

ELITE  
LIVING

B UGANVILLA 108

PREMIUM 4 BHK TRIPLEX BUNGALOWS

Developers:  
**SHREE GANESH LIVING SPACES**

B UGANVILLA 108

Besides Shivam Bungalows, Ankhol Village Road, Ankhol, Vadodara-390019.

Ph.: +91 9913772477 / 2977, Email: bouganvilla108@gmail.com

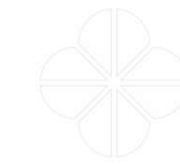
Architect: Art & Architecture Associates | Structural Consultant: AA Desai Consulting Engineers

RERA Web: gujrera.gujarat.gov.in RERA Registration No.: PR/GJ/VADODARA/VAGHODIA/Others/RAA09705/180122

design : stroke&arrow@9824092010



B  UGANVILLA 108

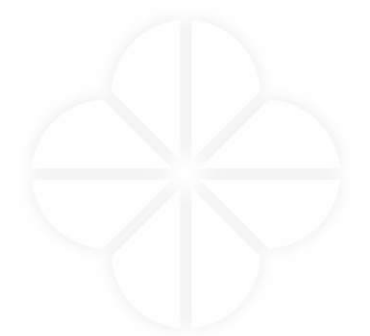


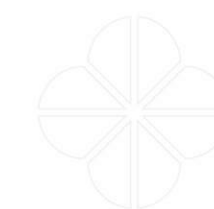
Where  
**LIFE BLOOMS IN  
ALL ITS GLORY**

It's not everyday that you find homes that blossom with abundance. It's even more rare to find living spaces that thrive with joy. At Bougainvillea 108, we have created abodes that will offer you a life that's all this and beyond.

Stunning 4 Bed triplex bungalows set in a vibrant community; these homes will transform your idea of luxury living. Wake up to greenery outside your window, experience peace of nature, a perfect antidote to your life in the city, savour magical moments with your family at our recreational spaces, live a life that's less ordinary only at Bougainvillea 108.

A great location, elegant residences, contemporary lifestyle and plentiful nature, we have perfectly blended all that you have dreamt of to bring you a life that blooms in all its glory, much like the bougainvillea.





## Where GRANDEUR GREETS

Fresh, vibrant and pleasing, the Bougainvilla 108 campus is where grandeur greets you in every corner.

This luxurious paradise is located in the emerging neighbourhood of Ankhol, Waghodia Road, close to both the city and greenery. Planned to perfection and built for openness, this flourishing commune is designed for a lifetime of unmatched bliss. Step into a world of magnificence, as you through cruise through wide driveways towards your stunning home set in serenity.

Classic modern lines are paired with warm earthy tones to give your abodes a stunning grand façade. Sprinkled with generous greens, every residence beckons you into grand indulgences that await inside.

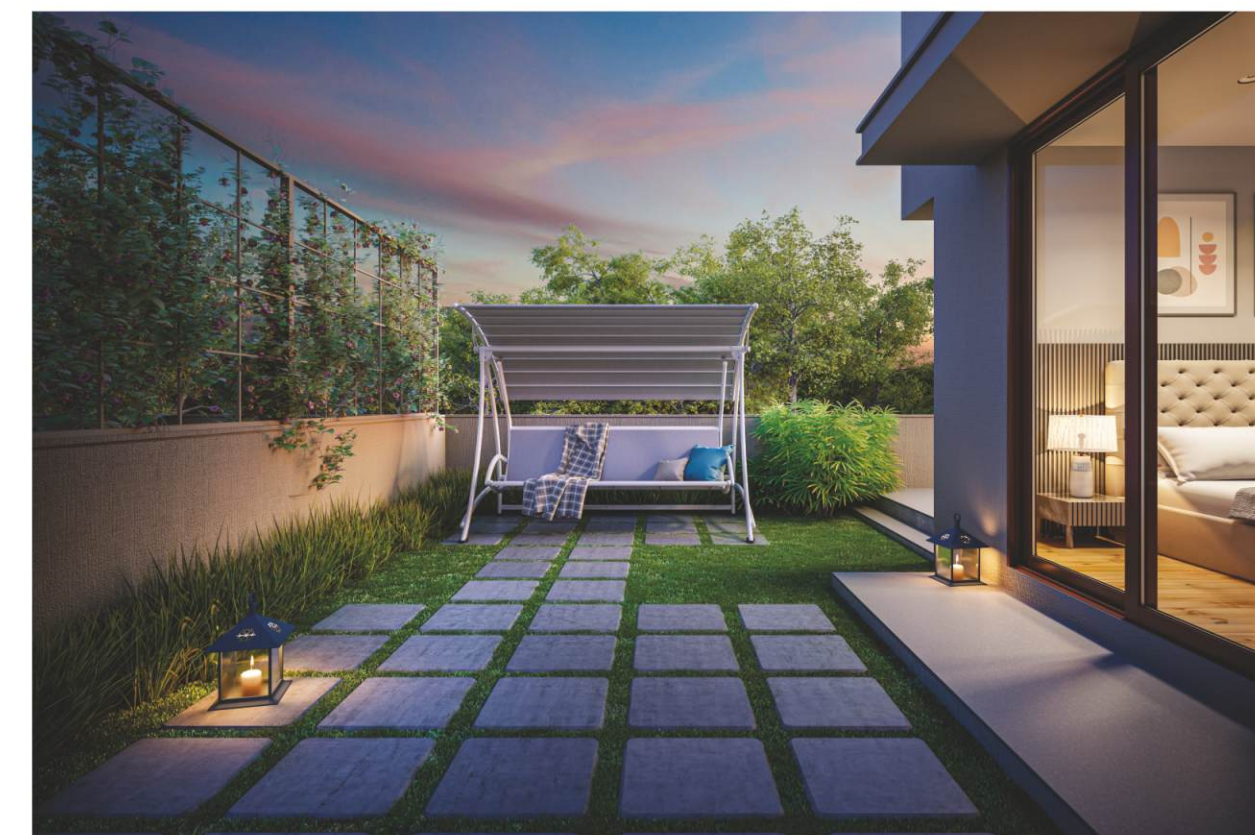




## Where BEAUTY RESIDES

At Bougainvilla 108, your homes are crafted for everlasting beauty.

Flowy layouts, spacious interiors, plenty of open spaces that bring in natural light and air, and a sense of airiness that dances through your homes all day long ensure that your life here is always bright and beautiful. Every residence comes with its own garden so you can enjoy nature right within the comfort of your home. The premium finishing, fittings and fixtures add to the luxury and class of your exquisite homes.



Where  
FUN FLOURISHES





## LAYOUT PLAN

No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.
A-02	1432	A-21	1347	A-40	1436	A-60	2227
A-03	1347	A-22	1347	A-41	1512	A-61	1420
A-04	1347	A-23	1347	A-42	1272	A-62	1420
A-05	1347	A-24	1347	A-43	1568	A-63	1420
A-06	1347	A-25	1431	A-45	1324	A-64	1727
A-07	1347	A-26	1432	A-46	1320	A-65	1727
A-08	1347	A-27	1347	A-47	1320	A-66	1420
A-09	1431	A-28	1347	A-48	1338	A-67	1420
A-10	1432	A-29	1347	A-49	2293	A-68	1420
A-11	1346	A-30	1347	A-50	2079	A-69	2286
A-12	1347	A-31	1347	A-51	1346	A-70	2344
A-13	1347	A-32	1347	A-52	1346	A-71	1421
A-14	1347	A-33	1431	A-53	1346	A-72	1421
A-15	1347	A-34	1591	A-54	1431	A-73	1421
A-16	1347	A-35	1393	A-55	1579	A-74	1727
A-17	1431	A-36	1367	A-56	1420		
A-18	1432	A-37	1420	A-57	1420		
A-19	1347	A-38	1393	A-58	1420		
A-20	1347	A-39	1434	A-59	2190		



## Where LEISURE AWAITS



PARTY GARDEN



SWIMMING POOL WITH DECK



INDOOR GAMES



A.C. BANQUET SPACE



GYMNASIUM



MULTIPURPOSE COURT



PROJECTOR ROOM / LOUNGE / LIBRARY



KID'S PLAY AREA WITH SANDPIT



JOGGING/WALKING TRACK

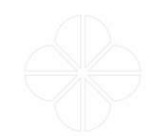


GAZEBO/SIT-OUTS

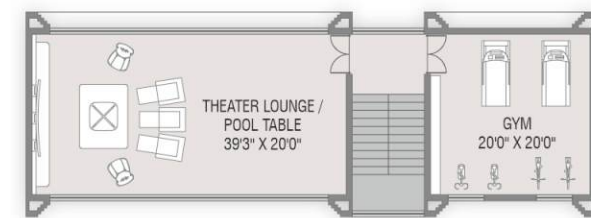
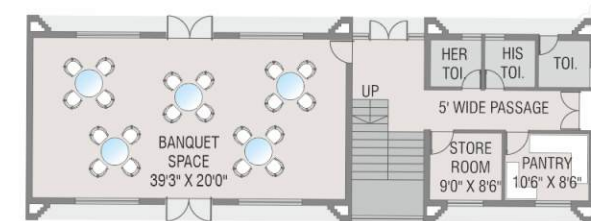
### VALUE ADDED AMENITIES

- Attractive gate with security cabin
- 24 x 7 CCTV camera surveillance
- Trimix internal roads with street lights, decorative paving and lush green plantation
- Underground cabling for cleaner look
- 24 hours water supply
- Rain water harvesting
- Elegant name plate & letter box

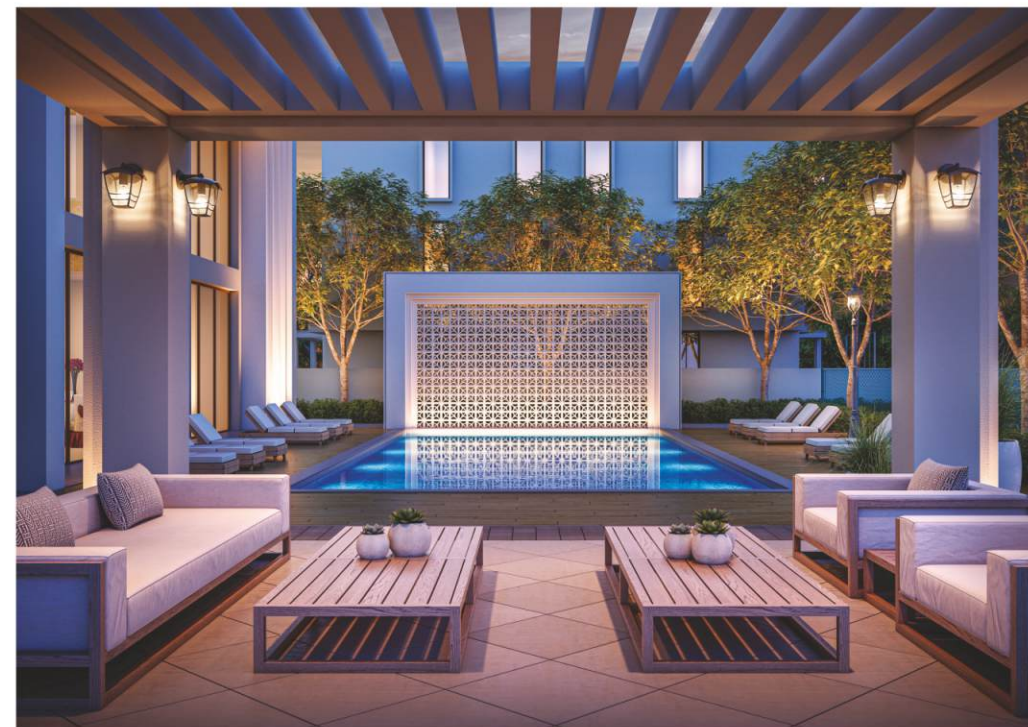
Where  
NATURE NOURISHES



Ground Floor Plan



First Floor Plan

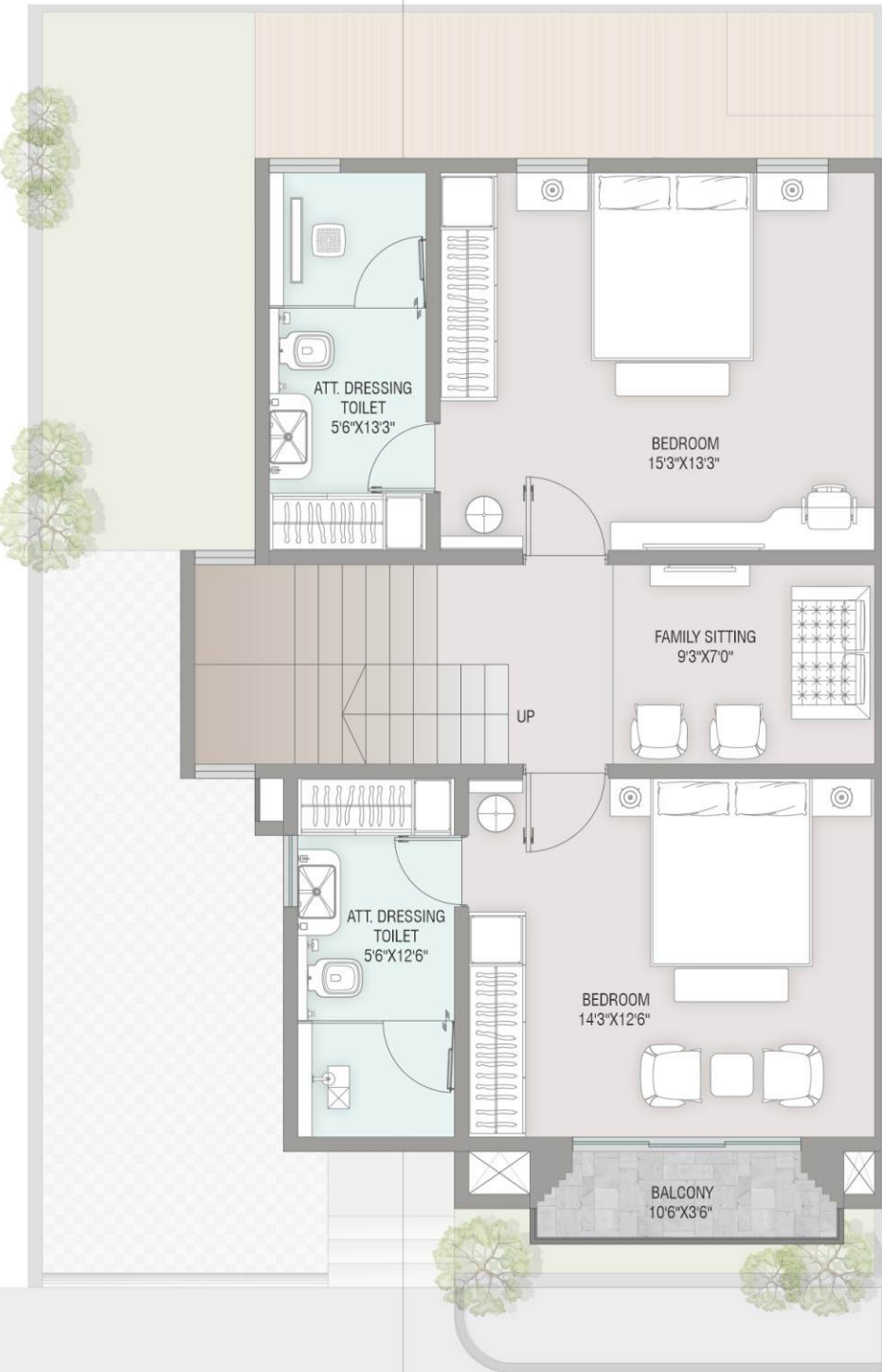


# UNIT PLAN

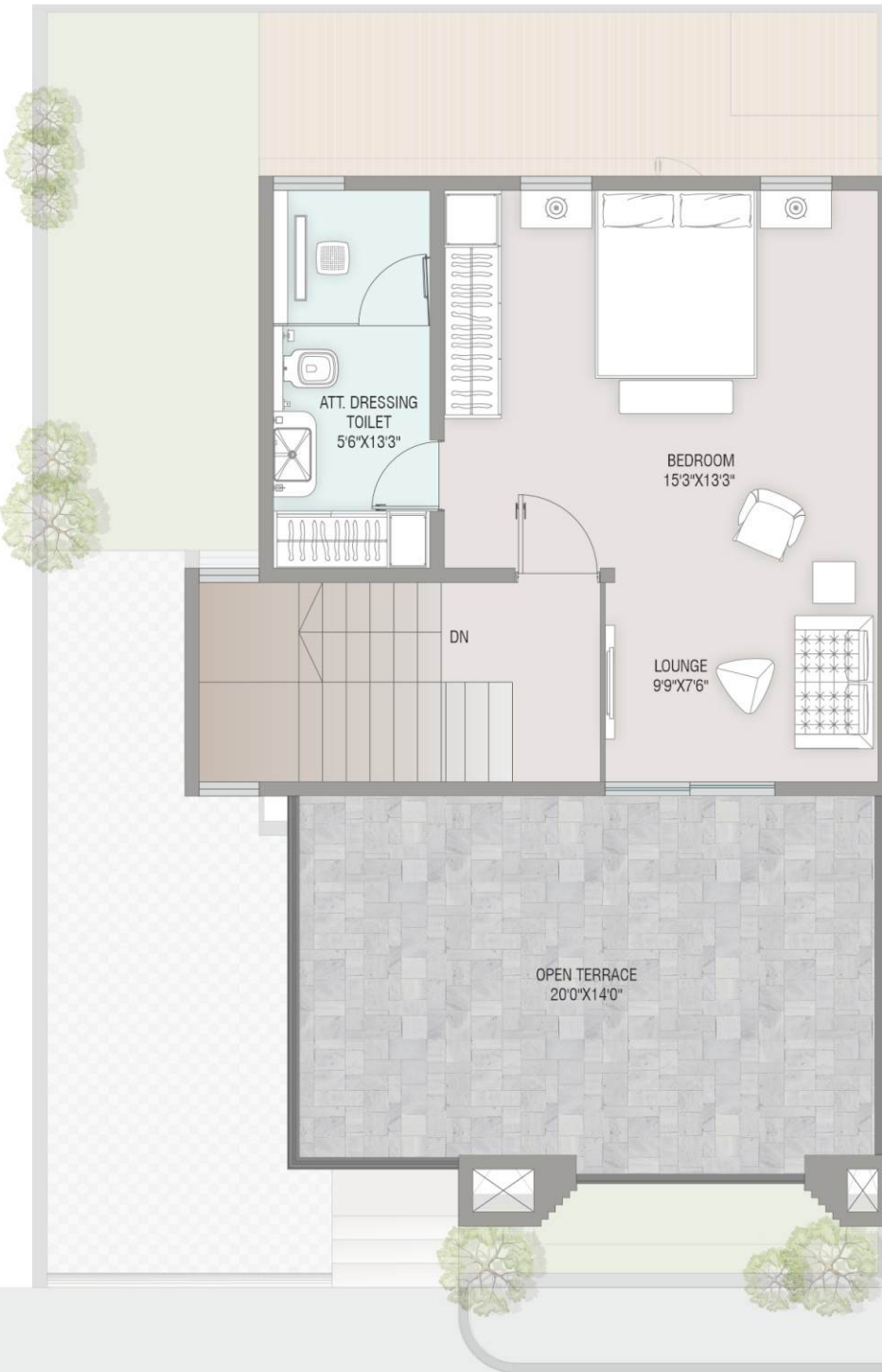
BUILT-UP AREA: 2131 SQ.FT.  
CARPET AREA: 1719 SQ.FT.  
BALCONY+TERRACE: 294 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Where  
LIVING IS A PLEASURE





## SPECIFICATIONS



### STRUCTURE:

- RCC Frame Structure



### MASONRY:

- AAC Blocks for External and Internal walls



### WALL FINISH:

- Internal Single coat plaster with birla putty & outside double coat plaster with texture and acrylic paint.



### FLOORING:

- GVT (Glazed Vitrified tiles in Living, Dining, Kitchen and Bedrooms
- Wooden plank flooring in master bedroom
- Ceramic tiles in balcony



### STAIR CASE:

- Furnished with granite or vitrified & railing



### TOILET:

- Designer wall tiles as per Architect's design & specifications
- Premium Brand C.P. Fittings and Sanitary vessels



### PLUMBING:

- Concealed Plumbing work with CPVC & UPVC pipes for hot and cold water Supplies & SWR Pipe for drainage



### DOORS:

- Main door veneer finish flush door
- Internal doors flush doors



### WINDOWS:

- Good quality powder coated windows



### KITCHEN:

- Granite kitchen platform with S.S. Sink and Designer wall tiles as per Architect's design & specifications



### ELECTRIFICATION:

- Branded ISI Concealed copper wiring with Elegant branded modular switches



### TERRACE FINISH:

- Elegant china Mosaic finish with water proofing treatment



### HOT WATER:

- Provision for Centralised Solar/Electric water geyser for Each Unit



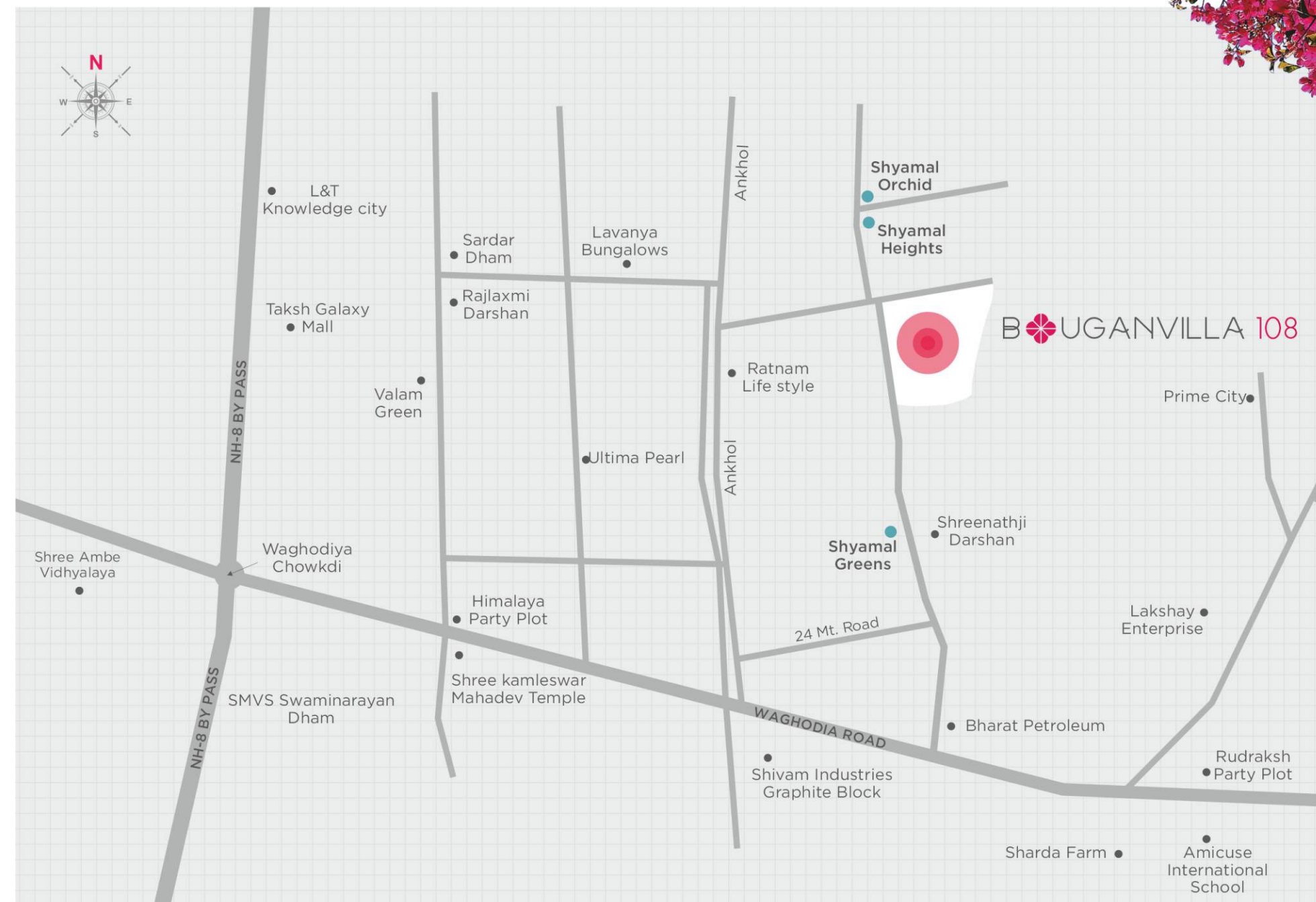
### ANTI-TERMITE:

- Anti-termite Treatment



#### TERMS & CONDITIONS

- Possession will be given one month after the settlement of accounts as per the payment schedule.
- Extra work will be executed after receipt of full payment in advance.
- Maintenance deposit, Document charge, GST, Development charge, MGVL charges, Legal charges\* & any other charges (if applicable) should be levied separately.
- Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
- Any new central or state government taxes, if applicable, will have to be borne by the client.
- No changes or alteration will be allowed in the elevation.
- Continuous default in payment will lead to cancellation.
- Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request for cancellation. A booking & administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount.
- Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (Banakhat) & Booking form.
- Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities.
- Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all.
- Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only for the purpose of depiction of the project.



#### PAYMENT TERMS

- 10% Booking
- 20% After Agreement to Sale Execution
- 15% Plinth Level
- 10% Ground Floor Slab
- 10% First Floor Slab
- 05% Second Floor Slab
- 10% Masonry
- 10% Plaster & Flooring
- 10% Sanitary, Plumbing, Electrical fittings & Other finishing work



QR for E-Brochure



QR for Location