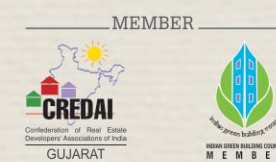




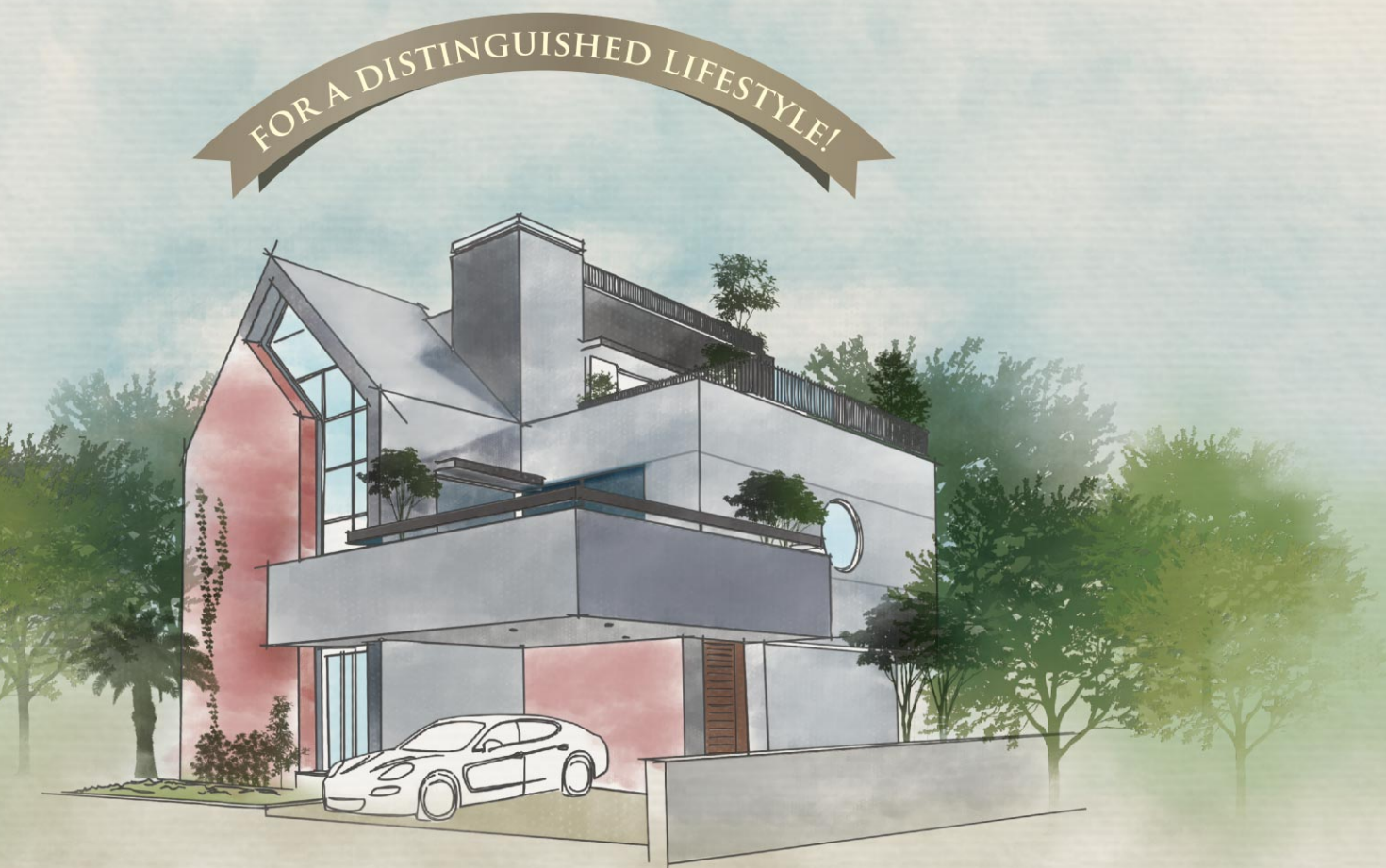
Creating Standards of Living

Site: Asopalav Presidential Villas, Near Morning Glory,
Kalali-Talsat-Chapad Road, (Behind DPS School), Chapad, Vadodara.

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design: stroke&arrow@9824092010



Presidential

/prezɪ'denʃ(ə)l/

adjective

- relating to a president or presidency.
- having a bearing or demeanour befitting a president, dignified and confident.

YOU HAVE THE GOOD TASTES IN LIFE.

YOU LOVE NATURE AND LOVE BEING
AWAY FROM THE CONCRETE JUNGLE

YOU WISH THAT YOUR HOME
REFLECTS YOUR PERSONALITY

MODERN | CONFIDENT | CLASSY | BOLD | GREEN

ASOPALAV PRESIDENTIAL VILLAS

CONCEIVED TO MATCH YOUR PERSONALITY
CRAFTED WITH PASSION



AWAY FROM THE CONCRETE JUNGLE, YET SO CLOSE TO IT!

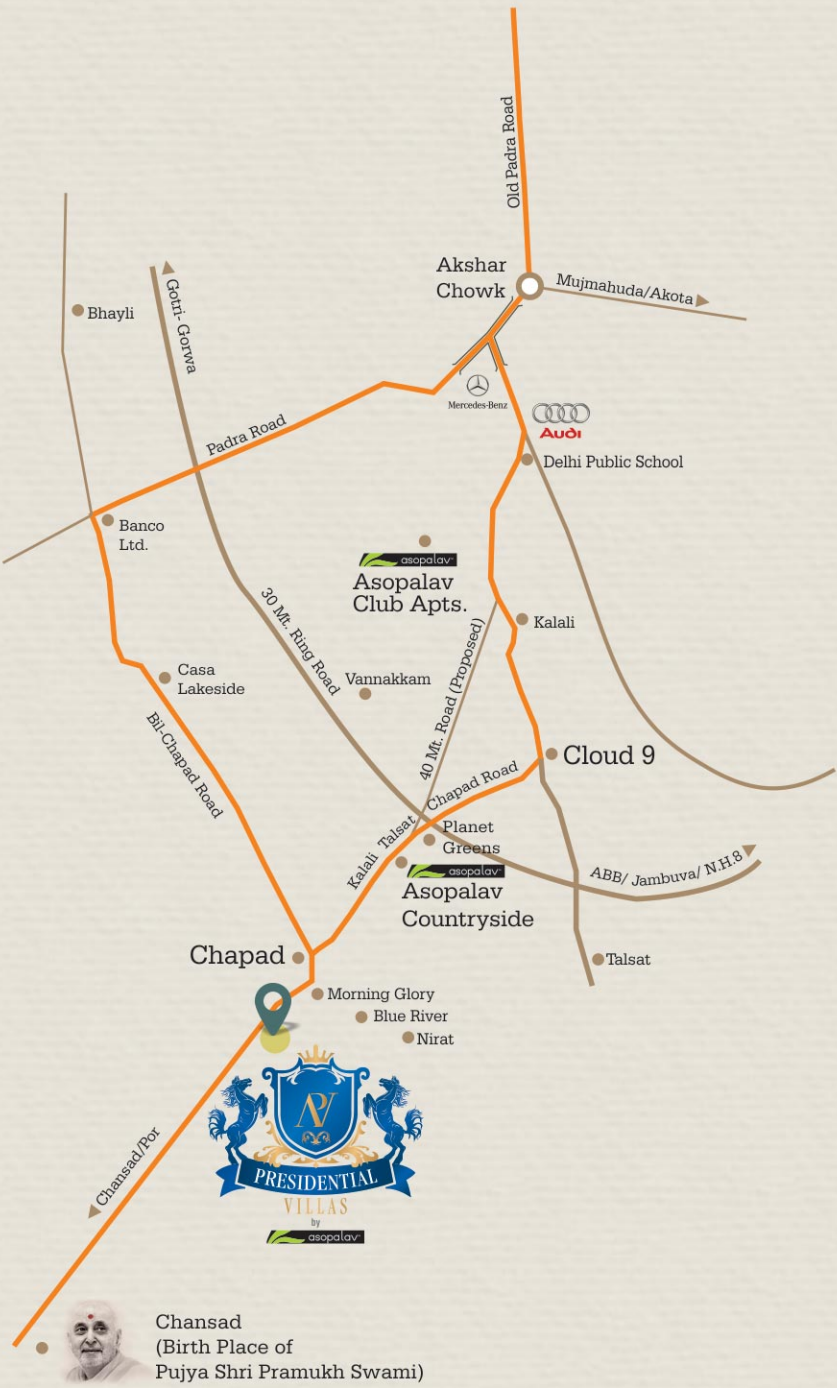
Drive for a few minutes on the Kalali Chapad Road and you leave behind the concrete jungle. Surrounded by lush green vegetation, where you can hear the chirping of birds, where the stars shine brighter in the night, where you take in fresh oxygen with every breath you take...

As you near Asopalav Presidential Villas, you are welcomed by a thick foliage of Neem Trees. The vegetation is so thick that it shields the campus from the main road. Drive a little, and on an elevated plain lies a campus which has been crafted with great care and passion.

KEY DISTANCES

Railway Station.....	10 kms.
Airport.....	14 kms.
Akshar Chowk.....	06 kms.
Prominent Schools.....	1 to 4 kms.
Hospitals.....	3 to 4 kms.
Temple.....	3 to 5 kms.

(distances are approx.)





 Actual Image

LIVE IN A NATURE'S ABODE

The planning of the project is such that the green element in the project gets enhanced adding to the natural beauty. The site is surrounded by Neem trees which have been further accentuated with the plantation of additional bamboo trees.

With over 50 fully grown trees in the campus, a drive on the internal road is such as if you are driving through a tunnel of dense trees. No trees have been harmed or cut in the entire site development, no wonder the internal road respectfully takes a bend when a tree approaches it!



WIDE ROADS,
WIDER OPEN SPACES...
FOR A WIDER PERSPECTIVE
OF LUXURY!

The internal roads at Asopalav Presidential Villas have been designed to follow a loop...so you can drive in and drive out of the campus conveniently. This allows for an easy traffic flow.

With all existing trees retained, and many more being planted, the internal roads shall very soon have a green shadow of tranquility. The master-plan ensured that the drainage lines were kept in the center of the road, thus enabling the new plantation ample scope to grow big without any obstruction.

The greenery doesn't stop at the common areas, each of the villa boasts of a delightful backyard garden which adds to the character of the living room. The french doors in the living area integrate the outside greenery to the indoor living spaces. Each Villa front shall have a themed plantation and an entrance garden to give an uniform look to the entire campus.




AN IMPOSING ENTRY...
FIT FOR THE NEW AGE ROYALTY!

The entry and exit gate at Asopalav Presidential Villas is carved through the dense Neem Trees. Take a gradual upward drive of almost 60 feet crossing the security cabin and the refreshing water cascade into your presidential home.

Two huge columns at the entrance gate are almost 23 feet tall, they have a 3 feet diameter natural stone ball placed on top of them. These structures have a dominating presence, one that speaks subtly about the stature of the privileged residents of this campus!





 Actual Image

THE VILLA EXTERIORS...

**BOLD,
ENCHANTING,
ARRESTING**

A modern and bold styling of your villa welcomes you each living day. With a distinct character of timeless elegance, it reflects your attitude and personality.

Unlike most villa projects, your Villa plot at Asopalav Presidential Villas is square instead of rectangle. This allows it to have a broad, imposing presence with over 20 feet of parking space accommodating two luxury cars side by side comfortably.

An exposed brick masonry and terrazzo plaster gives the villa an evergreen look. The brick wall with a height of over 30 feet adds to the grandeur.

The parking area is cantilevered, thus offering a rare spacious entry welcoming you to your princely abode. You feel a sense of spaciousness which gets extended all along your home.

Walk-in to your home with a key-less entry. Be assured of the well being of your loved ones and your precious belongings with advanced digital security.




THE VILLA INTERIORS... CONTEMPORARY, CLASSY, INVITING

As you walk into your home you feel a sense of minute detailing in each and every nook and corner. An overall sense of spaciousness un-clutters your mind while the use of state-of-the-art technology and superior material specification attracts your undivided attention to a good life.

The large Living-Dining area opens up to the garden letting you be one with nature, yet allowing you the desired privacy. The ground floor also possesses an exclusive lift shaft, so you can have an elevator installed without compromising on space. The column free living-dining area with premium Italian marble flooring makes living a sheer pleasure for the residents. Be ready to welcome your guests having an expression of wow as they enter your home!



 Actual Image



THE DOUBLE HEIGHT
FAMILY ROOM

ONE OF THE MANY
HIGHLIGHTS OF
YOUR VILLA!

As you walk up the stairs from the living room, the double height family room with its abundant natural light and a massive ceiling height transports you to a different world. It shall witness lively discussions which shall extend to the attached garden. A perfect venue to enjoy those priceless moments with your family!





GARDEN LIVING AT ITS BEST!

The villas have been planned such that you are in close touch with nature where ever you are. Look outside your window and the greenery of the campus provides its calming influence. To add to the experience, each floor boasts of gardens. Each villa shall come with a ready infrastructure so your can start to design your elevated gardens as per your theme and preference.





Actual Image

PRESIDENTIAL BEDROOMS & BATHS

A generous allowance of natural lighting and space adds a sense of comfort to the bedrooms, all of which have been planned to provide you with 'rest at its best'. Add to this a whole slew of luxury fittings and finishes stretching into the bathrooms, and you know why this home is truly created with you in mind.

Each bedroom comes with an en-suite bath area and dress area apart from a balcony or an attached garden.



ORGANIC LANDSCAPING ADDING TO THE NATURE'S CHARM

The common garden, the club area and all the rest of the open spaces have been aesthetically landscaped with contours. Our passion to create a distinct lifestyle abode gets reflected in each nook and corner.

Be it the large rocks which have been specially transported from North Gujarat, to the carefully selected exotic plants, to the fish pond with lotus and lilies and a waterfall emanating from the rocks.

Bamboo plantation alongside the garden shields the view of the campus from the road and adds to the tropical feel to the garden, while the coconut trees and buddha bamboos sway calmly around the pool. And the large Buddha statue completes the picture.





THE PRESIDENTIAL CLUB

BECAUSE LIFE WITHOUT LEISURE IS INCOMPLETE!

The club at Asopalav Presidential Villas shall be the place where the residents shall socialize, enjoy their past times and de-stress. Catch up with friends & family members, indulge in indoor games or take a lap in the swimming pool. Spend a lazy Sunday afternoon with buddies in the sunken bar while the children frolic in the pool and the ladies enjoy a spa session. There is something for each member of the family to enjoy and cherish!

Lounge with sit-out

Health Club / Gym

Spa

Terrace Sit-out

Indoor Games & Lounge

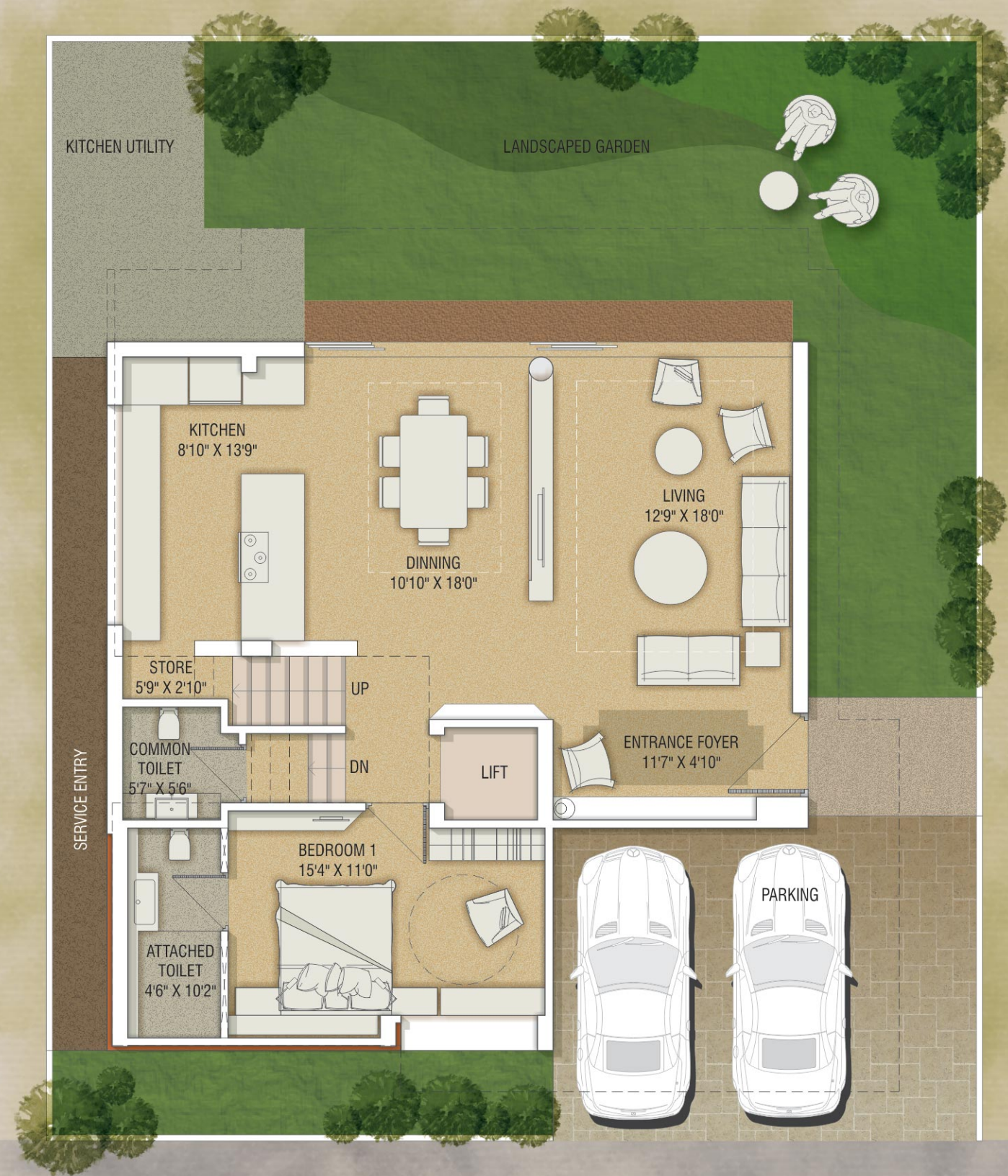
Swimming Pool with Sunken Bar

Landscaped Garden with Lilly Pond



TYPE 1

GROUND FLOOR PLAN



TYPE 1

1ST FLOOR PLAN



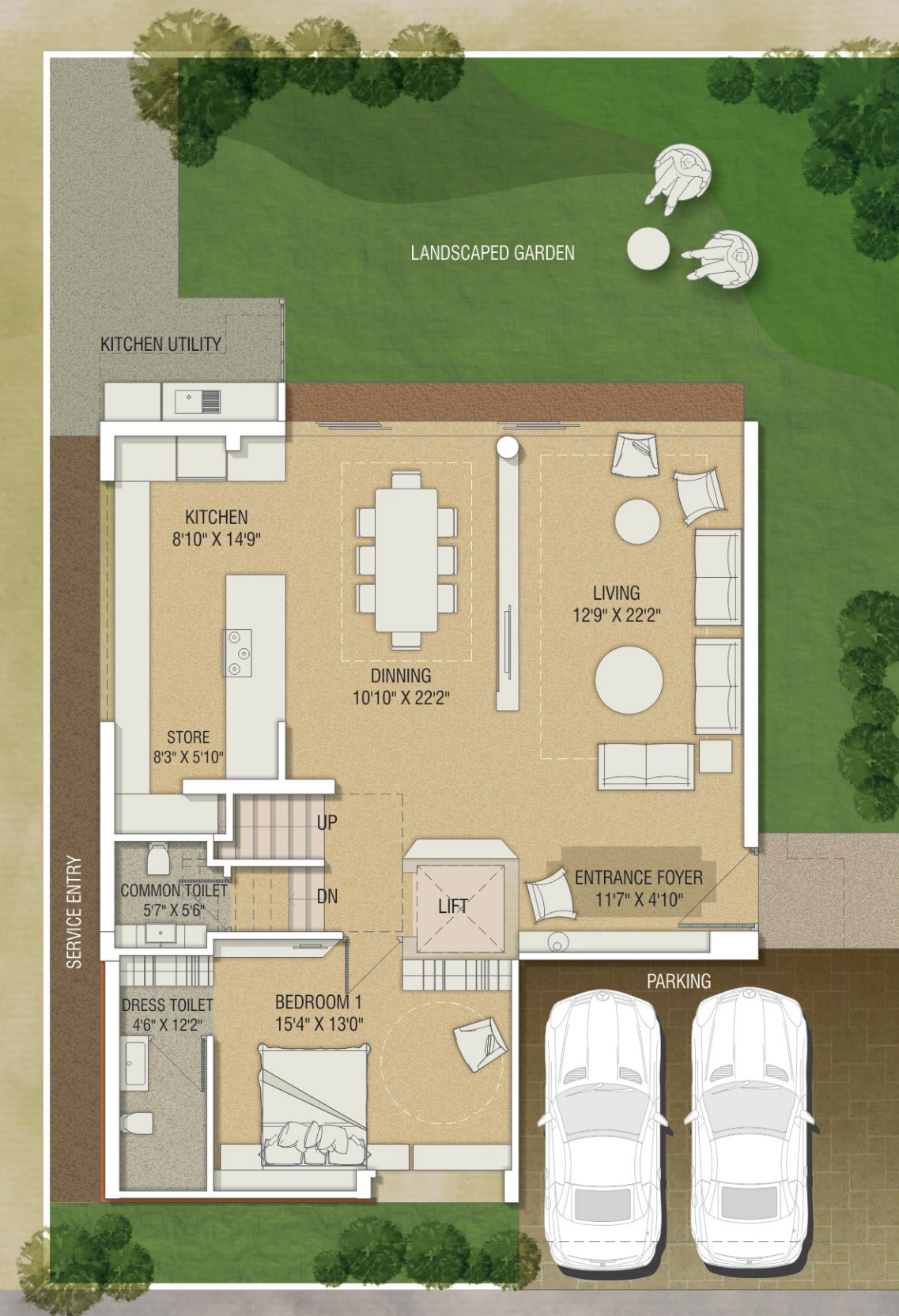
TYPE 1

2ND FLOOR PLAN



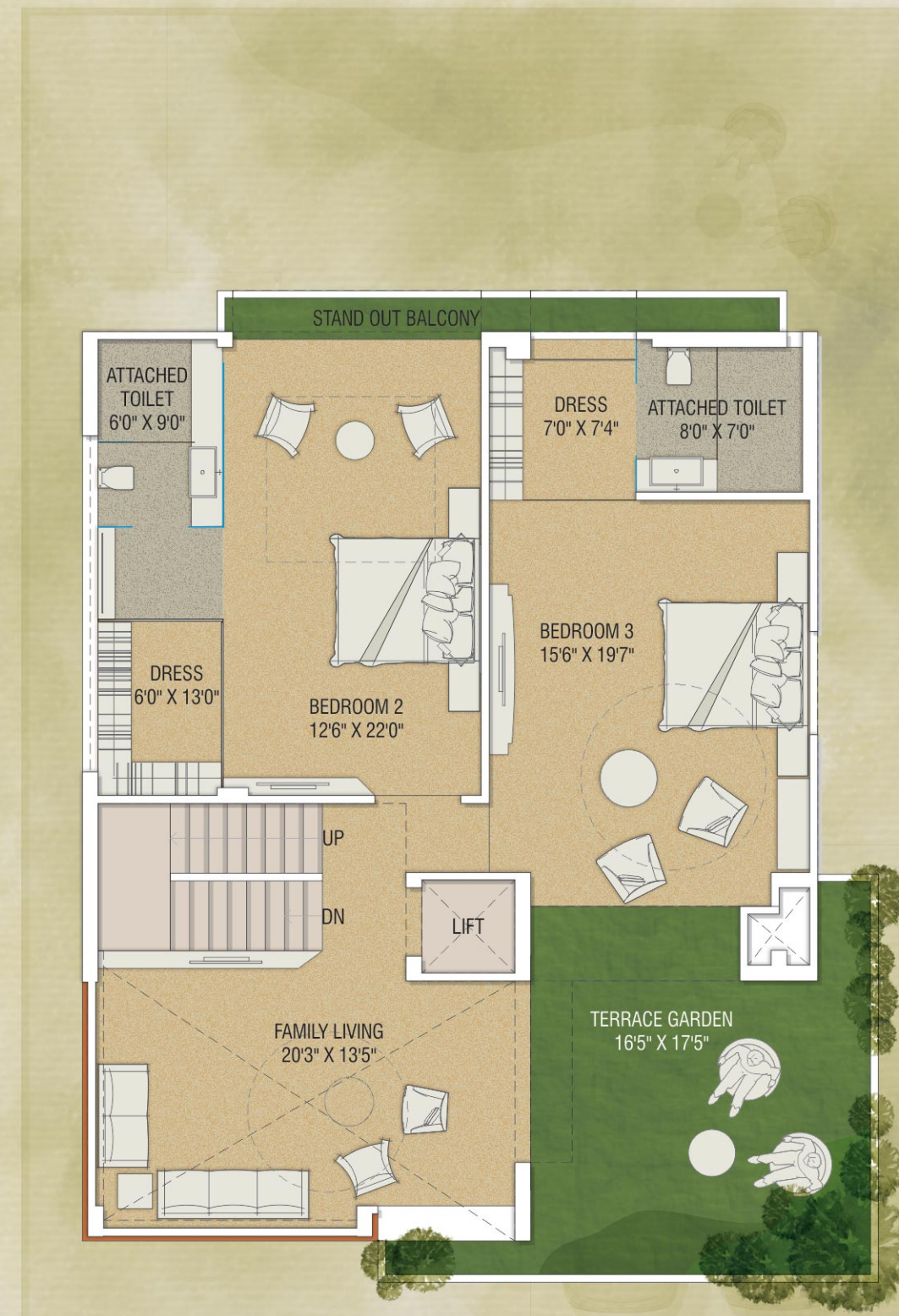
TYPE 2

GROUND FLOOR PLAN



TYPE 2

1ST FLOOR PLAN



TYPE 2

2ND FLOOR PLAN



SPECIFICATIONS

STRUCTURE

- Earthquake resistant structure with brick masonry walls as per Structure Design
- Provision for Lift

COLOUR

- Inside Mala Plaster with double coat Putty Finish
- Outside double coat plaster with exposed brick masonry and terrazzo plaster

KITCHEN

Granite/Quartz kitchen platform with SS sink & Designer tiles

BATHROOMS

Designer Bathrooms with premium, branded bathroom fittings, fixtures and accessories

ELECTRIFICATION

Concealed copper wiring and decorative modular switches, well planned electric layout for proper electrification and lighting, appropriate points for TV and air conditioning

FLOORING

- Italian Marble Flooring in Living, Dining, Kitchen areas (Dyna or Botacchino)
- Premium Vitrified Tiles in rest of areas

WALL FINISH

- Interior : Plaster on walls with Putty
- Exterior: Weather proof exterior paint and tile cladding

DOORS & WINDOWS

- Main Door : High Quality Wooden Frame Door
- Other Doors: Laminated flush doors with Wooden / Granite frames
- High quality Aluminium windows with mosquito net

STAIR CASE

Designer staircase with decorative S.S. safety railing

KEY HIGHLIGHTS

- Heightened Gated Security & Surveillance
- Landscaping with Sprinklers and Drip-irrigation in the garden
- Water Softener Plant
- Central Pressurized Water Supply in all bathrooms
- Solar Water Heater connectivity
- Provision for Lift
- Provision for Servant Quarter
- Backyard Lawn
- Garden on Every Floor
- Underground Cabling
- Designer Campus Lighting

Disclaimer: The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute a part of an offer or contract. Subject to the approval of the authorities or in the interest of the continuing improvement, the developers / promoters reserve the right to change plans , specifications or features without prior notice or obligation. The sample villa has upgraded specifications, actual villa will have standard specifications as mentioned in brochure. Guidelines are enforced for not allowing grills , flower pots . etc, to be fixed outside windows or any changes to be made in external elevations.

THE VISION OF THE ARCHITECTS



“In the very first meeting with client we saw that the natural ground level of site was higher than the road level and site was full of greenery. The first thought from the client was to provide a presidential lifestyle which reflected in our design of Presidential Villas.

The site was full of naturally grown neem trees with good foliage. So, keeping the green livelihood of the site in mind we started preparing a Master plan. The landscaping was an extremely important part of our design, we decided to proceed with the concept of merging 'Nature with Architecture'.

To us Presidential meant Postmodern Lifestyle and Nature meant Freedom and Coziness. So we designed these iconic villas with terrace gardens on each floor to create a dialog with Nature.

Presidential Villas, where luxury goes green-offers the city dwellers a blissful retreat from the chaos of the urban jungle."



ESTABLISH DESIGNS
2A2 Arjun Tower, Shivrajni Cross Road,
Satelite, Ahmedabad, Gujarat
Mo.9998538858 www.establishdesigns.in
ARCHITECTS ARCHITECTURE INTERIOR PLANNING LANDSCAPE

Structural consultant: **AVM Engineers**
Landscape consultant: **Hezparisar**
Plumbing consultant: **Vraj Sanitation**
Electrical consultant: **MSP**

Home Automation (sample villa): **Lutron, USA**
3-D Visualization: **Param Interactive**
Photography: **Tejas Shah Photography**



A PROJECT BY

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MEMBER