



Developers:
UNITY INFRA

Site: **UNITY PRARAMBH**, Opp Sumandeep Vidhyapeth,
Waghodia Road, Pipalia, Vadodra.

Mo: **+91 63565 17000, 63566 17000**
Email: **unityinfra2025@gmail.com**

Architect: **Advance Engineers Architect**
Structure Engg.: **Tarang Galani**

Payments Terms:

At the time of Booking	10%
Plinth Level	30%
Ground Floor Slab	15%
First Floor Slab	15%
Plaster Level	15%
Flooring Level	10%
Before Possession	05%

UNITY

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3BHK LUXURIOUS DUPLEX



MADE FOR MORE

There is something satisfying about a home that gets the luxury right. Three bedrooms, two levels, generous spaces and enough breathing room to make them your own. Step outside, and the same thought continues: landscaped spaces, places to gather, and corners that invite you to slow down. Everything comes together without feeling overdone. The result is a more considered kind of address, one that gives you room to host, hide away, spend time together or simply do nothing at all.





DESIGNED TO BELONG

There's a certain ease to a place that knows when to stop. The elevation keeps things clean and uncluttered, with simple lines, smart detailing and just enough character to catch the eye. That same thinking extends across the campus, where the landscaping is neat, open and pleasing without trying to turn every corner into a spectacle. Together, the buildings and the spaces between them create a setting that feels polished, contemporary and remarkably easy on the eye. Good design, without making a big deal of itself.





AMENITIES



Multipurpose Hall



Children's Play Area



Gazebo



Jogging Track



Senior Citizen Area



VALUE ADDED AMENITIES



Elegant Society Entrance Gate



Number Plate to Maintain the Uniformity of the Project



Underground Cabling for Electricity



CCTV Cameras in Common areas



Tremix Concrete / Heavy Paver Block



Internal Road with Designer Street Lights



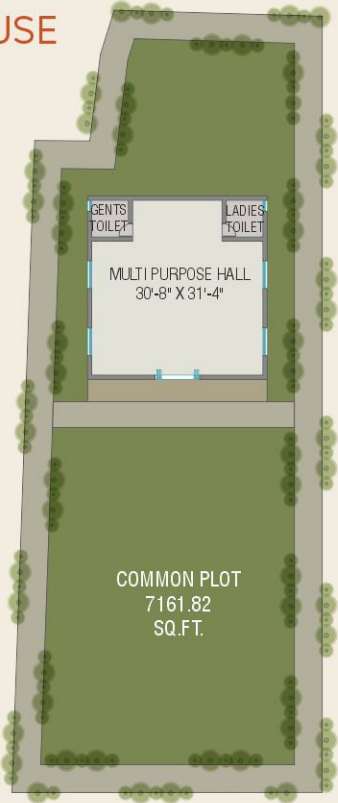
Sufficient Parking



24 Hours Water Supply



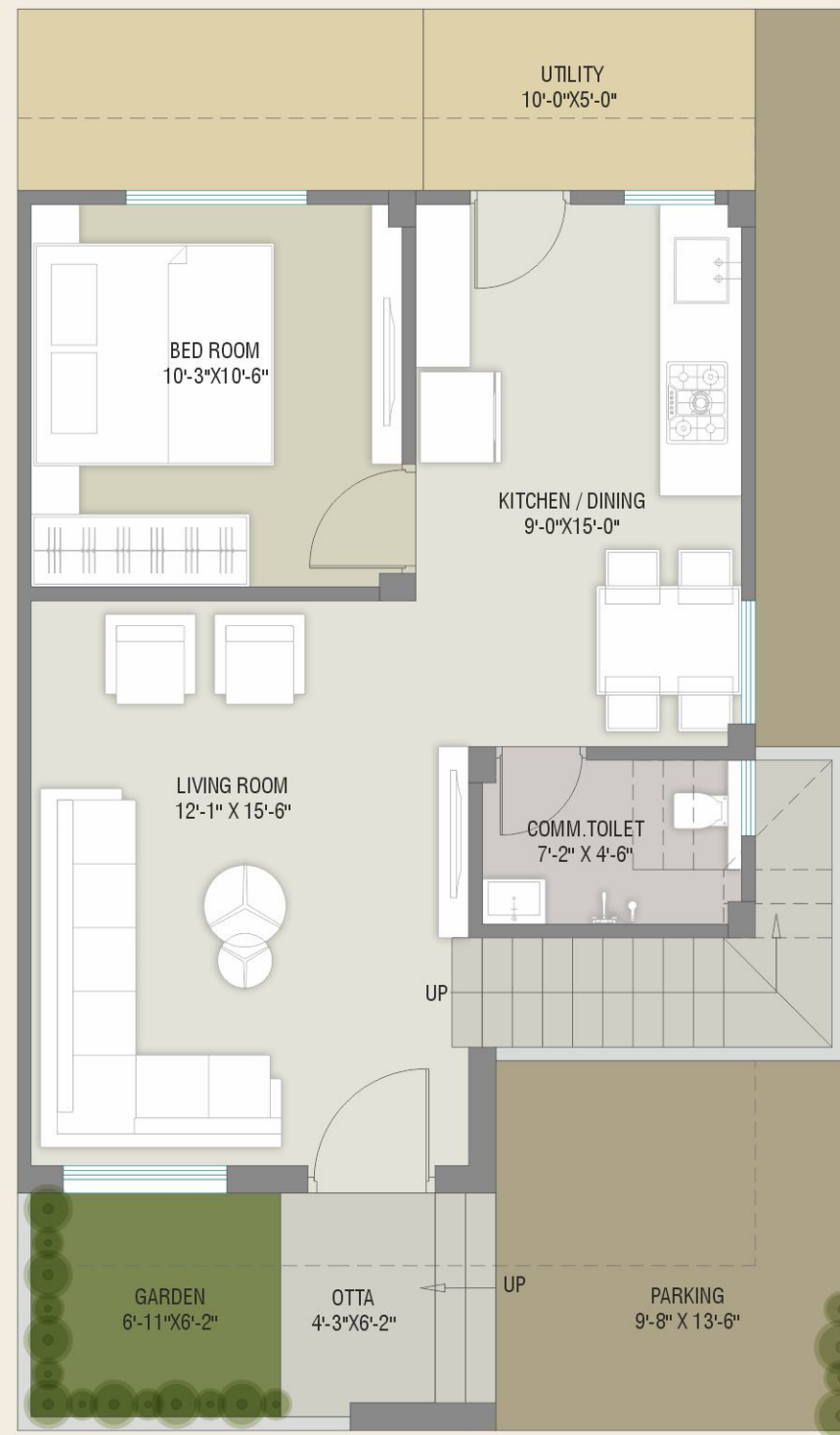
CLUBHOUSE



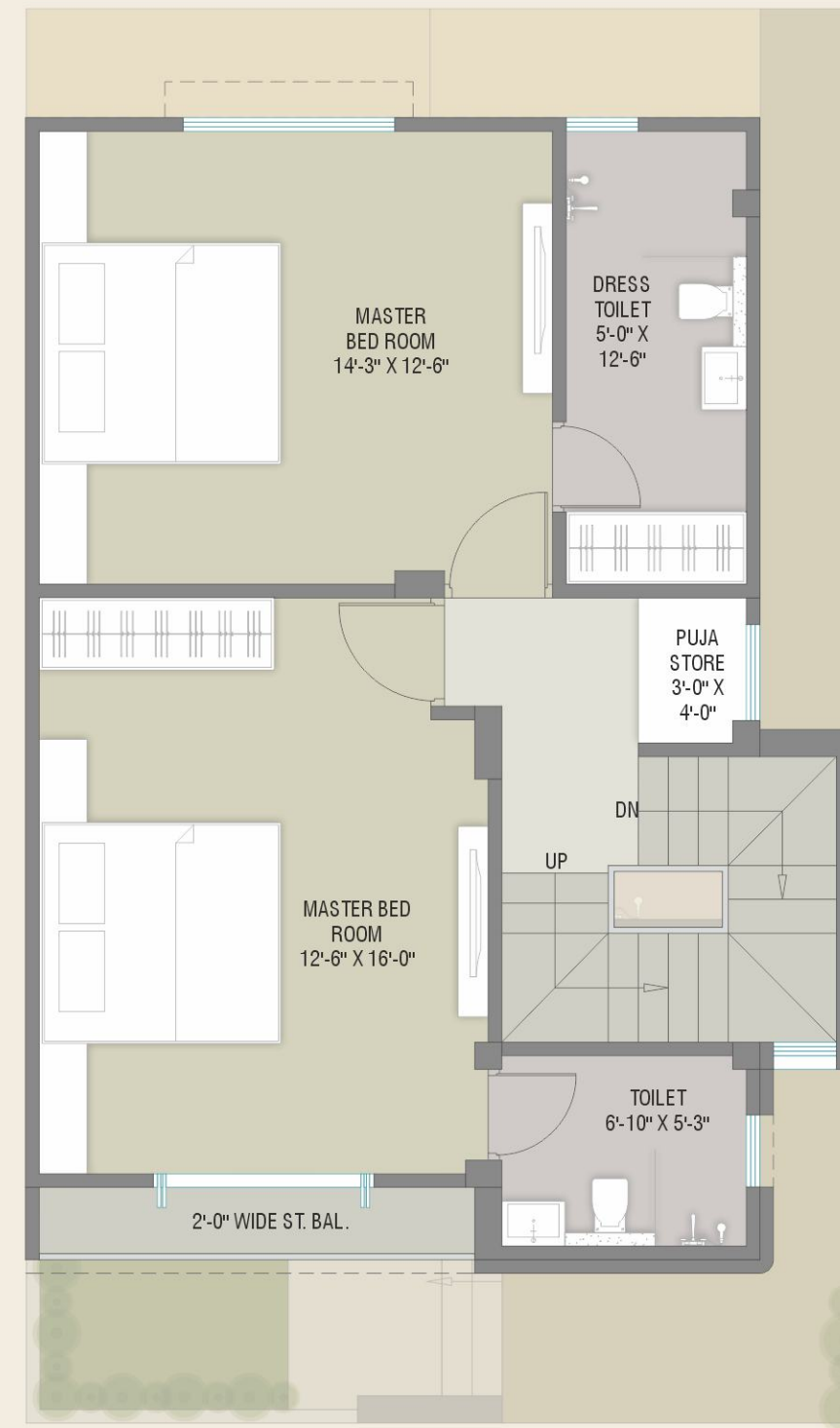
TYPE-A


TYPE-A
PLOT NO.: 15 TO 18 & 20 TO 48

GROUND FLOOR
BUILD-UP AREA=513.00 SQ.FT.
FIRST FLOOR
BUILD-UP AREA=678.00 SQ.FT.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

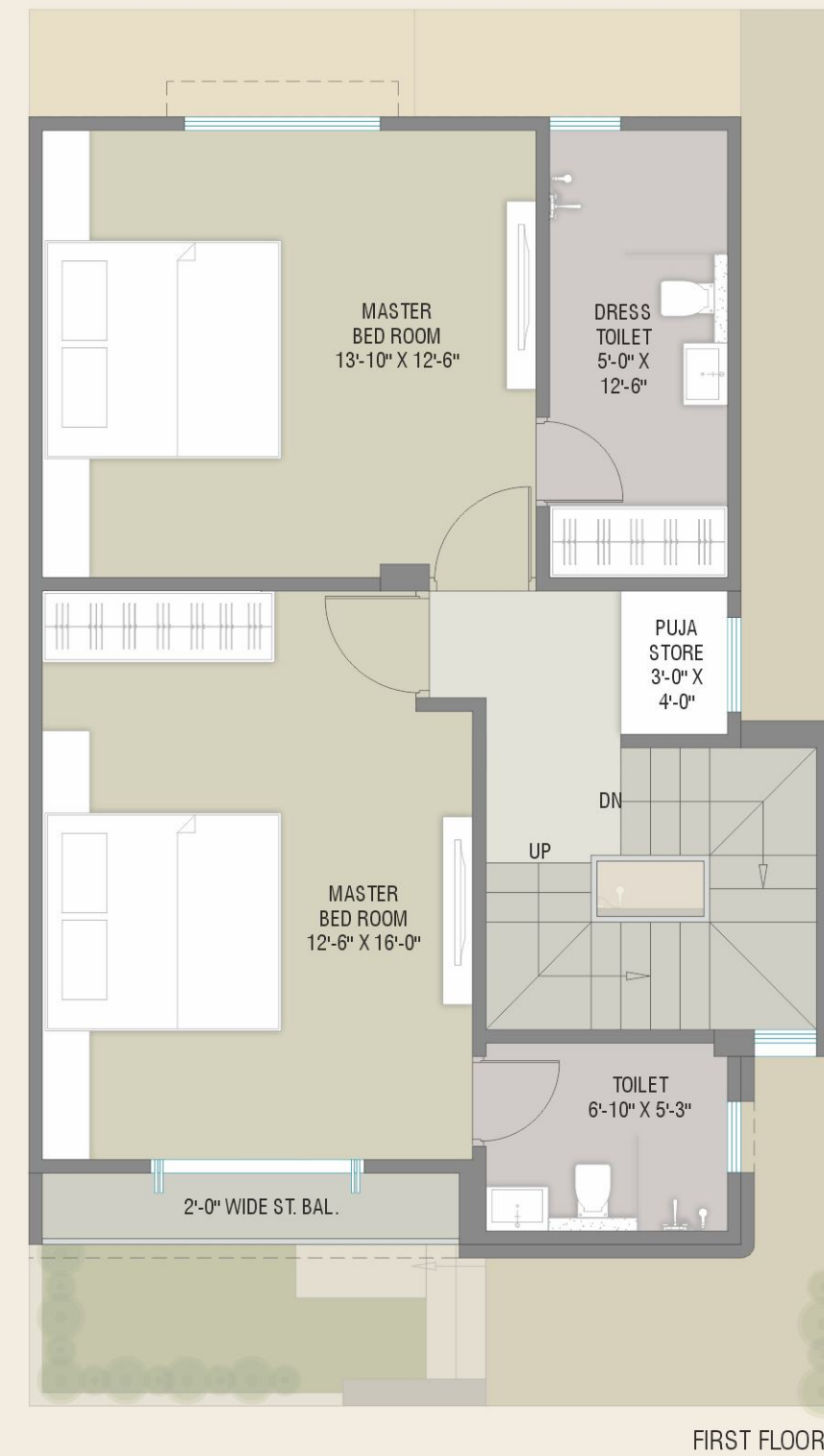


FIRST FLOOR

TYPE-B


TYPE-B
PLOT NO.: 01 TO 06

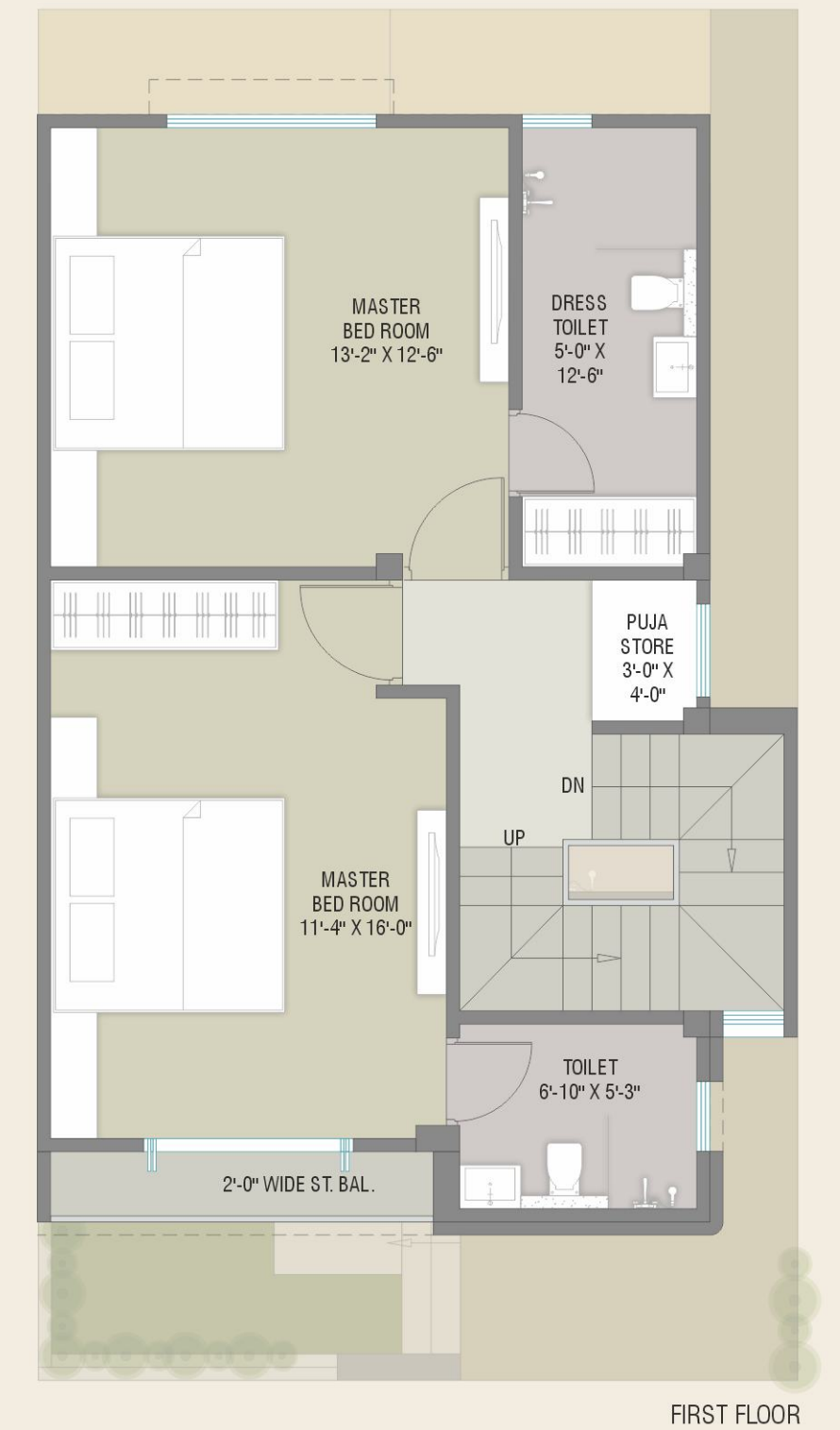
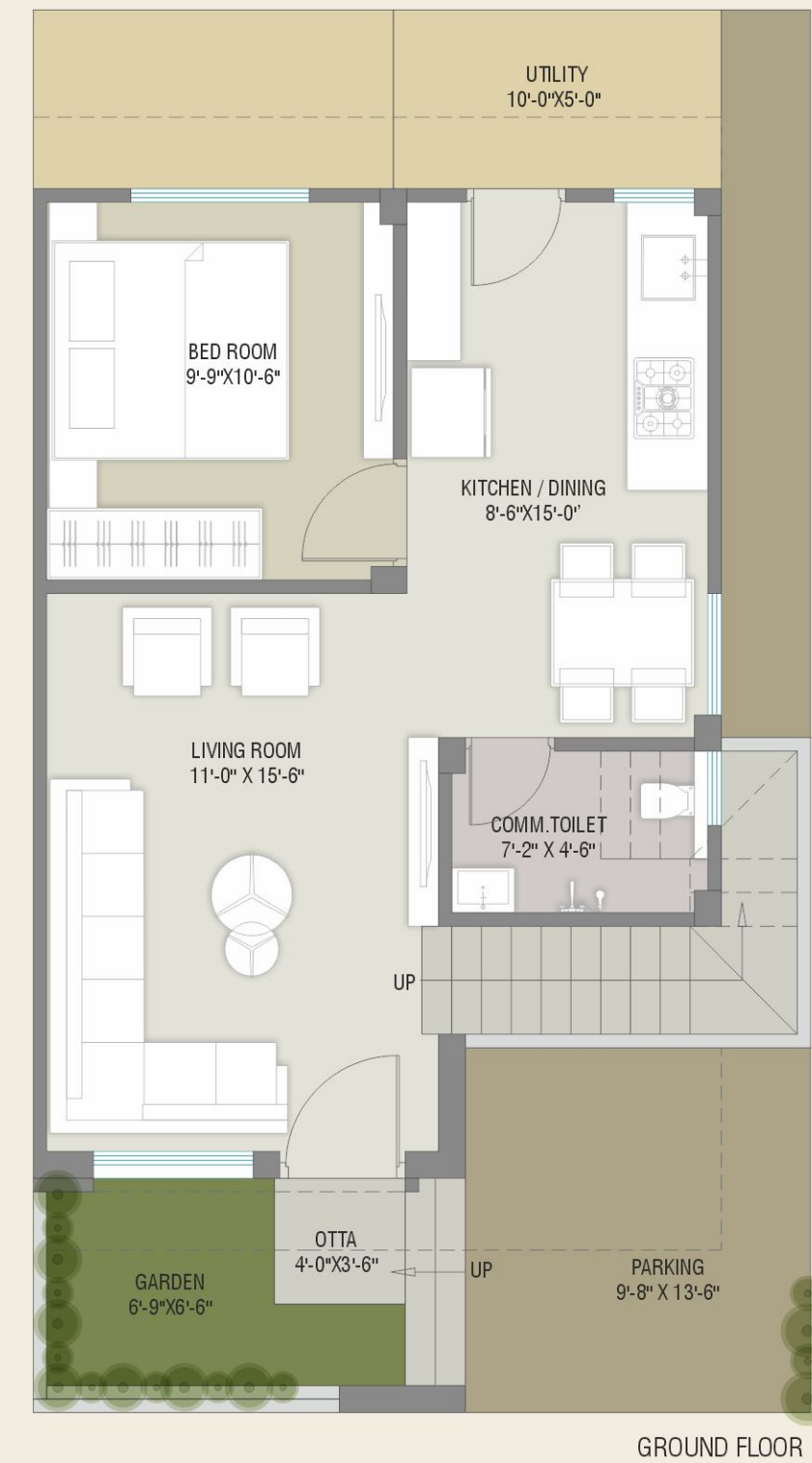
GROUND FLOOR
BUILD-UP AREA=502.00 SQ.FT.
FIRST FLOOR
BUILD-UP AREA=666.00 SQ.FT.



TYPE-C


TYPE-C
PLOT NO.: 07 TO 14, 19 & 49 TO 64

GROUND FLOOR
BUILD-UP AREA=482.00 SQ.FT.
FIRST FLOOR
BUILD-UP AREA=642.00 SQ.FT.





SPECIFICATIONS



STRUCTURE:
All RCC & Brick Masonry works as per structural engineer's design.



WALL FINISH:
Inside smooth plaster with Putty and Primer & outside surface painted with weather-resistant paint.



FLOORING:
Vitrified tiles flooring.



DOORS & WINDOWS:
-Good Quality Flush Doors with laminate and lock.
Decorative main door.
-Powder Cotted Aluminum section windows with Mosquito Net.
Full granite framing for all windows.



TERRACE:
Terrace Floor with waterproofing



KITCHEN:
Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level.



TOILETS:
Designer Bathrooms with premium fittings & vessels with full glazed tiles up to lintel level.



ELECTRIFICATION:
Concealed ISI copper wiring, sufficient electrical points.



PLUMBING:
Standard concealed U-PVC & C-PVC Plumbing, Geyser Point.

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVCCL & VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 10) This Brochure does not contain any legal part.