

A PROJECT BY



Developer
VRAJ ICON

Site Address

Greenleaf Heritage II,
Near Nilamber grandeur 2,
Behind 75 Mtr. Ring Road
Bhayli TP -24B, Bhayli,
Vadodara - 391410 Gujarat.

Call

75 74 00 43 33

Email

greenleaficon@gmail.com

Website

www.greenleafheritage.com

Architect



Structure



Plumbing and
Electrical Consultant



Scan For Location



Scan For Brochure

RERA NO: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA13416/290424/311227 | www.gujrera.gujarat.gov.in



**GREENLEAF
HERITAGE II**

5B2HK PALATIAL TRIPLEX VILLAS

अब
ROME
देखने के लिए
VISA नहीं,
चाबी
लगेगी.

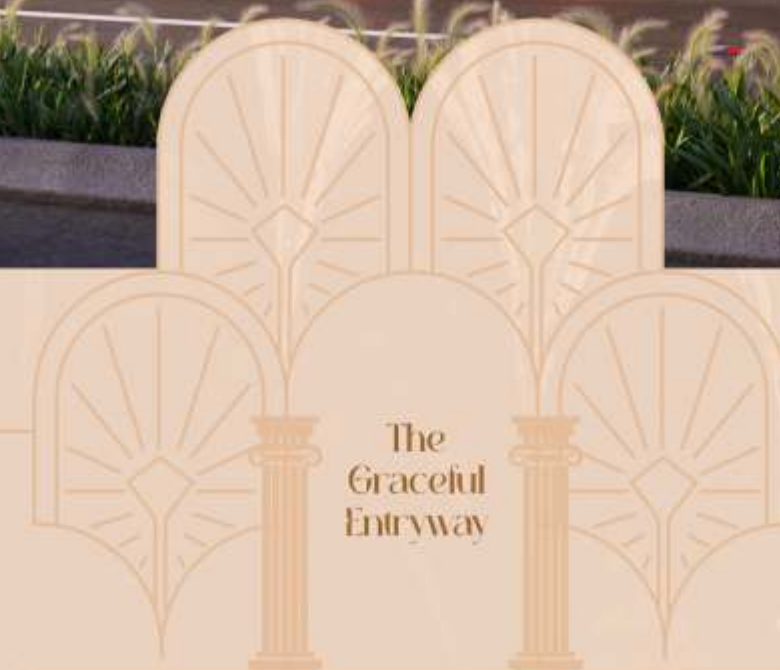


GREENLEAF
HERITAGE II
5B2HK PALATIAL TRIPLEX VILLAS

Welcome to Greenleaf Heritage II, where Roman heritage meets modern luxury in the heart of Bhayli, Vadodara. Step into a realm of opulence and elegance with our prestigious palatial triplex villas, offering unparalleled grandeur and lavish living. Indulge in the epitome of sophistication & embrace a lifestyle fit for royalty. Now, you just need a key to Rome, not a visa, to experience the magnificence of Greenleaf Heritage II.



As you enter the gates of Greenleaf Heritage II, a serene ambiance welcomes you, promising a lifestyle of tranquillity & refinement. Greenery and fragrant blooms, creating a picturesque setting for your everyday indulgence.

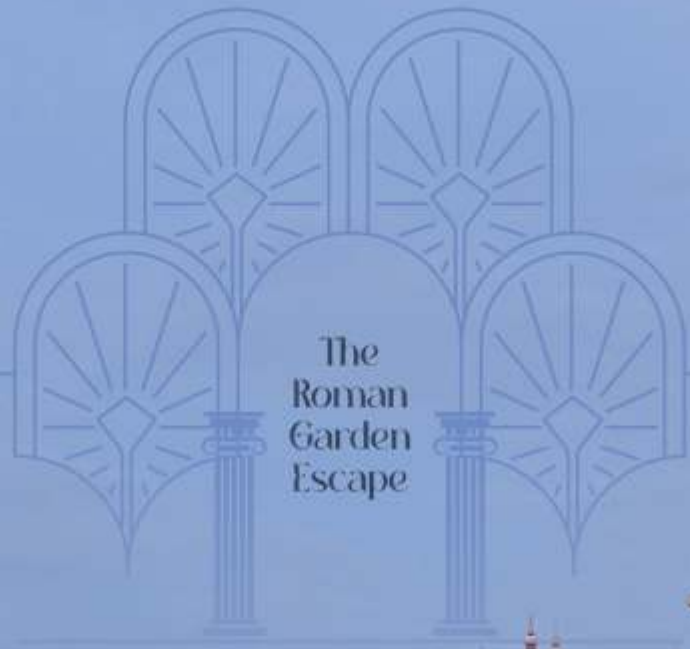


The
Graceful
Entryway



Step inside the exclusive premises of Greenleaf Heritage II and experience a world of timeless elegance and unparalleled luxury. Every corner of our meticulously designed interiors exudes sophistication & refinement, from the majestic foyer to the grand living spaces. Immerse yourself in the epitome of lavish living, where every detail has been crafted to perfection to ensure your comfort and pleasure.





The
Roman
Garden
Escape





UNIT NO.	AREA IN SQ.FT	UNIT NO.	AREA IN SQ.FT
01	2530.00	09	2530.00
02	2530.00	10	2530.00
03	2530.00	11	2530.00
04	2530.00	12	2530.00
05	2530.00	13	2530.00
06	3051.00	14	2530.00
07	3051.00	14A	1998.00
08	2530.00		





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

■ 12 FT. CEILING HEIGHT (TOP TO TOP)

The
Roman
Amenities
for the
Royal
Living





LAYOUT PLAN

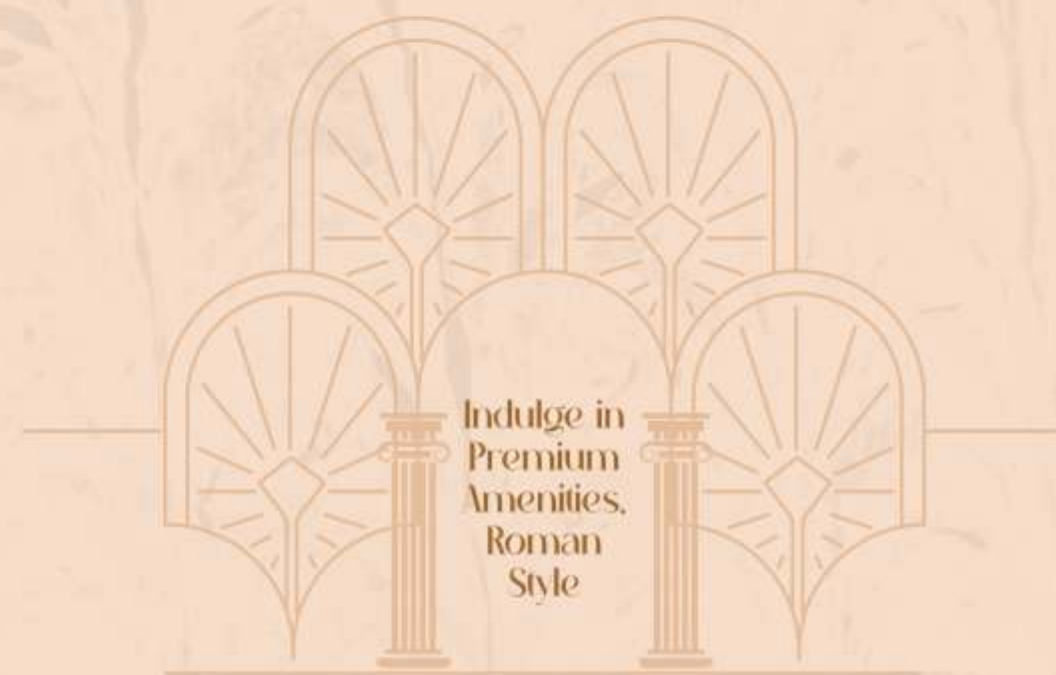


GROUND FLOOR PLAN



FIRST FLOOR PLAN





Amenities



MULTIPURPOSE
HALL



SWIMMING
POOL



DECK/SITOUT
FACING THE POOL



GAZEBO



LANDSCAPED
GARDEN



GYMNASIUM /
HEALTH CLUB



CHILDREN
PLAY AREA



SENIOR CITIZEN
SEATING



YOGA
DESK



Specifications



STRUCTURE

- Earthquake Resistant RCC Frame Structure, High Quality Bricks Masonry with Plaster as per Structure Engineer Design.



KITCHEN

- Quartz / Granite Kitchen Platform with Sink.
- GVT / Ceramic Tiles Upto Dado.
- Outdoor Service Platform with Natural Stone.



FLOOR

- Italian Finished Vitrified Flooring Tiles.
- Concealed Anti Termite Treatment on Ground Floor.



PLUMBING

- All Water Supply Lines Shall be ISI Marked CPVC / UPVC Pipes.
- Drainage and water connection (Provision for corporation).



WINDOWS

- Artificial / Granite Frames.
- UPVC / Aluminium Section with Mosquito Net.



ELECTRICAL

- Concealed Copper Wiring (ISI) and Branded Modular Switches.



DOORS

- Main Door : High Quality Wooden Frame Doors With Polished Veneer Panelling of 8th Feet Height.
- Internal Doors : Artificial Stone Frame (8ft.Height) Flush Doors without Laminate with Branded Lock.



WATER

- 24 Hours Water Supply. Individual underground & overhead water tank.



BATH

- Designer Ceramic Wall and Floor Tiles.
- CP Fitting with Designer Basin of Standard Quality.
- Hot Water Centralized System on Terrace (Provision).



FINISH

- Outside : Double Coat Plaster with Ultima Paint (As per Architect Design).
- Interior : Plaster, Putty Finish with Primer.



TERRACE FINISH

- China Mosaic with Water Proofing Treatment.



LIFT

- Lift Provision in each Villas.



Common Amenities & Infra



24 Hours
Water Supply



Power Back Up in
Common Area & Club



Designer
Main Entrance Gate
with 8 Mtr. Internal Road



Rain Water
Harvesting System



Security
Cabin



Wi-fi Connectivity
in Common Area



Under Ground
Cabling



C.C.T.V. Camera in
Common Area & Club



Compound Wall
Surrounding the Community



Solar System for
Common Area & Club



Street
Light



Number Plate on Each Unit
to Maintain Uniformity





At Greenleaf Heritage II, every detail has been meticulously designed to redefine luxurious living. From minimal space wastage to flexible design options, our homes are thoughtfully crafted to cater to your every need. Experience the serenity of expansive views from your private balcony and indulge in abundant natural light and refreshing ventilation throughout your home. Discover a wealth of exclusive amenities designed to elevate your lifestyle to new heights.

The
Roman
Exquisite
Living
Spaces



Unlock the Key to Rome's Splendour at Greenleaf Heritage II. Embrace a lifestyle where Roman-inspired architecture meets modern luxury, offering unparalleled grandeur and opulence in the heart of Bhayli, Vadodara. Now, your gateway to an extraordinary living experience is closer than ever-no visa required.

Rome's
Grandeur
in Bhayli,
Vadodara.

GREENLEAF HERITAGE II



Payment Details

01. At the time of Booking - 10% | 02. Upon Registration of Agreement to Sale - 20% | 03. Completion of Plinth - 15% | 04. On Completion of Slabs - 25% | 05. On Completion of Walls, Internal Plaster, Flooring Doors & Windows - 05% | 06. On completion of Water Supply and Plumbing Work - 05% | 07. External Plumbing External Plaster, Elevation, Terrace, etc. - 05% | 08. On Completion of electrification Work - 10% | 09. On sale deed or Before Possession - 05%

Terms & Conditions:

The booking of unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allocated unit. | Documentation, GST, Municipal House Tax, Stamp Duty, Registration Charges, Common Maintenance charges, MGVC, Property Tax Charges will be borne by the client. | Any new central or State Government taxes, if Applicable shall have to be Borne by the client. | Extra work shall be Executed after making full Payment in Advance- Subject to Approval. | Architect/Developers shall have the Rights to Change or Raise the Scheme or any Details Herein and any Changes or Revision will be binding to all. | In case of Delay of Corporation Authority/ MGVC Activity is shall be unitedly faced. | While Every Reasonable Care has been taken in Preparing Presentation and Brochure Details. | All plans, Information and Specification are Subject to Change. Brochure or Presentation cannot form a part of legal Document or Final Details; it is just for Easy Display. Subject to Vadodara Jurisdictions. | I/We are well aware of that payment to be made within 7 days from the Date of Completion of Each Stage of work as Specified and any delay of payment shall attract @ 18% interest per annum or as per RERA. | If the due/committed payment is Delayed Continuously for more than 90 days, the Developer Reserves all Rights to cancel that Booking by giving simple Notice and Booking Amount will be Refunded only after Rebooking and the Receipt of the Payment of said Premises after Deduction of 10% Plus Extra Work Cost (if done) from Booking Amount (if GST Paid will not be Refunded). | Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. | I/We hereby Agree to take Possession only after One Month from the Date of completing whole payable amount and receipt of possession letter from the developers. Also, I/We are well aware of that the house warming ceremony, furniture work will be possible only after possession. | I/We Request you to Execute the sale Documents on my/our above Name and Address. | I/We have Fully Read, Understood the Terms and Conditions and Agree to Abide by the same without any Reservations.

Disclaimer : All plans are subject to amendments and approval by the relevant authorities. All photography and computer images are artist's impression and are provided for illustrative and indicative purpose 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.