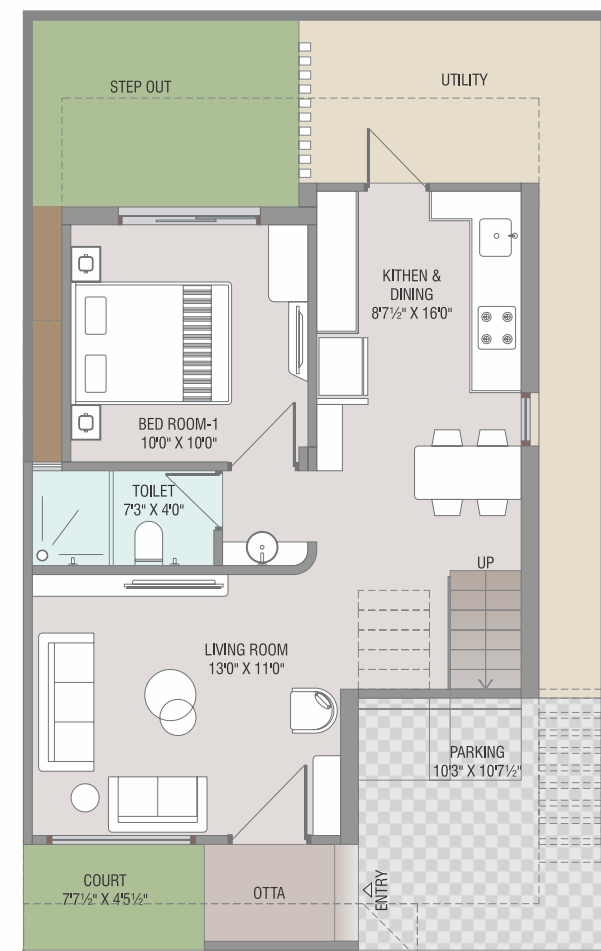
Serene Landscaping for
A BLISSFUL LIFESTYLE

LAYOUT PLAN

- TYPE A
- TYPE B
- TYPE C



TYPE A
(Plot No.: 3-6,9-22,25,26)



GROUND FLOOR

PLOT AREA = 980 SQ.FT.
BUILT UP AREA=625 SQ.FT.

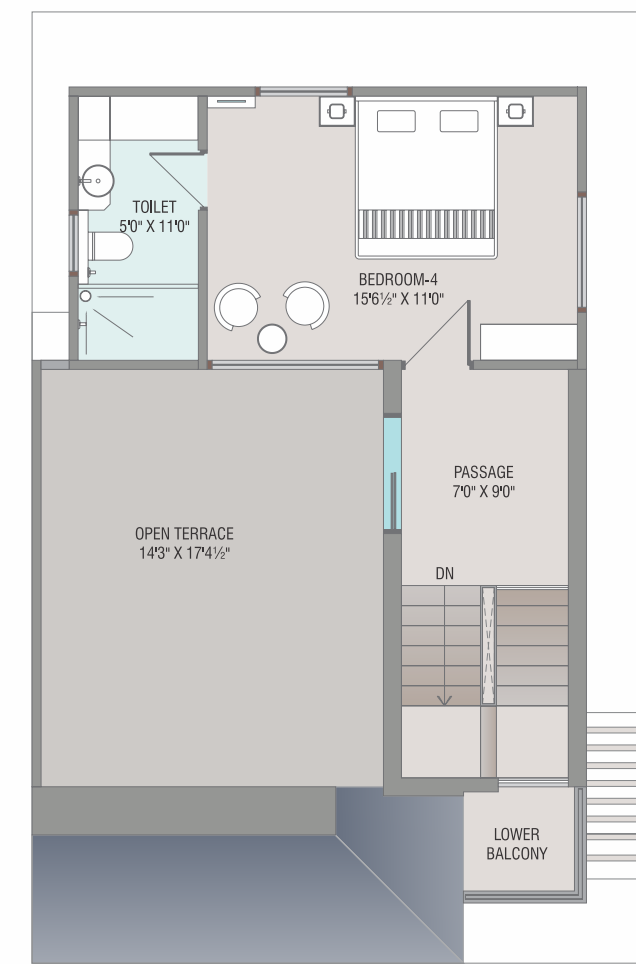
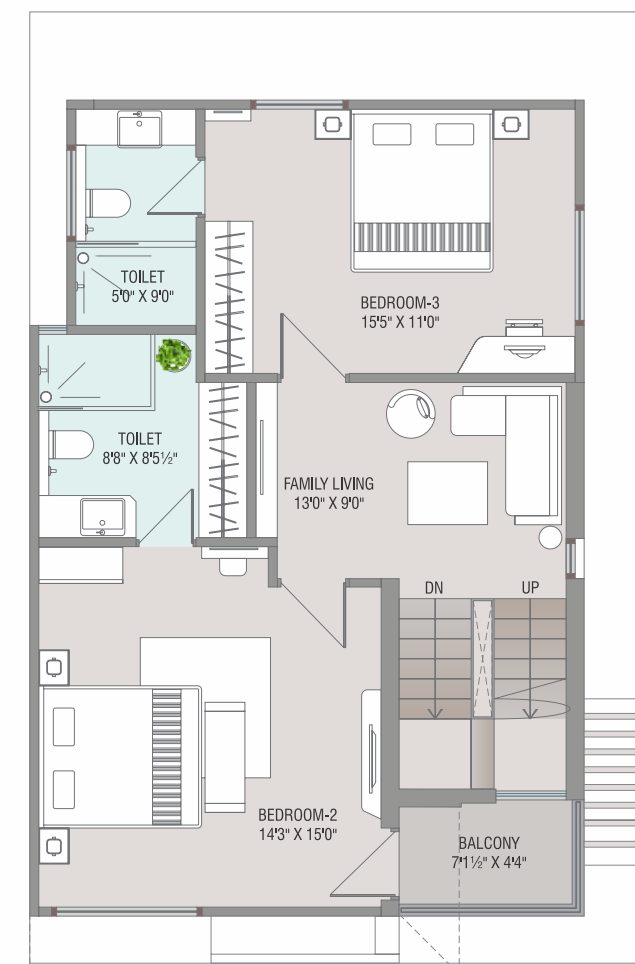
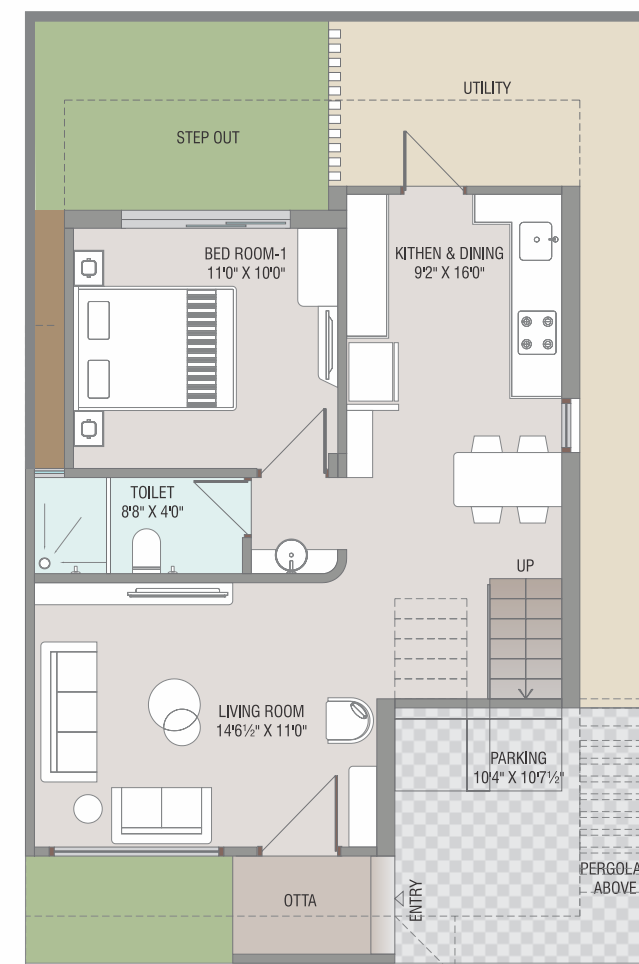
FIRST FLOOR

BUILT UP AREA=723 SQ.FT.

SECOND FLOOR

BUILT UP AREA=382 SQ.FT.

TYPE B
Plot No.: 1,2,7,8



GROUND FLOOR

BUILT UP AREA=662 SQ.FT.

FIRST FLOOR

BUILT UP AREA=769 SQ.FT.

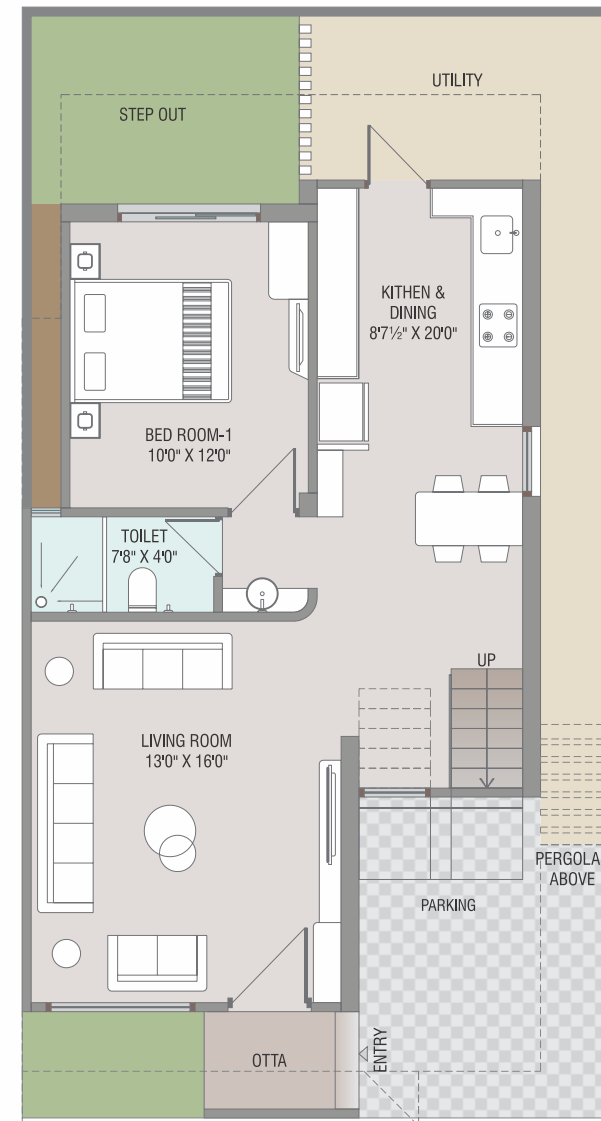
SECOND FLOOR

BUILT UP AREA=400 SQ.FT.



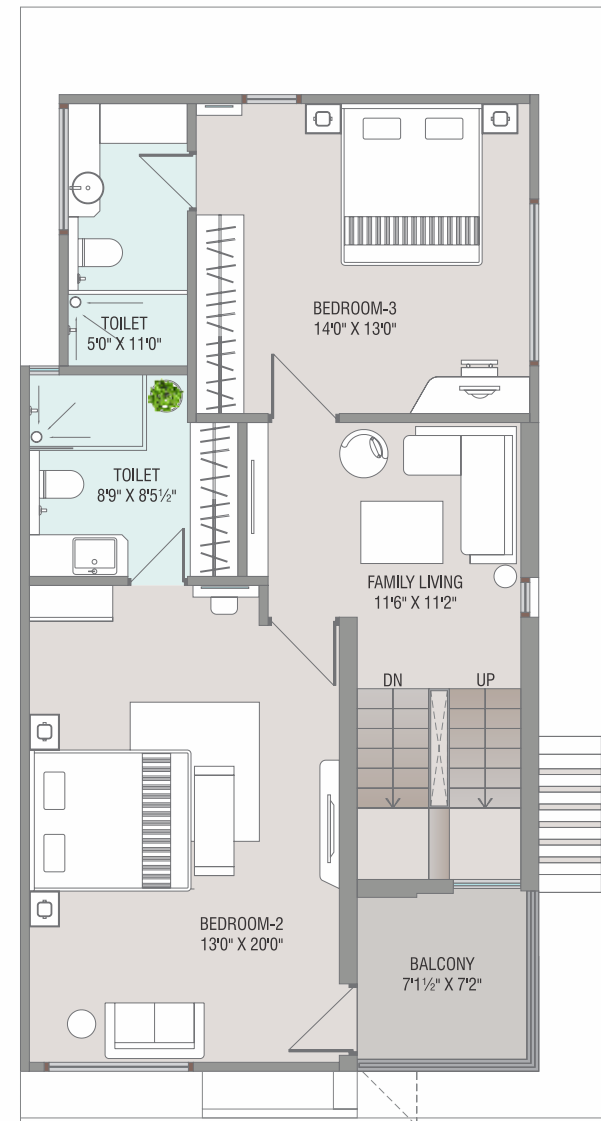
TYPE C

Plot No.: 23,24



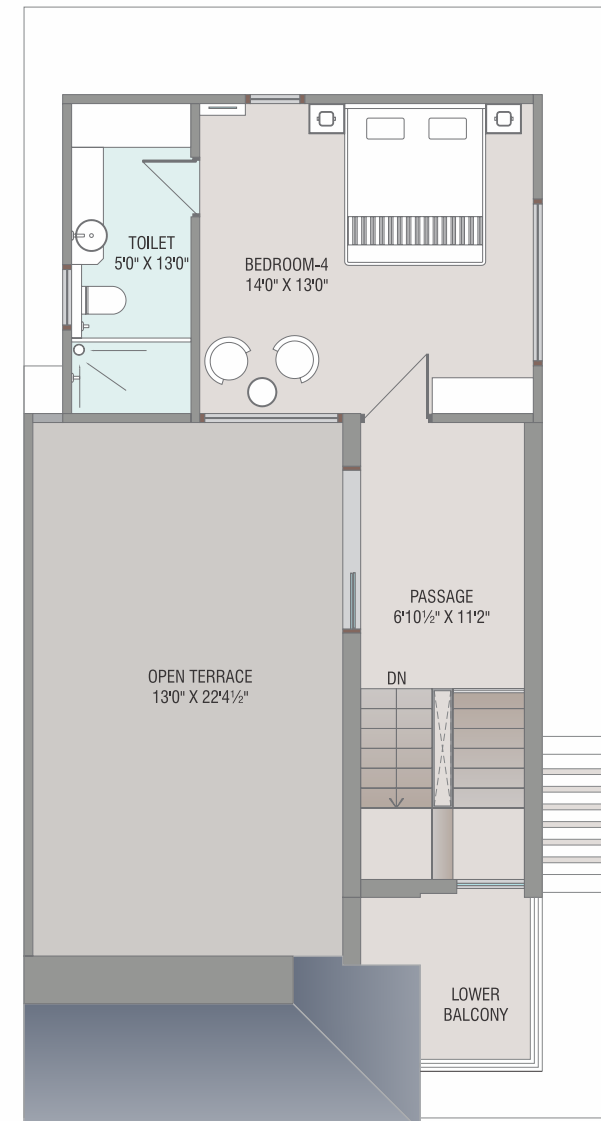
GROUND FLOOR

BUILT UP AREA=775 SQ.FT.



FIRST FLOOR

BUILT UP AREA=873 SQ.FT.



SECOND FLOOR

BUILT UP AREA=440 SQ.FT.

SPECIFICATIONS

STRUCTURE:

- All RCC & Brick work as per structural engineer's design.

FLOORING:

- Vitrified Tiles in the Dining, Living, Passages & all Bedrooms.
- Anti-skid Ceramic Tiles in all Balconies.

KITCHEN:

- Granite Platform with S.S Sink and designer tiles upto Door Height.

BATHROOM:

- Designer Wall Tiles upto 7 ft. height. Anti-skid Ceramic Tiles flooring. Sanitary & Plumbing fixtures of good quality.

ELECTRIFICATION:

- Concealed copper ISI wiring and branded modular switches with sufficient points.

DOORS:

- Main Door: High quality wooden frame door with veneer paneling on both sides.
- Other Internal Doors: Wooden Frames with laminated flush doors.

WINDOWS:

- Aluminum Sliding Windows with Safety Grill.

PAINT & FINISH:

- Distemper paint with two coat putty on internal walls. Weather proof paint on external walls.

VALUE ADDITIONS

- Elegant Main Gate with Security Cabin
- CCTV surveillance in common areas
- Compound Wall surrounding the community
- Developed garden in each bungalow
- Paved Internal Roads with Street Lights
- Termite Resistance Treatment
- Rain Water Harvesting
- Individual RO system in the kitchen area
- Number Plates on each unit to maintain uniformity
- Underground cabling of wires

KEYPLAN

