

Developer:  
**VAIBHAV INFRA**

Site:  
**"Shantam Nest"**  
Opp. Darshanam Crest,  
Beside Shree Amar Shraddha Society,  
Soma Talav - Tarsali Ring Road, Tarsali,  
Vadodara, Gujarat 390004

Mobile:  
**63 51 51 39 39**

Email:  
vaibhavinfravadodara@gmail.com

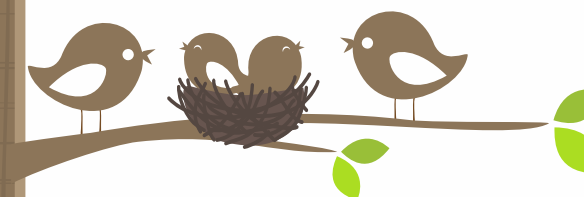
Architect:



Structure:  
**ASHOK SHAH  
& ASSOCIATES**



**4 & 4.5 BHK SERENE  
TRIPLEX VILLA**



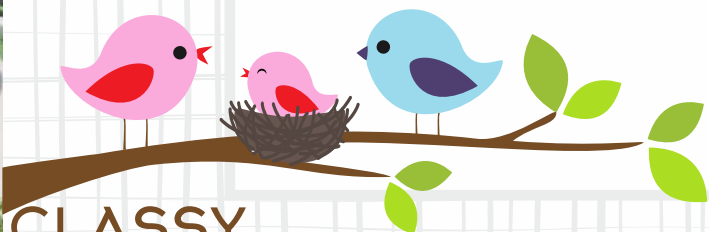
**YOUR SANCTUARY IN NATURE**





## ESCAPE TO TRANQUIL LUXURY

Nest Villas offer an unparalleled escape from the chaos of everyday life. Immerse yourself in the lap of luxury while surrounded by the soothing embrace of nature. Discover a haven where tranquility and opulence converge."



CLASSY  
MANSION  
GATEWAY  
ARCH





## UNWIND IN ELEGANCE

Indulge in a world of elegance and refinement at Nest Villas. Our meticulously designed spaces offer the perfect blend of sophistication and relaxation. Treat yourself to the ultimate luxury getaway."

  
39  
SERENE  
TRIPLEX  
VILLA



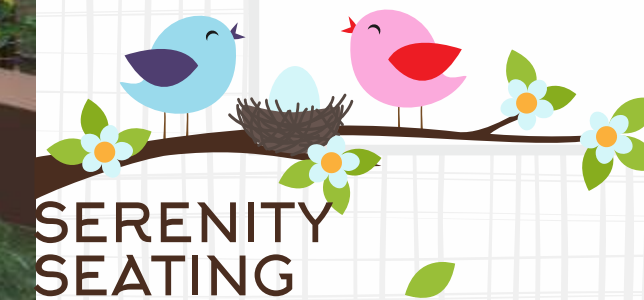






## DISCOVER SERENITY IN EVERY DETAIL

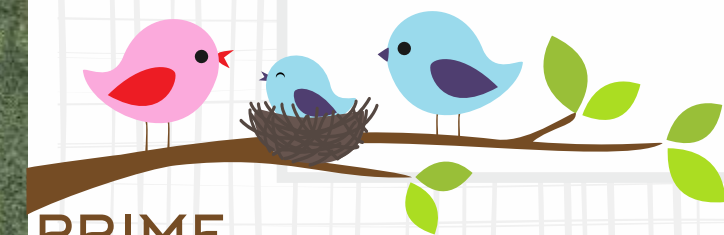
At Nest Villa, we believe that every detail matters. That's why our balconies are adorned with lush plants and thoughtfully placed lighting, creating an oasis of calm both day and night. It's a place where you can stargaze, listen to the soothing sounds of nature, and let the worries of the world melt away.







A STUNNING  
BIRD'S EYE  
GLIMPSE



PRIME  
LOCATION:  
NEST VILLA  
& NATURE



# LAYOUT PLAN

AREA TABLE

PLOT NO.	PLOT TYPE	PLOT AREA
01	A	1263
02	A	974
03	A	966
04	A	958
05	A	950
06	A	943
07	A	935
08	A	927
09	A	919
10	C	1480
11	A	1007
12 to 18	A	928
19	A	1230
20	B	1095
21 to 28	B	849
29	B	869
30	B	869
31 to 38	B	849
39	B	1134

AREA IN SQ.FT.

12.00 MTR. WIDE MAIN ROAD

7.50 MTR. WIDE INTERNAL ROAD

7.50 MTR. WIDE INTERNAL ROAD



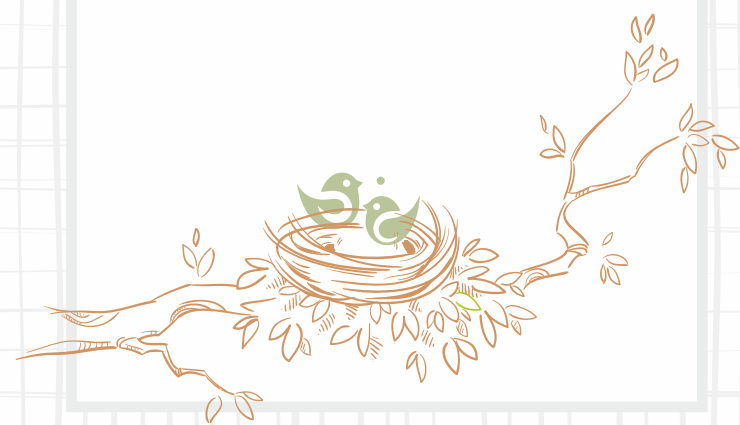


# TYPE A

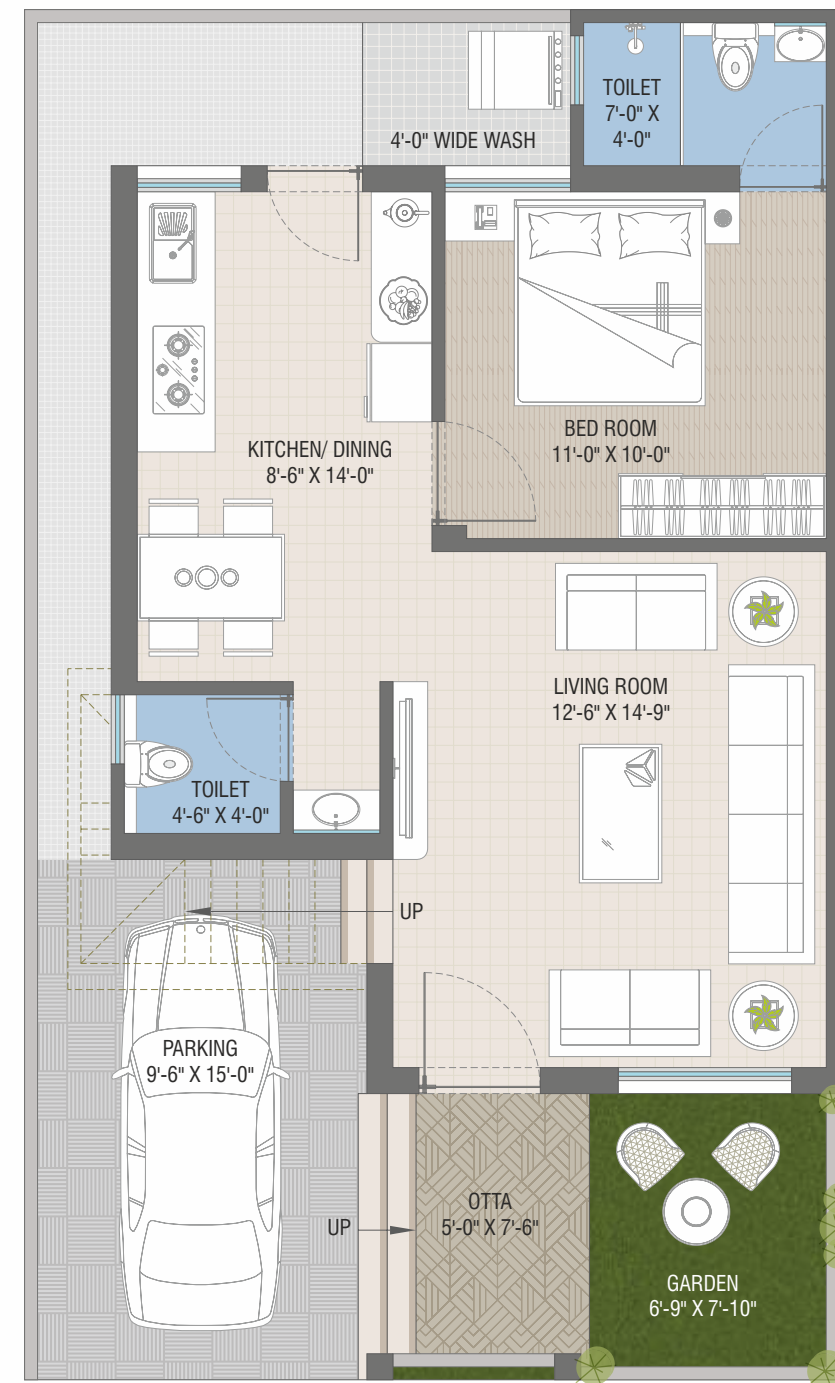
VILLA  
1 TO 9  
11 TO 19

MIN. PLOT AREA:  
928 & ABOVE

TOTAL B. UP AREA:  
1785 SQ.FT.

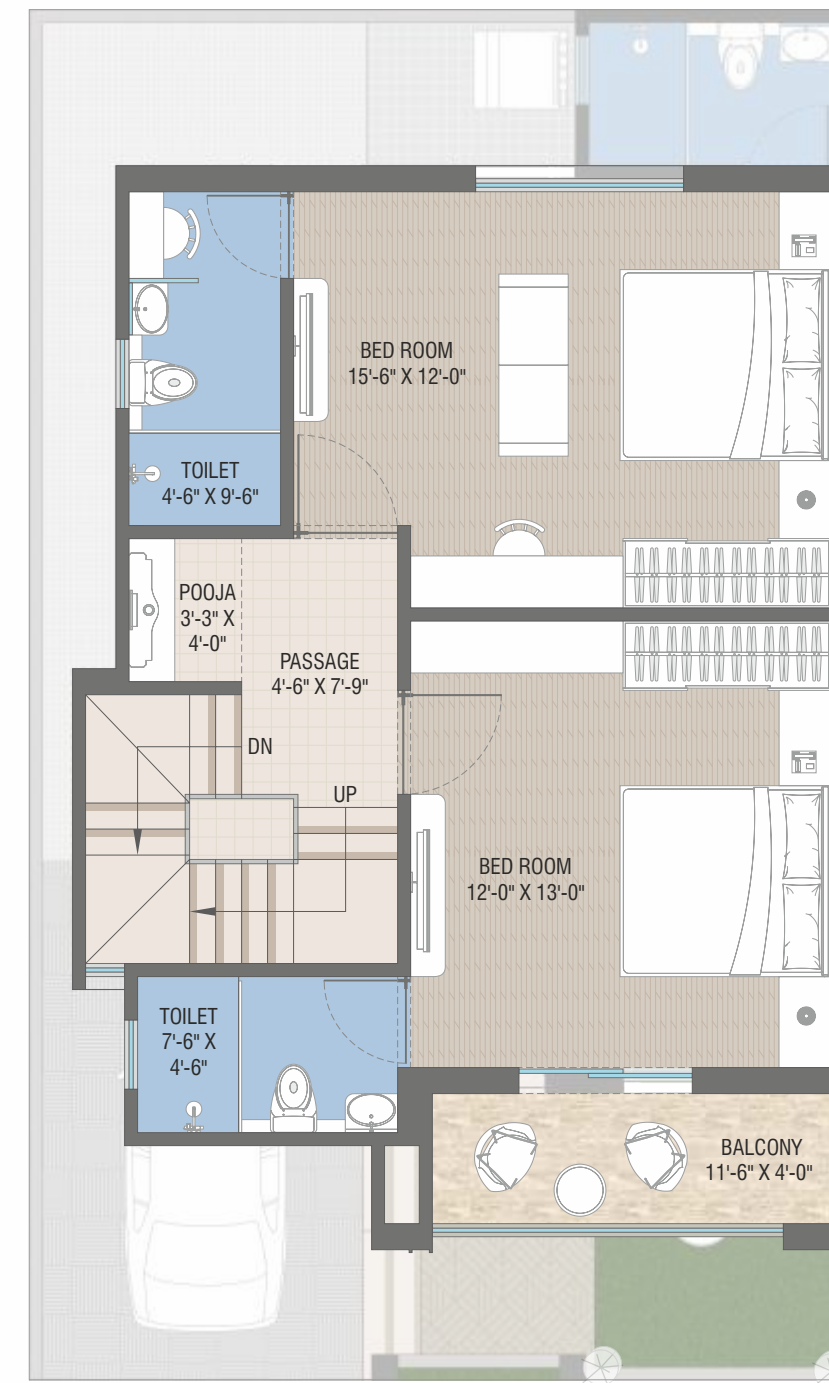


## GROUND FLOOR PLAN



B.UP AREA = 680.00 SQ.FT.

## FIRST FLOOR PLAN



B.UP AREA = 645.00 SQ.FT.

## SECOND FLOOR PLAN



B.UP AREA = 460.00 SQ.FT.



# TYPE B

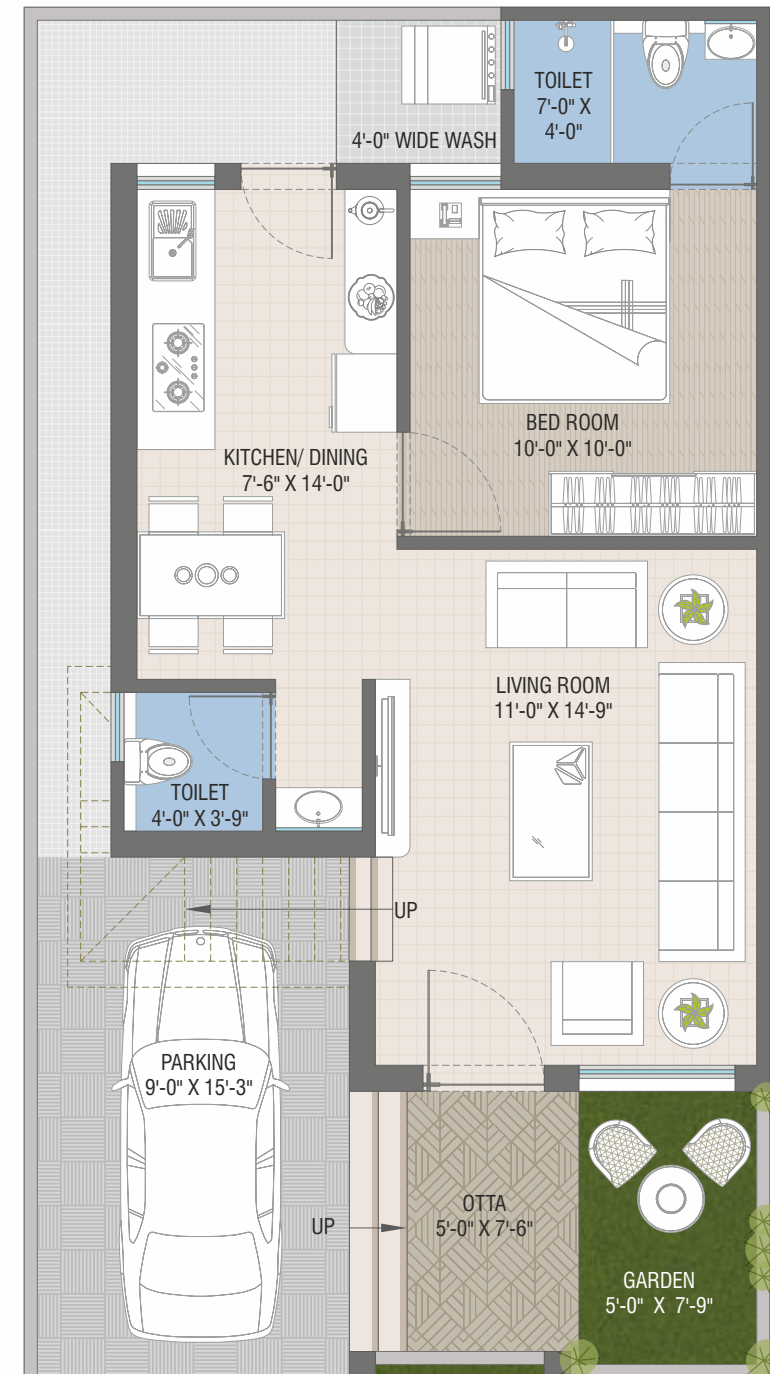
VILLA  
20 TO 39

MIN. PLOT AREA:  
849 & ABOVE

TOTAL B. UP AREA:  
1615 SQ.FT.

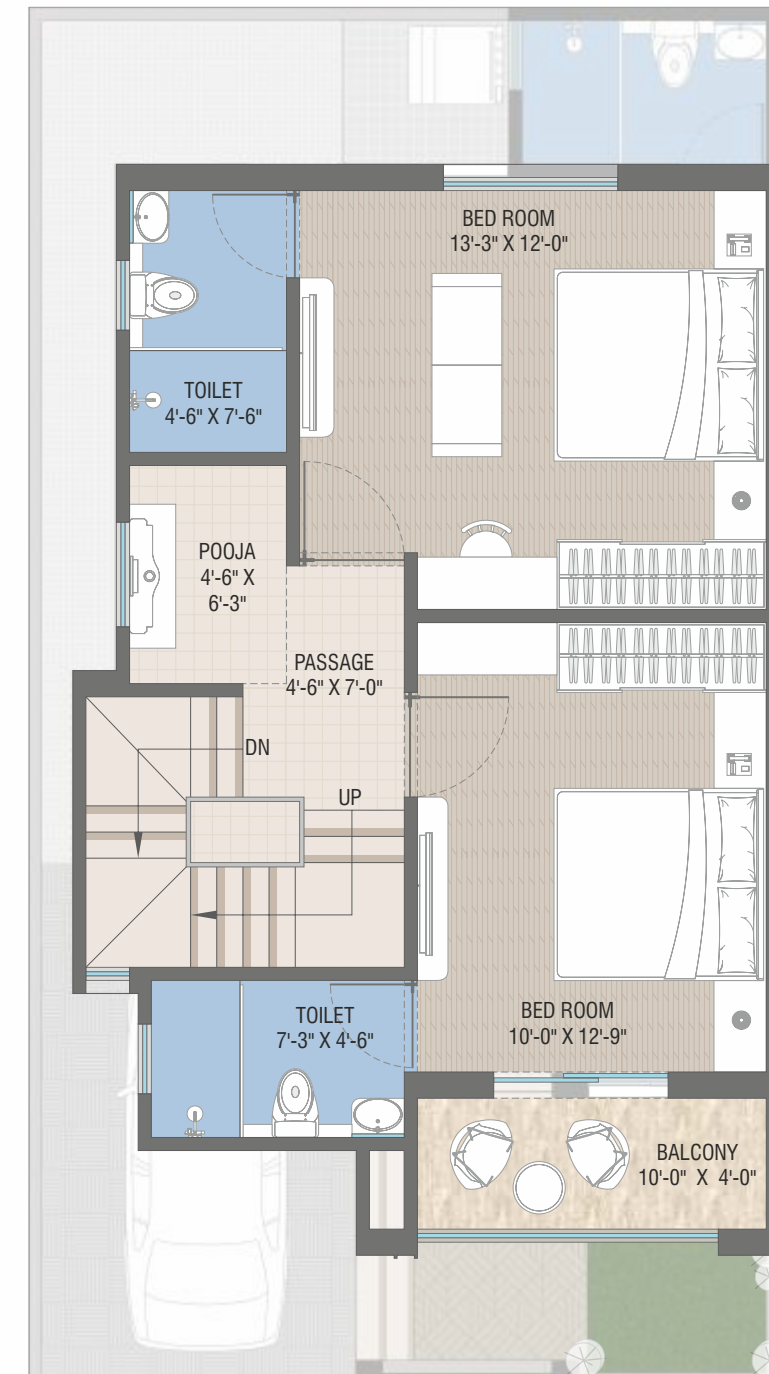


## GROUND FLOOR PLAN



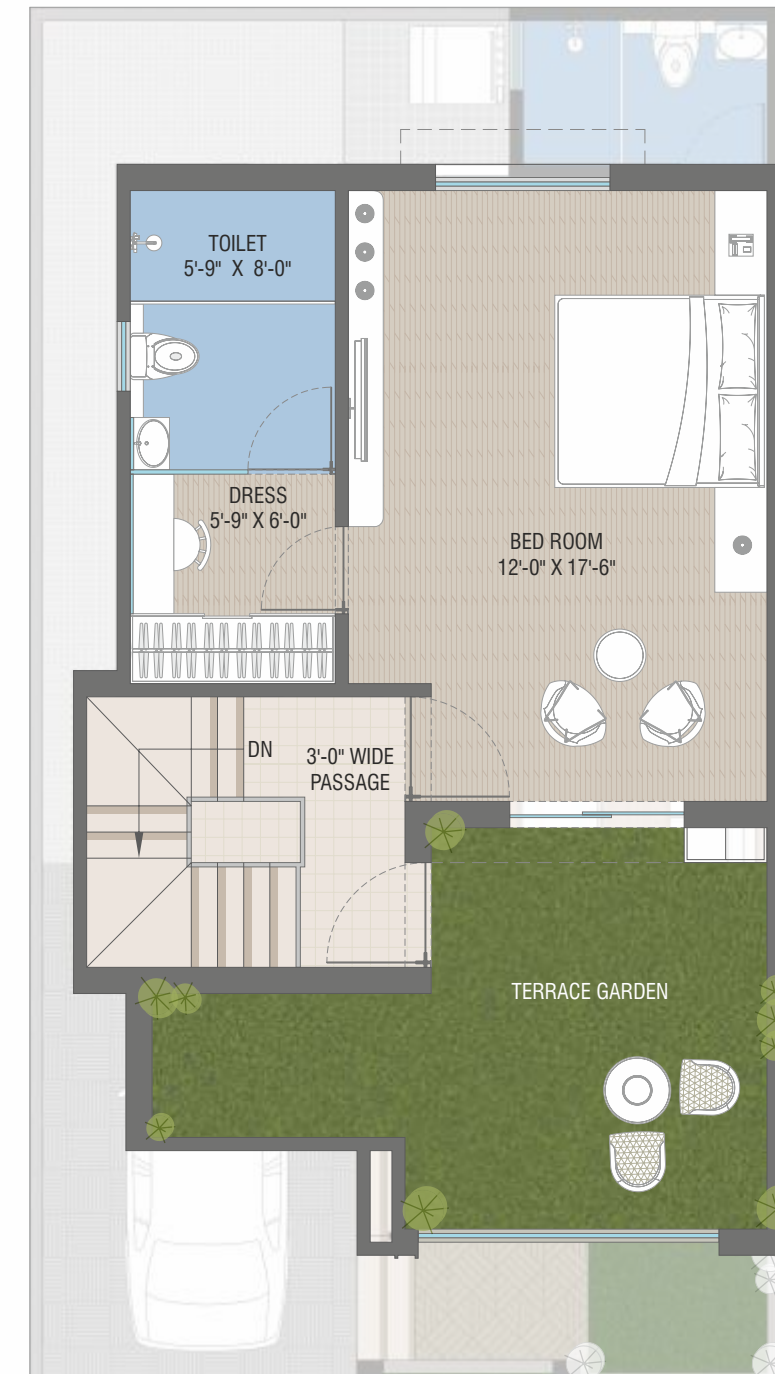
B.UP AREA = 616.00 SQ.FT.

## FIRST FLOOR PLAN



B.UP AREA = 582.00 SQ.FT.

## SECOND FLOOR PLAN





B.UP AREA = 415.00 SQ.FT.








# AMENITIES


- 


GYM ROOM
- 


JOGGING TRACK
- 


GAME ROOM
- 

SENIOR CITIZEN SITTING
- 

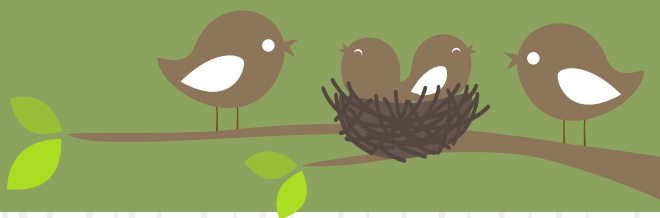
AC. MULTIPURPOSE HALL
- 

GAZEBO
- 

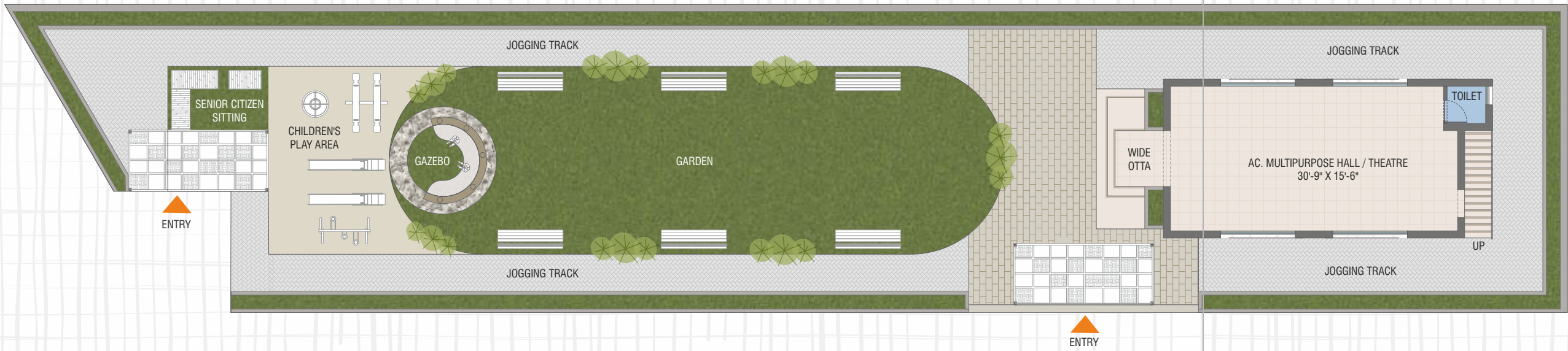
CHILDREN PLAY AREA
- 

LUSH GREEN GARDEN
- 

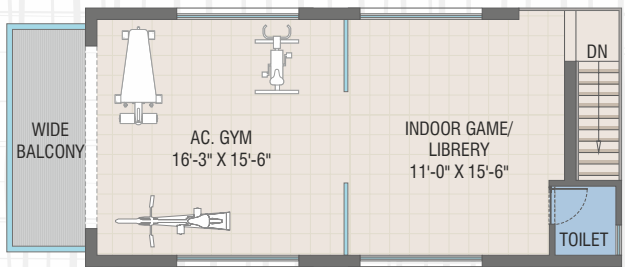
AC. MINI THEATRE



## GROUND FLOOR



## FIRST FLOOR





# 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 Bedrooms.
- 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.

# VALUE ADDITIONS

- An inviting Entrance gate with security cabin
- Double 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. to each unit.
- Centralized water heating provision

# KEYPLAN



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%

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