

# 4BHK Premium VILLA

**Developers:** Angel Infrastructure

**Site:** Angel Breeze, Besides Angel Bliss,  
Opp. Silchar Company, Bil Road,  
Bil, Vadodara, 391410

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**Architect:** Uneven



**Structure:** Aashutosh Desai

design: stroke&arrow - Dec-24 @9824093010

  
BREEZE



## ARCHITECT'S NOTE

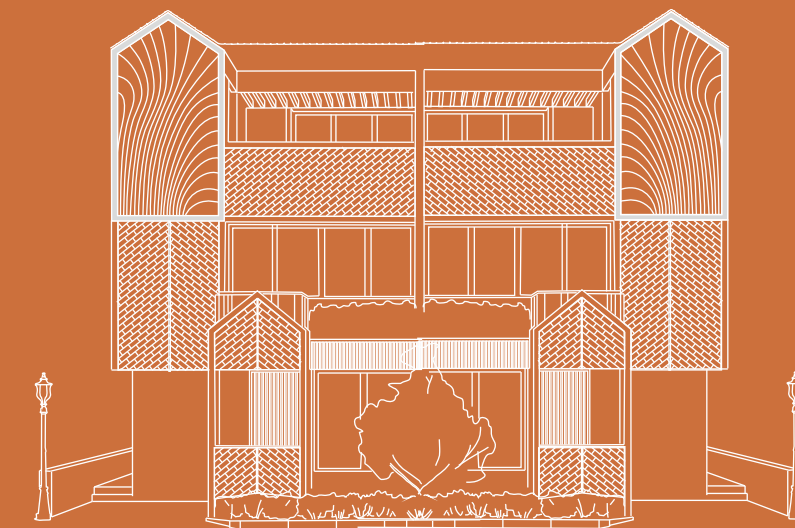
We've always believed that architecture isn't just about building spaces, it's about creating experiences. That's why every villa Angel Breeze was designed to be more than just a house.

Imagine waking up to the gentle breeze carrying the rustle of leaves and the warmth of sunlight streaming through expansive windows. Step outside onto your private terrace, where a splash pool invites you to cool off on a hot day. Your two private gardens offer a serene escape, a place to connect with nature.

These villas will blur the lines between indoors and outdoors, bringing you luxury that's not just about showing off, but about making every day extraordinary.

## BREEZY BLISS

Tired of the hustle and bustle? Imagine waking up to the gentle breeze and the sweet scent of nature. Welcome to Angel Breeze, premium 4BHK villas where luxury meets tranquility.





# GRAND GATEWAY

Grand arrivals start here. Step through our majestic entrance gate and be transported to a world of serenity where every corner delights you with beauty.




# MODERN MASTERPIECE

The stunning elevation combines sleek lines, modern elegance and intricate details to bring you an architectural marvel that will leave you and your guests in awe.






## VALUE ADDED AMENITIES

 Underground cabling for electricity

 Water & Drainage Facility

 Termite Resistance Treatment

 Individual 3-Phase Electric Connection

 Tremix Concrete / Heavy Paver Block internal road with street lights

 Society main gate with security cabin



# LEISURE AMENITIES



LANDSCAPED GARDEN



MULTIPURPOSE HALL



SENIOR CITIZEN'S SEATING



CHILDREN PLAY AREA



GAZEBO



FITNESS CENTER



INDOOR GAME AREA



YOGA SPACE

# ZEN ZONE

Your private oasis awaits. Dive into your personal splash pool, relax on your sun-drenched terrace, and let the worries of the world melt away.





# LAYOUT PLAN

PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
1	1148.23	16	1000.5
2	935.25	17	1000.5
3	935.25	18	1000.5
4	1127.05	19	1000.5
5	1205.18	20	1125.56
6	1003.6	21	1619.17
7	1005.57	22	1000.5
8	1007.53	23	1000.5
9	1125.56	24	1000.5
10	1000.5	25	1000.5
11	1000.5	26	1000.5
12	1000.5	27	1000.5
13	1000.5	28	1316.8
14	1311.16		
15	1318.91		

AREA IN SQ.FT.

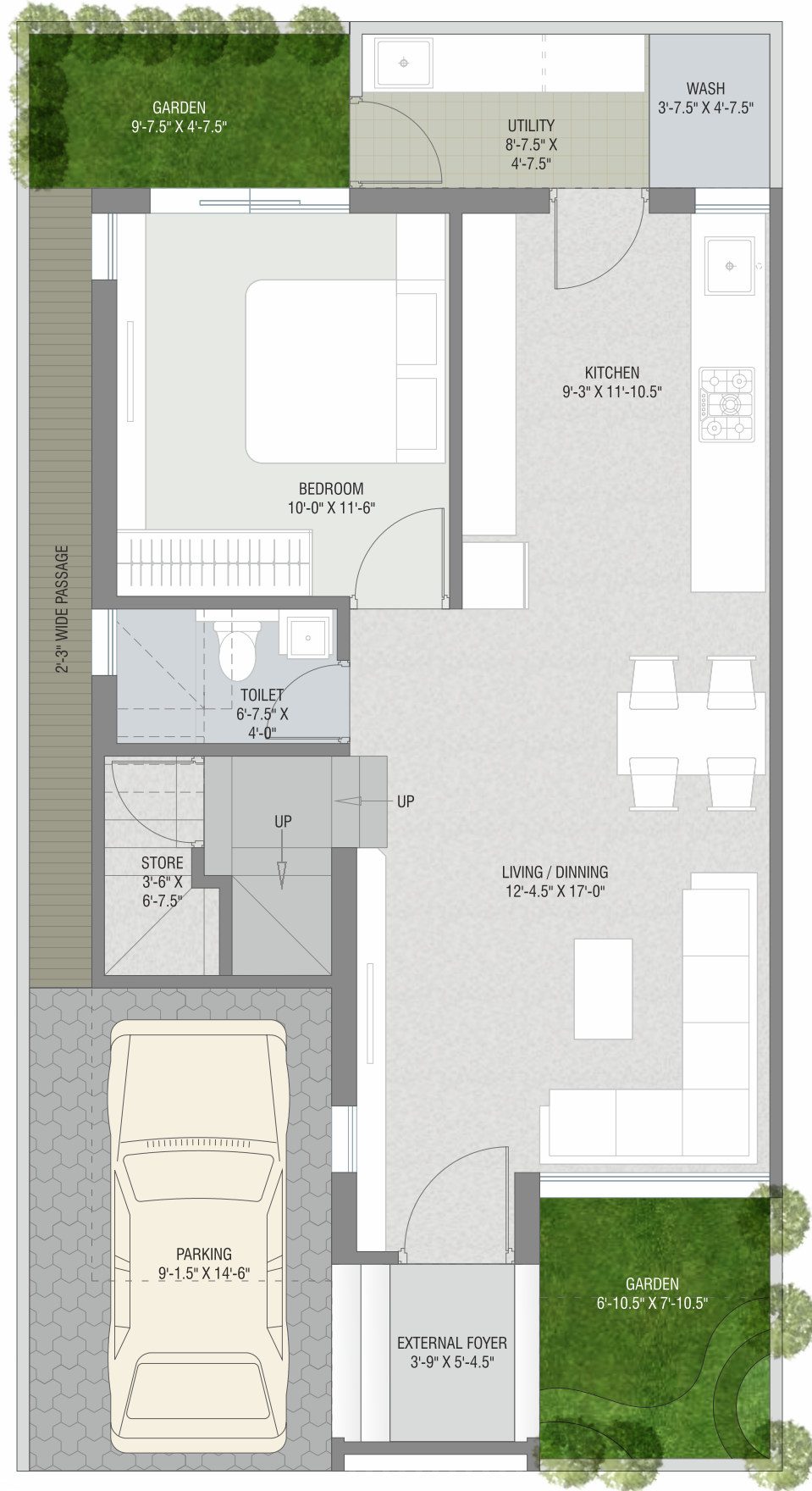




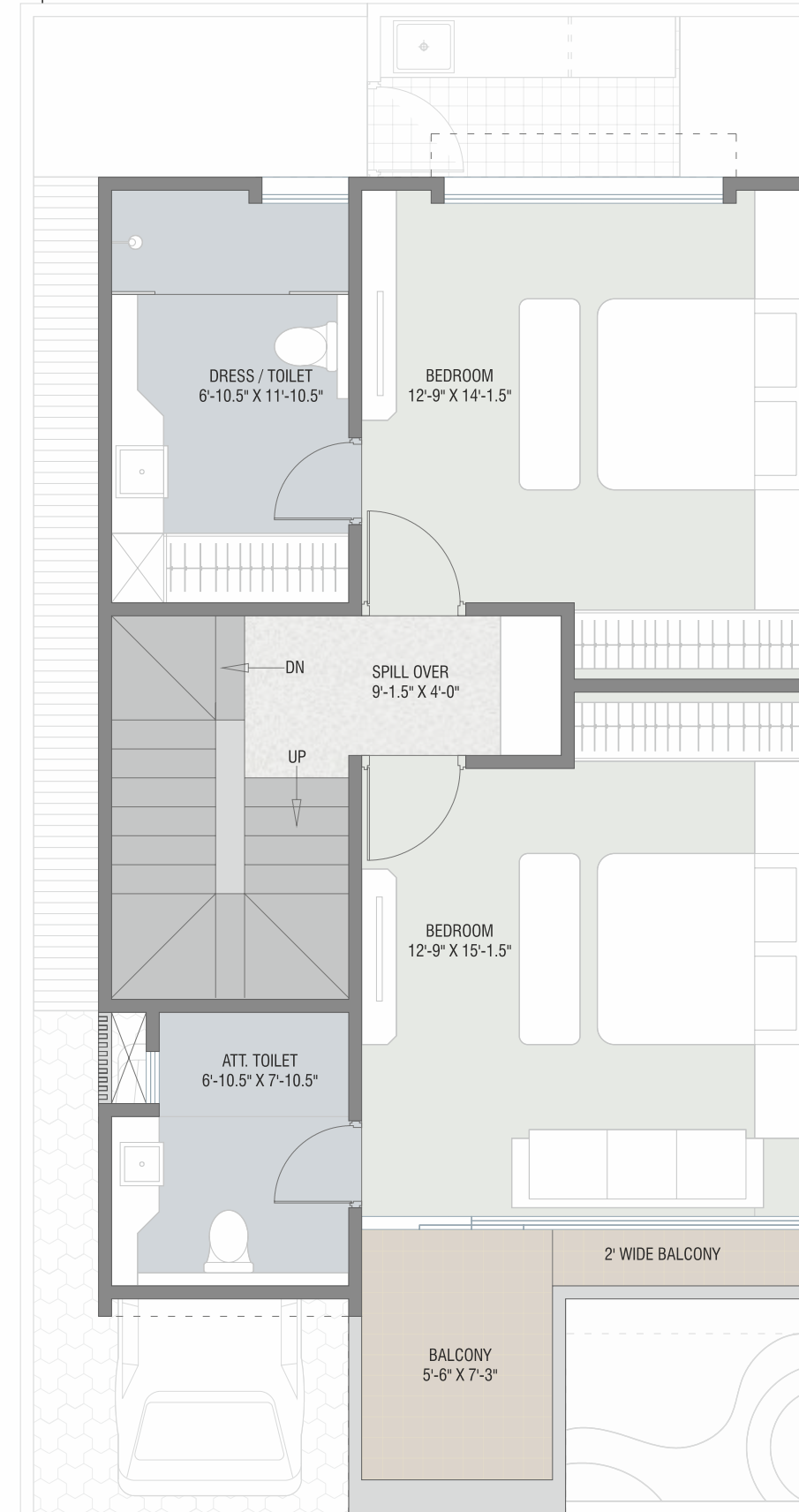
# TYPE A

Ground Floor Built up area 720 SQ. FT.  
First Floor Built up area 673 SQ.FT.  
Second Floor Built up area 523 SQ.FT.  
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Total Built up area 1916 SQ.FT.

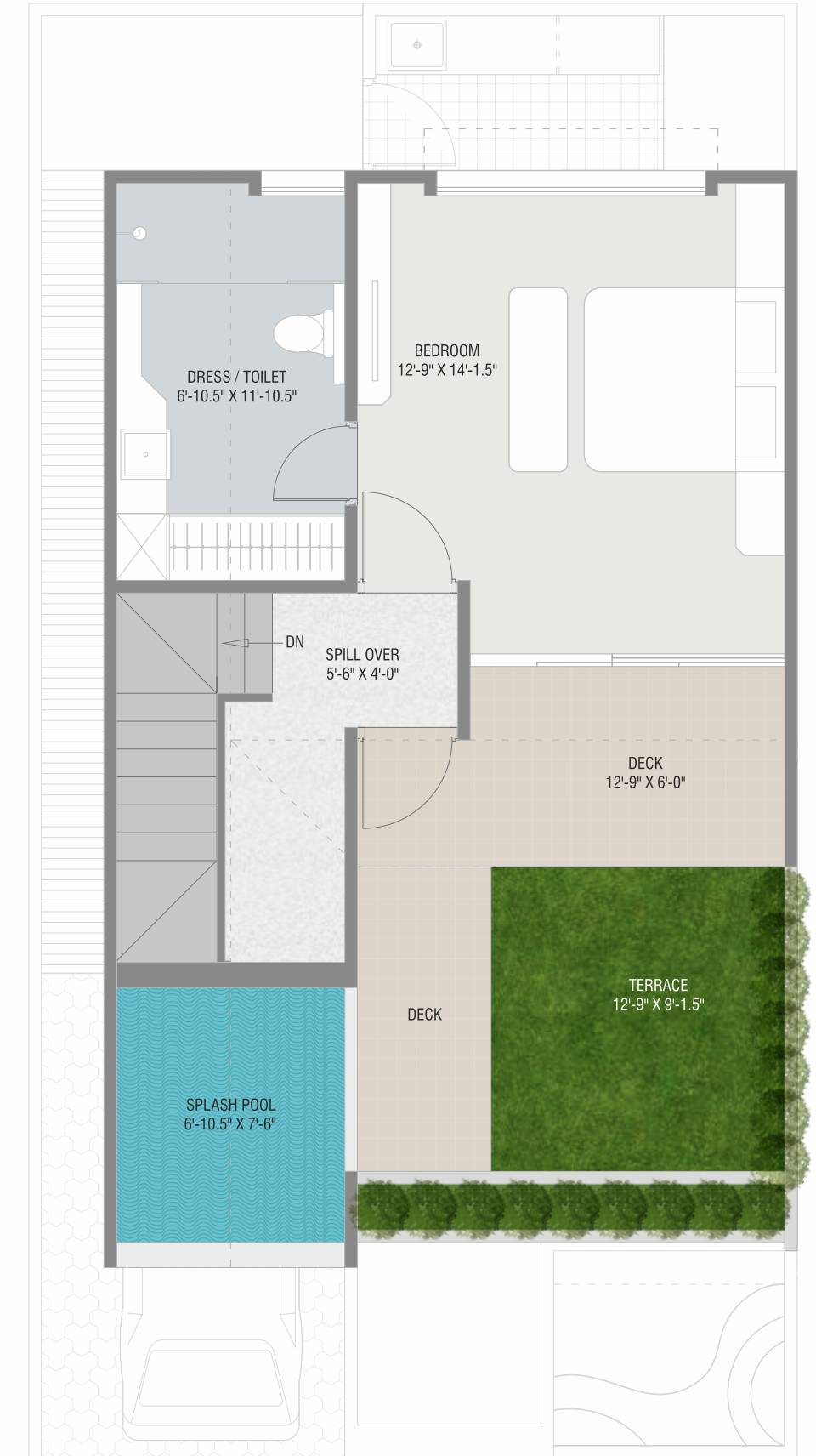
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

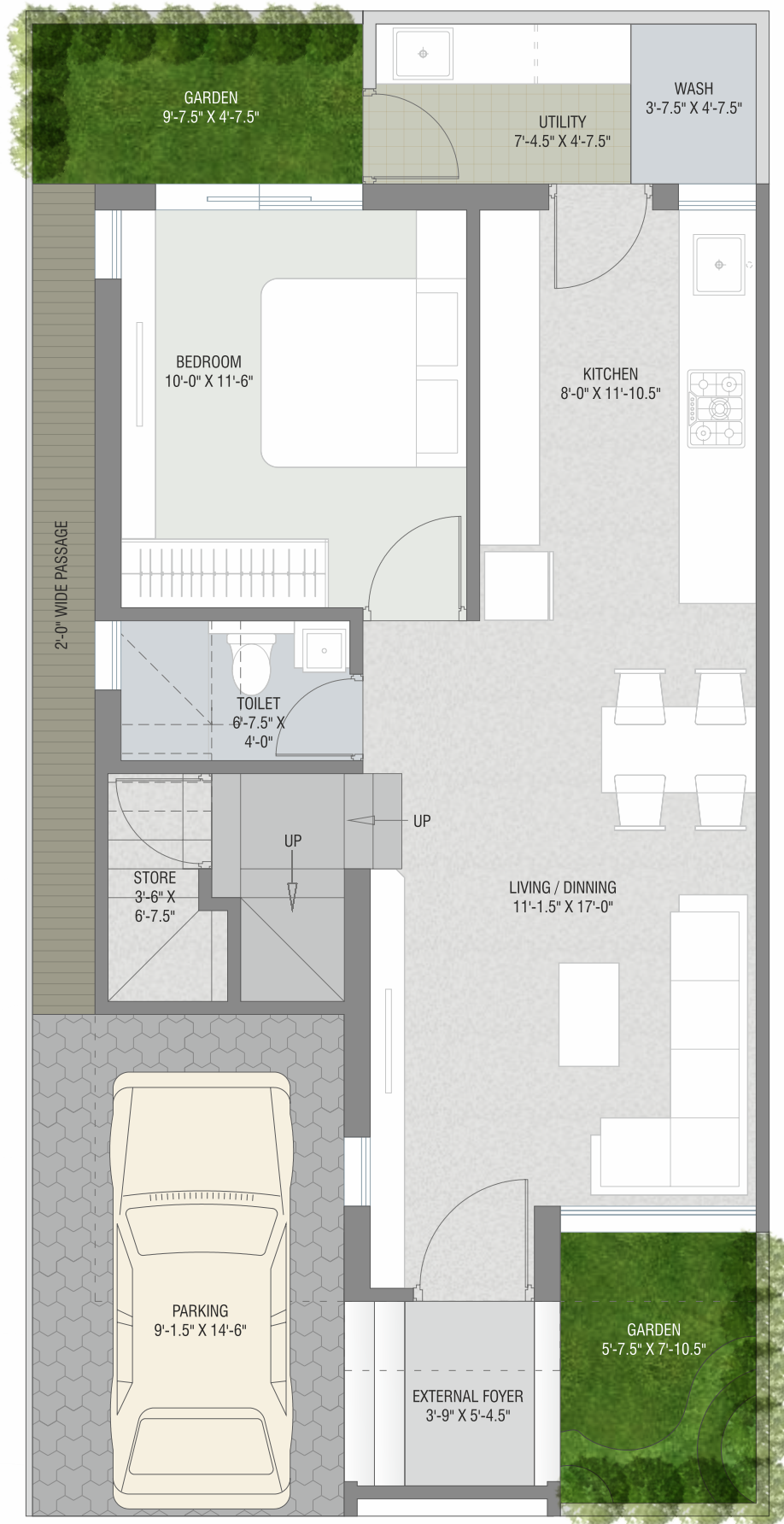




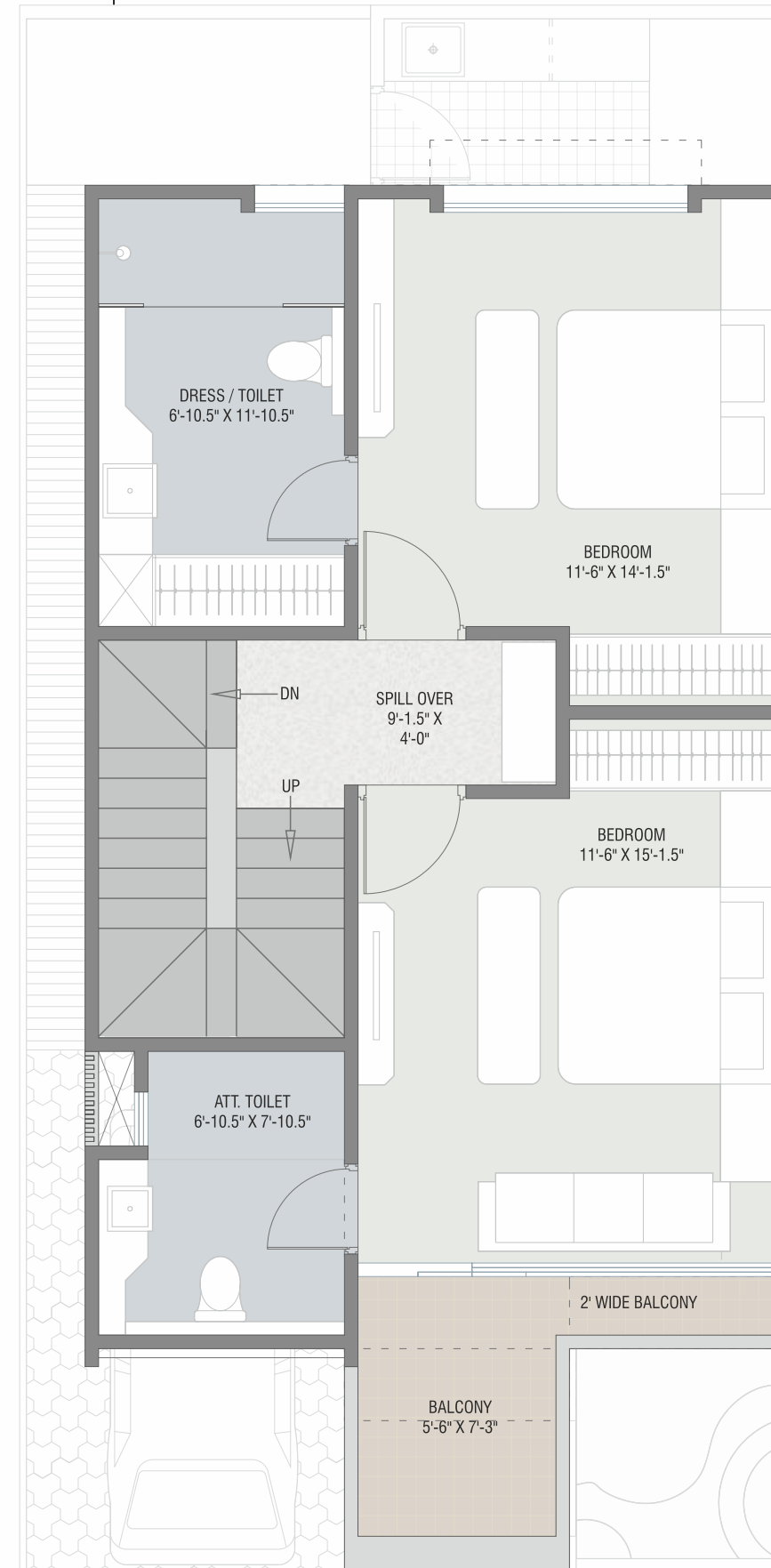
# TYPE B

Ground Floor Built up area 678 SQ. FT.  
 First Floor Built up area 633 SQ.FT.  
 Second Floor Built up area 497 SQ.FT.  
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 Total Built up area 1808 SQ.FT.

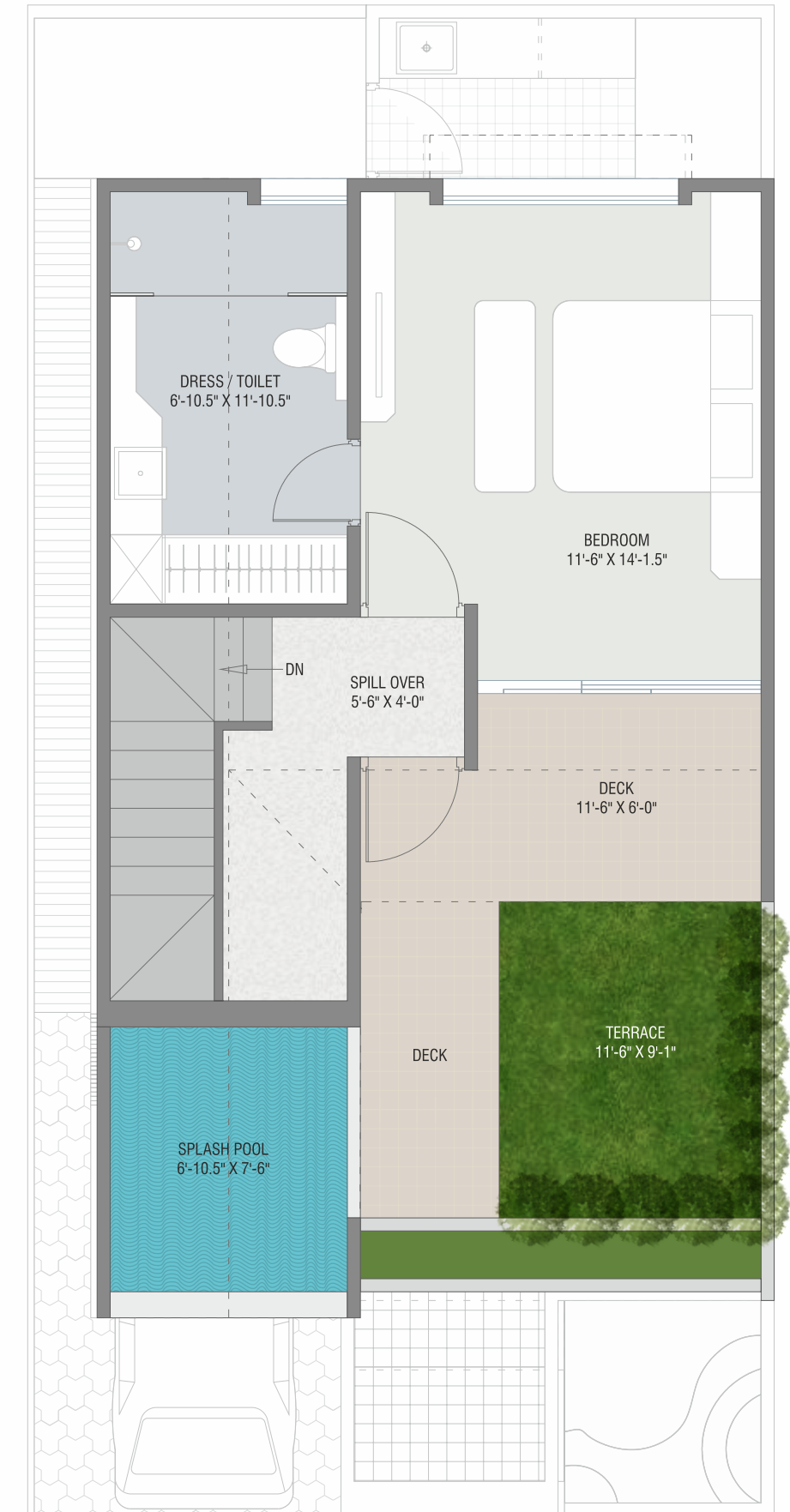
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





# SPECIFICATIONS



### Structure:

All RCC & Brick Masonry work as per structural engineer's design.



### Paint & Finish:

Interiors: Smooth Plaster with Wall Putty and primer  
Exteriors: Double Coat Plaster with weather coat paint



### Flooring:

Vitrified double charge tiles flooring in all rooms & anti skid tiles flooring in parking



### Doors & Windows:

Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Stone frames in all doors  
Windows: Anodized Coated Aluminium Section Windows with and Safety Grills



### Terrace:

Open terrace finished with chemical water proofing



### Electrification:

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points as per architect's plan



### Water Supply:

24 hours water supply through overhead & underground tank of sufficient size.



### Bathrooms & Toilets:

- Designer bathrooms with Premium PGVT Tiles upto Slab Level
- Branded Premium Bath fittings
- Premium Branded Plumbing Fixtures and Vessels



### Kitchen:

Kitchen platform with SS Sink, glazed tiles dado up to lintel level



SCAN FOR LOCATION



**Payment Schedule :** On Booking 10% | On Completion of Plinth 25% | On Completion of Ground Floor 15% | On Completion of First Floor Slab 15% | Completion of Second Floor Slab 10% | On Completion of Plaster Level 10% | On Completion of Flooring Level 10% | Before Possession 05%

**Disclaimer:** All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

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