

A Joint Venture Project by
Developers: **SHIV INFRA**

Site: Aashray Elegance, Opp. Aashray Greens,
IIRA International School Road, TP-4 Bhayli, Vadodara.

Ph.: +91 84859 59878, 78630 41919, 78630 37935

E-mail: aashrayelegance@gmail.com
www.aashrayelegance.com

Architect: Ruchir Sheth



Structural Consultant:
Zarna Associates

Location



Website



RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA08712/030721 RERA Website.: gujrera.gujarat.gov.in

design: stroke&arrow@9824092010

PREMIUM RESIDENCES GRAND LIFESTYLE


**AASHRAY
ELEGANCE**
2 & 3 BHK APARTMENTS & SHOPS





A NEW LIFE OF LUXURY AND COMFORT AWAITS YOU

A beautiful gated campus of 4 contemporary high-rises and retail units, Aashray Elegance is designed to be a vibrant community of like-minded families. While the homes offer spacious layouts with maximum natural light and ventilation, the lifestyle amenities offer ample avenues to make your leisure hours enjoyable and memorable. The convenience of retail units within campus provides easy access to day-to-day essentials.





CHIC HOMES LUXURY LIVING

The modern minimalist architecture of Aashray Elegance makes it stand out in style. While the entire property is crafted to perfection, it is the details that make lasting impressions on you.

Grand entrance, landscaped public areas, thoughtful recreational spaces and premium finishes all set for a blissful life.

Equipped with every modern lifestyle facility, it's a paradise that you would love coming home to. Nature is an integral part of our layout and so you will find most of our homes overlooking the gardens, landscapes and water bodies.





THIS IS WHAT A
LIFE OF YOUR DREAMS
LOOKS LIKE!





GROUND FLOOR LAYOUT PLAN





**TYPICAL
 FLOOR
 PLAN**
 (1ST TO 10TH)



LEISURE AMENITIES

Let the cares of the world vanish.
Let the worries of the day disappear.
Inside the gates of Aashray Elegance is a world of leisure beyond compare.

There's a plush clubhouse, an AC Gymnasium, an infinity pool, and open-air yoga deck, indoor games room, mini theater, dedicated children's play area, a landscaped garden, gazebos – almost everything you might wish for to enjoy a great time with your family or simply relax.
After all there is nothing like too much leisure, right?

 Swimming Pool	 Gazebo	 Magnificent AC Club House	 Mini Theater
 A C Gymnasium	 Indoor Game & Recreational Activities	 Open Yoga Space	 Children Play Area Landscape Garden



VALUE ADDITIONS

Allotted Car Parking for All Flats		Video Doorbell	
Auto-door Branded 2 Elevators in each tower		Solar Electricity for Common Areas (4 KW Each Tower)	
CCTV Surveillance		A.C. Point with Concealed Copper Piping in All Rooms	
24x7 Security		24x7 Generator Power Backup for Common Areas	

*Subject to changes and approval



3 BHK
TYPICAL FLOOR
(1ST TO 10TH)



RERA CARPET : 943.00 SQ.FT

WASH + BALCONY: 144.00 SQ.FT

TOTAL CARPET AREA: 1087.00 SQ.FT

TOTAL BUILTUP AREA: 1267.00 SQ.FT



TOWER
C
2 BHK
TYPICAL FLOOR
(1ST TO 10TH)

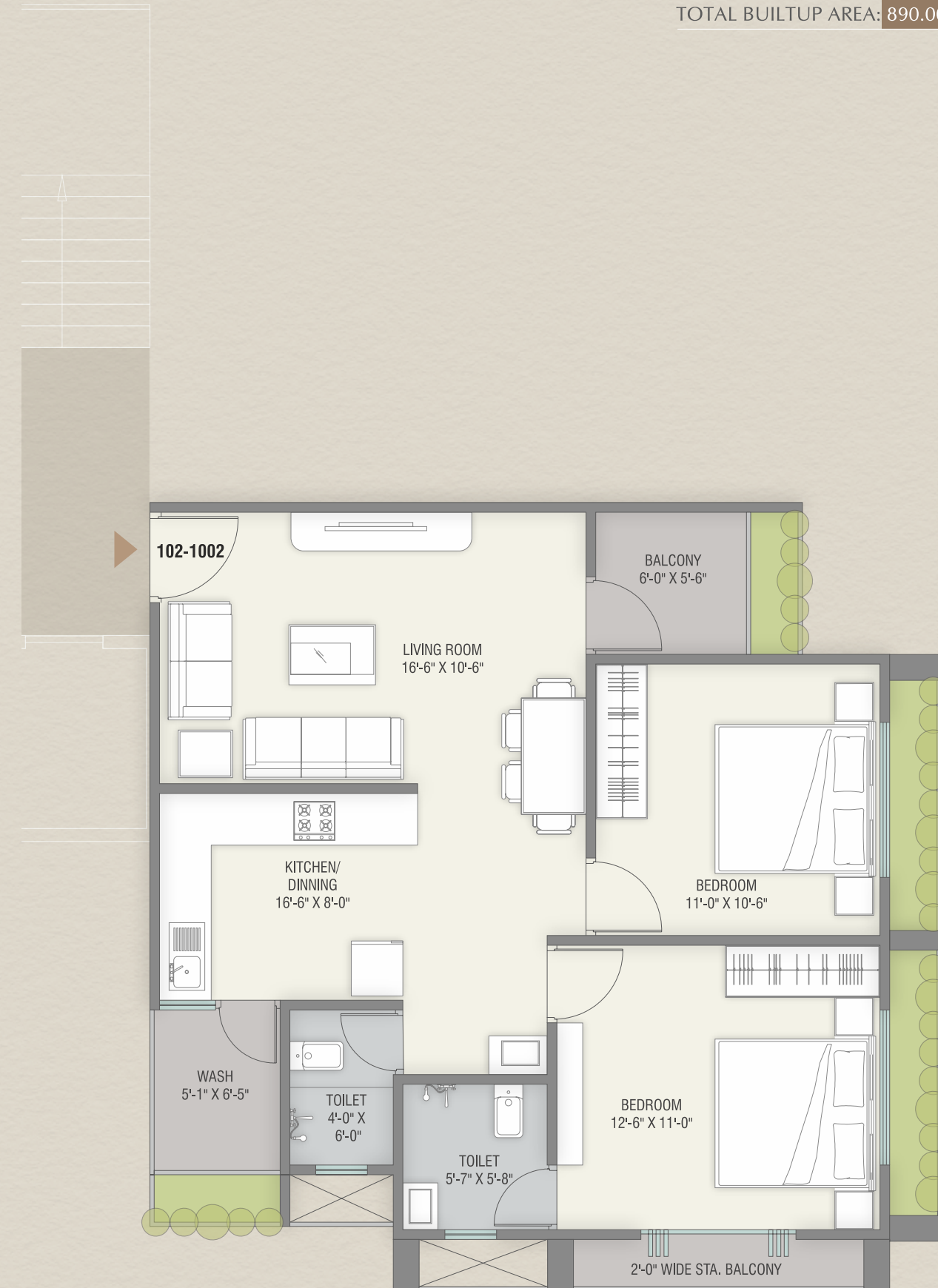


RERA CARPET : 634.00 SQ.FT

WASH + BALCONY: 130.00 SQ.FT

TOTAL CARPET AREA: 764.00 SQ.FT

TOTAL BUILTUP AREA: 890.00 SQ.FT





3 BHK
TYPICAL FLOOR
(1ST TO 10TH)



RERA CARPET : 950.00 SQ.FT

WASH + BALCONY: 144.00 SQ.FT

TOTAL CARPET AREA: 1094.00 SQ.FT

TOTAL BUILTUP AREA: 1276.00 SQ.FT





SPECIFICATIONS

STRUCTURE:

Well designed RCC frame structure as per structural engineer’s design.

FLOORING:

Premium Vitrified Tiles Flooring.

KITCHEN:

Exclusive Granite platform with SS sink.
Ceramic tiles dado and kota stone / anti-skid flooring for wash area.

BATHROOMS:

Designer wall tiles and anti-skid ceramic tiles flooring.
Plumbing with standard fittings.

PLUMBING:

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

WINDOWS:

Aluminium sections with Granite or equivalent frames and safety grills.

DOORS:

Internal Doors: Both Sides Laminated Flush Doors with Granite or Equivalent Frame.
Main Door: Wooden Frame with Decorative Veneered Shutter and High Safety Locking System.

ELECTRIFICATION:

Concealed Copper ISI Wiring, MCB/ ELCB & Branded Modular Switches with Sufficient Electrical Points in All Areas.

FINISHING:

Interiors: 2-coat Putty with Primer finish
Exteriors: Asian Paint Apex Ultima Weather Resistant Paint



BASEMENT PLAN



LOCATION PLAN



EASY ACCESS SMOOTH CONNECTIVITY

Your home at Aashray Elegance has many blessings. A prime location at Bhayli is one of them. With quick access to all necessary conveniences and smooth connectivity to major parts of the city, your homes are strategically set for superior convenience. The railway station is comfortably close and so is the highway. In fact the commute is so smooth that you will find yourselves eager to head out.

Payment Terms: 25% Booking Incl. Token | 15% Plinth Level | 10% Ground Floor Slab | 10% 5th Floor Slab | 10% 10th Floor Slab
5% Masonry | 5% Internal Plaster | 5% External Plaster | 5% Flooring & Plumbing | 5% Infrastructure Completion | 5% Before Possession

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. (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) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

Note: Note: Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative Expenses of Rs. 50,000/- & the amount of extra work (if any) will be deducted from refund amount.