

A PROJECT BY



DEVELOPERS:
DEV BUILDCON

Site: SWC Skylight, Nr. Delhi Public School,
B/h Nayara Petrol Pump, 40 Mtr Vadsar Ring Road,
Kalali, Vadodara-390012.

ARCHITECTS:



STRUCTURAL CONSULTANTS:



design: stroke&arrow_feb'23@9824092010



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3 BHK PREMIUM APARTMENTS & SHOPS



EMBRACE A LIFE OF RARE LUXURY

Introducing our latest pinnacle of opulence: a paradise that seamlessly blends the comforts of a luxurious 3 BHK apartment with the convenience of a stylish retail space. Nestled in the bustling neighbourhood of Kalali, this architectural marvel sets new standards in urban living. The spacious three-bedroom apartments boast modern design, cutting-edge amenities, and breath-taking views, promising an elite lifestyle. The ground floor invites entrepreneurs and retailers to establish their businesses in an exclusive shopping destination, capitalizing on the prime location. Welcome to a life of luxury and entrepreneurship combined.



EXPERIENCE A VISUAL
MASTERPIECE



INDULGE IN THE JOY
OF NATURE



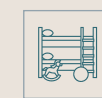


REVEL IN SOME HANDPICKED LEISURE

Indulge in a world of leisure with an array of amenities carefully picked to cater to your happiness. On offer are a lavish swimming pool, a fully-equipped gymnasium, and landscaped gardens among others for relaxation. For those seeking excitement, a recreation area awaits, complete with multi-courts and games room. Our wellness facilities, ensure you find the perfect balance of luxury and leisure.



SWIMMING POOL



TODDLER'S ROOM



BANQUET HALL



2 LUSH GREEN GARDENS



INDOOR GAMES



OUTDOOR SITOUTS



LOUNGE



MULTI PURPOSE COURT



MINI THEATRE



GYM



GAZEBO



E.V. CHARGING STATION



GROUND FLOOR LAYOUT

- A & B ENTRY / EXIT
- 01 SECURITY CABIN
- 02 ESTATE MANAGER OFFICE
- 03 SWIMMING POOL
- 04 BANQUET HALL
- 05 TODDLERS ROOM
- 06 GYM
- 07 LAWN
- 08 MULTIPURPOSE COURT
- 09 HOME THEATRE
- 10 INDOOR GAMES
- 11 LOUNGE
- 12 LAWN
- 13 AROMA GARDEN
- 14 GAZEBO
- 15 LANDSCAPE AREA ENTRY
- 16 JOGGING TRACK
- 17 ELECTRICAL ROOM





FIRST FLOOR LAYOUT





TYPICAL FLOOR LAYOUT





CARPET AREA: 1125 SQ. FT.
 BUILT UP AREA: 1370 SQ. FT.



TYPICAL FLOOR PLAN

01	PERSONAL FOYER	6'6"X6'9"	05	BED ROOM	11'0"X10'0"
02	LIVING ROOM	11'0"X16'0"	5A	WARDROBE	3'5"X2'0"
2A	BALCONY	11'0"X5'5"	06	COMMON TOILET	6'2"X4'0"
03	DINNING	7'6"X7'0"	07	M. BED ROOM 01	15'0"X11'0"
04	KITCHEN	11'0"X8'6"	7A	TOILET	7'0"X5'0"
4A	STORE	5'0"X6'3"	08	M. BED ROOM 02	13'0"X10'0"
4B	WASH AREA	8'0"X4'5"	8A	TOILET	7'0"X4'9"
4C	WASH YARD	2'9"X2'4"	8B	WARDROBE	4'10"X2'0"
			8C	WALK IN CLOSET	3'10"X2'0"

SPECIFICATIONS

RESIDENTIAL

STRUCTURE

- Earthquake resistant R.C.C. Frame structure.
- Internal & External masonry work with Brick/Block

FLOORING

- High Quality Vitrified tiles.
- Anti-skid vitrified tiles in all Balconies.
- Heat & Water Proofing Treatment on common terrace.

WALL FINISH

- 2 Coat Wall putty with primer on internal walls.
- Double coat plaster with weather proof paints/texture on exterior walls.

DOOR & WINDOWS

- Decorative main door with standard safety lock and fittings.
- All other internal doors are flush doors with laminates.
- Aluminum section windows with Powder coating and stone sill

KITCHEN

- Granite top platform with S.S. sink.
- Dado wall tiles upto lintel leve.

WASH AREA

- Glaze tiles upto parapet level & Kota stone flooring with provision of washing machine electric & plumbing point.

BATHROOMS

- Premium Ceramic tiles upto lintel level with anti skid tiles in flooring.
- Branded quality bath fittings & sanitary ware jaquar /Kohler equivalent
- Granite counter with ceramic fittings.
- Geysers points in all bathrooms.

ELECTRICALS

- Concealed copper ISI wiring/M.C.B/E.L.C.B & Branded modular switches with sufficient electrical points.
- Provision for T.V. & internet point at convenient location.
- 3-Phase electric connection.
- Provision for AC Point in living & master bedroom

COMMERCIAL

STRUCTURE & WALL CONSTRUCTION

- Internal wall with putty finished and external wall with weather proof paint over double coat plaster.
- No Plaster to Ceiling

DOORS

M.S Rolling shutter with color in shops and offices

ELECTRIFICATION

- No Concealed wiring in shops and offices / MCB and Junction box for each office and shops.
- Provision for three Phase meter on demand.

Exterior glazing & ACP Work as per architect's design



BASEMENT LAYOUT

VALUE ADDITIONS



CCTV SURVEILLANCE CAMPUS



POWER BACKUP FOR COMMON AREAS



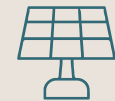
PREMIUM BRANDED LIFT



FIRE FIGHTING SYSTEM



SPACIOUS ENTRANCE LOUNGE IN EACH TOWER



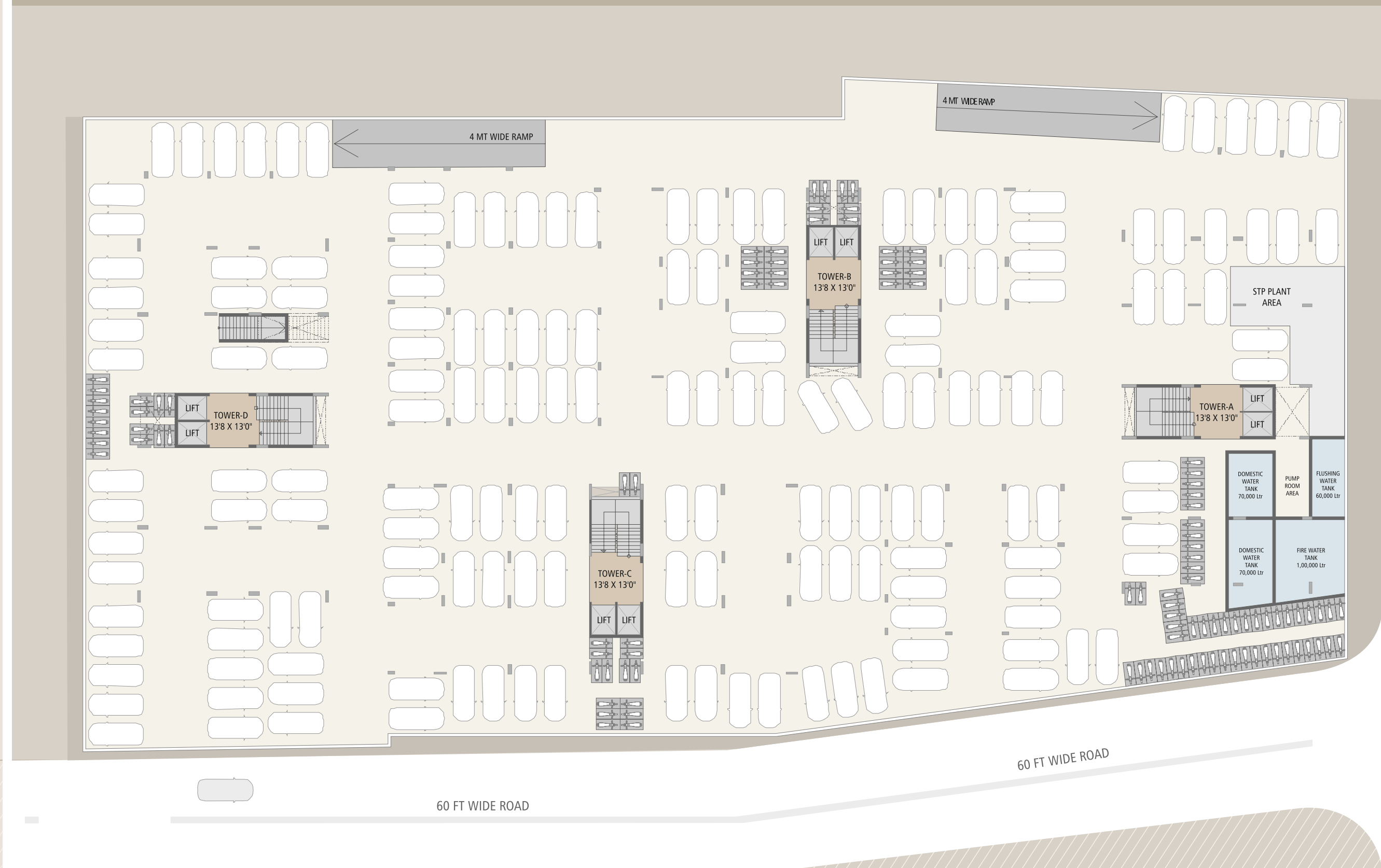
SOLAR ELECTRICITY FOR COMMON AREA



1 ALLOTTED CAR PARKING



ESTATE MANAGER CABIN



60 FT WIDE ROAD

60 FT WIDE ROAD

60 FT WIDE ROAD




દિવ્ય ભાસ્કર
pride of gujarat award 2025



Quality Constructions in Resi-Com Project.

Award being presented by
education minister of Gujarat,
Shri prafulbhai Pansuriya


દિવ્ય ભાસ્કર
Real estate pride award 2024



"Best Resi-com Project Of Vadodara 2025-2026"

Award being presented by
Hon. Chief Minister of Gujarat,
Shri Bhupendrabhai Patel



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PAYMENT SCHEDULE

At the time of Booking **10%** | At the time of Agreement to Sale **20%** | Plinth of Building/Tower **15%** | Casting of Ground Floor Slab **4.0%** | Casting of 2nd Floor Slab **3.0%** | Casting of 4th Floor Slab **3.0%** | Casting of 6th Floor Slab **3.0%** | Casting of 8th Floor Slab **3.0%** | Casting of 10th Floor Slab **3.0%** | Casting of 12th Floor Slab **3.0%** | Casting of Top Floor Slab **3.0%** | On Completion of Masonry Work **5.0%** | On Completion of Internal Plaster **5.0%** | On Completion of External Plaster **5.0%** | On Completion of Flooring **5.0%** | On Completion of FINISHING WORK **5.0%** | At the time of Sale Deed (30DAYS BEFORE POSSESSION) **5.0%**