A Project by :
TAKSH CREATION



Taksh IRIS

LUXURIOUS FLATS

Introduction

Iris in Greek means a rainbow. The Iris flower denotes faith, hope, wisdom, courage and admiration; exactly the virtues of our new offering - Taksh Iris.

This new offering from the Taksh group is another superb architectural and creative address in the posh locality of Vasna Road, Baroda. Being buil uncompromising standards for which the Taksh Group is well known for, Taksh Iris promises a new standard in premium living.

Like its namesake the Iris flower, Taksh Iris will fulfill the hopes of homemakers and reiterate their faith in Taksh and at the same time generate admirati visitors to the property. The design and layout has been designed keeping in mind the requirements of today's family. Contemporary facilities coupl traditional benefits combine to provide a basket of features and enhancements that are totally new and innovative. Taksh Iris will be an attractive addition o Road. As a newly developed area with all infrastructural facilities, Vasna Road is one of the poshest localities in Baroda. In addition to being close to a amenities, it's a very safe area with a very high standard and value of living.

Taksh Iris is being made to suit your particular needs. Its our promise that your new home will add all the colours to your family rainbow.



Amenities

The Community
- Tower A : four floors, 8 nos. of 3bhk units
- Tower B : four floors, 4 nos. of 4bhk units
- Tower C : four floors, 8 nos. of 3bhk units

Privacy and Safety
- Gated community with 24 hrs security
- Intercom facility with CCTV & Door video phone

Features of Building
- Contemporary styling of exteriors and interiors
- East-west facing facade for better light and ventilation

Entrance and ground level
- Separate entrance and exit for convenience
- Defined pedestrian track
- Enclosed entrance foyer at ground level

Parking facilities
- Allotted 2 car parks for each residential unit
- Defined driveway
- Crash guard for each car park

Landscaped areas
- Two recreation zones for various uses
- Party hall and outdoor recreation and children play area

Structure
- Earthquake resistant structure
- Minimal column design, beam design in co-relation to the planning of better interior spaces

Some important Features :
- 24 hours water supply
- Automatic lift
- Power backup
- Common toilet & rest room for drivers and servants in each building
- Party / Games / Exercise room
- R.O. Water Purifier in each flat







Specifications

Flooring :
- Marble / Vitrified flooring in drawing & dining area
- Wooden flooring in master bedroom
- Vitrified flooring in all other area

Wall Finish :
- Inside : Mala plaster with POP putty & acrylic emulsion paint
- Outside : Double coat plaster with weather coat paint

Doors :
- Designer teakwood main door.
- Internal flushed doors with wooden frame & quality fittings

Windows :
- Fully glazed anodised aluminum windows with wooden frame

Kitchen :
- Granite platform with S.S. sink with Garbage crusher
- Full designer glazed tiles dado
- Cooking range & chimney with cabinets
- Provision for pipe Gas

Toilets :
- Designer toilets with premium C.P. Fittings (Kohler/Grohe/Jaguar) with full height designer tiles and shower cubicle

Plumbing :
- Internal concealed CPVC & external open

Electrification :
- Concealed electrical ISI standard wiring with modular switches



3 BHK

SBU 2100 SQ. FT.





3 BHK



4 BHK

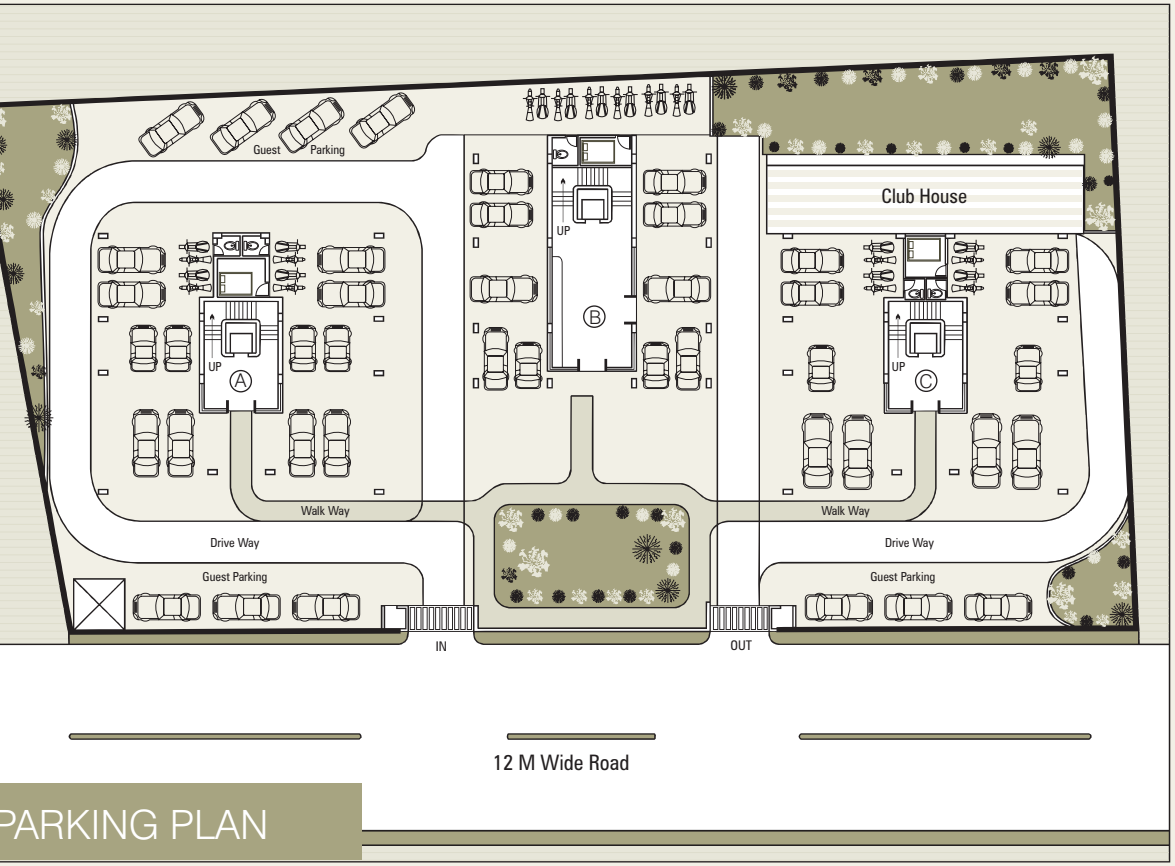
SBU 3000 SQ. FT.





4 BHK


Att. Toilet
5'6" X 10'3"
Dinning
Balcony
6'0"X15'5"
5'0" X 7'0"
5'6" X 10'5"
Balcony
7'6" X 1'6"



PARKING PLAN



LOCATIONAL PLAN

NOTE :

The developers reserve the rights to make necessary changes in the specifications without any prior notice. Such changes would be binding to all the members.

Registration, MGVCL and Maintenance charges would be borne by the members.

All the dimensions given are approximate.

This brochure is meant for easy presentation of the project and should not be treated as a legal document, offer, contract.

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LUXURIOUS FLATS

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ART & ARCHITECTURE
ASSOCIATES

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Plumbing Consultant
WAT-SAN ENGINEERING
DELEGATES