

Developers: Atriya Enterprise

*Complete World Awaiting For You*

# ATRIYA VILLA

5 BHK LUXURIOUS BUNGLOWS



*Shree*  
PARTNER

FOR ATRIYA ENTERPRISE

# complete world awaiting for you

Welcome to Prime Bungalows...!

Located in the Vadodara's most preferred developing residential area. Close to work and every convenience, yet insulated from the city's bustle, it brings back the charm of the days when a house was truly a place to come home to.

6 exclusive bungalows set in well developed landscapes. Lifestyle amenities to add stylish ease to life. Ultra-premium finishes for a touch of class. This is the place that you should call home.

For Superior Innovative Enterprise  
FOR ATRIYA ENTERPRISE

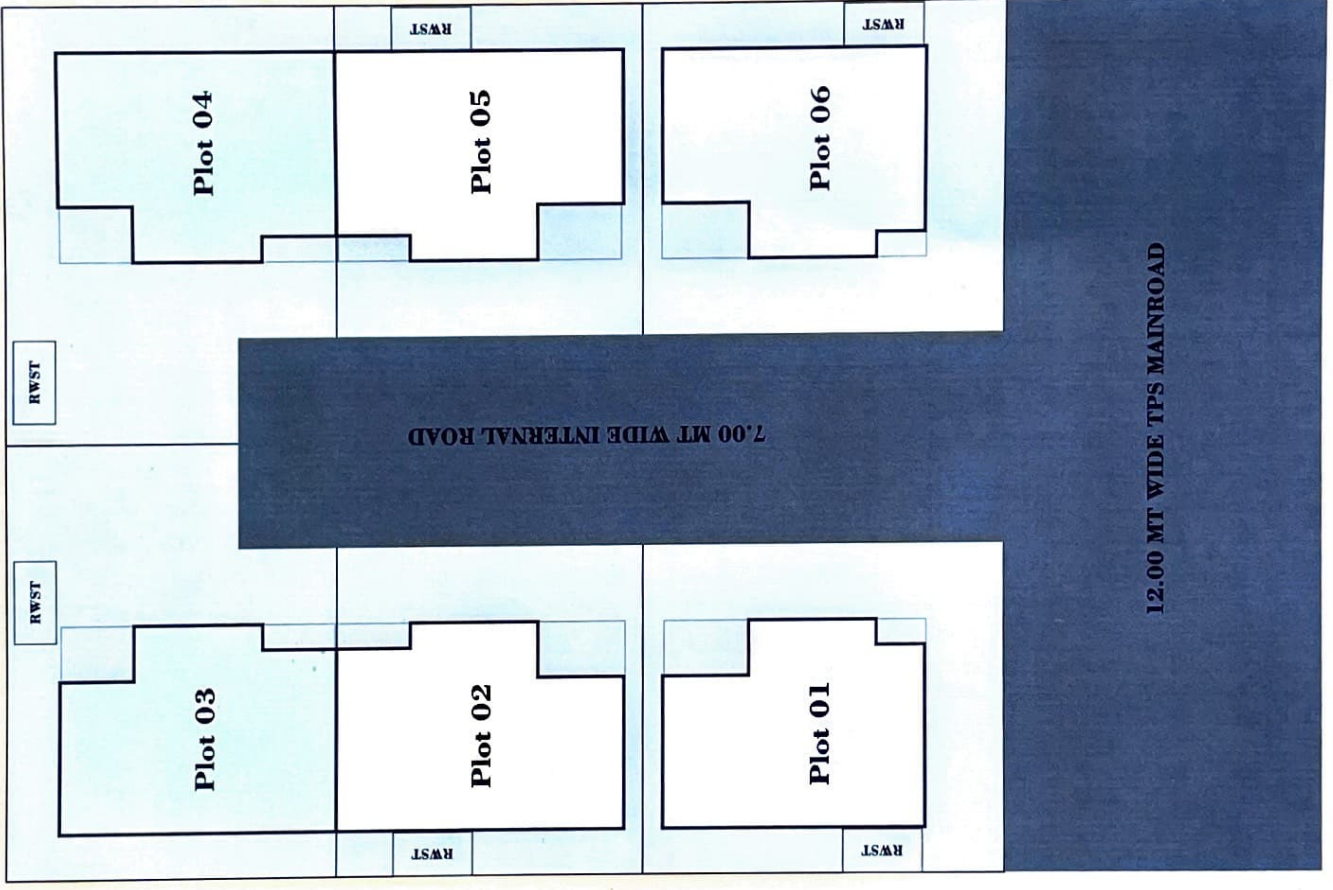
*Atreya*  
PART

ATRIYA  
VILLAS

# LAYOUT PLAN



Plot No.	Carpet Area In Sq. Mt.	Plot Area
01	136.54	149.81
02	150.35	127.67
03	143.51	166.44
04	143.51	166.44
05	150.35	127.67
06	136.54	149.81



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**PLOT 01 AND 06**



Ultra-spacious rooms, green spaces, cross ventilation areas, multipurpose hall, terrace garden, splash pool on terrace and much more for you get more from life.

**Get More From Life**



**Ground Floor Plan**



Carpet Area = 134.54 Sq. mt.  
 U. Bua Area = 155.57 Sq. mt.  
 Plot Area = 149.81 Sq. mt.

**First Floor Plan**



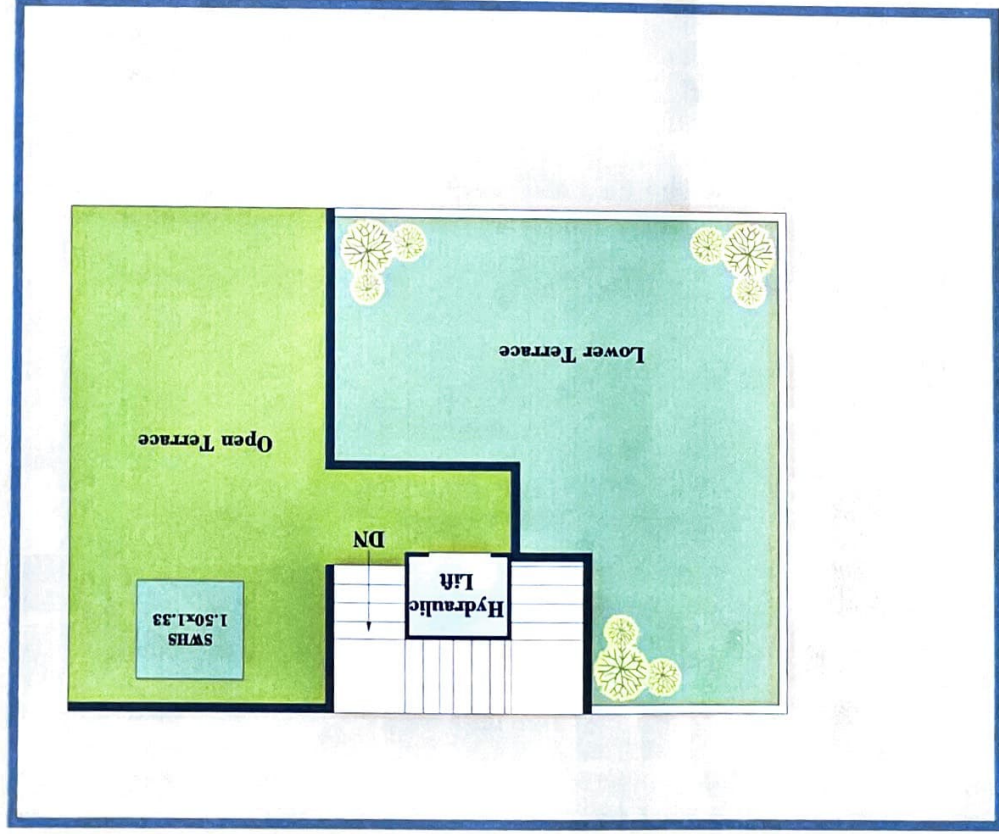
**FOR ATRIYA ENTERPRISE**  
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**BARTNER**

Second Floor Plan



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PARTNER  
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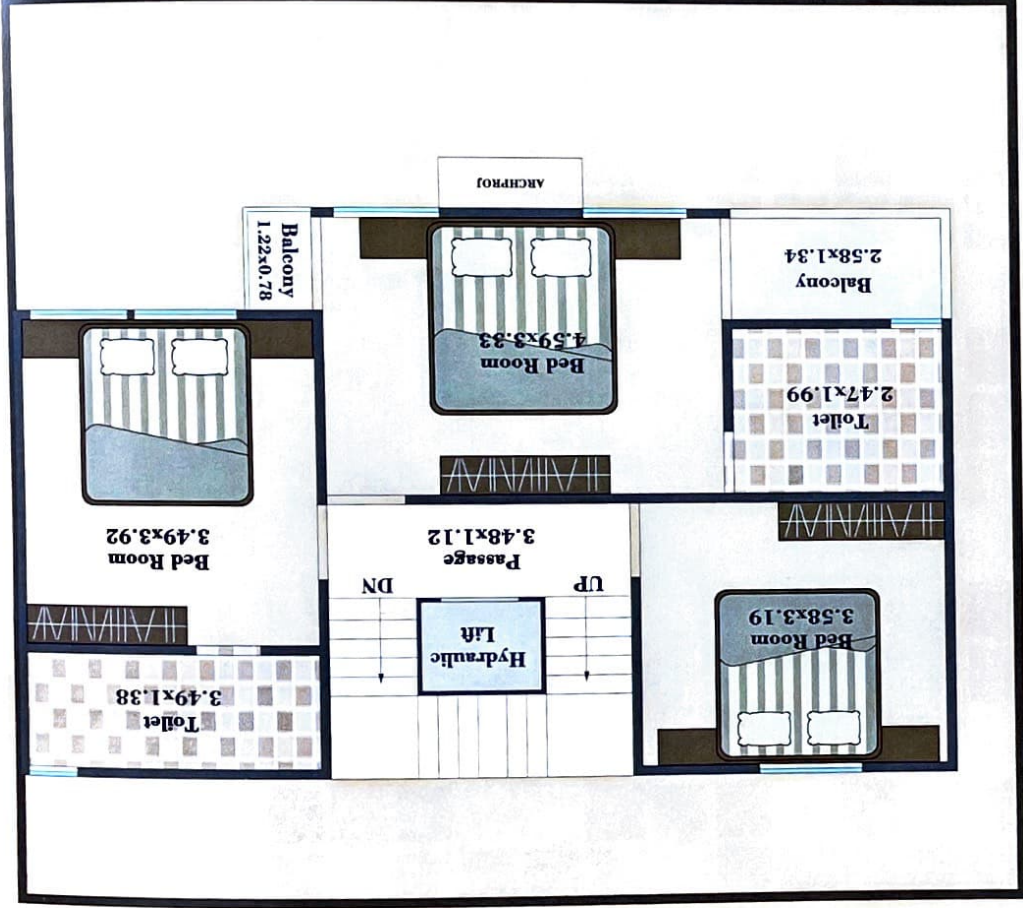
Terrace Floor Plan



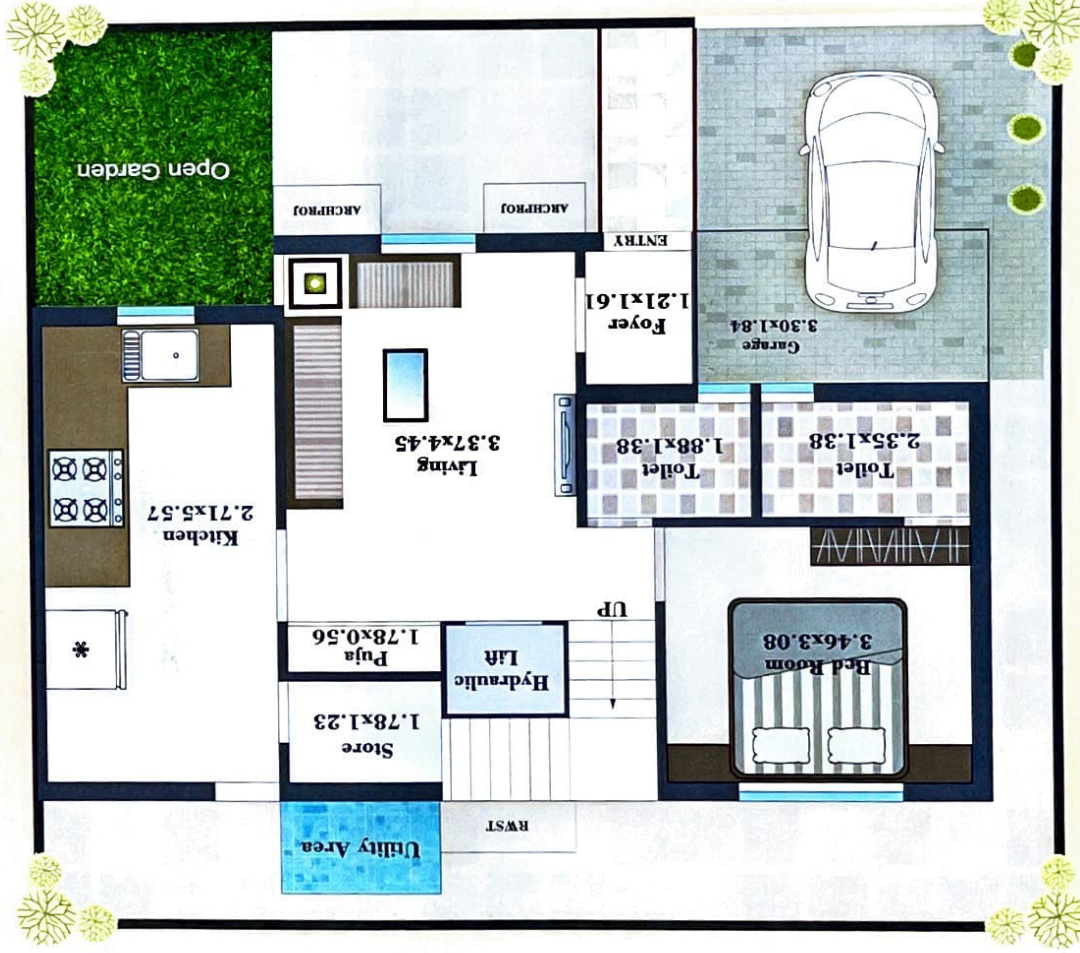
Live In Two Places At The Same Time



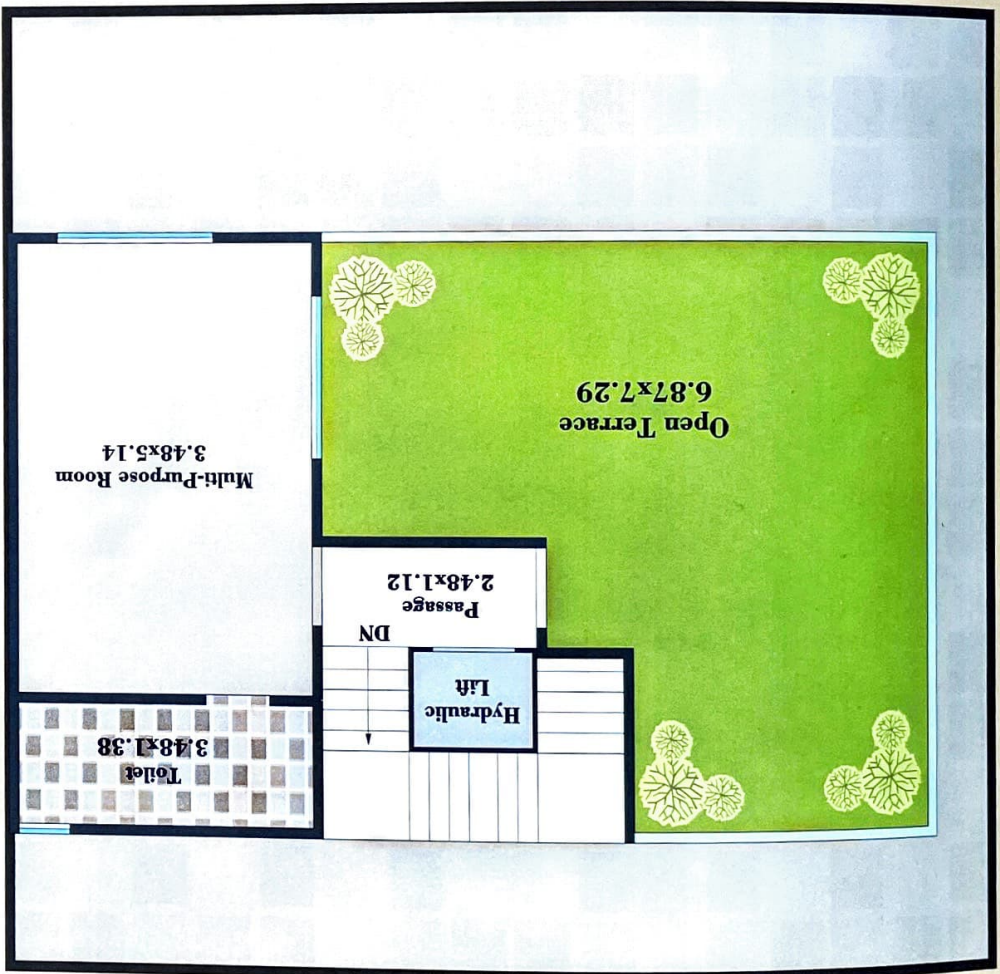
They say we live two lives: one on earth and the other in heaven. Atriya Villa is an attempt to replicate the living experience of heaven on earth. So that you can live in two places at the same time.



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 I PARTNER  
*Atriya*



Carpet Area = 150.35 Sq. mt.  
 U. Bua Area = 169.52 Sq. mt.  
 Plot Area = 127.67 Sq. mt.

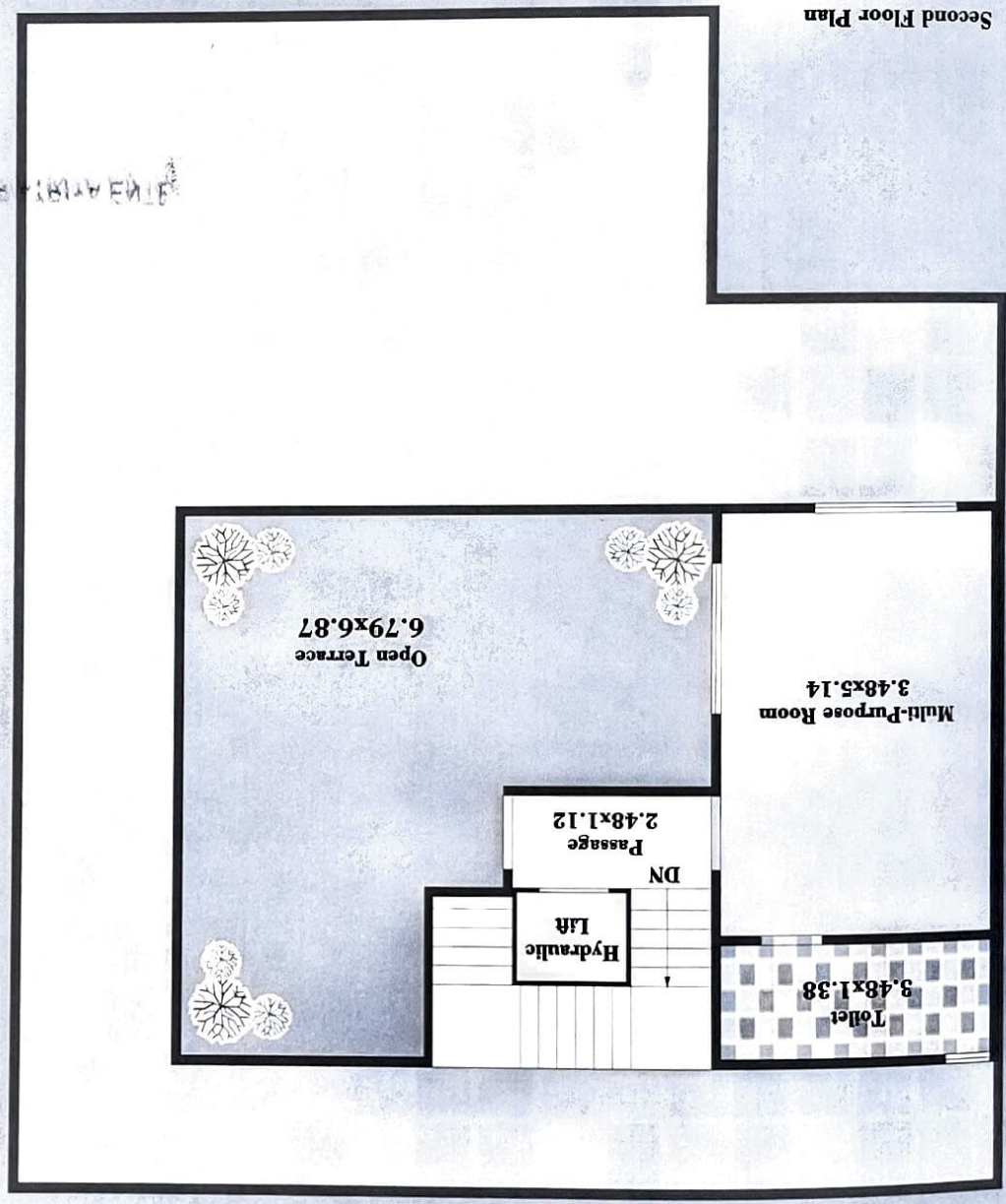


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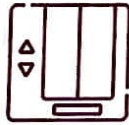
Terrace Floor Plan



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# AMENITIES

## FEATURES



Lift Provision



Rain Water Harvesting



Individual Multipurpose Hall



SWHS (Solar Water Heating System)



Water and Drainage Network



RCC Internal Road with Street Light, Decorative Paving and Architectural Paving



Number Plates on Each Unit to Maintain Uniformity



CCTV Camera (Single Entry Campus with CCTV Camera)



Video Door Phone



Fire Safety



Termite Resistance Treatment Piping



UGWT & OHWT



Pressure Pump Piping



Designer Entrance Main Gate



24 X 7 Security with Security Cabin Compound Wall Surrounding The Communities



Underground Cabling for Internet Connection, Gas Line & TV Cabinet

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# SPECIFICATION

## STRUCTURE

- Earthquake Resistant RCC Frame Structure, High Quality Bricks Masonry with Mala Plaster as per Structure Engineer Design.

## FLOOR

- Italian Finished Vitrified Flooring Tiles 1200 X 1200.

## ELECTRIFICATION

- Concealed Copper Wiring(ISI) and Branded Modular Switches.
- Concealed Copper Piping with Drain Water Pipe for Split Air Conditioning.

## WINDOWS

- Artificial / Granite Frames.
- UPVC / Aluminium Section with Mosquito Net.

## DOORS

- Main Door : Wooden Door Frame ,8ft Height Veneer Polish Door.
- Internal Doors : Artificial Stone Frame (8ft height) Flush Doors Without Laminate with Branded Lock.

## KITCHEN

- Quartz Kitchen Platform with Sink.
- Kitchen Tiles till Lintel Level.
- Outdoor Kitchen Platform with Natural Stone.

## BATH

- Designer Ceramic Tiles till Lintel Level.
- Premium Designer Anti-skid Tiles on Floor.
- CP Fitting with Designer Basin of Standard Quality.
- Hot Water Centralized System on Terrace (Provisional).

## TERRACE FINISH

- Terrace Tiles 300 X 300.

## FINISH


- Outside : Double Coat Plaster with Ultima Paint (as per Elevation Design) texture.
- Interior : Mala Plaster, Wall Putty Finish with Primer.

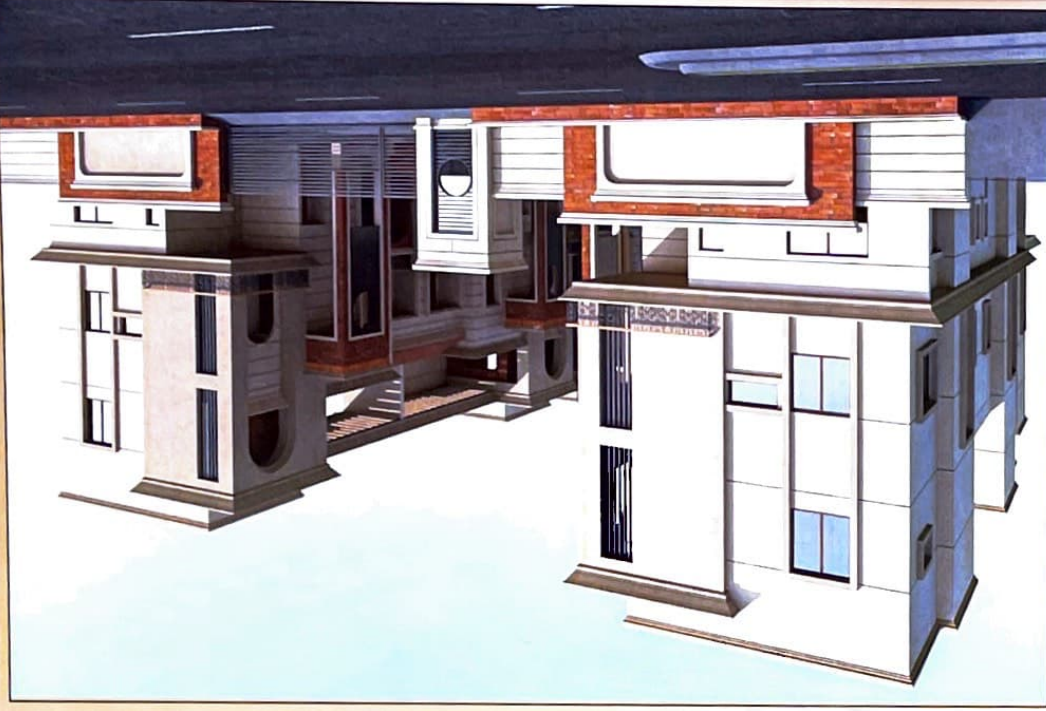
## PLUMBING

- All Water Supply Lines Shall be ISI Marked CPVC / UPVC Pipes.

## WATER

- Individual Underground Water Tank & Overhead Water Tank with Pumping System.
- Provision for Corporation Water Connectivity.

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 PARTNER



DEVELOPER :  
ATRIYA  
ENTERPRISE



STRUCTURE:



ARCHITECT :

Address : Atriya Villa, Next to Nilamber Grandeur, In Front of Adhya Artes,  
Near Navrachana University, Bhayli, Vadodara.

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Rera Reg. No. : PR/GJ/VADODARA/VADODARA/OTHERS  
Website: www.gujfira.gujarat.gov.in



Notes : (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastuupji, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that book by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all (08) In case of delay in the procedure or any activity of corporation/VUDA, MGCL, or any authority shall be faced until. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.