



4 BHK LUXURIOUS VILLA

WHERE EVERY
ARRIVAL IS A
CELEBRATION



Welcome to our vibrant space, where every visitor is not just a guest but a cherished part of our community. Beyond this gate lies a realm of warmth, hospitality, and endless possibilities. As you step through, you're not just entering a physical space; you're embarking on a journey filled with experiences that leave lasting impressions.



EXCLUSIVE LIVING,
EXCEPTIONAL VIEWS,
ENDLESS MEMORIES



Our luxury villas boast expansive living spaces, adorned with the finest materials and furnishings. Picture windows frame breathtaking views, inviting the outside in and providing a constant connection with nature.

PLOT AREA TABLE

01	1583.60 sq.ft.
02	1423.90 sq.ft.
03	1423.90 sq.ft.
04	1423.90 sq.ft.
05	1423.90 sq.ft.
06	1423.90 sq.ft.
07	1423.90 sq.ft.
08	1423.90 sq.ft.
09	1689.00 sq.ft.
10	1279.20 sq.ft.
11	1122.30 sq.ft.
12	1122.10 sq.ft.
13	1122.10 sq.ft.
14	1122.10 sq.ft.
15	1122.10 sq.ft.
16	1122.10 sq.ft.
17	1122.10 sq.ft.
18	1282.00 sq.ft.
19	1297.20 sq.ft.
20	1154.90 sq.ft.
21	1031.50 sq.ft.
22	1537.50 sq.ft.
23	1217.00 sq.ft.
24	1657.00 sq.ft.



LAYOUT PLAN





EXPERIENCE LIFE AT THE PINNACLE

Welcome to a living experience that transcends the ordinary, where your villa becomes a haven in the sky, offering a breathtaking bird's eye view of paradise. As you step into this elevated realm, a sense of serenity unfolds, revealing a sanctuary that combines luxury with the vastness of the horizon.

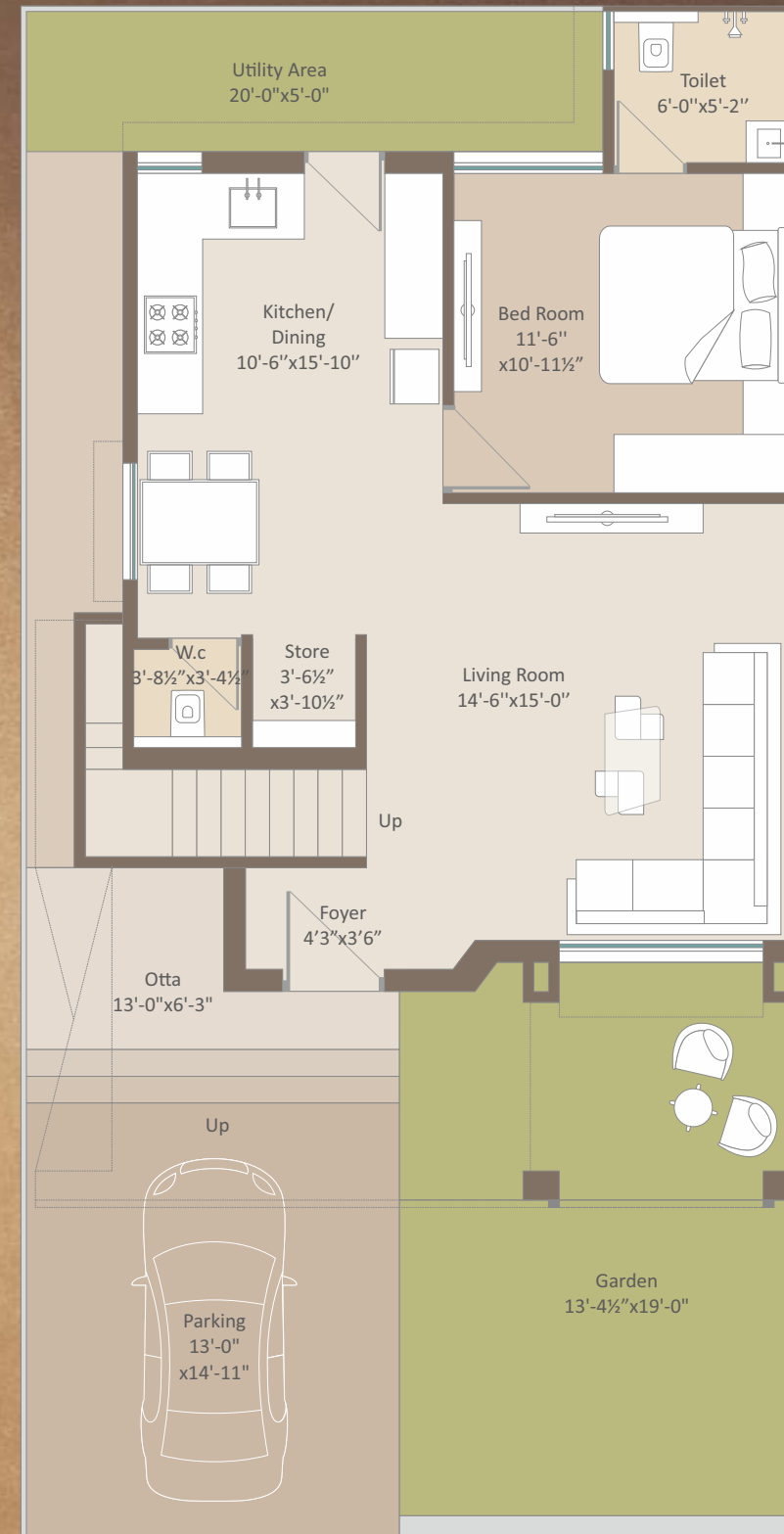


VILLA NO.
1 to 9

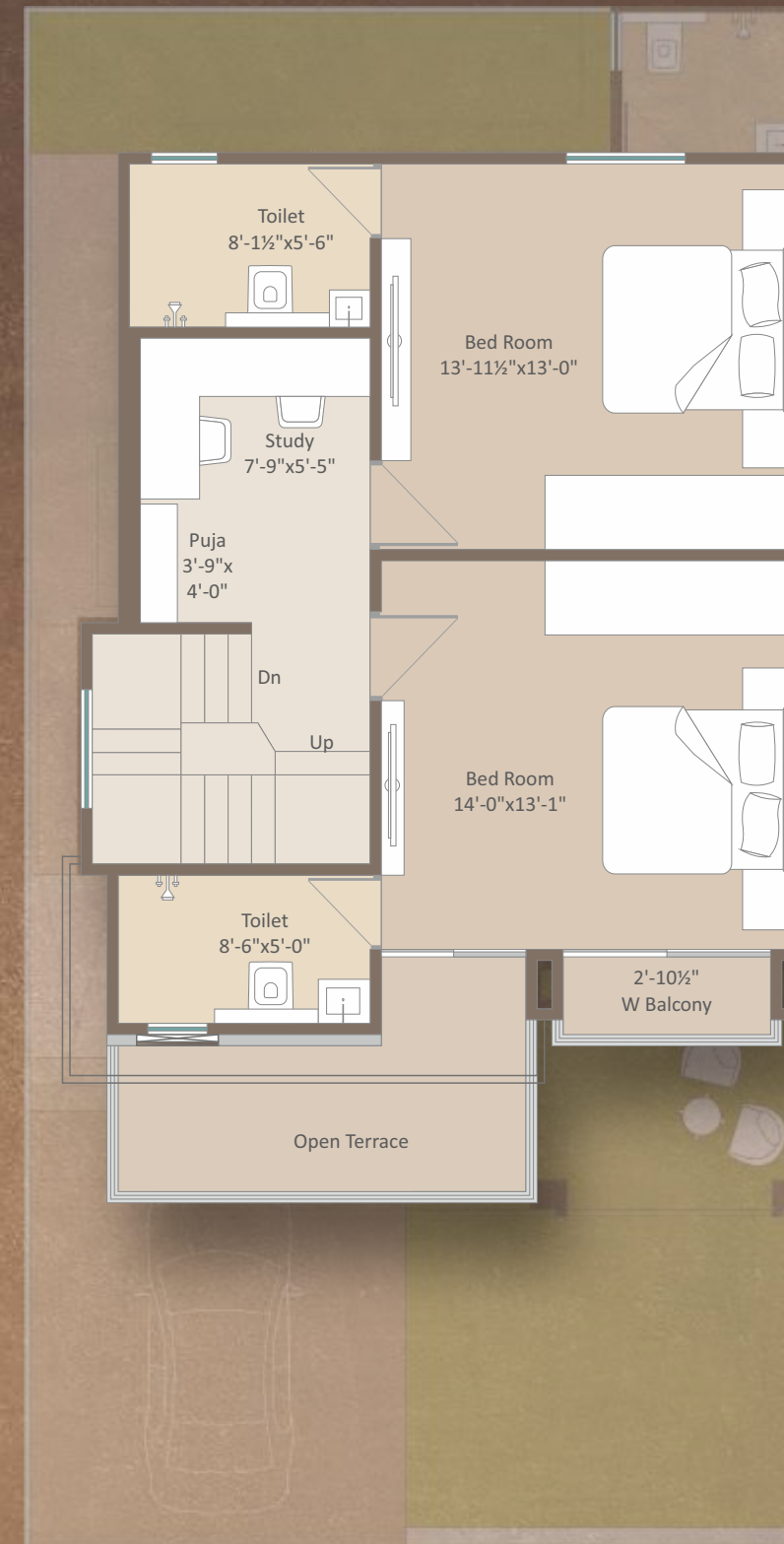
Construction Area : 2280 sq.ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



VILLA NO.
10 to 18

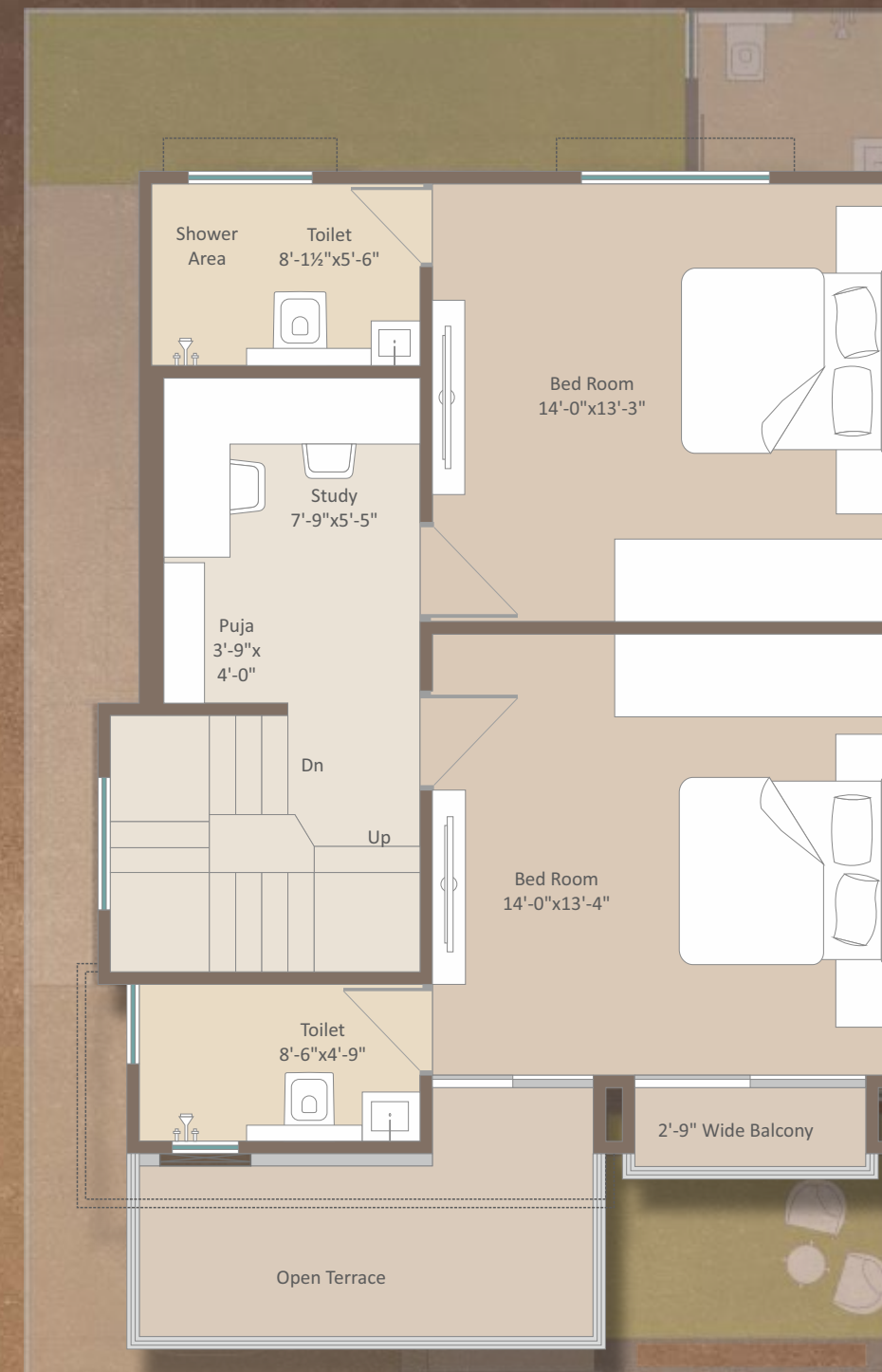
Construction Area : 2295 sq.ft.



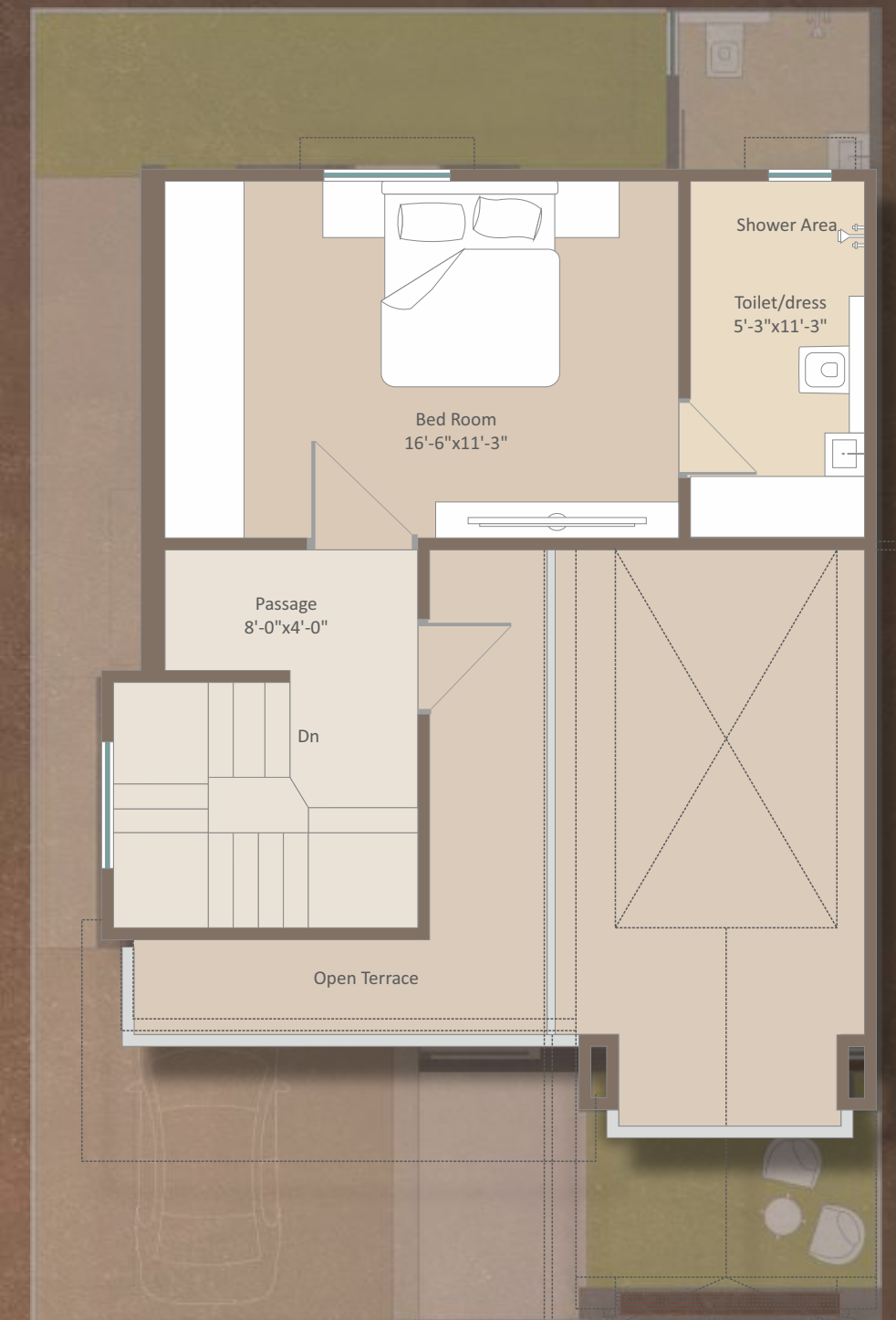
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

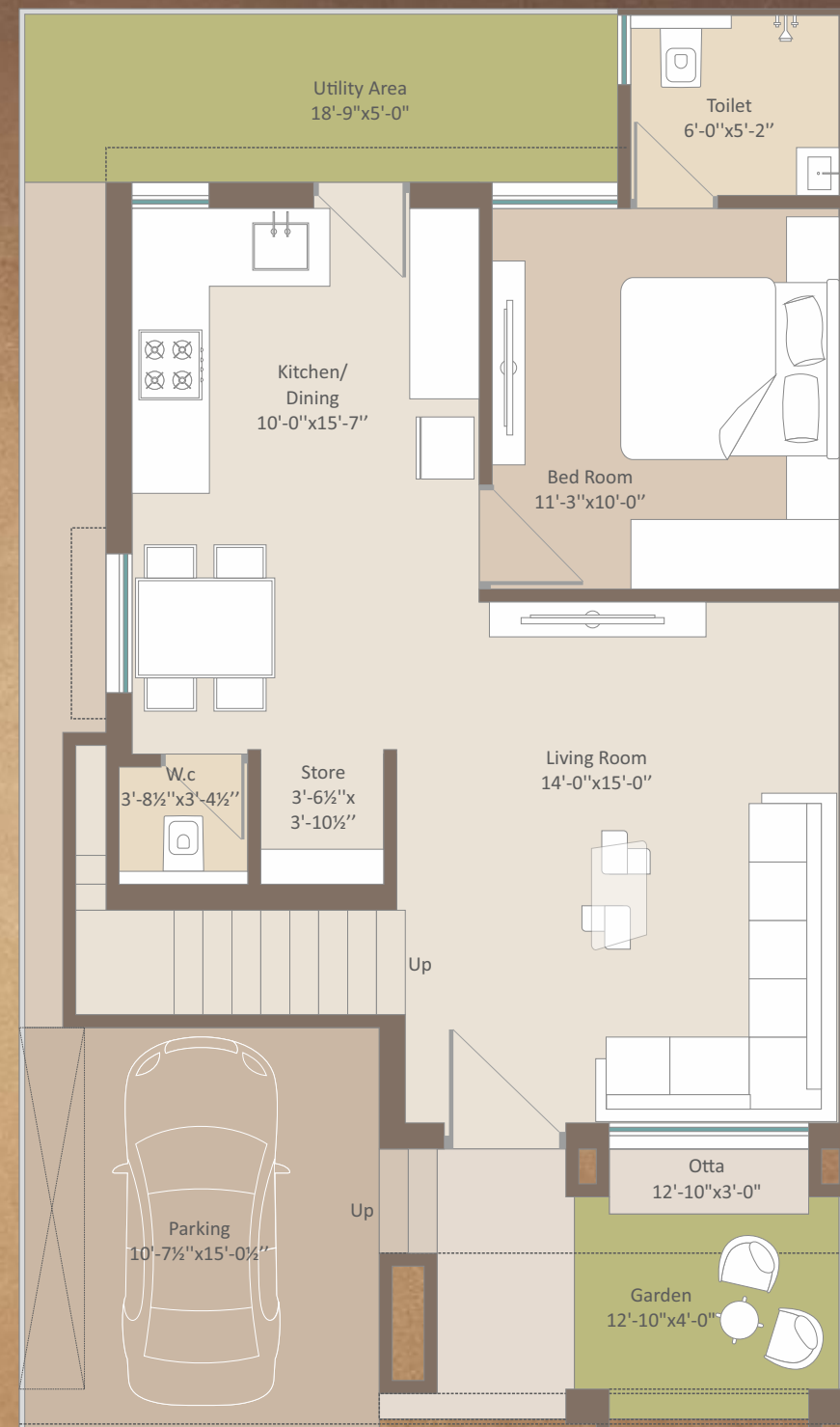


VILLA NO.
19, 20 & 21

Construction Area : 2227 sq.ft.



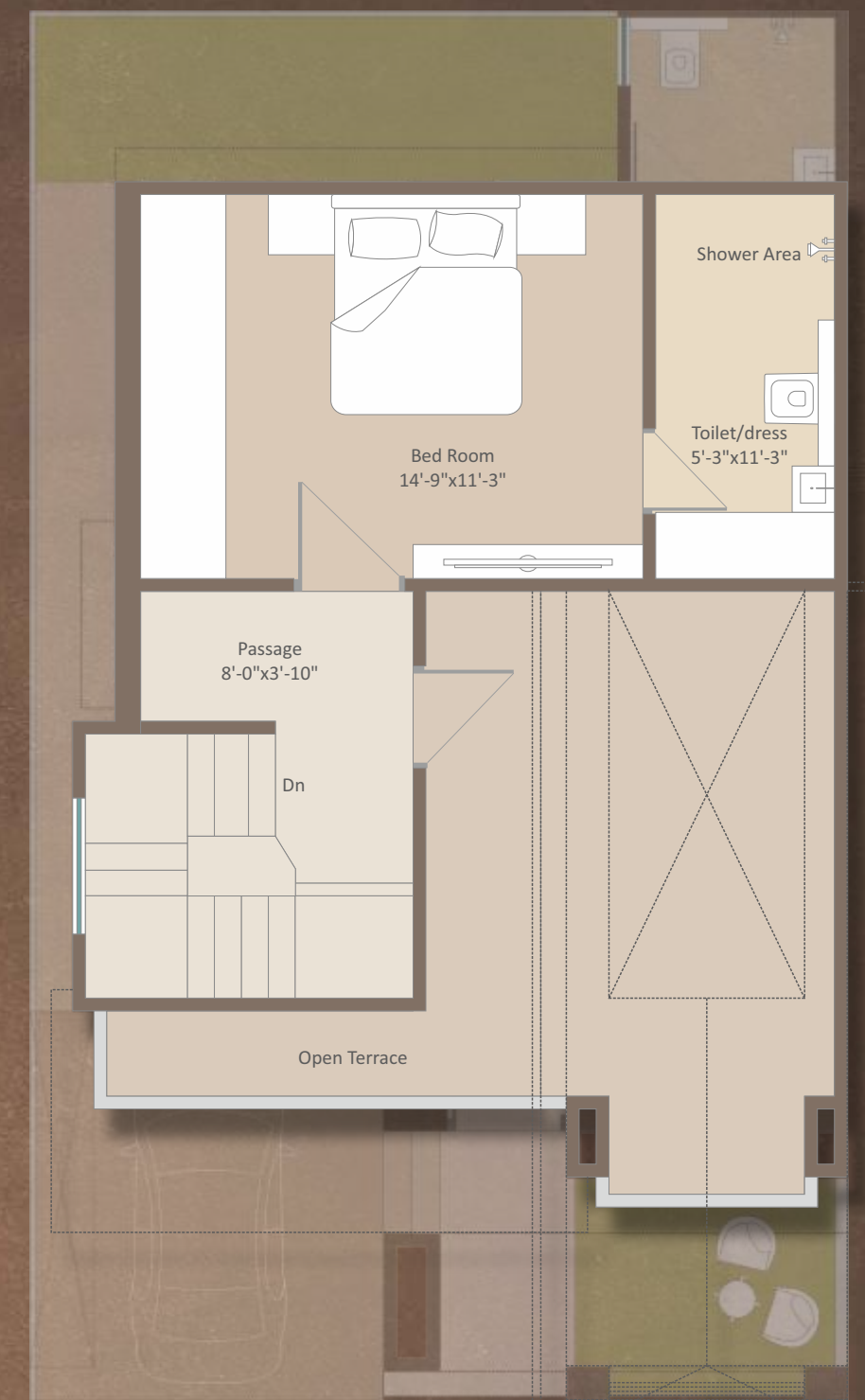
GROUND FLOOR PLAN



FIRST FLOOR PLAN



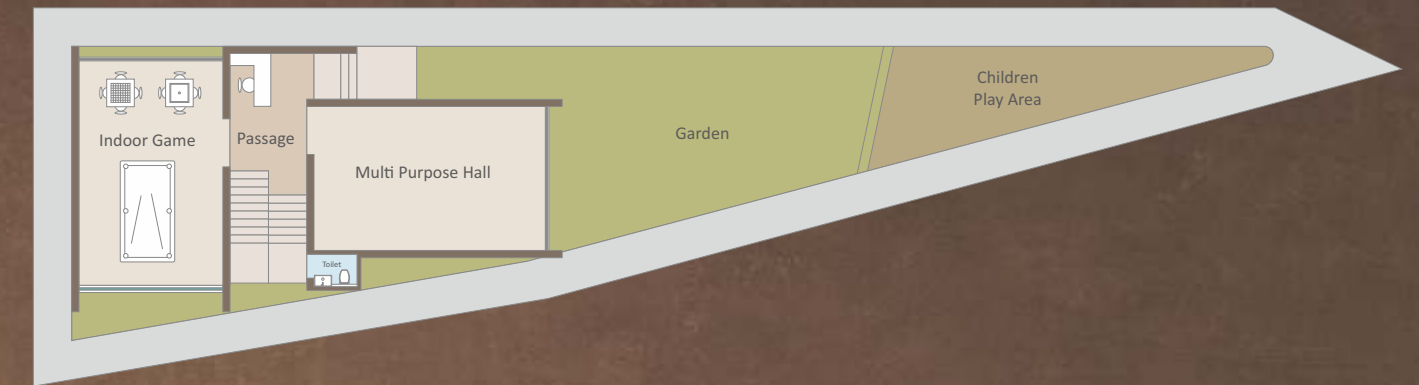
SECOND FLOOR PLAN



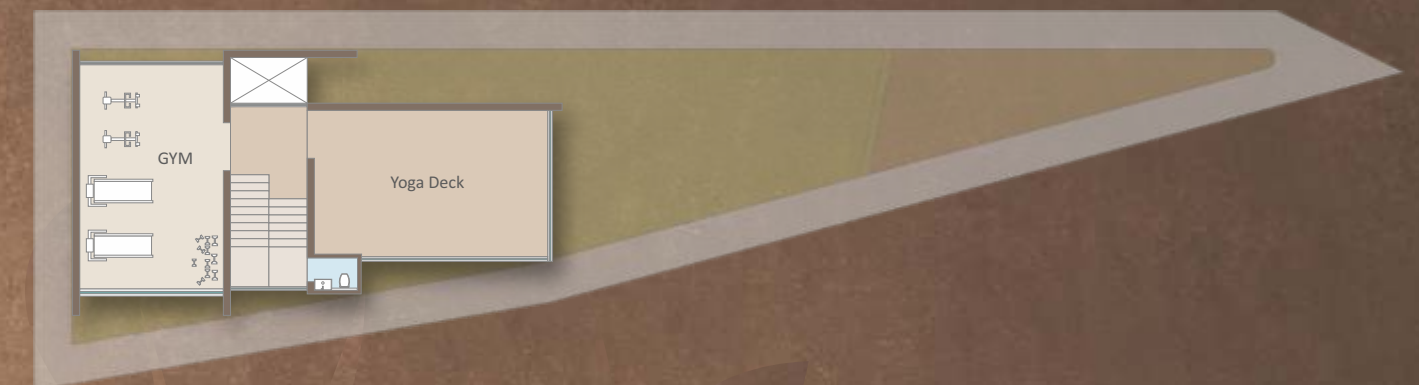


CLUB HOUSE

GROUND FLOOR



FIRST FLOOR



AMENITIES

- Designer main gate with security cabin
- Lush Green Landscape Garden
- Children play area
- Multi Purpose Hall
- AC Gymnasium
- Yoga Area
- AC Indoor Games Area
- Rain water harvesting System
- Senior Citizen Sittings
- Anti Termite piping system in each villa
- Under Ground cabling
- CCTV Surveillance in common area
- RCC Internal Roads
- Underground and Overhead tank
- Well lighted spaces with street light
- Designer name plate with villa number



SPECIFICATIONS

STRUCTURE

RCC & Brick Masonry work as per Structural Consultant & Architect's Design.

WALL FINISH

Interior Single Coat plaster with wall putty and Exterior double coat plaster with texture and good quality paint.

FLOORING

Italian tiles in living, dining and kitchen area
Vitrified tiles flooring in rest of the area

KITCHEN

Granite platform with S.S Sink & Tiles upto lintel level.

TOILET

Designer Bathrooms with premium quality fittings & vessels
Designer tiles upto lintel level

TERRACE FINISH

Anti-skid tiles on lower terrace and elegant china mosaic finish on upper terrace with water proofing treatment

DOORS

Decorative main door with standard safety lock & fittings
All other internal doors are flush doors with both side laminate

WINDOWS

Good quality UPVC/Dumal windows with mosquito net

ELECTRIFICATION

Concealed copper ISI Wiring, MCB/ELCB
Branded modular switches with sufficient electrical points

ANTI-TERMITE

Anti-termite treatment in each villa

PLUMBING

Concealed CPVC/UPVC plumbing as per plumbing consultant's design

Developers :

MURLI
DEVELOPERS

Project Name : **Orchid 24,**

Site Address : At Akshar Paradise
Chaar Rasta, Opp. Solitude 1,
Bs. Deeps Party Plot, Atladara,
Vadodara 390012

Contact Details :

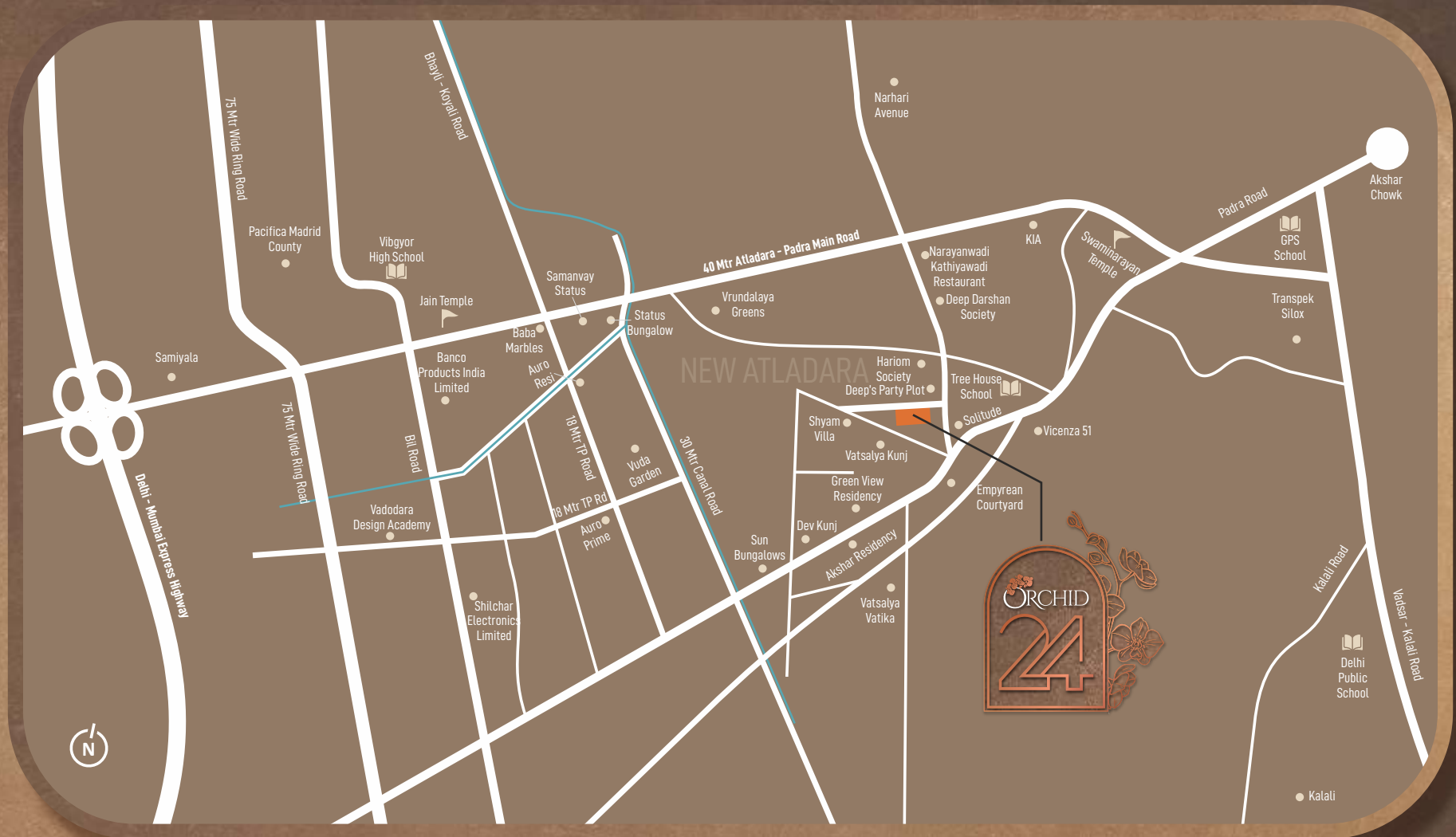
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apoorva1316@gmail.com

Architect : **ASQUARE**
ARCHITECT & INTERIOR DESIGNER

Structure : Zarna Associates



RERA REGISTRATION NUMBER :

Payment Mode : • 10% at the time of Booking • 20% at after 7 days of Agreement to Sale • 15% before Plinth Level • 10% On or Before Ground floor slab level • 10% On or Before First floor slab level • 05% On or Before Second floor slab level • 10% On or Before outside Plaster work • 10% On or Before inside Plaster work • 05% On or Before final finishing work • 05% On or Before executing of sale deed

Terms & Conditions : 1. The following will be charge extra in advance / as per government norms; (a) Stamp Duty & Registration charges, (b) GST or any such additional government taxes if applicable, (c) Maintenance Deposit, (d) Deposit for New Electric Connection. (e) Infrastructure development charges. 2. If any new tax applicable by Central of State government in future, it will be borne by the buyers / member. 3. Possession will be given only after two months of settlement of all accounts and MGVCL connection. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. 6. Developers will not be responsible for any damage due to natural calamities. 7. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 8. Internal changes will only be permitted with prior permission. 9. Outdoor AC units will be fitted as per provision provided in the designated placed by the architect. 10. If any situation of cancellation occurs developers reserved the rights for refund. 11. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developers retains the right to alter the specification without any consent of the member.