



Durga Luxuria

Opp. Monalisa Lake Wood, B/h. Ashapura Mandir,
Bhayli Station Road, Bhayli, Vadodara-391410
F. P. 155, T.P.5. Bhayli, Vadodara - 391410



+91 - 99133 84476, 99133 84482



durgadevelopers4@gmail.com

Architects:



Structural Consultant:
Zarna Associates

durga.luxuria@zarna.com





A Slice of Paradise

Where a stunning campus will welcome you home
Where beautiful living spaces will wrap you in luxury
Where unmatched leisure will wash away your worries







An Address that provides bliss

Durga Luxuria stands tall offering premium residential 4 & 5 BHK Apartments.
Thoughtfully designed living spaces ensure a lifetime of comfort and convenience.
Enjoy the rare sense of spaciousness, natural aeration and best-in-class material specifications.
A host of premium lifestyle amenities promise a good life for you and your family!

40 Families | 14 Storey





Enjoy 30+ Amenities that add up to life full of happiness!

- Swimming Pool with changing room and shower room
- Landscape Garden with Sit-outs
- Splash pool for Children
- Children Play Area
- Pool Deck
- Senior Citizen Seating Area
- Gymnasium & Health Center
- Gazebo Sit-out
- Yoga/Zumba
- Provision of Multipurpose Hall
- E-library
- Provision for Indoor Games
- Café Deck/Sitout
- Lily Fountain
- Jogging Track



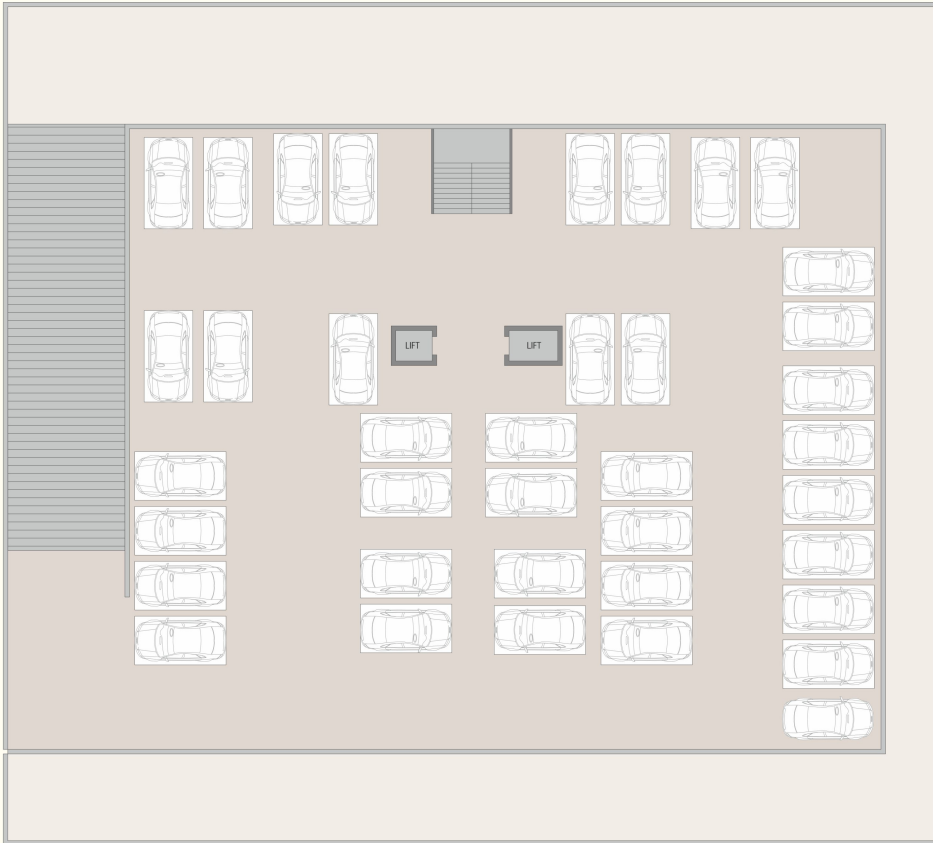


Common Amenities

- Well Designed Entrance Gate
- Security Cabin
- 24 hours Security
- 2 Car Parking each unit
- Lavish Common foyer Reception Area
- 2 High Speed Elevators, 1 for Stretcher, 1 for regular
- Each Tower C.C.T.V. at Strategic Location
- Lush Greenery Surround Building
- EV Charging Station
- Outside Wall Texture Finish
- AC Copper Piping in all Rooms
- Common Light/lift Generator
- Consistent Potted Plants out side
- Space For Solar Roof Common & Amenities Area
- Internal Road with Paver Block / Concrete
- Rain Water Harvesting
- Strategic Security System
- Children Drop Off Area
- Society Office
- Common Guest Room
- Providing Each unit Water controller Cock



Basement Floor



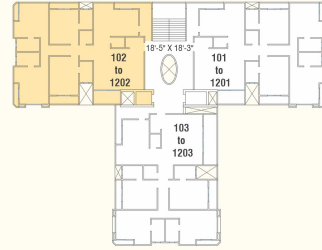
Ground Floor



4 BHK Typical Floor 1st to 12th Floor Plan

FLAT NO. 101 & 102

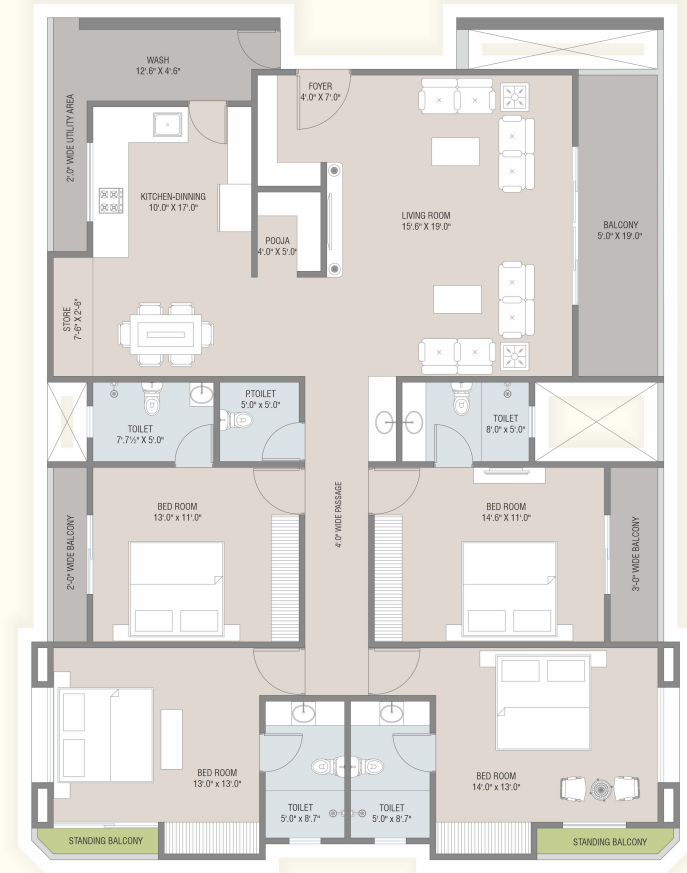
B.A. : 1873.00
CARPET : 1796.00



4 BHK Typical Floor 1st to 12th Floor Plan

FLAT NO. 103

B.A. : 1916.00
CARPET : 1843.00



5 BHK 13th Floor Plan

FLAT NO. 1301 & 1302

B.A. : 2230.00
 CARPET : 2128.00
 TERRACE : 751.00



3 BHK 14th Floor Plan

FLAT NO. 1401 & 1402

B.A. : 1626.00
 CARPET : 1553.00
 TERRACE : 574.00



SPECIFICATIONS

 <p>STRUCTURE:</p> <ul style="list-style-type: none"> • Earthquake Resistant RCC Frame Structure • High Quality block / brick masonry with plaster (Except Ceiling) 	
	 <p>KITCHEN</p> <ul style="list-style-type: none"> • Natural/ Artificial Premium Stone Platform with Quartz Sink. • Designer Ceramic Tiles Dado above Kitchen Platform Up to 7 Ft. • Wash Area with Ceramic Tiles Dado & Natural Stone Floor
 <p>FLOOR</p> <ul style="list-style-type: none"> • Premium Vitrified Tiles in all rooms • Stairs: Stone Treads 	
	 <p>FINISH</p> <ul style="list-style-type: none"> • Internal Mala Plaster with Putty/ Primer Finish • Exterior Paints with Texture Finish
 <p>SANITARY & FIXTURES</p> <p>Branded Quality CP Fittings & Sanitary</p>	
	 <p>ELECTRIFICATION:</p> <ul style="list-style-type: none"> • Concealed copper ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical points in all area. • Provision for TV & Internet points at convenient locations.
 <p>BATHROOMS</p> <ul style="list-style-type: none"> • Designer Ceramic Tiles in all Bathrooms up to Lintel Level. • Natural/ Artificial Premium Counter for Basins 	
	 <p>DOORS & WINDOWS:</p> <ul style="list-style-type: none"> • Main Door: High Quality Wooden / Stone Frame Door with Veneer Panelling • Internal Doors: Wooden/Stone frame with Laminated flush doors • Slider Windows: High Quality Powder Coated Heavy Aluminium Sections Sliding Windows

THE CHOICE OF BRANDS

KOHLER	hindware	Jaquar
Schneider Electric	RR✓KÄBEL	legrand®
Europa	Godrej	VEKA
TATA	sudhir Powering the Nation	Kinloskar
asianpaints	Birla White	Berger
Schindler	Express ELEVATORS CO.	KONE
ASTRAL PIPES	Finolex	hindware
RR✓KÄBEL	HAVELLS	KEI

Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.

Nearby Locations / Attractions

Navrachana International School	: 3.0 km	Sterling Cancer Hospital	: 1.5 km	Dmart	: 1.5 km
Bright Day School	: 2.0 km	BAPS Hospital	: 3.0 km	Railway Station	: 8.0 km
Tree House School	: 2.0 km	Subway	: 1.2 km	Delhi - Mumbai Expressway	: 2.5 km
Vibgyor High School	: 200 mtr.	Khodiyar Kathiyawadi	: 700 mtr.	National Highway	: 11.0 km
IIRA International School	: 600 mtr.	BAPS Temple	: 1.0 km	Makarapura GIDC	: 6.0 km
				Air Port	: 11.0 km
				Jain Derasar Temple	: 500 mtr.

* All distances are approximate.



Payment Schedule:

10% Booking | 20% 15 days from date of Booking | 10% Plinth Level | 07% 1st Floor Slab Level | 07% 3rd Floor Slab Level
 07% 5th Floor Slab Level | 07% 7th Floor Slab Level | 07% 9th Floor Slab Level | 07% 11th Floor Slab Level | 8% Masonry
 5% Plaster level | 5% Finishing Level

QR Code for Location



QR Code for Brochure



Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVL 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.