

AAVKAR
Glorious
3 BHK LIFESTYLE
APARTMENTS & SHOPS

Developers: Aavkar Buildcon

Site: FP 37 TP 17 Aavkar Glorious,
Opp. Bansal Mall, B/h. Gokul Party Plot,
Corti-Vasna Road, Vasna, Vadodara.

+91 - 96872 38787, 88666 98787

aavkarbuildcon2024@gmail.com

Architect:



Structural Consultant:



Design: aavkarbuildcon @ 91-96872110



AAVKAR
Glorious
3 BHK LIFESTYLE
APARTMENTS & SHOPS

**AN
IMPRESSIVE
ICON**
Elegant Facade
Exclusive Lifestyle

148

APARTMENTS

Chic and Charming
Crafted for Comfort

26

SHOPS

Smart and Stylish
Set for Business

01

PERFECT LOCATION

Prime and Peaceful
Placed for Convenience



EXPERIENCE ELEVATED LIVING

Why choose between luxury and convenience when you can have both? At Aavkar Glorious, our premium 3BHK residence cum shop development, brings the best of both worlds, elegant living spaces above and thriving business opportunities below. Designed for those who refuse to settle, this space is where success and sophistication go hand in hand. Live where style meets substance, where every corner is crafted for comfort, and where modern amenities make life effortless. It's not just a home; it's a lifestyle upgrade.



ARRIVE IN
ABSOLUTE STYLE

Welcome to an entrance that doesn't just open doors, it makes a statement. This grand plaza is more than a gateway; it's a first impression that lasts. Wide, welcoming, and wonderfully designed, it sets the tone for a life of elegance and ease. Step in, soak in the grandeur, and let the world know you've arrived. Because here, even entrances come with a touch of luxury!



INDULGE IN GRANDEUR







AMENITIES

Everyday
Feels Like Vacation



VALUE ADDED AMENITIES



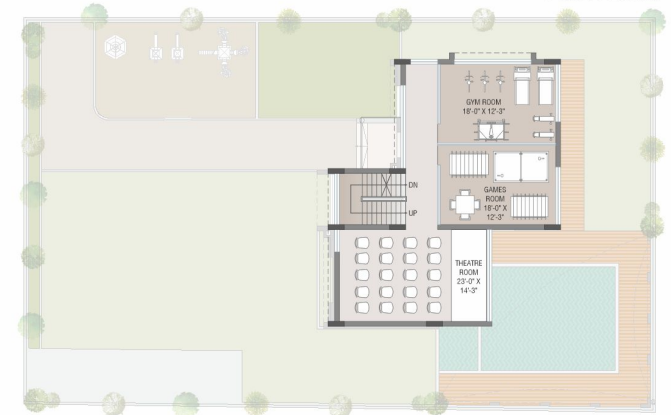


CLUB HOUSE

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR LAYOUT PLAN



SHOP NO.	SIZE (SQ.FT.)	SHOP NO.	SIZE (SQ.FT.)	SHOP NO.	SIZE (SQ.FT.)	SHOP NO.	SIZE (SQ.FT.)
01	317.00	08	291.00	15	300.00	22	393.00
02	393.00	09	287.00	16	319.00	23	220.00
03	220.00	10	319.00	17	319.00	24	220.00
04	220.00	11	319.00	18	287.00	25	393.00
05	393.00	12	300.00	19	291.00	26	317.00
06	317.00	13	295.00	20	281.00		
07	281.00	14	295.00	21	317.00		

12.00 MTR. WIDE ROAD



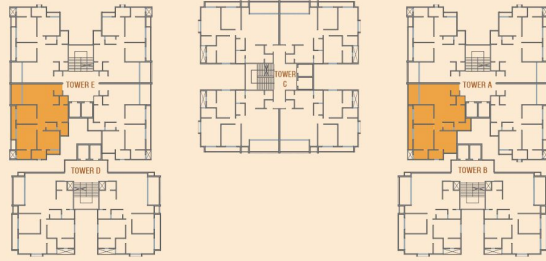
FIRST FLOOR LAYOUT PLAN



TYPICAL FLOOR LAYOUT PLAN (2nd to 9th)



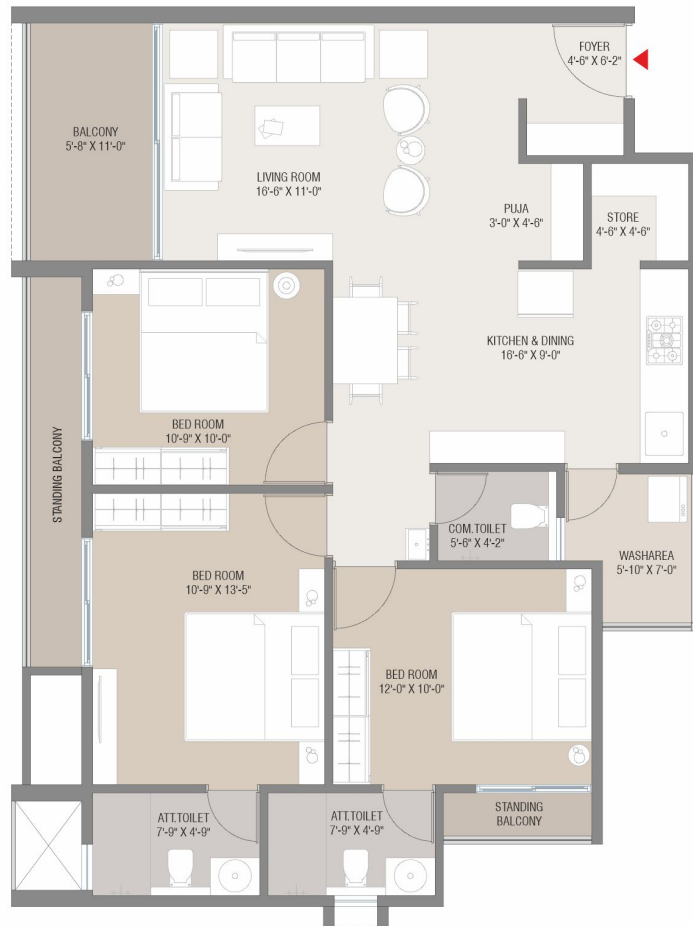
UNIT PLAN
TOWER
A & E



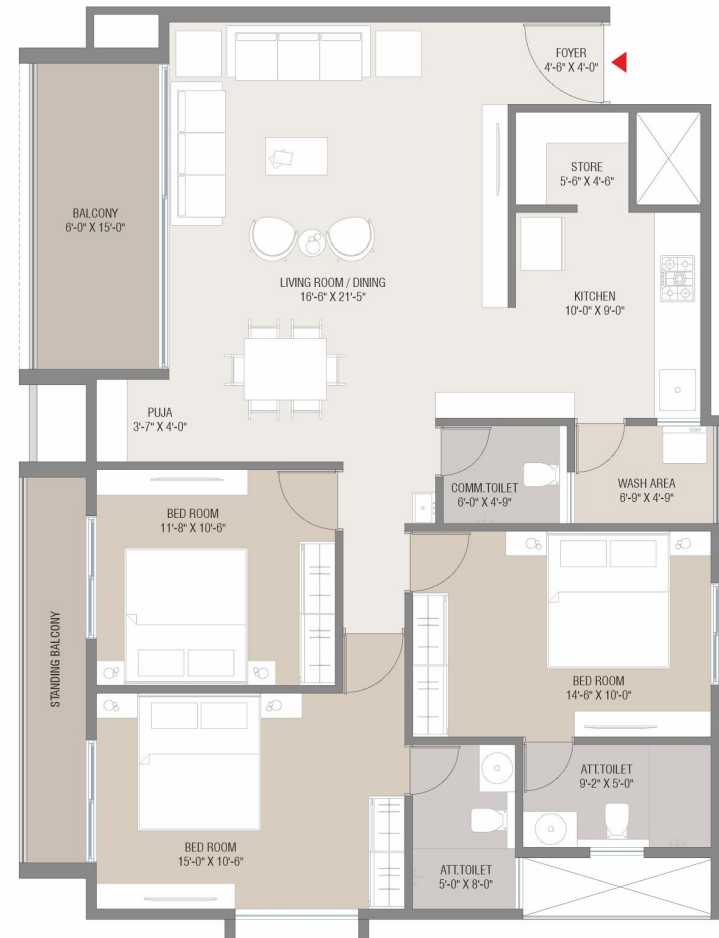
UNIT PLAN
TOWER
B & D



AREA: 1210 SQ.FT.



AREA: 1425 SQ.FT.





WALKERBROS. LUSHIHERVA VYLERI NGON S DONUT BAKERY/BA BAKA TEA GAMI BROS. NI CAFE MEDS SUPPLY TRENDY DUBY DUBY LEVIS ADIDAS KOUTONS HIGHPEED PUMA FILA



SPECIFICATIONS



STRUCTURE

Earthquake Resistant RCC Frame Structure with **Brick Masonry** Partitions with Plaster (Except Ceiling)



TOILETS

Designer Ceramic Tiles in All Bathrooms Natural / Artificial Premium Stone Counter for Basins



EXTERNAL & INTERNAL WALL FINISHES

External Double Coat Mala plaster with Texture and Exterior Weather-proof paints

Internal Single Coat Mala Plaster with Wall Putty and Primer



FLOORING

Premium Big-size Tiles Flooring in Drawing, Living, Dining, Kitchen, All Bedrooms and Store Area

Anti-skid Ceramic tiles Flooring in Balcony Area



KITCHEN

Premium mirror polished Granite or full body Porcelain Slab (Artificial) with sandwiched platform

Sink - SS or Quartz

Premium quality Ceramic Tile dado on walls above platform



DOORS

Main Entrance door - Flush door with Premium decorative veneer with door lock

Internal doors - Flush door with both side laminates with premium fixtures

All Door Frames teakwood or Handmade Stone



WINDOWS

Windows Section - Premium Quality Dural Aluminium Sections

Window sills of Granite stone or equivalent



BATHROOMS

Bathroom Fitting and Sanitary ware Hindware / Parryware / Jaguar or Equivalent

Premium quality Vitrified / Ceramic Tiles

Granite / Composite Marble Basin Counter



PLUMBING

CPVC / UPVC Water Supply Pipes & PVC pipes for soil, waste & drainage systems-Finolex / Truflow / Supreme or Equivalent



ELECTRIFICATION

ISI grade concealed copper wiring with adequate number of points in all rooms- Anchor / RR or Equivalent

ISI Branded Modular Switches - Schneider or Equivalent

Provision for DTH and Internet Points



WASH AREA

Kota Stone / Anti Skid Tiles with dado of ceramic/glazed tiles up to sill level

Provision for washing machine with electric and plumbing points



TERRACE

China Mosaic with water proofing treatment



CLOSER TO EVERYTHING

Location isn't just a pin on the map, it's the pulse of your lifestyle. Nestled in the heart of convenience, Aavkar Glorious just puts everything within arm's reach. From top schools to trendy cafés, business hubs to green escapes, you're always just minutes away

from what matters. No long drives, no missing out, just more time to live, work, and unwind. When your home is this well-placed, life naturally falls into place. Because here, every direction leads to something great!

SEAMLESSLY CONNECTED

Here the city moves around you, not the other way around. Well-linked by every mode of transport, yet tucked into its own exclusive world, this address is as connected as it is coveted.

Vadodara Railway Station	5.00 km
Vadodara Airport	10.00 km
School / University	1.00 km
Multispecialty Hospital	500 mtr
Super Market	500 mtr
Sports Facility	1.00 km
Mall / Hotel	500 mtr
Bank	500 mtr
New Expressway	5.00 km
Petrol Pump	500 mtr
Game Zone	1.00 km

*All distances are approximate.

PAYMENT SCHEDULE FOR SHOPS

Booking Amount	25%
Plinth Level	20%
Ground Floor Slab	20%
1st Floor Slab	10%
Masonry	10%
Plaster Level	10%
Before Possession	05%

PAYMENT SCHEDULE FOR FLATS

Booking amount (inc. token) 25%
Plinth Level 15% Ground Floor Slab 10%
5th Floor Slab 10% 9th Floor Slab 10%
Masonry work 05% Internal Plaster 05%
External Plaster 05% Flooring & Plumbing 10%
Before Possession 05%

QR CODE FOR LOCATION



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.