



# RATNAM LUXURIA

## PHOENIX CORPORATION

Site: **RATNAM LUXURIA**,  
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Architect:



Structural Consultant:



MEPF Consultant:



ZURICH 0825047913 | 3D Visualization by LUGO - The Agency

L U X U R Y  
E N D L E S S  
L I F E

4 BHK LUXURIOUS FLATS





## FROM THE HEART OF ARCHITECT



Architecture has been described as a beautiful blend of art and science. When we start a Design project, the process is a free flowing stream of thoughts and ideal that are rooted in solving a problem and we often get there with a number of solutions like-- using colours to enforce a concept etc.

We always surrounded with meaningful things that helps to tell ones story. So we made a whole package for you with our heart and mind.

## FROM THE HEART OF DEVELOPERS



Ratnam group decided to be a world class infrastructure construction and real estate development company. Committed to total customer satisfaction and enhancing clients value by building on our strengths innovative design, superlative quality of material, cutting edge technology, timely completion and demonstrating the highest standards of workmanship.





CARVE OUT  
A GREAT LIFE  
HERE.



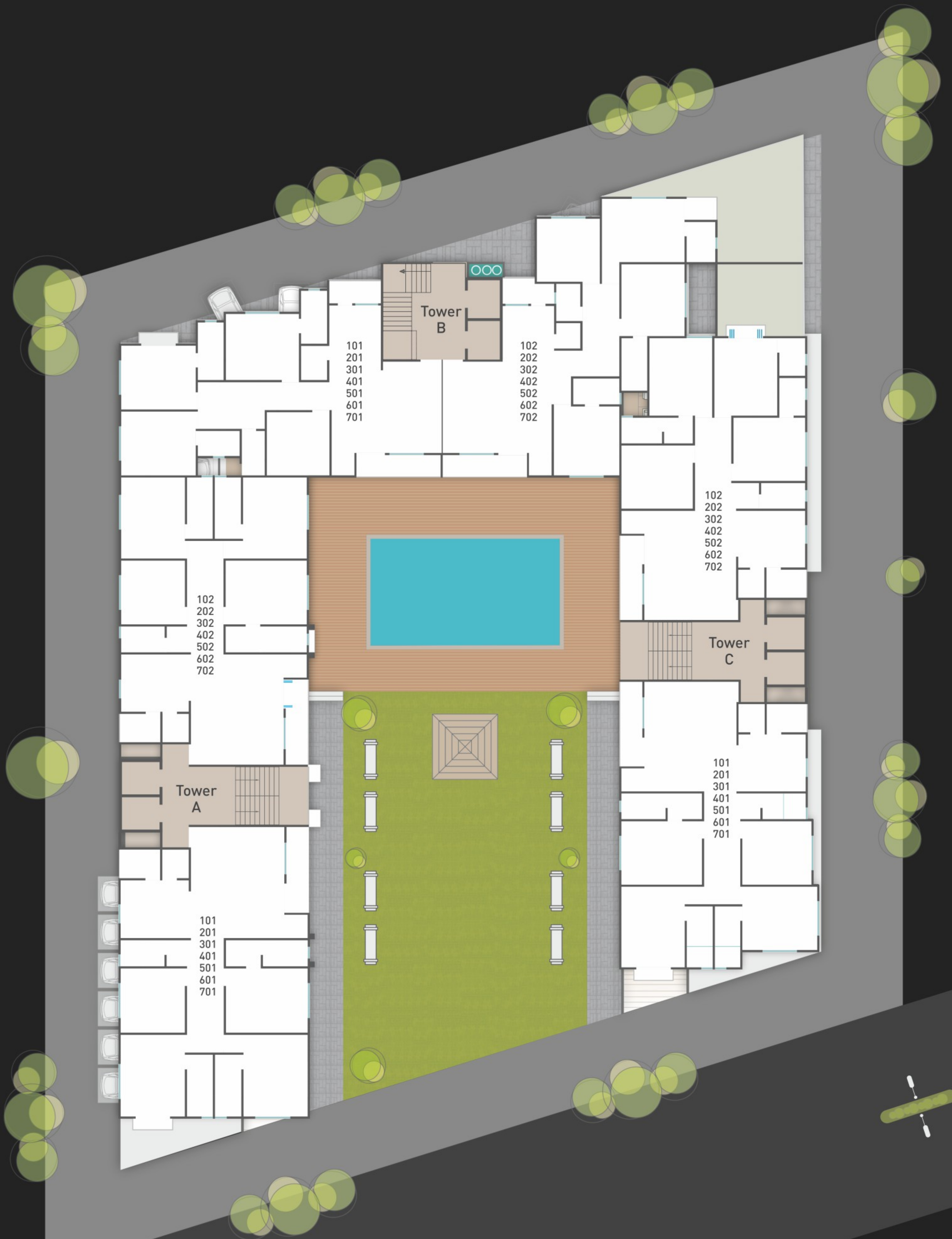
RATNAM  
LUXURIA







TYPICAL  
LAYOUT  
PLAN







SOPHISTICATION TO  
CREATE THE IDEAL PLACE.



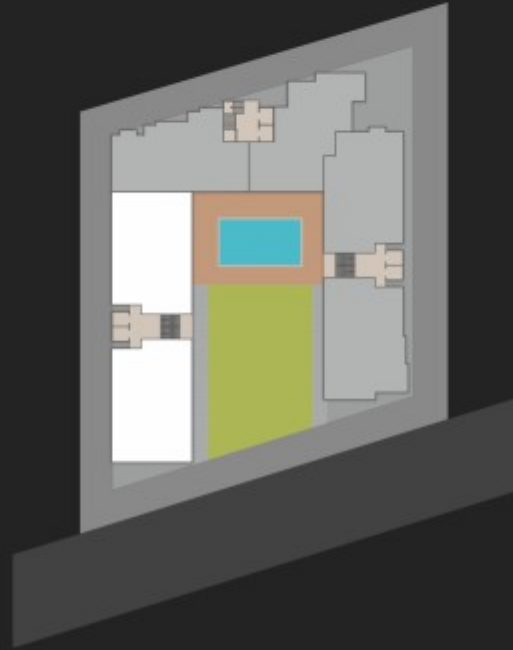
ARIZONA







TOWER A  
4 BHK



01	Living Room / Dining	16'0" X 19'0"
02	Balcony	4'0" X 14'8"
03	Pooja	4'0" X 4'0"
04	Kitchen	12'0" X 10'0"
05	Wash	7'0" X 5'0"
06	Store	4'6" X 5'0"
07	Toilet	7'6" X 4'6"
08	Bedroom	11'0" x 11'0"
09	Passage	6'3" Wide
10	Bedroom	11'0" X 13'0"
11	Toilet	4'6" X 9'7"
12	Standing Balcony	2'0" Wide
13	Bedroom	11'0" X 14'0"
14	Toilet	4'6" X 9'7"
15	Bedroom	14'0" X 11'0"
16	Toilet	7'8" X 4'6"
17	Dress	6'0" X 4'6"



RERA Carpet	: 1393.8 sq.ft.
Balcony	: 58.8 sq.ft.
Wash	: 34.8 sq.ft.
Total Area	: 1493.5 sq.ft.







# TOWER B TYPE 1

01	Living Room / Dining	19'0" X 16'0"	09	Passage	4'8"
02	Balcony	19'0" X 4'0"	10	Bedroom	12'9" X 11'6"
03	Pooja	4'0" X 4'0"	11	Toilet	4'6" X 9'3"
04	Kitchen	9'0" X 13'0"	12	Bedroom	13'0" X 11'0"
05	Wash	9'0" X 4'0"	13	Toilet	4'6" X 10'0"
06	Store	4'6" X 5'8"	14	Standing Balcony	7'0" X 2'0"
07	Toilet	4'0" X 7'9"	15	Bedroom	13'0" X 11'0"
08	Bedroom	11'0" X 11'0"	16	Toilet	7'3" X 4'4"

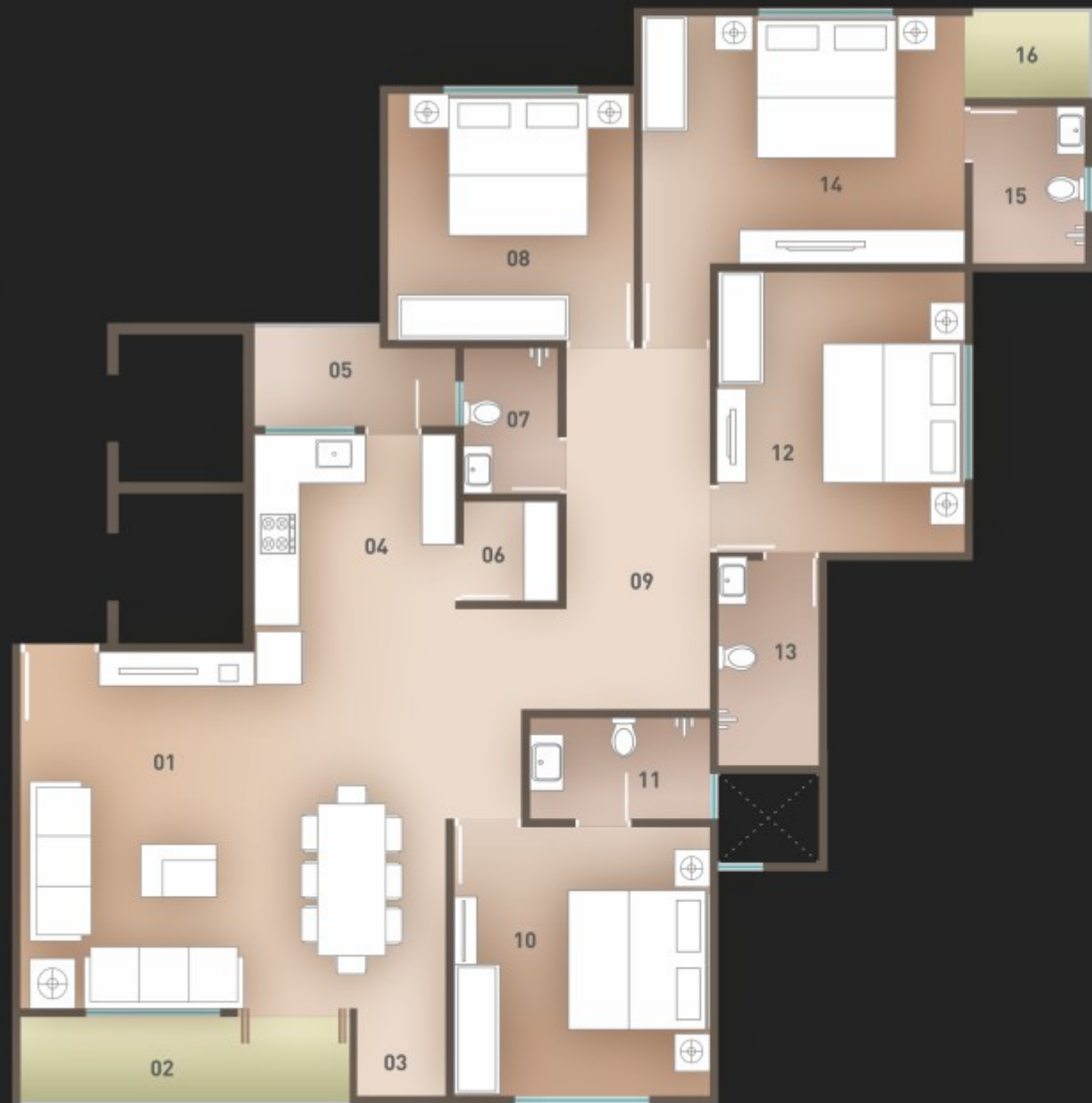
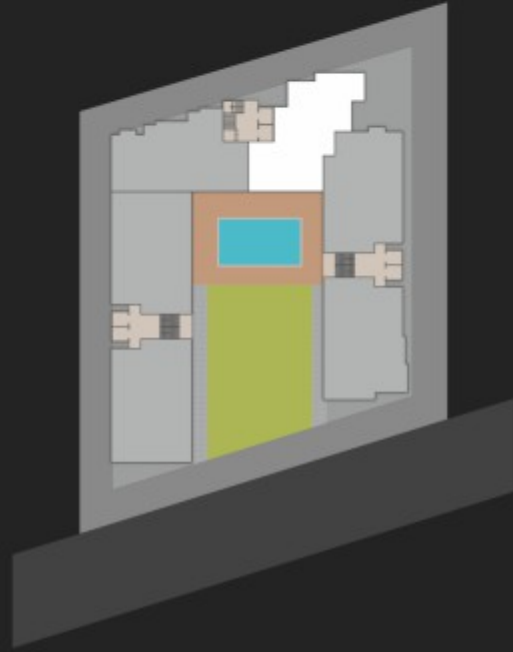


RERA Carpet	: 1303.7 sq.ft.
Balcony	: 36 sq.ft.
Wash	: 36 sq.ft.
Total Area	: 1397.4 sq.ft.





TOWER B  
TYPE 2



01	Living Room / Dining	19'0" X 16'0"
02	Balcony	19'0" X 4'0"
03	Pooja	4'0" X 4'0"
04	Kitchen	9'0" X 11'0"
05	Wash	9'0" X 4'6"
06	Store	4'2" X 4'6"
07	Toilet	4'2" X 6'6"
08	Bedroom	11'0" X 11'0"
09	Passage	6'5" Wide
10	Bedroom	11'6" X 12'0"
11	Toilet	8'0" X 4'6"
12	Bedroom	11'0" X 12'6"
13	Toilet	4'6" X 9'2"
14	Bedroom	14'6" X 11'0"
15	Toilet	5'0" X 7'0"
16	Balcony	5'6" X 4'0"



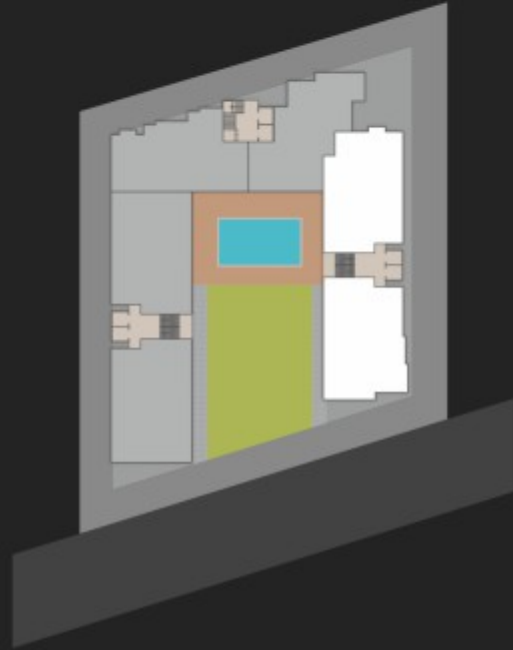
RERA Carpet	: 1283.8 sq.ft.
Balcony	: 57.5 sq.ft.
Wash	: 37.4 sq.ft.
Total Area	: 1378.6 sq.ft.







# TOWER C



01	Living Room / Dining	16'0" X 19'0"
02	Balcony	4'0" X 14'8"
03	Pooja	4'0" X 4'0"
04	Kitchen	12'0" X 10'0"
05	Wash	7'0" X 5'0"
06	Store	4'6" X 5'0"
07	Toilet	7'6" X 4'6"
08	Bedroom	11'0" X 11'0"
09	Passage	6'3"
10	Bedroom	11'0" X 13'0"
11	Toilet	4'6" X 9'7"
12	Bedroom	11'0" X 14'0"
13	Toilet	4'6" X 9'7"
14	Standing Balcony	7'0" X 2'0"
15	Bedroom	14'0" X 11'0"
16	Toilet	7'8" X 4'6"
17	Dress	6'0" X 4'6"



RERA Carpet	: 1393.8 sq.ft.
Balcony	: 58.8 sq.ft.
Wash	: 34.8 sq.ft.
Total Area	: 1487.4 sq.ft.







AT LAST, THIS  
IS WHAT YOU'VE  
BEEN SEARCHING  
FOR.



Club House



Indoor Games



Landscape Garden



Mini Theater



Children Play Area



Swimming Pool



A/C Gymnasium







LUXURY IN  
EVERY SINGLE DETAIL



There's no better way to refresh and revitalize with than an invigorating indoor amenities in our beautiful club house.







## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure as per structure design.

### FLOORING

- Vitrified flooring in all rooms
- Paver blocks in parking area

### KITCHEN

- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to lintel level.

### COLOUR

- Internal smooth finish plaster with white putty & external plaster with weather proof paint.

### DOORS / WINDOWS

- Elegant entrance door & internal flush door
- Marble Frame with Color anodized aluminum section windows

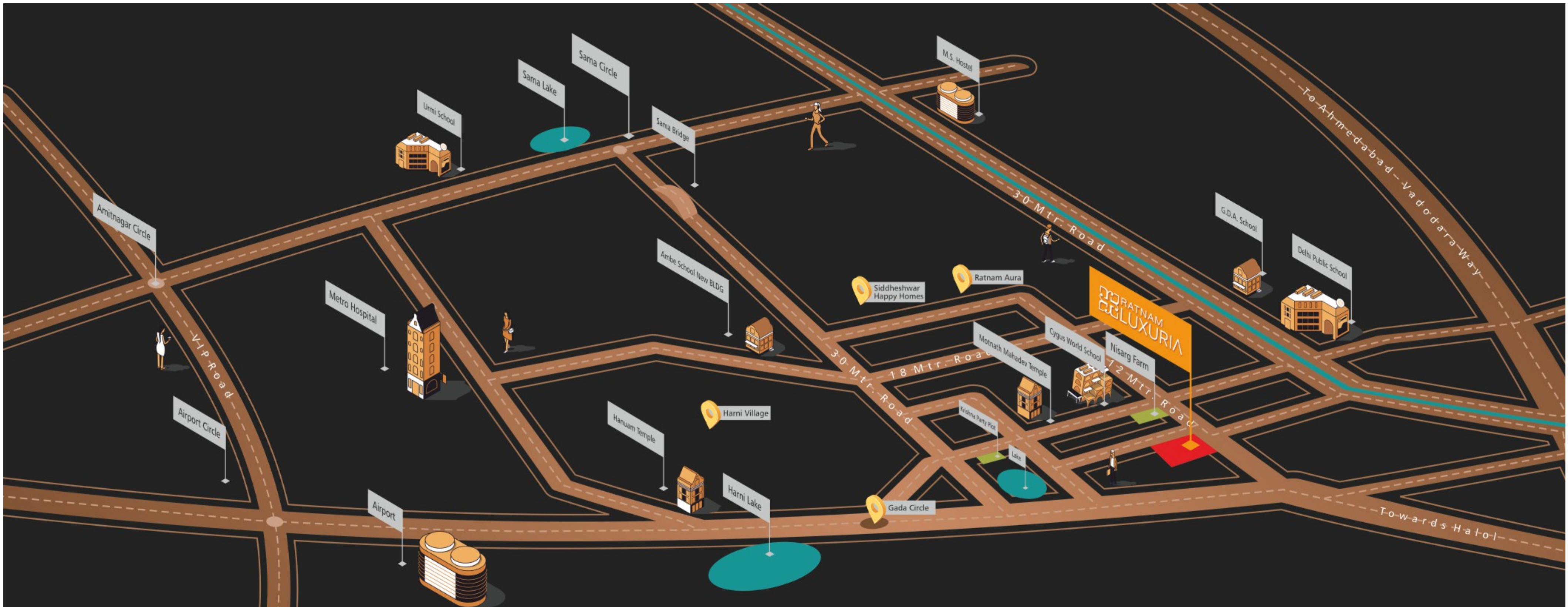
### ELECTRIFICATION

- Concealed good quality copper ISI wiring branded modular switches
- T.V. point in living room & All Master bedrooms.
- A.C. point in all rooms.

### TOILET / PLUMBING

- Standard quality sanitary ware branded plumbing fittings.
- Glazed tiles dedo upto lintel level.
- Ceramic tiles in flooring.





**PROXIMITY**  
 CYGNUS WORLD SCHOOL  
 AIRPORT

MOTNATH MAHADEV TEMPLE  
 ESSAR PETROL PUMP  
 DPS SCHOOL  
 NATIONAL HIGHWAY

MC DONALD  
 RESTAURANT  
 SHOPPING MALL  
 EXPRESS HIGHWAY

**Payment Modes :**  
 30% At the time of Booking • 20% Plinth Level • 15% Ground Floor Slab Level • 15% First Floor Slab Level  
 • 05% Plaster Level • 05% Flooring Level • 05% Finishing Level • 05% before Possession

**Notes :** 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVCL & CORPORATION charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 10) This Brochure does not contain any legal part as per rera.