## **AARYA GROUP**

WHERE EVERY PROJECT IS A MASTERPIECE!

















O ATLADADA





















# HOME IS WHERE FAMILY





Welcome to Maa Harmony, a luxurious 4B2HK bungalow that epitomizes premium living. Designed with families in mind, this exquisite home features a personal lift, a private garden, and the luxury of being four sides open, ensuring ample natural light and ventilation. Embrace a harmonious lifestyle surrounded by nature, where every detail is crafted for comfort and elegance.



CLASSY IN EVERY Pespect.

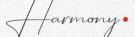


Classy in every respect, our 4B2HK luxurious villa redefines opulent living with its breathtaking four-side open design and state-of-the-art modern amenities. Nestled in a serene environment, this architectural marvel offers unparalleled privacy and an abundance of natural light, creating a seamless blend of indoor and outdoor living.



**4 SIDE OPEN VILLA** 

# EMBRACE LUXURY, LIVE IN





The unique design of our 4-side open villa offers an unparalleled living experience, setting it apart as a true architectural masterpiece. Each side of the villa is meticulously planned to maximize natural light and cross-ventilation, creating a bright and airy atmosphere throughout the home. This innovative layout ensures privacy and tranquility, with scenic views of the surrounding landscape from every angle. The open design seamlessly integrates indoor and outdoor living spaces, allowing residents to enjoy the beauty of nature while maintaining the utmost comfort and luxury.



# **VALUE ADDED**

menifies



Elegant Society Entrance Gate



Underground Cabling For Electricity



CCTV Cameras In Entrance Gate With Recording



Water & Drainage Facility



Tremix Concrete / Heavy Paver Block Internal Road With Designer Street Lights



Personal Lift in Villa



# **CLUB HOUSE**

fmenifies.

Children's Play Area



Landscaped Garden



Senior Citizen Sitting Area



△ Swimming Pool



Multipurpose Hall



Jogging Track



Gazebo



Gymnasium





Yoga



Box Cricket



Terrace Garden

# **CLUB HOUSE.**









## AREA TABLE

Plot No.	Area in SQ. FT.	Plot No.	Area in SQ. FT.	Plot No.	Area in SQ. FT.
01	1603.08	11	1399.21	21	1423.2
02	1613.63	12	1399.21	22	1423.2
03	1613.63	13	1399.21	23	1423.2
04	1613.63	14	1399.21	24	1423.2
05	1613.63	15	1399.21	25	1423.2
06	1613.63	16	1399.21	26	1423.2
07	1613.63	17	1399.21	27	1423.2
08	1613.63	18	1613.95	28	1572.2
09	1782.84	19	1535.37	29	1404.9
10	1613.63	20	1423.21	30	1404.9
Plot No.	Area in SQ. FT.	Plot No.	Area in SQ. FT.	Plot No.	Area in SQ. FT.
31	1404.91	41	1404.91	51	1426.7
32	1404.91	42	1404.91	52	1426.7
33	1404.91	43	1404.91	53	1426.7
34	1404.91	44	1404.91	54	1426.7
35	1404.91	45	1404.91	55	1426.7
36	1404.91	46	1404.91	56	1426.7
37	1626.22	47	1309.87	57	1426.7
38	1341.40	48	1529.24	58	1426.7
39	1626.22	49	1427	59	1426.7
40	1404.91	50	1426.76	60	1745.3
					4440 5





# TYPE - A.



### UNIT NO.

19 TO 28

48 TO 59









GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

# TYPE - B.



### UNIT NO.

01 TO 18

29 TO 37

39 TO 47

60 & 61







8EDROOM 19'-0" X 11'-3" UFT 4-8344-61 OPEN TERRACE

**GROUND FLOOR PLAN** 

FIRST FLOOR PLAN

SECOND FLOOR PLAN

# TYPE - C.









GROUND FLOOR PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN



## SPECIFICATIONS.

#### STRUCTURE:

All RCC & brick masonry work as per structural engineer's design.

#### FLOORING:

 High grade nano finish vitrified tile, flooring parking tiles, flooring in parking area

#### PAINT & FINISH:

- . Interiors: Smooth plaster with wall putty & primer
- \* Exteriors : Double coat plaster with water proof and fungal resistant paint

#### DOORS & WINDOWS:

- · Doors: Elegant wooden entrance door, internal flush doors,
- granite frames in all doors
- Windows: Anodized coated aluminium section windows with and safety grills

#### KITCHEN:

Granite kitchen platform with SS sink, glazed tiles dado up to lintel level

#### TERRACE:

 Open terrace finished with chemical water proofing and china mosaic flooring/tiles

#### **BATHROOMS & TOILETS:**

- . Designer bathrooms with premium PGVT tiles upto lintel level
- · Branded premium bath fittings
- . Premium branded plumbing fixtures and vessels

#### **ELECTRIFICATION:**

- . Concealed copper wiring of approved quality
- Branded premium quality modular switches with sufficient electrical points as per architect's plan

#### WATER SUPPLY:

 24 hours water supply through overhead & underground tank of sufficient size



# WHERE SPACIOUS LIVING MEETS

Drime Location.



Our 482HK luxurious villas offer unparalleled comfort with ample room for you and your loved ones. Each bungalow boasts a premium elevator for effortless convenience, while the expansive gardens and sparkling swimming pool create a resort-style haven. Enjoy friendly competition with a game of box cricket, or indulge in the many other luxurious amenities at your fingertips. Where spacious living meets prime location, discover a lifestyle beyond compare.

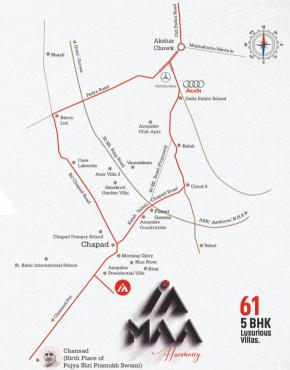
# LOCATION PLAN Maa Harmony.

## Payment Schedule:

Advance/ On Booking 10% Execution of Agreement to Sale 30% Plinth Completion 45% Completion of Gr. Floor RCC Slab 60% Completion of second Floor RCC Slab 70% Completion of internal plaster 75% Completion of internal plumbing work 80% External plumbing & External plaster 85% Electrical fittings & pavings 95% Occupation/completion certificate/ 100% Possession (whichever is earlier) of said unit

## Disclaimer:

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4B2HK LUXURIOUS BUNGALOWS WITH LIFT

**4 SIDE OPEN VILLA** 



Maa Harmony, Near Asopalav Presidential Villas, Kalali-Talsat-Chapad Road, (Behind DPS School), Chapad, Vadodara.

Ph. No.: +91 63555 42307, +91 98989 42307

Architect

Structure Consultant



