

Developer:
Sudhapati Developers Pvt. Ltd.



Aarya Elenzaa
30 Meter, Nr. HCG Cancer Hospital, Sun Pharma Rd,
Opp. Satsang Party Plot, Atladara,
Vadodara, Gujarat 390012



Mo: +91 90992 66778, 90992 66775



sudhapatidevelopers@gmail.com



www.aaryagroupvadodara.com

Architect:

A²SQUARE
ARCHITECTURE & INTERIORS

Structure Consultant:

ZARNA
ASSOCIATES



**AARYA
ELENZAA**

3 & 4 BHK LIFESTYLE APARTMENTS & SHOPS

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A LIFE THAT'S EXTRAORDINARY

An exquisite campus, magnificent homes, a luxurious lifestyle, an elite community, lush green surroundings and an emerging locality... Aarya Elenzaa has it all and more. Truly a dream home that promises a life that is blissful for you and your family.

Welcome to Aarya Elenzaa, 3 & 4 BHK Lifestyle Apartments & Shops set in amidst tranquil environs in the bustling residential area of Sun Pharma Road. Experience premium living with spacious residences, exclusive leisure and enchanting nature within the confines of your own campus.





BASEMENT PLAN



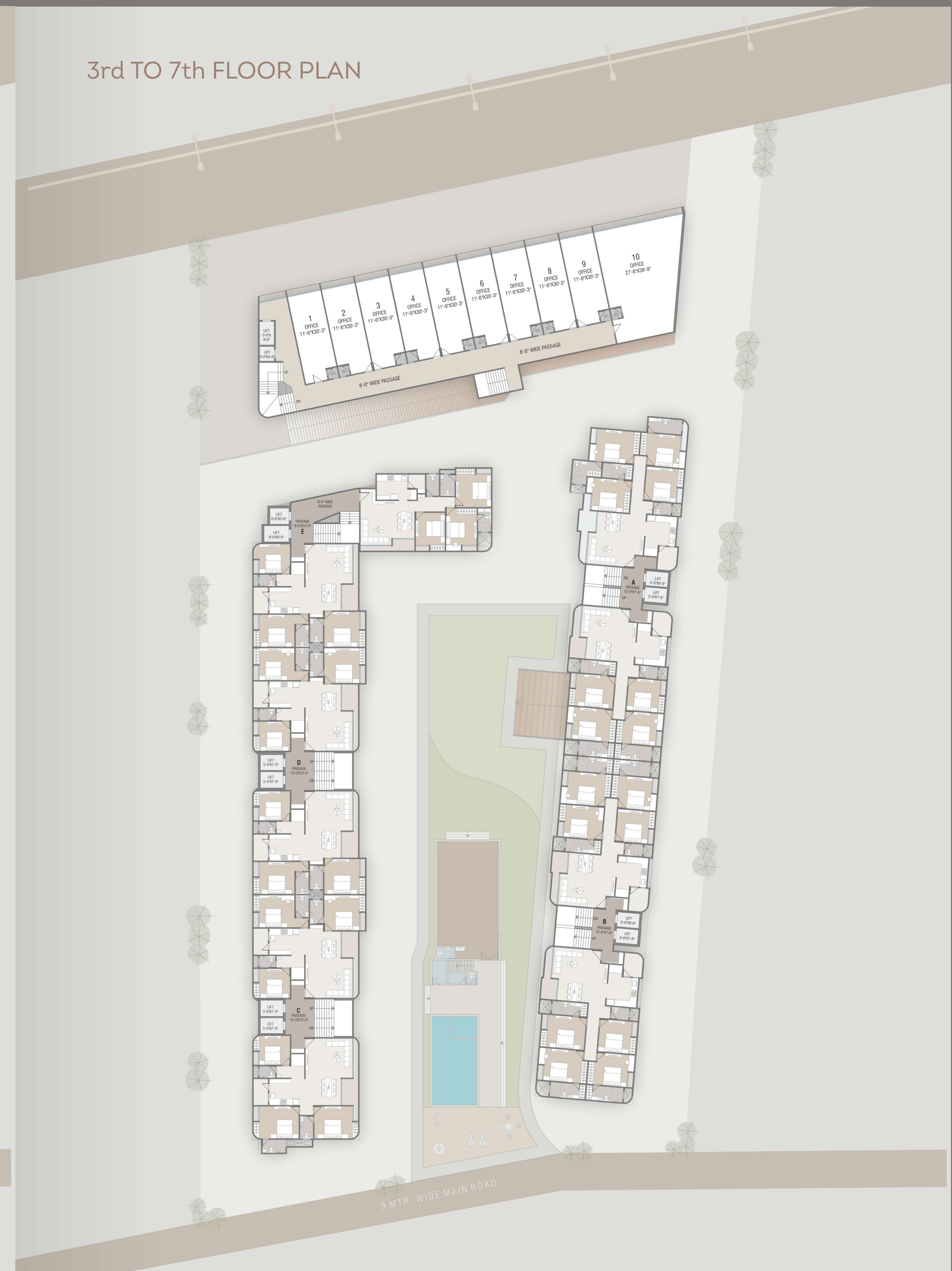
GROUND FLOOR PLAN



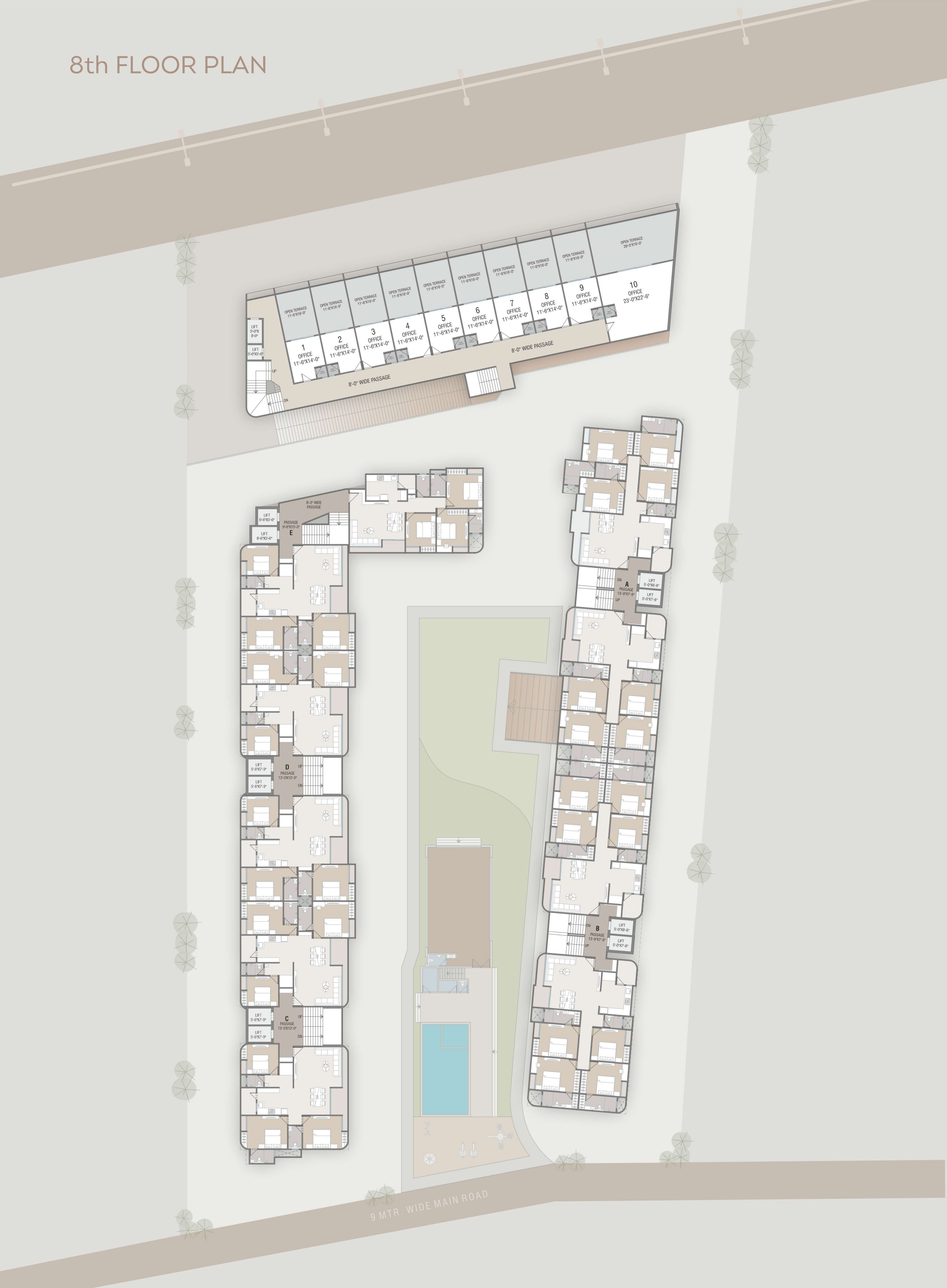
1ST & 2ND FLOOR PLAN



3rd TO 7th FLOOR PLAN



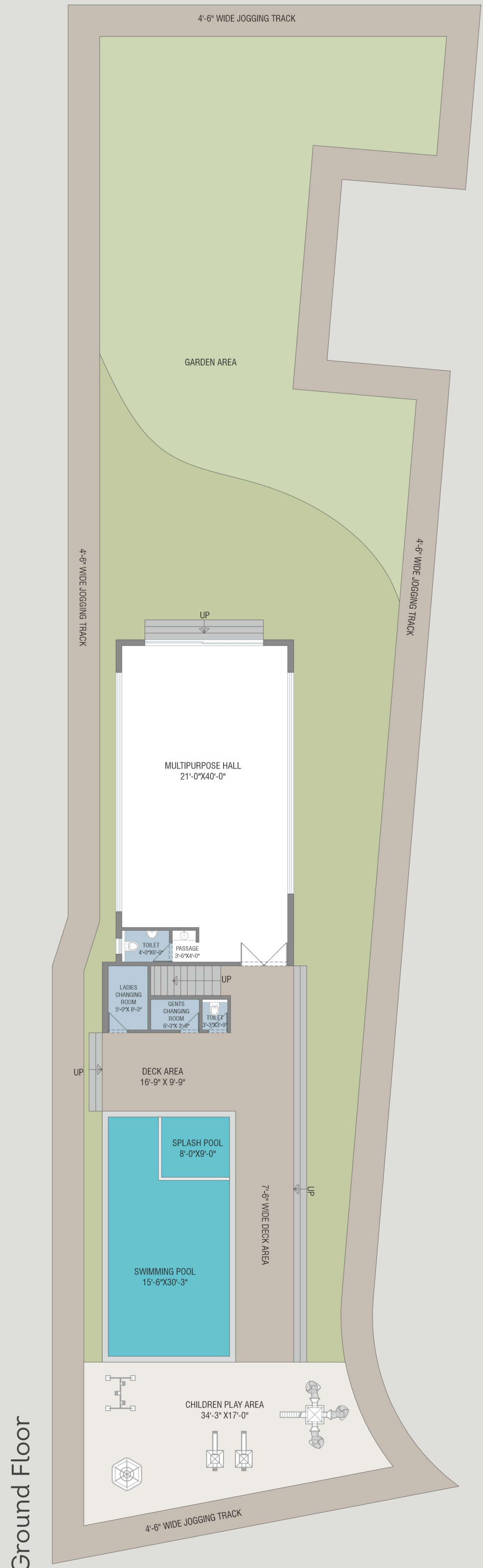
8th FLOOR PLAN



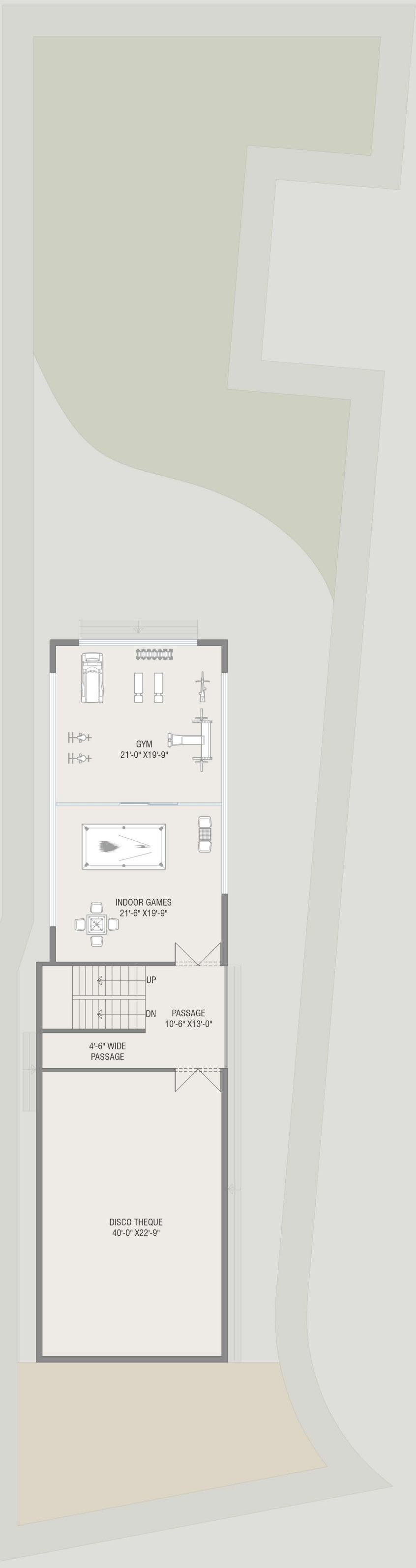
9th TO 14th PLAN



CLUBHOUSE PLAN



Ground Floor



First Floor

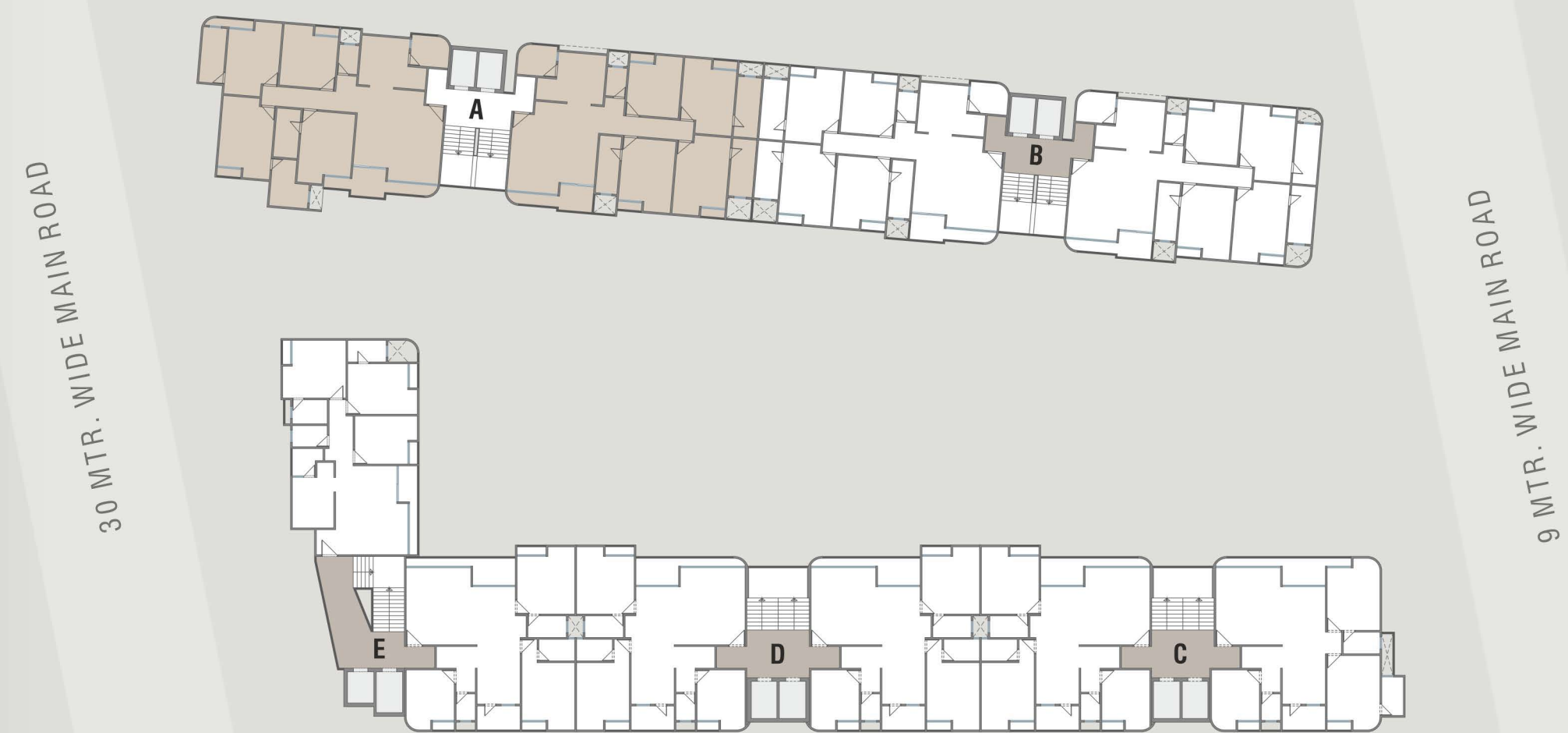


CLUBHOUSE AMENITIES

- Landscaped Garden
- Multi-purpose Hall
- Swimming Pool with Deck & Seating
- Jogging Track
- Designer Reception & Lounge
- Children's Play Area
- Box Cricket
- Gymnasium
- Disco Theque
- Indoor Games Room
- Box Multipurpose Court
- Senior Citizen Seating Area



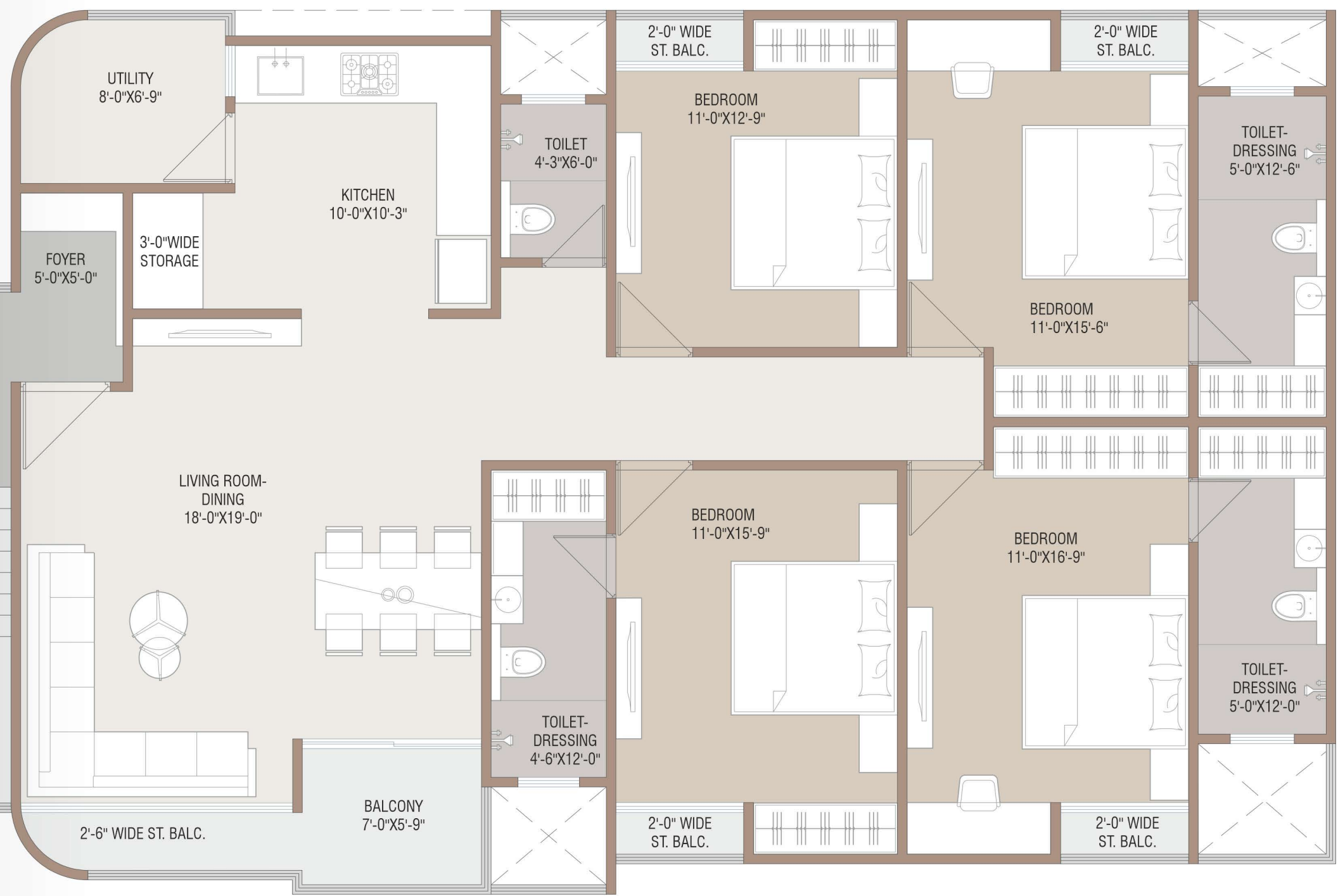
TOWER A
TYPICAL FLOOR PLAN



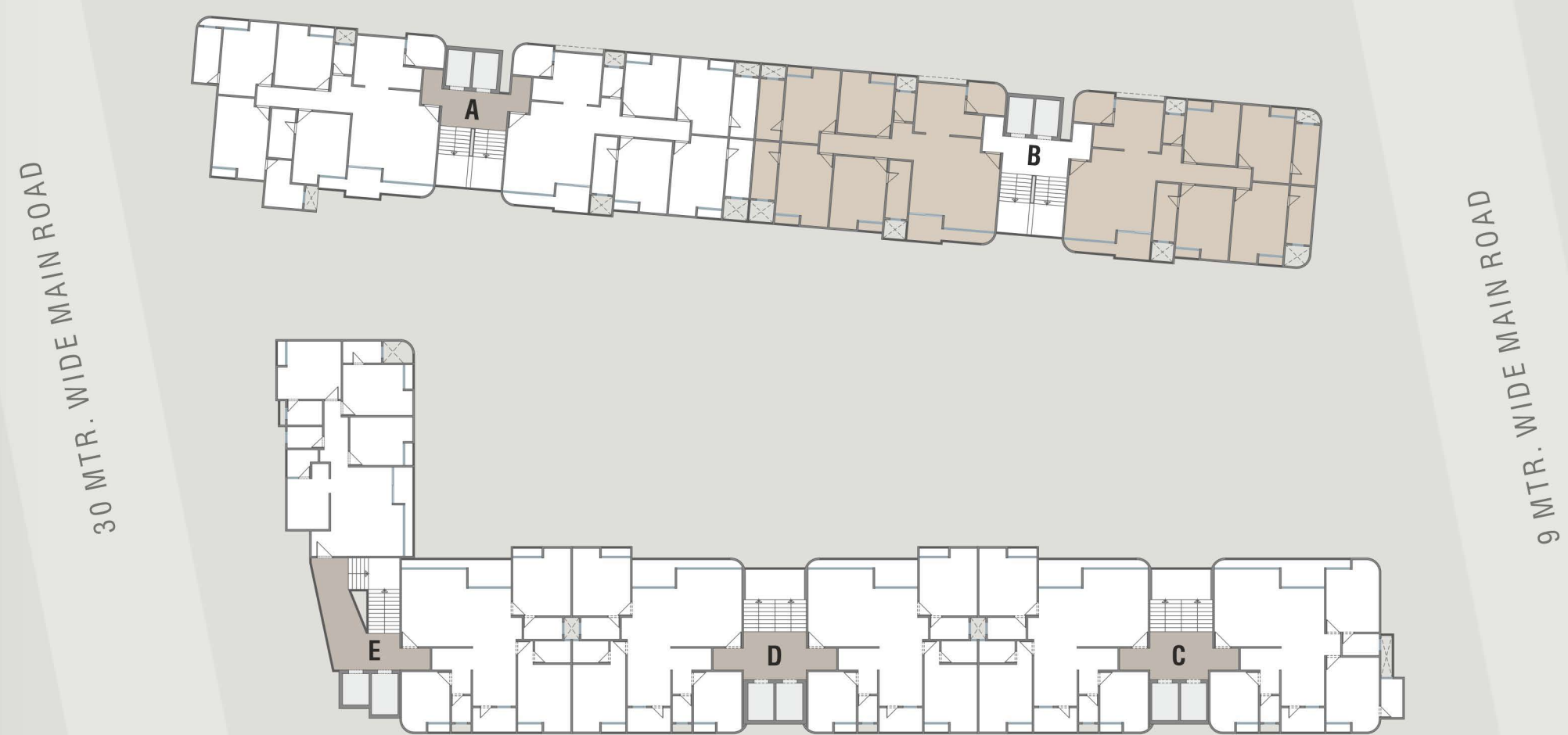
UNIT-01
BUILT UP AREA:- 1710.20 SQ.FT.



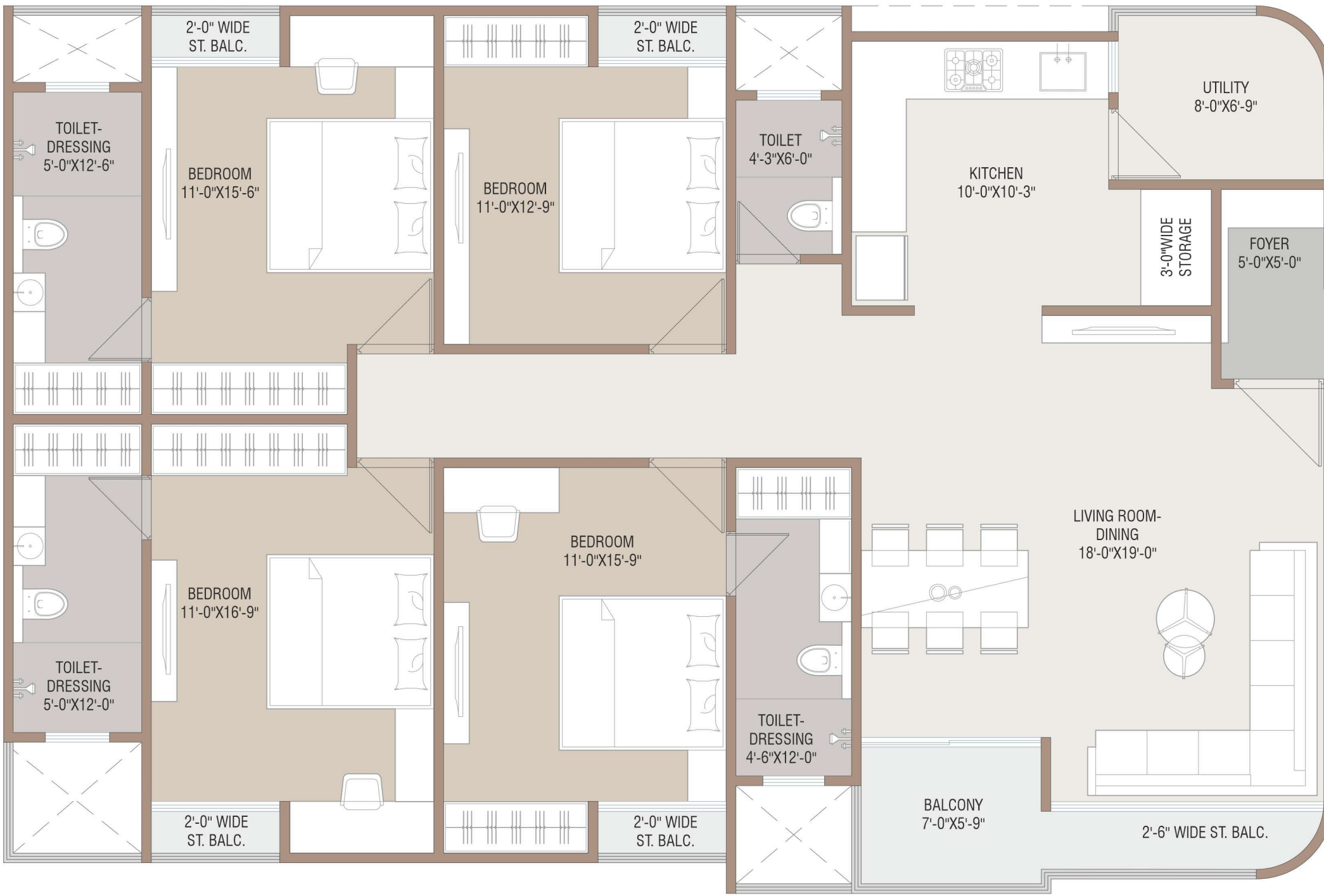
UNIT-02
BUILT UP AREA:- 1740.00 SQ.FT.



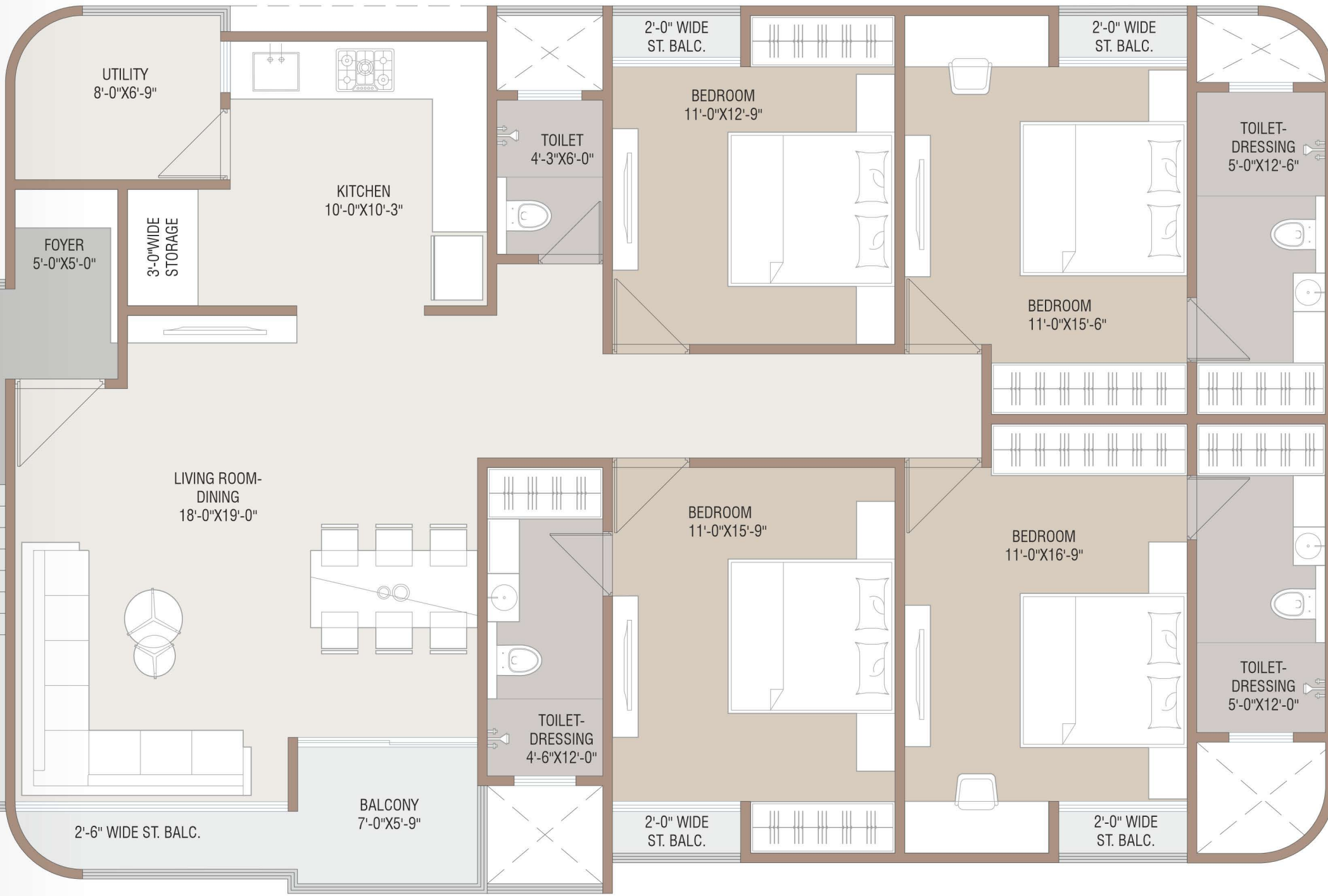
TOWER B
TYPICAL FLOOR PLAN



UNIT-01
BUILT UP AREA:- 1740.00 SQ.FT.



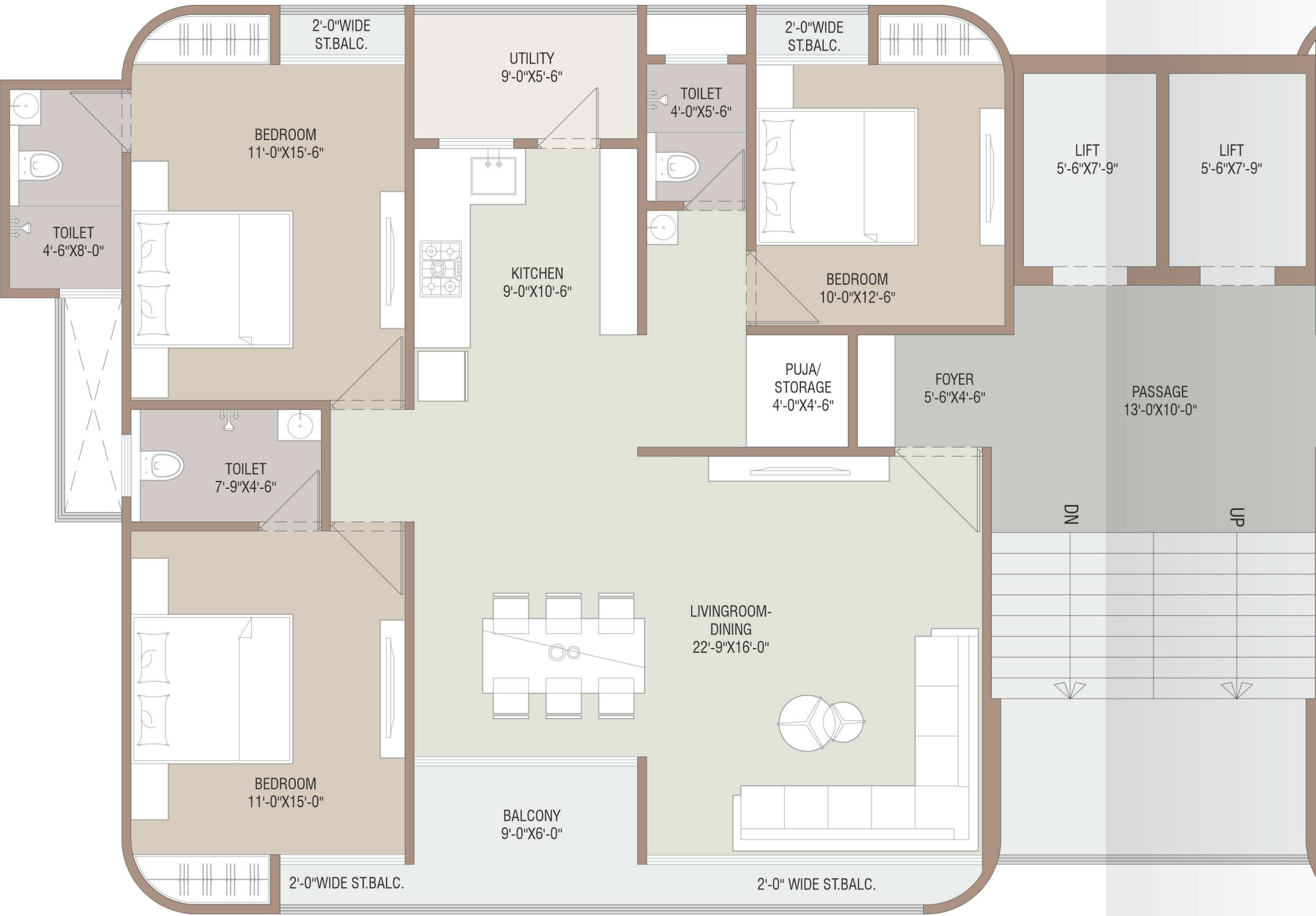
UNIT-02
BUILT UP AREA:- 1740.00 SQ.FT.



TOWER C
TYPICAL FLOOR PLAN



UNIT-01
BUILT UP AREA:- 1330.90 SQ.FT.



UNIT-02
BUILT UP AREA:- 1301.30 SQ.FT.



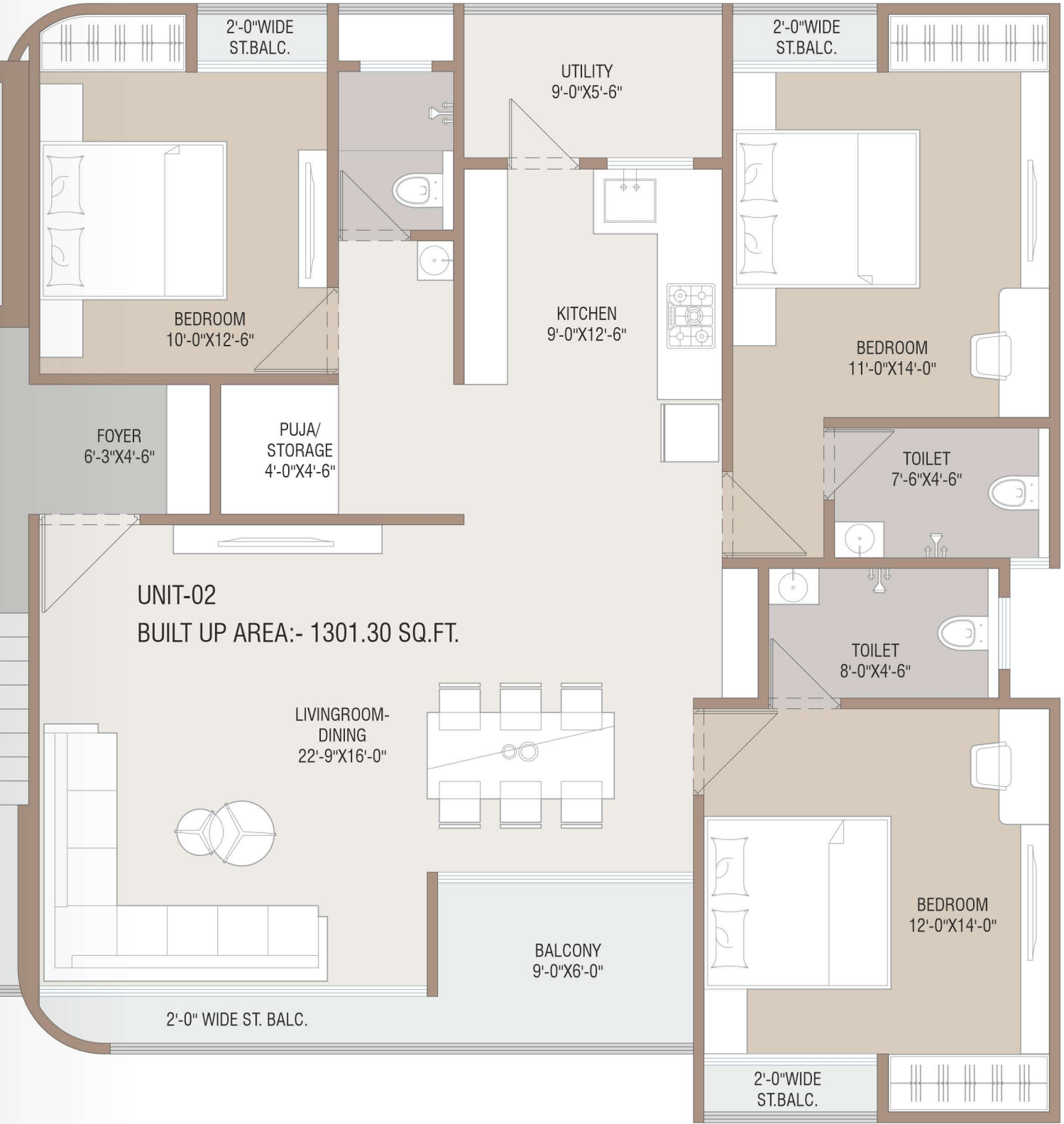
TOWER D
TYPICAL FLOOR PLAN

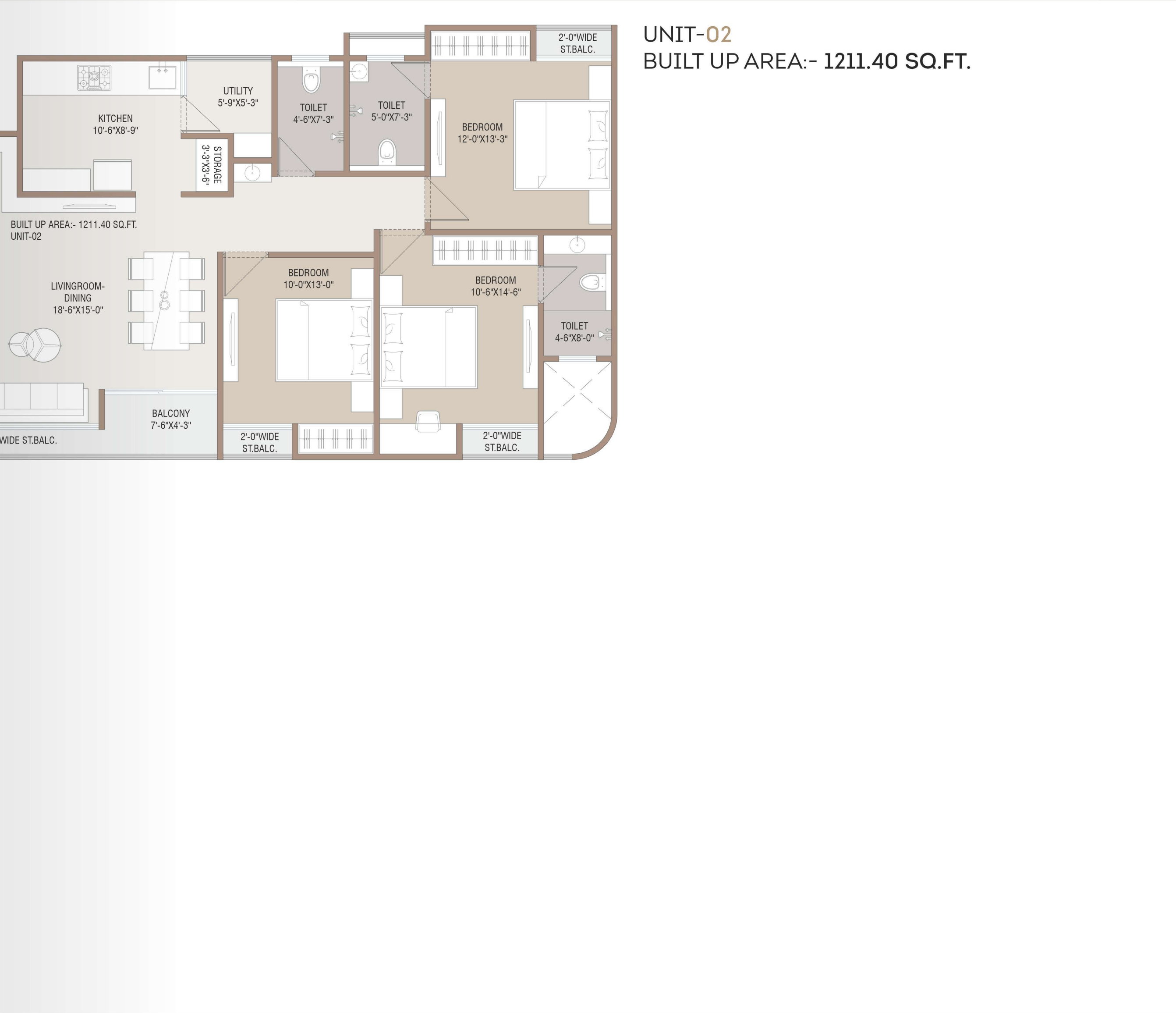
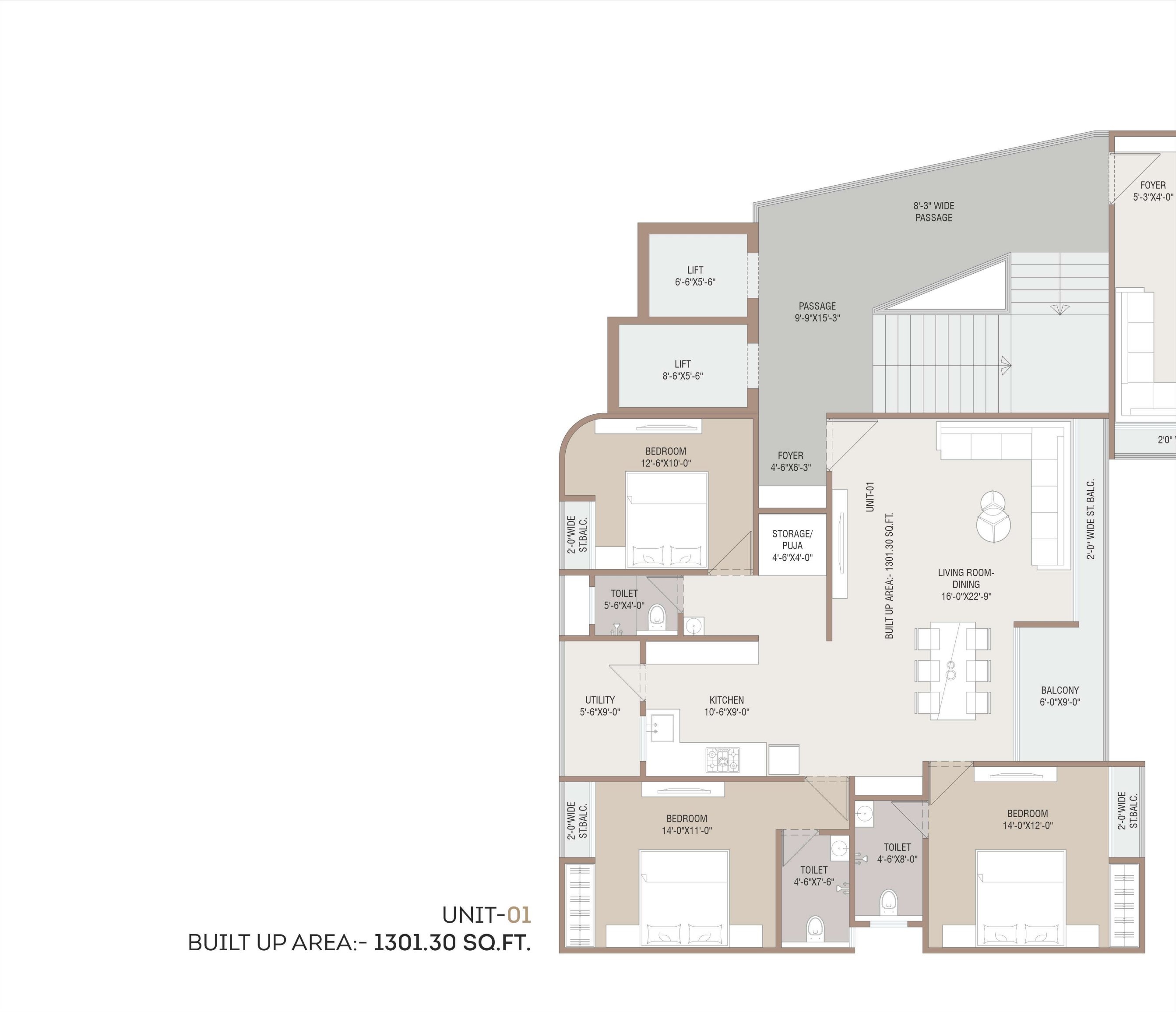


UNIT-01
BUILT UP AREA:- 1301.30 SQ.FT.



UNIT-02
BUILT UP AREA:- 1301.30 SQ.FT.





100



CONNECTIVITY / ACCESSIBILITY

Bhayli Road has always been the most sought after commercial and residential address of Vadodara. While it is well-connected with the entire city through every mode of transport, it also offers the elite feel of a private locality.

Vadodara Railway Station	5.00 km	Mall / Hotel	0.50 km
Vadodara Airport	13.00 km	Bank	0.50 km
School / University	0.50 km	Expressway	2.00 km
Multi Speciality Hospital	0.60 km	Petrol Pump	0.60 km
Super Market	0.50 km	Game Zone	1.50 km
Sports Facility	0.50 km		

*All distances are approximate.

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery 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. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.



SPECIFICATIONS



STRUCTURE

Earthquake Resistant RCC Frame
Structure with AAC Block Masonry
Partitions with Plaster (Except Ceiling)



TOILETS

Designer Ceramic Tiles in All Bathrooms
Natural / Artificial Premium Stone
Counter for Basins



EXTERNAL & INTERNAL
WALL FINISHES

External Double Coat Mala plaster with
Texture and Exterior Weather proof paints

Internal Single Coat Mala Plaster with
Wall Putty and Primer



FLOORING

Premium Big size Tiles
Flooring in Drawing, Living, Dining,
Kitchen, all bedrooms and Store Area

Anti-skid Ceramic tiles Flooring in
Balcony Area



KITCHEN

Premium mirror polished Granite or full
body Porcelain Slab (Artificial) with
sandwiched platform

Sink - SS or Quartz

Premium quality Ceramic Tile dado on
walls above platform



DOORS

Main Entrance door - Flush door with
both side Premium decorative veneer
with door lock

Internal doors - Flush door with both
side laminates with premium fixtures

All Door Frames teakwood or
Artificial Stone



WINDOWS

Windows Section - Premium Quality
Dumal Aluminium Sections

Window sills of Artificial Marble/
Granite stone or equivalent



BATHROOMS

Bathroom Fitting and Sanitary ware-
Kohler/ Jaquar or Equivalent

Premium quality Vitrified / Ceramic Tiles

Granite / Composite Marble Basin Counter



PLUMBING

CPVC / UPVC Water Supply Pipes &
PVC pipes for soil, waste & drainage
systems-Ashirvad/Astral or Equivalent

Hot Water Centralized Heat Pump
Provision in Wash Area



ELECTRIFICATION

ISI grade 3-phase concealed copper wiring with adequate number of points in all rooms-
Anchor / RR or Equivalent

ISI Branded Modular Switches - Schneider or Equivalent

Provision for DTH and Internet Points

3-phase wiring with MCB & Distribution Box



WASH AREA

Kota Stone / Anti Skid Tiles with dado of ceramic/glazed tiles up to sill level

Provision for washing machine with electric and plumbing points



AIR CONDITIONING

Concealed AC Copper Piping