

Developer :
NX Buildcon
+91 89803 50000


Site Address :
"NX LIFESTYLE",
B/h Nilamber Grandeur, Navrachna University Main Road,
Bhayli T.P 24 B, Bhayli, Vadodara -391101, Gujarat.

1. The following will be addition to agree upon on price as per government norms: (a) Stamp Duty & Registration Charges, (b) GST, Service tax, VAT or any such additional government taxes if applicable in future. (c) Maintenance Deposit, (d) Deposit for New Electric Connection.
2. If any new tax applicable by Central or States Government or Local Govt. Body in future, it will be borne by the buyers / members.
3. Continuous default in payments leads to cancellation as per terms and condition of RERA.
4. In case of delay in water supply, light connection, drainage work by the concerned local authority for which are forming part of Local authority, developers will not be responsible.
5. Developer will not be responsible for any damage or late possession due to natural calamities.
6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances.
7. Internal changes/work will only be permitted with prior permission & advance payments.
8. Outdoor AC units will be fitted/installed as per provision provided in the designated placed by the Project Designer.
9. Terms and Conditions will be as per Allotment Letter and subjected to Agreement for Sell.

Project Designer :


PARTH GANATRA &
ASSOCIATES

Structure Designer :

 Tarang K. Galani

Plumbing Consultant :

 **Krupalu**
Consultant

Electrical Consultant :

 *Oriental Electricals*
Engineers & Consultants

Rera Reg. No.:

Rera Website: www.gujrera.gujarat.gov.in

THE ROOMS

LIVING



NIX
lifestyle
Discover
**UNLIMITED
LUXURY
LIVING**



Live in
**HERI
TAGE**

24.00 MT. WIDE MAIN ROAD

24.00 MT. WIDE MAIN ROAD

7.50 MT WIDE INTERNAL ROAD

SECURITY CABIN

CLUB HOUSE

COMMON PLOT

OPEN PLOT 1A

OPEN PLOT 1B

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

OPEN PLOT 16B

OPEN PLOT 16A

PLOT 15

PLOT 14

PLOT 12A

PLOT 12

PLOT 11

PLOT 10

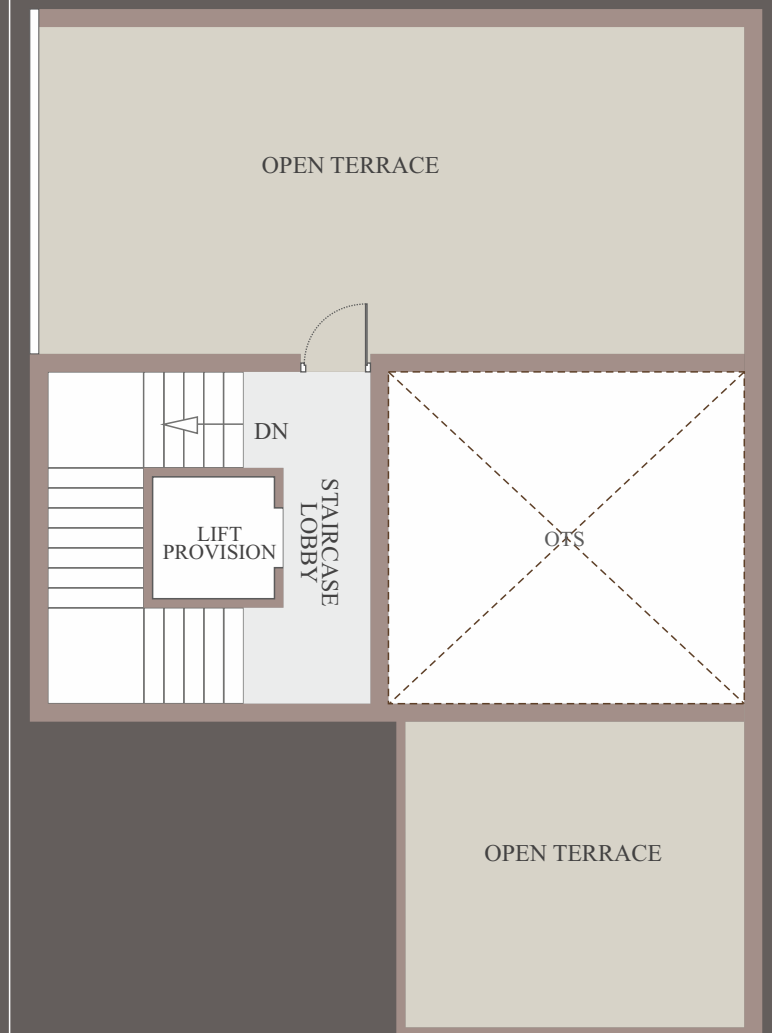
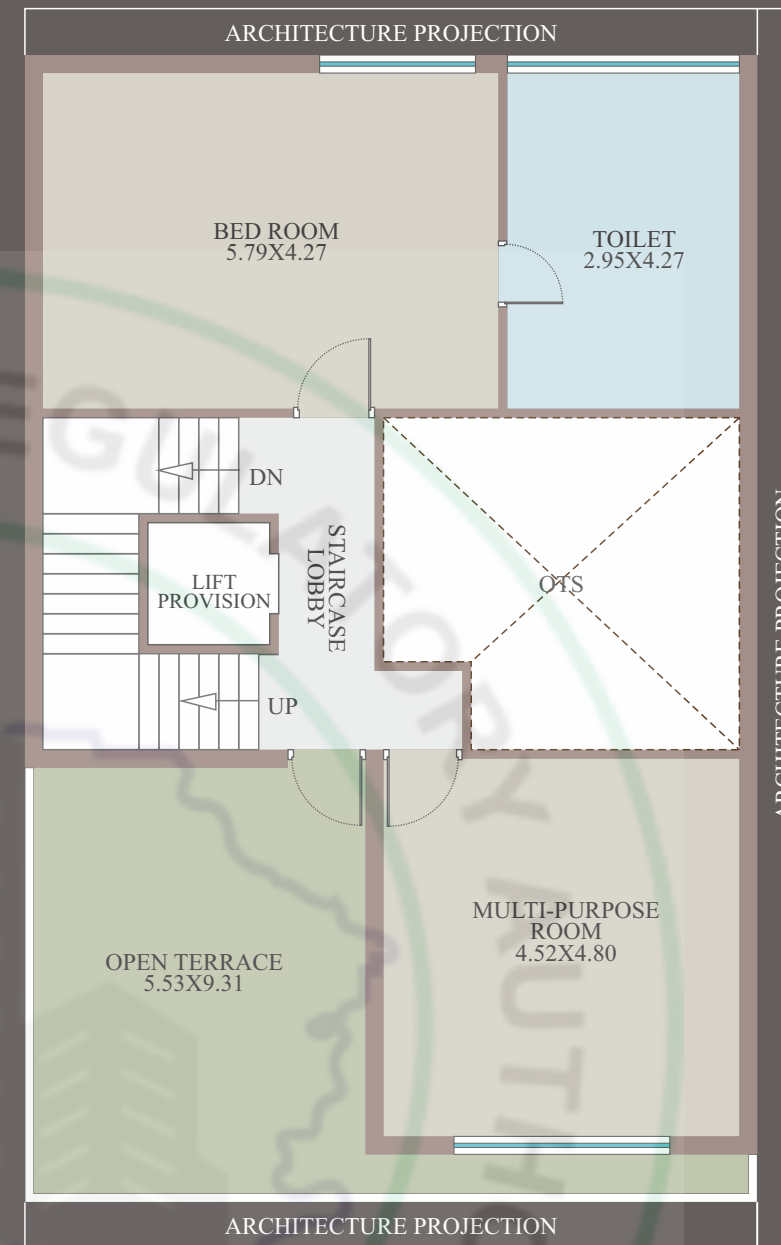
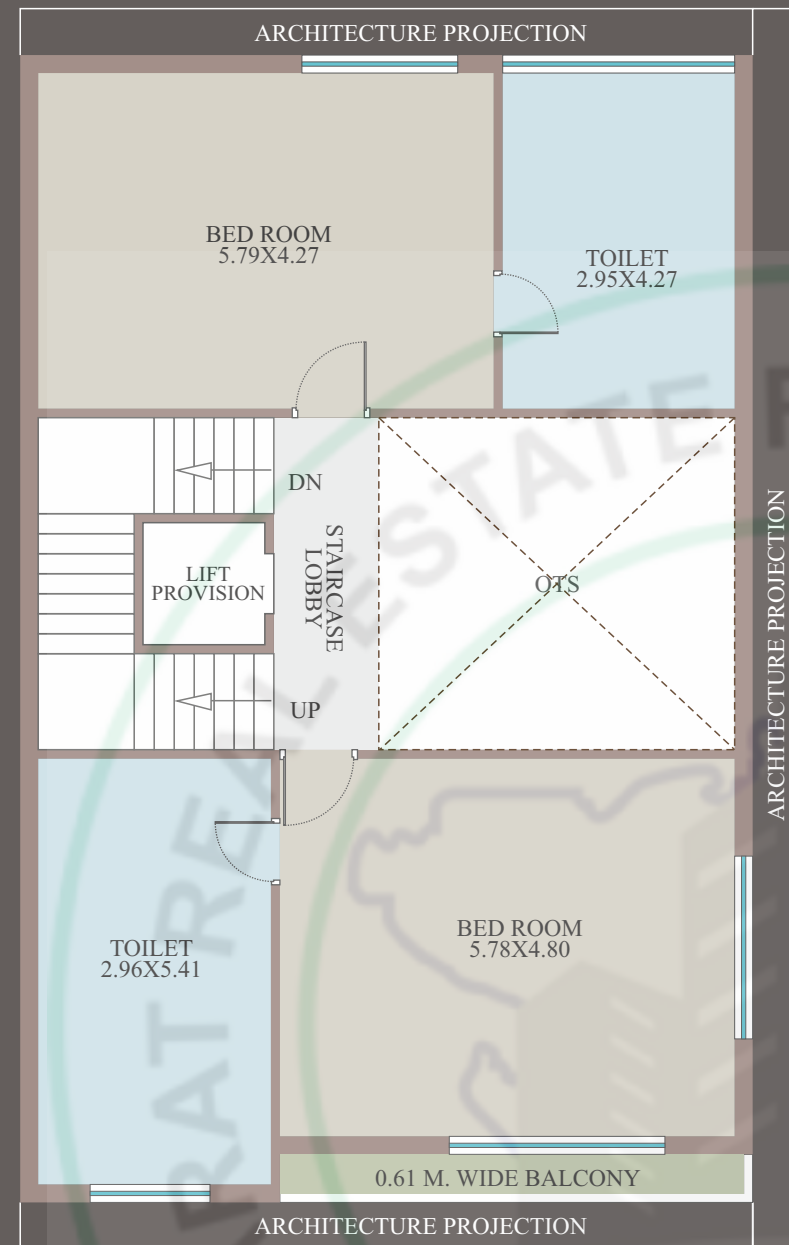
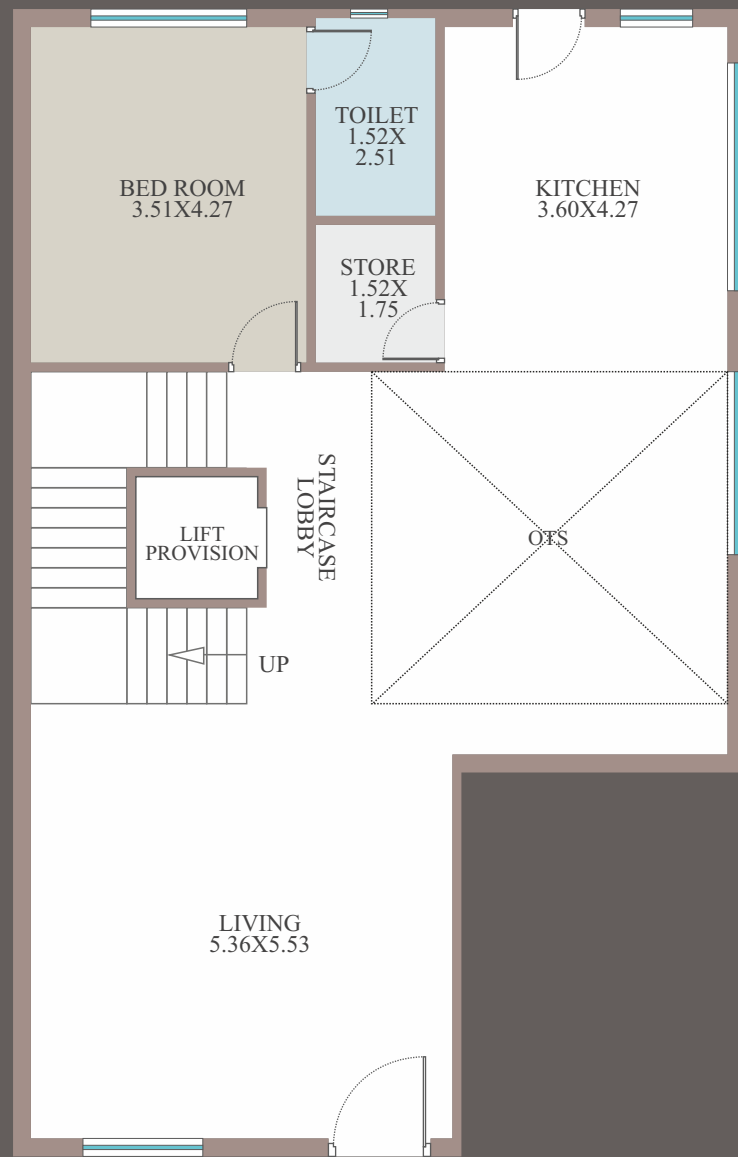
OPEN PLOT 9B

OPEN PLOT 9A

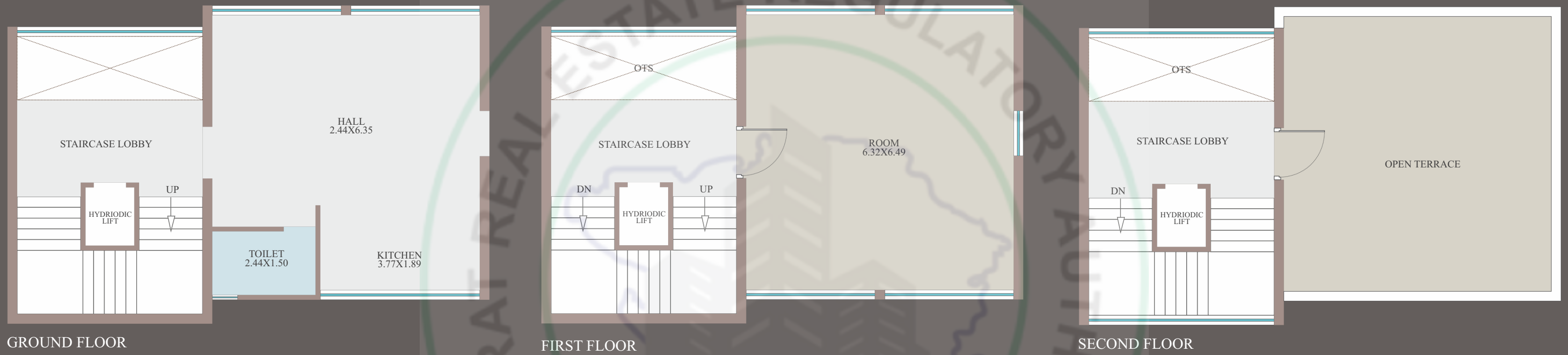
LAYOUT PLAN



PLOT NO	PLOT AREA SQ.MT.	PLOT NO	PLOT AREA SQ.MT.
1A	103.27	9B	222.76
1B	216.33	10	209.41
2	209.41	11	209.41
3	209.41	12	209.41
4	209.41	12A	209.41
5	209.41	14	209.41
6	209.41	15	209.41
7	209.41	16A	210.47
8	209.41	16B	104.13
9A	125.38		



TYPICAL
FLOOR
PLAN



CLUB HOUSE
FLOOR
PLAN

AMENITIES



Hall



Room



Kitchen



Lift



Toilet



Open Terrace

SPECIFICATION

Structure

Earthquake Resistant R.C.C Frame Structure with Brick Masonry.

Flooring

Vitrified Tiles Flooring in Living Room, Dining area, Passage, Kitchen and all Bed Rooms.

Windows

High Quality UPVC Section fully Glazed windows with Safety Grill on Ground Floor.

Walls

Inside Mala Finished Plaster with Putty and Primer. Outside double cote plaster with acrylic paint.

Kitchen

Granite Platform with stainless steel sink.

Ceramic tiles dado over platform.

Wash area with Ceramic tiles dado and natural stone flooring.

Toilet

Designer wall tiles up to Lintel level.

Ceramic tile Flooring.

Granite/Stone counter with ceramic wash basin.

C.P fittings and Vessels of Branded Make.

Electrical

Good quality I.S.I Modular Switches & F.R. Wires.

Provision for TV, Telephone and Internet points at convenient locations.

Provision of designated Space for self-installation of Lift.

TOWARDS AHMEDABAD

BHAYLI -SEVASI CANAL ROAD

NILAMER GRANDEUR-II

GREEN LEAF HARITAGE-II

ARCUS COURTYARD

GREEN LEAF HARITAGE

AKSHAR PUBLIC SCHOOL

THE VALENCIA

PRIYA CINEMA

SARV MULTI SPECIALITIES HOSPITAL

30 MTR T.P. ROAD

TOWARDS DANDIYA BAZAAR

NILAMBAR NIRANT

REGALIA 18

SHELL PETROL PUMP

FUSION BUNGALOWS

PROPOSED HAVELI

ARSH VIDHIYA MANDIR

NAVRACHANA UNIVERSITY

GANESH FARM

NILAMBER GRANDEUR - II

33 Le

PURSHOTTAM PARTY PLOT

PROPOSED 24 MTR TP ROAD

PRAPTI COURTYARD

GALAXY BUNGALOWS

TREE HOUSE HIGH SCHOOL

VASNA - BHAYALI ROAD

FULDWAR ADVENTURE PARK

VADODARA - MUMBAI EXPRESS WAY

PROPOSED 40 MTR ROAD

PROPOSED 75 MTR ROAD

HANUMAN TEMPLE

DARSHANAM CELESTIAL

STERLING MULTI SPECIALITY

RAAJPATH

BRIGHT DAY SCHOOL

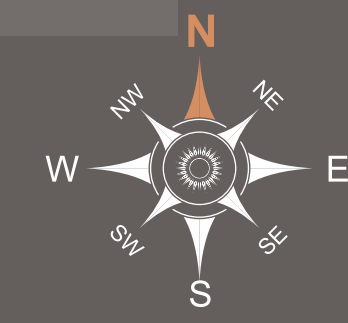
WAVES CLUB

D MART

PROXIMITY :

- Hospital - 3Km
- Railway station - 10km
- Airport - 10km
- Education - 1km
- Supermarket - 4km
- Restaurant - 1km

TOWARDS MUMBAI



BHAYLI -SEVASI CANAL ROAD

TOWARDS PADRA

TOWARDS ATLADARA