

॥ श्री गणेशाय नमः ॥
॥ श्री ज्ञानकीर्तनो विजयते ॥



WWW.AMARGROUPVADODARA.COM





REIMAGINED
Stroke
REIMAGINED PRIDE

Rediscover a whole new meaning of success in life at your new home in **Amardeep Luxuria**. Located in the progressive location of new manjalpur. Elevate your status and feel the pride of owning one of the swankiest homes on the right side of vadodara.

AMARDEEP
Luxuria
3 & 4 BHK LUXURIOUS VILLA

- 60 luxurious bungalows
- Super-prime location
- Upscale neighbourhood





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REIMAGINED
Community
REIMAGINED LIFESTYLE



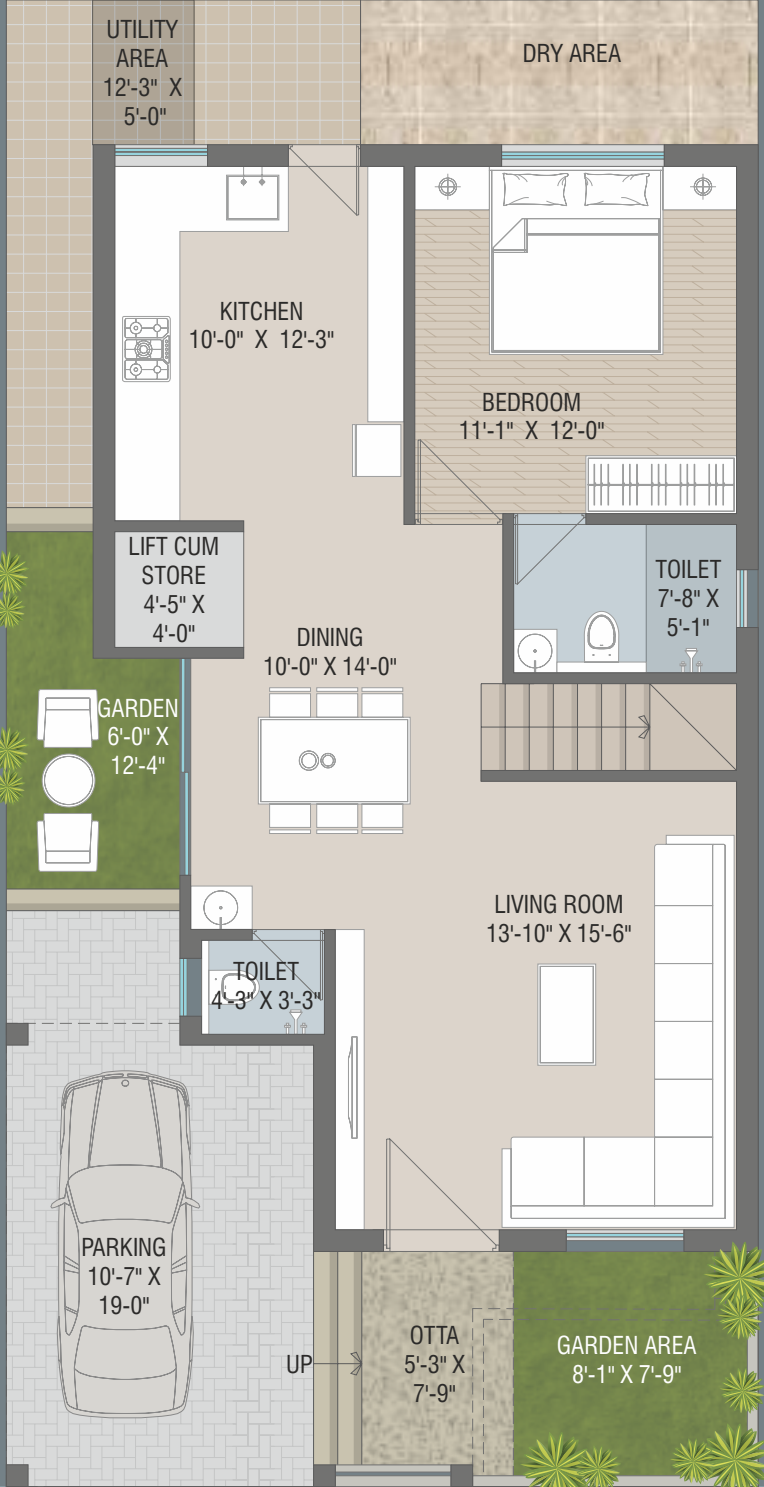
LAYOUT
PLAN

AREA TABLE (IN SQ.FT)

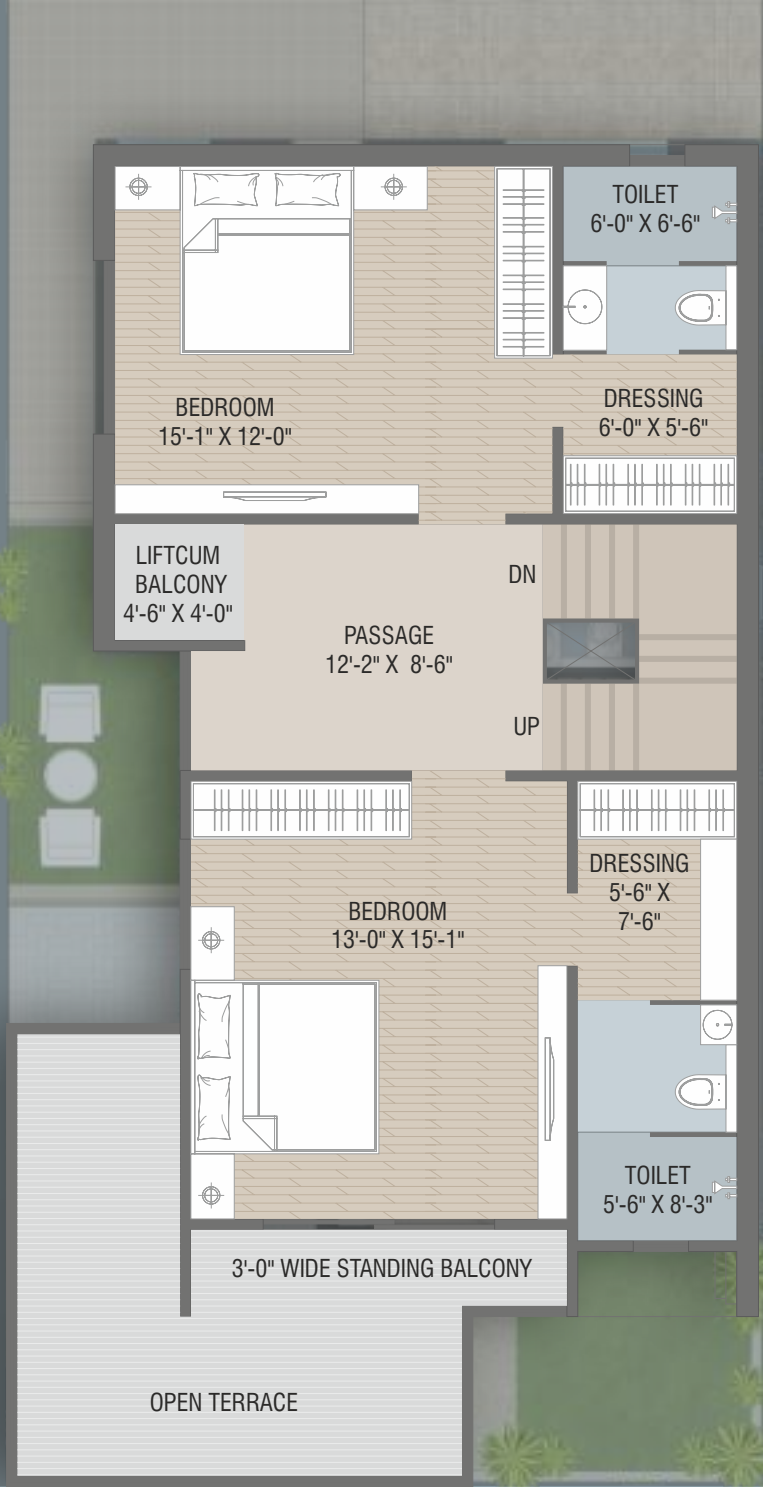
PLOT	AREA
A1-09	1668
A1-10 & 11	1008
A1-12	998
A-13	1343
A-14	1367
A-15	1646
A1-16	1207
A1-17 to 26	1008
A1-27	1328
B-28	1102
B-29 to 39	945
B-40	894
A1-41	1495
A1-42 to 52	1285
C-53	1656
C-54	941
C-55	925
C-56	910
C-57	976
C-58	965
C-59	953
C-60	1020

TYPE - A
4 BHK

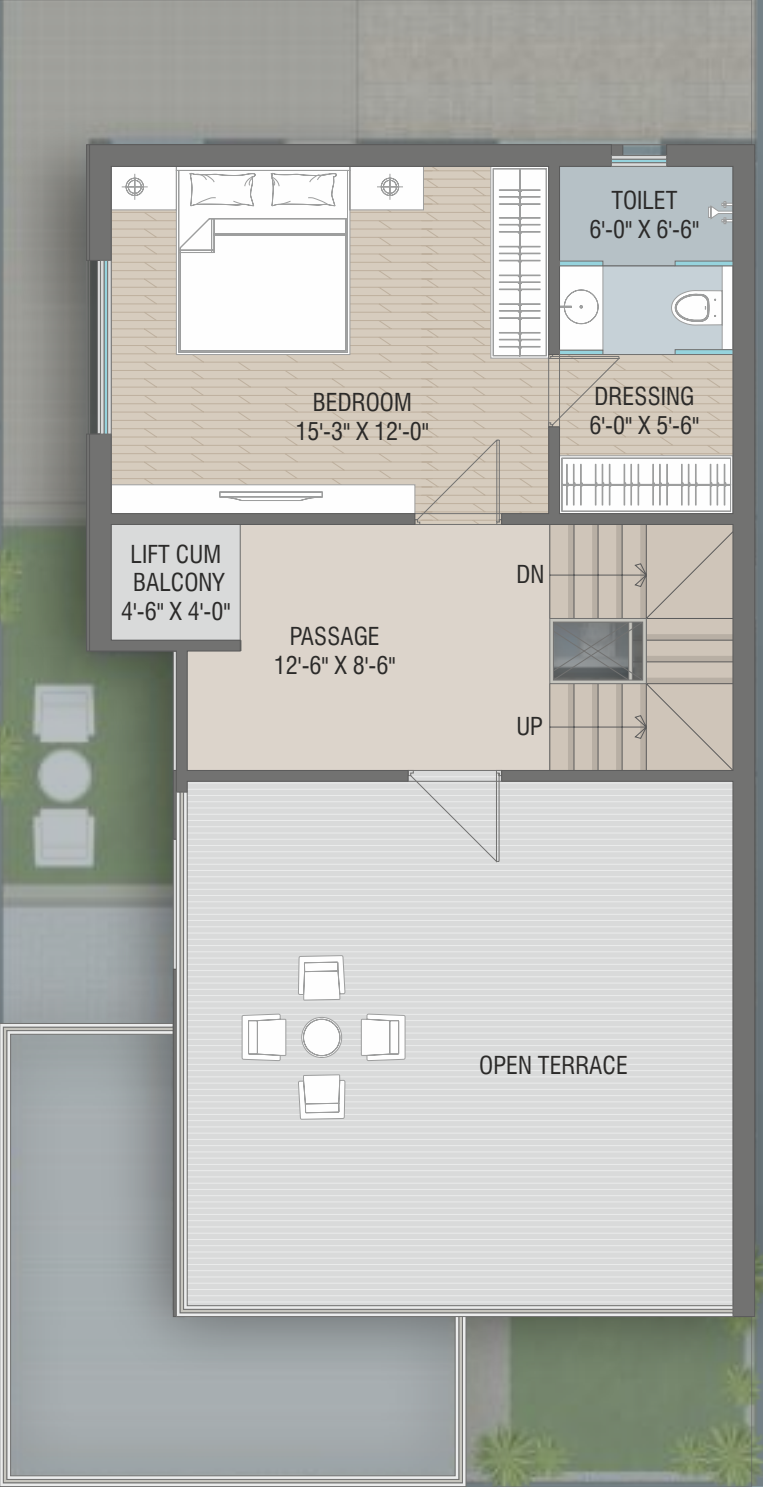
GROUND FLOOR PLAN
1022.00 SQ. FT.



FIRST FLOOR PLAN
856.00 SQ. FT.



SECOND FLOOR PLAN
493.00 SQ. FT.



W I D E R O A D



TYPE A1
GROUND FLOOR PLAN

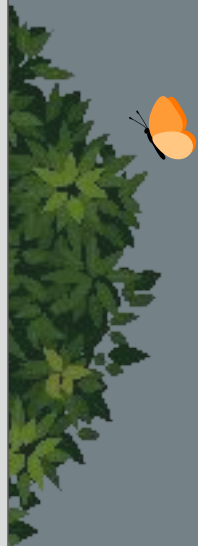


FIRST FLOOR PLAN



SECOND FLOOR PLAN

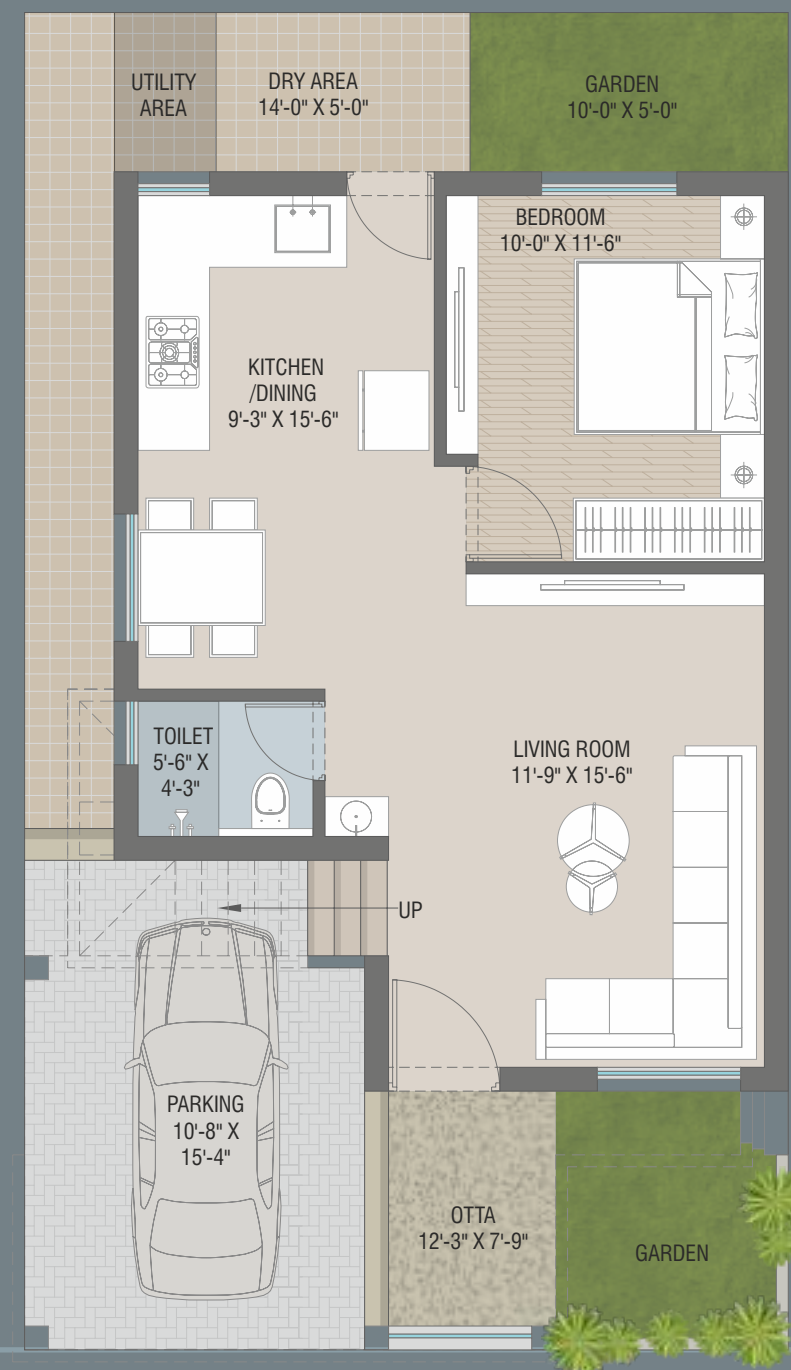




TYPE - A1
4 BHK

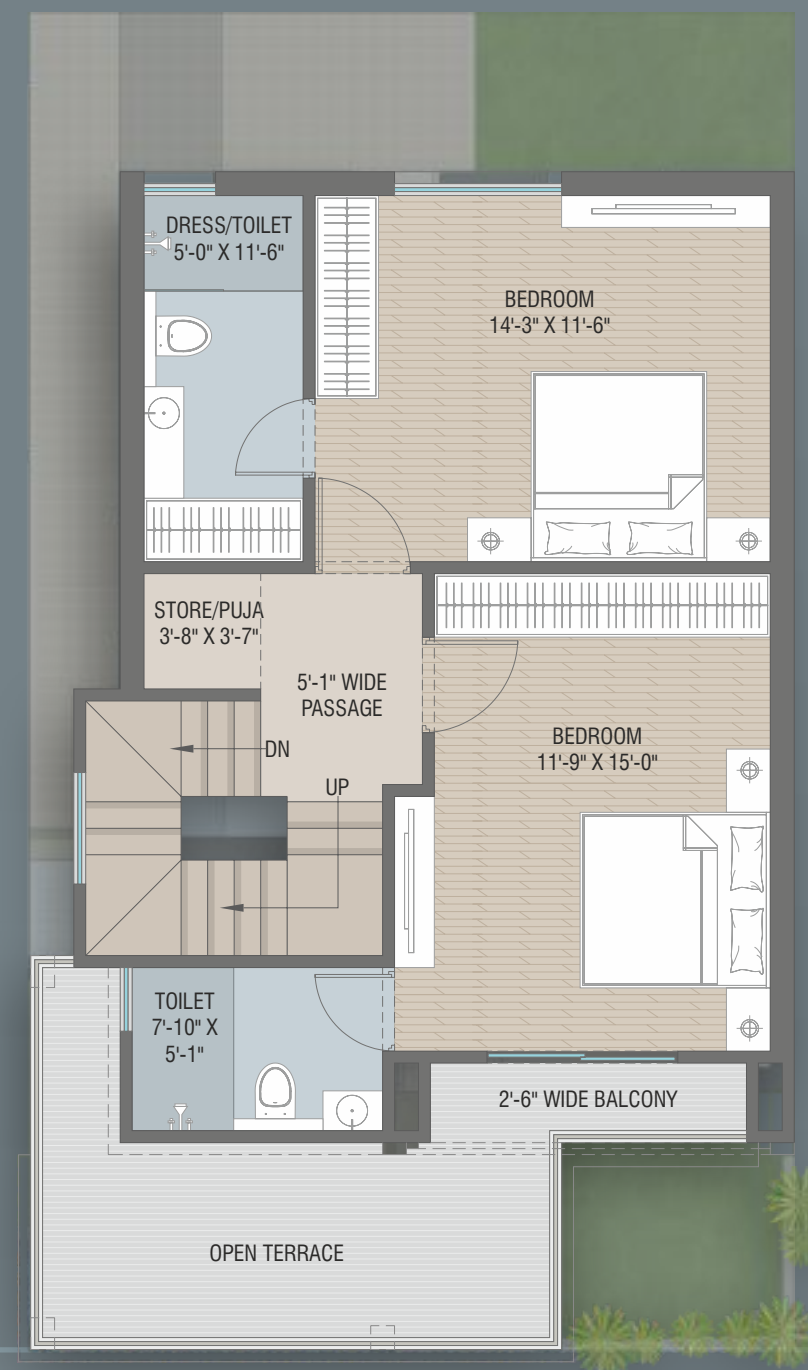
GROUND FLOOR PLAN

799.00 SQ. FT.



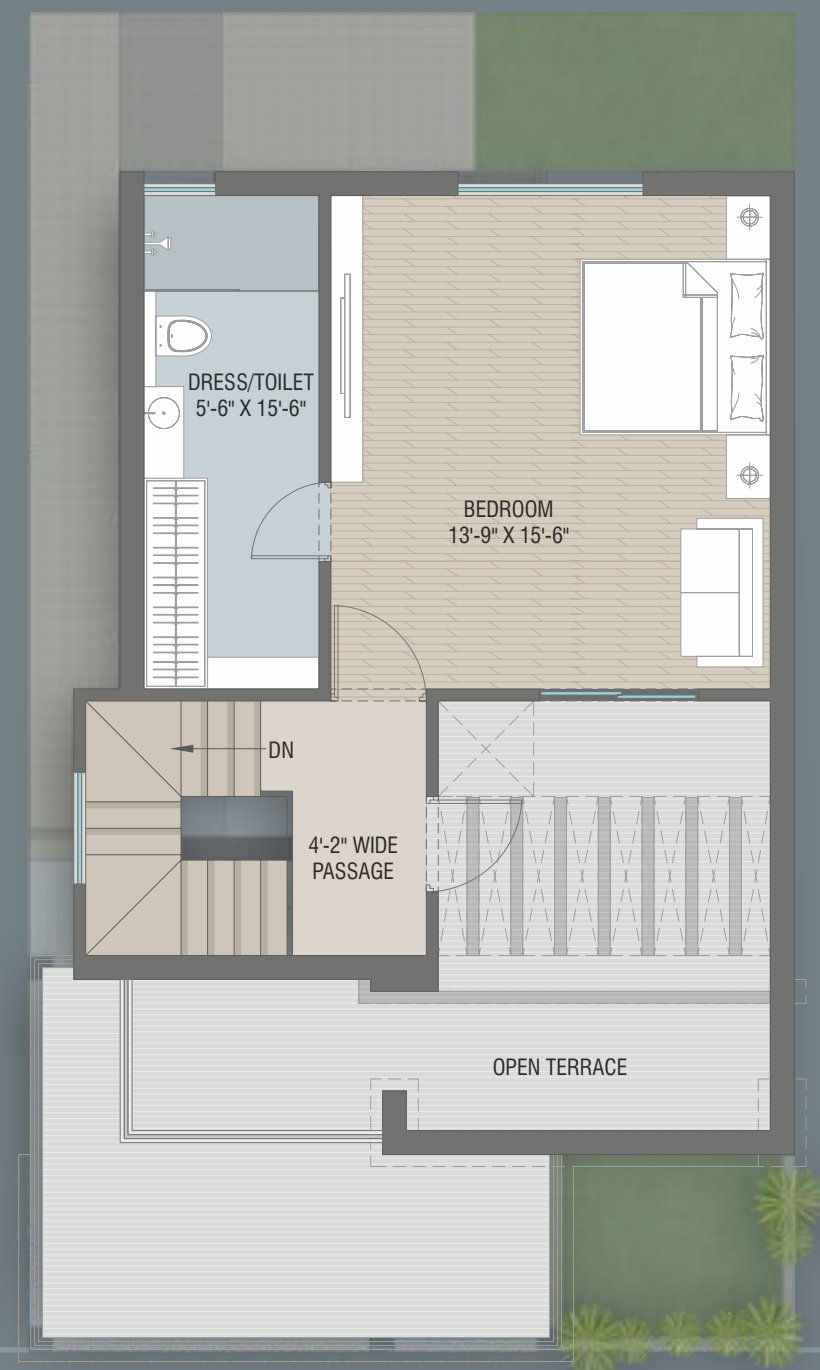
FIRST FLOOR PLAN

669.00 SQ. FT.



SECOND FLOOR PLAN

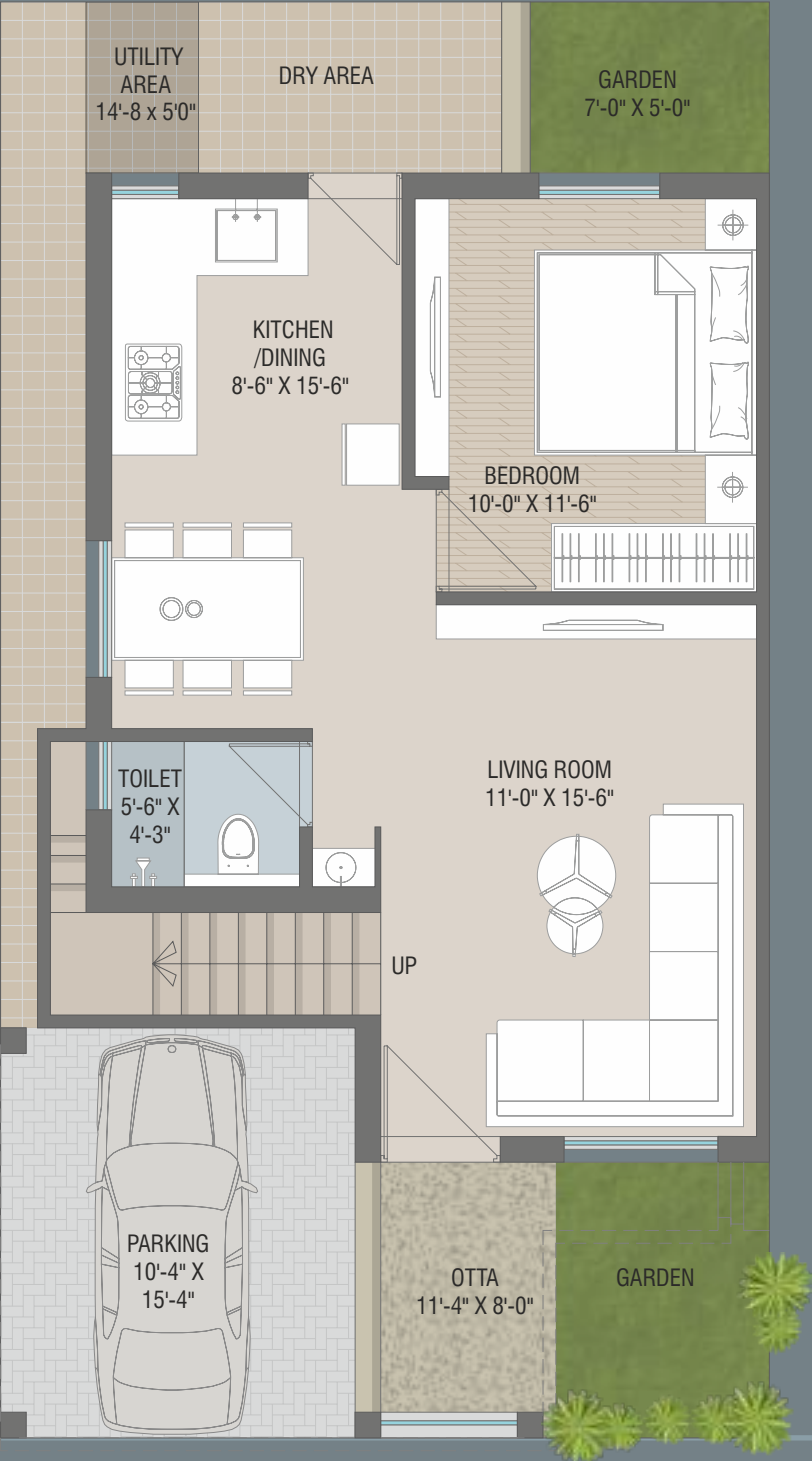
481.00 SQ. FT.



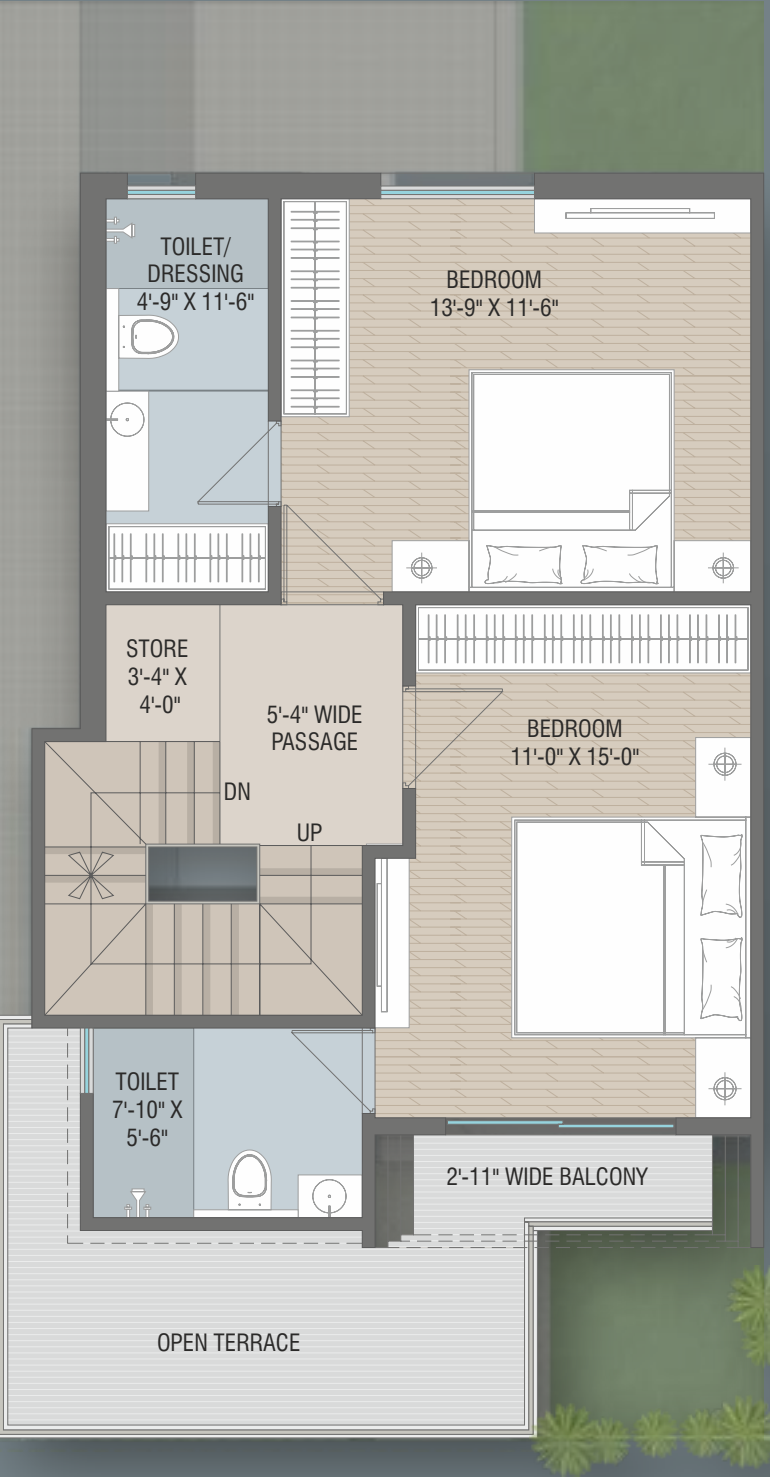
W I D E R O A D

TYPE - B
4 BHK

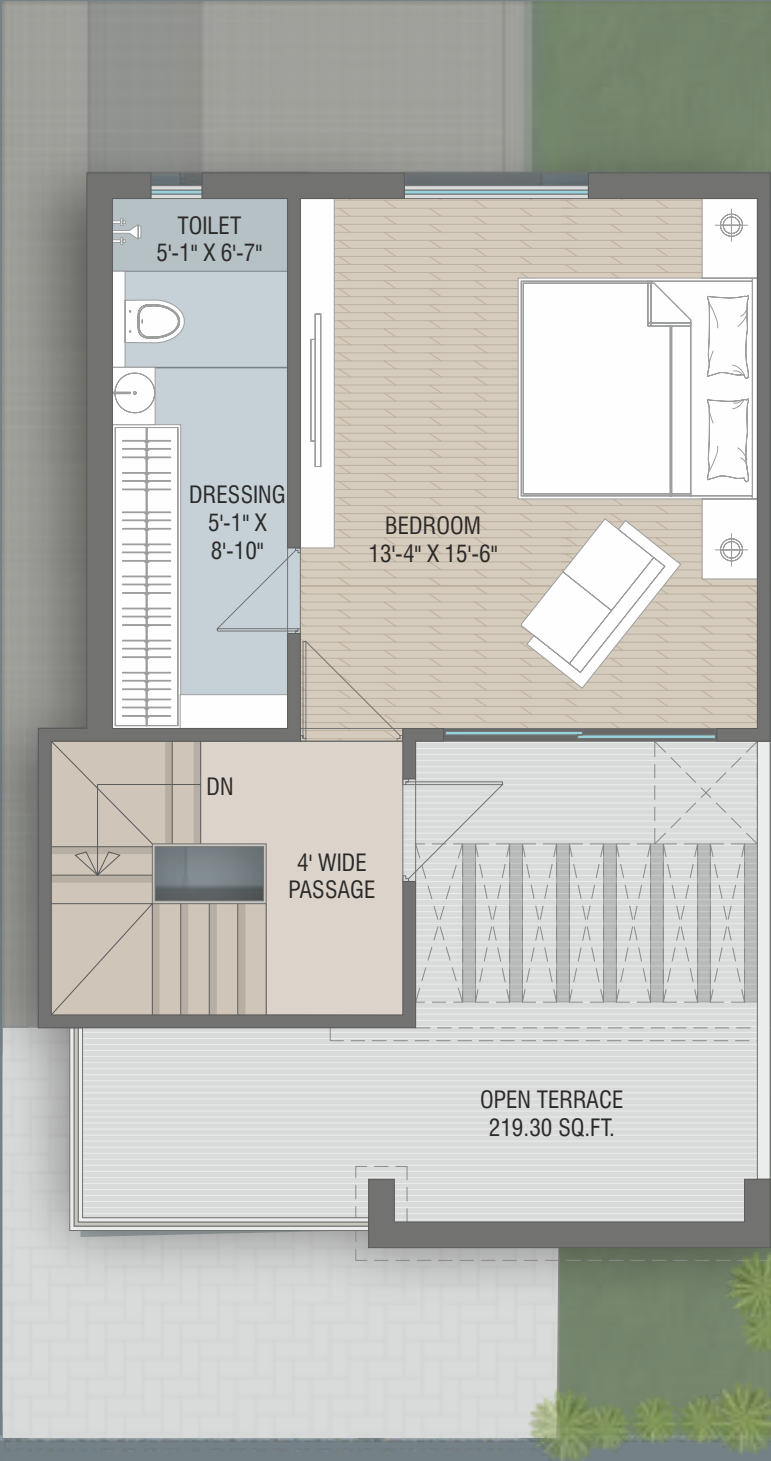
GROUND FLOOR PLAN
752.00 SQ. FT.



FIRST FLOOR PLAN
642.00 SQ. FT.



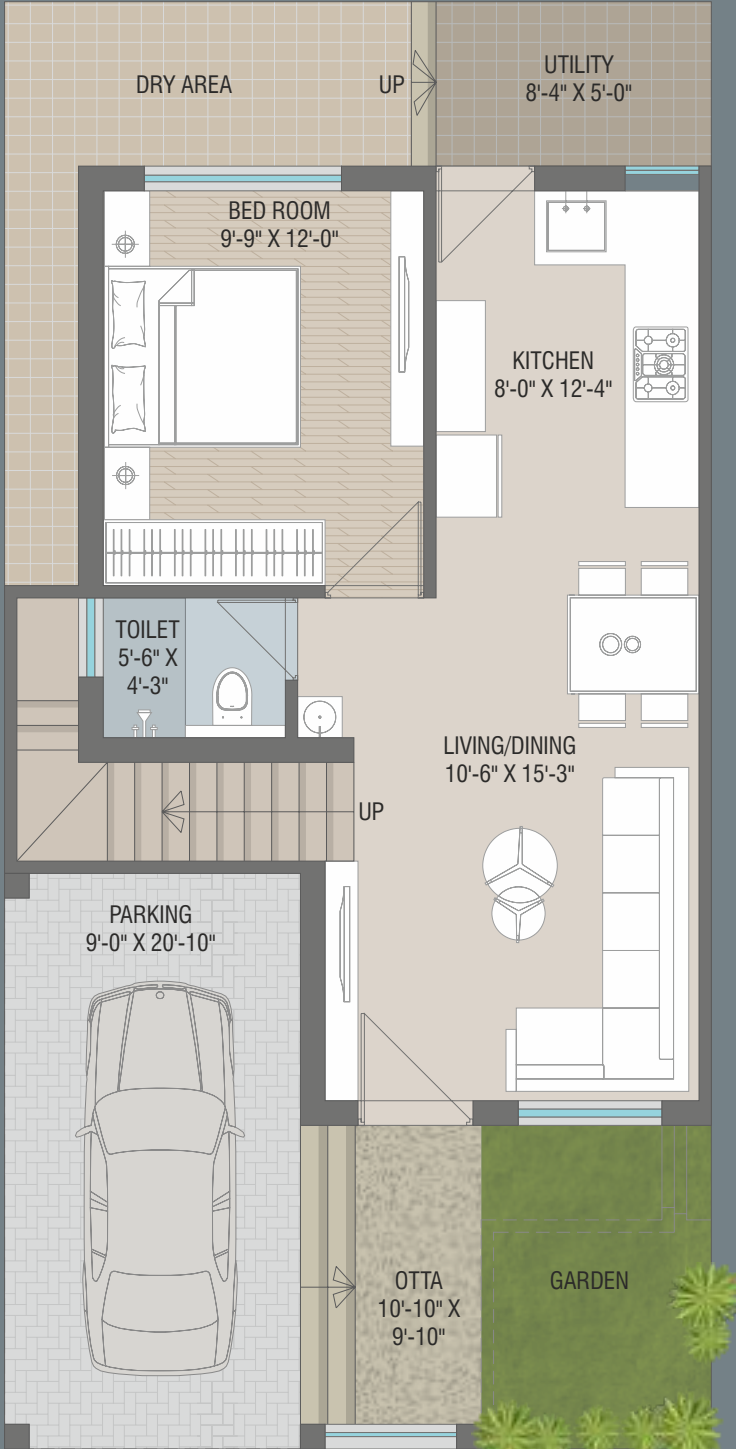
SECOND FLOOR PLAN
443.00 SQ. FT.



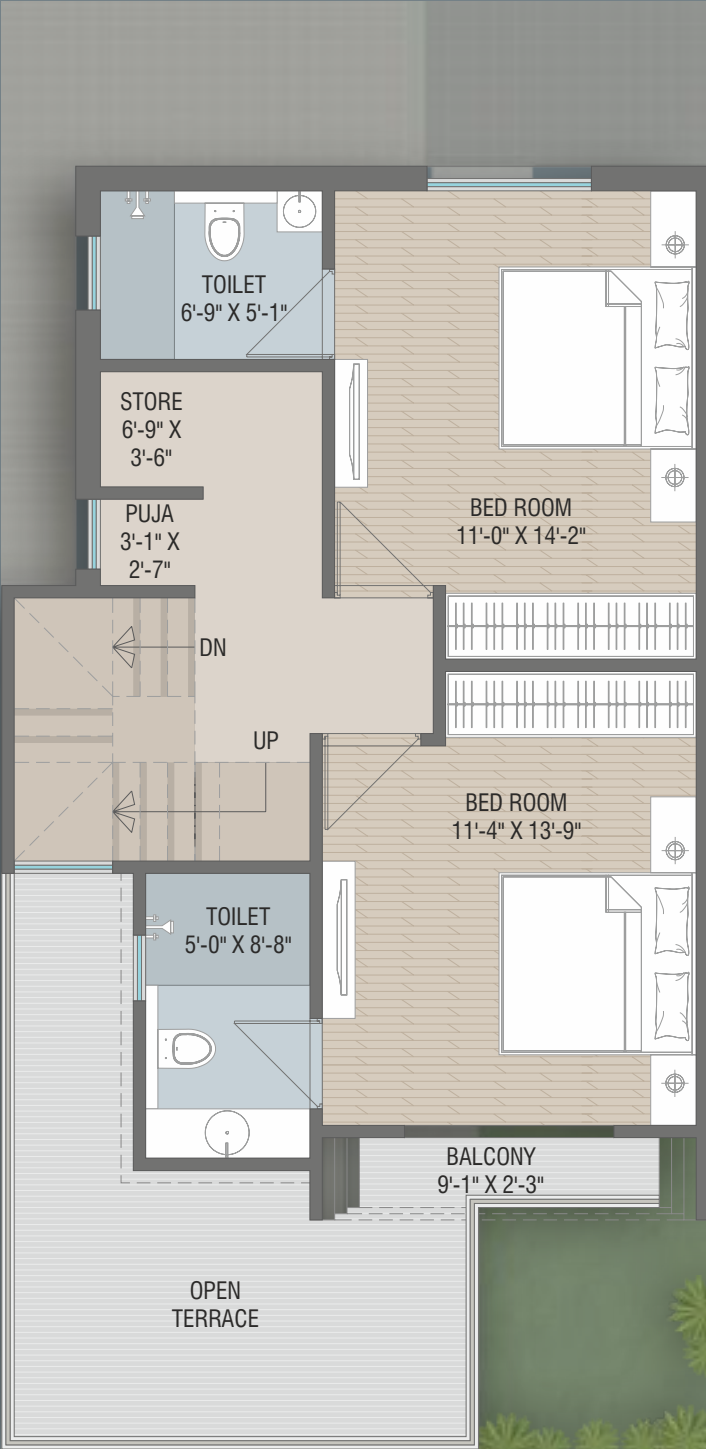
W I D E R O A D

TYPE - C
3 BHK

GROUND FLOOR PLAN
771.00 SQ. FT.



FIRST FLOOR PLAN
615.00 SQ. FT.



W I D E R O A D



REIMAGINED
Community
REIMAGINED LIFESTYLE

Year 2022 opened our eyes towards the importance of a good home and community that offers well-balanced amenities for fun, fitness and frolic. With amenities like a central garden, discotheque, swimming pool and mini theatre, you have the world within your reach at Amardeep Luxuria.



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OTHER *Amenities*

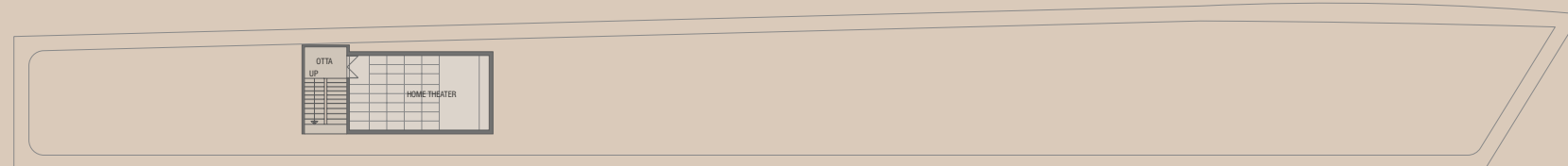
-  Power Backup For Street Light, Club House & Common Utility
-  R.O. System
-  Impressive Main Entrance Gate
-  Security Cabin
-  Entire Campus Under 24 x 7 CCTV Camera Surveillance
-  RCC Road With Side Paving
-  Street Light With Plantation
-  Compound Wall With Flooring
-  24 Hours Water Supply
-  China Mosaic Flooring In Terrace
-  Anti-Termite Treatment In All Unit
-  Designer False Ceiling With LED Light Fixture
-  Chimney In Kitchen Area
-  Solar Rooftop For Electricity Conservation (2.98 KW)
-  Name Plates
-  Water Pressure Pump
-  Water Hitting Pump System
-  Sub-Mersible Pump With Sensor System
-  Video Door Security System
-  EV Point In Car Parking Area



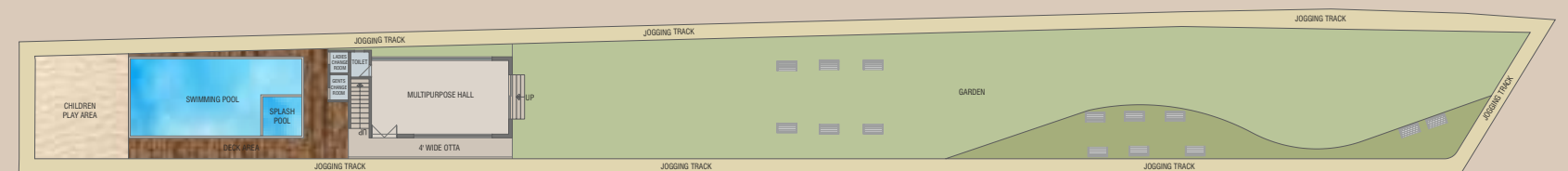
REIMAGINED
Community
REIMAGINED LIFESTYLE



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN





REIMAGINED
Community
REIMAGINED LIFESTYLE



Amenities



LANDSCAPE
GARDEN



CHILDREN PLAY AREAS



JOGGING TRACK



MINI THEATRE



DISCO THEQUE



A/C GYMNASIUM



PLASH POOL
& SWIMMING POOL



MULTI PURPOSE HALL

INDOOR GAMES





Specification

- Structure :** R.C.C. & brick masonry work as per architect structural engineer's design
- Wall Finish :** External smooth plaster with acrylic paint, Internal smooth plaster with colour
- Flooring :** Vitrified tiles flooring in all rooms
- Doors :** Decorative main door with fittings and Internal doors will be good quality laminated flush door
- Windows :** Aluminum Powder Coated window
- Kitchen :** Granite platform with S.S sink, glazed tiles upto lintel level
- Bath :** Ceramic tiles flooring & Decorative glazed tiles
- Plumbing :** Concealed plumbing CPVC - UPVC with good quality S.S. fittings
- Electrification :** Concealed wiring of ISI quality Modular switchies with sufficient points, TV point in living room & all bedrooms
- Water :** Underground & Overhead tank



BROCHURE

LOCATION



Developers :
PRUTHIVIRAJ ENTERPRISE

Site:
"AMARDEEP LUXURIA", Near Four Square Complex,
Opp. Woods Villa Bungalow, 24mtr Billa Bong School Rd.,
New Manjalpur, Vadsar, Vadodara-390010

Email: amardeep.luxuria@gmail.com
www.amargroupvadodara.com

MODE OF PAYMENT:
10% Booking | 20% Within 30 Days | 15% Plinth Level | 10% Ground Floor Slab Level | 10%
First Floor Slab Level | 5% Second Floor Slab Level | 10% Masonry Level | 10% Plaster Level |
5% Flooring Level | 5% Registration

DISCLAIMER: The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. (c) Development charges & society maintenance will be extra as applicable • If any new taxes applicable by Central or State Government in future it will be borne by the customer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • MGVCL meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property.

Fixtures, Furniture, Plantation are just for Demonstration Purpose only.

Above project is registred under Gujrera.
Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA10899/111122
For futher details visit: www.gujrera.gujarat.gov.in

Architect:

ASQUARE
ARCHITECT & INTERIOR DESIGNER

Structure :

ASHOK SHAH
& ASSOCIATES

3 D Designer :

IMAGINE
studio