



Site: Near Jagruti Society, Opp. Hanumanji Temple Gate No 2,
GIDC Waghodia - Vadodara.
M. 81539 00023, 81549 00023
Email:

Architect:

ASQUARE
ARCHITECTURE & INTERIORS

Structural Consultant:

ZARNA
ASSOCIATES

Payment Terms: Booking - 20% | Banakhat Agreement to Sale - 10% | Plinth Level - 15% | Ground Floor Slab - 10% | First Floor Slab - 10% | Second Floor Slab - 5% | Internal and External Plaster - 10% | Plumbing & Flooring - 5% | Electrification & Elevation - 10% | Possession & Sale Deed - 5%

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. (2) External changes subject to architect/consultant approval. (3) Maintenance charges, development charges, stamp duty charges, documentation charges, GST, M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (4) In case of cancellation amount paid will be refunded subject to re-booking of same unit after deduction of 10% amount paid. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval. Subject to Vadodara Jurisdiction.

Additional Charges: GST/Sale Deed as per prevailing Government rates. Charges for any modifications & Addition as per Actual Rate.

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AMBE LUXURIA



ADOPT A LUXURIOUS LIFESTYLE

Your home is your happy place. A place where all your dreams have come true. A space where your smallest wish is taken care of. A world where your biggest desires come to life.

Pretty much like our residences at Ambe Luxuria, lavish 3, 4 & 5 BHK bungalows designed to delight your senses. Choose from Duplex & Triplex variants where luxury is not limited to the built spaces, it extends beyond the walls into the open where lush greenery awaits to embrace you.

Designed to offer you abundance of nature, both within your homes and the campus, these luxurious villas ensure best value for your investment.



WELCOME A GOOD LIFE

Located in the fast developing vicinity opposite the Waghodia GIDC and nearby to prestigious educational institution like Parul University, residing here would offer a world of conveniences & advantages









The beautiful gated campus is well-planned with a grand entry gate, landscaped elements, wide driveways and greenery all around for everyday bliss. The premium leisure amenities ensure that you and your family have your share of fun moments and relaxation.



21+ AMENITIES



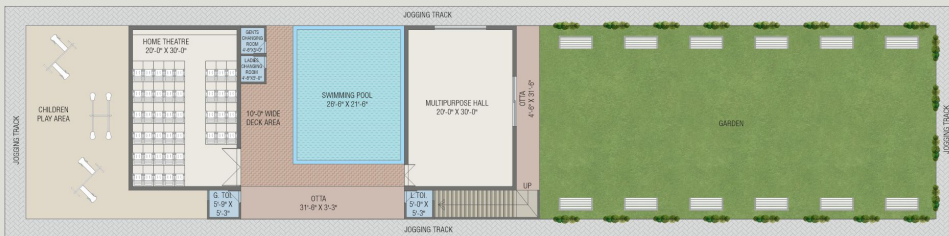
AMENITIES

-  MULTI PURPOSE HALL
-  LANDSCAPED GARDEN
-  GYMNASIUM
-  INDOOR GAME
-  HOME THEATRE
-  CHILDREN'S PLAY AREA
-  SENIOR CITIZEN SEATING AREA
-  JOGGING TRACK

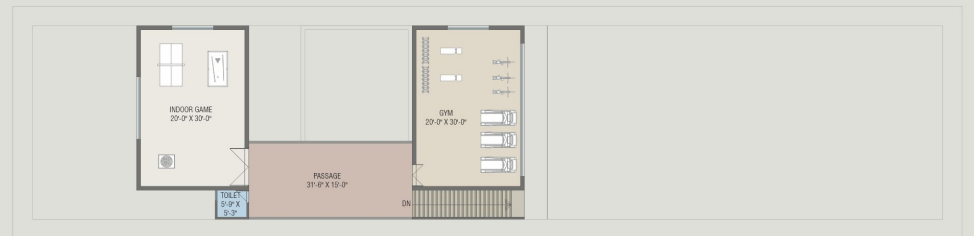




Club House (Ground Floor)



Club House (First Floor)



LAYOUT PLAN

AREA TABLE

No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.
01	1163.50	60	726.50	90	1288.80
02	990.40	61	966.20	91	1186.30
03	1112.10	62	884.80	92 TO 97	869.00
04	1235.70	63 TO 65	750.50	98	1229.90
05	930.90	66 & 67	998.40	99	1434.60
06	990.50	68 TO 70	750.50	100 TO 104	987.50
07	1050.10	71	1018.90	105	1203.70
08	1336.40	72	1124.70	106	1229.40
09	1183.10	73	723.30	107 TO 111	987.50
10 TO 17	987.50	74	744.90	112 & 113	979.80
18 & 19	1313.80	75	755.20	114 TO 117	987.50
20 TO 25	987.50	76	1004.80	118	1255.20
26	948.00	77	956.40	119	909.10
27 & 28	970.50	78	932.50	120 TO 123	987.50
29	948.00	79	896.50	124	1287.10
30 TO 35	987.50	80	860.50	125	1375.50
36	1396.40	81	824.50	126 & 127	1055.20
37	1301.90	82	790.40	128	1445.30
38 TO 45	969.00	83	799.00		
46 & 47	987.80	84	824.90		
48 TO 55	869.00	85	850.80		
56	1548.00	86	876.70		
57	825.10	87	902.60		
58	740.80	88	928.50		
59	733.60	89	1002.90		



7.50 M T S W I D E R O A D

ENTRY

FOR FUTURE DEVELOPMENT



TYPE | **A**



4BHK

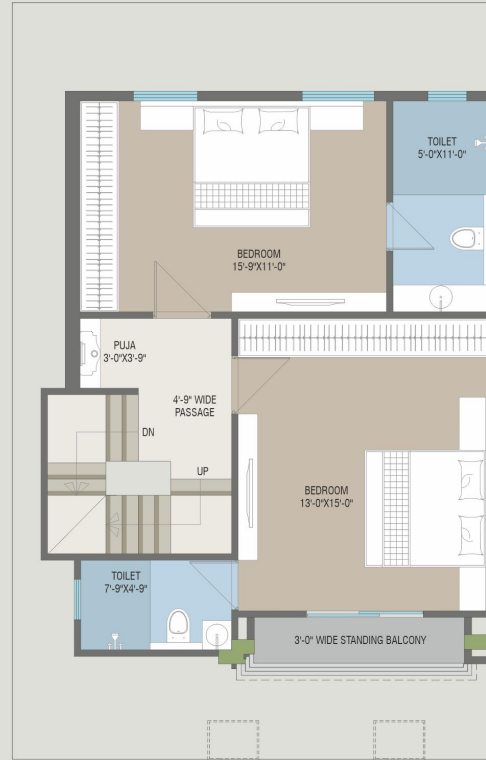
Ground Floor

TOTAL BUILT UP: 564.00 SQ.FT.



First Floor

TOTAL BUILT UP: 600.00 SQ.FT.



Second Floor

TOTAL BUILT UP: 329.00 SQ.FT.



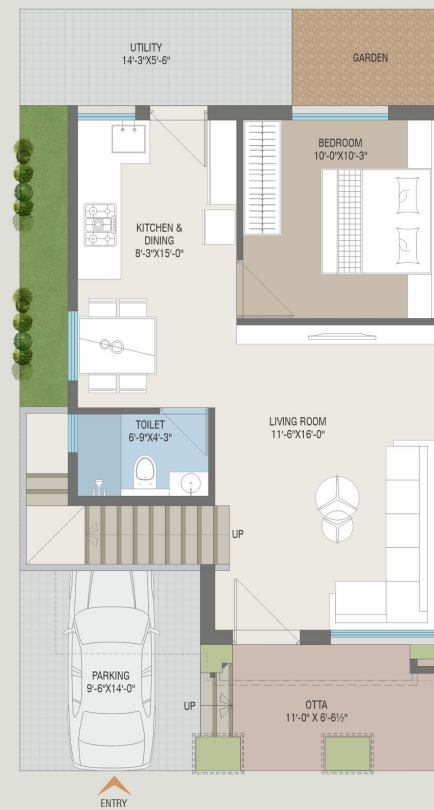
TYPE | **B**



3BHK

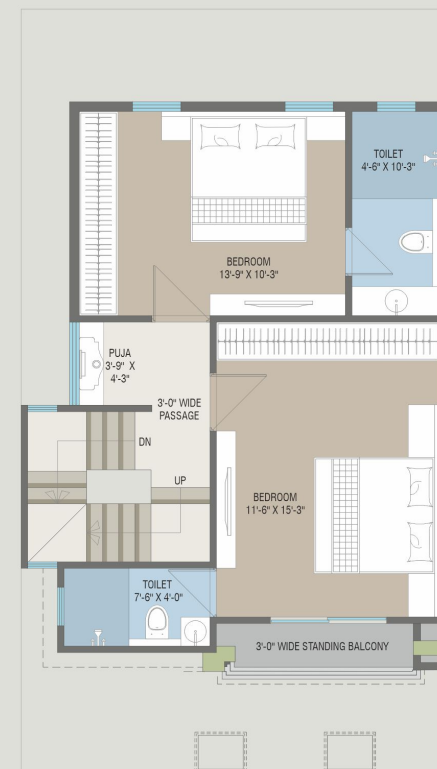
Ground Floor

TOTAL BUILT UP: 495.00 SQ.FT.

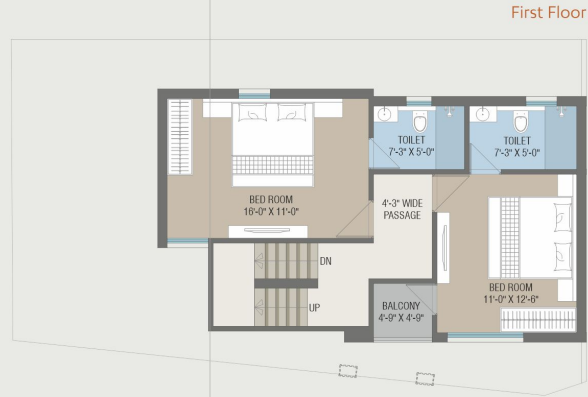


First Floor

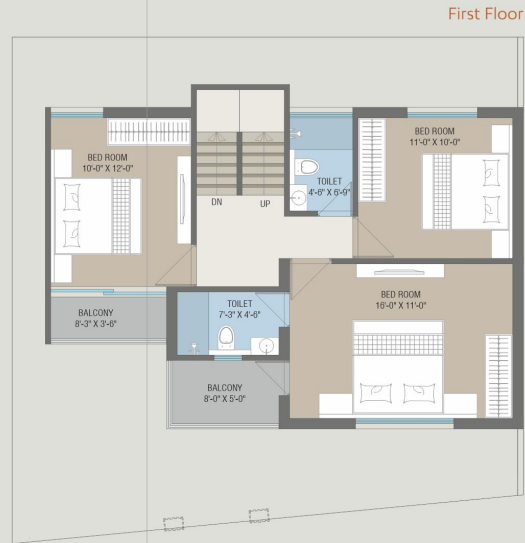
TOTAL BUILT UP: 529.00 SQ.FT.



PLOT **1&2**
4BHK



PLOT **3&4**
5BHK





SPECIFICATIONS



STRUCTURE:
All RCC & Brick work as pestructural engineer's design



FLOORING:
Premium Vitrified Tile Flooring
Premium designer anti-skid tiles in bathrooms and balcony



TERRACE:
Water Proofing Treatment on terrace



BATH:
Designer bathrooms with premium quality fittings & vessels
Decorative Bathroom tiles up to lintel level



WINDOWS:
Glazed Aluminium Section Windows with mosquito nets



KITCHEN:
Exclusive Granite Platform with S.S. Sink and designer tiles upto ceiling level
Wash area with ceramic tiles dado and natural stone flooring



DOORS:
Main Door: High quality wooden & Stone frame
Other Internal Doors: Stone Frames with decorative flush doors



ELECTRIFICATION:
Concealed copper ISI wiring and branded modular switches with sufficient points AC Points in all bedrooms



PAINT & FINISH:
Internal walls finished with smooth finish plaster with Birla Putty and Primer
External walls finished with Double Coat Plaster and Exterior Paint

