



Site: Affinity Tranquil, Opp. Sherwood Villa,
Zydex Corporate Office Road, New Alkapuri, Vadodara.

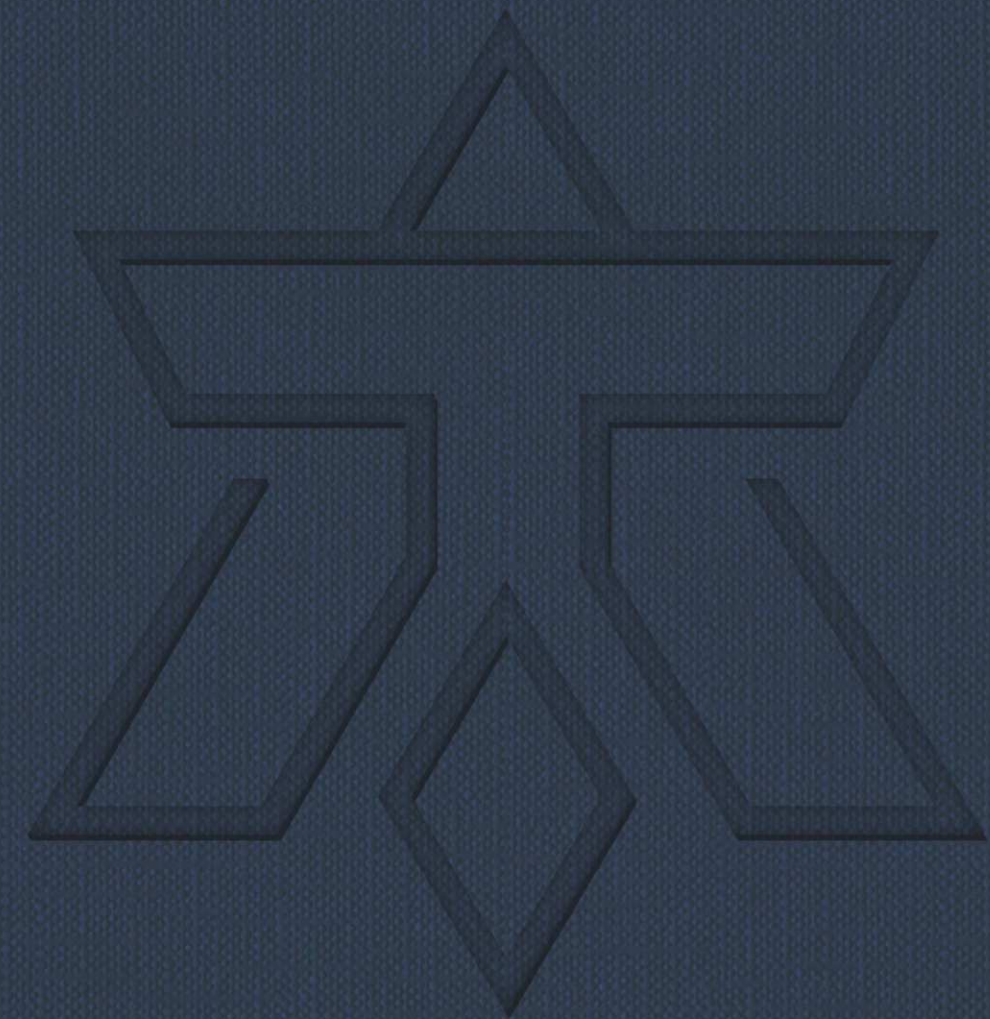
Ph.: +91 6353 53 1741, 6353 53 1748

affinitygroup23@gmail.com



Structural Consultant: Vyom Consultant

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA12972/200224/301227
RERA Website: www.gujrera.gujarat.gov.in



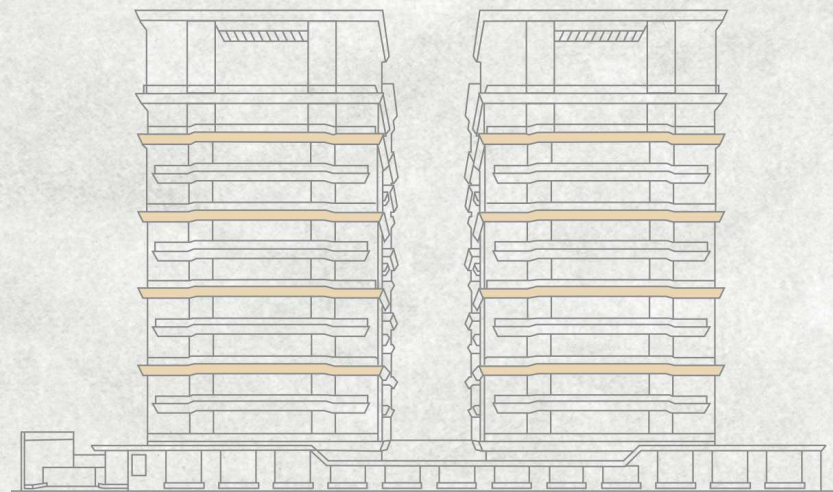
AFFINITY 
TRANQUIL

The main project title, with "AFFINITY" in a smaller font above "TRANQUIL" in a larger, bold font. To the right of "AFFINITY" is a small icon of the stylized geometric logo.

4BHK LUXURY APARTMENTS &
5B2HK DUPLEX PENTHOUSES

A Life of
TRANQUILITY

Wake up to glimpses of idyllic beauty
Bask in the luxury of signature residences
Indulge in the joy of handpicked premium leisure



4BHK LUXURY APARTMENTS &
5B2HK DUPLEX PENTHOUSES

Project by



Creating lifestyle that lasts a lifetime!

With an eye to create path-breaking projects that are synonymous with quality construction and offering a rich, exclusive lifestyle to our valued clients, we at Affinity Group within a short span of time have created a reputation of trust and quality.

After the success of Affinity White at Alkapuri, we now bring to you Affinity Tranquil at New Alkapuri. We believe that only with the best construction practices, the best-in-class material specifications and an overall eye on detailing and quality consciousness can we create a truly stellar and timeless project. This is what we strive to achieve and surpass with each of our project.

An Infusion of **NATURE**

- THOUGHTFUL PLANNING
- FEATURE RICH AMENITIES
- INNOVATIVE DESIGN ATTRIBUTES
- SPACIOUS & AIRY
- PLUSH AMBIENCE



LOCATED IN A SERENE, GREEN
PREFERRED LOCALITY OF NEW
ALKAPURI



CLEAR HEIGHT- FLOOR TO
CEILING: 11'-6"



3-CAR ALLOTTED PARKING FOR
APARTMENTS & 4 CAR ALLOTTED
PARKING FOR PENTHOUSES



GRAND ENTRANCE FOYER WITH
LOBBY AREA (EACH TOWER)



8 FT DOOR HEIGHT WITH
WOODEN BOX FRAME



BRANDED LIFTS
(PRIVATE & SERVICE)



20+ PREMIUM LEISURE
AMENITIES



AFFINITY TRANQUIL

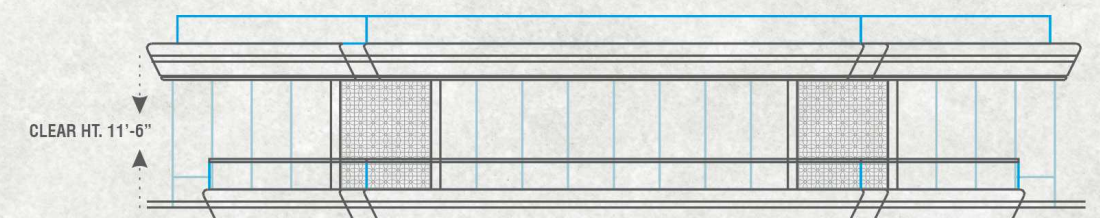
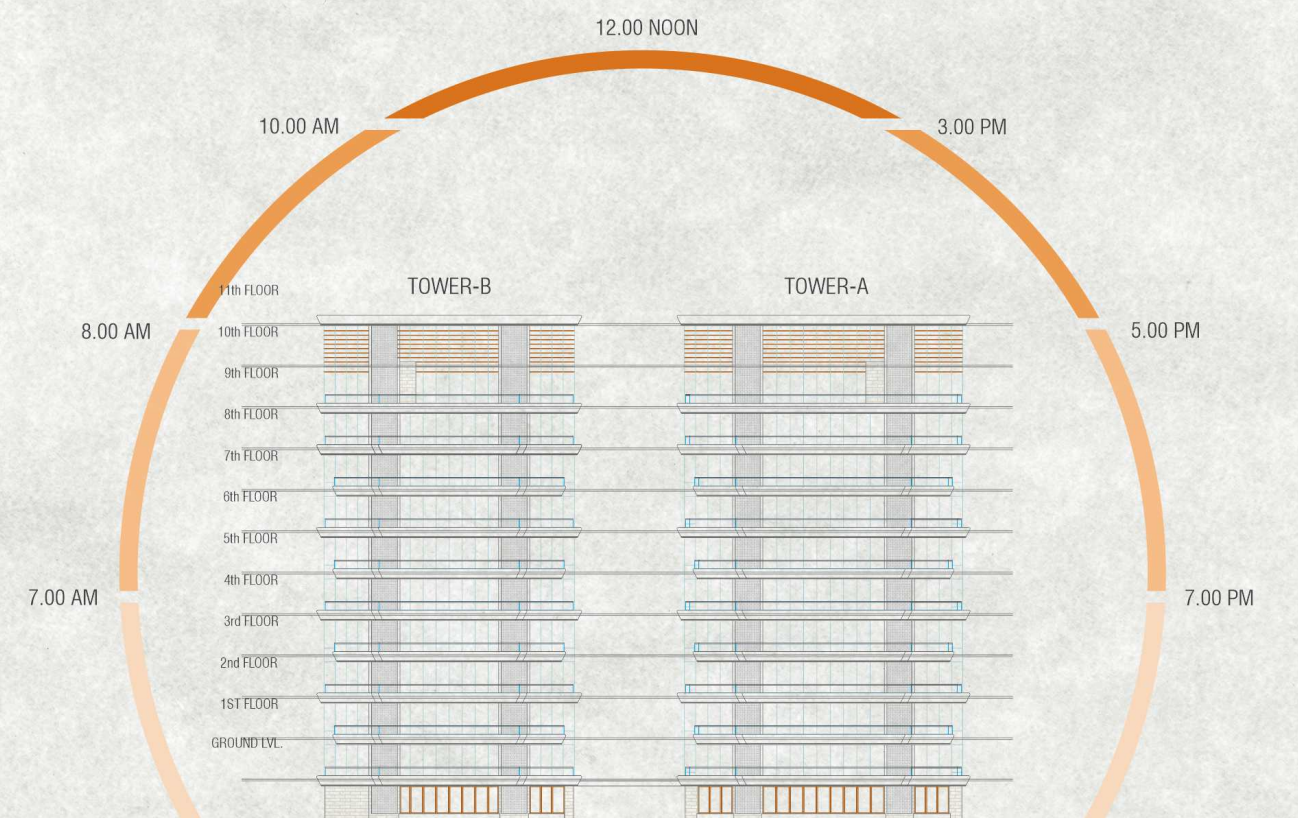


An Abundance of NATURAL LIGHT & AIR

Affinity Tranquil is planned to bathe your homes in bright yet soft natural light all year round. No balconies face the East and West, ensuring a permanent shield from harsh sunlight.

The thoughtful orientation allows wonderful air-flow from the South-West direction during the summer months and South-East during the winter and monsoons.

PLANNING ORIENTATION ACCORDING TO CLIMATOLOGY





Value ADDITIONS



GATED COMMUNITY
WITH ROUND
THE CLOCK SECURITY



GENERATOR
BACK-UP FOR LIFT &
COMMON LIGHTS



CCTV
SURVEILLANCE
IN COMMON AREA



DRIVER'S/
SERVANT'S
ROOM



CHARGING
POINTS FOR
ELECTRIC CARS



SOLAR PANELS
PROVISION FOR
COMMON AREA



FIRE
FIGHTING
SYSTEM



RAIN
WATER
HARVESTING



FIRE HYDRANT
WITH FIRE
EXTINGUISHER



PRE-CONSTRUCTION
ANTI-TERMITE
TREATMENT

An Extravagance of **LEISURE**

Embark on a VIP campus adventure, where leisure isn't just a list of amenities, it's a lifestyle upgrade!



-  SWIMMING POOL & KID'S POOL
-  AEROBICS / ZUMBA / YOGA
-  PANTRY
-  WELL EQUIPPED AC GYM
-  REST ROOM (MALE-FEMALE)
-  TABLE TENNIS ROOM
-  STEAM / SAUNA ROOM
-  CHANGING ROOM (MALE-FEMALE)
-  POOL / BILLIARDS

-  TOT-LOT / CHILDREN'S PLAY AREA
-  GAZEBO
-  SENIOR CITIZEN SITOUT
-  INDOOR GAMES
-  MULTIPURPOSE HALL
-  WALKING TRAIL
-  PICKLE COURT
-  LANDSCAPED GARDEN

GROUND Floor plan

TOWER-A

A	Indoor Games	14'-3" X 34'-0"
B	Yoga Room	14'-3" X 23'-4"
C	Gym	34'-4" X 21'-0"
D	TT & Pool Table Room	34'-4" X 21'-0"
E	Driver's / Servant's Room	8'-3" X 30'-0"
F	Electric Room	10'-0" X 21'-0"
G	Foyer (Tower A)	37'-3" X 26'-10"

TOWER-B

H	Multipurpose Hall	30'-0" X 50'-4"
I	Pantry	6'-4" X 6'-4"
J	Store Room	8'-3" X 6'-4"
K	Sauna	6'-9" X 12'-9"
L	Steam Room	12'-9" X 5'-0"
M	Rest Room (female)	12'-9" X 8'-8"
N	Rest Room (male)	12'-9" X 8'-8"
O	Electric Room	10'-0" X 19'-6"
P	Gazebo	17'-9" DIAMETER
Q	Tot-Lot Children's Play Area	20'-0" DIAMETER
R	Swimming Pool	46'-0" X 20'-0"
S	Kids Pool	20'-0" X 8'-0"
T	Foyer (Tower B)	33'-3" X 20'-9"



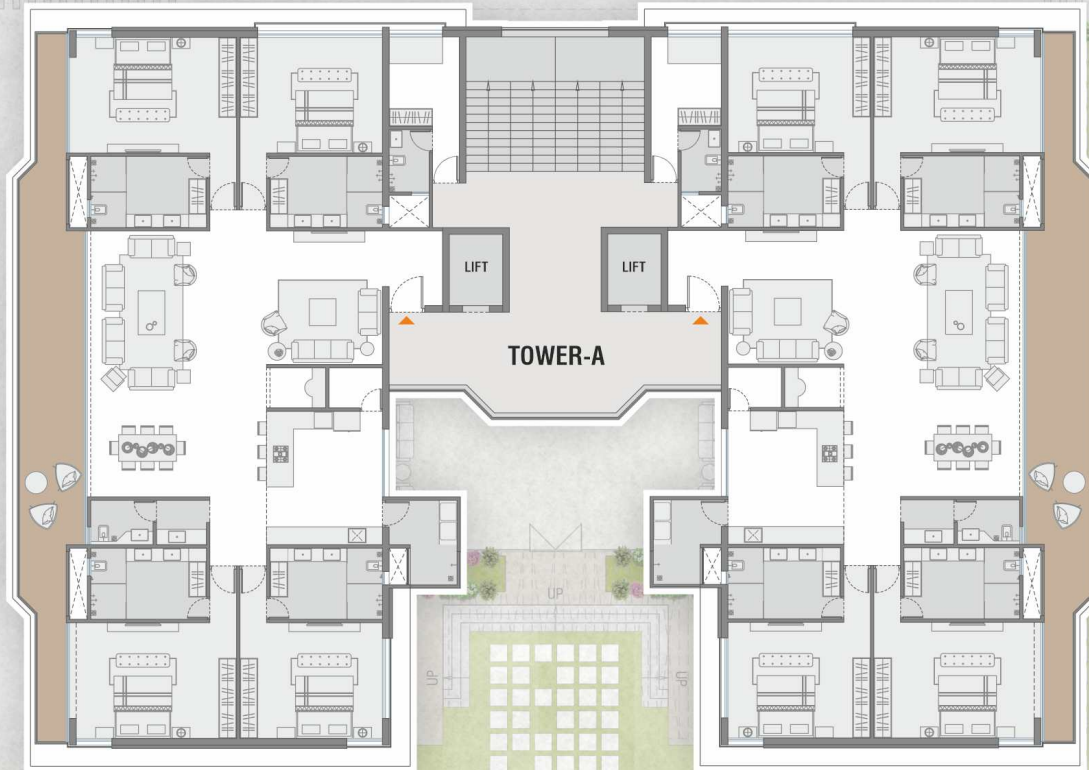
TYPICAL *Floor plan*

1st TO 9th FLOOR

7.50 MT WIDE TP ROAD

ENTRY/EXIT

30.00 MT WIDE TP ROAD



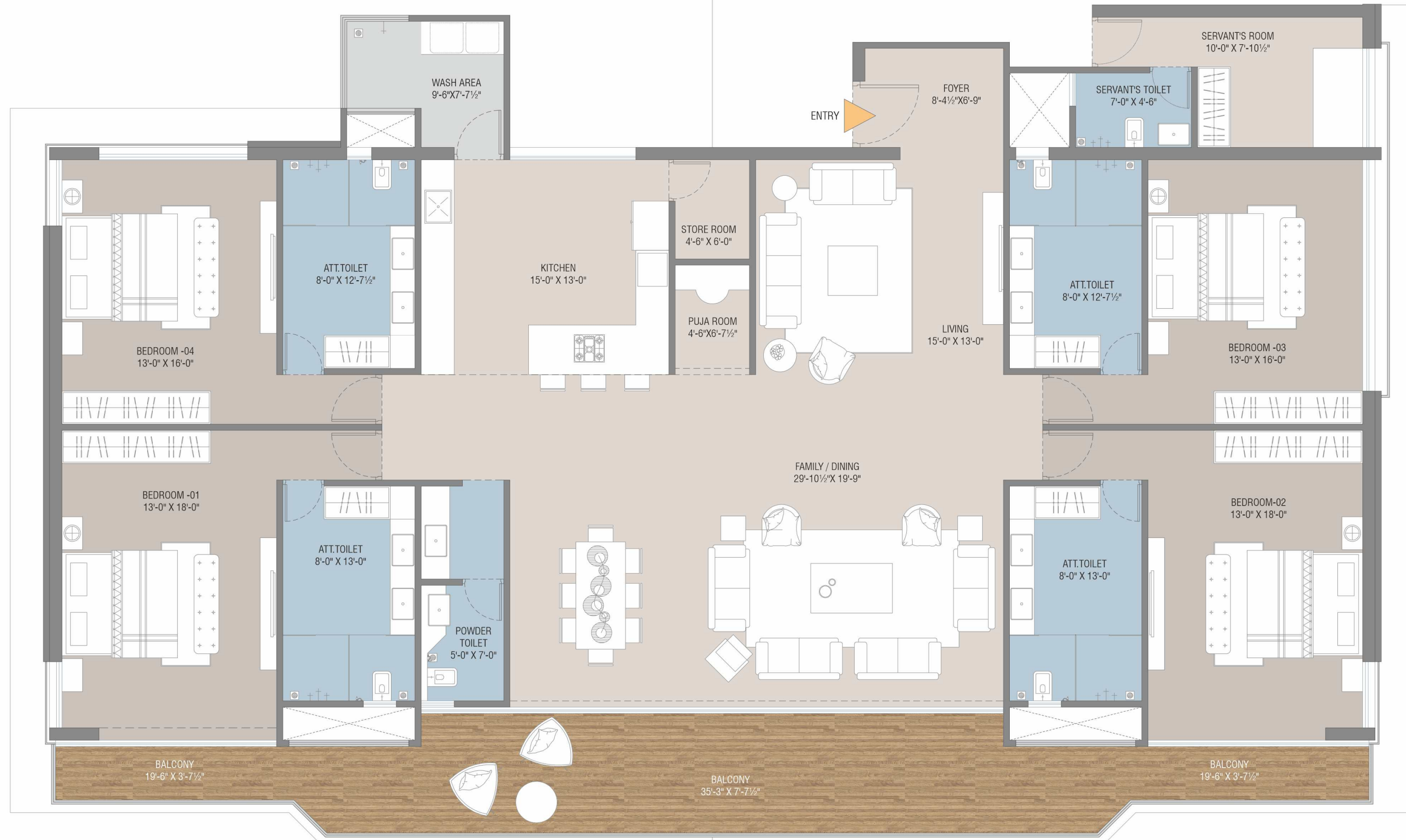
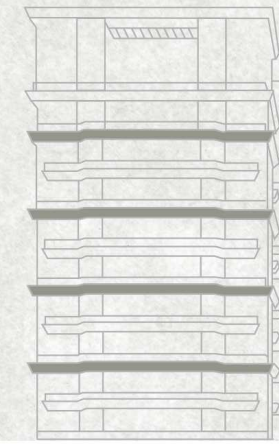
TOWER A

1st, 3rd, 5th, 7th & 9th FLOOR PLAN

RERA CARPET : **2856.00** sq.ft.
 BALCONY + WASH AREA : **511.00** sq.ft.
 TOTAL CARPET AREA : **3367.00** sq.ft.
 BUILT-UP AREA : **3617.00** sq.ft.

2nd, 4th, 6th & 8th FLOOR PLAN

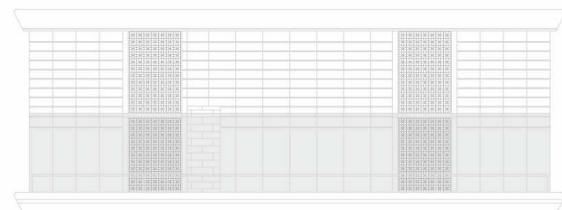
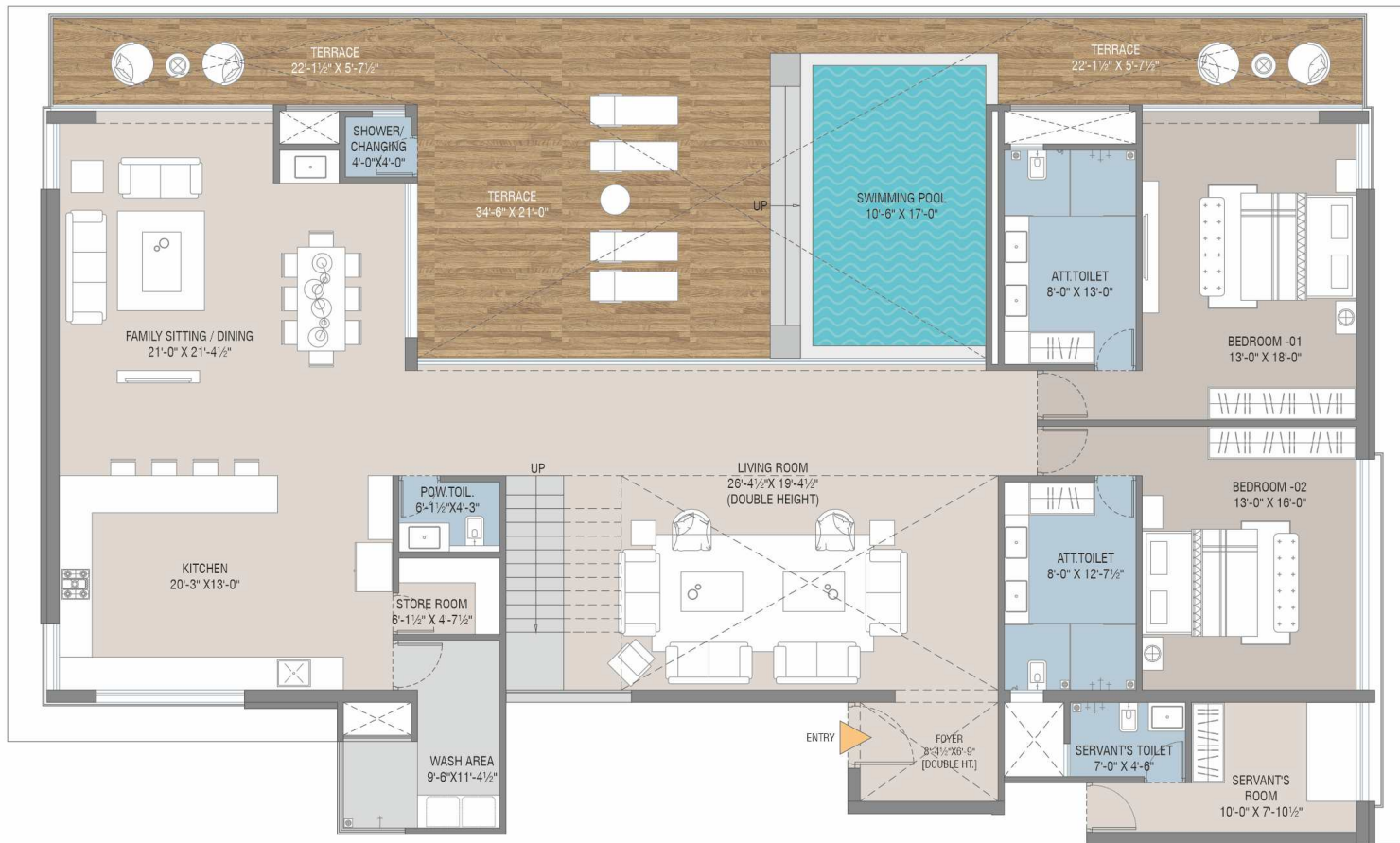
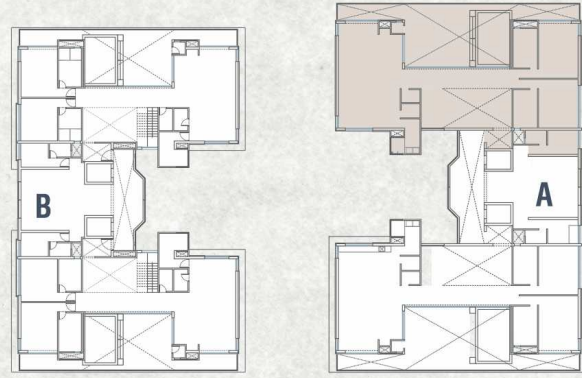
RERA CARPET : **2856.00** sq.ft.
 BALCONY + WASH AREA : **492.00** sq.ft.
 TOTAL CARPET AREA : **3348.00** sq.ft.
 BUILT-UP AREA : **3597.00** sq.ft.



TOWER A

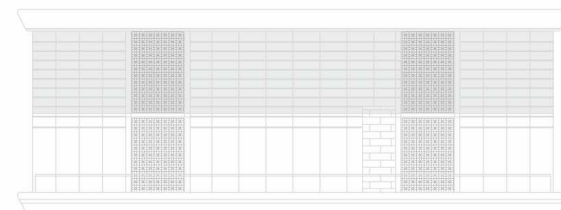
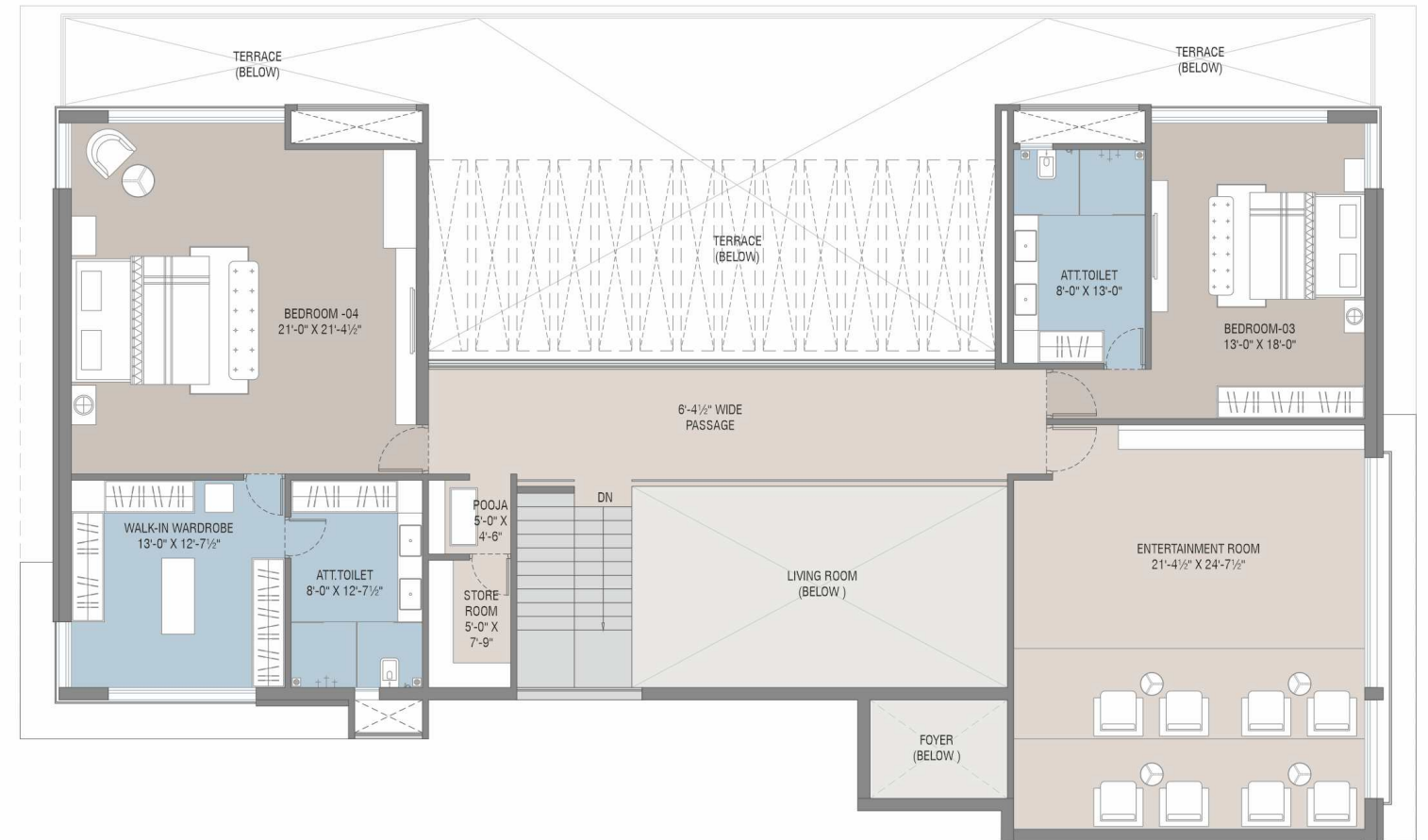
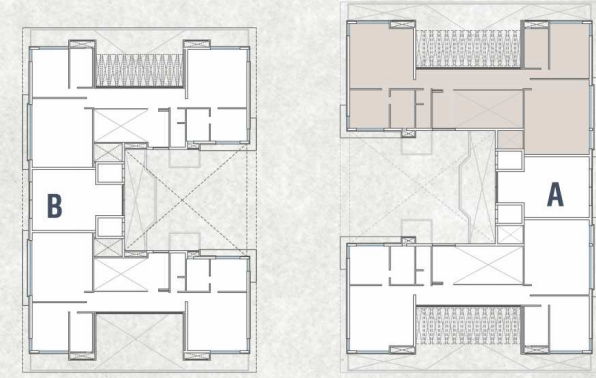
10th FLOOR LOWER PENTHOUSE

RERA CARPET : **2403.00** sq.ft.
 BALCONY + WASH AREA : **1033.00** sq.ft.
 TOTAL CARPET AREA : **3436.00** sq.ft.
 BUILT-UP AREA : **3688.00** sq.ft.



11th FLOOR UPPER PENTHOUSE

RERA CARPET : **2039.00** sq.ft.
 TOTAL CARPET AREA : **2039.00** sq.ft.
 BUILT-UP AREA : **2280.00** sq.ft.



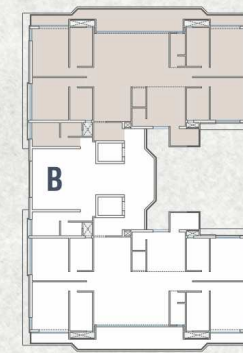
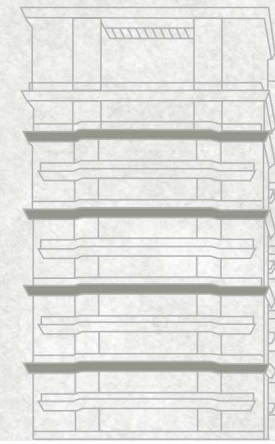
TOWER B

1st, 3rd, 5th, 7th & 9th FLOOR PLAN

RERA CARPET : **2355.00** sq.ft.
 BALCONY + WASH AREA : **411.00** sq.ft.
 TOTAL CARPET AREA : **2766.00** sq.ft.
 BUILT-UP AREA : **2992.00** sq.ft.

2nd, 4th, 6th & 8th FLOOR PLAN

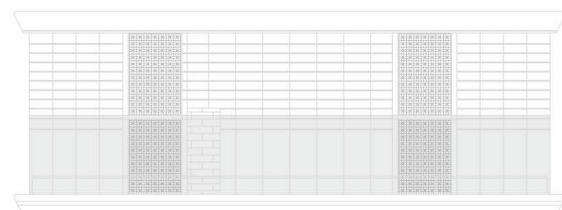
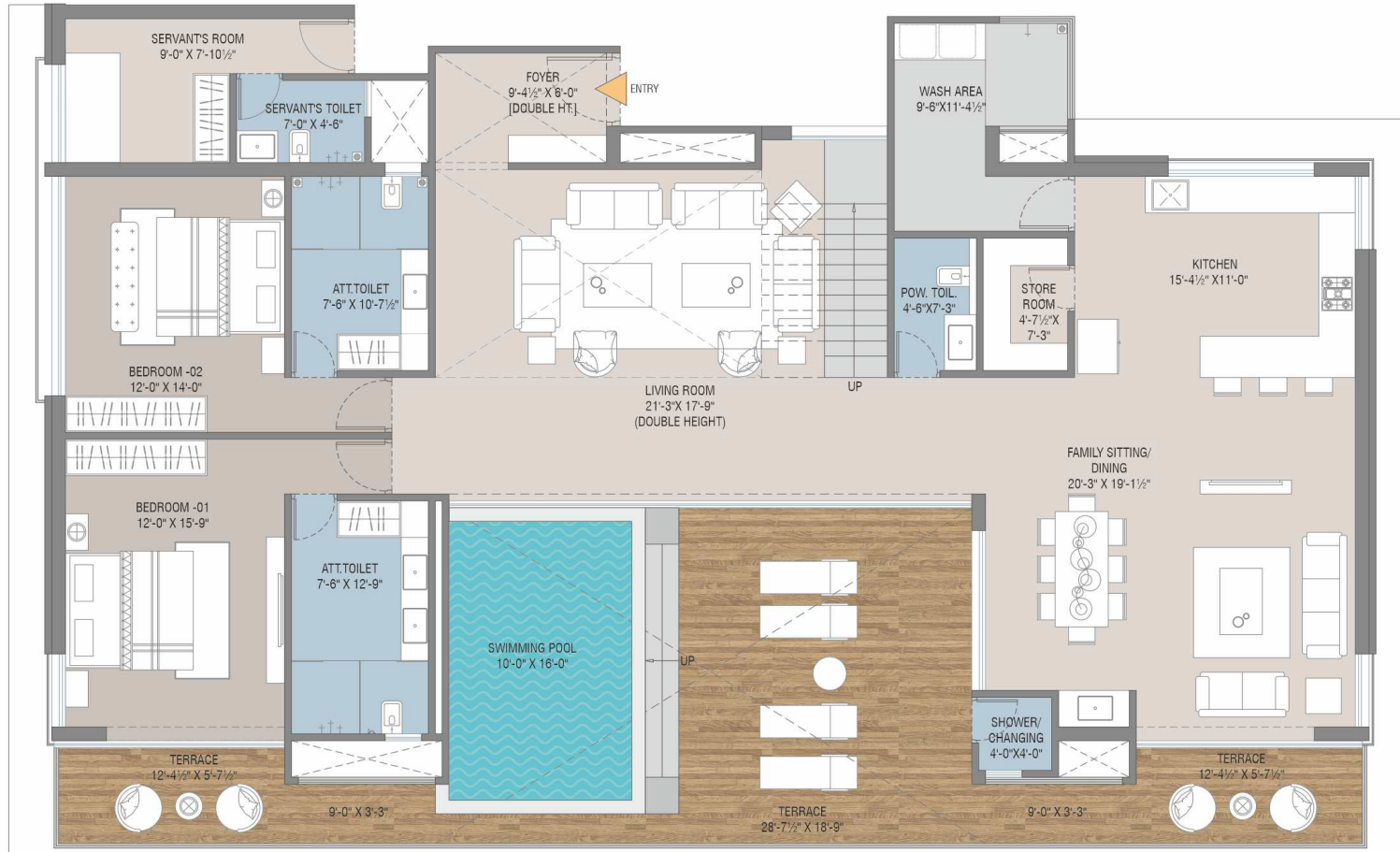
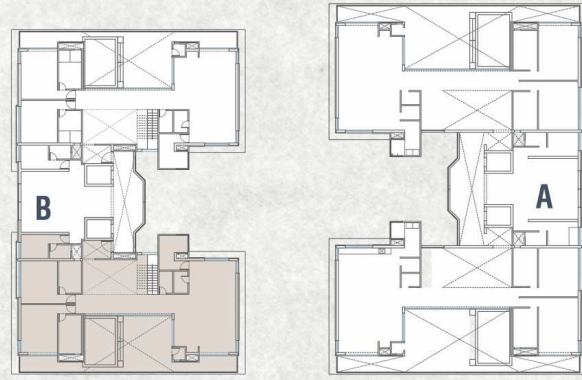
RERA CARPET : **2355.00** sq.ft.
 BALCONY + WASH AREA : **392.00** sq.ft.
 TOTAL CARPET AREA : **2747.00** sq.ft.
 BUILT-UP AREA : **2972.00** sq.ft.



TOWER B

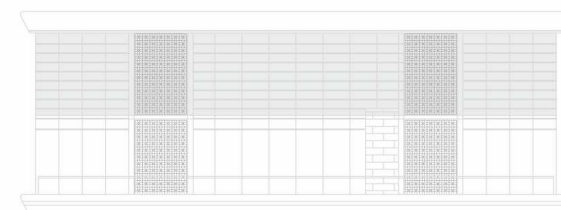
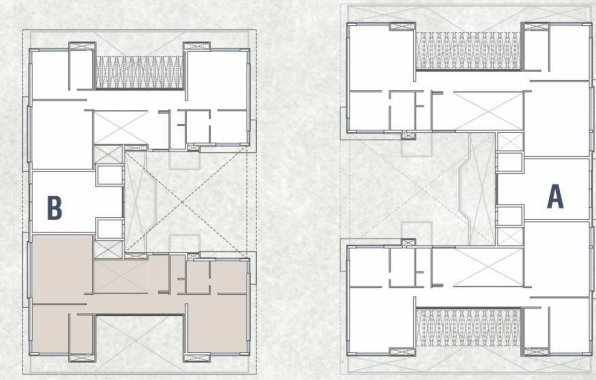
10th FLOOR LOWER PENTHOUSE

RERA CARPET : **2035.00** sq.ft.
 BALCONY + WASH AREA : **787.00** sq.ft.
 TOTAL CARPET AREA : **2822.00** sq.ft.
 BUILT-UP AREA : **3052.00** sq.ft.



11th FLOOR UPPER PENTHOUSE

RERA CARPET : **1745.00** sq.ft.
 TOTAL CARPET AREA : **1745.00** sq.ft.
 BUILT-UP AREA : **1963.00** sq.ft.



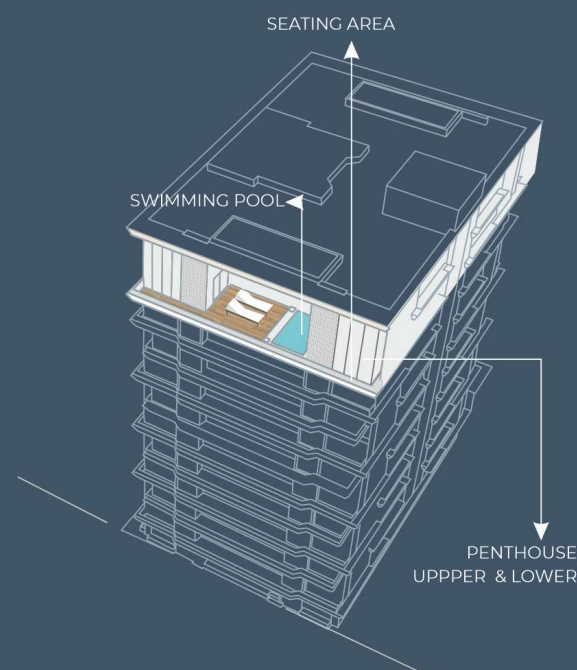


AFFINITY TRANQUIL

5B2HK SUPER SPACIOUS DUPLEX PENTHOUSES

Stellar Views
Spacious Living Spaces
Soothing Natural Aeration
Exclusive Planning

THE EPITOME OF LUXURY LIVING!



A Symbol of SOPHISTICATION



STRUCTURE:

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



FLOORING:

- Premium vitrified tiles flooring (Large Size).
- Anti skid ceramic tiles in balcony area as per architect's design.
- Tremix concrete flooring on ground level.



BATHROOMS:

- Premium quality wall tiles and anti-skid flooring.
- Premium Sanitary fittings from Kohler / Roca or equivalent.
- Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.



KITCHEN:

- Exclusive quartz / granite platform with SS sink from Nirali / Franke / equivalent.
- Ceramic tiles dado and anti-skid flooring for wash area.



WINDOWS & BALCONY DOORS:

- Premium quality aluminium windows of Jindal, Avirat or equivalent with mosquito net.



DOORS:

- Main door: Veneered finish flush door frame with melamine polish.
- Internal Doors: Wooden frame with Premium quality flush doors with both sides melamine polish.
- All doors of 8'0" ft. height.
- Lock: Main door lock with Biometric. All bedrooms with locks from Dorset or equivalent.



WALL FINISH:

- Interiors: 2-coat wall putty with primer and premium emulsion paint.
- Exteriors: Weather resistant paint with texture from Asian / Jotun / Dulux / equivalent.



ELECTRIFICATION:

- Concealed copper ISI wiring from Polycab / RR / Finolex / equivalent with MCB/ ELCB.
- Sufficient electrical points in all areas with branded modular switches from Norisys or equivalent.



ELEVATORS

- Common use elevator of Schindler or equivalent.

Disclaimer: Affinity Group reserves the right to change or delete the brand specified subject to it being available to an equivalent and competitive product. Pictures shown in the brochures are imaginary and could vary from actual, being artistic views.

Your residences at Affinity Tranquil are truly a class apart. Thoughtfully crafted for exclusivity, these spacious 4BHK apartments and 5B2HK duplex penthouses offer unlimited possibilities of interior design and unique comforts. All finished to perfection.

Double Height Balconies and Splash Pool
All Set in Our Lavish Duplex Penthouses





AFFINITY TRANQUIL



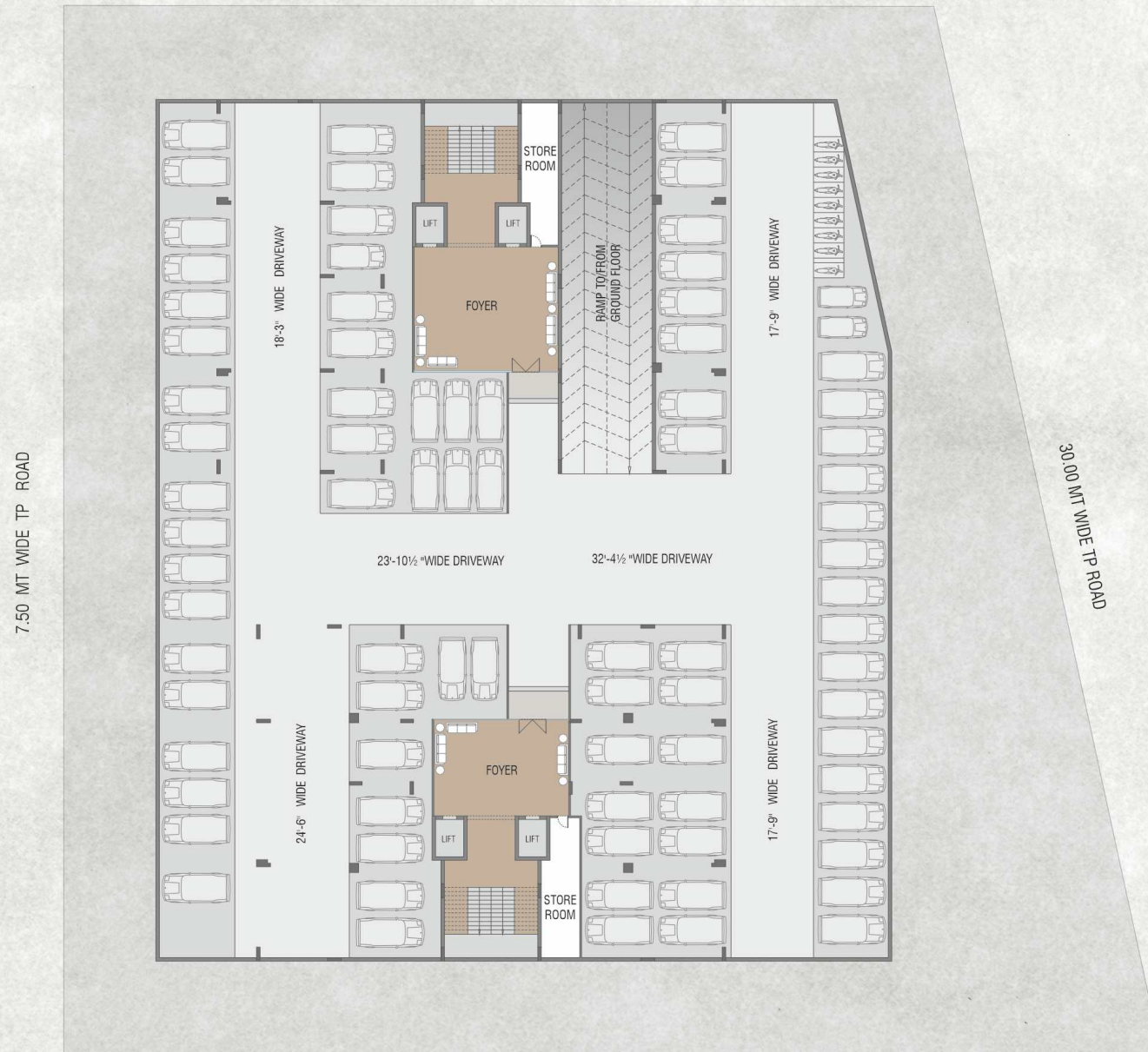
18.00 MT PROPOSED ROAD

7.50 MT WIDE TP ROAD

GARDEN

30.00 MT WIDE TP ROAD

BASEMENT Floor plan



PAYMENT SCHEDULE:

05% Booking | 20% 30 days from date of Booking | 10% Basement Slab | 05% 1st Floor Slab | 05% 2nd Floor Slab
 05% 3rd Floor Slab | 05% 5th Floor Slab | 05% 7th Floor Slab | 05% 9th Floor Slab | 05% 11th Floor Slab | 05% Masonry
 05% Internal Plaster Work | 05% External Plaster Work | 05% Flooring Level | 05% Finishing Level | 05% Before Sales Deed

Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVCL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2) Changes/alteration of any nature including the elevation, exterior colour scheme or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3) Extra work shall be allowed only with prior written agreement and carried out after receiving full payment In advance. 4) In case of delayed payment 12% 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 by the new purchaser. Administration charges of Rs. 20,000 and the amount of extra work done (if any) shall be deducted from the refund. 6) Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed In case of incomplete payment. 7) The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8) Any design, specification or information in this brochure can not form part of an offer, contract or agreement. 9) Maintenance deposit at the time of Possession.

FEW OF OUR PAST SUCCESSES



SEVASI

ALKAPURI

GOTRI-LAXMIPURA ROAD

UMETA