



Developers: DARSHANAM SMART SPACES

Ph. No. 63599 94040

Architect: Ruchir Seth

Structural Consultant: Vyom Consultant

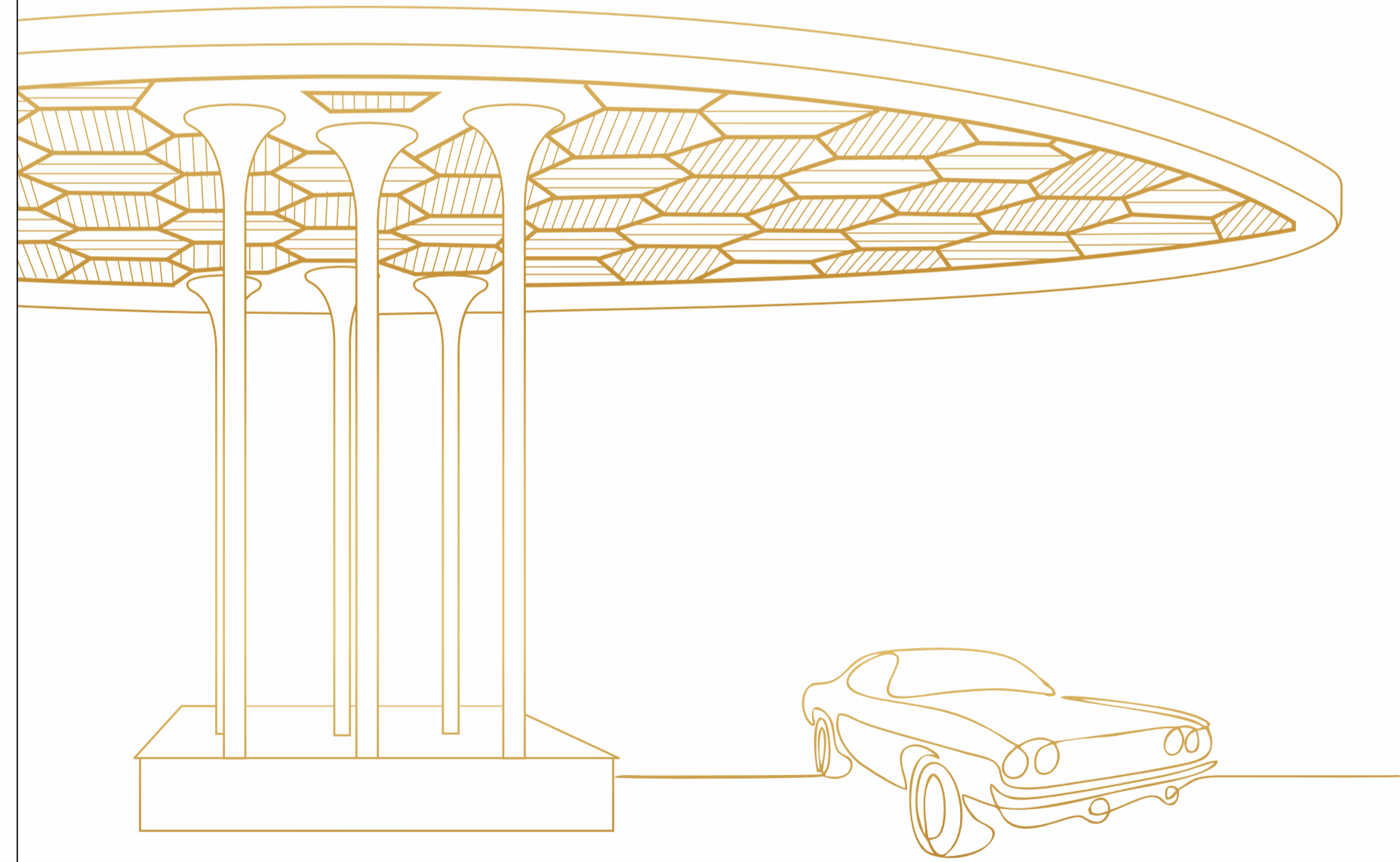
Darshanam King Square, Nr. Darshanam Clublife, 30 Mtrs.  
Yash Complex Gotri Main Road, New Gotri, Vadodara.

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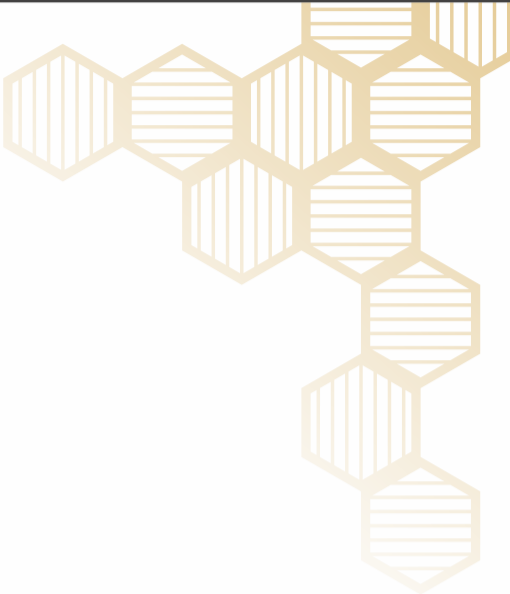


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**KING  
SQUARE**  
3 BHK Apartments &  
4B2HK Penthouses | Shops



design: ruchi@darshanam - June-22 @ 8:52:49 PM IST

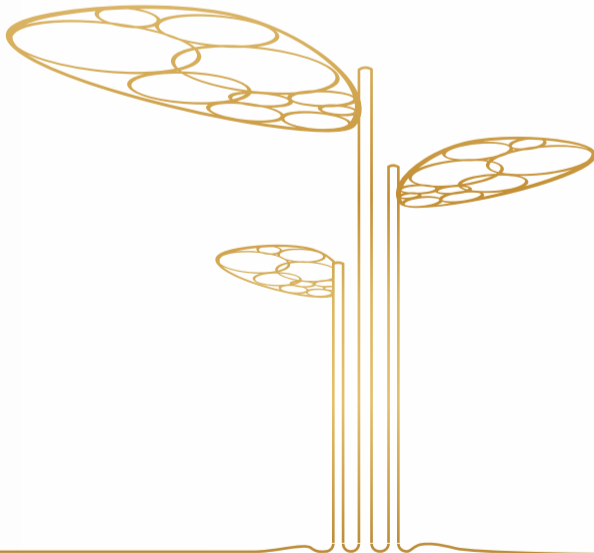


# Welcome to a Life That Feels Like Royalty

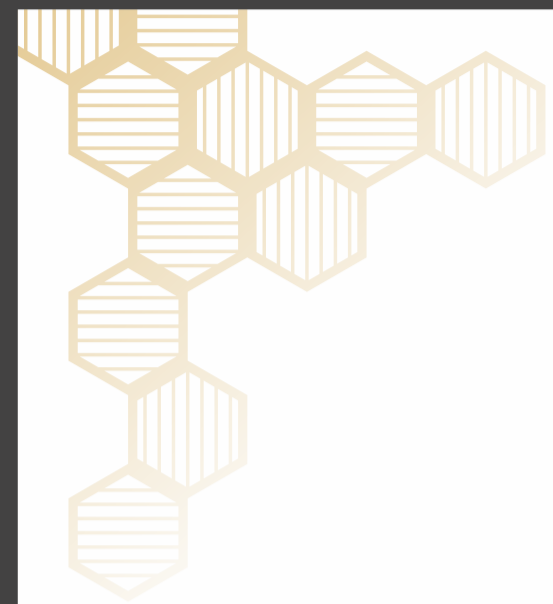
Your dream home is your kingdom. Your own space where you reign supreme. Your private world where your every wish is granted and every whim is taken care of. Where you are pampered with luxuries and your loved ones are spoilt silly with premium indulgences.

Your dream home must be at Darshanam King Square, exquisite 3 BHK & 4B2HK apartments and retail units, designed to give you a life of grandeur. Ideally set in the emerging locality of 30 mtr. Gotri-Laxmipura Road, these residences will be close to everything that you need for a blissful life.

A Smart retail plaza within the campus will ensure that you never have to travel far for daily essentials or last-minute shopping. The shops will benefit from steady footfall of residents and potential business of customers from the bustling neighbourhood.





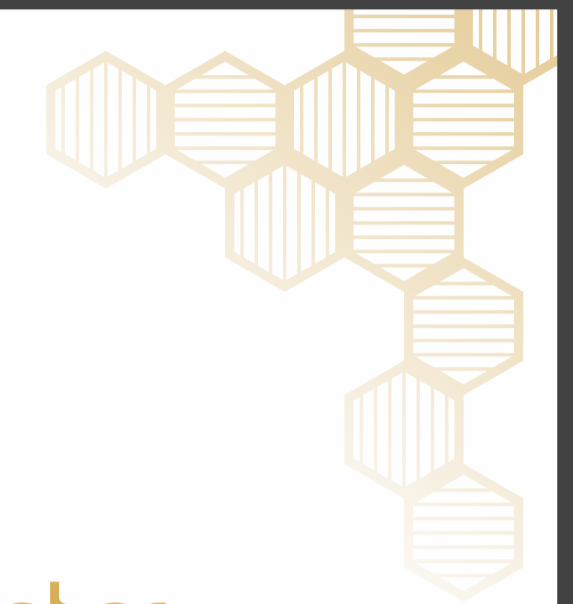


## Aesthetics – A Class Apart



If lasting first impressions are your idea of beauty, then Darshanam King Square is sure to grab your attention instantly. The stylish and interesting mix of glass, concrete and steel results in a frontage that's a class apart. The showrooms on the ground + 2 levels are sure to grab eyeballs too, while ensuring privacy in the above residences.





## Planning – A Notch Higher



Right from a stunning campus to super-functional common areas, from magnificent homes to premium retail units, from in-house leisure amenities to great value additions everything here is planned to perfection to offer you a life that's exceptional in every detail. The living spaces, common areas and commercial units blissfully co-exist yet remain separate to ensure privacy.





## Convenience – A Cut Above



At Darshanam King Square, your shopping trips can happen impromptu. With a ground + 2 level retail plaza right below your home, you will have easy access to shops, salons and cafés. As for the business owners, every retail unit comes with panoramic glass displays for maximum visibility and premium finishes for a luxurious shopping experience.





Lower Basement Floor



Upper Basement Floor





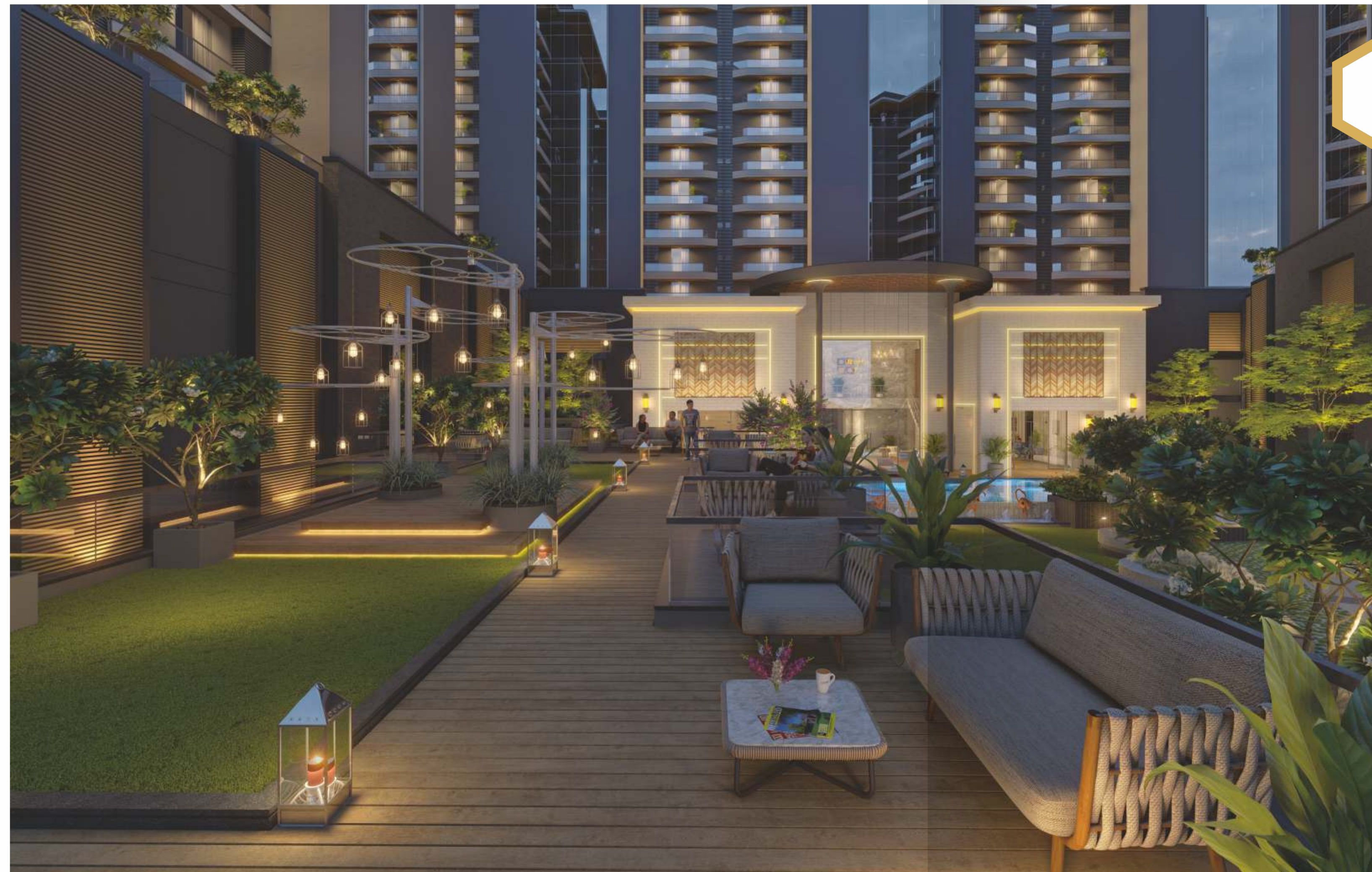


## Leisure – The Next Level

















What's a home without fun family times? At Darshanam King Square we have created a recreational haven with premium amenities to ensure that you and your family experience limitless fun. Catch up with friends, take a dip in the pool or sweat it out at the gym, you can choose how you want to relax and enjoy after a long day.





## Leisure Amenities

-  Landscaped Garden
-  Swimming Pool with deck
-  Home Theater
-  Discotheque
-  Gym Area
-  Indoor Games Room
-  Multipurpose Court
-  Multipurpose Hall
-  Jogging Track
-  Box Cricket
-  Lounge / Cafeteria
-  Children's Play Area
-  Library
-  Elevated Seating Deck Area





## Value Additions

- An inviting Entrance Gate
- 24 x 7 Security with Security Cabin
- CCTV enabled Campus
- Allotted Parking
- Power Back-up for Common Areas
- 2 Automatic Elevators for each Tower
- 24 Hours Water supply
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires
- Efficient planning
- Well-ventilated & Breezy Infrastructure
- Minimum Wastage of Space
- Easy Maintenance Design in Common Area





Lounge



Multipurpose Hall



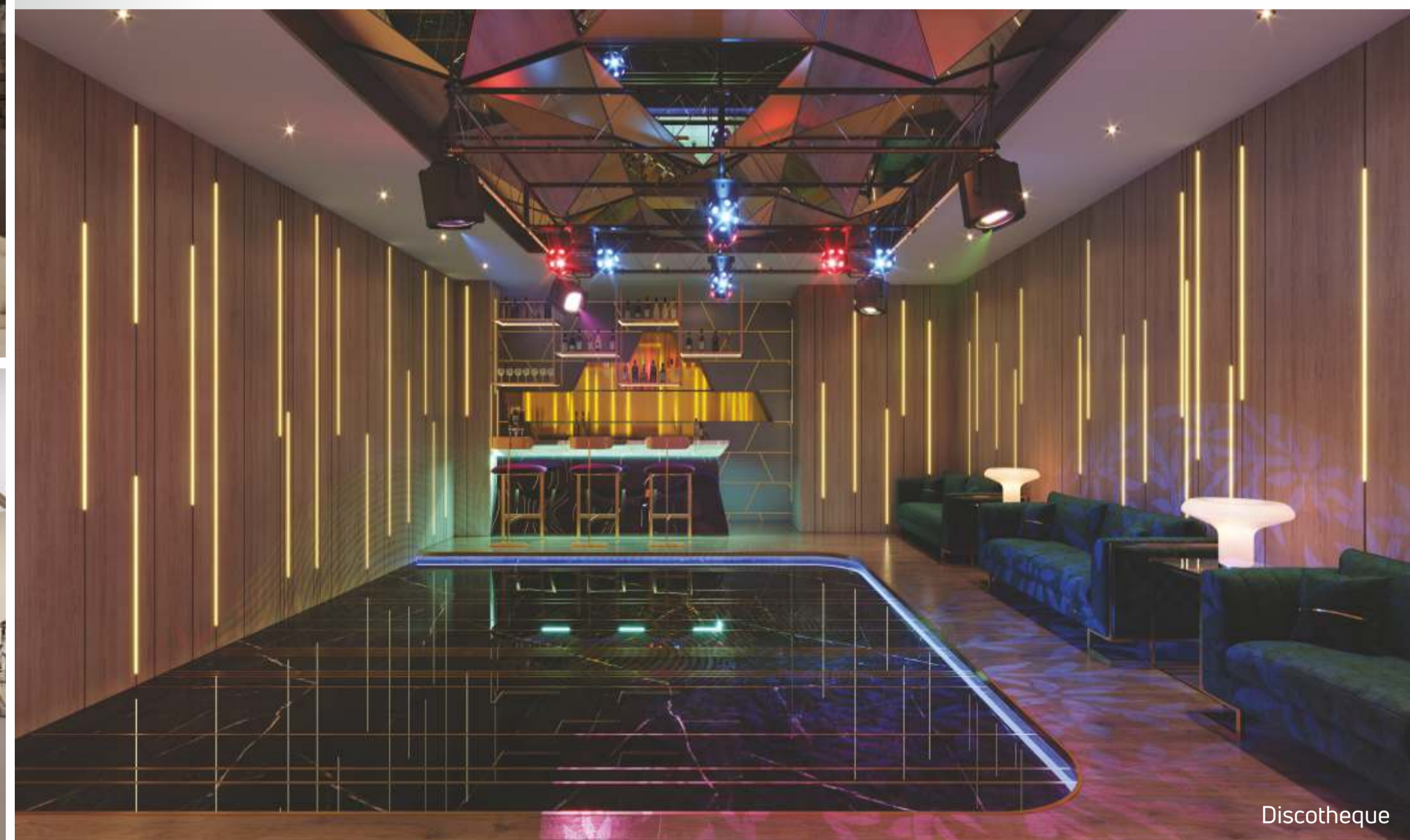
Home Theater



Library



GYM



Discotheque

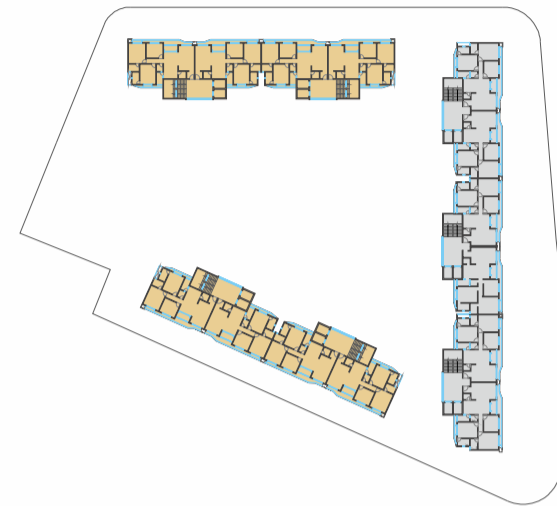


3rd Floor Plan

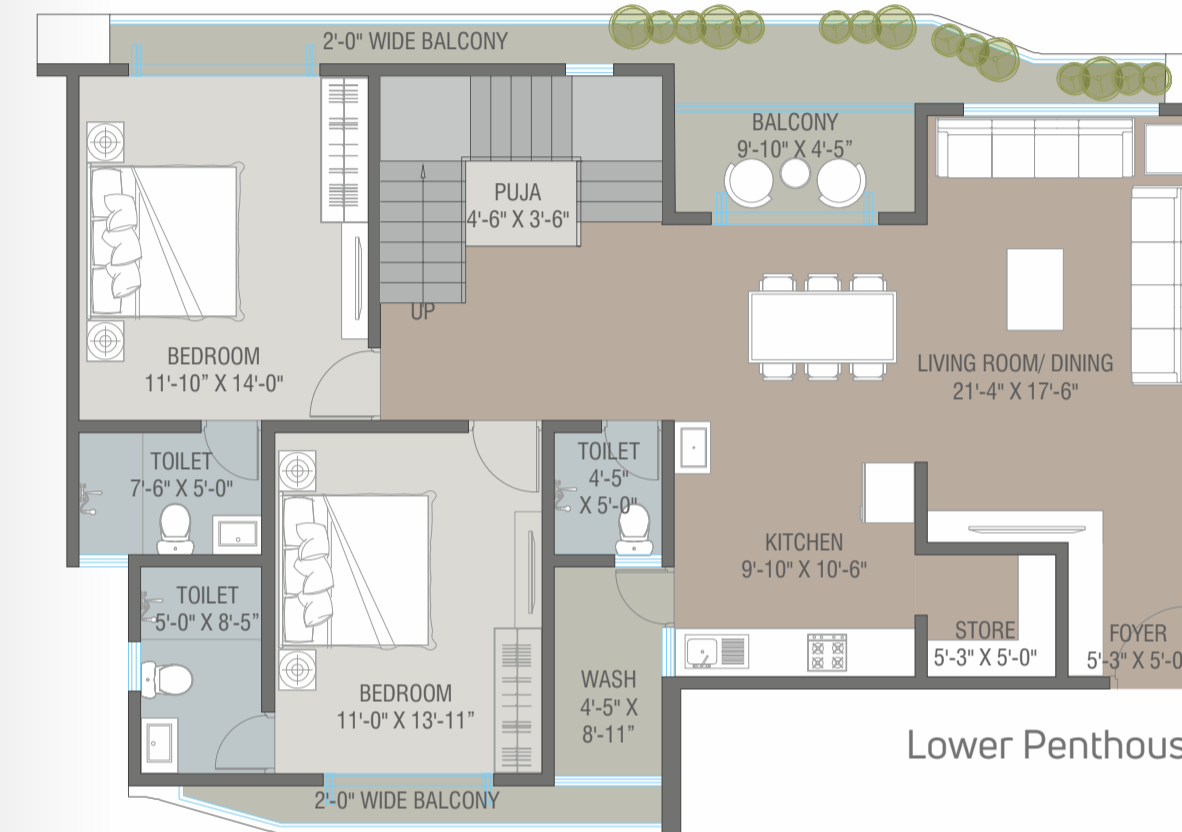
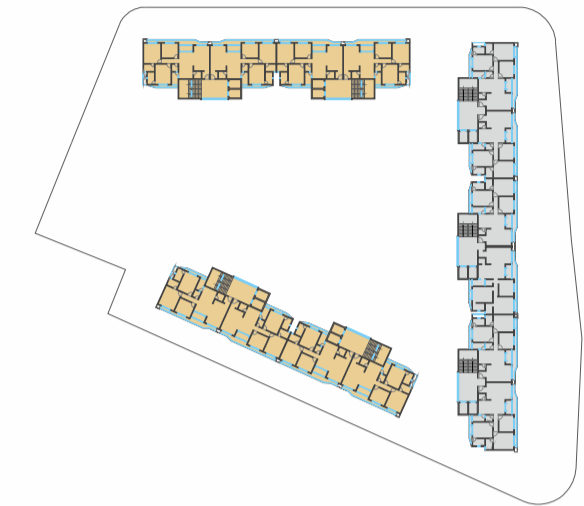


4th to 12th Floor Plan

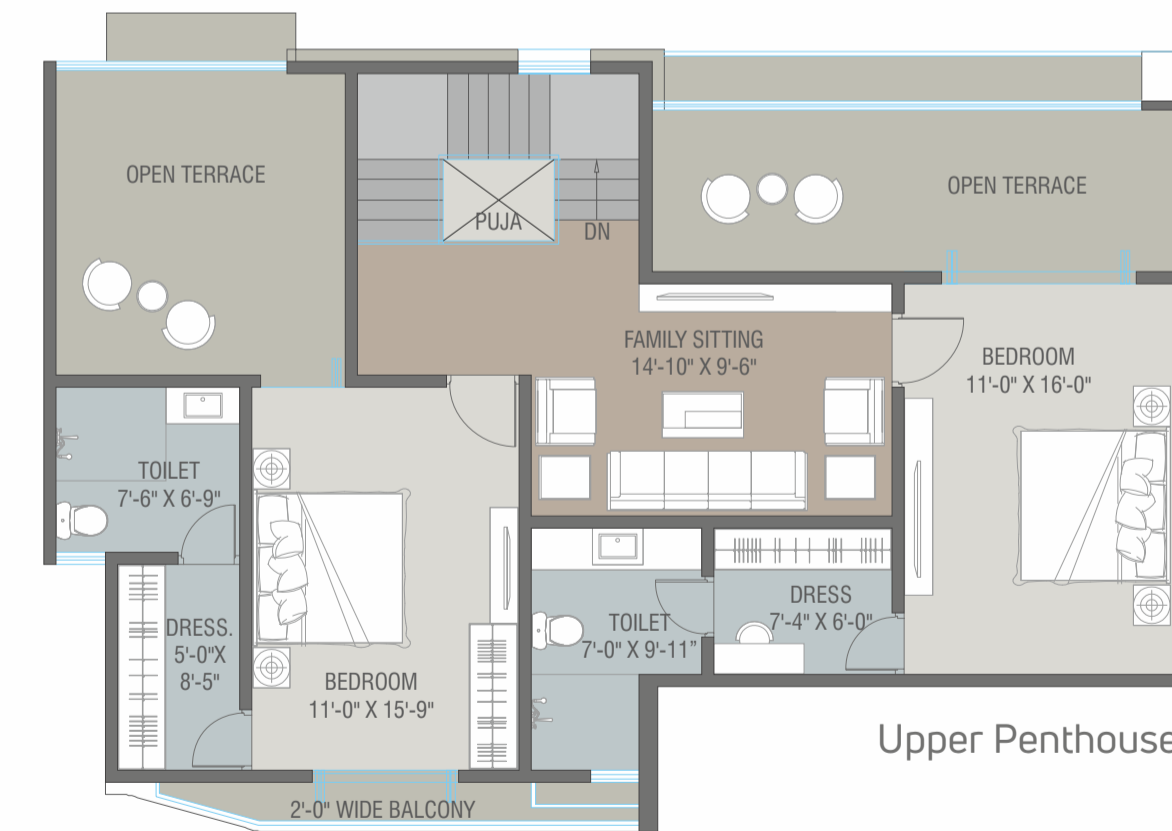
## Tower- A, B, F, & G 3rd to 11th Floor



## Tower- A, B, F, & G 12th Floor Penthouse



Lower Penthouse

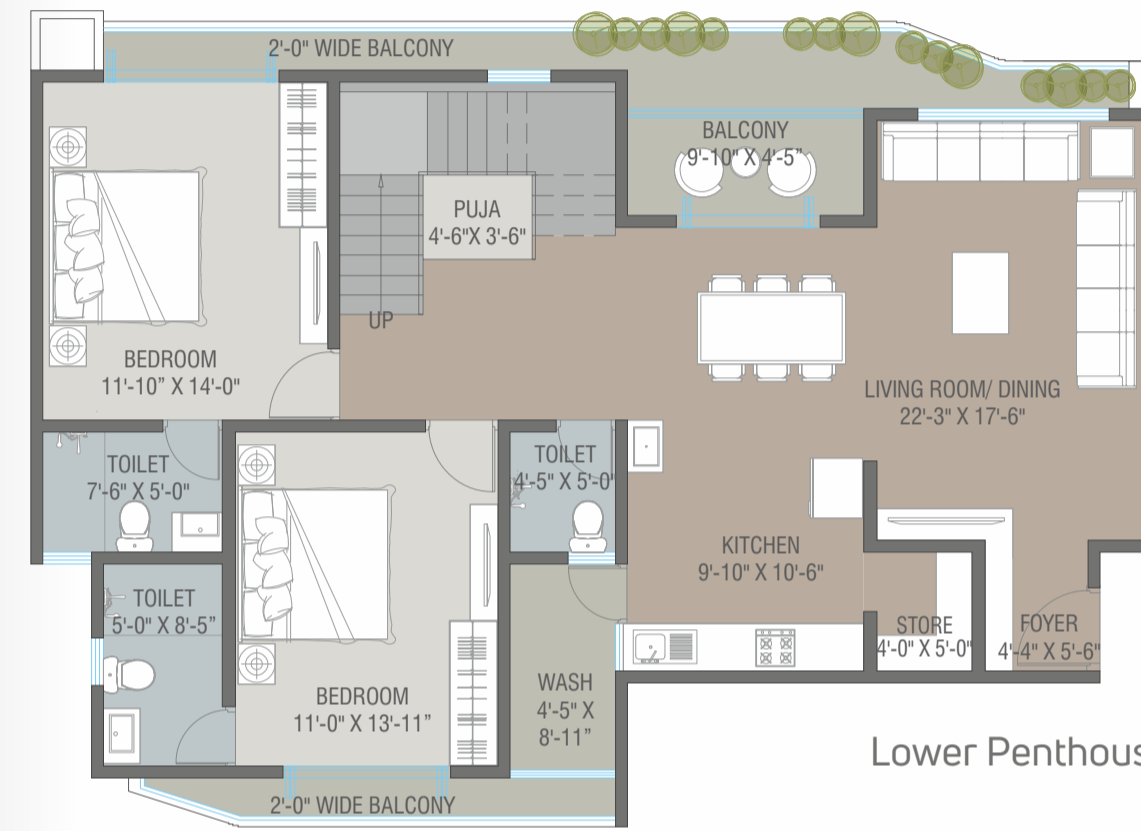


Upper Penthouse

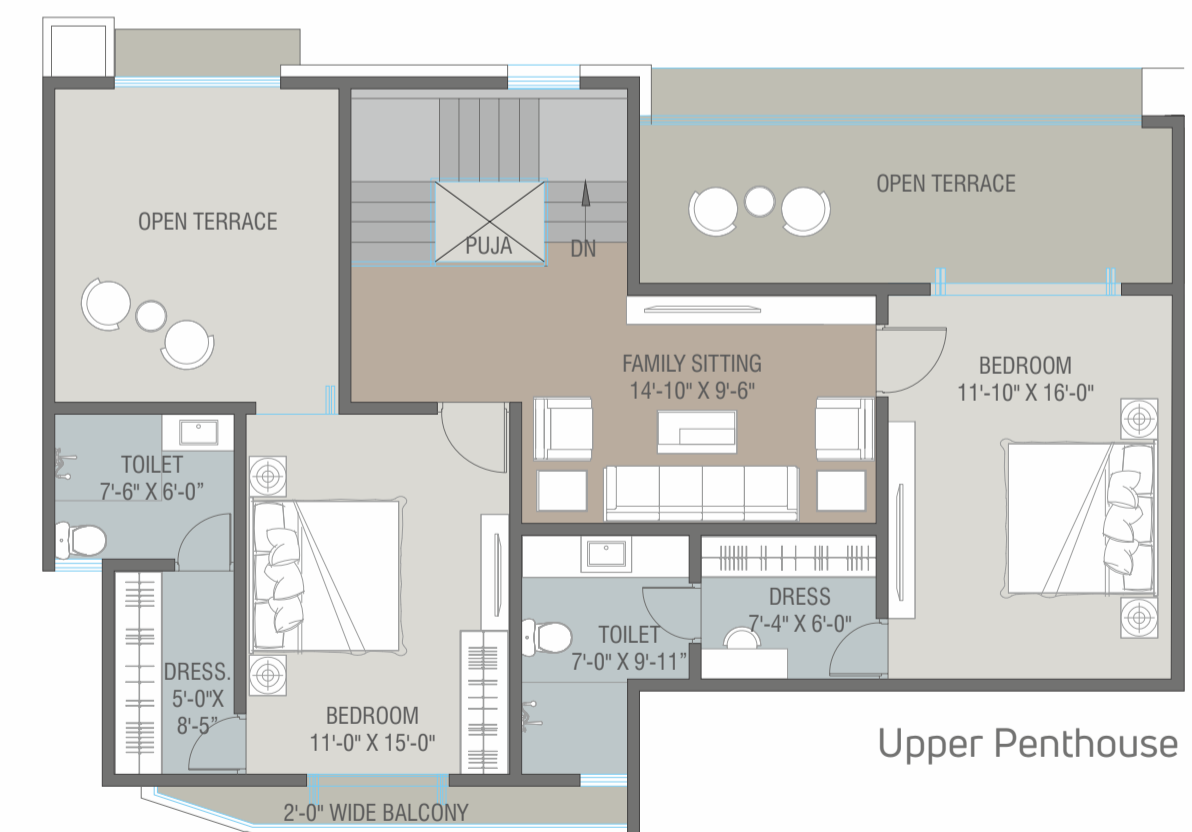
# Tower- C & E 3rd to 11th Floor



# Tower- C & E 12th Floor Penthouse



Lower Penthouse

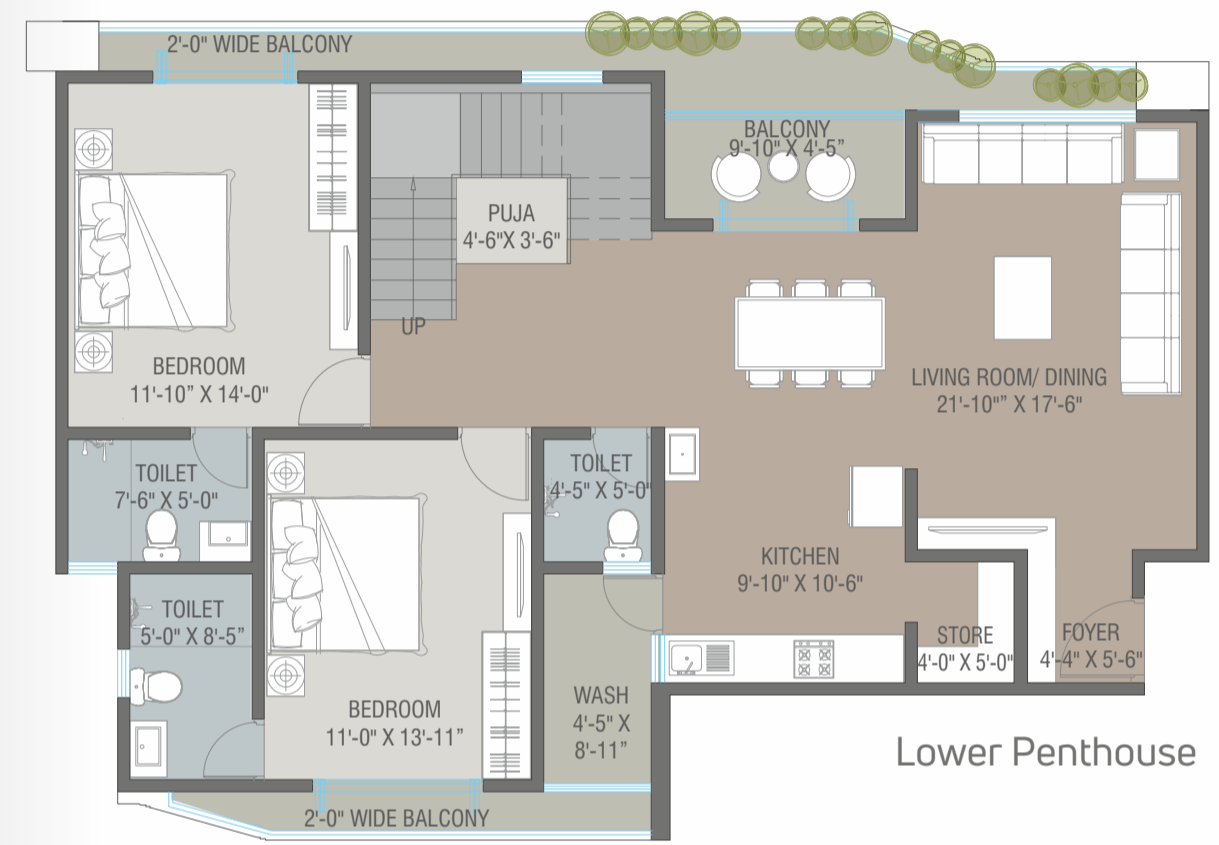
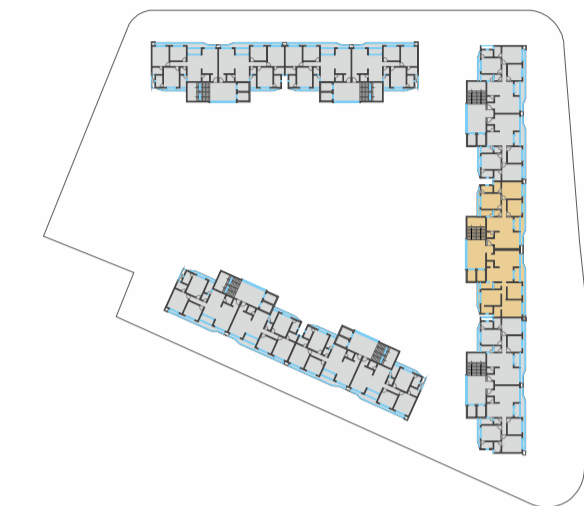


Upper Penthouse

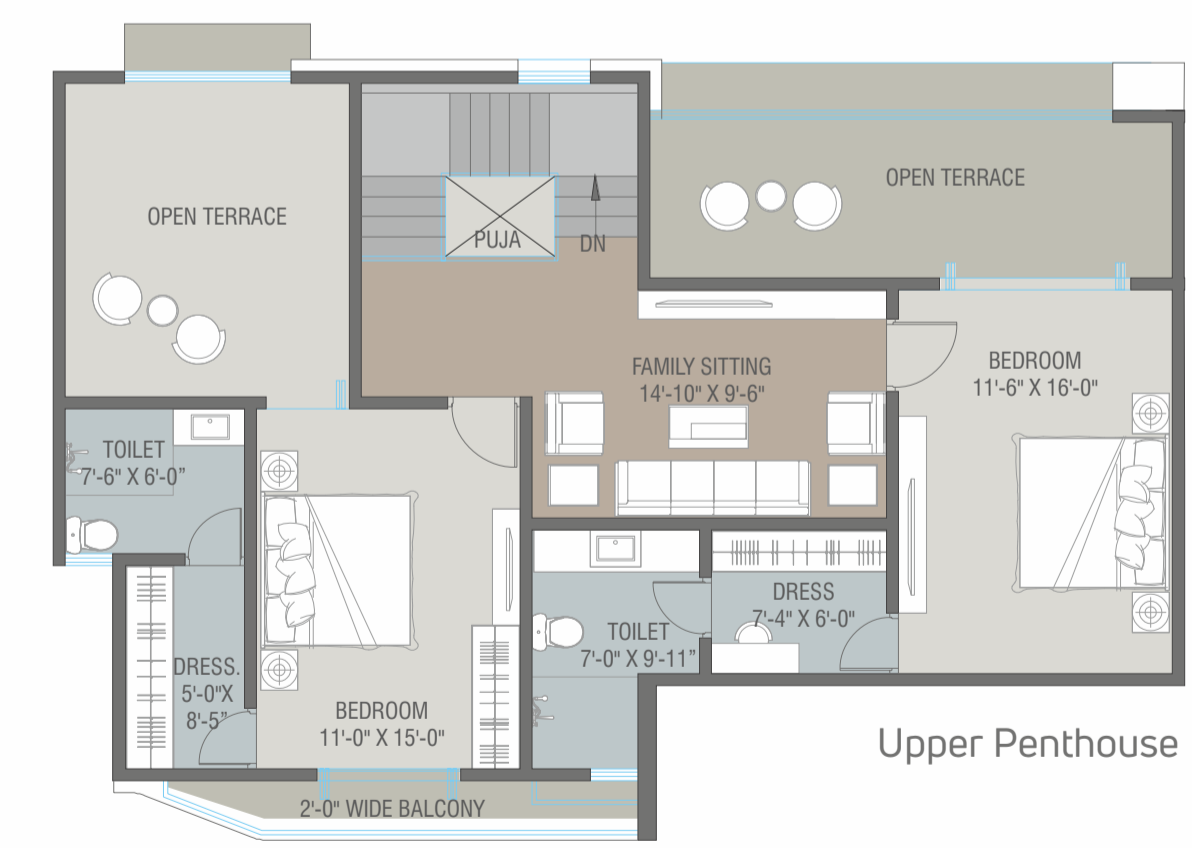
## Tower- D 3rd to 11th Floor



## Tower- D 12th Floor Penthouse



Lower Penthouse



Upper Penthouse



## Specification

At Darshanam King Square you can be rest assured that each detail has been taken care of and nothing seems to be compromised. Be its best-in-class material specifications, strict adherence to quality standards and a personalized customer focussed approach.



### STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer



### FLOORING

- Vitrified Flooring in Living Room, Kitchen and Dining area
- Wooden tiles in one Master Bedroom
- Vitrified tiles in all other Bedrooms
- Anti-skid flooring in balcony & wash



### WALL FINISH

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



### ELECTRICAL

- Concealed copper ISI wire with modular switches
- Sufficient electrical points, as per architect's planning
- MCB for each Flat



### KITCHEN

- Exclusive kitchen platform and kitchen sink. Wash area with ceramic tiles dado & natural stone / anti-skid tile flooring



### BATH

- Designer bathrooms with premium quality fittings & vessels.
- Glazed tile dado up to Lintel Height.



### DOORS

- Main Door: High quality wooden frame door with decorative door shutter
- Other Internal Doors: Good quality laminated flush doors with wooden or stone frame
- All doors with Lock Fittings



### WINDOWS

- Anodized Aluminium sliding windows



### TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.





We Request: (1) Maintenance Deposit, Document Charges, MGVL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unilaterally faced.

Disclaimer: All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.

**Payment Schedule for Shops:**  
 30% Booking amount Incl. Token | 15% On Plinth Level | 15% x 3 = 45% Up To 2nd Floor Slab | 5% On Plaster Level | 3% On Flooring Level | 2% Before Possession

**Payment Schedule for Flats:**  
 30% Booking amount Incl. Token | 10% On Plinth Level | 4% x 12 = 48% On Each Slab Level | 4% On Plaster Level | 4% On Flooring Level | 4% Before Possession

