

 GRAND
IMPERIA

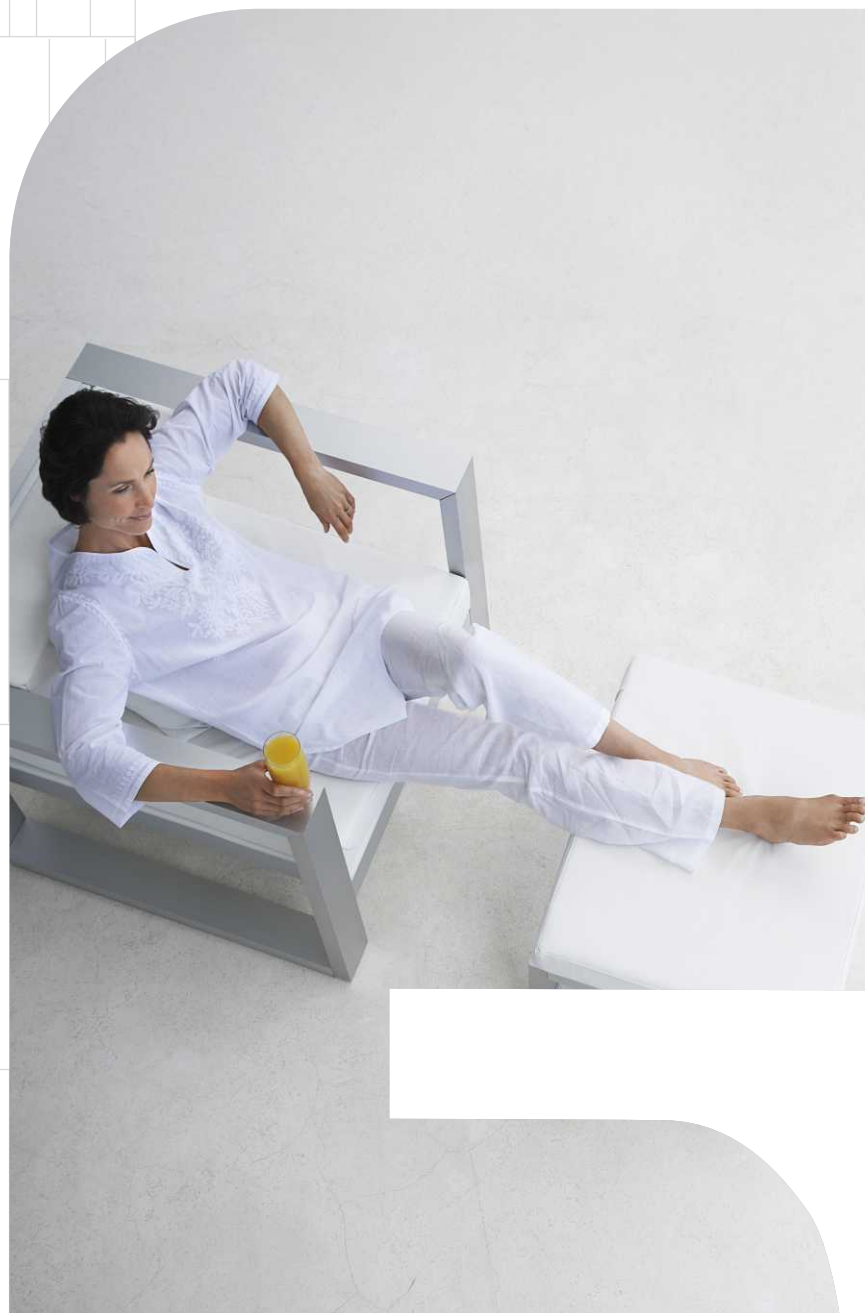
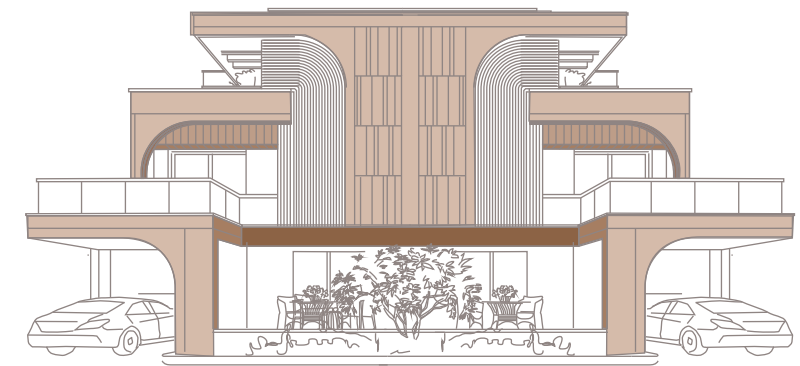
4B2HK PREMIUM LIFESTYLE VILLAS





BREATHE IN WIDE OPEN

Not just another home. Grand Imperia is where walls don't crowd, ceilings don't stoop, and neighbours don't overhear.





SOAK IN SERENE GREENS

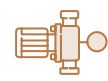
Every path, pause and plot is purposefully placed
for flow, function and simple everyday joys.



VALUE ADDED BUNGALOW FEATURES



VMC Water & Drainage Facility



Pressure Pump for individual unit



EV Charging Point



Home Automation in
living room and kitchen



Attractive No. & Name Plates



All Bedroom has front View



Termite Treatment Piping



Provision for hot water



4 Side Open Design



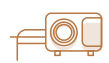
Video Door Phone For extra Safety



Covered Parking



All bedroom has balconies
& attached Bathroom



Concealed piping for A.C.



Centralized Hot water piping



As per vastu design



Telecommunication Between
each unit & Security Cabin



Individual Garden in
every Individual Unit



Theatre Room in Every
Unit on 2nd floor



INDULGE IN FINE FINISHES

Every switch, stone and surface has been handpicked to delight your senses and outlast trends.



SPECIFICATIONS



Flooring:

- High Grade Quality double charged GVT or CVT Vitrified Tiles Flooring in all rooms.
- China Mosaic Flooring with Water Proofing on Terrace.



Kitchen:

- High Grade Quality Exclusive Natural or Anti racial stone with Quartz sink.
- Premium wall Tiles over kitchen platform.
- Wash Area with Ceramic tiles Dado with Natural Stone Flooring.



Electrification:

- ISI Approved High Grade Quality Concealed Copper Wiring (3-Phase)
- Branded Premium Modular Switches with sufficient electrical points as per architect plan



Structure:

All structure are RCC & Bricks masonry work as per Structural Engineer's Design.



Doors & Windows:

- Elegant main Entrance Doors With Veer Finish.
- High Grade Internal Flush Doors.
- All Doors will have Stone Frame.
- High Grade Quality Aluminum Section Windows with Mosquito Net



Bath:

- Premium Designer wall Tiles with Premium Floor Tiles.
- High Grade Quality Ceramic Fittings.
- Branded Plumbing Faucets



Finishes

- Interior walls with mala plaster with wall putty & primer.
- Exterior walls with double coat plaster with water proof Fungal Resistant paint work.

Brands
we use

KOHLER

Jaquar

GROHE
ENJOY WATER

BANCO

FinOlex
INDUSTRIES

asianpaints

Birla
White

ashirvad
PIPES

Schneider
Electric

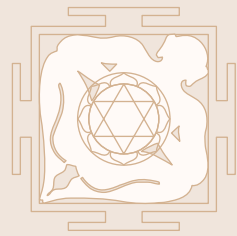
RED CARD
Flooring Solutions

POLYCAB

RR KABEL
WIRES & CABLES

Godrej

EUROPA
ANTI-THEFT ENGINEERING

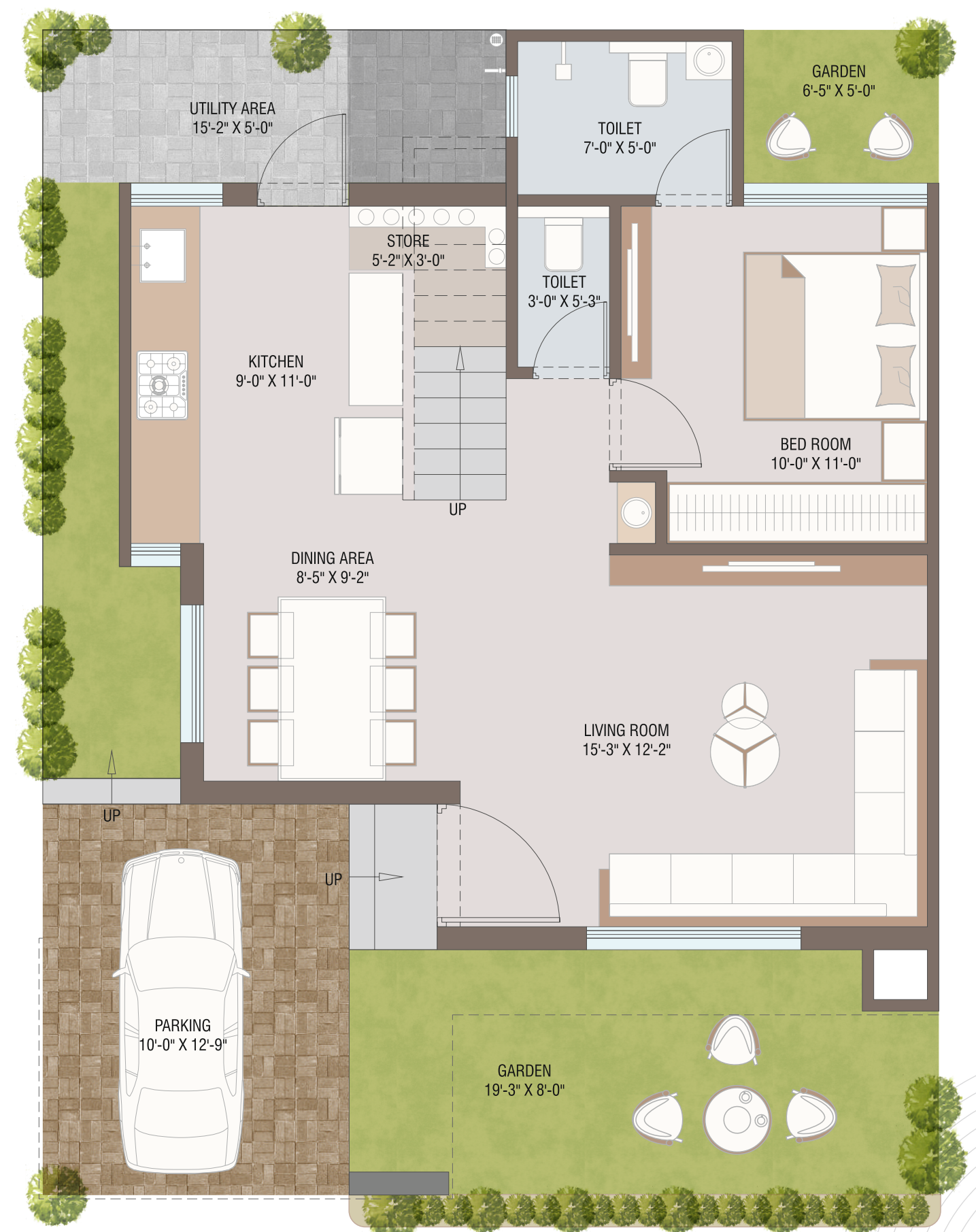
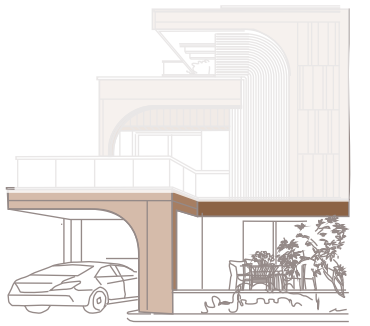


FLOW IN VASTU HARMONY

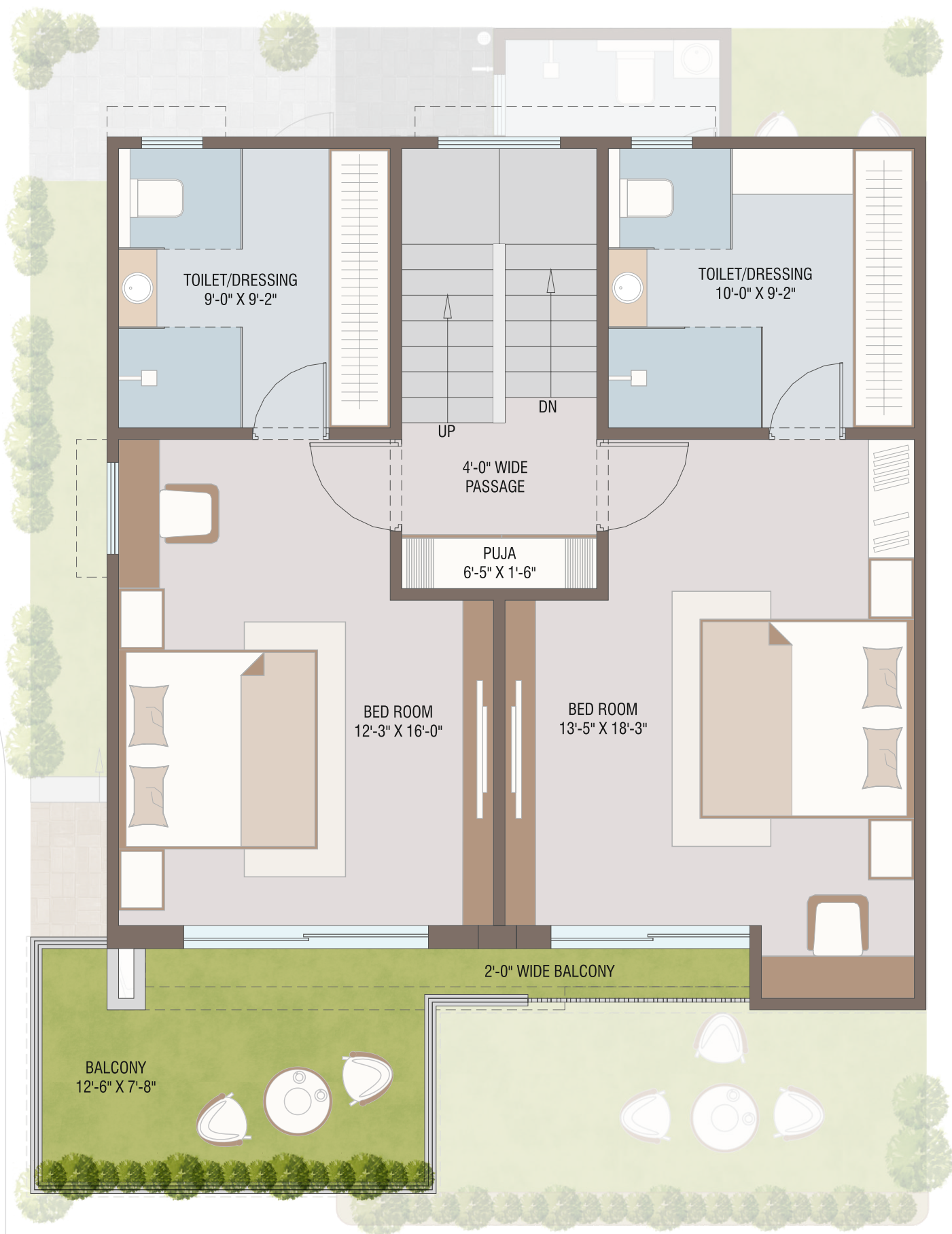
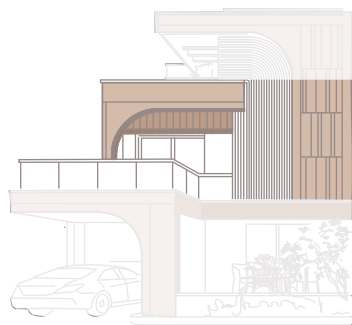
Every home at Grand Imperia is aligned with essential Vastu principles not just by direction, but by intention. Spaces have been shaped to invite natural light, airflow, and balance, ushering in a life of peace, prosperity and wellbeing. Here, energy doesn't just flow, it flourishes, gently guiding every moment of everyday living.



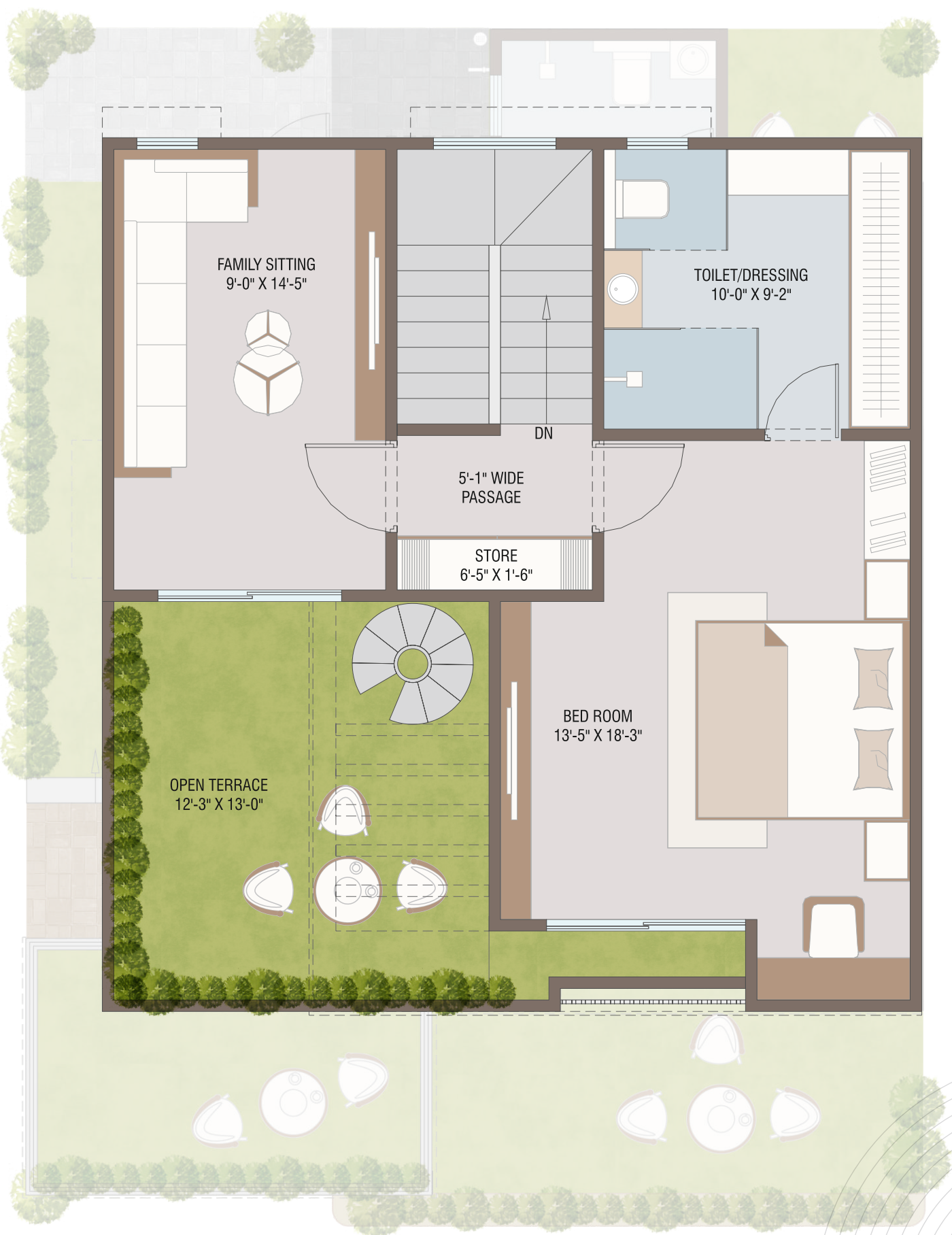
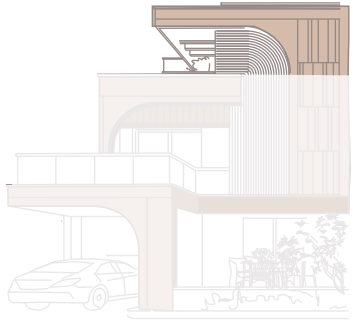
GROUND FLOOR PLAN



F
FIRST FLOOR PLAN



F
SECOND FLOOR PLAN



LAYOUT FLOOR PLAN

No.	P. AREA	No.	P. AREA	No.	P. AREA	No.	P. AREA	No.	P. AREA
01	1334.10	05	1112.70	09	1112.70	13	1112.70	17	1112.70
02	1112.70	06	1112.70	10	1112.70	14	1112.70	18	1356.40
03	1112.70	07	1112.70	11	1112.70	15	1112.70		
04	1112.70	08	1112.70	12	1112.70	16	1112.70	AREA IN SQ.FT.	



UNWIND IN HAPPY PLACES

From splashy Sundays to quiet me-time, there's something fun tucked into every free minute.



PROJECT FEATURES



Landscape Garden



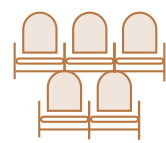
Senior Citizen Sitting



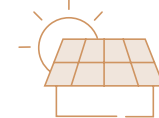
Jogging Track



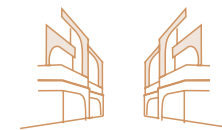
Children Play Area



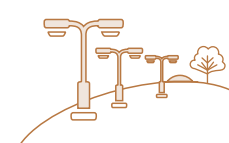
Multi Purpose Hall



Solar For Common Amenities



Cable Free Infrastructure



Internal Roads of RCC with Proper Lighting



Water Harvesting



GROW IN GOOD COMPANY

Grand Imperia brings like-minded families together for festivals, morning hellos, and those unexpected late-night balcony chats.



STAY IN THE SPOTLIGHT

Close to the essentials, far from the chaos. Schools, stores, work, and weekends, everything's just a short drive or stroll away. So you're always connected, never caught in traffic.

School	1.5 Km.	Petrol Pump	1.7 Km.
University	2.7 Km.	Temple	1.7 Km.
Super Market	2.5 Km.	Hospital	1.5 Km.
Shopping Mall	3.0 Km.	Airport	13.0 Km.
Multiplex	3.0 Km.	Railway Station	9.0 Km.
Restaurant	2.0 Km.	Express Highway	1.3 Km.



Payment Schedule:	
Advance/ On Booking	- 10%
Execution of Agreement to Sale	- 30%
Plinth Level	- 45%
Completion of Gr. Floor RCC Slab	- 60%
Completion of Second Floor RCC Slab	- 70%
Completion of internal plaster	- 75%
Completion of internal plumbing work	- 80%
External plumbing & External plaster	- 85%
Electrical fittings & pavings	- 95%
Before Possession of said unit	- 100%

Notes: (1) Possession will be given after one month of Settlement of all account. (2) Documentation Charges, Development Charges, Stamp Duty, MGVL/VUDA/VMS Charges, GST, Legal Charges & Common Maintenance Charges will be paid by purchaser, (3) Extra work shall be executed only after receiving full payment in advance-subject to approval. (4) if the due/committed payment is delayed continuously, the developer reserves all rights to cancel that booking. (5) Developer has right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (6) Refund in case of cancellation will be made from the date of booking of same unit by a new client (7) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project (8) This brochure is intended only for easy display and information of the project and does not form part of legal document.

GRAND IMPERIA

Developers: **BHARGAVI DEVELOPERS**

Site: Grand Imperia, B/h Samanyyay West bank,
Opp. Vadodara Cricket Academy, Sevasi - Canal Road,
Vadodara, Gujarat 391101

M.: 99986 66137, 75750 53477

Email: bhargavidevelopers25@gmail.com

Architect.: **ASQUARE**
ARCHITECTURE & INTERIORS

Structural Consultant.: **ZARNA**
ASSOCIATES

