



3BHK Resi-comm Apartments

Total Plot Size : 38000 sq.ft.

Total No. Of Tower : 2 (9 Storey)

Total Number of Units : 72

Total Number Of shops : 23

Possession : April. 2026

Tower A :- 36 units (Each Floor 4 Flats and 2 lifts)

- 101 & 102 Series 1465 carpet area (2051 SBA)
- Basic Rates (101 & 102):- 80 lacs Basic For 1st floor
- 103 & 104 Series 1320 Carpet Area (1848 SBA)
- Basic Rates (103 & 104):- 73 lacs basic for 1st floor
- **50K floor rise applicable from 2ND floor onwards**

Tower B :- 36 Units (Each Floor 4 Flats and 2 lifts)

- 101 & 102 Series 1465 carpet area (2051 SBA)
- Basic Rates (101 & 102):- 80 lacs Basic For 1st floor
- 103 & 104 Series 1320 Carpet Area (1848 SBA)
- Basic Rates (103 & 104):- 73 lacs basic for 1st floor
- **50K floor rise applicable from 2ND floor onwards**

GROUND FLOOR SHOPS :- 23 UNITS

- **250 TO 400 DIFFERENT TYPES OF CARPET AREA**
- **RATES : 1 TO 8 SHOP NO (22000 PER SQ FT)**
9 TO 23 SHOP NO (20000 PER SQ FT)

(Documents charges extra)

Features

Only 3 BHK Specious Apartment project **Access to Near Connectivity Like Highway, Temple & Jain Deraser** at walking distance| School's (Cygnus world school, Bright Day, Ambe School etc...) within a radius of 1 KM. | Hospital, Super Market within a 1KM ,| Near Petrol Pump| Near Airport| |Near Banks |,|Near Transport|
| Limited Units| |Vastu Compliant Planning| | Wide Automatic Entrance Gate | **3 Layer Security** (Security Cabin, Secured Access to Common Foyer and Provision for Video Door Phone)
| **1 Allotted Car Parking** | Power Backup for Common use and lift. | | 6.6 ft wide Balconey | | 11 ft Floor Height| | Out Side Parking Area AND Entry ,Exit For Shops| |Premium Qualtiy Finishies | | Boom Berrier| |24x7 CCTV Surveillance & Security| |Advanced Fire Fighting System On Ground And Basement| | Garbage Collection Zone| | Rain Water Harvesting| Wi Fi Zone |

**Address :- b/h Cygnus World School,Near Water Tank,harni sama Link Road
, Vadodara.**

Contact no.+91 9909804804



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Amenities

Valuable Amenities Provide Each Flat Like { Video Door Phone ,POP Ceiling With LED Lights ,Chimney ,R.O.System,Electric Gysers,Saftey Grill}

Ground Floor Amenities Like , Lanscape Garden Area (31' x 69') , Swmming Pool With Deck (22' x 37) ,| Multipurpose Hall with Pantry and Common Washroom.(41' x 64')| | Kids play area with senior citizen sitout | | Library & Cafeteria |

Other Amenities On Terrace | Gazebo | | Camp Fire Area| | Barbeque Area| | Yoga Area| |Zumba Area| |Gym| |Home Theatere| | Game Room| | Virtual Golf| | Spa & Steam Room| | Table Tennies Room|

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