



THE LOCATION



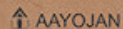
Near By

- Diamond Bourse
- International Airport
- Autograph Club
- SGCCI



TIMES LUXURIA
IT'S TIME TO GO HOME

ARCHITECT & INTERIOR DESIGNER



Ar. Hareesh Mahadevwalá (B. Arch)
Surat

STRUCTURAL ENGINEER



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CONSULTANCY
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VASTU

Rera No.

PR/GJ/SURAT/SURAT CITY/SUDA/RAA02355/A1R/290119

Times Luxuria, Opp. Blossom,
Near Aagam Shopping World, Vesu, Surat.
Email: timesluxuriasurat@gmail.com

Inquiry: +91 83478 63000, +91 83478 31000



TIMES LUXURIA
IT'S TIME TO GO HOME



- ENTRANCE GATE
- SECURITY CABIN
- WATER BODY
- SWIMMING POOL
- SEPARATE BABY POOL
- RAIN DANCE
- GARDEN
- GAZEBO
- JOGGING TRACK
- OPEN AMPHITHEATER
- BANQUET HALL
- BASKET BALL COURT
- BADMINTON COURT
- SKATING RINK
- CRICKET NET
- CHILDREN PLAY AREA
- CARD & CHESS ROOM
- YOGA ROOM A.C.
- BILLIARDS ROOM
- TABLE TENNIS
- AIR HOCKY
- SPACE FOR JAIN & HINDU TEMPLE
- PICK & DROP ZONE
- PARTY LAWN AREA
- AEROBIC
- MEDITATION ROOM
- JACUZZI
- STEAM BATH
- SAUNA BATH
- FULLY EQUIPPED A.C. GYMNASIUM
- LIBRARY
- RAMP FOR DOUBLE BASEMENT
- CAFETERIA
- MEETING ROOM





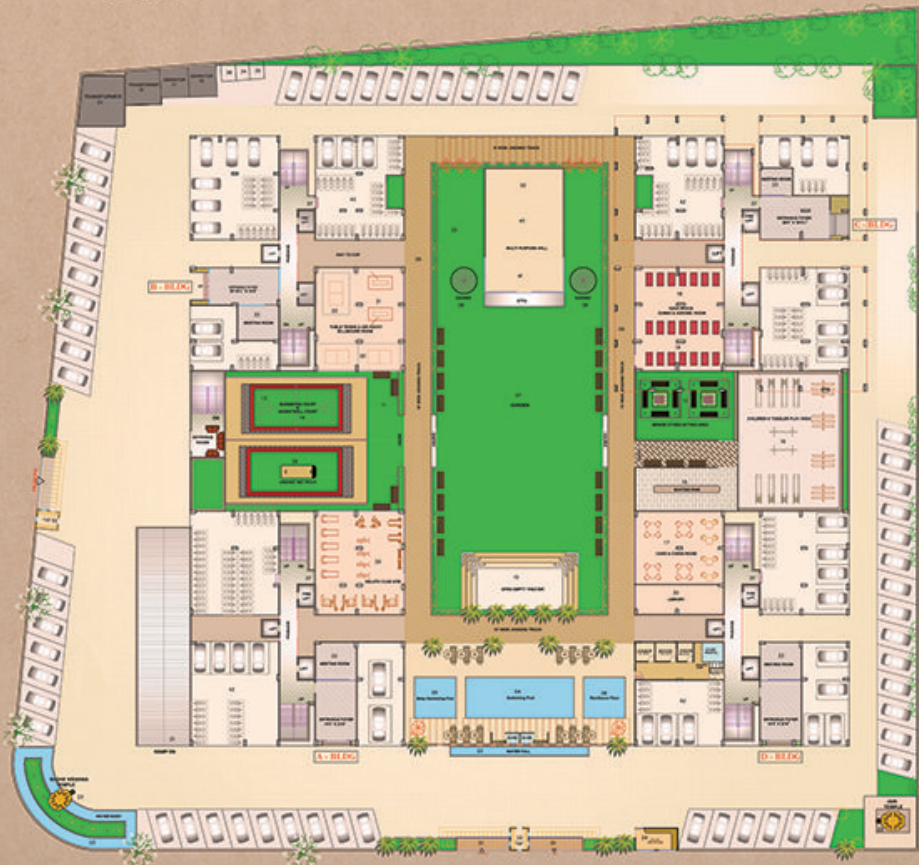
**FLOOR PLAN
A, B & D TOWER 3 BHK**



**FLOOR PLAN
C TOWER 4 BHK**



CAMPUS LAYOUT LEGEND



An island abode of Luxury and extravagance in the
Heart of the city

AMENITIES

LUXURY RELAXING

Features / Club House

- Swimming Pool
- Separate Baby Pool, Bath, Dance
- Aerobic, Meditation Room
- Jacuzzi
- Steam Bath
- Sauna Bath
- Fully Equipped A.C. Gymnasium
- Library
- Cafeteria

OUTDOOR ACTIVITIES

- Badminton / Volleyball Court
- Skating rink, Badminton Court
- Children Play Area
- Lowly Water Body
- Yoga Room, A.C.
- Jogging Track
- Open Amphitheater
- Cricket Net
- Sun Bath Area

INDOOR ACTIVITIES

- Pool, Table Tennis, Air Hockey
- Carrom, Chess, Checkers, A.C. Room

ADD ON VALUES

- Elegant Compound Wall
- Impressive Elevation of Building
- Two Entrance Gater of Campus
- School Van Pickup & Drop Stand at Entrance Gater
- Stunning Architect Structures
- Fountain

PARKING

- Two Cars allotted covered parking taking two-wheeler parking

CONVENIENCE

- 3 lifts in each tower (2 Automatic passenger lifts & 1 Service Lift)
- Lift access for Basement
- Generator Backup for Common utility & points in each flat also
- Driver seating space
- Car wash area

SECURITY & COMMUNICATION

- Total Campus is under CCTV surveillance
- Intercom facility in every flat
- Security Cabin on both Gate
- Room Number of Entry - Lock

GREEN & ECO FRIENDLY

- Beautiful Landscaping
- Rain Water Harvesting
- Energy Efficient Window Glass

GET TOGETHER SPACE

- Sanika Green Seat out
- Garbage Sitting
- Landscape view Sitting
- Meeting room in each Tower

TIMES BANQUET HALL

- Well Designed A.C. Banquet Hall with Kitchen in Basement with separate Entry

Space for Jain & Hindu Temple

WE REQUEST

- 1) Basic duty registration charges, legal charges, GDS/MSD charges, society maintenance charges, GDS, Electric Meter, Drainage Line, other charges & expense etc., shall be borne by the purchaser.
- 2) G.S. tax, service tax, as & if applicable will be borne by the purchaser.
- 3) Any additional charges or duties levied by the government / local authorities during or after the scheme like DDC tax, will be borne by the purchaser.
- 4) In the interest of overall developments in design & quality of construction, the developers reserve all rights to make any changes in the scheme including technical specifications, design, planning, layout & all portions shall obtain by such changes/charges.
- 5) Charges/valuation of any value including the materials, whether iron, concrete, labouring cost or any other charges affecting the overall design, concept & nature of the scheme are which not permitted during or after the completion of the scheme. (6) This document is intended only for easy display & information of the scheme & does not form any part of the legal document. (7) Any new laws, announced by the government (8) Any authority will be borne by the developer during the project. (9) Subject to valid sanction.

INTERNAL AMENITIES

- Flooring**
 - Wooden flooring in 1 Master Bed Room
 - Italian Fresh Vitrified tiles in Hall, Kitchen, Dining and 2nd bed room.
- Kitchen**
 - Natural Granite kitchen platform with designer tiles dado with Stainless Steel Branded Sink with Drain Board.
- Store**
 - Separate Karta Store / Garbha shelves with satin finish glassed tile doors.
- Wash & Utility**
 - Granite floor & durable tiles
 - Washing Machine & Gas Geyser, Electric point provision.
- Air Conditioning**
 - Over A.C. in Master Room
 - Provision of Concealed line for split Air Conditioning unit in each room & Living Room.
- Toilets**
 - Overclass high-Quality Vitrified tiles up to brick level with standard quality Sanitary ware of CEMIL - AMERICAN STANDARD / eq. make and C.P. fitting of JAGUAR / KHORR or similar brands in all Toilets.
- Plumbing**
 - 100% brand UPVC / CPVC, centrally plumbing for hot water in each Bathroom
- Door & Frames**
 - Main Door decorative & All frames in Granite or composite Marble.
- Windows**
 - All window with good Quality Aluminium Anodized section and Reflective Glass.
 - Well designed SS & Glass Safety Railing
- Wall Surface**
 - Putty on all Plastered wall
 - Putty on Plastered Ceiling
- Electrical**
 - Molecular Switches
 - Concealed Copper wiring of polycab / Finolex equivalent make.
 - Provision for 3 Phase meter in each flat
 - Adequate power Backup of Single Phase for each apartment with Generator facility.
- Video Door Phone**
- Television, Internet & Telephone**
 - Provision of internet, telephone & television points in each flat.



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