



LOCATION



BROCHURE



WEBSITE

Developer: **UNITY INFRA**

Site: "**Shantam Luxuria**", Nr. Himalaya Party Plot,
Opp. Ankhhol bus stand, Waghodiya Road,
Khatamba, Vadodra.

Mobile: **70 69 02 03 03**

Email: unityinfravadodara@gmail.com

web: www.shantamgroup.com

Architect:



Structure:

**ASHOK SHAH
& ASSOCIATES**

PAYMENT TERMS: BOOKING :- 10% | AGREEMENT:-15% | PLINTH LEVEL:-15% | GROUND FLOOR SLAB:-15% | FIRST FLOOR SLAB:-15% | SECOND FLOOR SLAB:-15%
BRICK MASONRY :-5% | FLOORING :-5% | FINISHING :-5%

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, It is easy display of project only.

RERA NO:PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA13446/040524/311229



*A Serene
Place To live*

 **shantam**
LUXURIA
3 & 4.5 BHK PREMIUM DUPLEX & TRIPLEX



*A Grand
Place To live*

Step into a world of grandeur as you enter Shantam Luxuria through our majestic entrance gate. Crafted with elegance and sophistication, it sets the tone for luxury living. With intricate design details and impeccable craftsmanship, it reflects the exclusivity and grandeur of our duplex and triplex residences.

SERENE
65 DUPLEX &
TRIPLEX

*A Beautiful
Place To live*





A Exquisite Place To live

Be captivated by the stunning facades of Shantam Luxuria's duplex and triplex residences. With striking architectural features and impeccable design, our front elevations showcase the beauty and elegance of modern living. Enjoy breathtaking views and a sense of pride every time you return home.





*A Luxurious
Place To live*

Living in a luxurious place means enjoying elegant, spacious homes with high-end finishes and state-of-the-art amenities. Imagine stunning views, smart home technology, and exclusive services like 24/7 concierge and gourmet dining.

Every detail exudes sophistication, making daily life feel like a lavish retreat.

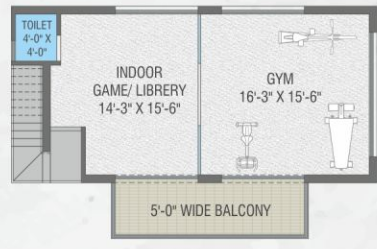


Club house plan

GROUND FLOOR



FIRST FLOOR



Layout plan

AREA TABLE (AREA IN SQ.FT.)

PLOT NO.	PLOT TYPE	PLOT AREA
01	A	1253
02	A	1221
03	A	1220
04	A	1219
05	A	1217
06	A	1216
07	A	1215
08	A	1213
09	C	1712

PLOT NO.	PLOT TYPE	PLOT AREA
10	C	990
11	C	1227
12 to 18	B	956
19	B	1148
20	C	1271
21 to 27	C	1008
28	C	1250
29	F	1093
30 to 37	F	855

PLOT NO.	PLOT TYPE	PLOT AREA
38	F	1568
39	E	904
40 to 42	E	855
43	E	1097
44 to 48	E	855
49	G	1294
50 to 64	G	894
65	G	1587



Type B

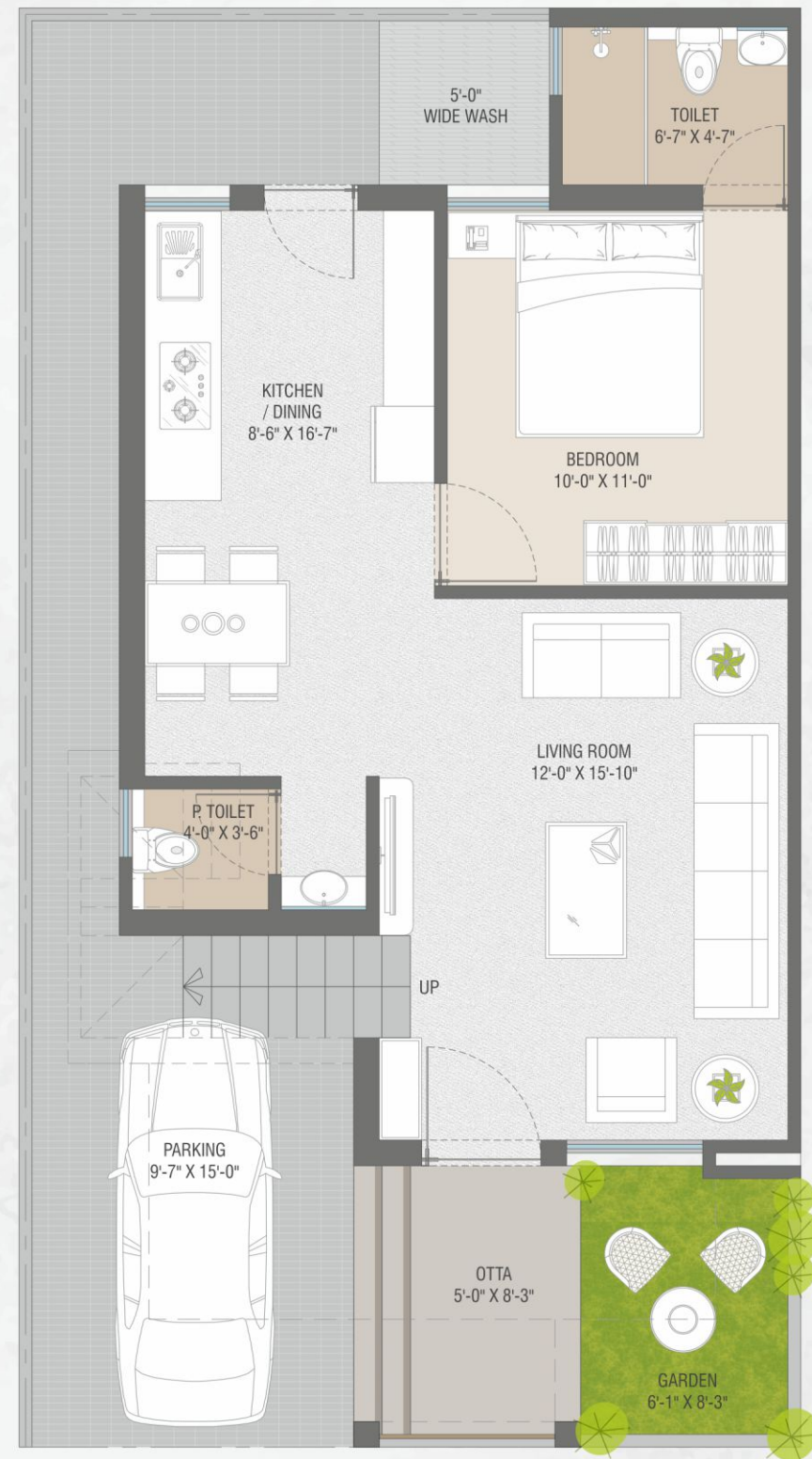
UNIT: 12 TO 19



4.5 BHK TRIPLEX

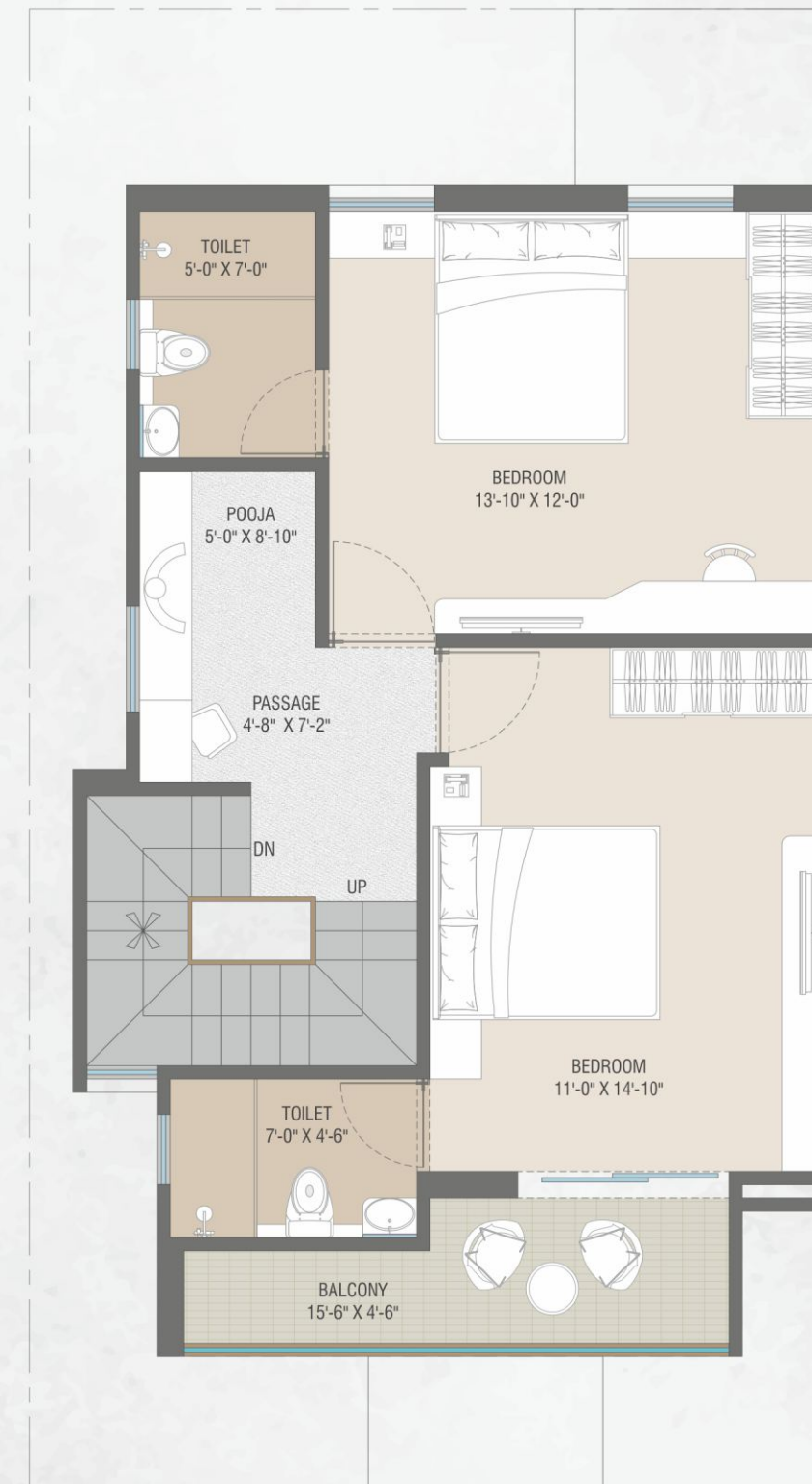
TOTAL BUILT UP AREA: 1900 SQ.FT

GROUND FLOOR PLAN



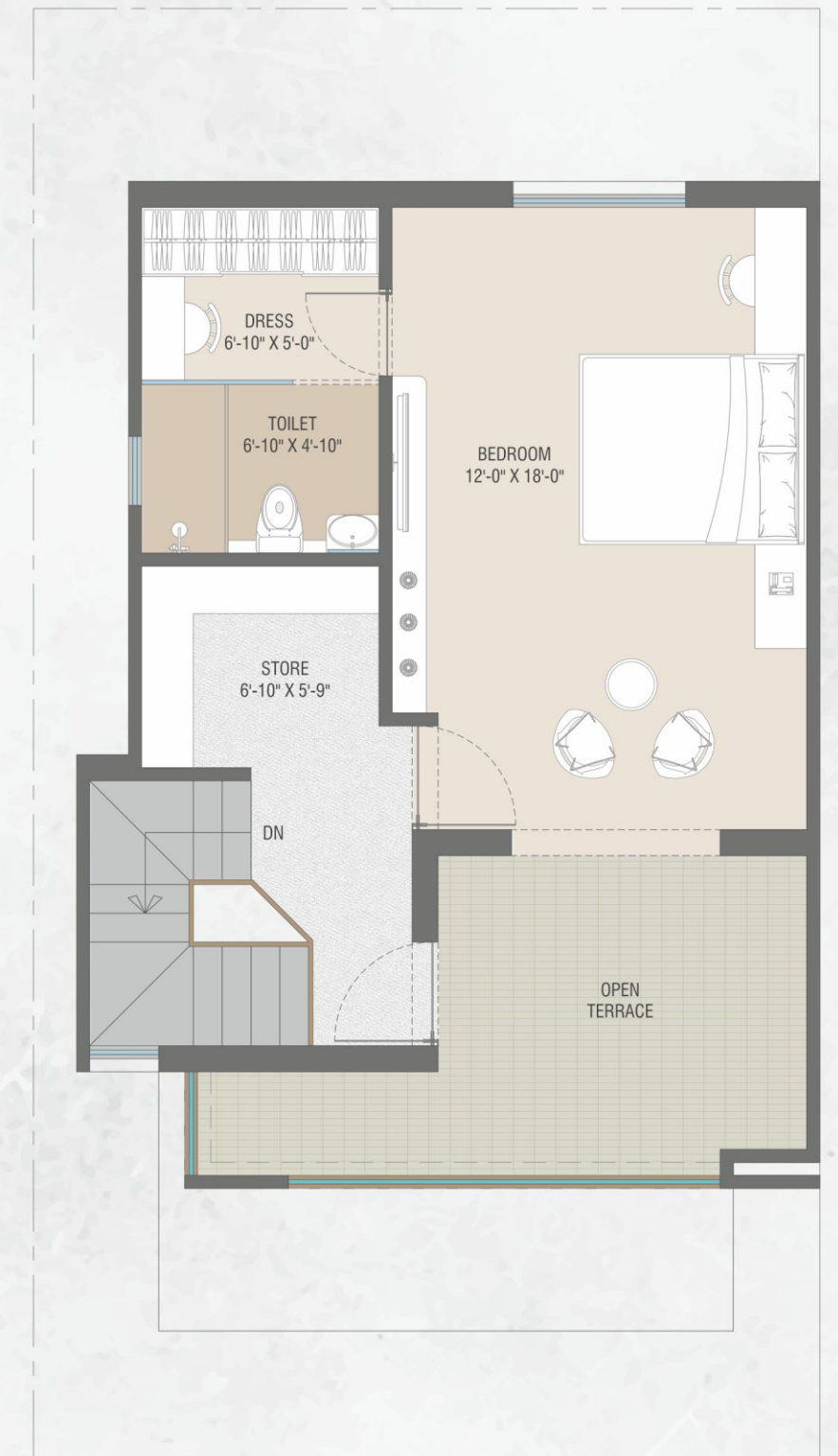
BUILT UP AREA = 724 SQ.FT.
CARPET AREA = 508 SQ.FT.

FIRST FLOOR PLAN



B.UP AREA = 662 SQ.FT.
CARPET AREA = 610 SQ.FT.

SECOND FLOOR PLAN



B.UP AREA = 480 SQ.FT.
CARPET AREA = 414 SQ.FT.



Type B

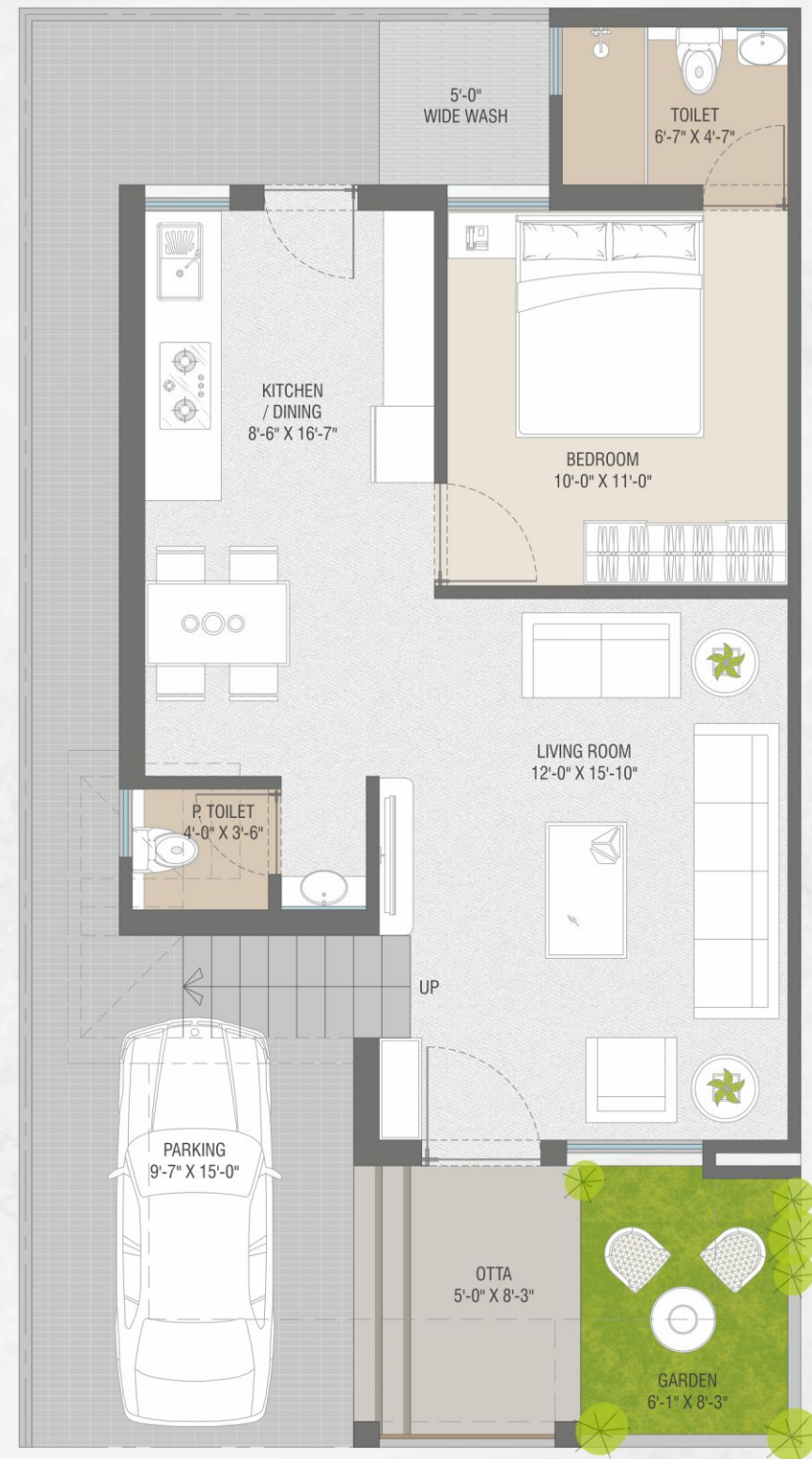
UNIT: 12 TO 19



4.5 BHK TRIPLEX

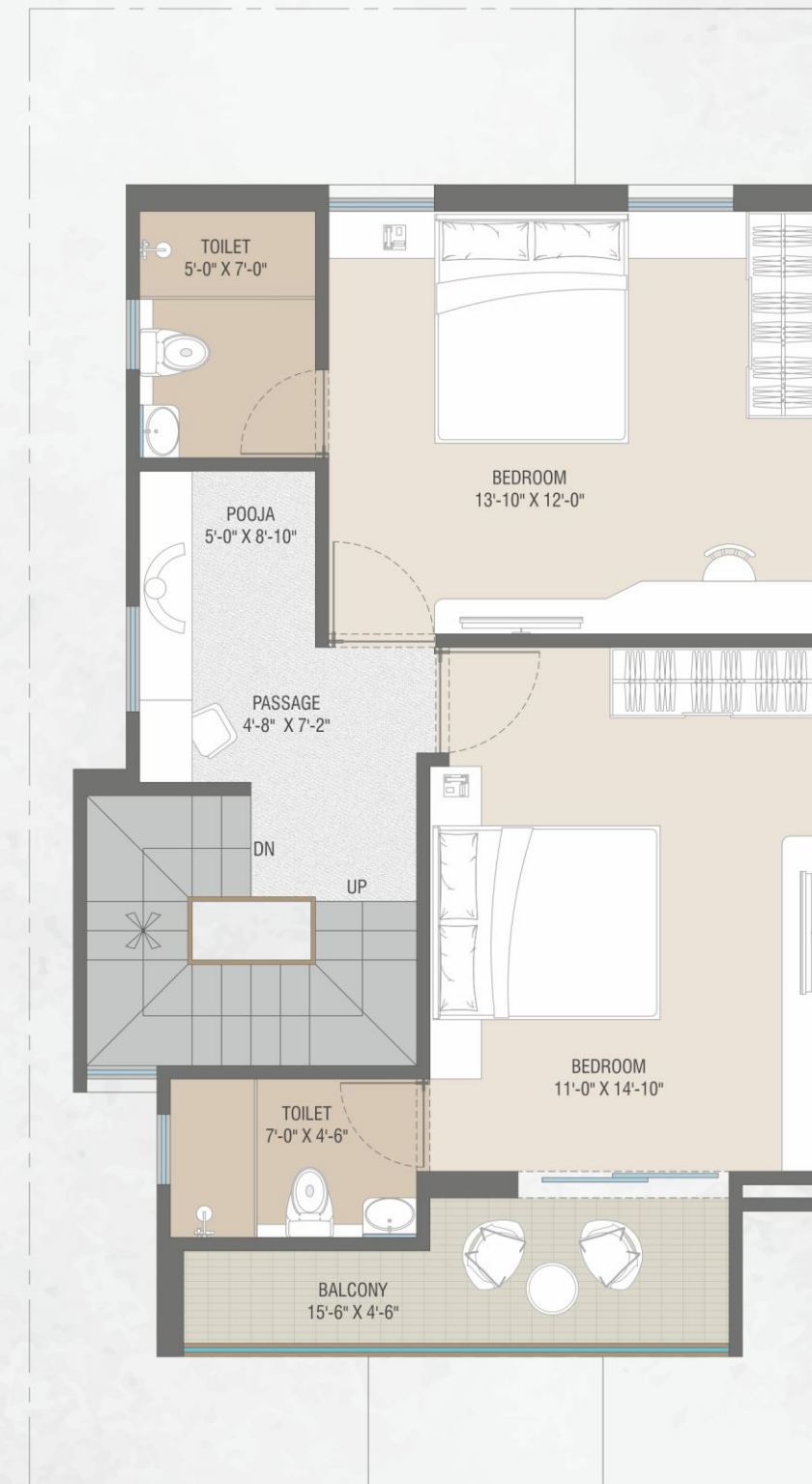
TOTAL BUILT UP AREA: 1900 SQ.FT

GROUND FLOOR PLAN



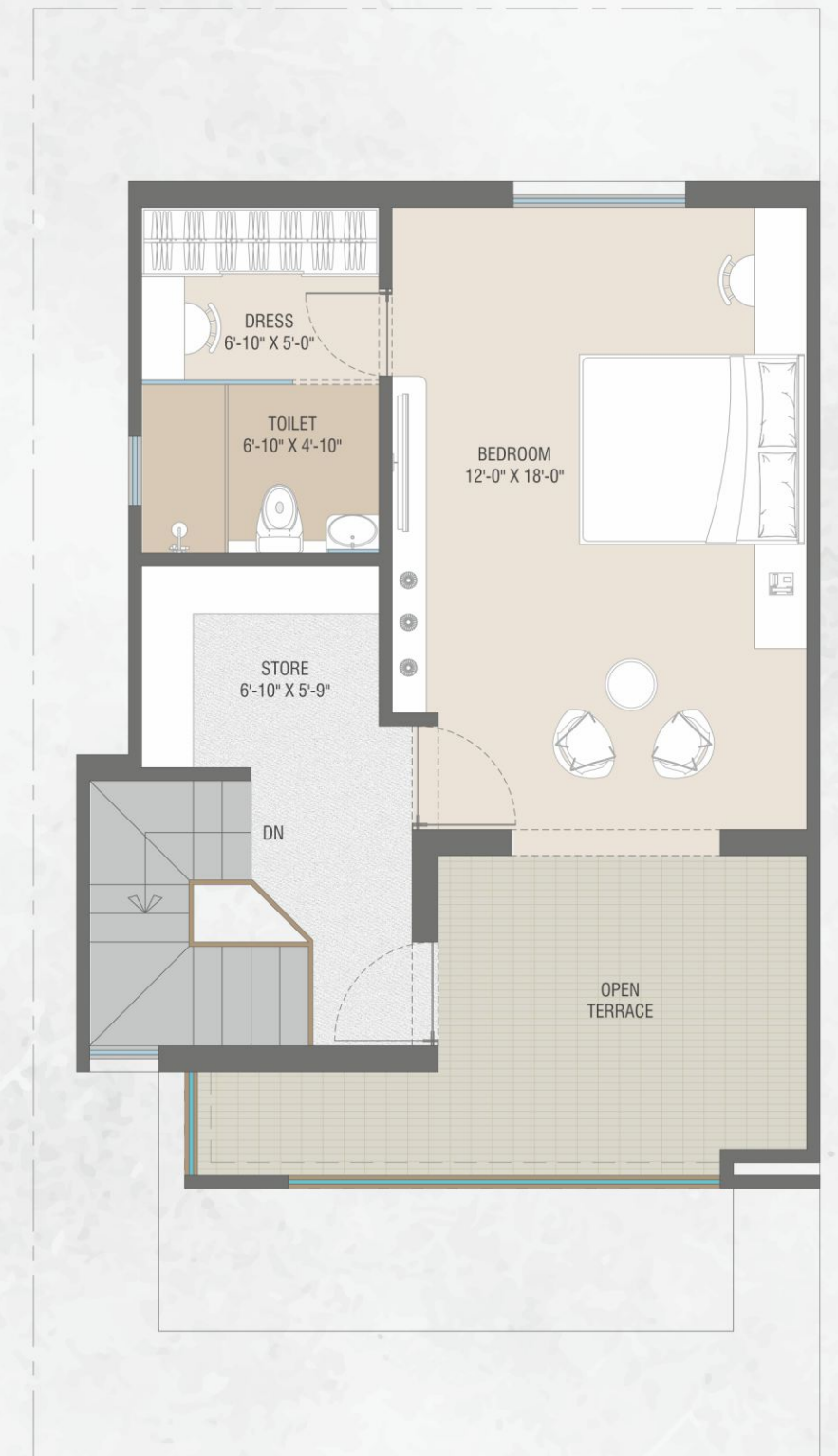
BUILT UP AREA = 724 SQ.FT.
CARPET AREA = 508 SQ.FT.

FIRST FLOOR PLAN



B.UP AREA = 662 SQ.FT.
CARPET AREA = 610 SQ.FT.

SECOND FLOOR PLAN



B.UP AREA = 480 SQ.FT.
CARPET AREA = 414 SQ.FT.



Type C

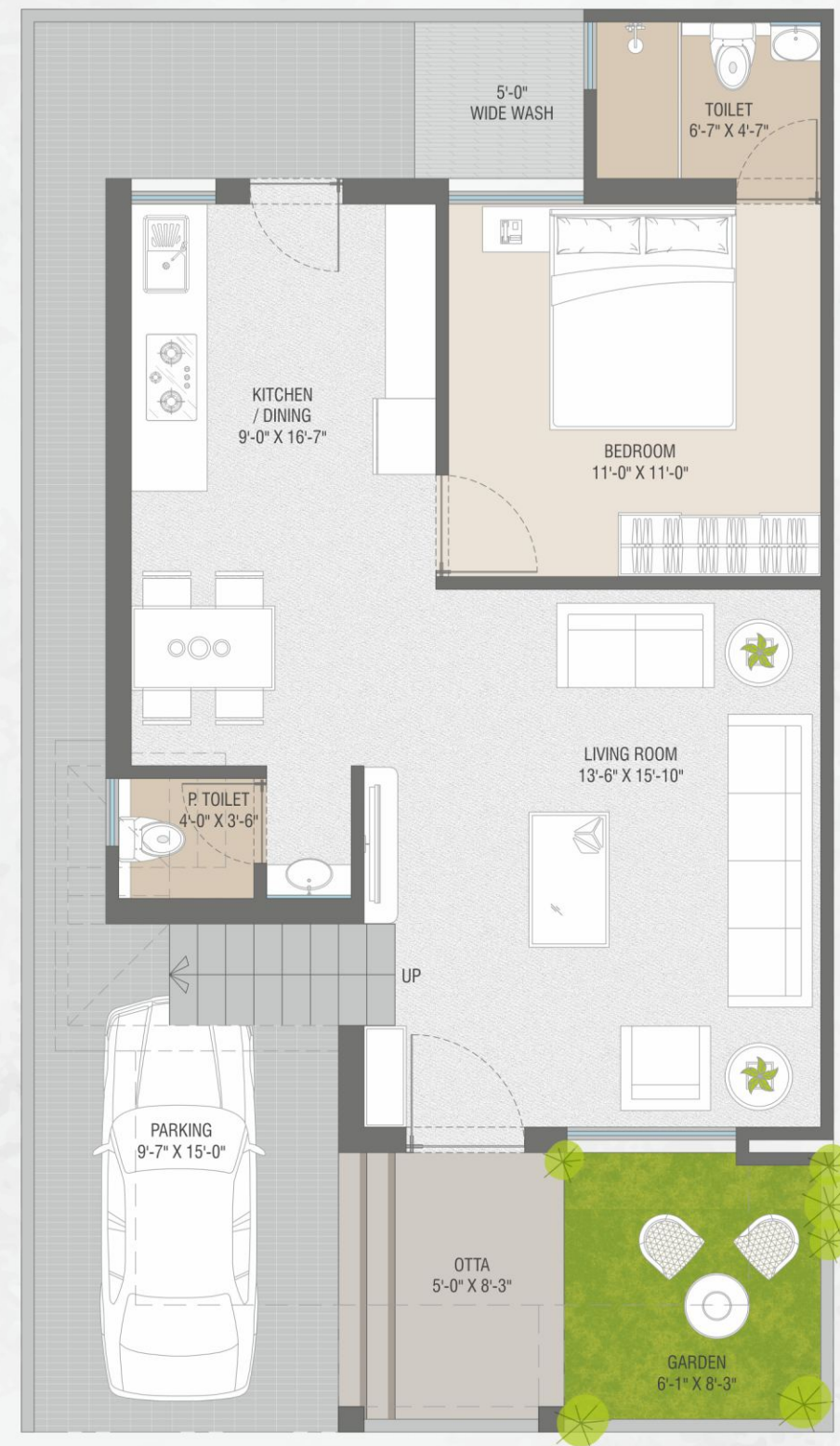
UNIT: 09 TO 11
& 20 TO 28



4.5 BHK TRIPLEX

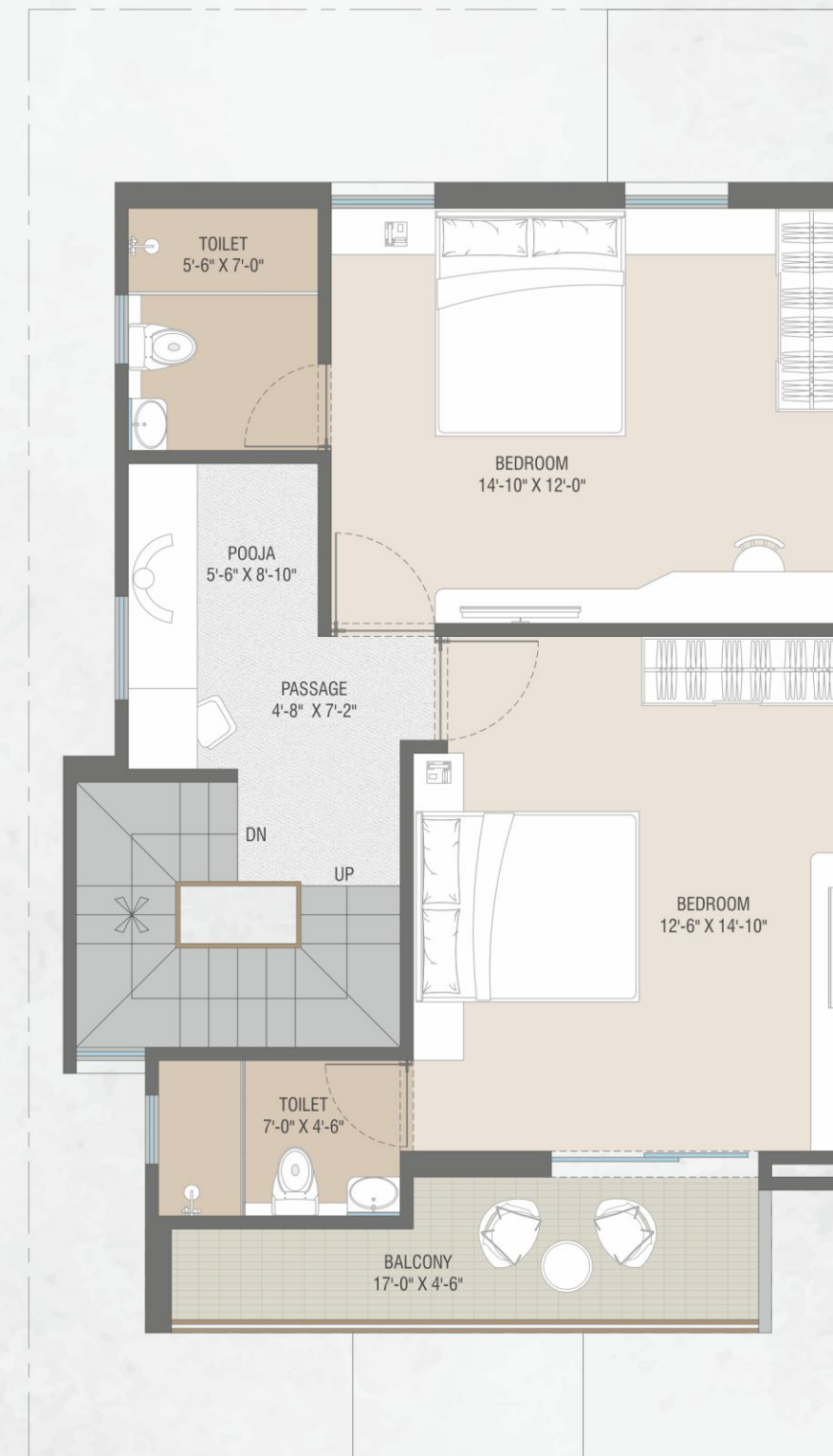
TOTAL BUILT UP AREA: 2000 SQ.FT

GROUND FLOOR PLAN



BUILT UP AREA = 774 SQ.FT.
CARPET AREA = 550 SQ.FT.

FIRST FLOOR PLAN



B.UP AREA = 712 SQ.FT.
CARPET AREA = 658 SQ.FT.

SECOND FLOOR PLAN



B.UP AREA = 510 SQ.FT.
CARPET AREA = 442 SQ.FT.



Type E

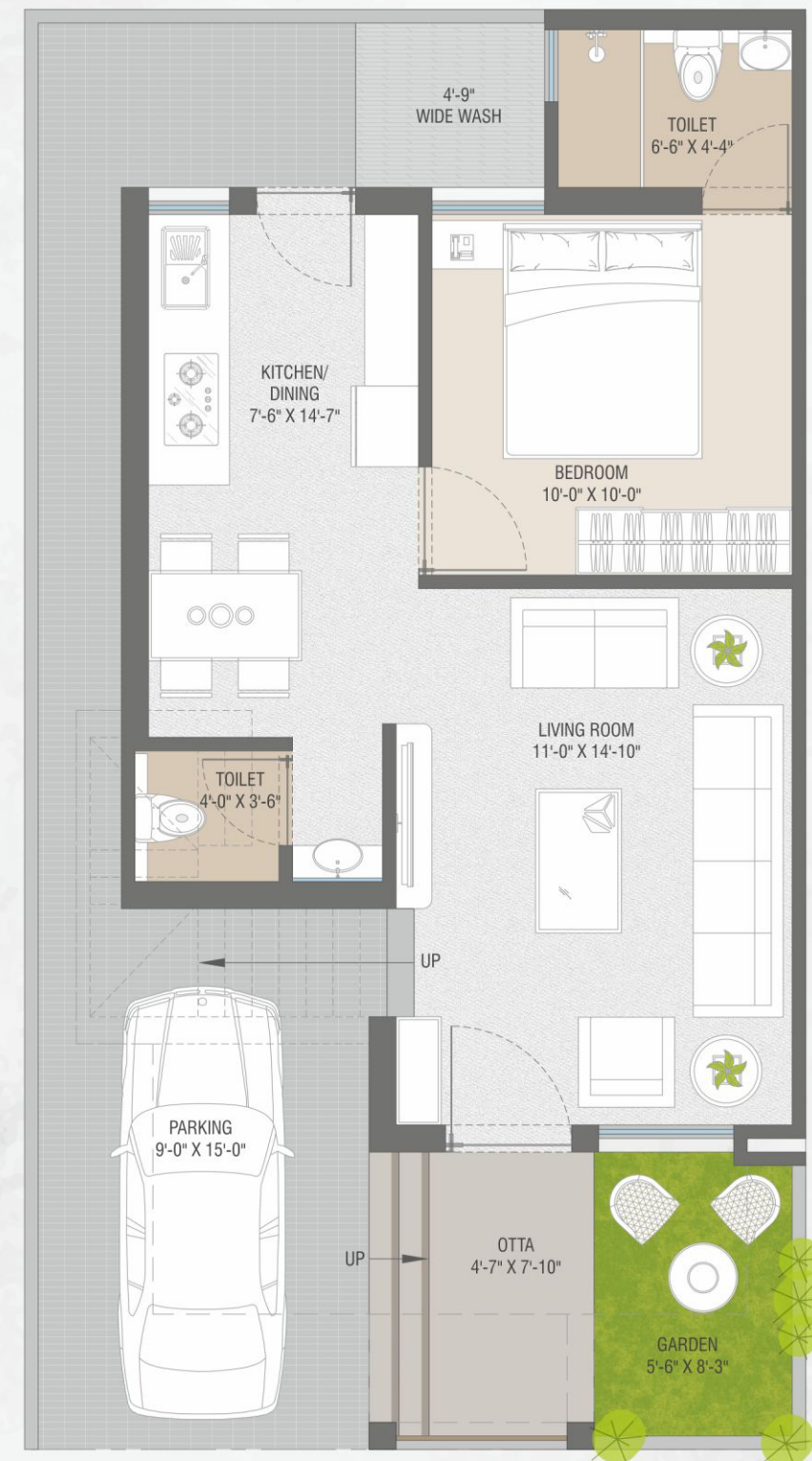
UNIT: 39 to 48



4.5 BHK TRIPLEX

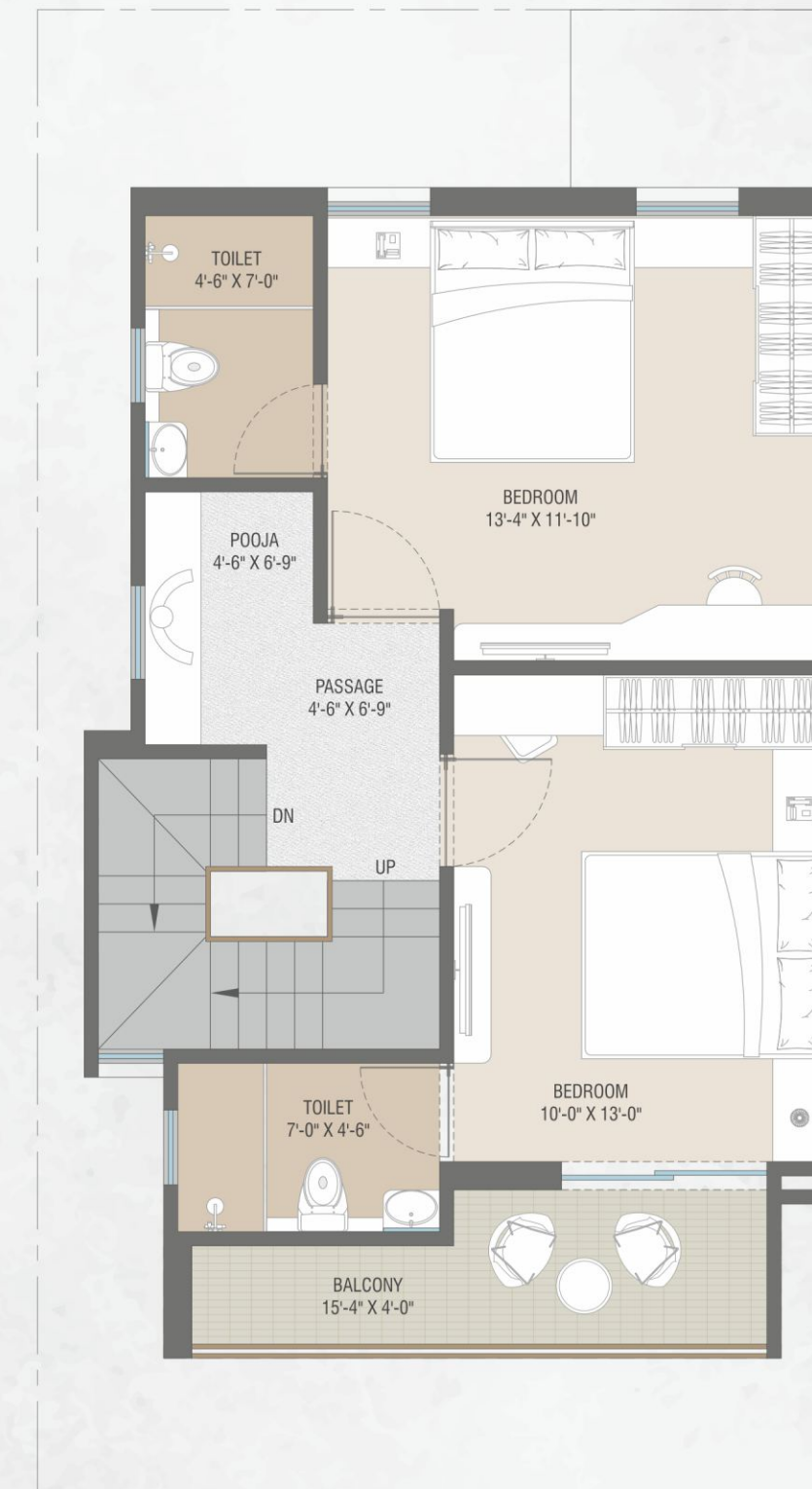
TOTAL BUILT UP AREA: 1700 SQ.FT

GROUND FLOOR PLAN



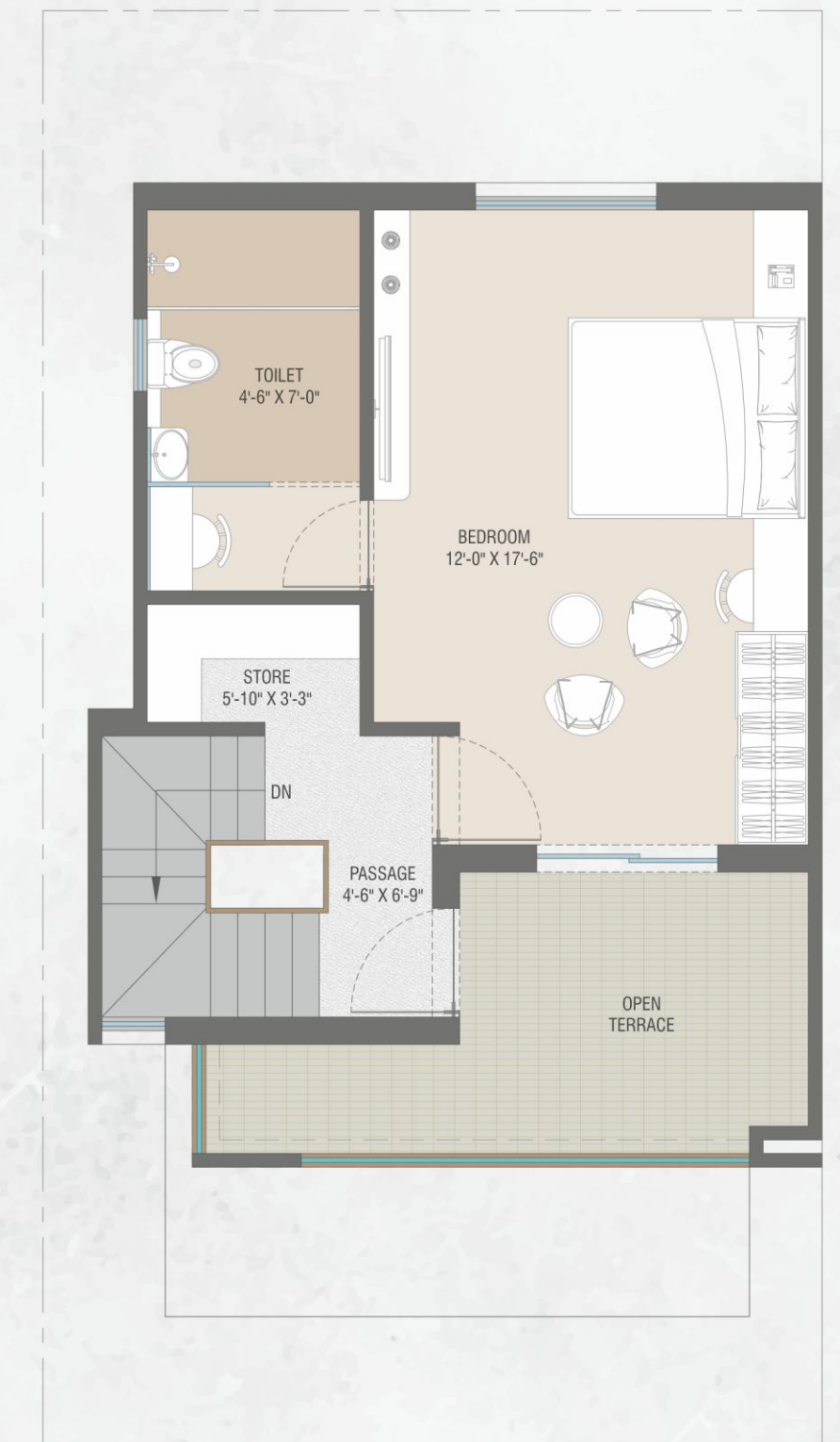
B.UP AREA = 650 SQ.FT.
CARPET AREA = 447 SQ.FT.

FIRST FLOOR PLAN



B.UP AREA = 592 SQ.FT.
CARPET AREA = 544 SQ.FT.

SECOND FLOOR PLAN

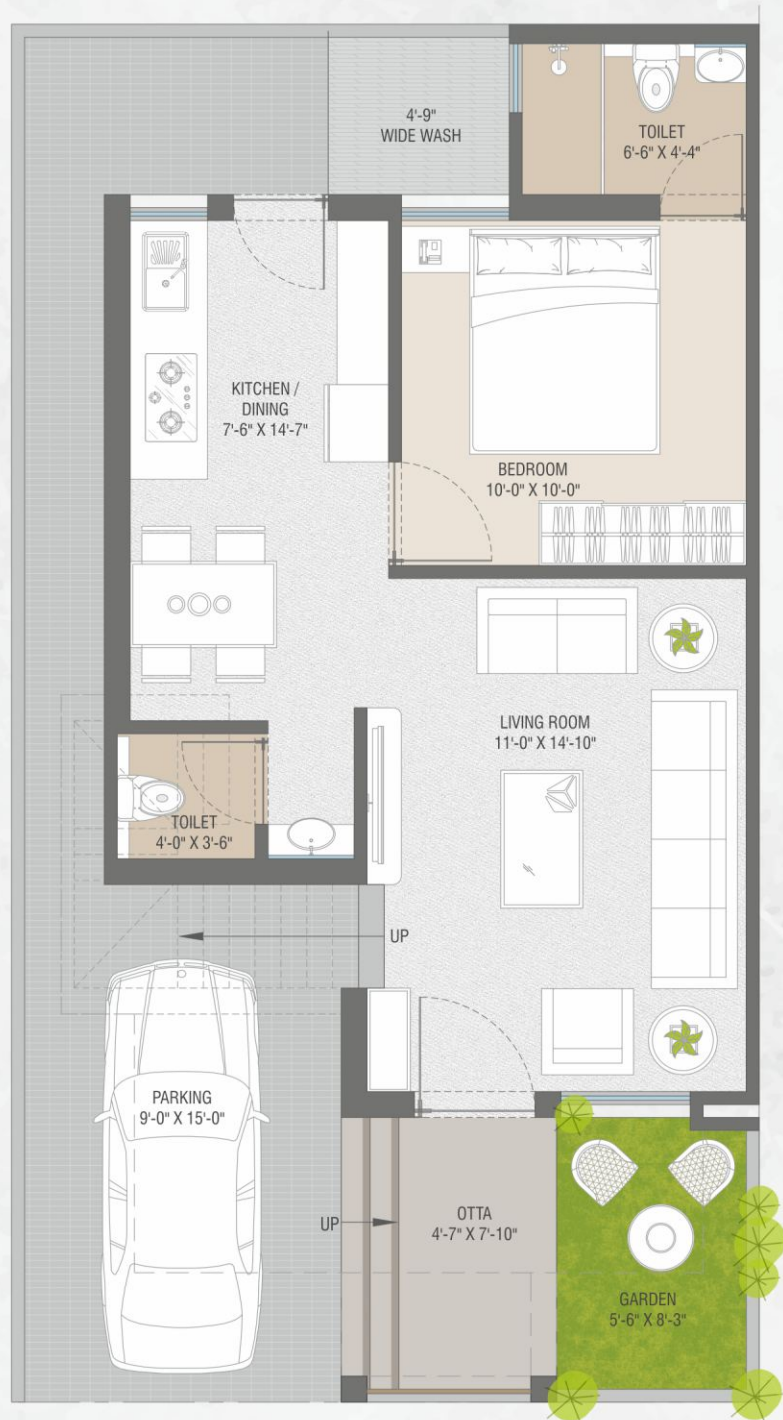


B.UP AREA = 434 SQ.FT.
CARPET AREA = 373 SQ.FT.

Type F

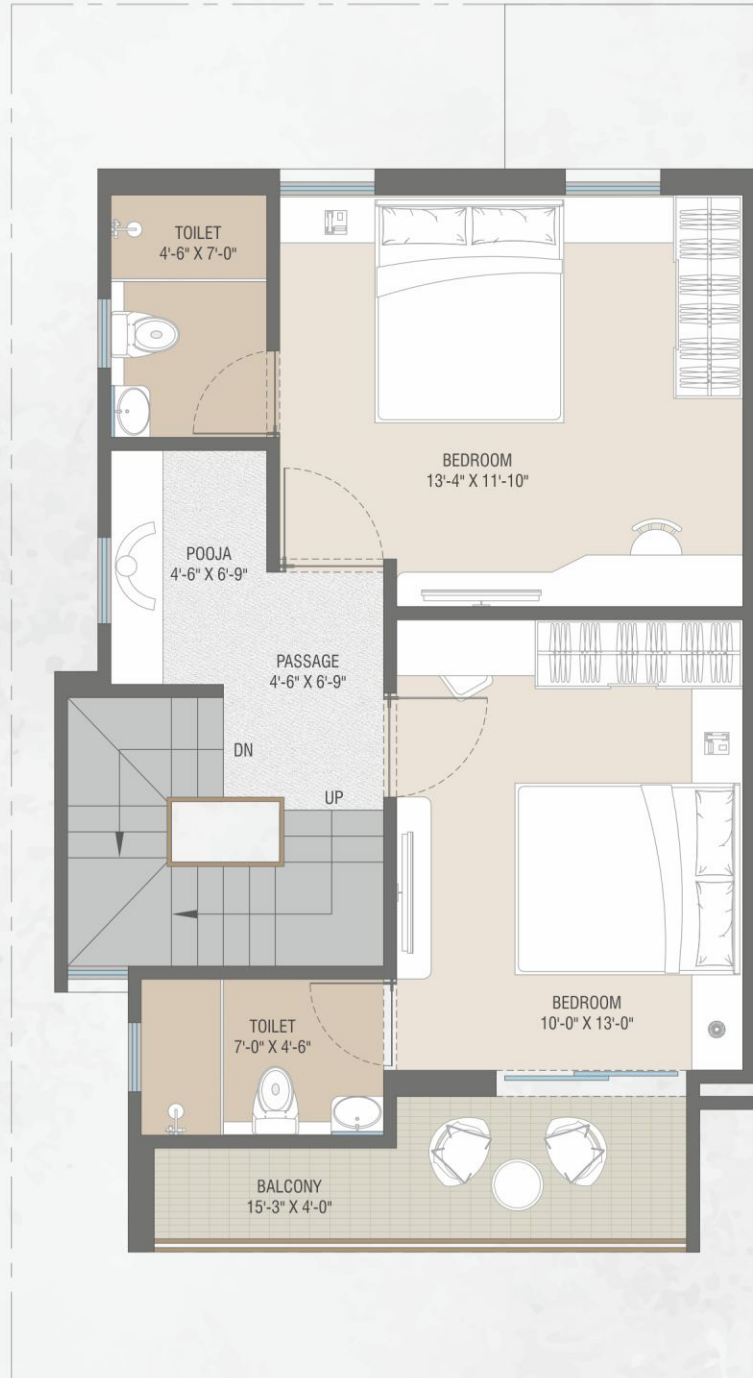
UNIT: 29 to 38
3 BHK DUPLEX
TOTAL BUILT UP AREA: 1335 SQ.FT

GROUND FLOOR PLAN



B.UP AREA = 650 SQ.FT.
CARPET AREA = 445 SQ.FT.

FIRST FLOOR PLAN

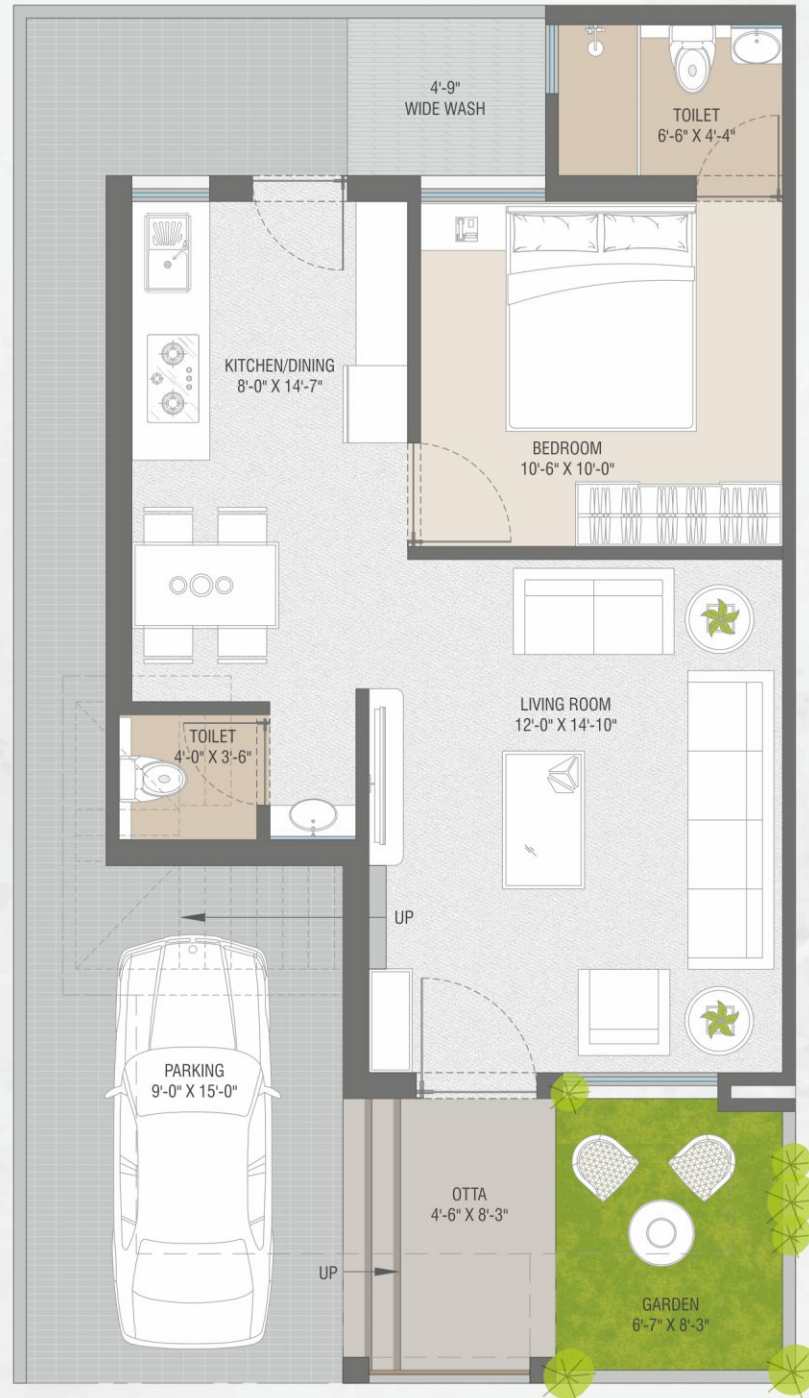


B.UP AREA = 592 SQ.FT.
CARPET AREA = 543 SQ.FT.

Type G

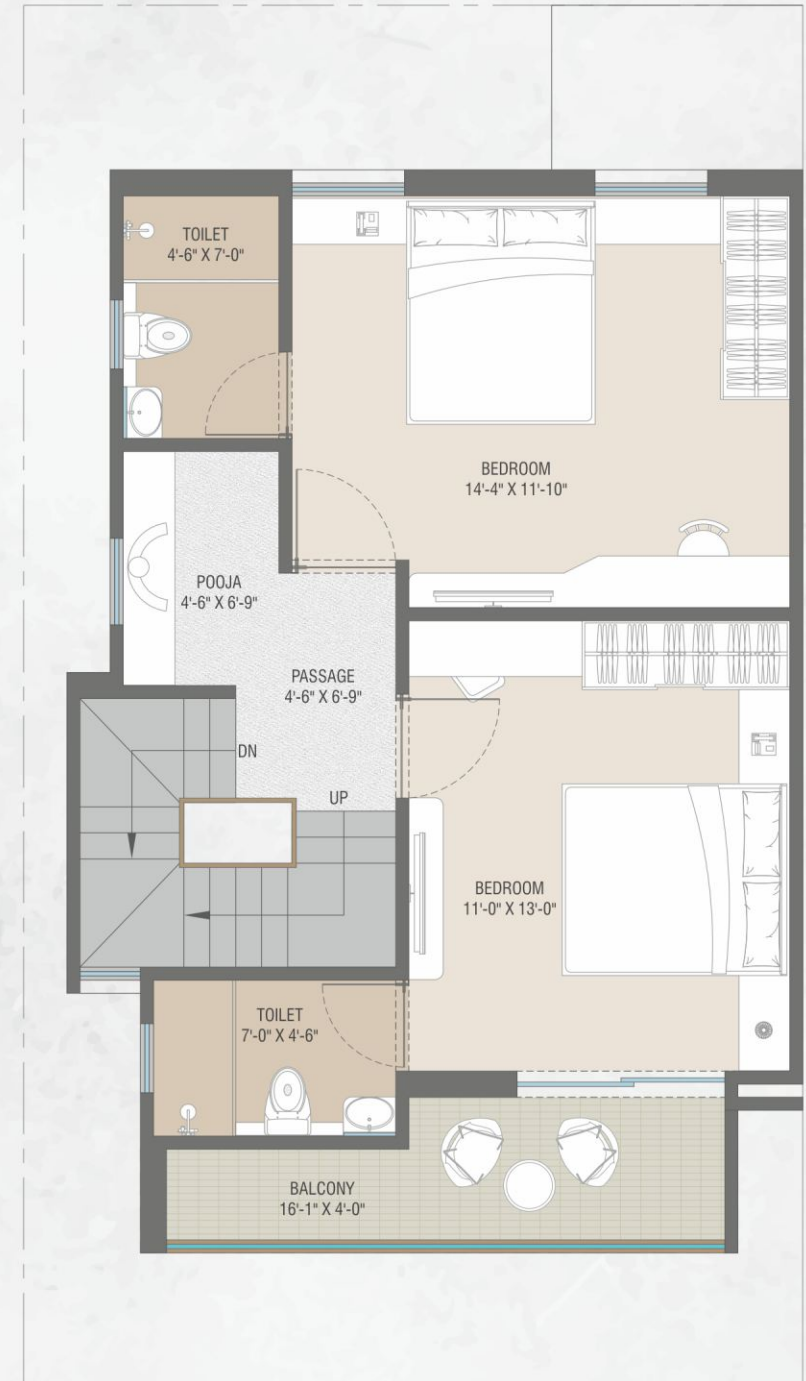
UNIT: 49 to 65
3 BHK DUPLEX
TOTAL BUILT UP AREA: 1400 SQ.FT

GROUND FLOOR PLAN



B.UP AREA = 680 SQ.FT.
CARPET AREA = 470 SQ.FT.

FIRST FLOOR PLAN



B.UP AREA = 622 SQ.FT.
CARPET AREA = 572 SQ.FT.



Value additions

- An inviting Entrance gate with security cabin
- Single entry campus with CCTV surveillance in common area.
- Trimix concrete internal paved road with streetlight.
- Underground cabling for Wire-Free campus.
- Underground & Overhead water tanks.
- Anti-termite treatment
- R.O. System for every unit
- Centralized water heating provision
- EV Charging point per Duplex & Triplex

Amenities

			
JOGGING TRACK	CLUB HOUSE	A/C GYMNASIUM	INDOOR GAMES
			
CHILDREN PLAY AREAS	LUSH GREEN GARDEN	MULTI PURPOSE HALL	SENIOR CITIZEN SITTING
			TEMPLE



Specification

STRUCTURE:

- ⦿ Earthquake resistant RCC frame structure designed by approved Structural Consultant.

FLOORING

- ⦿ Premium quality glazed vitrified tiles in all room.
- ⦿ Anti-skid flooring in Bath, Wash and Balcony.

WALL FINISH

- ⦿ Interior: Smooth finish plaster with 2 coat Putty and Primer.
- ⦿ Exterior: Double coat plaster with Weather Resistant Paint.

TERRACE

- ⦿ Elegant China Mosaic finish with water proofing treatment.

ELECTRIFICATION

- ⦿ Concealed standard quality ISI wiring with Modular Switches
- ⦿ TV point in Living Room and Master Bedroom.
- ⦿ A/c. point in living & all bedrooms.

KITCHEN

- ⦿ Premium quality granite platform with S.S. sink
- ⦿ Dado up to Lintel Level.

BATHROOMS

- ⦿ Designer Bathrooms with premium quality bath fittings and sanitary wares
- ⦿ Premium quality ceramic tiles dado up to Lintel Level.

DOORS

- ⦿ Main Door: High quality decorative door with veneer Finish and stone frame.
- ⦿ Internal Doors: Laminated flush door with Stone frame all other with Branded lock fittings.

WINDOWS

- ⦿ Stone Frame with anodized aluminium sliding windows, safety grills.