



3 & 4 BHK PREMIUM BUNGALOWS



KALYAN Developers

Nr. Excelus Apartment,
Bs. Everest Experia,
Before Bright Day School
Vasna-Bhayli Main Road, Vadodara.



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www.kalyaninfra.net

ARCHITECT

Ruchir Sheth (Design Studio)

STRUCTURE

Zarna Associates

Payment terms : 25% Booking - 20% Plinth - 15% GF Slab - 15% FF Slab - 10% Plaster - 10% Flooring - 5% Finishing

Notes :

- Documentation, Stamp duty, Development, Registration charges. Service tax, Vat, M.G.V.C.L. all municipal taxes will be extra. - Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme will be born by the purchase/allotee. - Possession will be given after one month of settlement of accounts. - Advance payment is required for any extra or modification work. - Developers will not be responsible for any delay in water supply, Drainage, Light connections, - Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions. - Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. - This brochure does not assures a part of any legal agreement / document. It is for easy display of the project.



Abode of Happiness




**KALYAN
IMPERIA**
3 & 4 BHK PREMIUM BUNGALOWS

We translate happiness into HOME....

HOME is.....

where dwells smiles of kids
where resides the blessings of elderly
where laughs the love of all members
where season peeps through every window
where light dances in rhythmic steps
where happiness is a bliss

HOME IS WHERE HEART IS.....

KALYAN IMPERIA

is the elite home for all those royal minds who desire to
spend blissful moments in the lap of luxury with family...

benefit of professional dualism

KALYAN IMPERIA gives both touch and colour to your activities.
one word answer to Why, Where and How of a residential premise.

Peaceful and refreshing environs promise
Success, Growth and Sustainable living...


**KALYAN
IMPERIA**

3 & 4 BHK PREMIUM BUNGALOWS



GROUND FLOOR PLAN



Carpet - 430.00 sq.ft.
Min Plot Area - 680.00 sq.ft.

FIRST FLOOR PLAN



Carpet - 535.00 sq.ft.

Amenities....

OUT DOOR AMENITIES

Children Play Area
Landscaped Garden

IN DOOR AMENITIES

Game Room
Splash pool
Mini Home Theater
Ac. Gym
Multi Purpose Hall

MY SURROUNDINGS

Underground & Overhead water tank
24 hours water supply
Individual RO water purifying system
Attractive name plate for each bungalows
Entrance Gate with Security cabin
Anti termite treatment with piping



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Layout Plan



The Luxury KALYAN IMPERIA

out lives all elements of style



Specifications

- Structure** : R.C.C. & brick masonry work as per architect and structural engineer's design
- Wall Finish** : External sandface plaster with acrylic paint, Internal smooth plaster with putty & paint
- Flooring** : Vitrified tiles flooring in all rooms with skirting
- Doors** : Decorative main door with fittings and Internal doors with good quality laminated flush door
- Windows** : Fully glazed aluminium windows with safety bars
- Kitchen** : Granite kitchen platform with S.S. sink, glazed tiles upto lintel level
- Toilet** : Elegantly designed Ceramic floor tiles & Designer glazed tiles upto door top level
- Plumbing** : Concealed plumbing UPVC with good quality branded S.S. fittings
- Electrification** : Concealed wiring of ISI quality with sufficient points as per architect details
- Terrace** : water proofing in each bungalows