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Developers:
EKA VEER LIFE SPACE LLP

Site: Darshanam Splendor III,
Opp. Auro Crystal, Near Suryadarshan Township,
Manjalpur, Vadodara - 390011.

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**SPLENDORA
III**

4 BHK & 4B 2HK LUXURY VILLAS

Legacy of Luxury

Our previous landmarks, icons of luxury and innovation, pave the way for our upcoming masterpiece. Prepare for elevated living beyond compare.



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SPLENDORA

@ Bhayli TP-1



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SPLENDORA
II

@ Bhayli TP-1

Presenting

High-End Living

From the
house of the reputed

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SPLENDORA
III

Step into a world where impeccable design, fine residences, elite community, and breath-taking views await yet again to bathe you in the splendour of an unmatched lifestyle.



Central Location
Close to all that you need



Secure Campus
Gated enclave for safety



Abundant Nature
Lush green landscapes



Top-tier Amenities
Exclusive in-house leisure



Central Location

Well-connected to almost everything

Nestled at the heart of the city, our central location offers seamless connectivity, placing shopping, dining, entertainment and all modern essentials at your doorstep, well almost!

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SPLENDORA
III



BAPS Temple

Gujarat Public School

Welcare Hospital

Khiskoli Circle

Delhi Public School

Billabong School

Woodsville

Suryadarshan
Township

Vishwamitry
Township

Gromax Agri
Equipment Limited

Ambe School

Bahubali Circle

Sai Chokdi

Darshanam
Hyde Park

Darbar Chokdi

Sun City Circle

Sport Complex

↓ EVA Mall

A Lifestyle

Planned to Perfection

Inspired by the dynamism of urban life, our design for Splendor III harmonizes modernity and functionality. Embodied within these walls is a symphony of luxury and purpose. The central locale acts as a portal, connecting the residents with the city's heartbeat. Each design choice harmonizes aesthetics and utility, crafting a lifestyle that's both art and innovation. Every corner tells a story of architectural excellence and urban charisma where various formats allow families to co-exist as a cohesive community that thrives.

88 4 BHK APARTMENTS

44 3 BHK APARTMENTS

12 PENTHOUSES

48 VILLAS





Marvel at the
Magnificent
Facade

*Lasting first impressions will be a
routine affair!*

Indulge your senses in the sheer splendour of our Splendora III's aesthetics.

With modern textures that play with light and shadow, impeccable finishes that invite touch, and sleek lines that carve elegance into every angle, this is a visual symphony. Every corner has been meticulously crafted to redefine sophistication, leaving an unforgettable impression. It's not just a living space; we have imagined it as an immersive art piece, where beauty and function dance together.



Secure Campus

24/7 safety, guaranteed.

Experience tranquillity knowing that your safety is our top priority. The gated campus ensures limited access and round the clock security, so you and your family can live worry-free.





Abundant Nature

Lush greenery all around.

Stunning landscapes and
panoramic views for a lifetime.



Top-tier Amenities

Exclusive leisure, handpicked for you

With our array of premium amenities, you will never again have to wait for a holiday to enjoy with your family and friends.

Revel in

Recreation

At Splendor III we want you and your family to enjoy staycations at home. Surprised? Well wait till you know what's in store for you!

Peace and calm everyday with Beautiful Gardens

Morning walks, evening strolls and stargazing on full moon nights, our gardens are a perfect setting.

Set your kids free in Dedicated Child Zones

Less worry and more fun with safety for your kids - our children's play area is childhood friendly.

Exciting evenings with Indoor Games

Time to revive the table tennis champ of yesteryears. Our Indoor Games Room is all set for some nail-biting gaming action.

Dive into bliss at our Swimming Pool

Nothing like a dip in our indoor pool to drown away your stress and wash off your workday fatigue.

Healthy beginnings daily at the Gymnasium

Begin your day on a healthy note by working out at our state-of-the-art gymnasium, equipped with latest gear.





A.V. THEATRE ROOM



TODDLER'S ROOM



PARTY LAWN & SETTING AREA



MULTIPURPOSE HALL



LIBRARY

Ground Floor Plan



Villa Types

 TYPE A	 TYPE C	 TYPE E
 TYPE B	 TYPE D	 TYPE F

Legends

- | | |
|-----------------------------|--|
| 1. ENTRANCE GATE | 13. VERANDA |
| 2. SECURITY CABIN | 14. RECEPTION AND WAITING AREA |
| 3. DRIVER'S LOUNGE | 15. MULTIPURPOSE HALL |
| 4. T.V LOUNGE | 16. 8'0 WIDE PASSAGE |
| 5. LIBRARY | 17. FLOWER BED |
| 6. SOCIETY OFFICE | 18. KITCHEN |
| 7. SCULPTURE POINT | 19. GENT'S TOILET |
| 8. PATHWAY WITH SEATING | 20. LADIE'S TOILET |
| 9. PARTY LAWN | 21. STEPPING STONE PATHWAY TO KIDS PLAY AREA |
| 10. STAIRS TO BASEMENT | 22. TODDLERS ROOM |
| 11. GAZEBO | 23. CHILDREN'S PLAY AREA |
| 12. ENTRANCE FOYER FOR CLUB | |

18 MTS WIDE ROAD

ENTRY / EXIT

24 MTS WIDE ROAD



Clubhouse Plan



GROUND FLOOR

- 25. INDOOR GAME ZONE
- 26. SWIMMING POOL
- 27. DECK
- 28. GREEN WALL
- 29. GENT'S TOILET AND CHANGE ROOM
- 30. LADIE'S TOILET AND CHANGE ROOM
- 31. GYM
- 32. TOILET
- 33. OPEN TERRACE
- 34. BALCONY FACING PARTY LAWN

BASEMENT-1



FIRST FLOOR



Indulge in Extravagance

Our lavish clubhouse is thoughtfully designed to offer you a world of relaxation within the comfort of your campus. Right from a multipurpose hall to a toddlers' room, a swimming pool to a TV lounge, a party lawn to a home theatre, we have everything to keep you entertained for life.



Value

Additions

- An inviting Entrance Gate / Admin Office
- 24 x 7 Security with Security Cabin
- CCTV enabled Campus
- Electric fencing surrounding the Campus
- Allotted Parking with sufficient guest parking
- Power Back-up for Common Areas
- 24 Hours Water supply through centralized pressure system
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires
- Efficient planning
- Well-ventilated & Breezy Infrastructure
- Minimum Wastage of Space
- Easy Maintenance Design in Common Area

Additional allotted car parking in basement for each villa –
1st time in Vadodara



Type A :1 to 9



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *B* :10 to 18



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *C* : 43 to 48



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *D* : 19 to 27



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *E* : 37 to 42



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *F* : 28 to 36



Ground Floor Plan



First Floor Plan



Second Floor Plan

Specifications

Structure:

- RCC earthquake resistance structure designed by approved Structural Engineer

Flooring:

- Vitrified Flooring in Living Room, Kitchen, Dining area and all other Bed Rooms
- Anti-skid flooring in balcony & wash
- Italian marble in living / drawing room, kitchen and dining area.

Wall Finish:

- **Interiors:** 2-coat Putty with Primer finish
- **Exteriors:** Weather Resistant Paint

Electrical:

- Concealed copper ISI wire with modular switches
- Sufficient electrical points, as per architect's planning
- MCB for each apartment

Bath:

- Designer bathrooms with premium quality fittings & vessels.
- Glazed tile dado upto Lintel Height.
- Good quality concealed PVC Plumbing.

Kitchen:

- Exclusive kitchen platform and kitchen sink
- Wash area with ceramic tiles dado & natural stone / anti-skid tile flooring
- Individual RO system

Doors:

- **Main Door:** High quality wooden frame door with decorative door shutter
- **Other Internal Doors:** Good quality with laminated flush doors
- All Bedroom doors with Lock Fittings

Windows:

- Premium quality sliding windows

Terrace:

- Elegant China Mosaic finish with Water Proofing Treatment.







Every aspect of development aims at creating splendour

BRANDED HOMES @ DARSHANAM SPLENDORA-III

At Darshanam Splendora-III we have used some of the most premium and respected brands to create a truly remarkable home. You are assured of the utmost quality at every aspect, be it the materials which are obvious to the one's which are concealed. Thus enhancing the aesthetics, the functionality and providing a long lasting, trouble free usage.

Payment Schedule

Sr. No.	Stage of work	Due Payment Ratio in %
1	At time of Booking	30%
2	Plinth Level	15%
3	Ground Floor Slab Level	20%
4	First Floor Level	15%
5	Outside Plaster Level	10%
6	Flooring Level	05%
7	Finishing Level	05%

We Request:

- (1) Extra charges will be paid by buyer for Documentation, Development, Stamp duty, MGVL, VUDA, VMSS, GST, Legal & one-time common maintenance deposit.
- (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance.
- (3) Possession will be given after one month of settlement of all dues.
- (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation.
- (5) Refund in case of cancellation will be made after 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.

- (6) All municipal taxes shall be the responsibility of the customer after the date of the booking.
- (7) Any delay of corporation activity shall be unitedly faced.
- (8) Developers will not be responsible, In case of delay in water supply, drainage & MGVL connection work by authority.
- (9) Any new Central or State Government Taxes, if applicable shall have to be borne by the buyer.
- (10) Any plans, specifications or information in this brochure cannot form part of an offer, contract, agreement, presentation and legal.
- (11) All disputes are subject to Vadodara jurisdiction.

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Keyplan



Conveniently Connected

Very few projects can boast of a location like ours at Manjalpur. A bustling vicinity, the area is a rare blend of city life and nature's serenity. With great connectivity to all major parts of the city, your commutes are sure to become shorter.

ARCHITECT PLACEKINESIS ASSOCIATES	STRUCTURE CONSULTANT ASHOK SHAH & ASSOCIATES
PLUMBING, SANITATION & FIRE PROTECTION CONSULTANT VRAJ SANITATION	
HVAC CONSULTANT APEX CONSULTANTS & ENGINEERS	ELECTRICAL CONSULTANTS MSP CONSULTANT