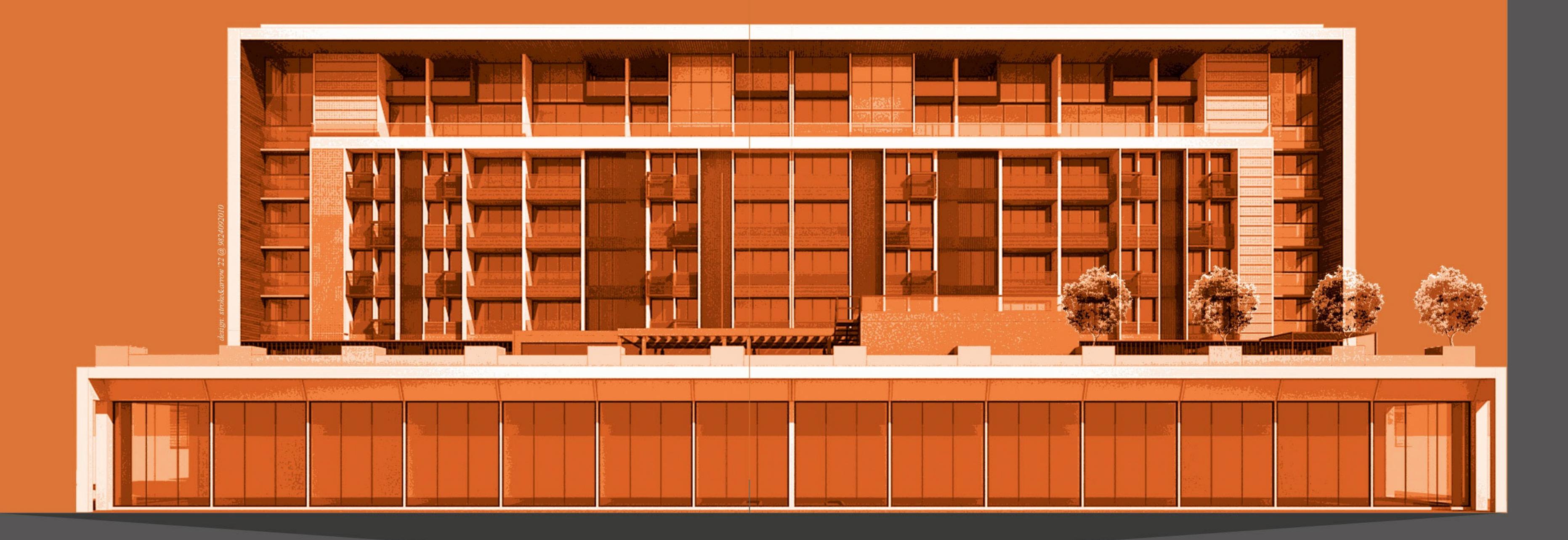
# Raamah SPECTRAA





OUTOF

22,77,000

= 0.002% OF THE CITY'S POPULATION

That's how privileged you will be That's how rare our homes are...



30

APARTMENTS

Immaculately planned, incredibly spacious

08

PENTHOUSES

Sinfully luxurious, stunningly scenic

15

SHOWROOMS

Central location, easy connectivity

01

SUPER PRIME LOCATION

Enviable Address, elite neighbourhood AN ARCHITECTURAL MARVEL

> Classic design, contemporary delights





EXCLUSIVE LIVING
EXTRAORDINARY LIFESTYLE
ENCHANTING EXPERIENCES



BECAUSE AN ADDRESS
ALWAYS SPEAKS
LOUDER THAN WORDS

Very few locations can boast of aristocracy like hub. She Alkapuri. One of the oldest and the most desirable never be address of the city, Alkapuri has been home to the crème de la crème of Vadodara. The quaint verdant lanes might make you forget that you are just a stone's throw away from the bustling commercial keepyon

hub. Shopping for your favourite designer brands will never be a hassle with close proximity to the biggest malls.

Situated close to the almost everywhere, it will always keep you at the centre, just where you like to be.

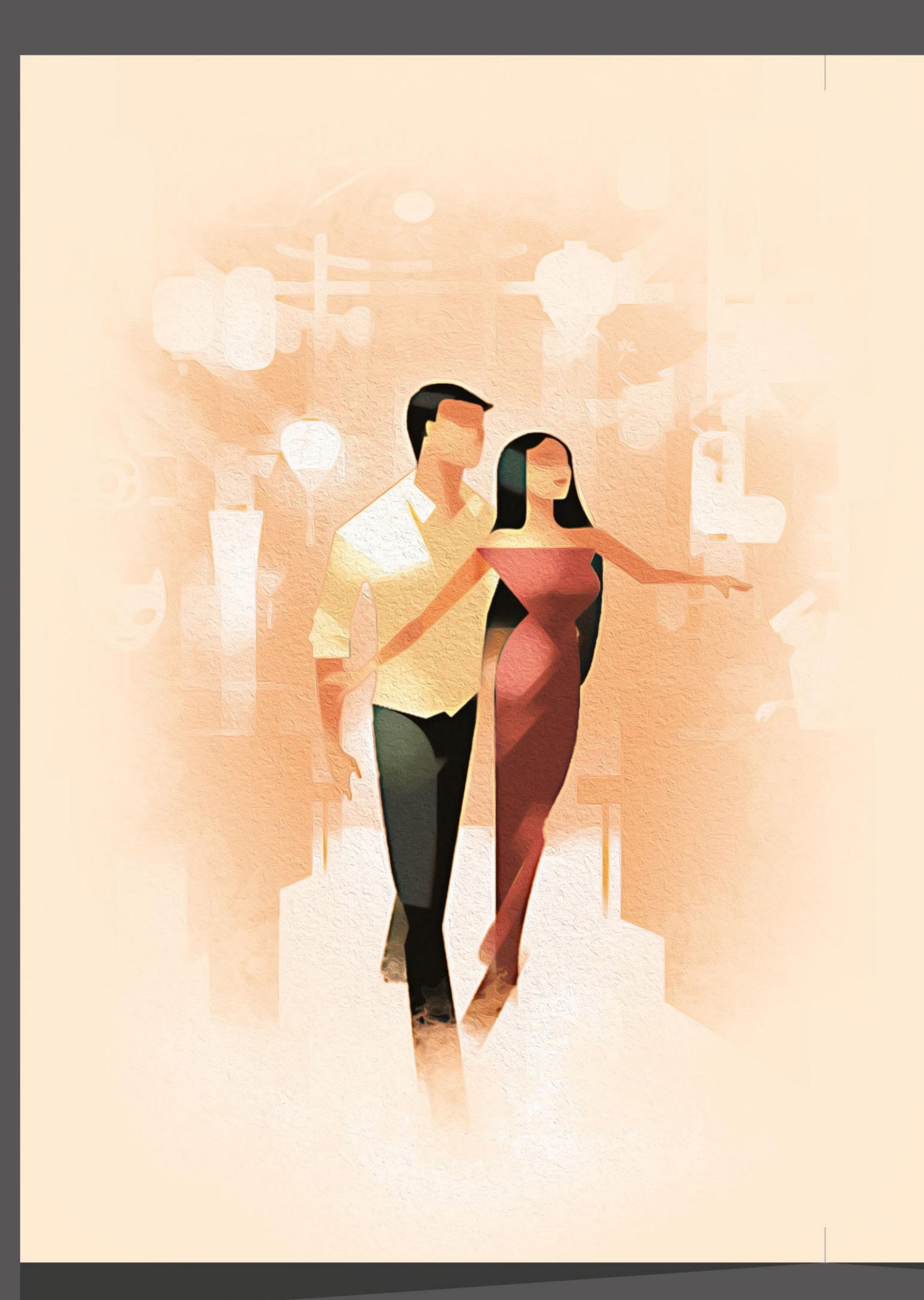


FONDOF FLAMBOYANT ARRIVALS?

YOU GOTIT!

At Raamah Spectraa, we've made sure your arrivals are as classy as they can get.

Cruise through the grand entryway with limited access into a beautiful driveway
that leads to the reception lounge. Green landscapes, splendid water bodies,
lush gardens all lined up to welcome you every time you return home.



# DOUBLE FLOORS FOR DOUBLE SUCCESS

At Raamah Spectraa, your business can go in only one direction, upwards. With an iconic location and grand façade, this commercial premises is exactly what your business deserves. The column-less floor plan of every retail unit accommodates a private elevator for heightened convenience. Simply furnish it to suit your requirements and you're ready to grow.

Striking elevation

2 level showrooms

Provision for lift in each unit

12 feet ceiling height

Expansive floor plan

Panoramic glass displays

Road-facing frontage

Easy access

Ample parking



2



# EXOTIC HOLIDAYS AT HOME?

## YES PLEASE!

What is privilege if not for elusive pleasures, carefully curated for you at your doorstep? Much like having exotic holidays right at home. Set across the ground and entire second floor, the ultra-premium lounge and recreation zone offers you all that you need for quality leisure.

#### THINGS TO DO

Revisit your favourite blockbuster

Revel in pool parties with your pals

Set up Sunday soirees with solitude

Catch the sunset while catching up with your friends

The choices are endless here...

# 





# Raamah SPECTRAA







### AMENITIES

#### MULTIPURPOSE HALL

The best things in life are better enjoyed together. Case in point, our multipurpose hall, the perfect venue for all your celebrations and events.

#### THEATER/LOUNGE/BAR

Whether it is watching the match in big screen or simply lounging with your peers over a drink, out theatre cum lounge is ideal for both.

#### TABLE TENNIS ROOM

Hustle, hit and never quit as you ping pong your way out of stress at our table tennis room.

#### BOARD / CARD GAME ROOM

And of you are more of a board games person, you can head straight to our games room for a round of cards of a game of pool.

#### GYM/YOGA/ZUMBA

Get your happy hormones going with your choice of fitness activity at our state-of-the-art gym cum yoga space.

#### STEPPED SITTING in KIDS PLAY AREA

We know you love to watch your kids run around free and play. And so, we've crafted the perfect vantage point for you.

#### PARTY LAWN

Feel like a party? Simply get your guest list ready and host it our beautiful party lawns.

#### SUNKEN SITTING

Sunken seats for a quiet evening with the latest best seller or maybe some chit chat with your friend.

#### SWIMMING POOL/KIDS POOL/ SHALLOW WATER SITTING

Be it long laps or splashy fun or simply sitting with your feet dipped in the water with a glass of your favourite drink, you can do it all at our swimming deck.

#### WATER BODY / FEATURE WALL

Stunning sights and sound of flowing water in magnificent water features set across for added aesthetics and a calming vibe.

#### SEMI-COVERED DECK

Enjoy a little sun or relax in the shade, our semi-covered decks offer a great setting to do either.



# 38 APARTMENTS, ONE OF A KIND

#### For 'Me-Times' that remain so

Smart planning that ensures that you won't have to greet your neighbours every time you step out into your terrace and open decks. 100% privacy at all times.

#### For serene views that are eternal

The idyllic lanes and green environs of Vishwas colony, that surround your homes, will treat you to scenic vistas for life.

## A corner office at home? You'll have space for it.

Work from home is the new normal. And with our 4 bed residences you can easily convert one into a plush office that's both stylish and comfortable.

#### Classy interiors, a reflection of you

Living spaces set in a seamless layout that flow into each other to create a sense of space and opulence. Simply add your personal touch to make it as unique as you.

## Nature is the ultimate luxury and you'll have plenty of it

The open architecture fosters an interesting interplay of open and built spaces to bathe your homes in natural light and fresh breeze all through the day.



#### TYPICAL FLOOR LAYOUT IN



#### TYPICAL UNIT (01)



01	FOYER	7'-0" X 6'-0"
02	LIVING ROOM	12'-0" X 18'-0"
2A	BALCONY	12'-0" X 4'-0"
03	DINING	9'-0" X 12'-7.5"
04	KITCHEN	9'-0" X 10'-0"
4A	WASH / UTILITY	9'-0" X 5'-0"
4B	STORE	4'-7.5" X 5'-7.5"
05	POWDER TOILET	4'-6" X 6'-0"

06	BEDROOM	11'-0" X 10'-0"
07	BEDROOM	12'-0" X 14'-0"
7A	TOILET	5'-6" X 10'-0"
08	BEDROOM	12'-0" X 14'-0"
8A	TOILET	5'-6" X 10'-0"
09	BEDROOM	11'-0" X 14'-0"
9A	TOILET	4'-6" X 12'-0"

# 3'-75" WIDE PASSAGE 03 07 7A 05 2A

#### TYPICAL UNIT (02)



01	FOYER	7'-0" X 6'-0"
02	LIVING ROOM	12'-0" X 18'-0"
2A	MANDIR	4'-7.5" X 6'-0"
2B	BALCONY	12'-0" X 4'-0"
03	DINING	9'-0" X 14'-7.5"
04	KITCHEN	9'-0" X 10'-0"
4A	WASH / UTILITY	9'-0" X 5'-0"
4B	STORE	4'-6" X 4'-0"

05	POWDER TOILET	4'-6" X 6'-0"
06	BEDROOM	11'-0" X 10'-0"
07	BEDROOM	12'-0" X 14'-0"
7A	TOILET	5'-6" X 10'-0"
08	BEDROOM	12'-0" X 14'-0"
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09	BEDROOM	11'-0" X 14'-0"
9A	TOILET	4'-6" X 11'-7.5"



# EXTRA FOR THE EXTRAORDINARY



# 8 PENTHOUSES, A CUT ABOVE

Our penthouses are few in number but abundant in indulgences. Apart from an extra bedroom option and all of the above features, they enjoy some privileges that are truly limited edition.

#### Binge watching marathons with family, sorted

A dedicated, private entertainment space where you can snuggle up together with your loved ones, for movie nights or maybe some karaoke evenings.

#### A stroll in the gardens, high up in the sky

Our signature penthouses come with sprawling covered terrace gardens attached to your entertainment space and your bed rooms. Go ahead, create your own green oasis.

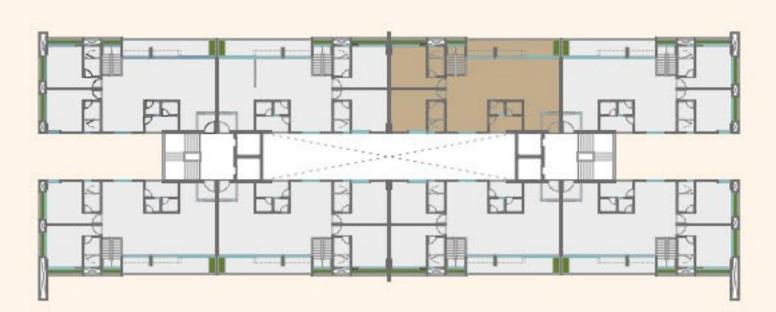
#### Arguably nothing soothes like a dip in the pool

More so if it's your private splash pool set in the privacy of your penthouse.





#### 4 BHKPENTHOUSE (LOWER)



01	FOYER	6'-0" X 6'-0"
02	LIVING ROOM	12'-0" X 18'-0"
2A	D. H. COVERED TERRACE	30'-9" X 5'-7.5"
03	MANDIR	5'-7.5" X 6'-0"
04	FAMILY / DINING	18'-9.5" X 14'-0"
05	POWDER TOILET	5'-0" X 4'-4.5"
06	KITCHEN	14'-0" X 10'-4.5"

6A	WASH / UTILITY	10'-11" X 4'-10.5"
6B	STORE	5'-6.5" X 4'-4.5"
07	BEDROOM	12'-0" X 14'-0"
7A	TOILET	5'-6" X 10'-0"
08	BEDROOM	12'-0" X 14'-0"
8A	TOILET	5'-6" X 10'-0"

#### 4 BHKPENTHOUSE (UPPER)



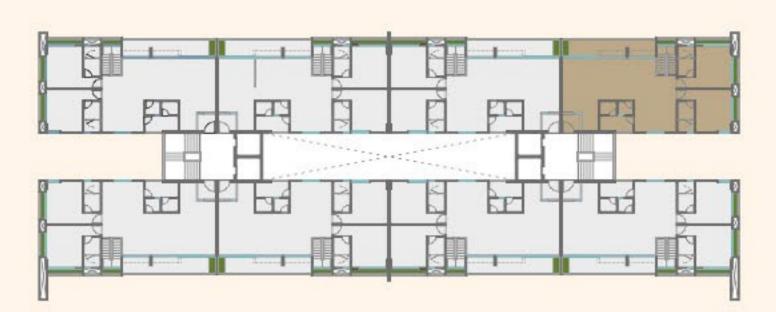
01	SPILL OVER	6'-6" X 8'-0"
02	BEDROOM	17'-10.5" X 18'-0"
2A	DRESS/TOILET	6'-6" X 10'-4.5"
03	COVERED TERRACE	11'-10.5" X 10'-0"
3A	SPLASH POOL	6'-0" X 6'-0"

3B	DECK	6'-0" X 4'-0"
04	ENTERTAINMENT ROOM	18'-5" X 15'-0"
4A	COVERED TERRACE	18'-5" X 9'-0"
05	BEDROOM	12'-0" X 17'-1.5"
5A	DRESS/TOILET	12'-0" X 6'-6"





#### 5 BHKPENTHOUSE (LOWER)

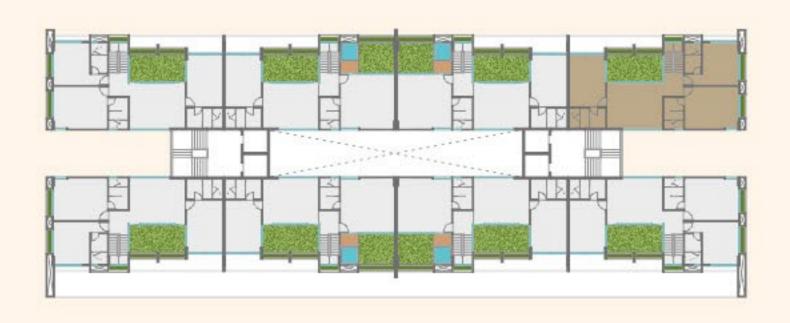


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06	KITCHEN	14'-0" X 10'-4.5"

6A	WASH / UTILITY	10'-11" X 4'-10.5"
6B	STORE	5'-6.5" X 4'-4.5"
07	BEDROOM	12'-0" X 14'-0"
7A	TOILET	5'-6" X 10'-0"
80	BEDROOM	12'-0" X 14'-0"
8A	TOILET	5'-6" X 10'-0"

# 

#### 5 BHKPENTHOUSE (UPPER)



01	SPILL OVER	6'-6" X 8'-0"
02	ENTERTAINMENT ROOM	18'-5" X 15'-0"
2A	COVERED TERRACE	18'-5" X 9'-0"
03	BEDROOM	12'-0" X 17'-1.5"
3A	DRESS/TOILET	12'-0" X 6'-6"

04	BEDROOM	12'-0" X 14'-0"
04	DRESS/TOILET	5'-6" X 10'-0"
05	BEDROOM	17'-10.5" X 14'-0"
5A	DRESS/TOILET	6'-6" X 10'-4.5"



# Raamah SPECTRAA



#### LOWER BASEMENT



#### UPPER BASEMENT



#### SPECIFICATIONS

#### STRUCTURE

Earthquake Resistant RCC Frame Structure. High Quality Brick Masonry with Plaster (Except Ceiling).

#### FLOOR

Double Charged 800 \* 800 mm / 600 \* 1200 / 800 \* 1200 Vitrified Tiles.

#### TOILETS

Designer Ceramic Tiles in All Bathrooms up to Lintel Level. Natural / Artificial Premium Stone Counter for Basins.

#### KITCHEN

Natural/Artificial Premium Stone Platform with Quartz / S.S Sink. Designer Ceramic Tiles DADO Above Kitchen Platform up to 4ft.

#### SANITARY & FIXTURES

Kohler / Roca / Grohe / Hansgrohe or Equivalent Make CP Fittings & Sanitary ware.

#### AIRCONDITIONING

Copper Piping done from Indoor unit to Outdoor units for each AC points.

#### DOORS&WINDOWS

Main Door: High Quality Wooden Frame Door with Veneer Panelling.

Internal Doors: Stone Frame with Veneer/ Laminated

Flush Doors. High Quality Powder Coated Heavy
Aluminum Section or UPVC window.

#### FINISH

Walls.

Internal Mala Plaster with Putty/Primer Finish.

Exterior Paints with Texture Finish on Exterior

As per Architecture Selection.

#### ELECTRIFICATION

Electrification Concealed ISI mark copper wiring with suitable MCBs, modular switches and provision for telephone, TV cable, Internet etc.

ELCB and individual 3 Phase meter will be provided for each flat.

#### PLUMBING

Concealed internal hot & cold plumbing system





RAAMAH Group began its foray into real estate and infrastructure development in early 2004 with the aim of participating in the creation of urban for a developing India. RAAMAH Group specializes in real estate development. RAAMAH with its group companies creates spaces in terms of Luxurious Flats, Infrastructure Ready Residential Plots, Commercial complex, Bungalows/Duplexes, Farm Houses for healthy living, focusing on quality & true value offering to customers.

RAAMAH GROUP is one of fastest growing infrastructure development company and develops residential and commercial projects in the state of Gujarat. It is fully integrated and geared to design, build and operate within the required time frame with comprehensive solution as a single point provider. It aims to deliver world class construction services. It Continuing our legacy of innovation and achieve new opportunity with every endeavor. Group's current projects are at around Vadodara.

#### ONGOING PROJECTS

#### Raamah 5 BHK APARTMENTS THREE 60



@ New Alkapuri



@ Manjalpur





RAAMA PALACIO-I

PAAMA PV9

@ New Alkapuri





@ Ampad



@ Sama - Savli Road







@ Manjalpur

RAAMA ←ESQUIRE→



@ Gotri

#### COMPLETED PROJECTS



@ Sama - Savli Road





@ Gotri - Sevasi Main Rd





@ Gotri



@ Sunpharma Road



@ Gotri - Sevasi Main Rd





@ Sama - Savli Road



@ Gotri





@ Sevasi

#### Developer

uneven

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Structural Consultant A.A.Desai

MEPT consultant Jhaveri associates



Notes: • The developers reserve their rights to make any additions, alterations and amendments as may be necessitated from time to time at their discretion. • Maintenance Deposit, Document Charges and Municipal Charges to be paid extra. • Any other state or central taxes shall have to be paid extra as and when applicable. • Any external changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. • Possession will be given after one month of settlement of all dues. • The developers shall not be responsible in case of delay in water supply, light connection, drainage work by any authority. • This brochure does not form a part of a agreement or any legal document, it is for information purpose only.