



OVER THE TOP LIFESTYLE AWAITS YOU





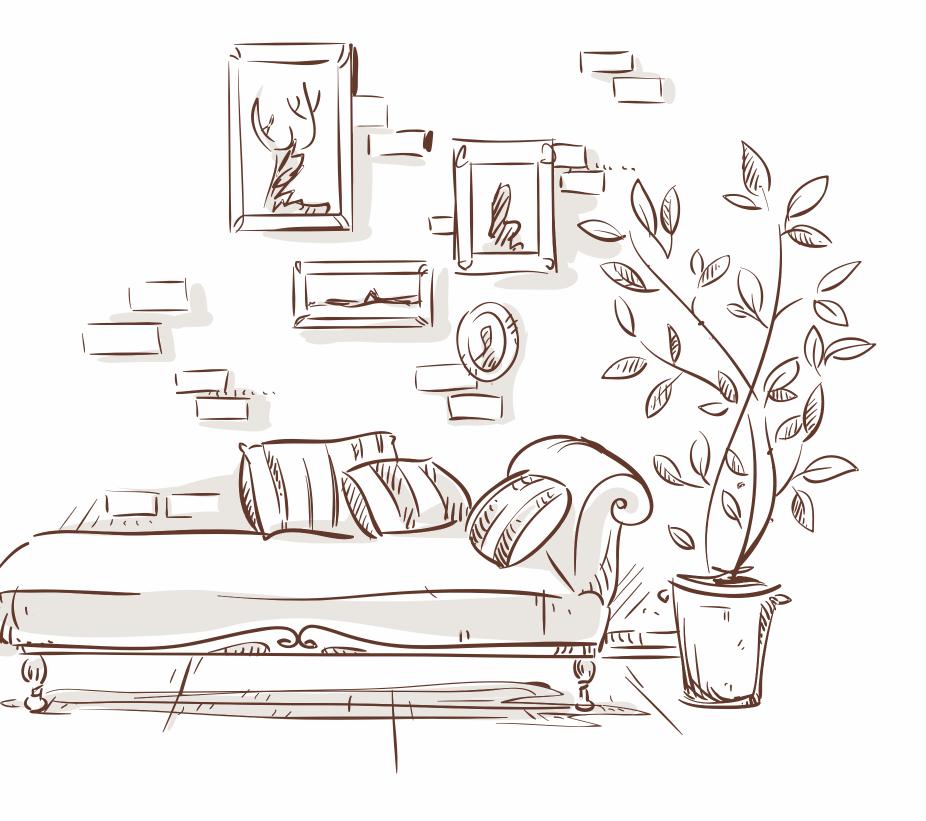
4B2HK BESPOKE HOMES

LIFE IS ALWAYS A CLASS APART FOR A FEW

Above and beyond the norm Rich in desired pleasures and a culture to be envied

A life that is truly upper crest, refined, and advanced A life that is Inherently Extraordinary

Exclusively designed for our esteemed patrons, The Stallion 72 offers a refined experience marked by meticulous attention to detail. Beyond your elegant homes, we aim to delight you with extra refinements, lavish indulgences, and an unparalleled level of satisfaction, ensuring a truly Over The Top Experience



THEY CALL IT BESPOKE LUXURY, YOU'LL CALL IT ROUTINE



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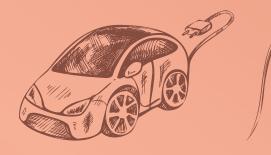




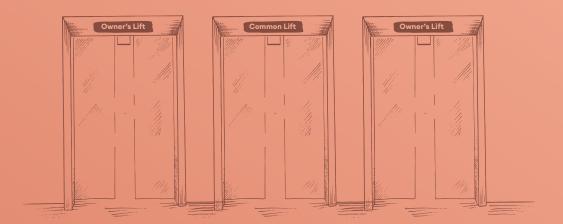
EXTRAORDINARY FEATURES



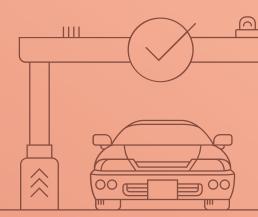
All Units Are Vastu Compliant



EV Charging Point For Each Unit In Allotted Car Parking Space



3 Premium Elevators In Each Tower (2 Personalised Owner's Lift With Smart Access Control & 1 Common Lift For Guests & Staff)



Automated Boom Barrier With Fastag Access

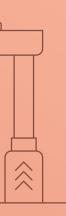


ARCHITECT'S THOUGHT

Stallion 72 is a new-age multi-residential apartment scheme designed to perfection architecturally. The 'C' shaped master plan constitutes three towers, creating a pocket in the center for all the common activities and landscaped open area. The three bold box-like apartments house 2 units which are open from all four sides offering smooth cross ventilation. The towers are planned perpendicular to each other and yet, each unit is vastu-complaint. The standing balconies and architectural projections offer space for adding in greens in each room. The design of these towers is simple yet bold standing tall amongst the neighboring buildings. The filleted edges to the towers make it visually soothing. The special feature of the landscape design is the hexagonal honey-comb metal structure giving solid character to the property.

- Security Cabin With Staff Washroom
- Power Backup System For Lift & Common Lighting







3 Allotted Car Parking For Each Unit



Only 2 Flats Per Floor (3 Side Open)

SALIENT FEATURES

- Cctv System With Surveillance Cameras At Strategic Locations In Common Area
- Fabricated Rest Area for Servant on each floor

- Fire Hydrant System With Fire Extinguisher In Common Areas
- Centralized Water Softening Plant
- Rain Water Harvesting
- Solar provision for common amenities at clubhouse terrace



CRAFTED FOR CONNOISSEURS OF **FINE LIVING**



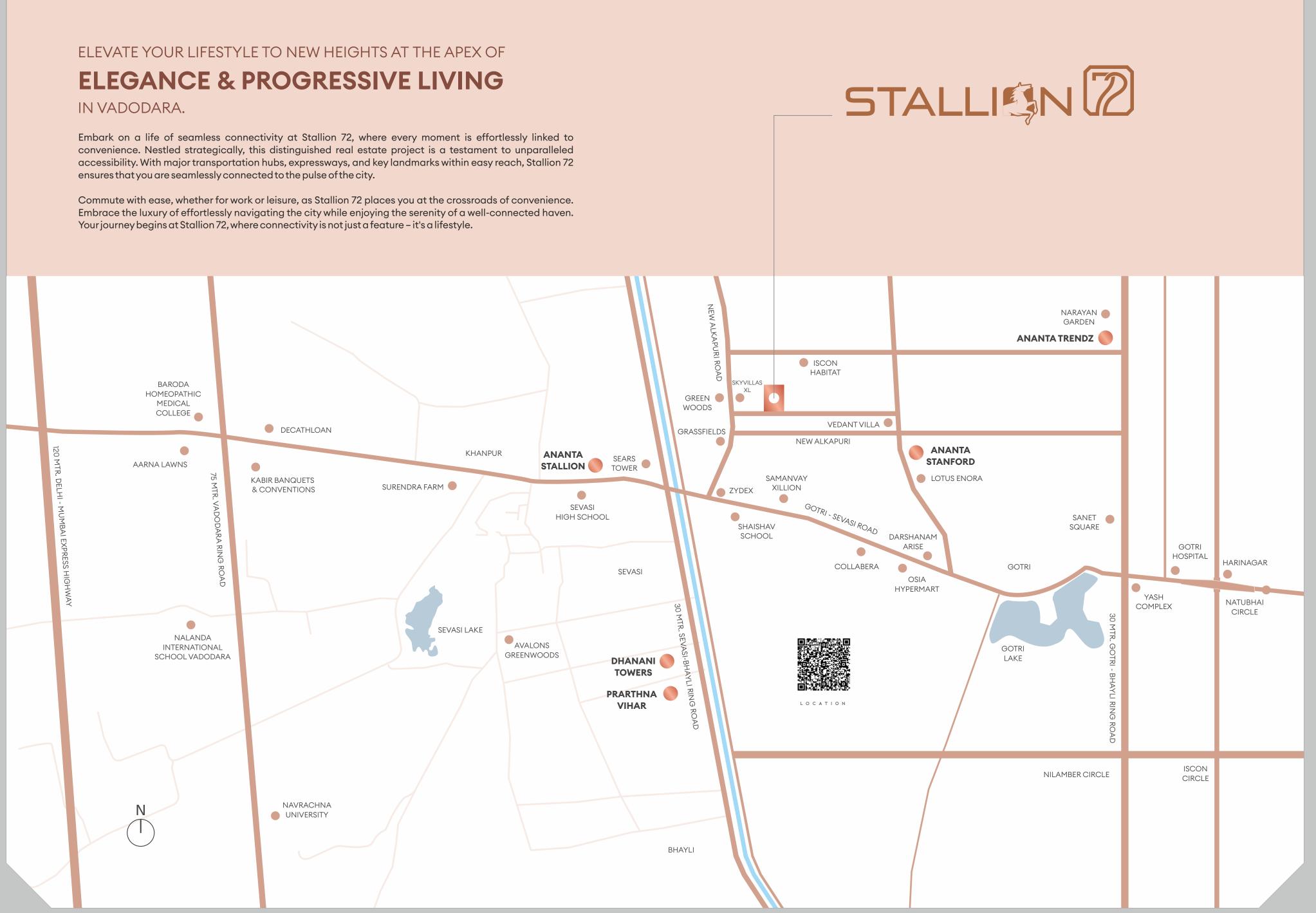
Our residences at Stallion 72 are a work of art. With extraordinary styling. Sprawling layouts and premium finishes every apartment is created to accommodate your king-size lifestyle.





WHERE LUXURY MEETS COMMUNITY IN EVERY ASPECT OF LIFE.

More than just a building, the Clubhouse serves as the heart of Stallion 72's vibrant community. Residents forge lasting connections through planned social events, creating a sense of belonging that defines the Stallion 72 experience. Host unforgettable gatherings in our elegantly appointed entertainment spaces. Whether it's a casual get-together with friends or a formal event, our Clubhouse provides the perfect backdrop for creating cherished memories. The thoughtfully designed spaces cater to a variety of social occasions, ensuring every event is a resounding success.



A REFRESHING ESCAPE WITH A TOUCH OF LUXURY

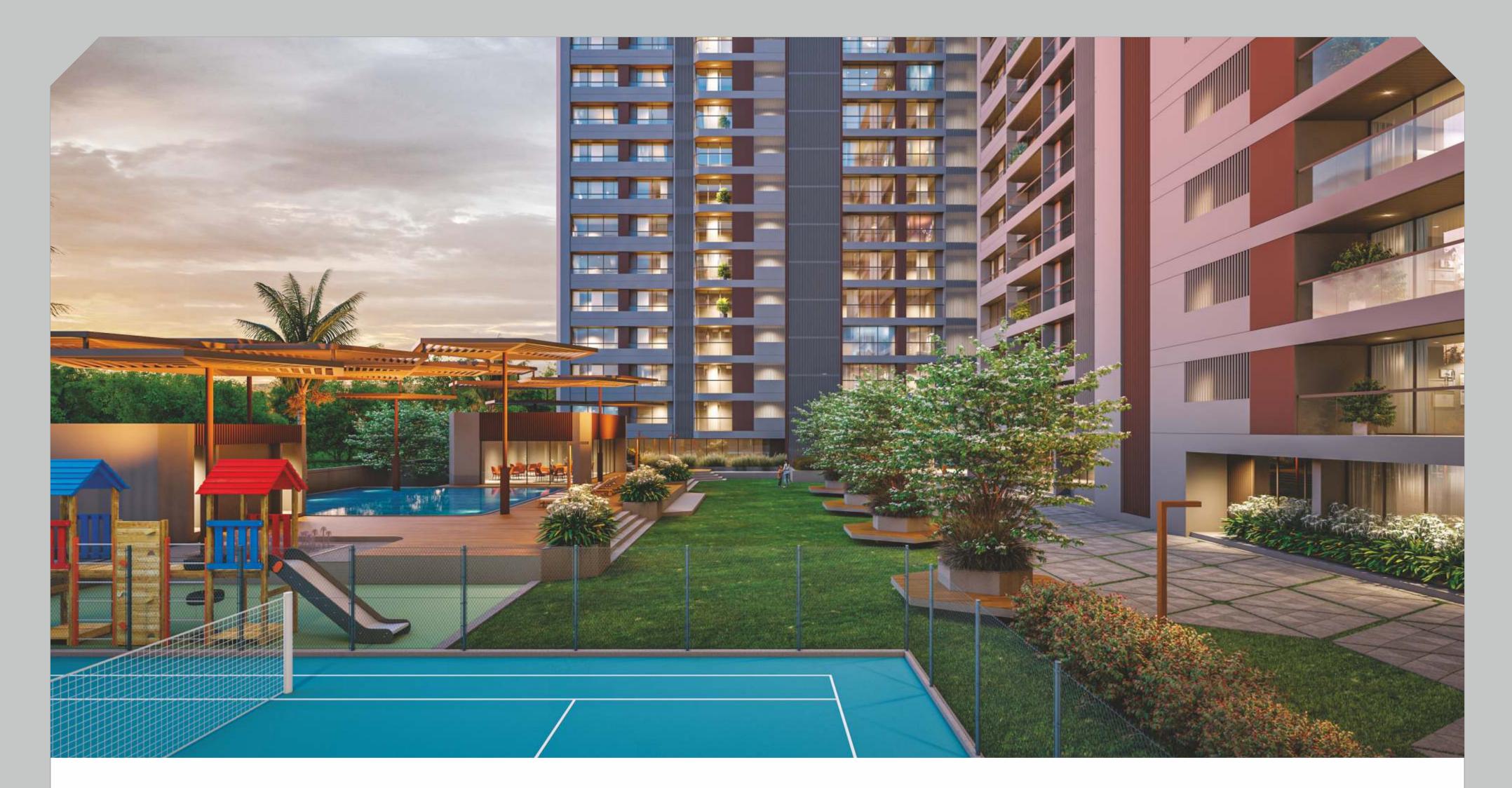
SAMPLE STUDIES





CLUBHOUSE

DISCOVER THE HEART OF COMMUNITY LIVING AT STALLION 72'S



A haven where connections thrive, and life is elevated. More than a space, it's your private retreat for leisure, entertainment, and social interaction. From chic lounges to sophisticated event spaces, our Clubhouse seamlessly blends luxury and comfort. Whether unwinding by the pool side or focusing on well-being in the fitness centre, it's designed to enhance your quality of life. Welcome to a world where Stallion 72's Clubhouse is the epicentre of refined living and lasting friendships.

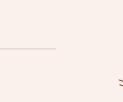
SUPERIOR AMENITIES



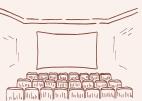
Multipurpose Hall Where Every Occasion Finds Its Perfect Space



Indoor Games Where Fun Knows No Limits



Yoga/Zumba/Disco Room Elevate Your Spirit, Move To The Rhythm Of Wellness



Mini Theater A Private Escape To A World Of Entertainment.



Library / Newspaper / Co-working Space Discover A World Of Knowledge And Productivity



Swimming Pool With Deck





Rain Dance Floor Let The Rhythm Of Raindrops Be Your Dance Partner Under The Open Sky.



Washroom With Changing Room Quick Change, Refreshed Vibe -Because Comfort Is In The Details.



Reception/Visitors Lounge In Each Tower Where Elegance Welcomes You At Every Turn.



Jogging Track Embark On A Wellness Journey, One Stride At A Time, On Our Dedicated Jogging Track.



Kids Pool A Miniature World Of Joy.



Pool Side Cafeteria Savor A Bite Of Bliss By The Pool, Where Every Meal Is A Moment To Unwind.



Gymnasium

Sculpt Your Journey To Wellness In A Space Where Each Heartbeat Counts.



Steam Room

Embrace Tranquility As The Steam Weaves Its Magic, A Retreat For Body And Soul.



Spa Room

Discover Serenity In Our Spa Room -Where Relaxation Is An Art Form.



Pickup & Drop-off Zone Seamless Arrivals And Departures -



Children's Play Area Echoes Of Laughter And Boundless Joy -Where Childhood Dreams Take Flight.



Party Lawn & Garden Celebrate Under The Stars, Surrounded By Nature's Own Festivity.



Senior Citizen Sit-out Elegance Meets Comfort In Our Outdoor Seating Spaces - Where Stories Unfold.



Art & Music Room Nurture Creativity In Our Artistic Haven, Where Imaginations Come To Life.

Toddler's / Kids Room

A World Of Play And Wonder

Because Every Welcome And Farewell Matters.



Crafted Just For Our Little Adventurers.

Multipurpose Court Sports And Versatility Converge In A Space That Echoes With Cheers And Camaraderie.



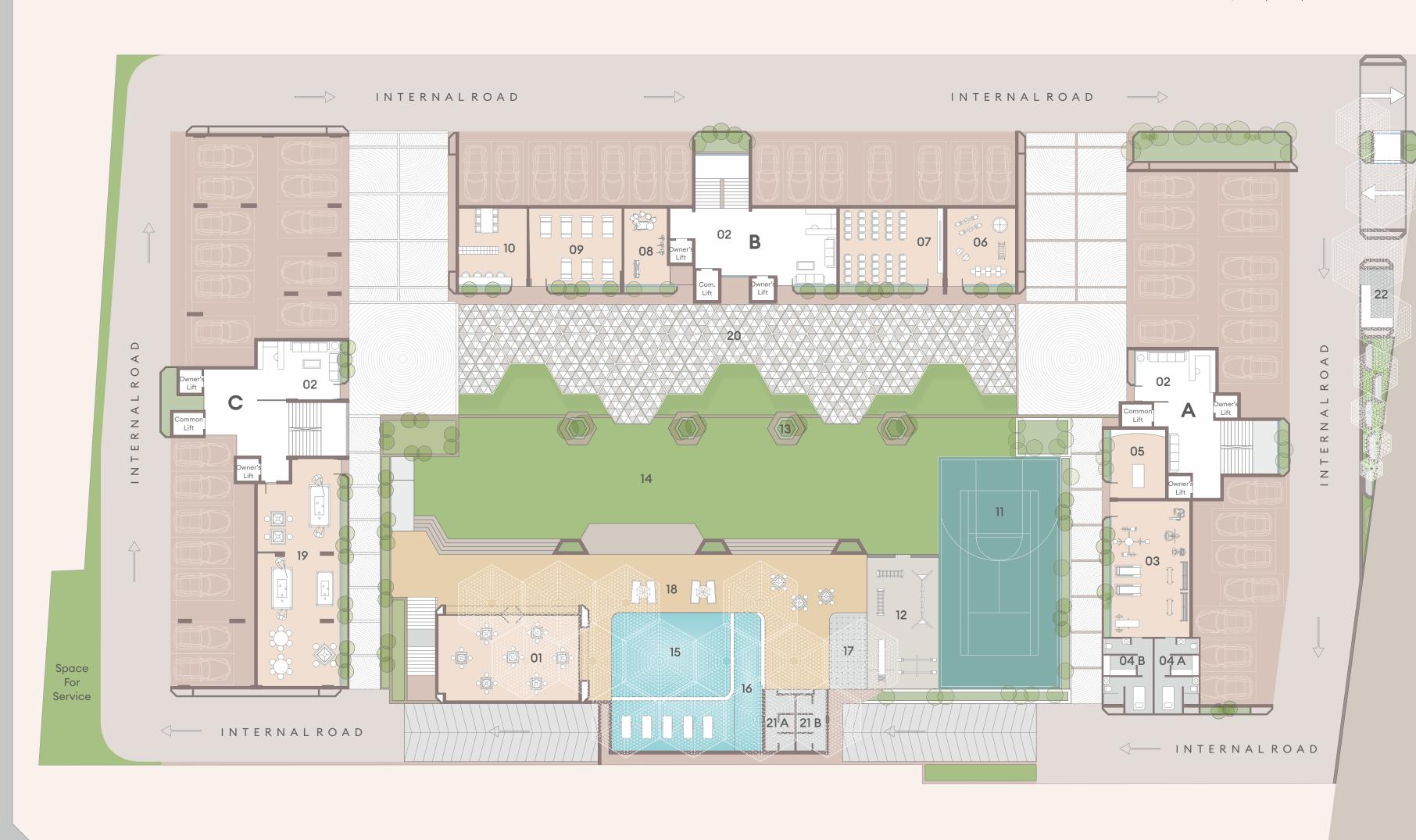
Virtual Golf

Tee Up Anytime, Anywhere with Virtual Golf Excellence

GROUND FLOOR LAYOUT

01	Multipurpose Hall	08	Art & Music Room
02	Reception / Visitors Lounge	09	Yoga / Zumba / Disco Room
03	Gymasium	10	Library / Newspaper /
04 A	Gents Spa & Steam Room		Co-working Space
04 B	Ladies Spa & Steam Room	11	Multipurpose Court
05	Virtual Golf	12	Children's Play Area
06	Toddler's / Kids Room	13	Senior Citizen Sit-out
07	Mini Theater	14	Party Lawn & Garden





15	Swimming Pool With Deck
16	Kids Pool
17	Rain Dance Floor
18	Pool Side Cafeteria
19	Indoor Games
20	Jogging Track
21 A	Gents Washroom With Changing Room
21 B	Ladies Washroom With Changing Room

22 Pickup & Drop-off Zone

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TERRACE AMENITIES IN EACH TOWER



01 Artificial Lawn

Nature's Touch, Without the Hassle: Artificial Lawn Bliss



04 Barbeque Grill & Open Pantry

Sizzle, Spice, and Everything Nice: Unleash Your Inner Grill Master.



02 Foot Reflexology Path

Walk, Relax, Rejuvenate: The Pathway to Renewed Wellness.



05 Gazebo & Campfire Place Gather 'Round the Flames: Where Stories Ignite and Memories Glow.







03 Bar Lounge Area

Crazy Mocktails, Cozy Corners: Your Ideal Bar Seating Awaits.

06 Yoga / Meditation Space Outdoor Find Your Zen Haven: Where Stillness Speaks Louder than Words.

TERRACE FLOOR LAYOUT

N



FIRST STEPS, LASTING IMPRESSIONS LUXURIOUS VISITOR LOUNGE

FROM CELEBRATIONS TO CONFERENCES MULTI-PURPOSE HALL



UNWIND YOUR **MIND** STRETCH YOUR **IMAGINATION** LIBRARY / CO-WORKING & YOGA ROOM

PLAY, PAUSE, PERFORM

CREATING MAGIC IN THE TODDLER'S ROOM & MINI THEATRE



IN PURSUIT OF **PEAK PERFORMANCE** GYMNASIUM

FUN ZONE INDOOR GAMES

DIVE INTO THE





TOWER A **TYPICAL UNIT FLOOR PLAN**



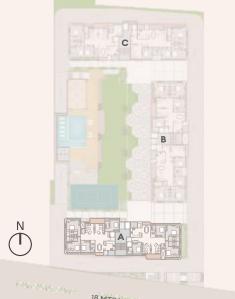
101 TO 1101

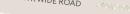
01	Vestibule
02	Living & Family Room
02 A	Balcony
03	Dining
03 A	Balcony
04	Kitchen

04 A	Wash
04 B	Store
05	Pooja
06	Bedroom
06 A	Dress & Toilet
07	Bedroom

07 A	Dress & Toilet
D8	Bedroom
A 80	Dress & Toilet
09	Powder Toilet
0	Bedroom
10 A	Dress & Toilet

RERA CARPET AREA : 2162 SQ.FT. | WASH / BALCONY AREA : 209 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER : 173 SQ.FT.



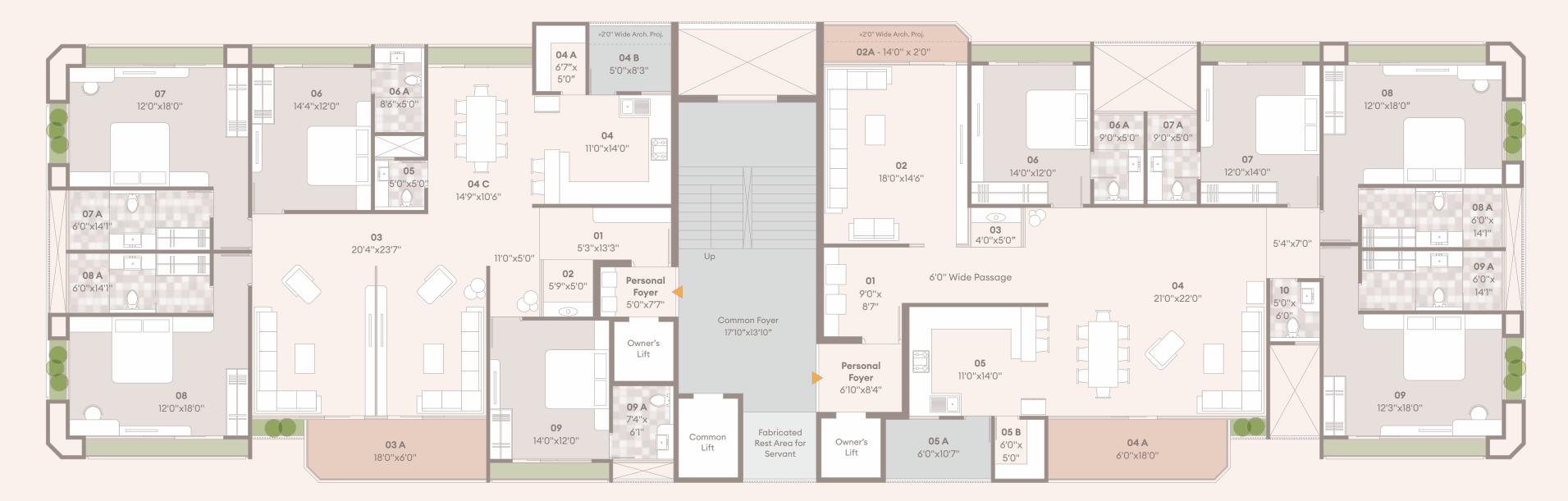


102 TO 1102

01	Vestibule	04 A	Wash	07 A	Dress & Toilet
02	Living & Family Room	04 B	Store	08	Bedroom
02 A	Balcony	05	Pooja	08 A	Dress & Toilet
03	Dining	06	Bedroom	09	Powder Toilet
03 A	Balcony	06 A	Dress & Toilet	10	Bedroom
04	Kitchen	07	Bedroom	10 A	Dress & Toilet

RERA CARPET AREA : 2130 SQ.FT. | WASH / BALCONY AREA : 218 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER : 174 SQ.FT.

TOWER **B** TYPICAL UNIT FLOOR PLAN



101 TO 1101

01	Vestibule
02	Pooja
03	Living & Family Room
03 A	Balcony
04	Kitchen
04 A	Store

04 B	Wash
04 C	Dining
05	Powder Toilet
06	Bedroom
06 A	Dress & Toilet
07	Bedroom

07 A	Dress & Toilet
08	Bedroom
08 A	Dress & Toilet
09	Bedroom
09 A	Dress & Toilet

RERA CARPET AREA : 2157 SQ.FT. | WASH / BALCONY AREA : 155 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER : 229 SQ.FT.

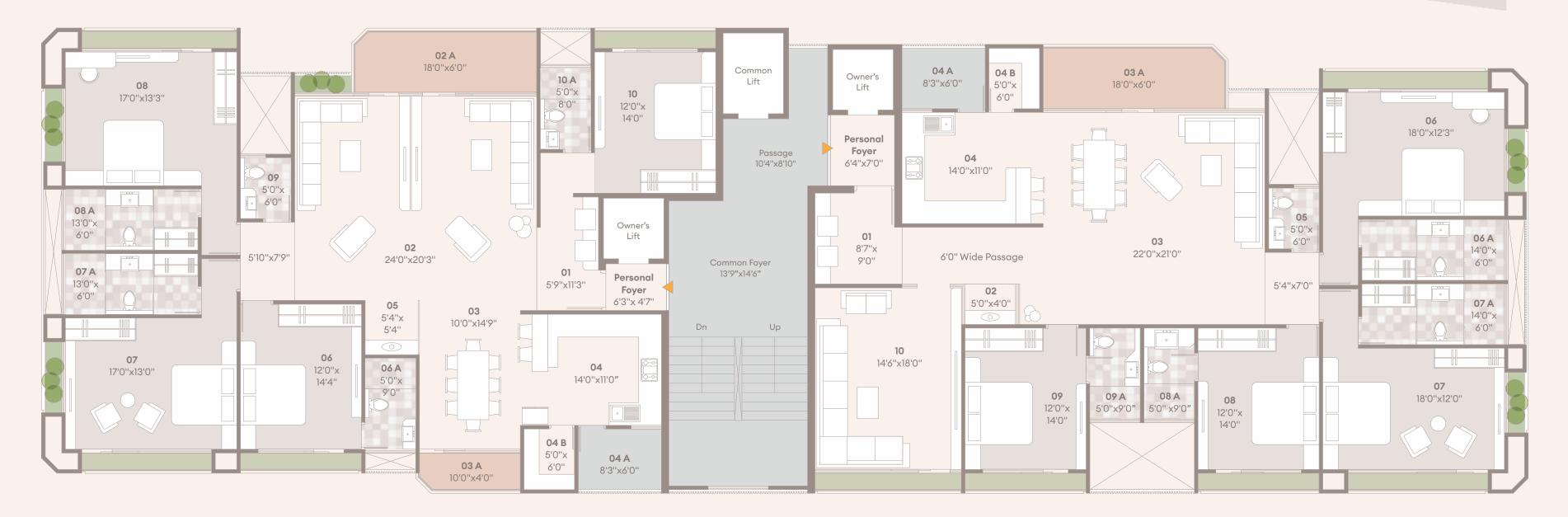


102 TO 1102

01	Vestibule	05	Kitchen	07 A	Dress & Toilet
02	Living Room	05 A	Wash	08	Bedroom
02 A	Balcony	05 B	Store	08 A	Dress & Toilet
03	Pooja	06	Bedroom	09	Bedroom
04	Family Sitting	06 A	Dress & Toilet	09 A	Dress & Toilet
04 A	Balcony	07	Bedroom	10	Powder Toilet

RERA CARPET AREA : 2341 SQ.FT. | WASH / BALCONY AREA : 213 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER : 222 SQ.FT.

TOWER **C** TYPICAL UNIT FLOOR PLAN



101 TO 1101

01	Vestibule	04 A	Wash	07 A	Dress & Toilet
02	Living & Family Room	04 B	Store	08	Bedroom
02 A	Balcony	05	Pooja	08 A	Dress & Toilet
03	Dining	06	Bedroom	09	Powder Toilet
03 A	Balcony	06 A	Dress & Toilet	10	Bedroom
04	Kitchen	07	Bedroom	10 A	Dress & Toilet

RERA CARPET AREA : 2168 SQ.FT. | WASH / BALCONY AREA : 209 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER : 173 SQ.FT.

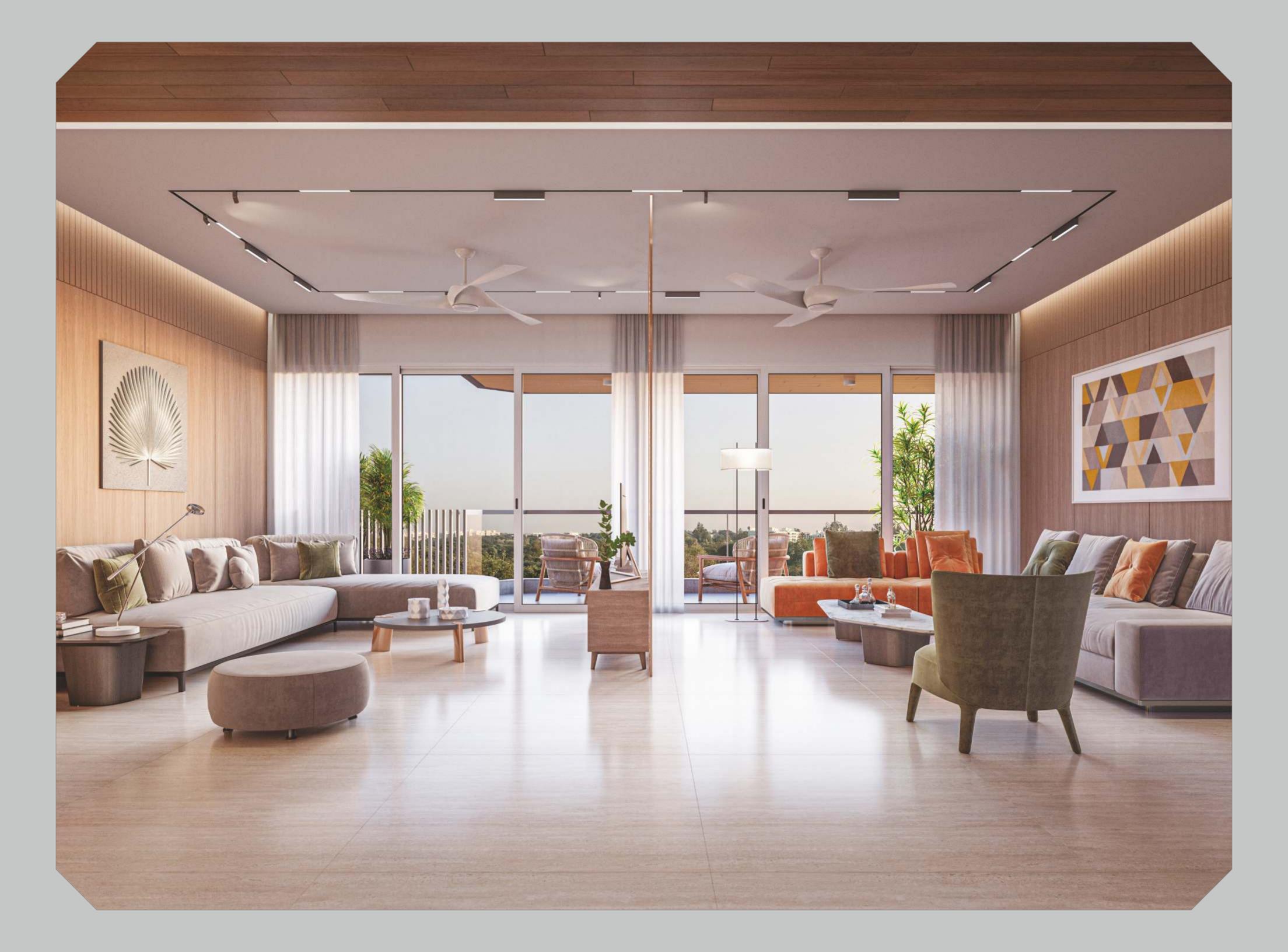


102 TO 1102

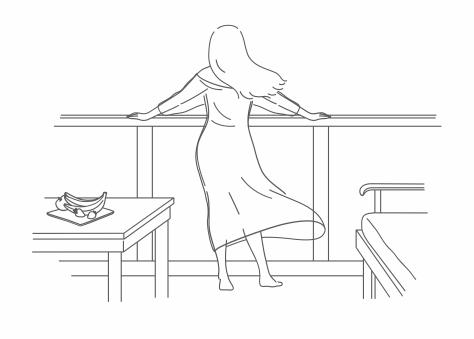
01	Vestibule	04 B	Store
02	Pooja	05	Powder Toilet
03	Family Sitting & Dining	06	Bedroom
03 A	Balcony	06 A	Dress & Toilet
04	Kitchen	07	Bedroom
04 A	Wash	07 A	Dress & Toilet

08Bedroom08 ADress & Toilet09Bedroom09 ADress & Toilet10Living Room

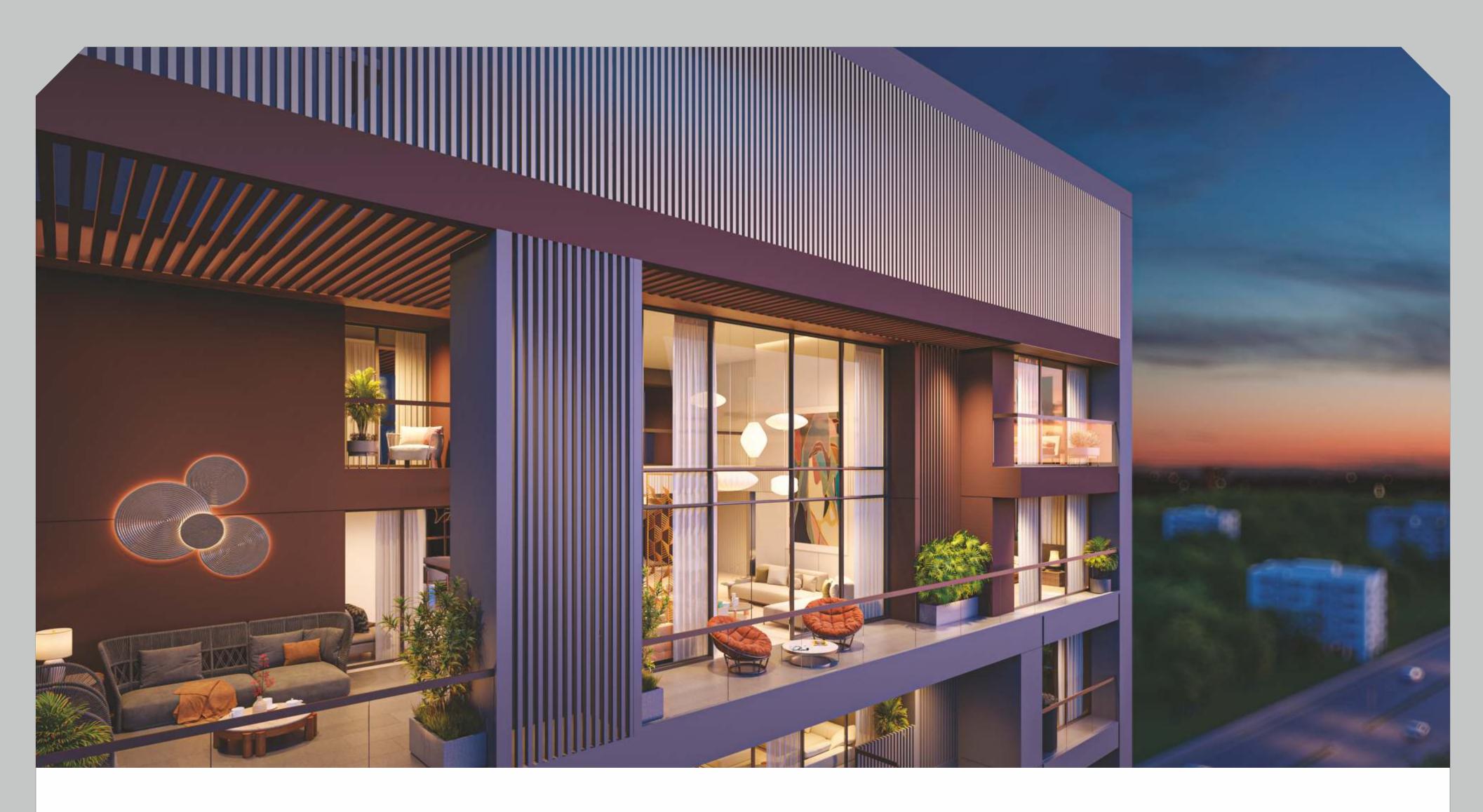
RERA CARPET AREA : 2335 SQ.FT. | WASH / BALCONY AREA : 157 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER : 219 SQ.FT.







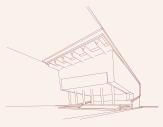
FROM SKYLINE TO SKY'S EDGE



Welcome to a realm of grandeur and opulence, where every moment is an escape to the extraordinary. "From Skyline to Sky's Edge" is not just a penthouse; it's an expression of luxury redefined. Nestled high above the city, this residence beckons you to transcend the ordinary and embrace a lifestyle that reaches new heights – quite literally.



PREMIUM SPECIFICATION



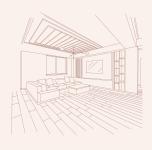


STRUCTURE

- Earthquake resistant RCC frame structure.
- AAC block masonry for external and internal walls with plaster (Except Ceiling)



- Internal : Mala Plaster with Putty and Primer Finish
- External : Exterior Façade with premium quality texture & paints as per architect selection



FLOORING

- Premium GVT / Double charged vitrified tiles in all rooms
- Anti-skid ceramic / Vitrified tiles flooring in bathroom, balcony & wet areas



DOORS & WINDOWS

- Main Door: Teak wood frame and flush door with veneer finish on both sides
- Internal Doors: Teak wood frame and Flush doors with laminate on both sides
- Slider Windows: High quality Powder coated Aluminum / UPVC section



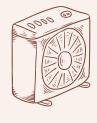
KITCHEN

- Natural granite /Artificial premium stone platform with Quartz sink & Swivel tap
- Vitrified / Ceramic tile dado above platform upto lintel level
- Wash Area with ceramic tiles dado / Natural Stone floor



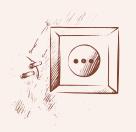
SANITARY & FIXTURE

Premium Bath fittings of reputed make like - Hansgrohe / Grohe
 / Kohler / Roca or Equivalent



AIR CONDITIONING

• Space Provided for VRV system in each unit



ELECTRIFICATION

• 3 phase Concealed Electrical cabling with Modular Switches, MCB & ELCB Protection



BASEMENT

8'0"





VADODARA'S MOST LOVED BUILDER 15 YEARS 35,00,000+ SQ.FT. **COUNTLESS SMILES**

The journey of Ananta Builders' has been one of many milestones.

Founded in 2009, Ananta is Vadodara's very own world-class real estate developer. An amalgamation of young and passionate individuals, Ananta Builders has been redefining the skyline of Vadodara with some finest real estate properties. Icons of class, luxury and value-for-money, our landmark developments are home to people from diverse socioeconomic backgrounds. Known for quality construction, fast project completion and comprehensive set of amenities, we delight our customers with thoughtful innovations and genuine craftsmanship.

From Residential to Commercial, Hospitality to Retail, we are creating spaces that help people prosper in life.

OUR LANDMARK PROJECTS

ANANTA TRENDZ Shops, Offices & Showrooms @ Gotri Road	Shops, Flats & Penthouses @ Ajwa Crossing	ANANTA ARIES Shops, Flats @ Ajwa Crossing	Shops, Flats Penthouses & Duplexes @ New Waghodia Road	ANANTA SHUBHLAXMI Duplexes @ New Waghodia Road
ANANTA SAFAL Shops, Flats & Penthouses @ New Ajwa Road	Shops, Offices & Multiplex @ Harni Road	Tenements & Duplexes @ Atladara - Bill Road	Duplexes, Tenements @ New Ajwa Road	Premium Bungalows @ New Waghodia Road
ANANTA SHUBH LABH Tenements & Duplexes @ New Waghodia Road	Shops, Offices & Corporate Houses @ Karelibaug	ANANTA SHUBHARAMBH Tenements & Duplexes @ New Waghodia Road	ANANTA Shops, Flats & Penthouses @ Ajwa Crossing	ANANTA SQUARE Shops, Offices & 2Bhk Flats @ Halol, Vadodara
ANANTA SAVERA 4 Side Open Villas @ Atladara- Bil Road	Residential & Commercial @ Muktanand Circle, Karelibaug	ANANTA ANANTA	ANANTA STANFORD Shops & Offices @ Gotri - Sevasi Road	STANMORE The Commercial Hub @ Sevasi - Bhayli Road
	nani Y	र् प्रार्थना		
LIVE. LIFE.	BETTER.	2 BHK Flats @ Sevasi	3&4 BHK Flats @ Sevasi	Commercial Complex @ Vasna-Bhayli Road

LIVE. LIFE. BEITER.

Payment Schedule:

TERMS & CONDITIONS

ayment oenedate.	
 Booking Amount 	10%
 On Foundation 	20%
• On Plinth	15%
• 1st Floor Slab	5%
• 3rd Floor Slab	5%
• 5th Floor Slab	5%
• 7th Floor Slab	5%
• 9th Floor Slab	5%
• 11th Floor Slab	5%
• 13th Floor Slab	5%
 On Masonry Work 	5%
• On Internal/External Plaster	5%
 On Flooring Level 	5%
• Finishing	5%

• Maintenance deposit, development charges, floor-rise charges, electrical infrastructure charges, GEB meter deposit/load charges, stamp duty, registration charges, document legal charges, GST or any such taxes will be charged extra. • Any new Central or State Government taxes, if applicable, will have to be borne by the clients.

- Monthly maintenance of society will be charged as per expense budget of the society. All buyers/members are bound to follow society rules & regulations for future maintenance of the building. • Possession will be given only after 45 days of settlement of all accounts as per schedule including extra charges. Payment
- $terms \, to \, be \, considered \, as \, per Agreement \, to \, Sale.$ • No changes or alterations will be allowed in structure design and external façade/elevation. Internal changes will only be
- allowed with prior permission. Outdoor AC unit to be installed as per the provision made by the architect. • Extra work will be executed after acquiring possession as well as receiving full payment of the allotted unit.
- Continuous defaults in payments will lead to cancellation of booking. 5% administrative cost will be charged on total value in case of cancellation under any circumstances. Balance amount will be refunded back only after the same unit is booked and payment is received from new member.
- In case of cancellation of the said unit, if any changes for that particular unit are executed on the request of the buyer then the cost of such changes will be borne by the buyer. If any further expense is incurred to bring out the unit in its original design/layout then such expenses will also be deducted from the amount to be refunded towards cancellation.
- Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or any legal agreement. All photography, landscaping and computer imaginary are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy.
- $\bullet \quad \mbox{In case of delays in water supply \& electricity by the respective authorities, developers will not be responsible. }$
- The developers reserve all the rights to make any changes/revise/improvise any details, as may be required from time to time in the overall layout, dimensions, building plan and specifications without any prior notice and they are binding to all the members.
- Planter / Standing balcony / Architectural Projection and Personal foyer mentioned in the brochure is just for reference & understanding and is not counted towards FSI but only Built up and available to the Allottee without any charge/consideration for the exclusive use of the flat owner.

-: PROJECT BY :-



Developers NDD PROPERTIES LLP

 ⑨ Stallion 72, 18 Mtr. Iscon Habitat Road, Opp. Greenwood Bungalow, Zydex Lane, New Alkapuri, Vadodara.

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- www.dhananirealty.com

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Architect aN OLIDIN

Struture Consultants **VYOM CONSULTANTS**