

AURUM
G R O U P

Developers: **Bhagalaxshmi Buildcon**
Site: Aurum Villas, Opp. Darshanam Clublife,
New Gotri, Vadodara.
M.: +91 9099 279 790

Architect:
Urvi Shah- Traanspace
TRAANSPOCE
Architecture | Interior | Planning | Landscape

RERA NO. : PR/GJ/VADODARA/VADODARA/Others/RAA10619/020922 | W. WWW.GUJRERA.GUJARAT.GOV.IN

AURUM
V I L L A

5 BHK VILLAS & PLOTS

TO LIVE A LITTLE MORE...



LIVE
A LITTLE MORE

29
VILLAS

When it comes to your dream home, there are no limits. You need living abodes that make you smile more and indulge more. Homes that are nestled in a serene gated enclave in the prime location of Gotri, where personal and experiential spaces are in abundance. Residences that pamper you with a modern lifestyle and enrich you with lush greenery.

PRESENTING AURUM VILLAS

Exquisite 5 BHK Luxury Villas with Home Theater that encourage you to live a little more...



SHINE

A LITTLE MORE

Drive through an elegant gated driveway into your own private paradise. Admire the grandeur of a beautifully landscaped campus that blends different elements to create a single, balanced architectural statement. Your stunning residences are set on both sides of the wide driveways to ensure easy access and heighten the sense of openness.



MARVEL

A LITTLE MORE

Minimal meets classy at Aurum Villas. The stunning façade of your elegant homes are thoughtfully created to offer you both timeless beauty and eternal functionality. The exposed brick walls, playful patterns and geometrical shapes impart a contemporary class to the elevation. The large format windows with planter space help bring in the touch of green.





INDULGE

A LITTLE MORE

Just 29 in number, your villas at Aurum are truly rare. These exclusive residences come with almost everything to offer you a life of luxury. 5 spacious bedrooms are smartly scattered across levels for enhanced functionality and privacy. The only intruders maybe natural light, gentle breeze and serene views from the balconies. The fluidity of living spaces not only bring a sense of openness but also encourage utility.

COMMON AMENITIES

- Eco-friendly surrounding Environment
- Impressive main entrance gate with security cabin
- Internal road with Pavers & Street light
- Pressurised water system for uninterrupted water supply
- Underground cabling for wire free look
- Common Plot with Garden
- Compound wall with electric fencing
- Name plate for bungalow to maintain the uniformity
- Anti-termite treatment

At Aurum Villas we have premium leisure amenities within the campus so you and your family can indulge in luxurious leisure right at your doorstep. With handpicked recreation to cater to all age groups, everyone in your family can enjoy the activity of their choice whenever they feel like.

RELAX

A LITTLE MORE



LAYOUT PLAN

AREA TABLE (All areas in SQ.FT)

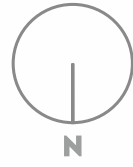
No.	TYPE	AREA*	GARDEN*
01	A1	2442	1106
02	A1	1535	195
03	A1	1537	196
04	A1	1540	198
05	A1	1542	199
06	A1	1545	201
07	A1	1547	202
08	A1	1550	203
09	A1	1552	205
10	A1	1555	206
11	A1	1956	928
12	A1	2480	1323
13	A1	1523	188
14	A1	1523	189
15	A1	1523	190
16	A1	1523	189
17	A1	1523	190
18	A1	1523	190
19	A1	1523	190
20	A1	1523	190
21	A1	1977	439
22	A1	2115	517
23	A	2252	279
24	A	2389	326
25	A	2526	373
26	A	2663	421
27	A	2801	469
28	A	2938	1002
29	A	4953	

Note:
 * GARDEN area mentioned above is of front garden.
 * AREA mentioned above is of Total Plot Area.

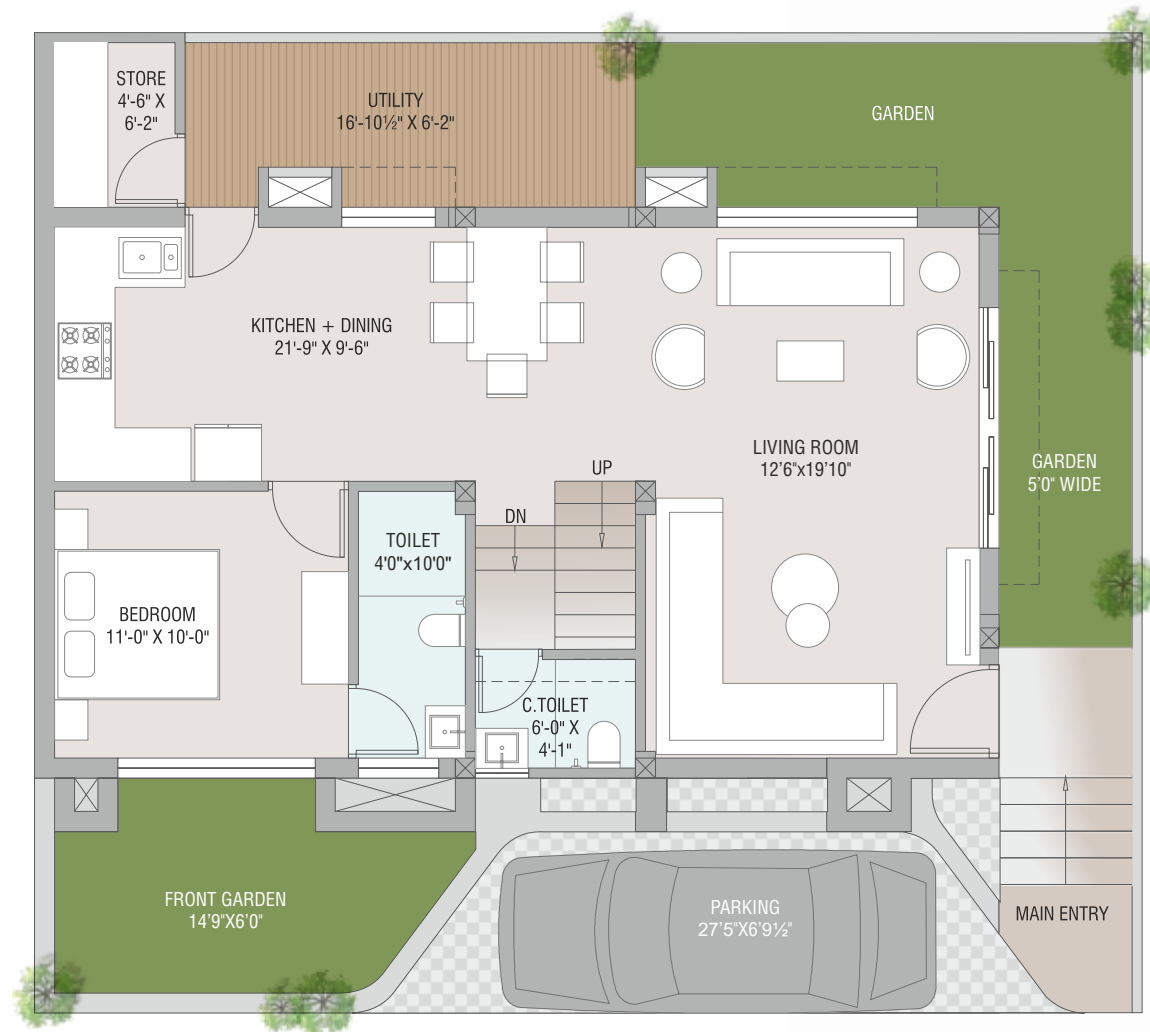
◇ TYPE A1 1-10, 21, 22, 29 | ◇ TYPE A1 11-20 | ◇ TYPE A 23-28



UNIT PLAN



TYPE A1
1-10, 21, 22



GROUND FLOOR

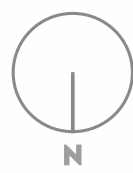


FIRST FLOOR



SECOND FLOOR

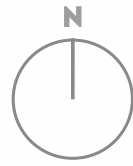
UNIT PLAN



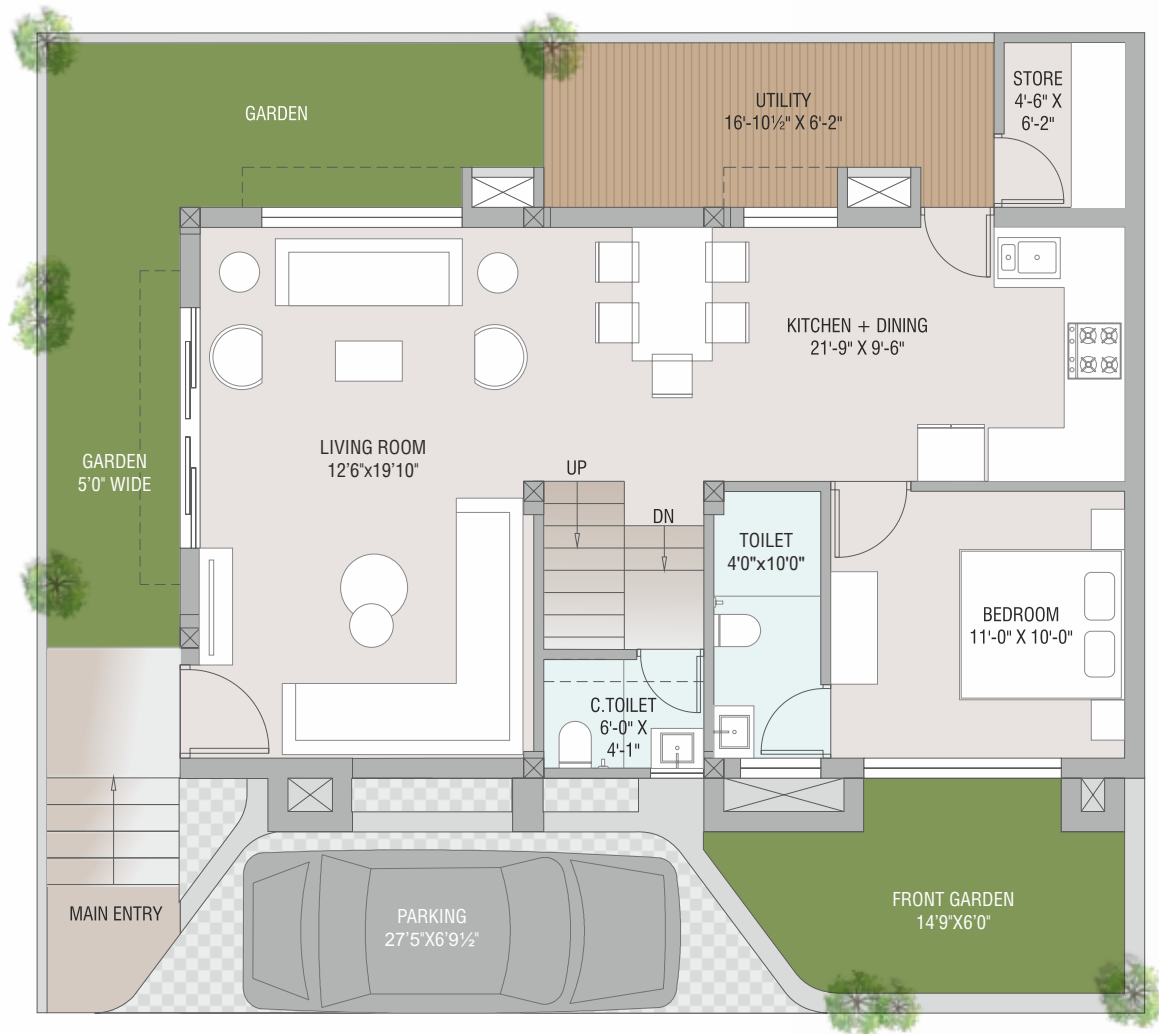
TYPE A1 11 & 12



UNIT PLAN



TYPE A1
13 & 20



GROUND FLOOR

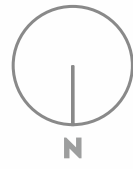


FIRST FLOOR

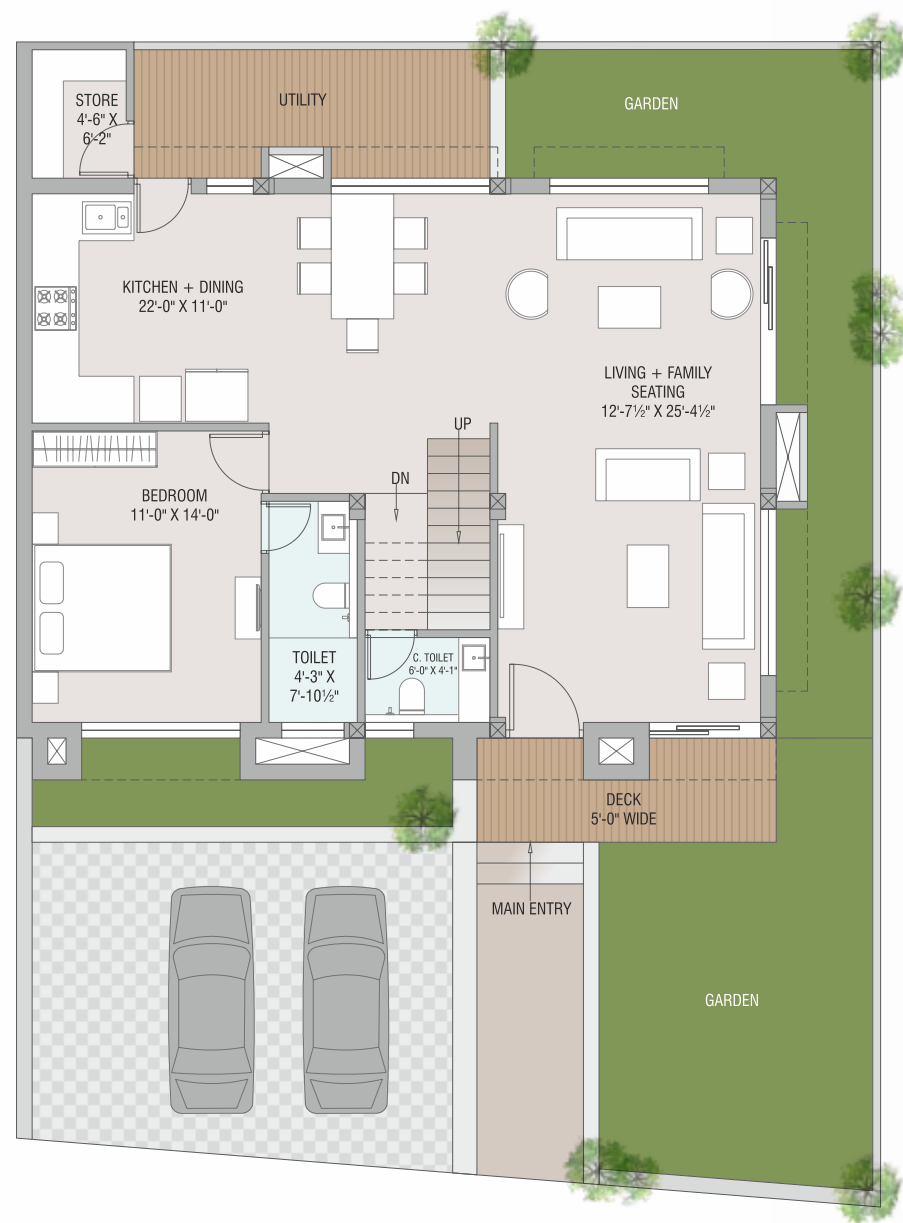


SECOND FLOOR

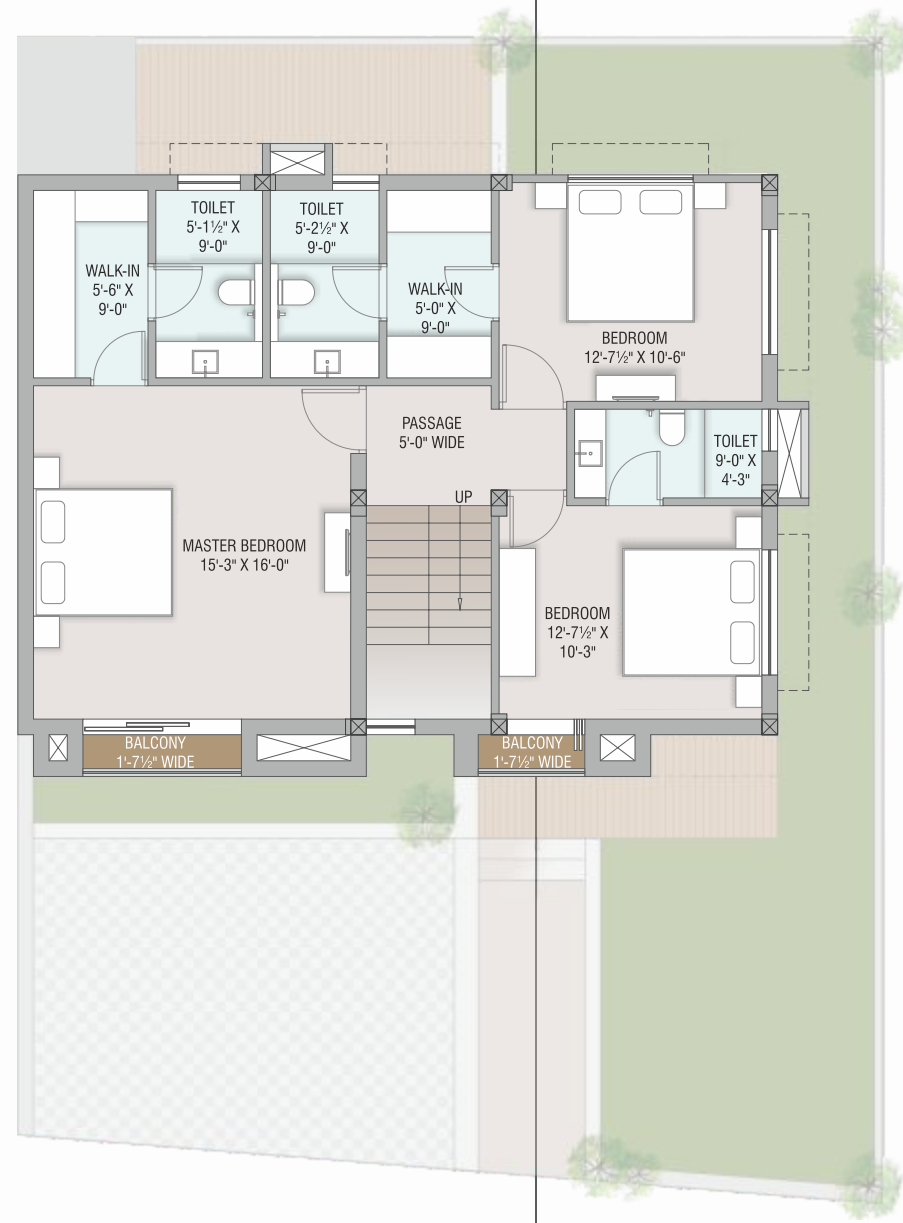
UNIT PLAN



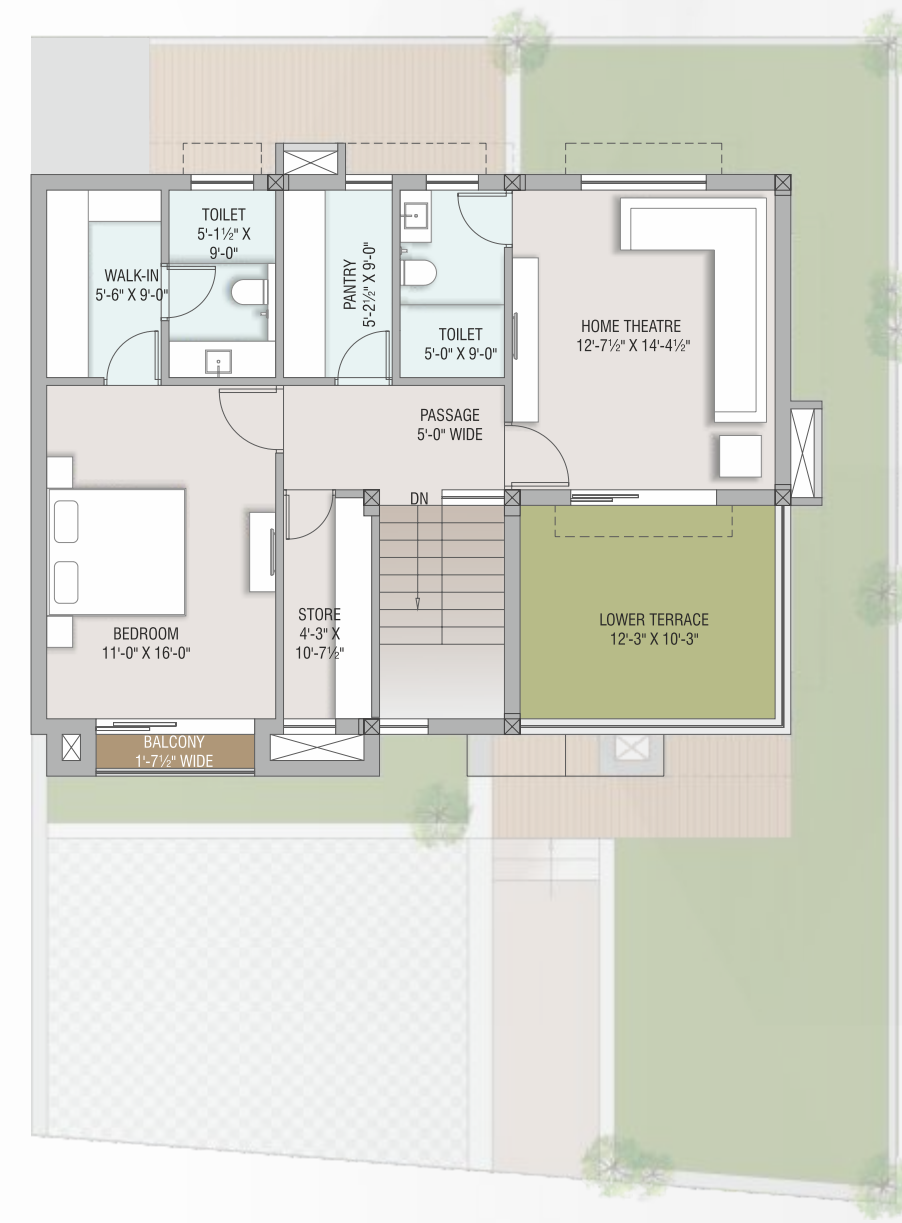
TYPE A
23-28



GROUND FLOOR

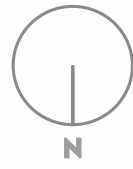


FIRST FLOOR



SECOND FLOOR

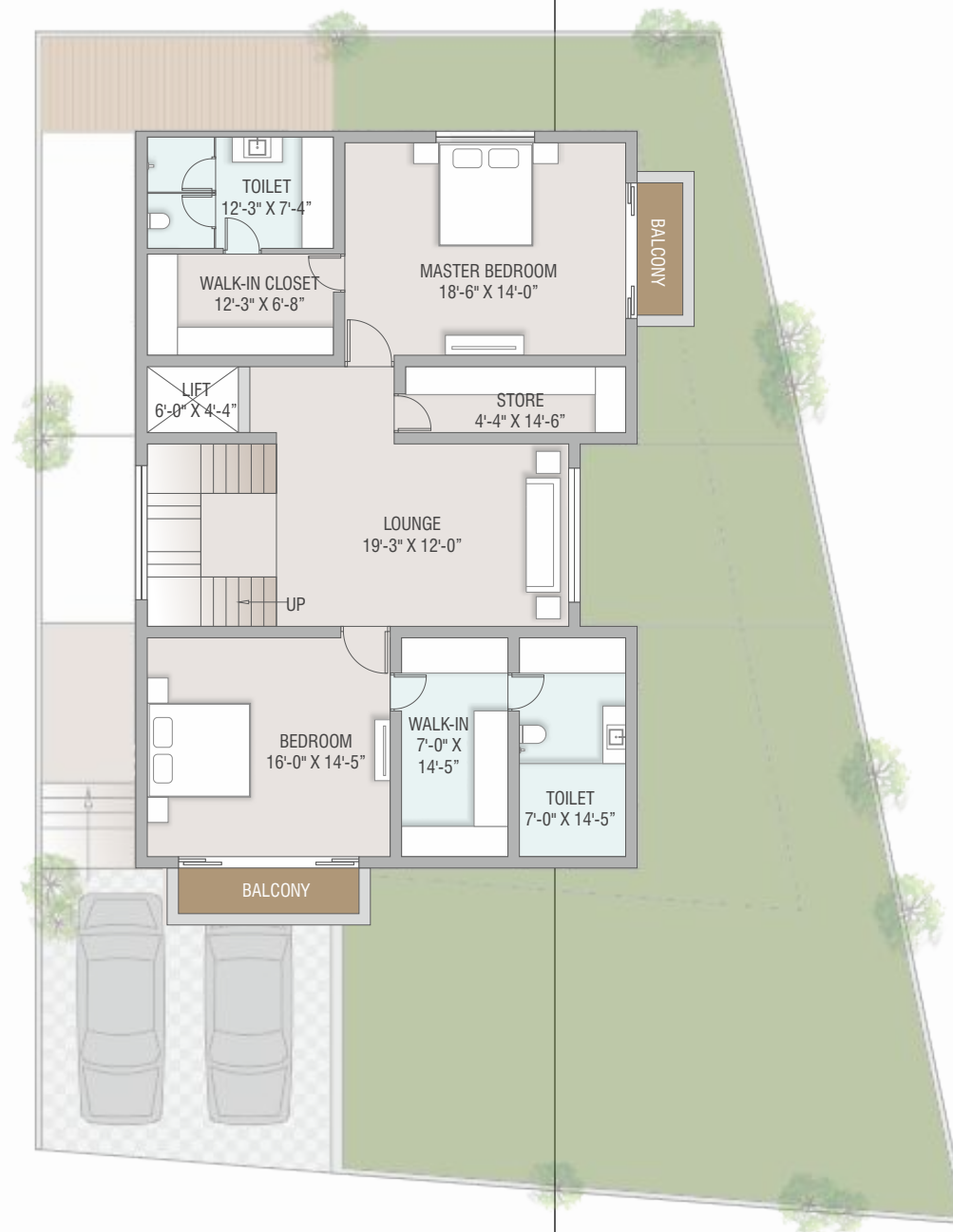
UNIT PLAN



TYPE A 29



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



AMENITIES

SWIM, SPLASH, DIVE,
DIP & HAVE FUN WITH
YOUR LOVED ONES



YOGA ZONE



GYMNASIUM



CHILDREN
PLAY AREA



INFORMAL
SITTING



GAME ROOM



CAR PARKING



MULTIPURPOSE
HALL



JOGGING
TRACK



LUSH GREEN
GARDEN



SPECIFICATIONS

STRUCTURE

All RCC & Brick masonry works as per structural engineer's design.

WALL FINISH

Inside smooth plaster with Wall Putty and Outside with sandface plaster and weather-resistant paint.

FLOORING

Branded Vitrified Tiles Flooring.

WINDOWS

Sliding UPVC Windows. Window frames Sills in Natural Stone.

DOORS

Decorative Main door with Wooden frame with premium fittings. All internal doors of quality water proof flush doors with wooden frame.

KITCHEN

Granite kitchen platform with SS sink, glazed tiles dado upto lintel level.

BATHROOM

Designer Bathrooms with premium sanitary fittings (Grohe/ Kohler / equivalent) & vessels, glazed tiles dado upto lintel level.

ELECTRIFICATION

ISI Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.

PLUMBING

All plumbing with CPVC concealed pipes.

TERRACE

Open terrace finished with China-mosaic.

AURUM
VILLA



MODE OF PAYMENT: 30% ON BOOKING • 15% ON PLINTH • 15% ON GF SLAB • 15% ON FF SLAB • 10% AT PLASTER • 10% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, Service Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Maintenance charges and GEB charges Borne by client. (5) Continuous default payments leads to cancellation (6) Architect/Developers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (7) Incase of delay in light connection by authority, developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary. (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (13) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (14) Members of society are not allowed to change elevation of duplex in any circumstances. (15) This brochure shall not be treated as a legal document, it is only for the purpose information.