

a project by:



 ANIRUDH  
**MIDTOWN**  
3 BHK ELITE LIVING



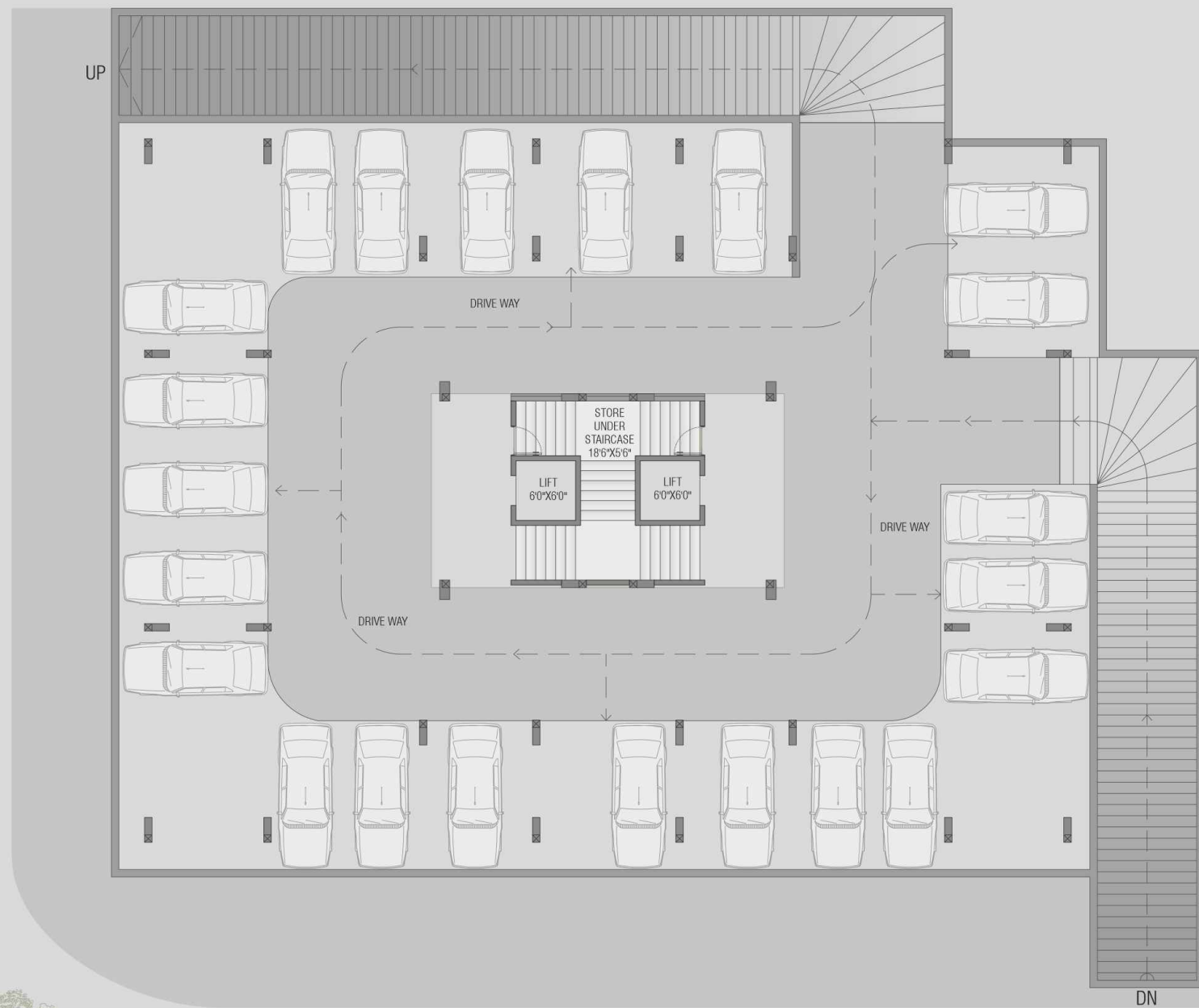
## DREAM HOMES IN THE HEART OF THE CITY

At Anirudh Midtown you will not only be at the centre of everything but also will be the centre of attention. Our luxurious 3BHK residences, bang in the middle of the city at Pratapgunj, ensure that you are always just minutes away from all things essential for an urbane lifestyle.

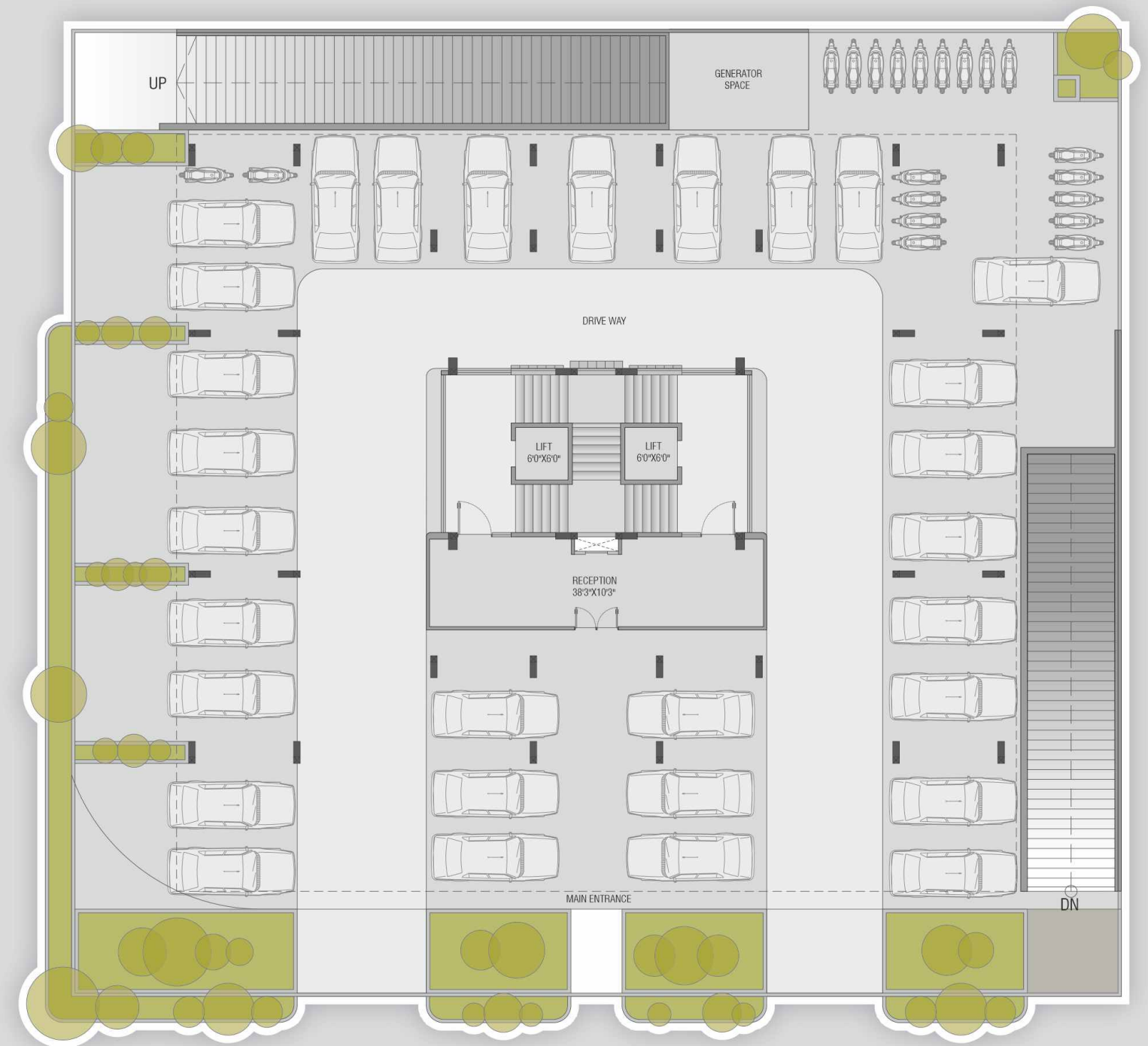
Blissfully tucked away in a quiet tree-lined street just off the main road, here's where you will enjoy the bustling city life along with the peaceful calm of nature. Add to it the rarity of owning a home in this part of the city and what you have is a home and a lifestyle that not everyone can have.



# BASEMENT LAYOUT



# GROUND FLOOR LAYOUT PLAN



TYPICAL FLOOR PLAN  
1<sup>ST</sup> TO 6<sup>TH</sup> FLOOR



PENTHOUSE LAYOUT  
7<sup>TH</sup> FLOOR



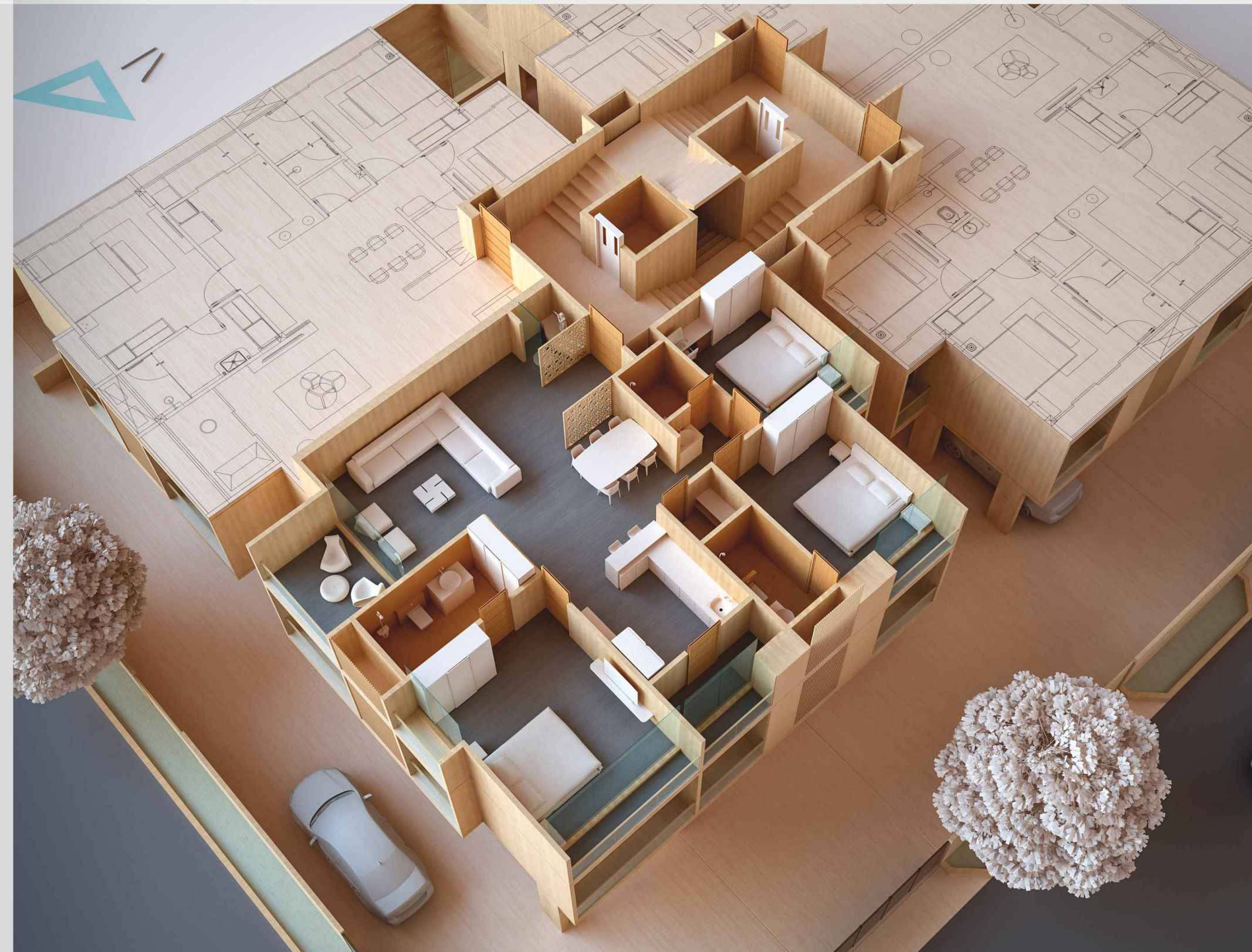
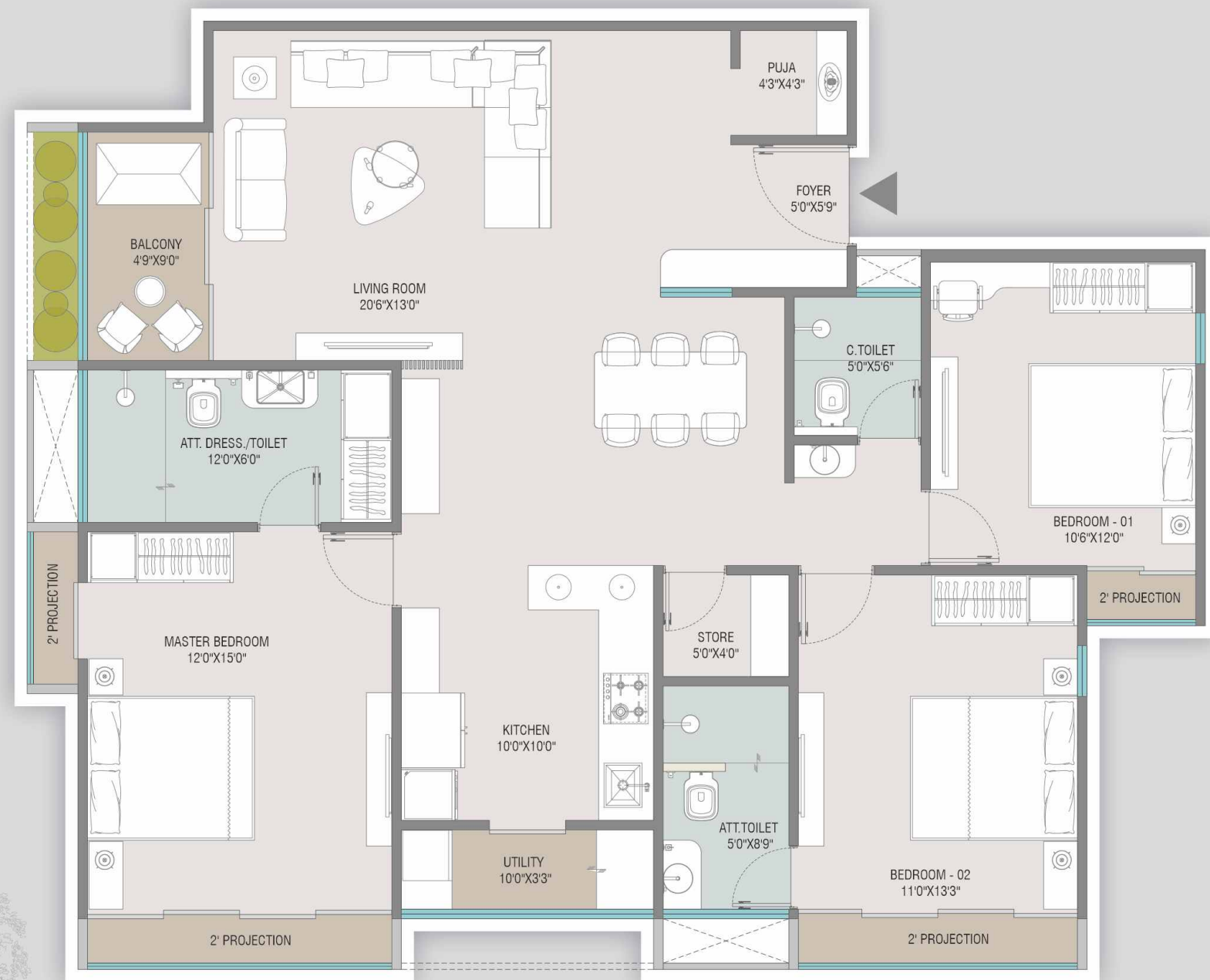
# TYPICAL FLOOR PLAN

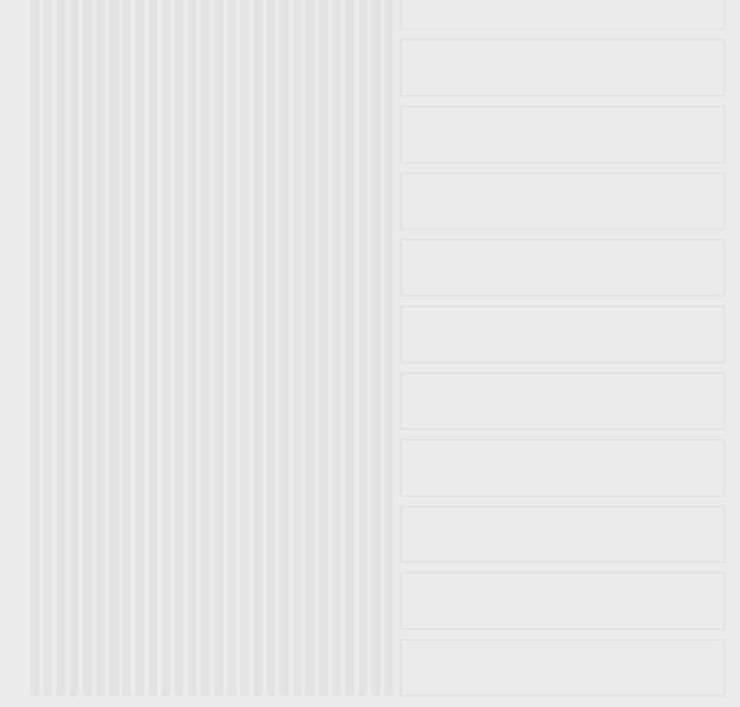
1<sup>ST</sup> TO 6<sup>TH</sup> FLOOR



# SPACIOUS LAYOUTS FOR AIRY CORNERS

City-life almost always means lack of space. At Anirudh Midtown, we have created homes large enough to hold all your dreams. The 13 feet wide living room space faces east-west and opens into the 5 feet wide (approx.) balconies to allow abundant fresh air and sunlight all through the day. Thoughtful open-plan design ensures green vistas on both sides of the project which results in a larger living experience and excellent cross ventilation across the entire apartment.





## AMENITIES

-  Allotted 2 Car Parking for all Flats
-  Name Plate and Letter Box
-  CCTV Camera in common areas
-  High-quality Lifts
-  Rainwater Harvesting
-  Corporation Drainage
-  Underground and overhead Water Tank with sensor
-  Termite resistance treatment
-  Heat and Water Proofing treatment on terrace
-  Power Back up for lift and common lighting





#### **STRUCTURE:**

Earthquake Resistant RCC frame structure with Brick Masonry works as per structural engineer's design.

#### **WALL FINISH:**

Exteriors: Water Resistant Exterior Paint on the exterior wall as per architect's approved elevation.  
Interiors: Smooth/Mala Plaster with 2 Coat Putty Primer Finish.

#### **FLOORING:**

Premium Vitrified flooring.  
Anti-skid flooring in bathrooms and balconies.

#### **KITCHEN:**

Granite/Quartz Platform in Kitchen with S.S. Sink and Vitrified/Glazed Tiles up to Lintel Level.  
Wash area with Glazed tiles dado up to sill level and natural stone/anti-skid flooring.

#### **BATHROOMS:**

Designer wall tiles up to lintel level and anti-skid flooring. Plumbing with Jaguar, Kohler or equivalent brand standard fitting and vessels.

## **SPECIFICATIONS**

#### **DOORS:**

High Quality Decorative main door with wooden frame and high safety locking system. All other internal doors are flush doors with stone frame.

#### **WINDOWS:**

Aluminum or U.P.V.C. hybrid windows with granite/stone frame.

#### **ELECTRICAL:**

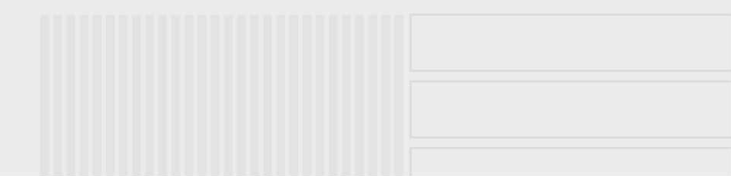
Concealed copper ISI wiring, MCB/ELCB and branded modular switches with sufficient electrical points in all area.

#### **AIR-CONDITIONING:**

AC Copper Piping and wiring include drains in all bedrooms and living room.

#### **PLUMBING:**

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.



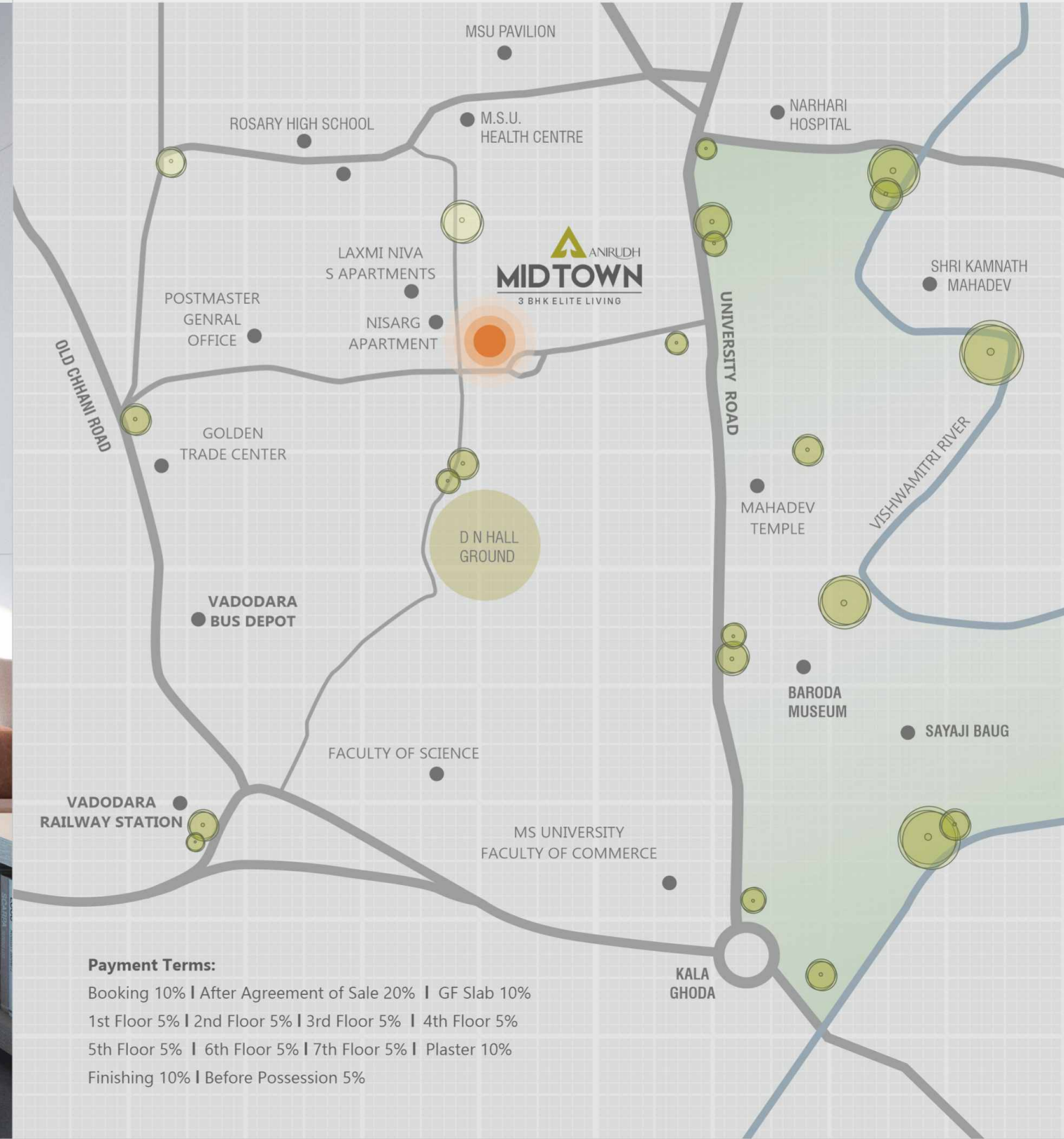
# PLUSH INTERIORS FOR PREMIUM LIFESTYLE

Intelligent architecture of Anirudh Midtown fosters a truly rich living experience. The entry foyer has a dedicated pooja room and expansive dining spaces include a console area for extra convenience. Our master bedrooms come with provision for dresser cum restrooms for added comfort. Kitchen is equipped with a breakfast table and a storage room for additional utility. With branded fixtures and top-quality finishing, your homes at Anirudh Midtown are designed for luxury.



# PRIME LOCATION FOR EASY ACCESSIBILITY

Not many can boast of a location as prime as Anirudh Midtown. With a brag-worthy location at Pratapgunj, you are in the heart of the city, quite literally. Only a couple of minutes away from the Railway station, the city's finest commercial and business hotspots, shopping destinations and all modern necessities, you'll never have to travel far for anything.



## KEY PLAN

<b>Connectivity</b>	
Airport	4.90 km
Bus Depot	0.65 km
Railway Station	1.00 km
<b>Gym</b>	
	0.75 km
<b>Bank</b>	
SBI	0.65 km
BOB	0.60 km
Union Bank	1.30 km
HDFC Bank	1.40 km
<b>Petrol pump</b>	
Near Bus Depot	0.70 km
Fatehgunj Circle	1.30 km
<b>Park</b>	
Kamatibaug	0.40 km
<b>School</b>	
Rosary High School	0.45 km
Shannen School	1.50 km
Navrachana School (CBSE)	4.10 km
<b>College</b>	
MS University	0.50 km
<b>Cinema</b>	
PVR	0.60 km
<b>Hospital</b>	
Narhari Hospital	0.65 km
SSG Hospital	1.40 km

### Payment Terms:

Booking 10% | After Agreement of Sale 20% | GF Slab 10%  
 1st Floor 5% | 2nd Floor 5% | 3rd Floor 5% | 4th Floor 5%  
 5th Floor 5% | 6th Floor 5% | 7th Floor 5% | Plaster 10%  
 Finishing 10% | Before Possession 5%





Developers:

**ANIRUDH DEVELOPERS**



QR Code for Location



QR Code for Website

**Site:** "Anirudh Midtown",  
45, The Baroda Co-Op Housing Society,  
Pratapgunj, Vadodara 390002.

**M:** +91 9727094499  
**E:** anirudhmidtown@gmail.com  
**W:** [www.anirudhgroup.in](http://www.anirudhgroup.in)

**Architect:** Dharam Patel,  
Art & Architecture Associates  
**Structure Consultant :** Zarna Associates

**Disclaimer:** (1) 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. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. No permission for interiors shall be granted before possession. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.

**RERA Reg. No.:** PR/GJ/VADODARA/VADODARA/Others/RAA07828/231220

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