



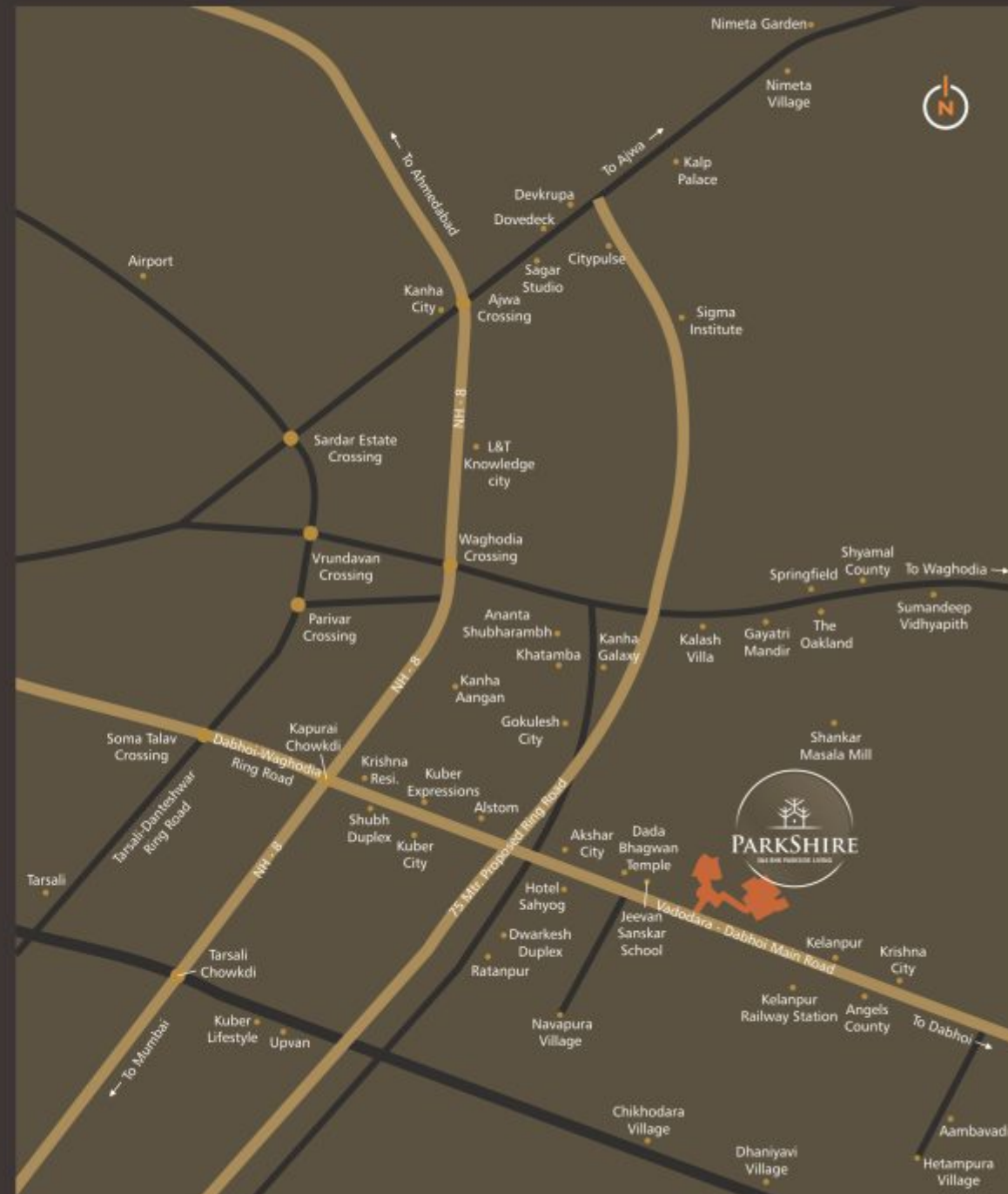
Developers
SHASHWAT INFRASPACE

PARKSHIRE - Next to Akshar City, Near Ratanpur, Vadodara-Dabhoi Main Road, Vadodara.
Call **099044 80003** - **096246 80003** | E : parkshire03@outlook.com | W : www.parkshire.in

Architect	Landscape Architect	Structure
UPNEXT ARCHITECTS	KARMAVIR GATGE & ASSOCIATES	SIDHPURA & ASSOCIATES

Payment Mode : Booking Amount Rs. 1 Lacs | Down-Payment withing 1 month of Booking 25%
At Plinth Level 15% | At Ground Floor Slab Level 15% | At Fist Floor Slab Level 15%
At Plaster Level 15% | At Flooring Level 10% | 1 Month before taking Possession 05%

We Request: (1) Possession will be given after one month of settlement of accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty, Registration Charge, Service Tax of any new Central Govt., State Govt., VUDA Taxes, if applicable shall have to be borne by the client. (4) Continuous default payments leads to cancellation. (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) Incase of delay in Light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary (8) Plot area shown in list is per site condition and may vary. (9) Common compound wall of individual unit will be as per architect's design (10) Refund (exclude tax) shall be given in case of cancellation of the booking within 7 days. The payment shall be refunded only after same premises is re-booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge of Rs. 50,000. (11) Any plans, specification or information in this brochure cannot form part of an offer, contract or agreement. (12) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society bylaws. (13) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, electricity bill etc. shall be borne by society members. (14) Members of society are not allowed to change elevation of duple in any circumstances. This brochure shall not be treated as legal document; it is only for the purpose of information. **(15) Prime Location Charges extra.**



The Last word on Luxury.....



Villa Type - A (3 BHK)



Own a slice of freedom.....

Presenting 3&4 BHK ParkSide VILLAS

Vadodara-Dabhoi main road, just became a little more exclusive.

Presenting spacious villa for those who want a little more space and little more privacy. Conceived for **affluent and abundant living**, the Villas at Parkshire are located within an established one of a kind gated development.

This part of the Parkshire offers a harmonious blend of independent homes and a **thriving neighborhood**. It's your space.



Swanky lifestyle will one demands.....

The **Parkside** living spaces in the 3&4 BHK villa offer you a lifestyle suited for a **spontaneous** life ahead. **Large and spacious rooms, walk in wardrobe** in the master bedroom, designer **terrace garden** and **bar area**, best quality material specification, premium interiors & exterior finish, scenery all around the campus are few of the many **highlights that will way of your life**.

" **Life is what you make it !** "



Well Ventilated

The villa exude to be fresh, harmonics and positive with full of luxury feel. It ensured good ventilation and abundant natural light.



Villa Type - B (4 BHK)

Villa Features



RCC STRUCTURE
Earthquake resistant **RCC frame structure** as per structural engineer's design



FLOORING
Double charged 800x800 Vitrified Tiles in Lounge, Dining & kitchen.
605x605 Vitrified Tiles in all Bedrooms.
Anti-skid Vitrified tiles of reputed make in bathrooms and balconies.



ELECTRIFICATION
Concealed copper wiring of approved quality. **Branded premium quality modular switches** with sufficient electrical point as per architect's plan.



BATHROOMS & TOILETS
Designer bathrooms with Premium Glazed Tiles upto Door level.
Premium branded Plumbing fixture and vessels.



PAINT & FINISH
Interiors : Smooth plaster with Wall Putty & Primer
Exterior : Double coat plaster with Water proof and fungal resistant pain (Asian Paint or equivalent)



KITCHEN
Granite counter with Stainless Steel Sink and tiling upto the door/window level on walls.



DOOR & WINDOWS
Doors : Elegant wooden entrance Door. Internal Flush doors.
Windows : Colour anodized aluminium section windows with reflective glass of standard quality.



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

Leisure Amenities

Enjoy exclusive leisure amenities with like-minded affluent residents !

- GYMNASIUM
- SWIMMING POOL
- VOLLEYBALL COURT
- LARGE LANDSCAPE GARDEN
- SENIOR CITIZEN DECK
- FAST FOOD CORNER
- CONVENIENCE STORE
- GAZEBO WITH SITTING
- CAFE

Plot Area Table



TYPE - A (3 BHK)



NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.
01	1531.19	07	1040.24	13	1568.10	19	829.00	25	1094.80	31	829.00	37	829.00
02	1040.24	08	1039.76	14	829.00	20	1541.31	26	1507.50	32	829.00	38	829.00
03	1040.24	09	1031.80	15	829.00	21	1198.70	27	829.00	33	829.00	39	829.00
04	1040.24	10	1021.40	16	829.00	22	836.90	28	829.00	34	829.00	40	1548.40
05	1040.24	11	1010.90	17	829.00	23	836.90	29	1038.50	35	887.60	41	1510.90
06	1040.24	12	1095.30	18	829.00	24	836.90	30	1107.50	36	1159.90	42	881.80

TYPE - B (4 BHK)



NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.
01	1324.75	21	988.04	41	955.20	61	955.20	81	1077.35	101	1100.93	121	944.25
02	988.04	22	988.04	42	944.69	62	955.20	82	1079.66	102	1090.58	122	944.25
03	988.04	23	988.04	43	1061.67	63	955.20	83	1085.86	103	1090.58	123	944.25
04	988.04	24	988.04	44	1009.94	64	955.20	84	1092.07	104	1090.58	124	944.25
05	988.04	25	988.04	45	1009.94	65	955.20	85	1098.27	105	1090.58	125	944.25
06	988.04	26	977.53	46	1009.94	66	955.20	86	1104.48	106	1399.80	126	944.25
07	988.04	27	944.69	47	1049.07	67	955.20	87	1110.69	107	1984.95	127	1459.49
08	988.04	28	955.20	48	1275.80	68	955.20	88	1116.90	108	1431.03	128	1459.37
09	988.04	29	955.20	49	1167.35	69	955.20	89	1123.10	109	1329.93	129	944.25
10	1740.03	30	955.20	50	1009.94	70	955.20	90	1735.53	110	1228.82	130	944.25
11	1043.68	31	955.20	51	1009.94	71	2086.20	91	1137.59	111	1124.97	131	944.25
12	993.22	32	955.20	52	1009.94	72	2296.09	92	1009.94	112	1035.84	132	944.25
13	988.04	33	955.20	53	1009.94	73	1117.41	93	1009.94	113	1035.84	133	944.25
14	988.04	34	1070.69	54	1218.86	74	1112.38	94	1009.94	114	1235.91	134	944.25
15	988.04	35	1034.46	55	1468.33	75	1107.36	95	1009.94	115	1142.41	135	1073.69
16	988.04	36	955.20	56	955.20	76	1102.33	96	1009.94	116	889.51	136	1048.73
17	988.04	37	955.20	57	955.20	77	1097.30	97	1009.94	117	1316.23	137	922.36
18	1160.82	38	955.20	58	955.20	78	1092.27	98	1223.34	118	1046.76	138	922.36
19	1101.61	39	955.20	59	955.20	79	1087.25	99	1395.63	119	944.25	139	1048.73
20	988.04	40	955.20	60	955.2	80	1082.22	100	1144.77	120	944.25	140	1318.06

Layout Plan



Villa Type - A (3 BHK)

Min. Plot Area - 829 sq.ft. | Saleable Builtup Area - 1480 sq.ft.

Villa Type - B (4 BHK)

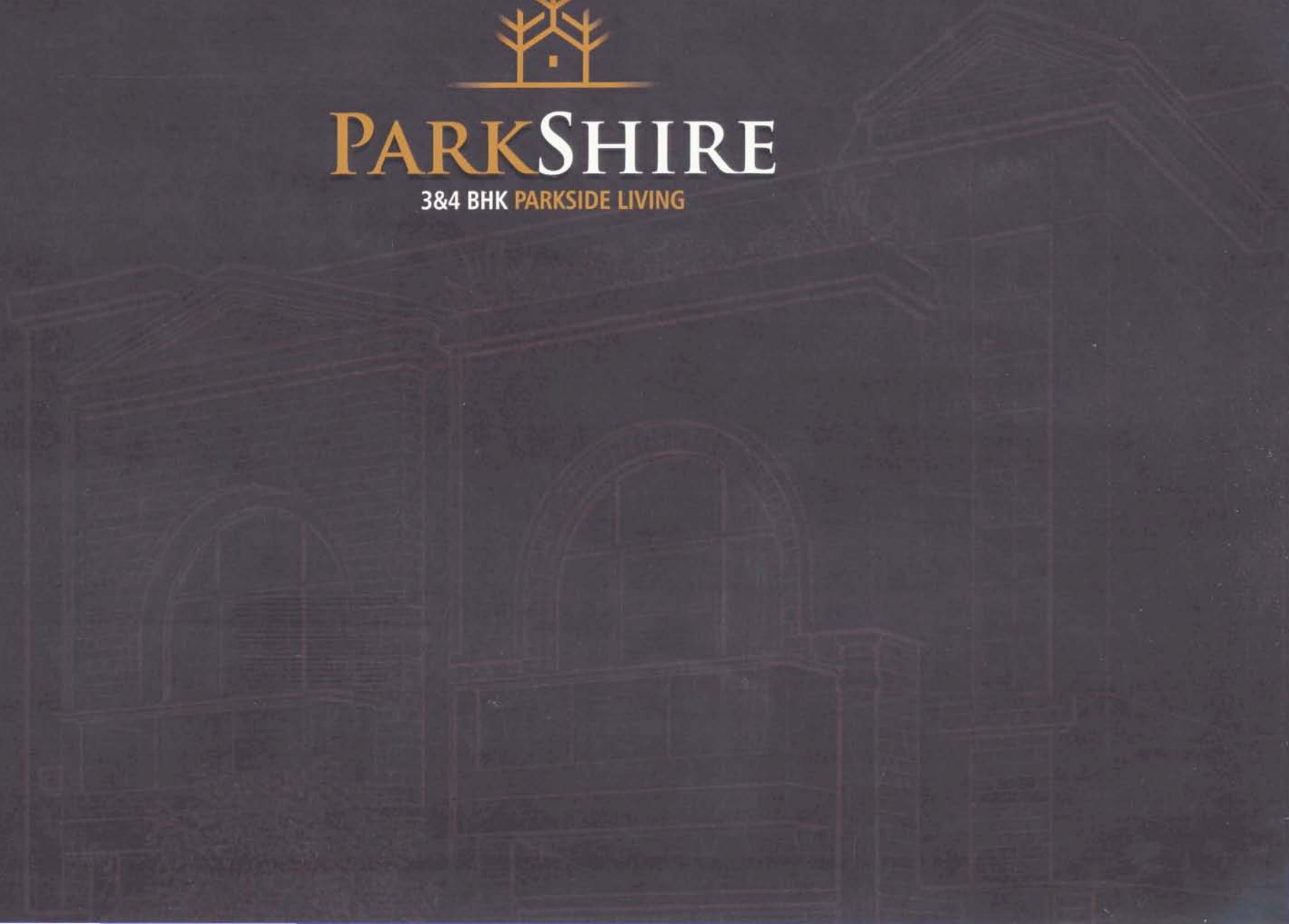
Min. Plot Area - 955 sq.ft. | Saleable Builtup Area - 2150 sq.ft.





PARKSHIRE

3&4 BHK PARKSIDE LIVING



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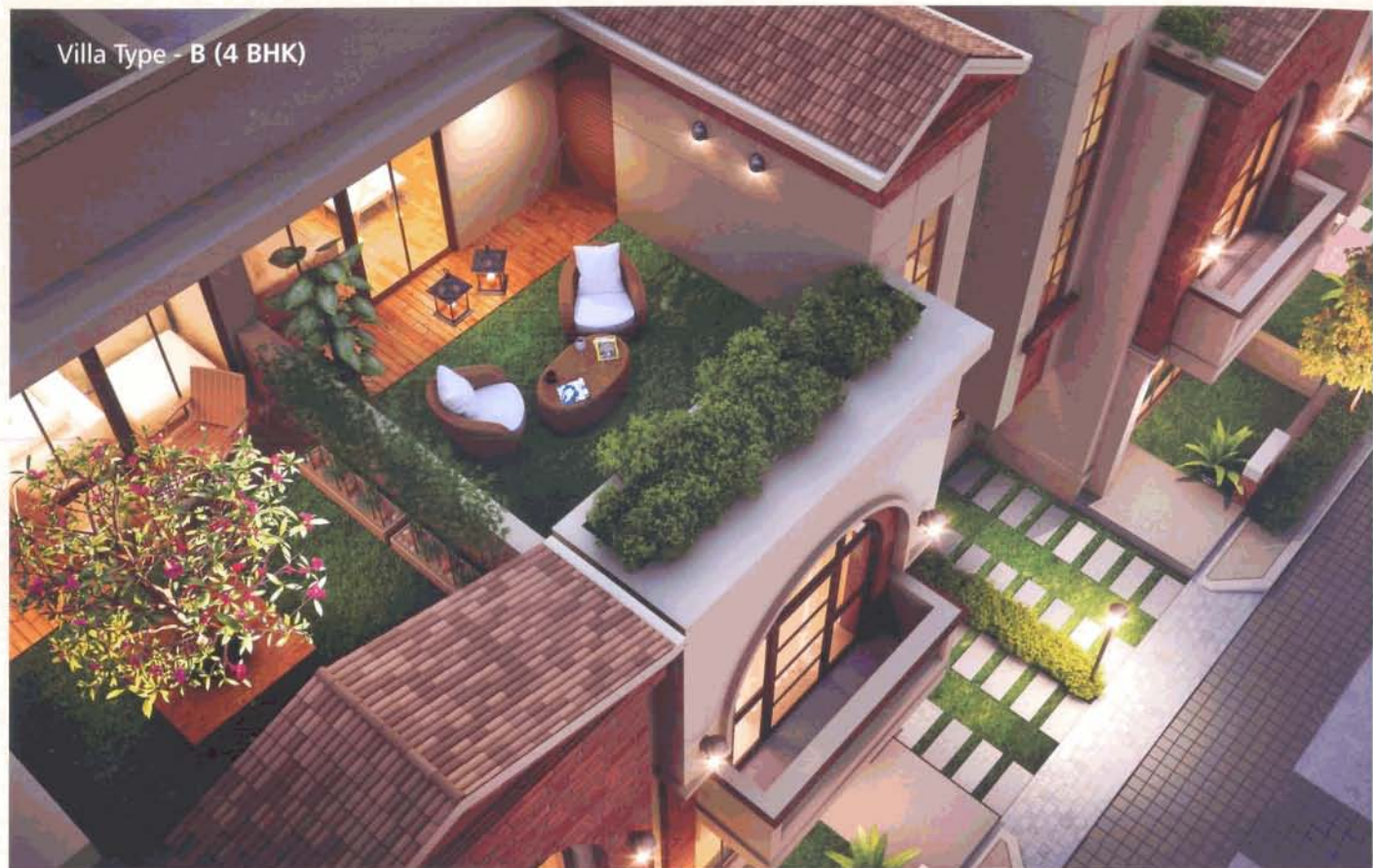
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NO.	SQ.FT.	NO.	SQ.FT.
41	1359.000	61	827.840
42	885.550	62	1436.940
43	832.270	63	2693.010
44	868.140	64	1401.830
45	880.130	65	1162.990
46	885.330	66	1722.160
47	874.930	67	1231.550
48	880.130	68	843.370
49	880.130	69	843.370
50	880.130	70	1662.780
51	880.130	71	1708.790
52	880.130	72	1512.640
53	1400.060	73	1316.490
54	2346.820	74	1120.350
55	828.180	75	2181.170
56	828.180		
57	828.180		
58	1198.930		
59	1258.850		
60	827.840		

TYPE - B (4 BHK)



NO.	SQ.FT.	NO.	SQ.FT.
01	1146.399	21	1036.849
02	1009.945	22	1115.660
03	991.924	23	1399.650
04	955.206	24	1001.348
05	955.206	25	996.517
06	955.206	26	991.686
07	1605.835	27	986.994
08	1394.478	28	990.735
09	955.206	29	999.441
10	955.206	30	1522.858
11	1269.669	31	1589.494
12	1269.669	32	1009.945
13	955.206	33	1009.945
14	955.206	34	1009.945
15	1150.035	35	1009.945
16	1103.899	36	1009.945
17	1089.109	37	1009.945
18	1062.359	38	1009.945
19	1062.359	39	1009.945
20	1033.810	40	1303.210

Layout Plan





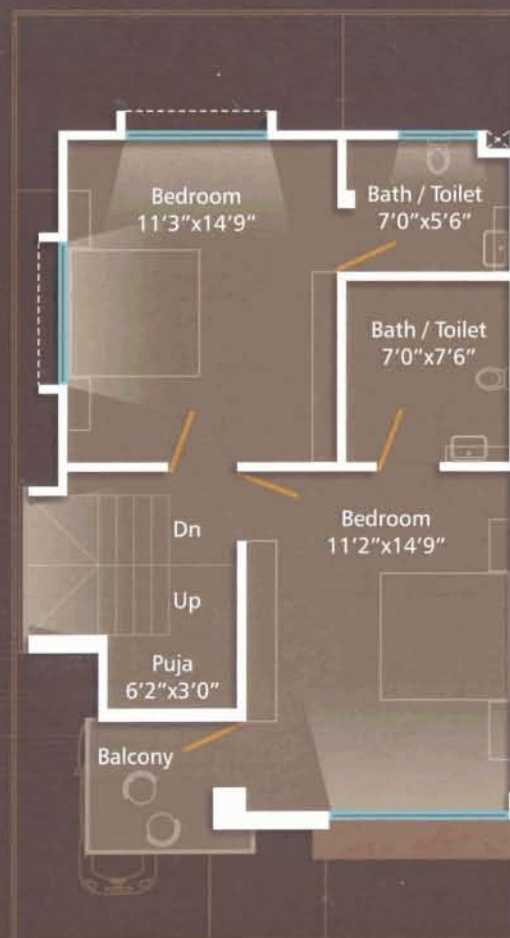
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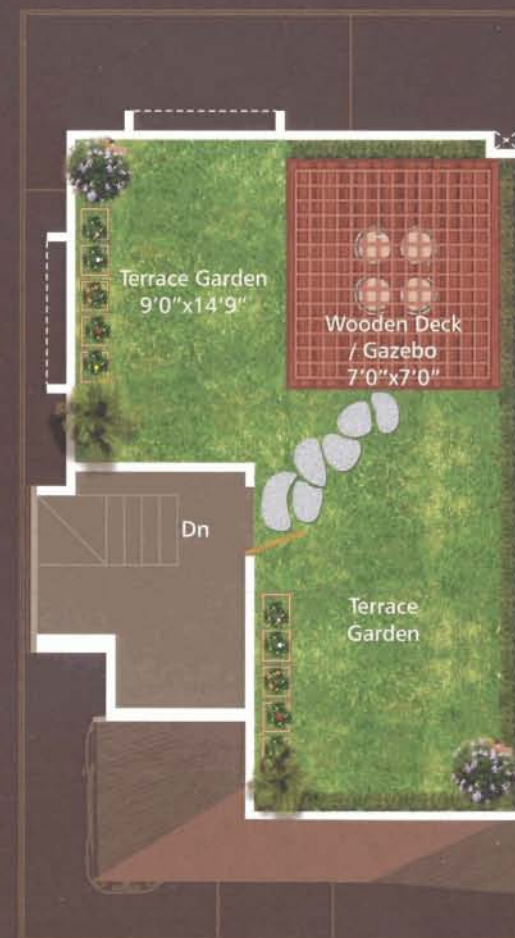
Ground Floor



First Floor



Second Floor





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Ground Floor



First Floor



Second Floor





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