

A Project by



Pawan Infrahomes Pvt Ltd

Opp. Vicenza Marigold, Kalali.

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vicenza

VICENZA Highbreeze

HIGHBREEZE



The Wonder of Vicenza

Whenever you hear the word Vicenza, it immediately brings to mind the tried and trusted name of the Pawan Group. One that has behind it, several success stories written over the years... And rightly so, considering that they have always made it a point to give you the best. Be it in Quality, or Features, or Luxury. Talking of success stories, it is worth mentioning that their earlier project – Vicenza Highlands, was featured in the book '50 Beautiful Houses in India'.

Despite their success, the Group believes in keeping itself updated, as it goes from scheme to scheme... Whether it be the project's serene location or the luxury provided or the comforts offered, they continuously upgrade their performance. Catering to various strata of Society, their clients are assured of getting their money's worth, through detailed models and presentations.



Highpoints of Highbreeze!

Vicenza Highbreeze is the latest offering from the Pawan Group. So naturally, this Project too comes with all that one associates with the name!

A premium product of 3-BHK and 4-BHK luxurious apartments. A high-end dwelling that comes equipped with all modern amenities that one can think of.

Once again, the main plus-point of this creation, is its Design element.

All Units have been planned in such a way, that they are open from all sides. Thus providing excellent cross-ventilation. This is further aided by an aerodynamic elevation. A unique layout ensures that each Unit can boast of an impressive front. One that stands out majestically!

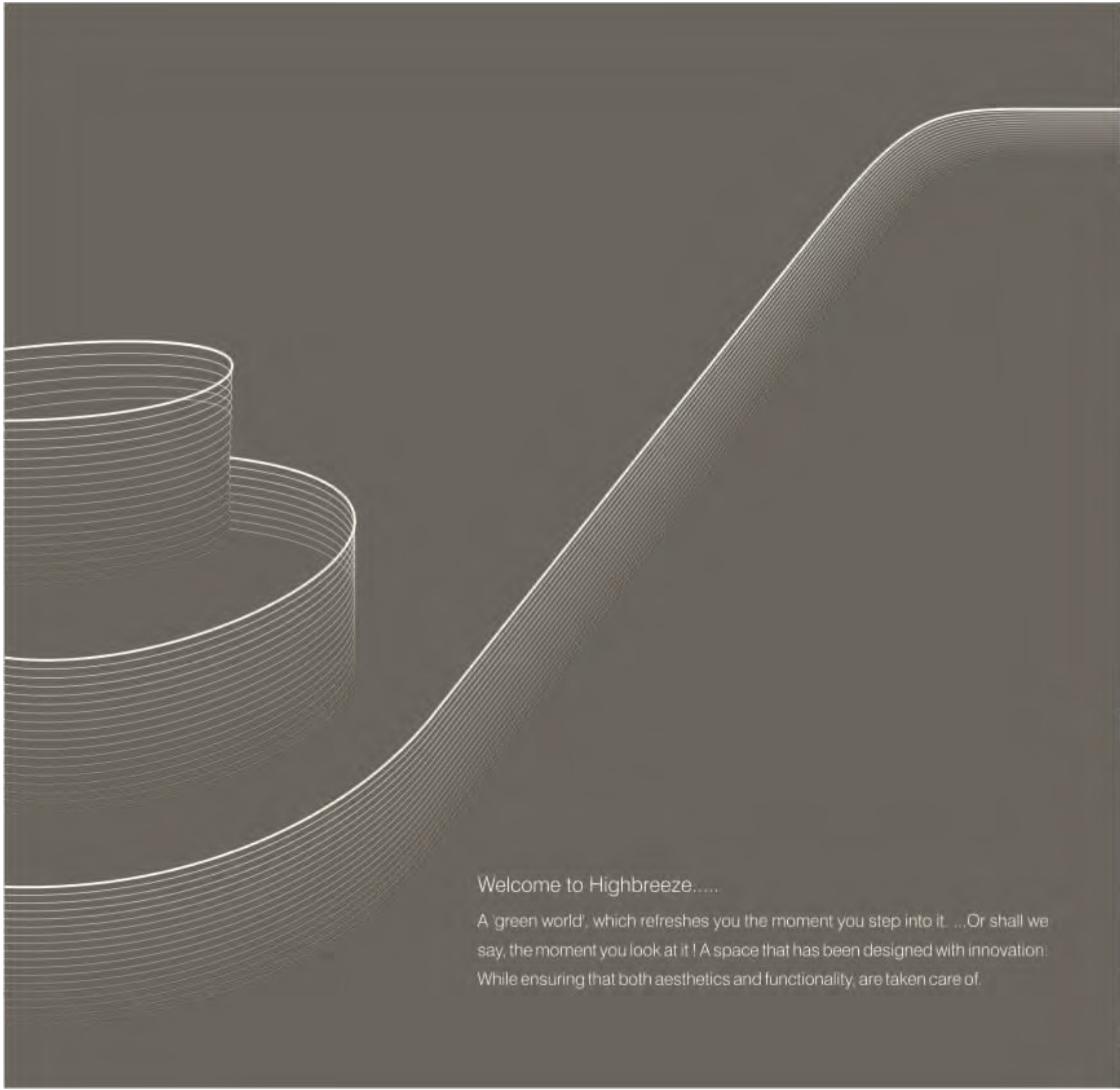
And it is only fitting that a project of such high standing, should have a grand entrance worthy of its name. Complete with a fountain and crystal-clear water-bodies.

An added plus, is individual parking for members as well as guests.

As with all good modern complexes, this one too comes with a multi-functional Clubhouse. Having a swimming-pool, cafeteria, game-room, a fully-equipped gym, community hall, terrace garden, etc. Also present, is an amphitheatre and a multi-purpose court.

Since three-fourths of the scheme comprises an open area, there is always a sense of Freedom, wherever you go... Complemented only by the green landscaped gardens.





Welcome to Highbreeze.....

A 'green world', which refreshes you the moment you step into it. ...Or shall we say, the moment you look at it ! A space that has been designed with innovation. While ensuring that both aesthetics and functionality, are taken care of.



The ideal spot !

Indeed, as the heading says, one could not hope for a better location.

Well-connected to the rest of the world, through road, rail and air. With the N.H. No.8, station and airport, being at distances of 14, 6 and 15 km respectively.

Feel like a little something special? The Royal Orchid Hotel is pretty closeby..

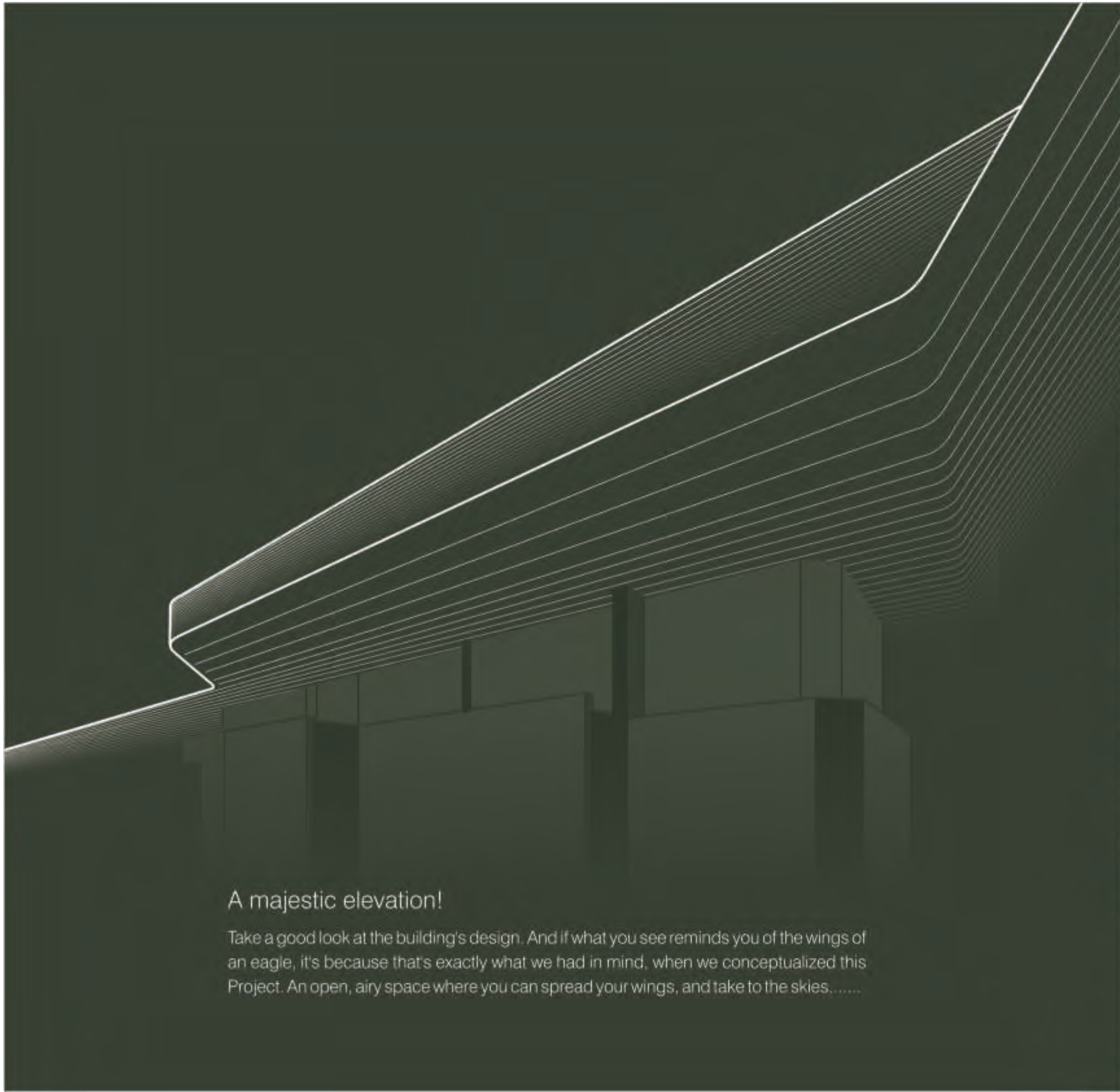
Want to pick up stuff for home? You have the choice of More Mega Store, Star Bazar and D Mart.

Would like to offer a prayer ? You have the Atladra Swaminarayan Temple and a Jain Derasar barely half a kilometre away.

Health Centres and hospitals? We have those too nearby.

And for those who need it for their business, there's also GIDC Makarpura.

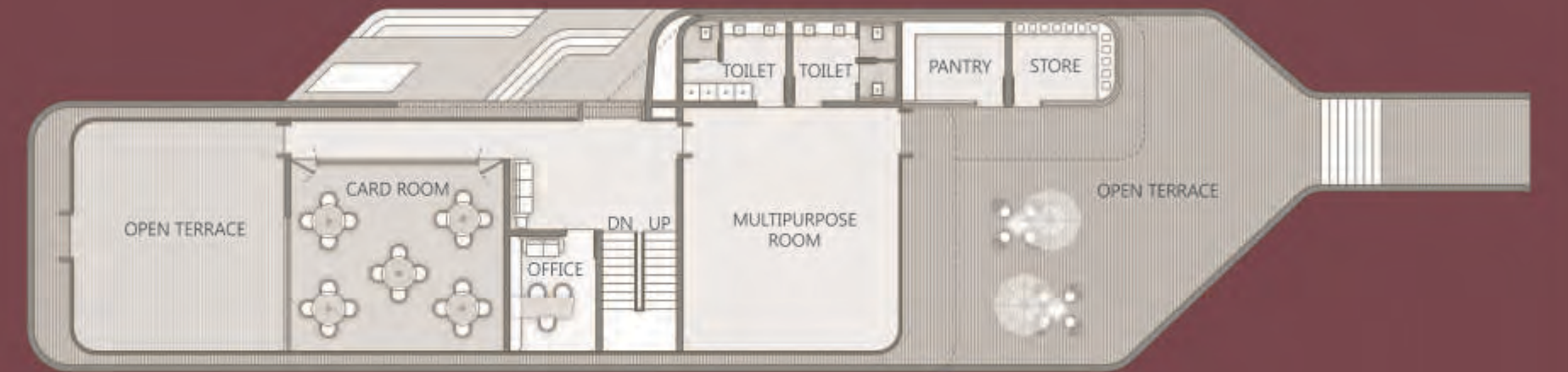




A majestic elevation!

Take a good look at the building's design. And if what you see reminds you of the wings of an eagle, it's because that's exactly what we had in mind, when we conceptualized this Project. An open, airy space where you can spread your wings, and take to the skies.....





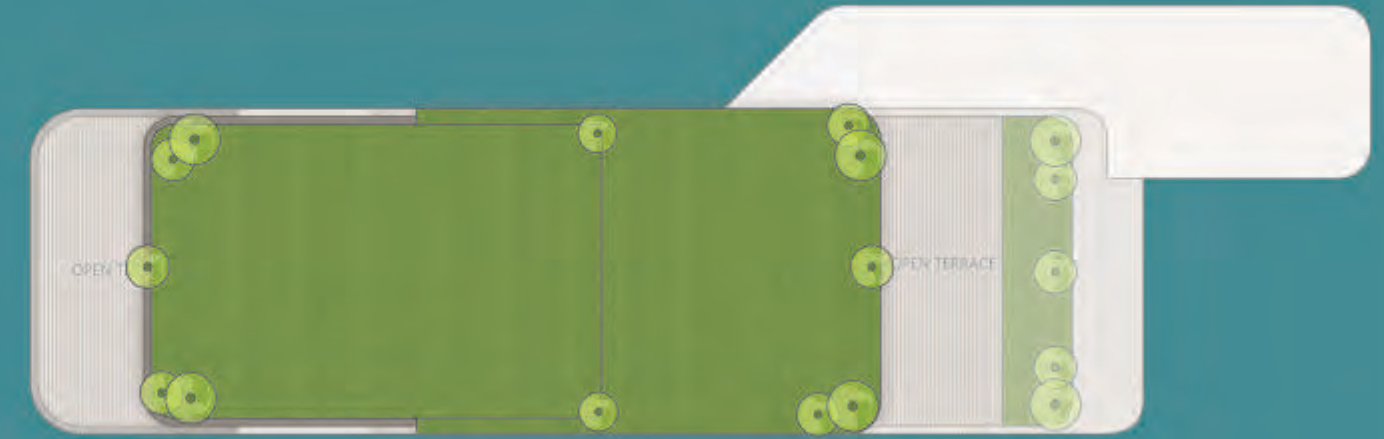
GROUND FLOOR PLAN



SEMI BASEMENT CLUB HOUSE

Where Luxury Abounds...

Earlier we spoke of ample greenery. Here is one example of it : A Clubhouse that looks like a yacht ...and is as luxurious as one! Spend your valuable leisure-hours on its premises. Be it at the cafeteria or the semi-covered swimming pool or the vast grassy lawns.



CLUB HOUSE TERRACE PLAN



FIRST FLOOR CLUB HOUSE



For a Fun Evening!

One of the key features of Highbreeze is that each tower has its own distinct area for socializing, where residents can meet up with members of their own age-group, and spend a few pleasant hours in their company.



Layout Plan



Common Amenities

- Single-gated secured community.
- Designed with all four sides open.
- Landscaped gardens between all towers
- Open-air Amphitheatre.
- Senior Citizen park.
- Children Play area.
- Huge party lawns.
- Multi-purpose court.
- Contemporary design for low-Operational cost of the building.
- All common areas with power back-up.

Individual Tower Amenities

- Each Unit designed according to wind directions, so are airy & well Ventilated.
- All flats have an East-West entry.
- One car parking space provided for every flat.
- Additional guest parking too.
- Every tower has its own discrete garbage-duct.
- Two high speed automatic passenger elevator with power back up.
- Separate lounge & kids play-station area.

Club-house Amenities

- Semi-covered swimming pool (with locker / changing room, and steam - sauna room).
- Kiosk (Laundry / Beauty Salon).
- Gymnasium (outside the deck-area)
- Card-room.
- Indoor games
- Multi-purpose hall (with pantry and washrooms).
- Theater.
- Library.
- Office
- Terrace-gardens at various levels.

40 M W I D E R O A D



A Warm Welcome Back Home...
This is the sight that'll greet you, when you return home at the end of the day.
A warm glow of love and comfort. Of promises the evening holds.....

Specifications

Structure

Reinforced structure as per the structure Engineers design

Elevators

Two automatic elevators having a capacity for 8 people, with power back-up

Floors

Stairs : Stone treads

Apartment floor : Vitrified tiles of a reputed make

Bathrooms and balconies : Anti-skid vitrified tiles of a reputed make

G F Foyer : Rustic finish stone floor

Individual floor lobbies : Anti-skid vitrified tiles of a reputed make

Kitchen

Granite counter with SS finish sink

Tiling (on walls) on the platform side till lintel level

Bathrooms / Toilets

Vitrified wall tiling till lintel level CP fittings and vessels of a reputed make

Doors & Windows

Laminated flush doors

Aluminum powder coated windows

Colour Finish

External faces with apex paint

Putty on all internal walls

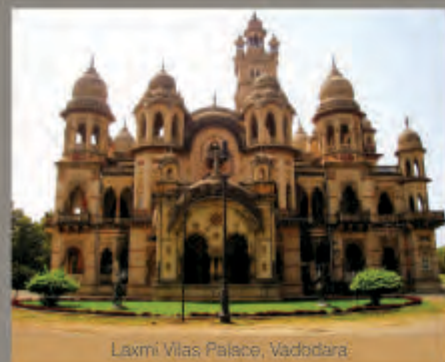
Electricals

Concealed wiring of a standard make with modular switches

Water

Uninterrupted 24 hours water supply





Lakshmi Vilas Palace, Vadodara

V for Vadodara

Vadodara is one of the largest cities of Gujarat, with a population of over four million. It is also known as Sayaji Nagri (after its famous ruler) or Sanskari Nagri (being a cultural melting-pot). As with several other cities, Vadodara too is divided into two distinct areas of the Old and New City ; with the Vishwamitri River acting as the line of demarcation. The City is noted for its beautiful Lakshmi Vilas Palace and the Maharaja Sayajirao University. It boasts of one of the highest literacy rates in the country. The major industries here include those of petrochemicals, engineering, pharmaceuticals and plastics.

Climate-wise Vadodara can be said to have typical tropical savanna weather, comprising the three basic seasons of summer, winter and monsoon.



Pawan Group's Vicenza Highland, was featured in the book '50 Beautiful Houses in India'.

Vicenza Highlands (another project of Pawan group) a landmark project of Vadodara, won great applause for finding itself in the book '50 Beautiful Houses in India'.



The Pawan Group & Vadodara – Unparalleled Creations!

The Pawan Group has a long-standing association with the city of Vadodara. A place they are passionately fond of, as to them it has always been 'home'

The Pawan Group is a name of repute in the Real Estate industry. Be it the residential, commercial or hospitality sector. Their creations include affordable homes, luxurious apartments, ready plots, designer bungalows, commercial infrastructure and premium villas. The Group's strength lies in an integrated team of experienced Realtors, engineers and architects, who personally oversee the design and development of properties, right from beginning to end.

The Company was established in 1981 by Mr. Chetan Shah, whose contribution is reflected in a series of successful projects executed over the last three decades. When asked the secret of the Group's success, he said : "What sets the Pawan Group apart, is our quality-centric and vigilant approach in selection of materials, that ensure complete safety and meet environmental norms." And 'quality' it is – reflected in the fact that the Company has gone in for an ISO 9001, 14001 and 18001 accreditation.



"If everyone is moving forward together, then success takes care of itself." – Henry Ford

Architect - Uneven - www.uneven.in

Structural Consultant - A A Desai & Associates

Plumbing & Electrical Consultant - Archtech Engineers

Green Building Consultant - Anand Vohra & Associates

3-D Illustrator - Param Interactive

Special Notes:

The developers reserve the rights to change or revise or make any modifications, additions, omissions or alterations in the scheme as a whole or any part thereof or any details therein, at their sole discretion without any prior notice.

Such changes would be binding to all the members.

All the architectural and interior views in brochure are computer graphic simulated interpretation of the actual property.

All the dimensions given are approximate & from unfinished surfaces.

This brochure is just for an easy presentation of the project and should not be treated as a legal document.



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VICENZA HIGHBREEZE FLOOR PLANS



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Layout Plan



Highbreeze is a modern Scheme that reflects current lifestyles. Its main strength lies in its open, airy, well-ventilated homes. Residences that are both aesthetic as well as functional.



TOWER A - TYPICAL FLOOR PLAN - 4 BHK PREMIUM



01	FOYER	8'7.5" X 6'2"
02	LIVING ROOM	13'0" X 15'6"
03	BALCONY	13'0" X 3'7.5"
04	TERRACE	10'11" X 6'6"
05	FAM. SITTING/DINING	27'1.5" X 9'6"
06	KITCHEN	10'6" X 9'0"
07	WASH	10'6" X 4'0"
08	STORE	4'0" X 4'6.5"
09	BEDROOM	11'0" X 12'6.5"
10	TOILET	4'6" X 12'6.5"
11	BEDROOM	13'0" X 14'0"
12	TOILET	10'0" X 8'0"
13	BEDROOM	13'0" X 14'0"
14	TOILET	10'0" X 8'0"
15	BEDROOM	11'0" X 11'0"
16	C. TOILET	4'6" X 7'9"



TOWER A - LOWER PENTHOUSE - 5 BHK PREMIUM



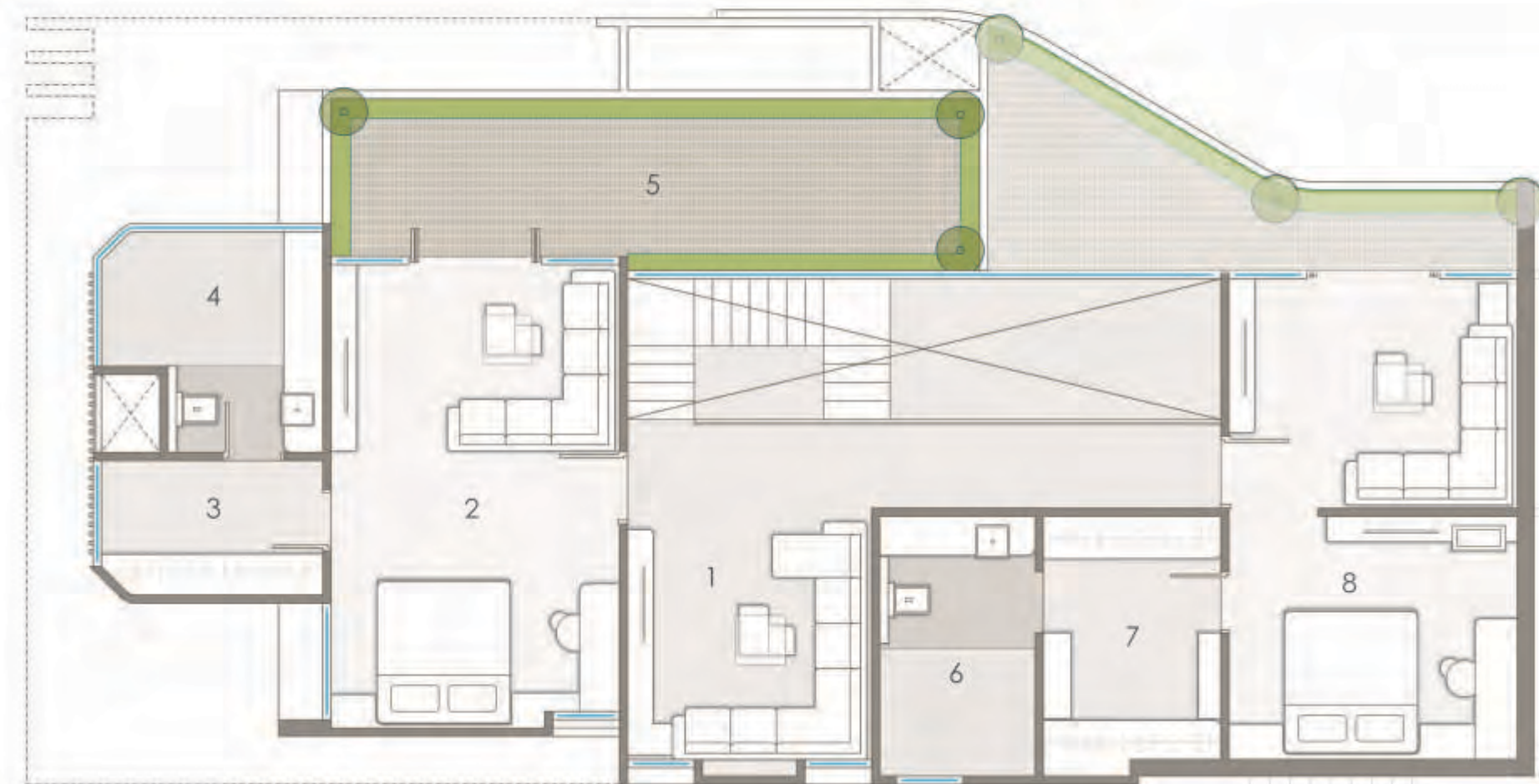
01	FOYER	8'7.5" X 6'2"
02	LIVING ROOM	13'0" X 15'6"
03	BALCONY	13'0" X 3'7.5"
04	TERRACE	10'11" X 8'0"
05	DINING	15'3" X 9'6"
06	KITCHEN	10'6" X 9'0"
07	WASH	10'6" X 4'0"
08	STORE	4'0" X 4'6.5"
09	FAM. SITTING	11'0" X 16'1"
10	C. TOILET	4'6" X 8'6"
11	BEDROOM	13'0" X 14'0"
12	TOILET	10'0" X 8'0"
13	BEDROOM	13'0" X 14'0"
14	TOILET	10'0" X 8'0"
15	BEDROOM	11'0" X 11'0"
16	TOILET	4'6" X 7'9"



TOWER A - UPPER PENT HOUSE - 5 BHK PREMIUM



- | | | |
|----|--------------|------------------|
| 01 | FAM. SITTING | 11'0" X 16'1" |
| 02 | BEDROOM | 13'0" X 20'10.5" |
| 03 | DRESS | 10'0" X 6'1" |
| 04 | TOILET | 10'0" X 9'11.5" |
| 05 | TERRACE | 29'3" X 7'9" |
| 06 | TOILET | 7'0" X 11'8.5" |
| 07 | DRESS | 8'0" X 11'8.5" |
| 08 | BEDROOM | 13'0" X 21'8" |



TOWER B - C - D - TYPICAL FLOOR PLAN - 3 BHK PREMIUM



01	FOYER	8'7.5" X 6'2"
02	LIVING ROOM	13'0" X 15'6"
03	ST. BALCONY	13'0" X 2'0"
04	TERRACE	12'0" X 6'0"
05	DINING	9'0" X 8'8"
06	KITCHEN	9'0" X 9'0"
07	WASH	9'0" X 4'0"
08	BEDROOM	10'0" X 11'0"
09	STORE	4'0" X 4'6.5"
10	BEDROOM	12'0" X 14'0"
11	TOILET	10'0" X 7'0"
12	BEDROOM	12'0" X 14'0"
13	TOILET	10'0" X 7'0"
14	FAM. SITTING	10'0" X 11'2"
15	C. TOILET	7'0" X 4'3"



TOWER B - C - D LOWER PENT HOUSE - 4 BHK PREMIUM



01	FOYER	8'7.5" X 6'2"
02	LIVING ROOM	13'0" X 15'6"
03	TERRACE	12'0" X 6'0"
04	DINING	9'9" X 8'8"
05	KITCHEN	9'0" X 9'0"
06	WASH	9'0" X 4'0"
07	FAM. SITTING	10'0" X 16'0"
08	STORE	4'0" X 4'6.5"
09	BEDROOM	12'0" X 14'0"
10	TOILET	10'0" X 7'0"
11	BEDROOM	12'0" X 14'0"
12	TOILET	10'0" X 7'0"
13	C. TOILET	7'0" X 4'3"

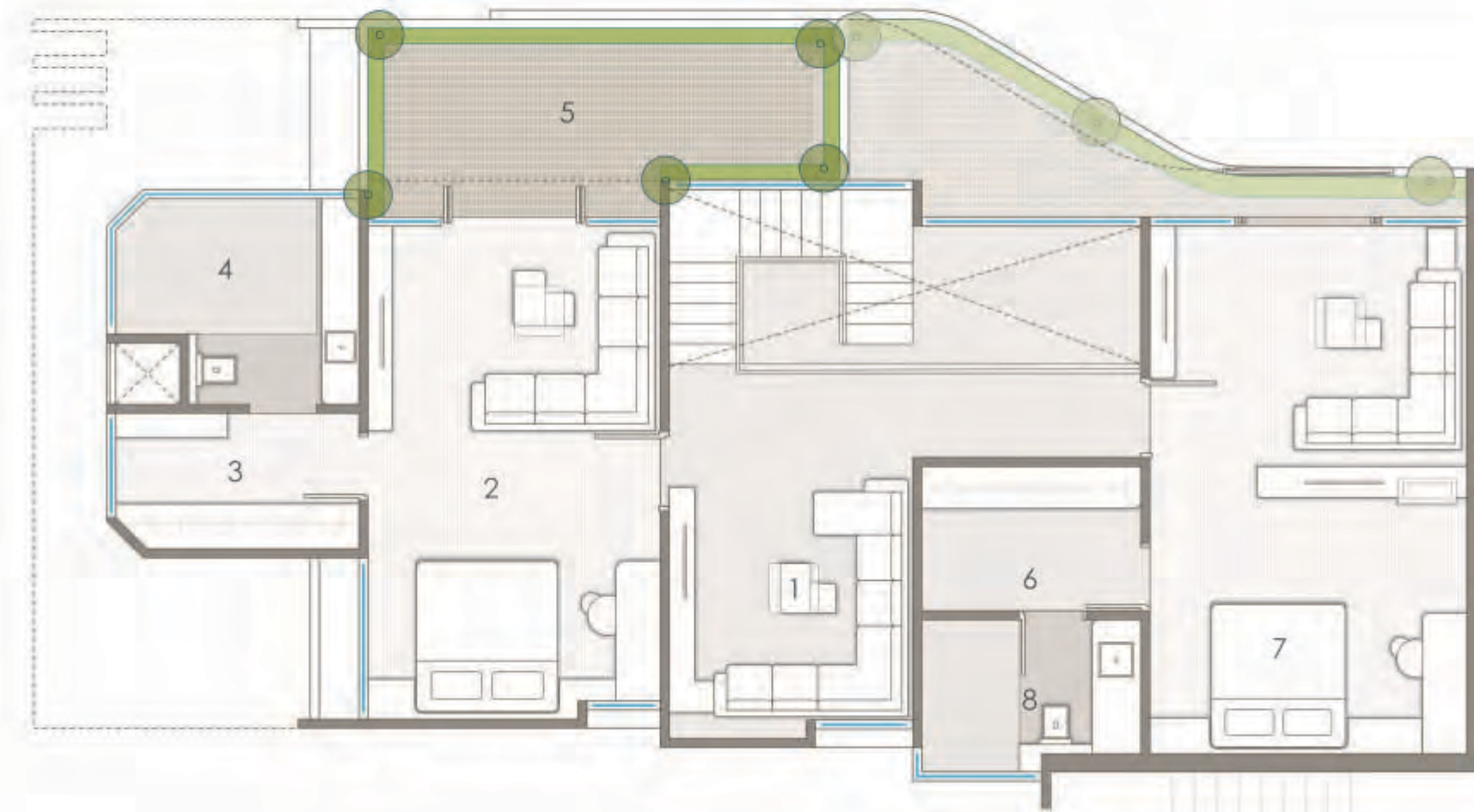


TOWER B - C - D UPPER PENT HOUSE - 4 BHK PREMIUM



4 BHK PREMIUM
UPPER PENT HOUSE

01	FAM. SITTING	10'0" X 15'0"
02	BEDROOM	12'0" X 20'3"
03	DRESS	10'0" X 5'7"
04	TOILET	10'0" X 8'5.5"
05	TERRACE	19'4.5" X 7'9"
06	DRESS	9'0" X 5'11"
07	BEDROOM	13'0" X 21'8"
08	TOILET	9'0" X 5'6"



TOWER E - F - TYPICAL FLOOR PLAN - 3 BHK LARGE



01	FOYER	7'7.5" X 6'2"
02	LIVING ROOM	12'0" X 14'0"
03	ST. BALCONY	12'0" X 2'0"
04	BALCONY	11'6" X 5'5"
05	C. TOILET	6'0" X 4'9"
06	FAM. SITTING/DINING	18'3" X 8'0"
07	KITCHEN	9'0" X 8'6"
08	STORE	4'0" X 4'6.5"
09	WASH	9'0" X 4'0"
10	BEDROOM	9'0" X 10'0"
11	BEDROOM	13'0" X 11'0"
12	TOILET	7'0" X 6'7.5"
13	BEDROOM	13'0" X 11'0"
14	TOILET	7'0" X 6'7.5"



TOWER E - F LOWER PENT HOUSE - 4 BHK LARGE



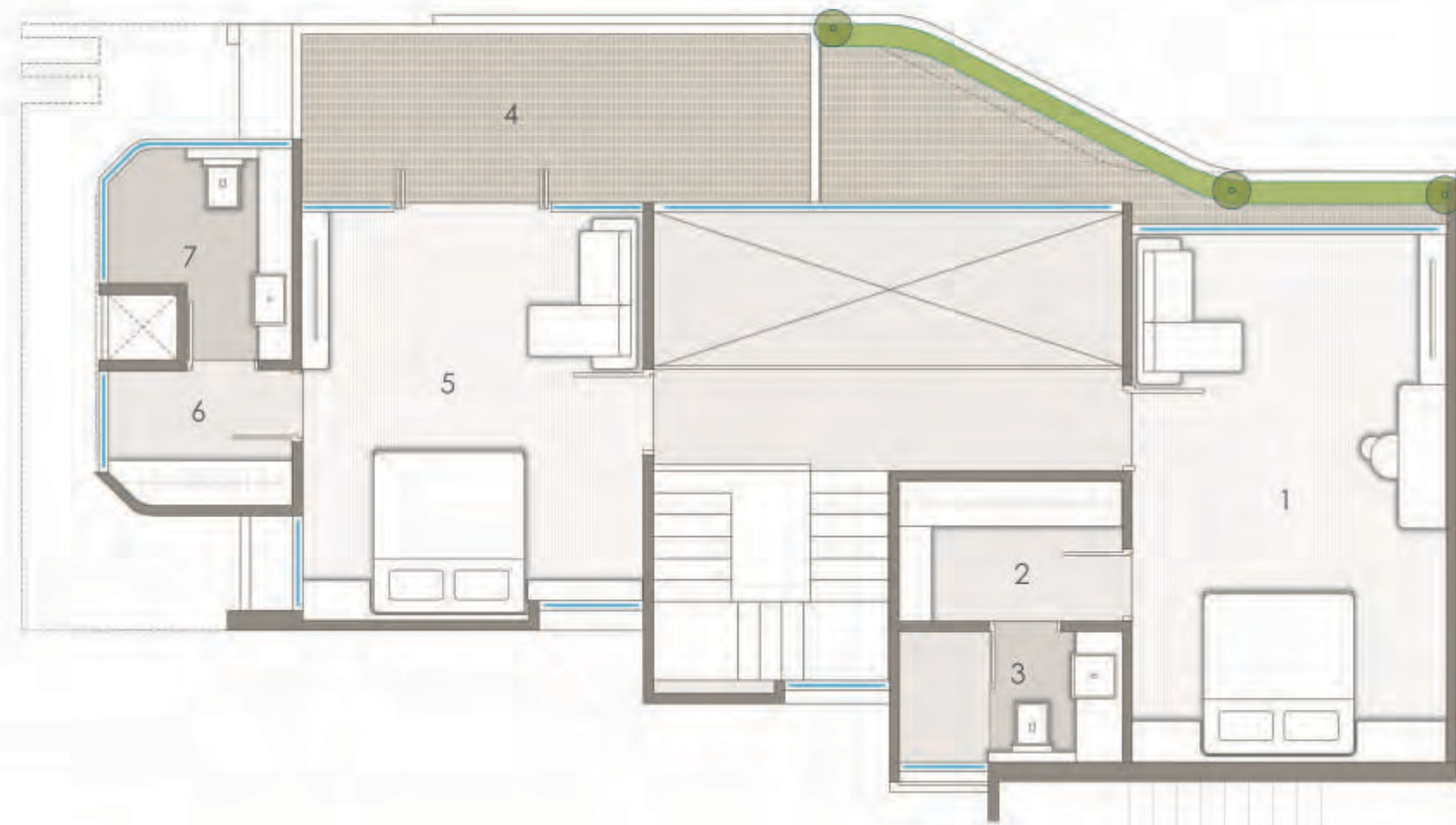
01	FOYER	7'7.5" X 6'2"
02	LIVING ROOM	12'0" X 14'0"
03	BALCONY	11'6" X 5'5"
04	C. TOILET	6'0" X 4'9"
05	FAM. SITTING/DINING	18'3" X 8'0"
06	KITCHEN	9'0" X 8'6"
07	STORE	4'0" X 4'6.5"
08	WASH	9'0" X 4'0"
09	STUDY	6'0" X 6'6"
10	BEDROOM	13'0" X 11'0"
11	TOILET	7'0" X 6'7.5"
12	BEDROOM	13'0" X 11'0"
13	TOILET	7'0" X 6'7.5"



TOWER E - F UPPER PENT HOUSE - 4 BHK LARGE



01	BEDROOM	12'0" X 20'2"
02	DRESS	8'6" X 5'4.5"
03	TOILET	8'6" X 5'0"
04	TERRACE	19'4.5" X 6'5"
05	BEDROOM	13'0" X 22'4.5"
06	DRESS	7'0" X 5'2"
07	TOILET	7'0" X 8'1"



TOWER E - F - TYPICAL FLOOR PLAN - 3 BHK LARGE



01	FOYER	7'7.5" X 6'2"
02	LIVING ROOM	12'0" X 14'0"
03	ST. BALCONY	12'0" X 2'0"
04	BALCONY	11'6" X 5'5"
05	C. TOILET	6'0" X 6'5"
06	FAM. SITTING/DINING	18'3" X 8'0"
07	KITCHEN	9'0" X 8'6"
08	STORE	4'0" X 4'6.5"
09	WASH	9'0" X 4'0"
10	BEDROOM	9'0" X 10'0"
11	BEDROOM	13'0" X 11'0"
12	TOILET	5'0" X 8'7.5"
13	BEDROOM	13'0" X 11'0"
14	DRESS	6'5" X 6'0"
15	TOILET	9'0" X 6'0"

