

THE **AURO**  
— GROUP —

Developers:  
**SHREEJI FOUR**

"Auro 44", Bill T.P. 27/A, Kalali-Bill Road,  
B/h. Kishan Glory, Vadodara.

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E-Mail: auro44@yahoo.com

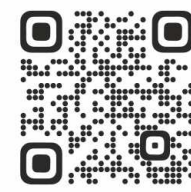
Architect:

space plus

Architecture • Planning • Interiors

Structure Consultant:  
**Zarna Associates**

Plumbing Consultant:  
**Krupalu Consultant**



QR for Website



**AURO** 4

—4B2HK TRIPLEX BUNGALOWS—



## *Limited Edition Living*

Imagine a select few abodes, designed to perfection set in a prime locality. A private paradise where picturesque landscapes, premium amenities and the choicest value additions have been thoughtfully pieced together to offer you a life privileged.

A secure gated enclave where your loved ones can live worry-free and enjoy the perks of a close knit community. A luxurious campus that offers you a limited edition living experience. Presenting **Auro 44**, 4 B2HK villas, crafted to be exclusive.



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The **Auro Group** began its foray into real estate development in early **2014** with the aim of contributing to conceptualizing smarter cities. **The Auro Group** has dedicated its finesse to creating smart spaces for companies and homeowners with Luxurious yet affordable elements that focus on quality & true value to customers. It aims to deliver world-class construction services. It is continuing the legacy of innovation and achieving new opportunities with each & every endeavour.

Our Ethos stays Quality, Trust, and Commitment. We completed more than **15 projects** that include apartment developments, villas, plotted developments, corporate offices, townships, etc. The company also possesses a large corporate leasing portfolio of more than **20 properties** in Vadodara.





# *Gateway to Happiness*

Ever wondered what driving into happiness would feel like? All you have to do is drive through the elegant gateway toward your homes at **Auro 44**. It's a feeling like no other, a feeling of pride and delight.







## *Icon of Beauty*

If grandeur had a face it would most likely look like your stunning homes at **Auro 44**.

An artistic blend of classic and modern design elements and textures, every villa exudes richness even in the tiniest detail. The incorporation of arches, pillars and stone textures gives it a royal look while the sliding panoramic windows and concrete brings in the touch of contemporary functionality. After all, homes this few in number must also stand out in terms of architecture.





# *Life of Comforts*

The exquisite villas at **Auro 44** are everything you ever wanted and more. The grandeur that greets you outside extends into the extravagance inside with spacious rooms, seamless layouts and abundant open spaces peppered around and within your homes. The premium finishes and branded fittings further the element of luxury.





# Layout plan



## Value Added Amenities

-  Elegant Society Entrance Gate
-  Water & Drainage Facility
-  Number Plate to maintain the uniformity of the project
-  Termite Resistance Treatment
-  Underground Cabling for electricity
-  Individual 3-Phase Electric Connection
-  CCTV Cameras in common areas for round-the-clock surveillance
-  Tremix Concrete / Heavy Paver Block internal road with designer street lights
-  Intercom facility








## Area table

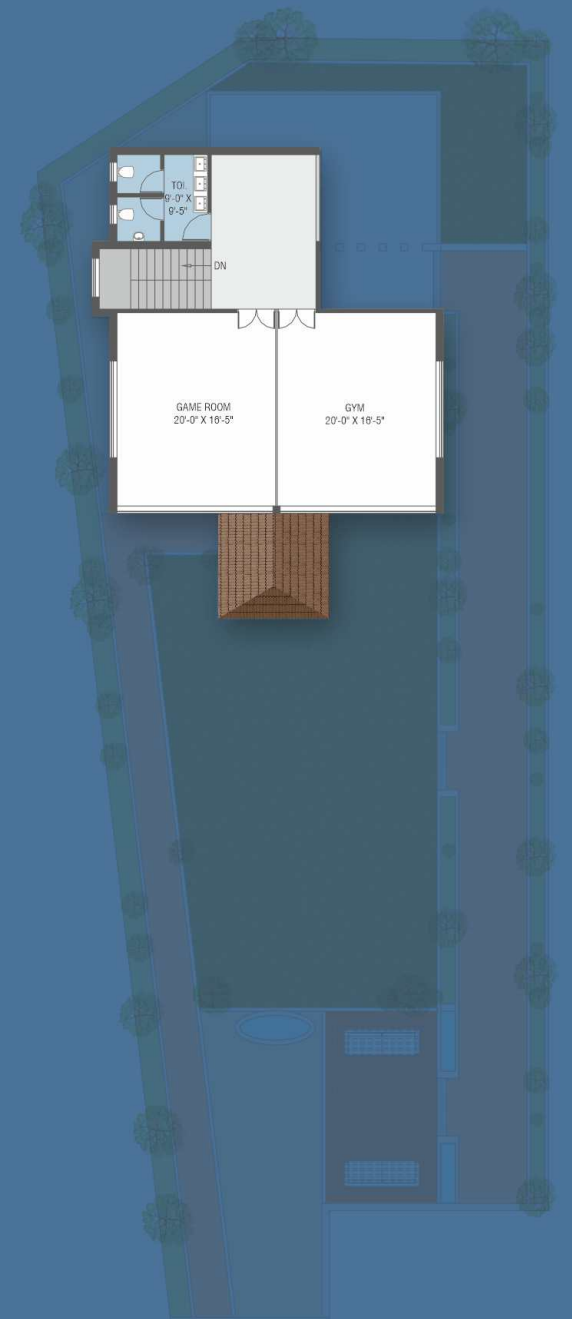
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A-01	1114	B-12	995	B-23	962	E-34	893
B-02	995	B-13	1308	B-24	962	E-35	893
B-03	995	B-14	1368	B-25	962	E-36	893
B-04	995	B-15	962	C-26	1483	E-37	893
B-05	995	B-16	962	E-27	1224	E-38	1224
B-06	995	B-17	962	E-28	893	D-39	1242
B-07	995	B-18	962	E-29	893	D-40	1134
B-08	995	B-19	962	E-30	893	D-41	1129
B-09	995	B-20	962	E-31	893	D-42	1124
B-10	995	B-21	962	E-32	1036	D-43	1120
B-11	995	B-22	962	E-33	1014	D-44	1547





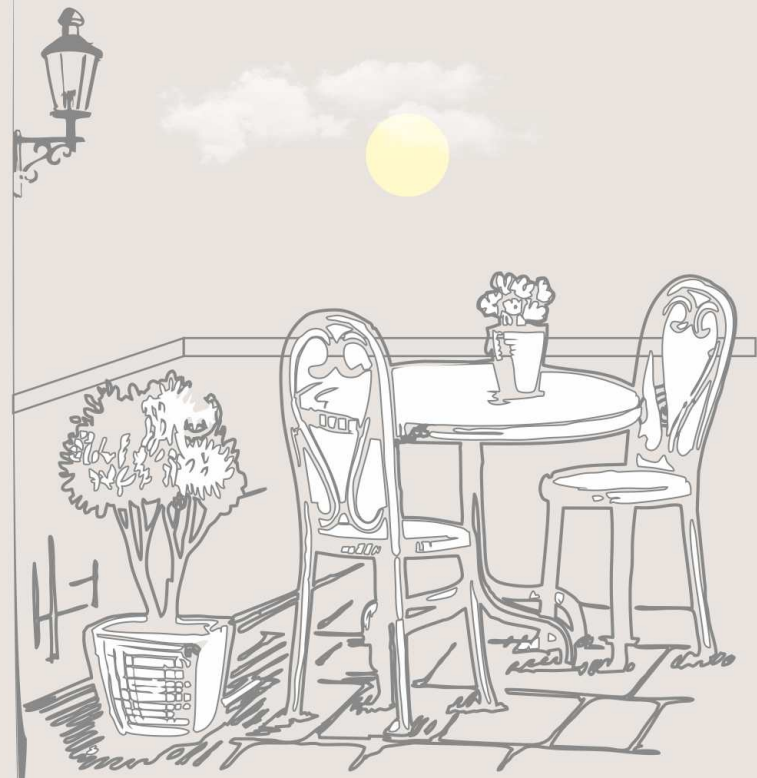
# Leisure Amenities

-  GYMNASIUM
-  BANQUET HALL
-  LANDSCAPED GARDEN
-  INDOOR GAMES ROOM
-  CHILDREN PLAY AREA
-  SENIOR CITIZEN SITTING AREA
-  GAZEBO





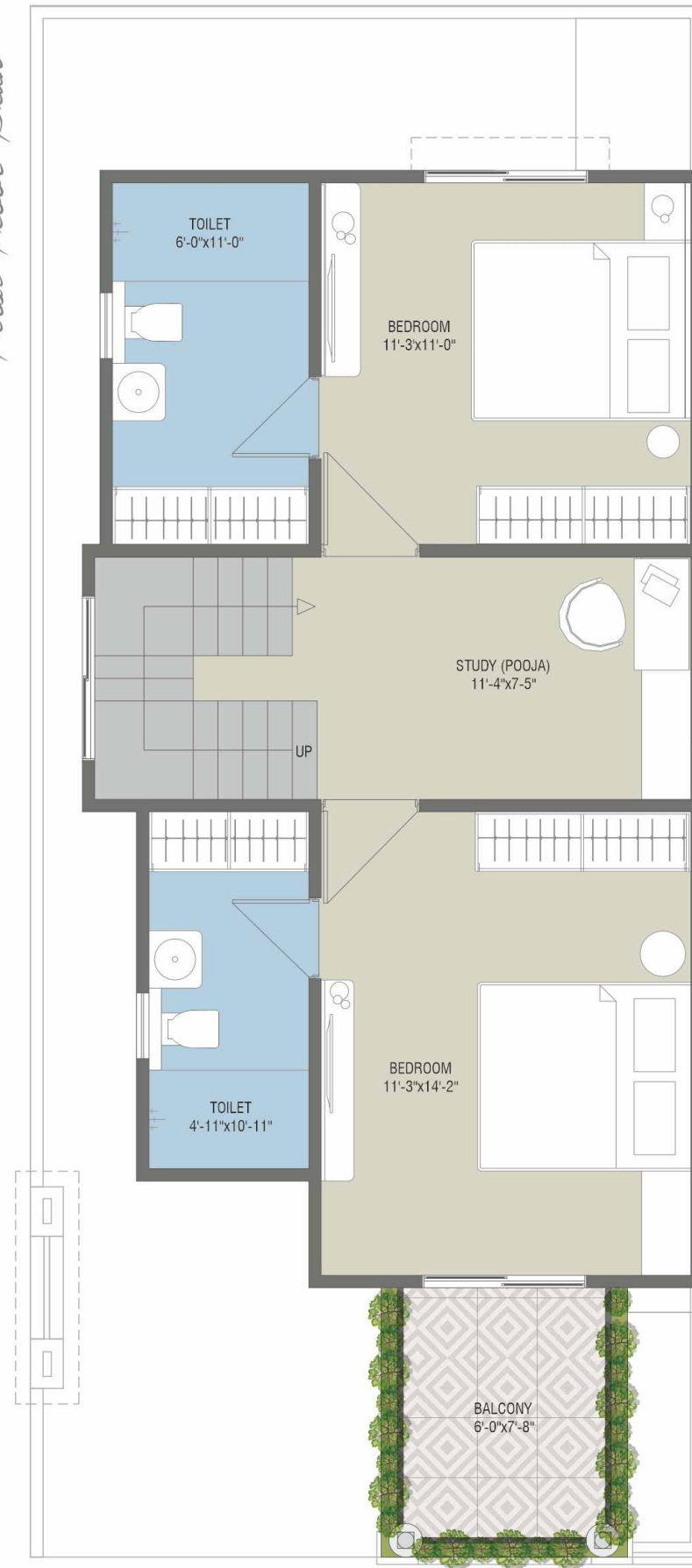
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*Ground Floor Plan*



*First Floor Plan*



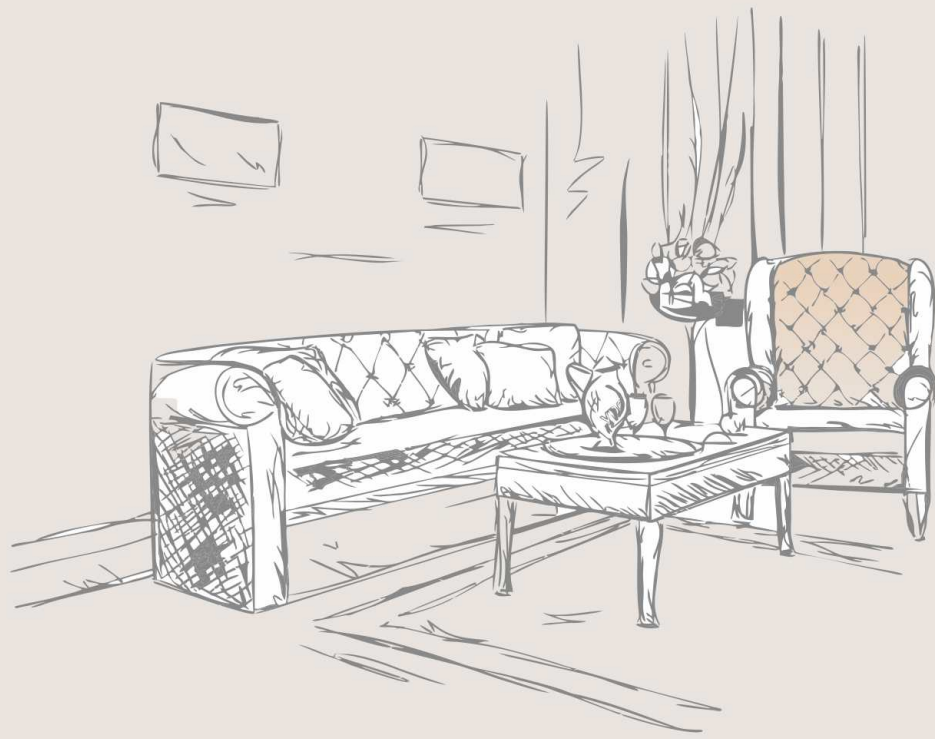
*Second Floor Plan*



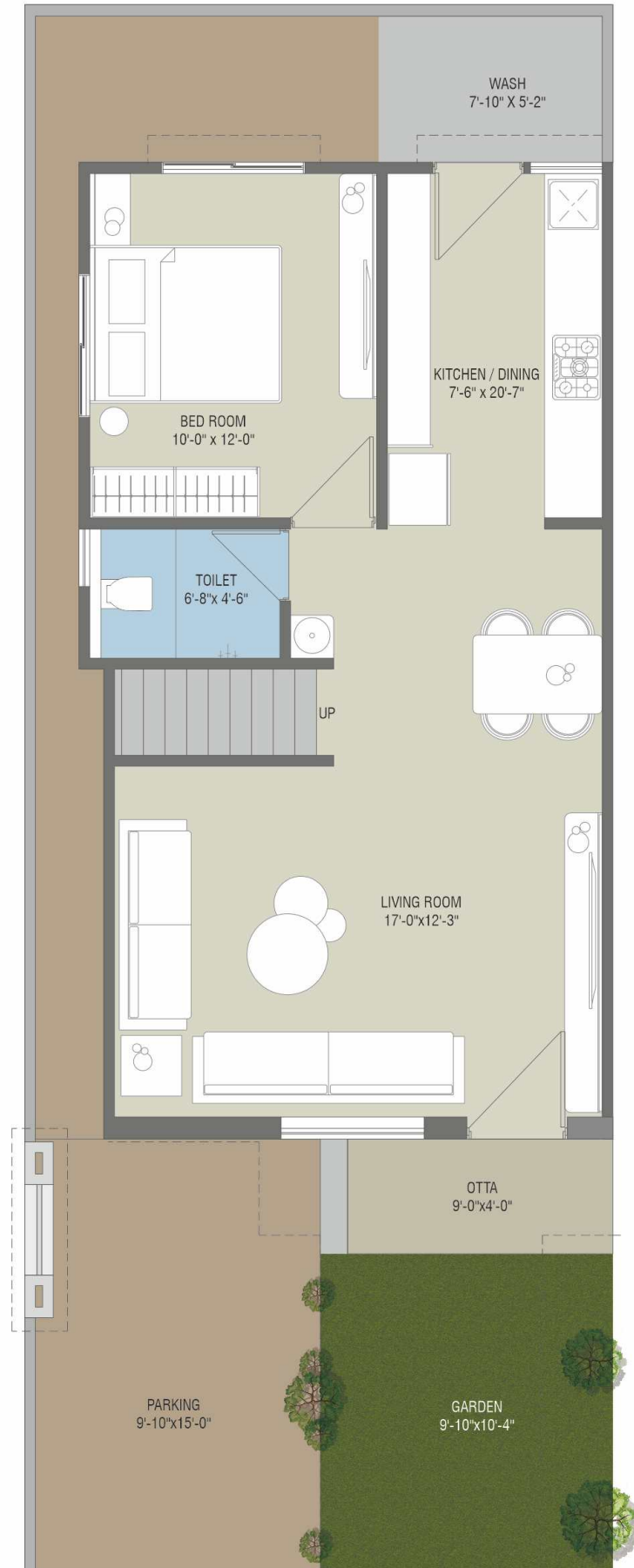


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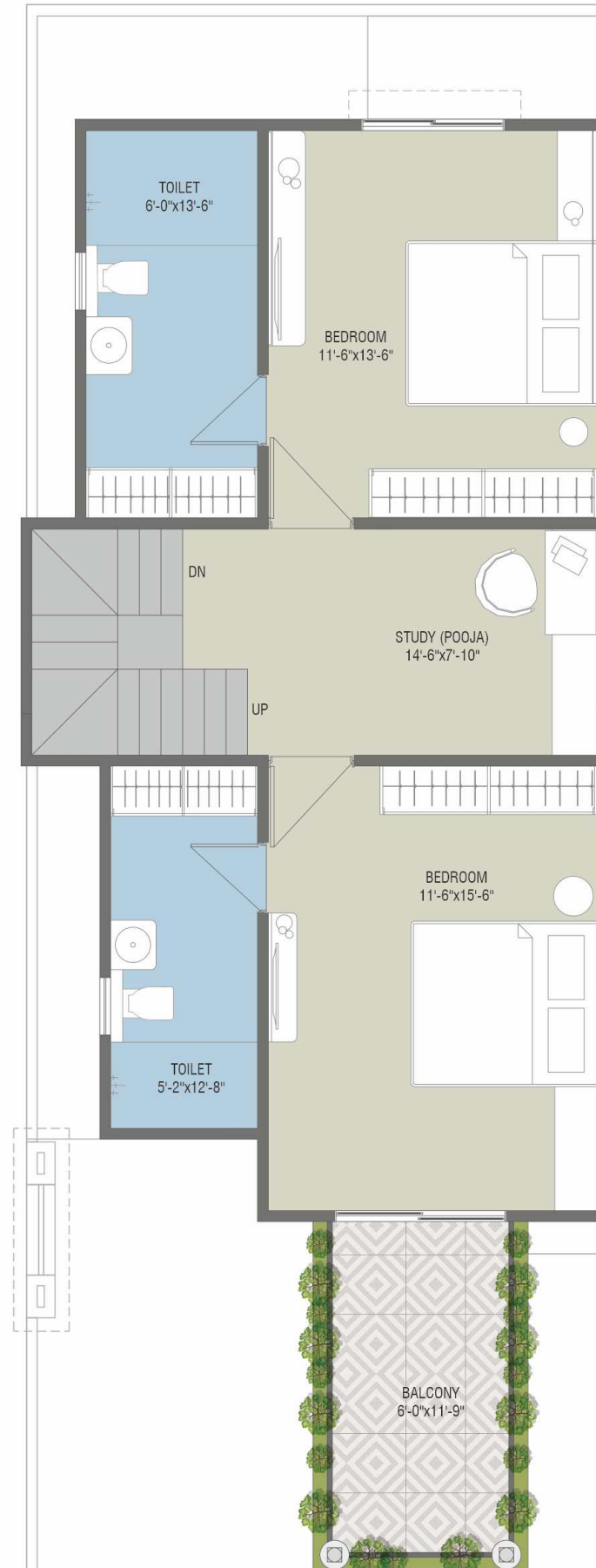
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Ground Floor Plan



First Floor Plan

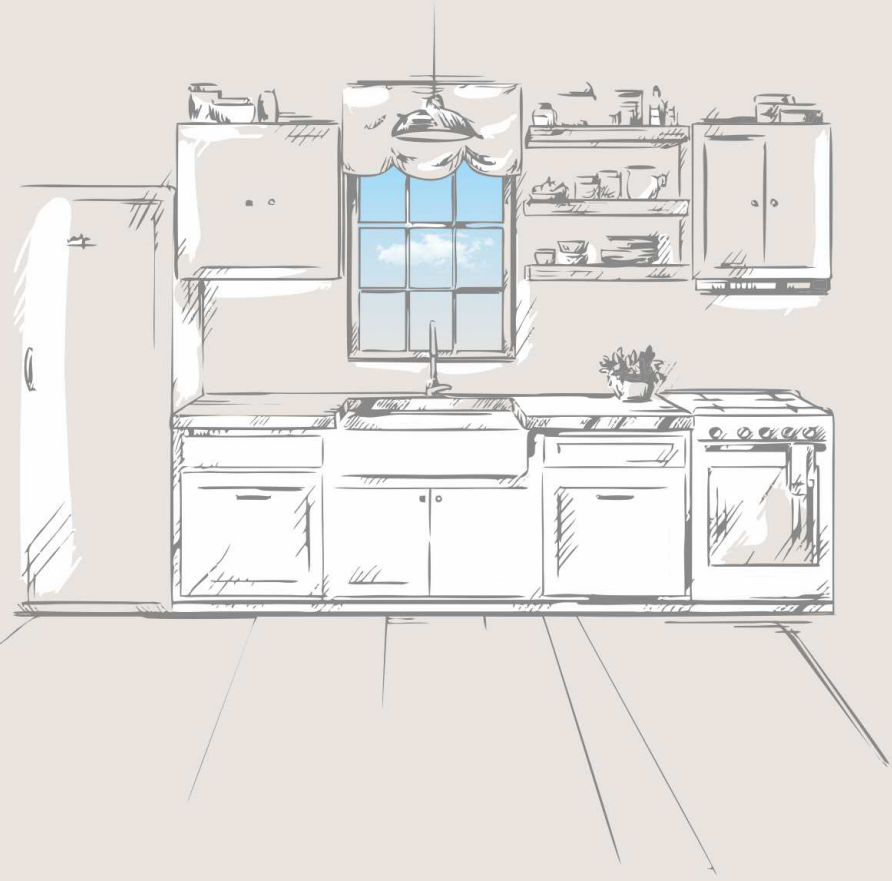
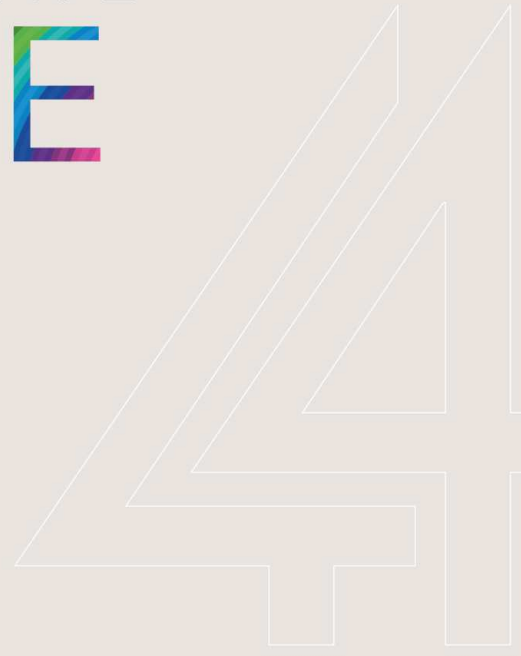


Second Floor Plan

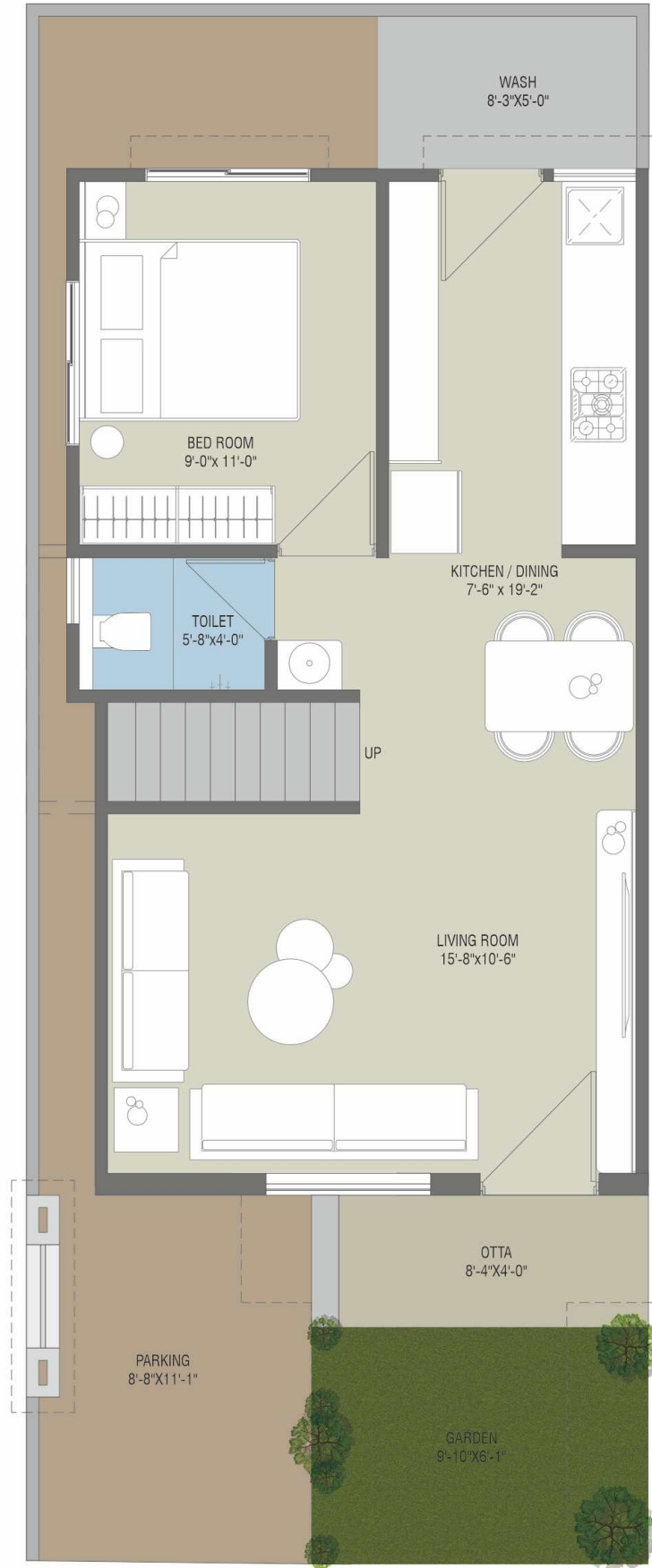




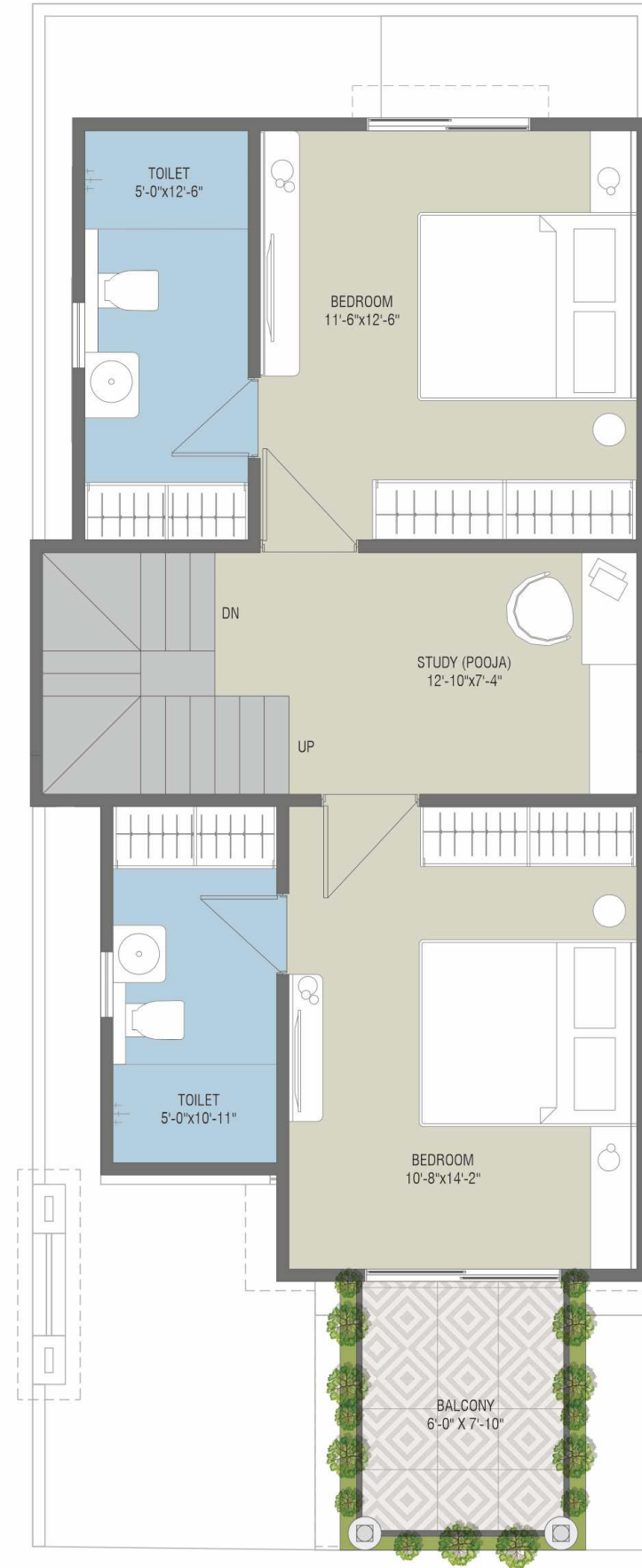
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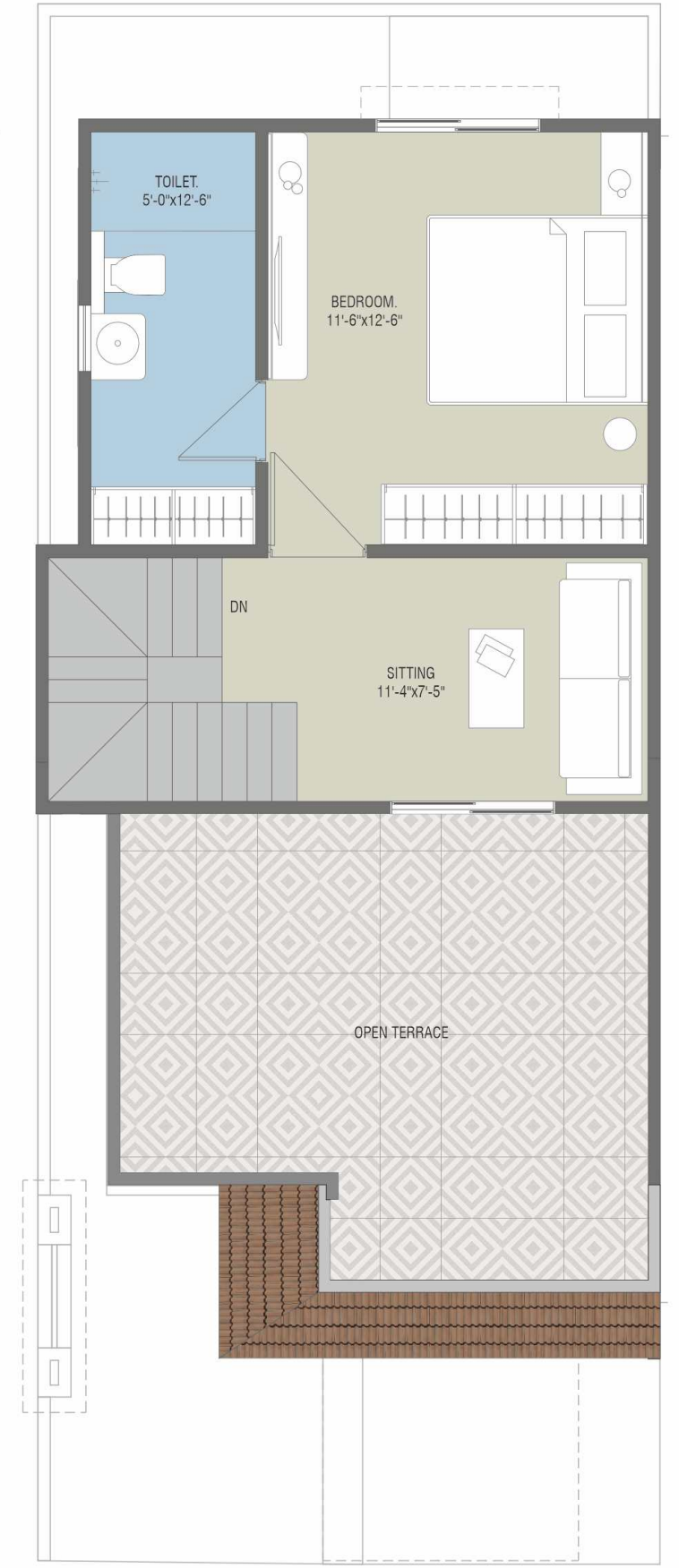
Ground Floor Plan



First Floor Plan



Second Floor Plan







## Specifications

### STRUCTURE:

- All RCC & Brick Masonry work as per structural engineer's design.

### FLOORING:

- High grade Nano finish 4' x 2' vitrified tile flooring
- Kota Stone 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

### BATHROOMS & TOILETS:

- Designer bathrooms with Premium PGVT Tiles upto Slab 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

### TERRACE:

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

Disclaimer: 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.

