

My VIVIANAWESTIN?

VIVIANA WESTIN emerged from a visionary perspective, born of a dream to craft a sanctuary where luxury transcends boundaries. It is not just a structure; it stands as a testament to the harmonious fusion of architecture, aesthetics, and comfort.





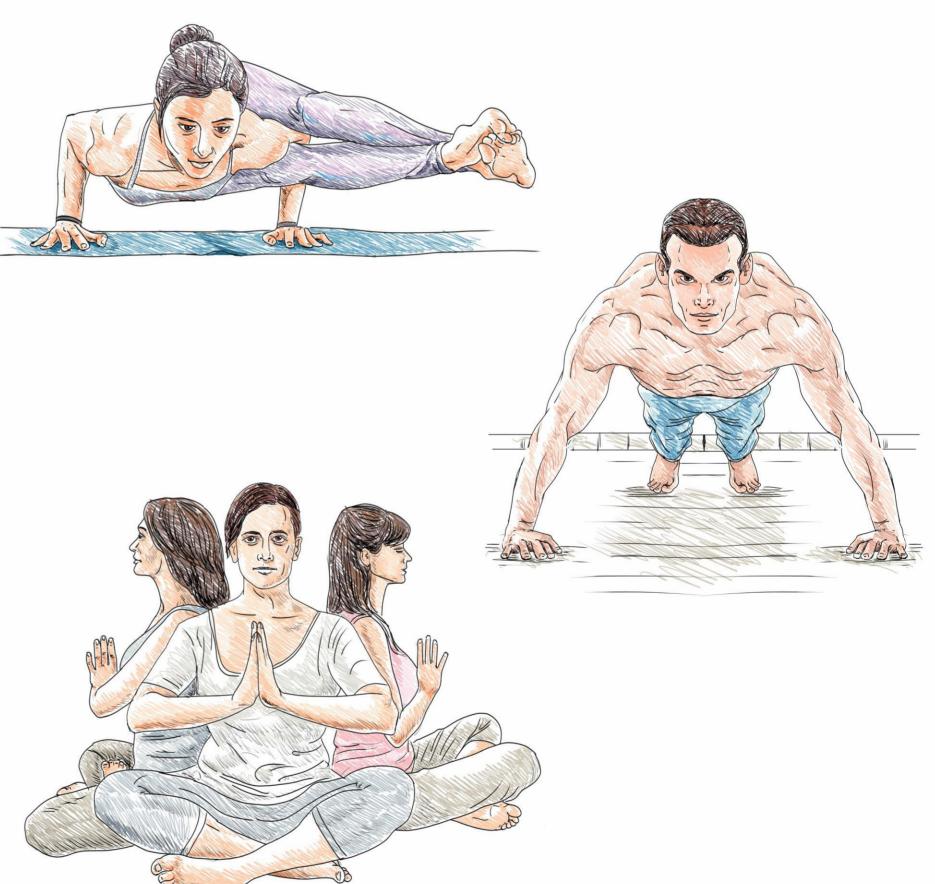
66

WESTIN

Where luxury living meets a world of amenities for your utmost comfort and enjoyment." ??

luxury is not just a lifestyle; it's a masterpiece









Indulge in the blissful comfort of an exquisite new abode, enveloped by opulence, serenity and an unwavering bond with nature.





Experience the comfort of a beautiful new home, surrounded by luxury, tranquility and a strong connection to nature. ""



Enjoy a life of comfort, peace, and nature in your new dwelling.

Upgrade to a lavish lifestyle with your new home in a serene environment

78% Open area

Nature

Surrounding nature & villas.

Double Height

Living Room & Balcony

Feminine Oasis

island platform for morden and efficient cooking
walk in wardrobe in all washroom
140 sq.ft. for wash and utility
200 sq.ft. store for kitchen and extra storage
servant room with attached washroom

Allotted Parking

- 5 Tower A
- 3 Tower B

28,000 sq.ft.

Club Westin For 28 Families.

Vehicle Restricted Zone

For peaceful, pollution free environment



- A dedicated floor plan for penthouses to optimize space utilization.
- Parking inside the premises is available for valuable guests.









A BUILDING PLAN

(LOWER LEVEL) (N









B BUILDING PLAN



(UPPER LEVEL) (N)







"Enjoy breathtaking views from your exclusive double height balcony at Viviana Westin."





28,000 sq.ft. Just for 28 Families

Ground Leisure Amenities

- Foyer: Lavish Foyer with Italian Flooring.
- Exclusive Banquet Facility
- Lush Green Landscape
- Swimming Pool with sun bed over a deck and facilitation for Pool Party
- ♦ Indoor Game Zone
- Outdoor Game Zone
- Children Play Zone
- Gazebo
- Gym with Quality workout equipment's and yoga zone
- Jogging Track

Terrace Leisure Amenities

- ◆ Cafeteria: Elegant Lounge with café bar
- ◆ **Terrace Garden:** Lush green terrace garden for evening gathering
- ♦ Barbeque Station: Along with the lounge enjoyable space
- ♦ **Open Theatre:** Showcase movies in open theatre
- Pantry: Equipped with standing platform, water supply, and wash area.





Get ready for the epitome of luxury living, where every moment will leave you breathless and craving more.



The perfect space to unwind, engage in casual conversation or to host a private event.





Where luxury living meets the serenity of a terrace garden











5B3HK

Specification









- 2 Nos fully automatic lift of Schneider, Kone or Thyssenkrupp make. Security System — - CCTV camera in common area. - Electronic lock for the main door in each flat. - Video door phone with connectivity to security. Fire Safety — - Automatic fire sprinkler in basement, fire hydrant with fire extinguisher as per government norms. Power Backup — _____ - DG power backup for common area. Solar System — _____ - Solar System for common area usage. Water Supply — - Municipal water supplier, bore and centralised pressure pump with centralised softener plant.

- 3 Phase meter with ELCB.
- 3 Phase concealed wiring with RCCB, ISI copper wire and adequate number of Points.

Electrification —

TOWERA

LIVING ROOM -

Sanitary Fittings

Main Door Natural veneer + Electronic lock.

Teak wood frame. Main Door Frame

Floor Finish (Living Passage) Italian / Italian figure premium tile.

Window Frame Stone frame. Window Shutter Anodized coating aluminum section domal or equivalent make with standard quality.

Wall Finish Single coat mala plaster finish + 2 layer putty.

Staircase Full body tile / granite. Powder Washroom Door Frame Stone frame.

Powder Washroom Door Veneer finish laminate - superior quality ss hardware fittings and door lock .

Kohler / Delta / Grohe / equivalent.

Powder Washroom Flooring Matt finish tile.

Sanitary Vessles Kohler / Delta / Grohe / equivalent.

Ventilation Exhaust fan provision with electrical point . Ventilation Frame stone frame.

FAMILY SEATING

Floor Finish Italian / Italian figure premium tile.

Window Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality. Window Shutter

KITCHEN -

Italian marble / Italian figure tile. Floor Finish

Windows Frame Stone frame. Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Kitchen Platform Quartz. Kitchen Island Platform Quartz.

Utility Door Veneer finish laminate equivalent - superior quality S.S. hardware fittings and door lock.

Floor Finish Wash Area Kota stone.

BEDROOM -1 -

Veneer finish laminate equivalent - superior quality S.S. hardware fittings and door lock.

Door Frame wooden frame. Floor Finish 1800 X 1200 tile. Windows Frame Stone frame.

Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Single coat mala plaster finish + 2 layer putty. Wall Finish

Stone frame.

Rest Room Door Frame Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Door

Rest Room Flooring Matt tile.

Kohler / Delta / Grohe / equivalent. Sanitary Fittings Kohler / Delta / Grohe / equivalent. Exhaust fan provision with electrical point. Ventilation

Ventilation Frame Stone frame.

BEDROOM -2

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Door

Door Frame Wooden frame. Floor Finish 1800 X 1200 tile. Windows Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality. Windows Shutters

Single coat mala plaster finish + 2 layer putty. Wall Finish

Rest Room Door Frame Stone frame.

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock . Rest Room Door

Rest Room Flooring Matt tile.

Kohler / Delta / Hansgrohe / equivalent. Sanitary Fittings Sanitary Vessles Kohler / Delta / Hansgrohe / equivalent. Ventilation Exhaust fan electrical point.

Ventilation Frame

BEDROOM -3

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

Wooden frame. Door Frame Floor Finish 1800 X 1200 tile. Windows Frame Stone frame.

Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Wall Finish Single coat mala plaster finish + 2 layer putty. Rest Room Door Frame Stone frame.

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Door Rest Room Flooring Matt tile.

Kohler/ Delta / Hansgrohe / equivalent. Sanitary Fittings Kohler / Oyster / equivalent. Sanitary Vessles Kohler / Delta / Hansgrohe / equivalent. Exhaust fan provision electrical point. Ventilation

Ventilation Frame Stone frame.

BEDROOM -4

Door Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

wooden frame. Door Frame Floor Finish

1800 X 1200 tile with skirting. Windows Frame Stone frame.

Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Wall Finish Single coat mala plaster finish + 2 layer putty. Rest Room Door Frame

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Door Matt tile. Rest Room Flooring

Kohler / Delta / Grohe / equivalent. Sanitary Fittings Sanitary Vessels Kohler / Delta / Grohe / equivalent. Ventilation Exhaust fan provision electrical point.

Ventilation Frame

BEDROOM -5

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

Wooden frame. Door Frame Floor Finish

1800 X 1200 tile with skirting. Windows Frame Stone frame.

Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Wall Finish Single coat mala plaster finish + 2 layer putty. Rest Room Door Frame

Rest Room Door Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Flooring Matt tile.

Kohler / Delta / Grohe / equivalent. Sanitary Fittings Sanitary Vessles Kohler / Delta / Grohe / equivalent. Exhaust fan provision electrical point. Ventilation

Ventilation Frame Stone frame.

LOUNGE / CAFÉ BAR

Staircase 1800 X 1200 tile with skirting. Clear toughened glass in S.S. fitting. Railing

Windows Frame

Anodised coating aluminium section domal or equivalent make with standard quality. Windows Shutters

SERVANT ROOM

Veneer finish laminate equivalent - superior quality S.S. hardware fittings and door lock. Door

Door Frame Wooden frame. Floor Finish Tile with skirting. Stone frame.

Windows Frame Anodised coating aluminium section domal or equivalent make with standard quality. Windows Shutters Veneer finish laminate equivalent - superior quality S.S. hardware fittings and door lock. Door (Wash Area)

Floor Finish Wash Area Matt tile.

Kohler / Cera / equivalent. Sanitary Fittings Cera or equivalent make. Sanitary Vessles Ventilation Exhaust fan provision electrical point.

ELECTRIFICATION

Switch Board Noyrasis / Schneider / Legrand / equivalent. RR Kabel / Polycab / Finolex / equivalent.









4B2HK

Specification









Lift			
LIII			

- 2 Nos fully automatic lift of Schneider, Kone or Thyssenkrupp make.

Security System —

- CCTV camera in common area.
- Electronic lock for the main door in each flat.
- Video door phone with connectivity to security.

Fire Safety —

- Automatic fire sprinkler in basement, fire hydrant with fire extinguisher as per government norms.

Power Backup ————

- DG power backup for common area.

Solar System —

- Solar System for common area usage.

Water Supply —

- Municipal water supplier, bore and centralised pressure pump with centralised softener plant.

Electrification -

- 3 Phase meter with ELCB.
- 3 Phase concealed wiring with RCCB, ISI copper wire and adequate number of Points.

TOWER B

LIVING ROOM -

Main Door Natural veener + Electronic Lock.

Main Door Frame Wooden.

Floor Finish (Living Passage) 1600 X 800 Italian figure premium tile.

Window Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality.

Wall Finish Single coat mala plaster finish + 2 layer putty.

Full body tile / granite. Staircase Powder Washroom Door Frame Stone frame.

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Powder Washroom Door

Powder Washroom Flooring Matt finish tile.

Sanitary Fittings Kohler / Delta / Grohe / equivalent. Sanitary Vessles Kohler / Delta / Grohe / equivalent. Ventilation Exhaust fan provision electrical point.

Stone frame. Ventilation Frame

FAMILY SEATING

Floor Finish 1600 X 800 Italian figure premium tile.

Window Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality. Window Shutter

KITCHEN

1600 X 800 tile with skirting. Floor Finish

Windows Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality. Windows Shutters

Kitchen Platform Quartz. Kitchen Island Platform Quartz.

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Door (Wash Area)

Kota stone. Floor Finish Wash Area

BEDROOM -1 -

Door Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

Wooden frame. Door Frame Floor Finish 1600 X 800 tile. Windows Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality. Windows Shutters

Wall Finish Single coat mala plaster finish + 2 layer putty.

Rest Room Door Frame Stone frame.

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Door

Rest Room Flooring Matt tile.

Sanitary Fittings Kohler / Delta / Grohe / equivalent. Kohler / Delta / Grohe / equivalent. Sanitary Vessles Ventilation Exhaust fan provision electrical point.

Ventilation Frame Stone frame.

BEDROOM -2 —

Door Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

Wooden frame. Floor Finish 1600 X 800 tile with skirting.

Windows Frame Stone frame.

Anodised coating aluminium section domal or equivalent make with standard quality. Windows Shutters

Wall Finish Single coat plaster mala finish + 2 layer putty.

Rest Room Door Frame Stone frame.

Rest Room Door Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Matt tile.

Rest Room Flooring Kohler / Delta / Grohe / equivalent. Sanitary Fittings Sanitary Vessles Kohler / Delta / Grohe / equivalent. Exhaust fan provision with electrical point. Ventilation

Stone frame. Ventilation Frame

BEDROOM -3

Veneer finish laminate equivalent - superior quality S.S. hardware fittings and door lock.

Door Frame Wooden frame.

Floor Finish 1600 X 800 tile with skirting. Stone frame.

Windows Frame Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Wall Finish Single coat mala plaster finish + 2 layer putty.

Rest Room Door Frame Stone frame. Rest Room Door

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Flooring Matt tile.

Kohler / Delta / Grohe / equivalent. Sanitary Fittings

Sanitary Vessles Kohler / Delta / Grohe / equivalent. Exhaust fan provision with electrical point. Ventilation

Ventilation Frame Stone frame.

BEDROOM -4 -

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

Wooden frame. Door Frame Floor Finish 1600 X 800 tile with skirting.

Windows Frame Stone frame.

Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality. Wall Finish Single coat mala plaster finish + 2 layer putty.

Rest Room Door Frame Stone frame.

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Rest Room Door

Rest Room Flooring Matt tile.

Kohler / HansGrohe / Delta / equivalent. Sanitary Fittings Kohler / HansGrohe / Delta / equivalent. Ventilation Exhaust fan provision with electrical point.

Ventilation Frame Stone frame.

SERVANT ROOM

Veneer finish equivalent - superior quality S.S. hardware fittings and door lock.

Door Frame Wooden frame. Floor Finish Tile with skirting. Windows Frame Stone frame.

Windows Shutters Anodised coating aluminium section domal or equivalent make with standard quality.

Door (Wash Area) Veneer finish equivalent - superior quality S.S. hardware fittings and door lock. Floor Finish Wash Area Matt tile.

Sanitary Fittings Kohler / Cera / equivalent.

Sanitary Vessels Cera / Equivalent.

Ventilation Exhaust fan provision with electrical point.

Electrification -

L & T / Panasonic / Havells / equivalent. Switch Board RR Kabel / Polycab / Finolex / equivalent. Wire



Developer



Architect



Structural Consultant



Electrical Consultant



Plumbing Consultant

Vraj Sanitation

PMC Consultant



Landscape Consultant



Site Address:

VIVIANA WESTIN, Nr. Raamah Nirvantaa, Behind Kabir Farms, Sevasi, Vadodara.

Contact: 76000 85001 / 3 E-mail: info@vivianagroup.in

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA12234/310823

RERA website: www.gujrerar1.gujarat.gov.in

Payments Terms:

On Booking 5% | On Foundation 20% | On Plinth Level 20% | On 1st Slab 5% On 2nd Slab 5% | On 3rd Slab 5% | On 4th Slab 5% | On 5th Slab 5% | On 6th Slab 5% On 7th Slab 5% | On 8th Slab 5% | On 9th Slab 5% | On 10th Slab 5% | On 11th Slab 5% On Masonry Work 5 % | On External Plaster 5% | On Flooring Level 5% 30 Days Before Possession 5%

Cancellation Charged will be 5%

Notes:

- Stamp duty, registration charges, GST or any such present and future additional government taxes, maintenance deposit, development charges, floor rise charges and electrical infrastructure charges and deposit will be charged extra.
- Possession will be given only after 45 days of settlement of all accounts.
- Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made after deduction of 5% of total value against administrative charge and GST(if paid) from booking amount.
- Changes in any structure design & external facade will not be permitted under any circumstances.
 Internal changes will only be permitted with prior permission.
- Out door AC unit should be fitted at the designed place as per provision made by the architect.
- All buyers / members are bound to follow all rules / instructions for future maintenance of building.
- This brochure is for information purpose only, it does not form a part of the agreement or any legal document.