



ISCON
HABITAT

ISCON GROUP IS TODAY AMONGST GUJARAT'S PRE-EMINENT REAL ESTATE DEVELOPERS, WITH A WIDESPREAD CORPORATE REPUTATION CREATED ON BENCHMARK PERFORMANCE.

ISCON IS FAMOUS FOR ITS DIVERSE REPERTOIRE OF ARCHITECTURAL EXPERTISE, IT'S INHERENT STREAK OF INNOVATION, TIME-CONSCIOUS PLANNING & EXECUTION OF PROJECTS, AND HIGHLY EVOLVED SKILLS IN PROPERTY MANAGEMENT.

OVER THE YEARS, THE GROUP HAS DEVELOPED OVER 55 LAKH SQUARE FEET OF RESIDENTIAL, CORPORATE, COMMERCIAL & RETAIL SPACES AT AHMEDABAD, VADODARA, SURAT, RAJKOT, BHAVNAGAR, ANAND AND DEESA.

ISCON'S PRESTIGIOUS CLIENTELE SWEARS BY ITS SUPERIOR SERVICES, EYE FOR DETAIL AND TRADITION OF INTEGRATED EXECUTION. THE GROUP HAS ALSO BEEN AWARDED FOR ITS 'SUPERIOR QUALITY & TIMELY COMPLETION OF PROJECTS' BY THE HIGHLY ESTEEMED TATA GROUP.

A UNIQUE ASPECT OF ISCON'S CORPORATE CULTURE IS: THE VALUE THE ORGANIZATION PLACES ON THE RELATIONSHIP BETWEEN THE BUILDER AND THE BUYER. THIS IS REFLECTED NOT ONLY IN THE FLEXIBLE HOME DESIGNS, ATTENTION TO DETAIL AND COST-EFFECTIVE PRICE BANDS, BUT ALSO IN THE AFTER-SALE 'PROFESSIONAL PROPERTY MANAGEMENT SERVICES' IT PROVIDES TO THE BUYER. ISCON'S PROPERTY MANAGEMENT PROFESSIONALS WORK AS A 24 X 7 RESOURCE & SERVICE CENTER, ENSURING THE SEAMLESS FUNCTIONING, LONG-TERM UTILITY AND PRODUCTIVITY OF ITS PROPERTIES AND CONSTRUCTIONS.

AS A FULL-SERVICE REAL ESTATE DEVELOPMENT AND MANAGEMENT ORGANIZATION, ISCON MAINTAINS COMPREHENSIVE IN-HOUSE CAPABILITIES IN ALL RELATED CRITICAL AREAS, DELIVERING A ONE-OF-A-KIND VALUE PROPOSITION TO THE INHABITANT, BUYER AND INVESTOR.



ISCON GROUP ENTERED THE MARKET OF VADODARA WITH ISCON HEIGHTS & ISCON ATRIA, BOTH EXCEPTIONALLY WELL EXECUTED PROJECTS. THE SCALE, THE OPULENT COMMON FACILITIES, & THE PLUSH AMBIENCE HAS SET NEW STANDARDS FOR THE VADODARA MARKET. OUR WORK DOESN'T STOP AT CREATING THE FACILITIES, THEY HAVE SINCE BEEN MAINTAINED AND MANAGED TO PERFECTION. GATHERINGS ARE ORGANIZED ON ALL FESTIVALS, APART FROM THE MONTHLY EVENTS FOR ALL AGE GROUPS TO CREATE A WELL-BINDED COMMUNITY OF RESIDENTS.

BUILDING ON IT'S STRONG FOUNDATION, ISCON GROUP HAS JUST COMPLETED IT'S NEXT TWO ENDEAVOR'S, NAMELY

ISCON HABITAT & ISCON HARMONY

THE BROCHURE HIGHLIGHTS HOW WE AT ISCON HAVE DELIVERED MUCH MORE THAN WHAT WE PROMISED AT THE COMMENCEMENT OF ISCON HABITAT.

EXPERIENCE TRUE 'CLUB LIFESTYLE'!

432 LUXURY
APARTMENTS

12 FABULOUS
TOWERS

2,3&4 BHK
SPACIOUS APARTMENTS

A MULTITUDE OF
LEISURE FACILITIES...

TRULY A GOOD LIFE!



Actual Photograph: Clubhouse outdoor lobby



Actual Photograph: Large Driveway & Landscaped Garden

AIR-CONDITIONED LOUNGE
INDOOR & OUTDOOR SITTING SPACES
SWIMMING POOL
GYMNASIUM
MULTIPLE LANDSCAPED GARDENS
MINI THEATER
MULTIPLE INDOOR GAMES
VOLLEYBALL & BASKETBALL COURT
CRICKET PITCH
JACUZZI
BADMINTON COURT
PARTY LAWNS

...THE LIST IS ENDLESS!



Actual Photograph: Landscaped Garden



Actual Photograph: Clubhouse



A **PLUSH LIFESTYLE** CAMPUS
TRULY **WORLD-CLASS CLUB** AMENITIES
A ROBUST **INFRASTRUCTURE**
LARGE LANDSCAPED **OPEN SPACES**

FEEL BLESSED!



Actual Photograph: 'The Habitat Club' Reception area

Actual Photograph: Club Lobby & Party Lawns

CHAT WITH FRIENDS & NEIGHBOURS
AT THE **WELL APPOINTED LOUNGE**

OR, TAKE A DIP IN THE BLUE COOL
WATERS OF THE **SWIMMING POOL**

OR, SPEND SOME 'ME' TIME IN THE
LIBRARY WITH A BOOK

OR, PLAY A **GAME OF POOL** WITH
YOUR NEIGHBOUR

PUMP SOME IRON AT **THE GYM** OR
WATCH A MOVIE AT **THE MINI-THEATER**

SO MANY CHOICES...
THEY LITERALLY SPOIL YOU!



Actual Photograph: 'The Habitat Club'

Actual Photograph: Lounge



Actual Photograph: Swimming Pool with Deck



Actual Photograph: Children's Play Area



Actual Photograph: Children's Day Care Center



Actual Photograph: Elegant Water Sculpture



Actual Photograph: Mini Theater / AV Room



Actual Photograph: Indoor Games Room



Actual Photograph: Air-conditioned Gymnasium



Actual Photograph: Air-conditioned Library



Actual Photograph: A grand, welcoming entrance with 24x7 security

IMAGINE LIVING IN A 5-STAR RESORT FOR THE REST OF YOUR LIFE.
IMAGINE WAKING UP TO A PICTURESQUE, LANDSCAPED VIEW EVERY MORNING.
IMAGINE WIDE-OPEN SPACES AND PREMIUM SPORTING FACILITIES FOR YOUR CHILDREN.
IMAGINE A VIBRANT COMMUNITY, LUXURIOUS CLUB FACILITIES AND A ROUND-THE-YEAR EVENT CALENDER FOR YOUR FAMILY.
IMAGINE DRIVING INTO A PLUSH LIFESTYLE HOME, ONE THAT WELCOMES YOU WITH ITS MYRIAD CHARMS...EACH DAY OF YOUR LIFE!

THE DAYS OF DREAMING ARE OVER...WELCOME TO ISCON HABITAT, A LARGE CAMPUS SPREAD OVER 3 LAKH SQ. FT, WITH THE CHOICEST OF CLUB AND LEISURE FACILITIES, GRAND ENTRANCE, DRIVEWAYS & LOBBIES, WELL APPOINTED & DEFTLY CRAFTED LIVING SPACES. EVERYTHING THAT YOU HERETO JUST IMAGINED IS READY FOR YOU TO EXPERIENCE IN REAL. THIS IS YOUR GOLDEN OPPORTUNITY TO VIEW THE CAMPUS IN ITS FULL BLOOM, CHOOSE YOUR APARTMENT AND SHIFT OVER...RIGHT AWAY.

ISCON HABITAT IS READY FOR POSSESSION, AND READY TO CHARM YOU & YOUR FAMILY...TODAY & FOREVER!





- 01 Main Entrance
- 02 Water Cascade
- 03 Feature Sculpture
- 04 Green Contours
- 05 60' Wide Road
- 06 Feature Wall
- 07 Green Trellis
- 08 Landscaped Divider
- 09 Water Sculpture
- 10 Water Feature Wall
- 11 Ramp for Basement
- 12 Entrance to Central Park
- 13 Aroma Garden
- 14 Open Garden
- 15 Park
- 16 Amphi-Theater
- 17 Children's Play Area
- 18 Jogging Track
- 19 Volleyball Play Area
- 20 Basketball Play Area
- 21 Cricket Pitch
- 22 Badminton Court
- 23 Plantation
- 24 Trellis Desk
- 25 Parking
- 26 Transformer Space
- 27 Exit Gate
- 28 Feature Sculpture
- 29 Senior Citizen Garden

Club House (See Club House Plans) ▶

Basement

- A Table Games
- B Table Tennis
- C Pool & Billiards
- D Gymnasium
- E Ladies Change Room & Steam Bath
- F Gents Change Room & Steam Bath
- G Swimming Pool
- H Wooden Deck

Ground Floor

- I Jacuzzi
- J Kitchen
- K AV Room & Lounge
- L Reception
- M Office
- N Store
- O Children's Day Care Centre
- P Activity Room
- Q Library/ B. Centre
- R Toilets/Wash Rooms



A GRAND ENTRANCE GATE

PLUSH LOBBY FOR EACH
APARTMENT BLOCK

A FLAWLESS FINISH

GENEROUS LANDSCAPING
ALL AROUND THE CAMPUS

BEST-IN-CLASS MATERIAL &
BRAND SPECIFICATIONS

**BECAUSE, NOTHING BUT
THE BEST FOR YOU!**



Actual Photograph: Entrance Foyer of apartment



THOUGHTFULLY PLANNED DEFTLY EXECUTED

EVERY CORNER OF THE CAMPUS AT ISCON HABITAT EVOKES A SENSE OF 'CARE'. FOR US THE RESPONSIBILITY DOESN'T END AT MERELY CREATING THE PHYSICAL INFRASTRUCTURE, BUT ENSURING THAT IT IS MANAGED AND ENJOYED BY THE RESIDENTS YEAR AFTER YEAR!

PROPERTY MANAGEMENT SERVICES: ISCON HABITAT CAMPUS SHALL BE MANAGED BY THE IN-HOUSE PROPERTY MANAGEMENT TEAM OF PROFESSIONALS. BE IT THE CLUBHOUSE, THE SECURITY, THE CLEANLINESS OR THE PREVENTIVE MAINTENANCE, YOU CAN BE REST ASSURED THAT THE CAMPUS SHALL BE KEPT IN PRISTINE CONDITION FOR YOU TO ENJOY LIFE WITHOUT ANY HASSLES.

VALUE ADDED AMENITIES:

- A FULLY EQUIPED CLUBHOUSE, TOGETHER WITH MULTIPLE INDOOR & OUTDOOR SPORTING/ LEISURE AMENITIES
- BUSINESS CENTER WITH FACILITIES LIKE FAX, PHOTOCOPY, COMPUTER & INTERNET, WAITING/ MEETING LOUNGE ETC.
- BASEMENT DEDICATED FOR PARKING APART FROM DRIVER'S LOUNGE & TOILETS, MEDICAL ROOM, LAUNDRY ROOM & PROPERTY MANAGEMENT TEAM OFFICE.



ELEGANT LIVING SPACES

THOUGHTFUL PLANNING
& FLAWLESS PROJECT EXECUTION

THE FURNISHED
SAMPLE APARTMENTS HAVE BEEN
PAINSTAKINGLY CREATED TO
HELP YOU SEE YOUR DREAMS
TRANSFORM TO REALITY



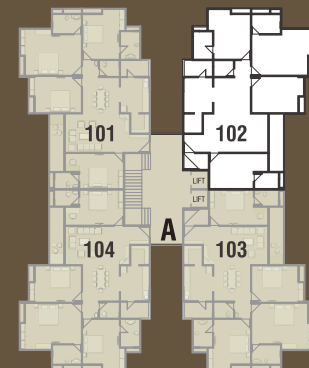
Actual Photograph: Sample Furnished Apartment



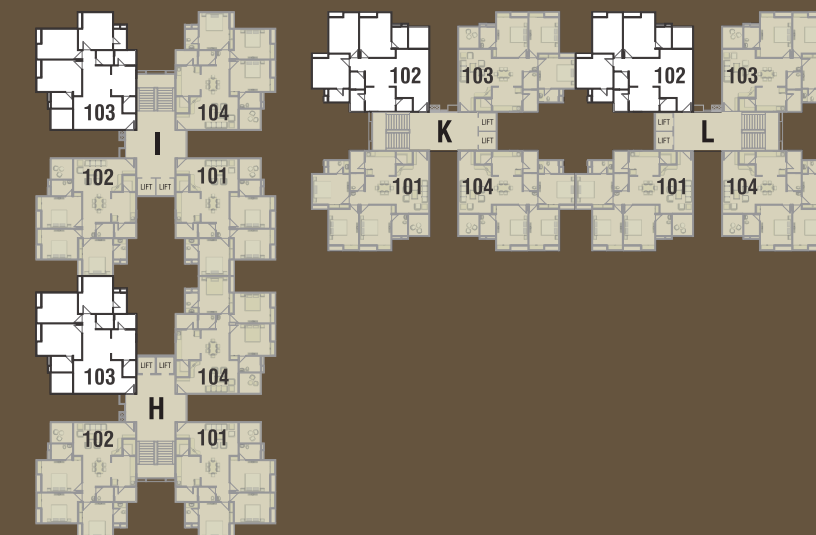
Actual Photograph: Sample Furnished Apartment



TYPE1 | **4BHK**
TOWER **A** | Size: 2705 sq.ft.



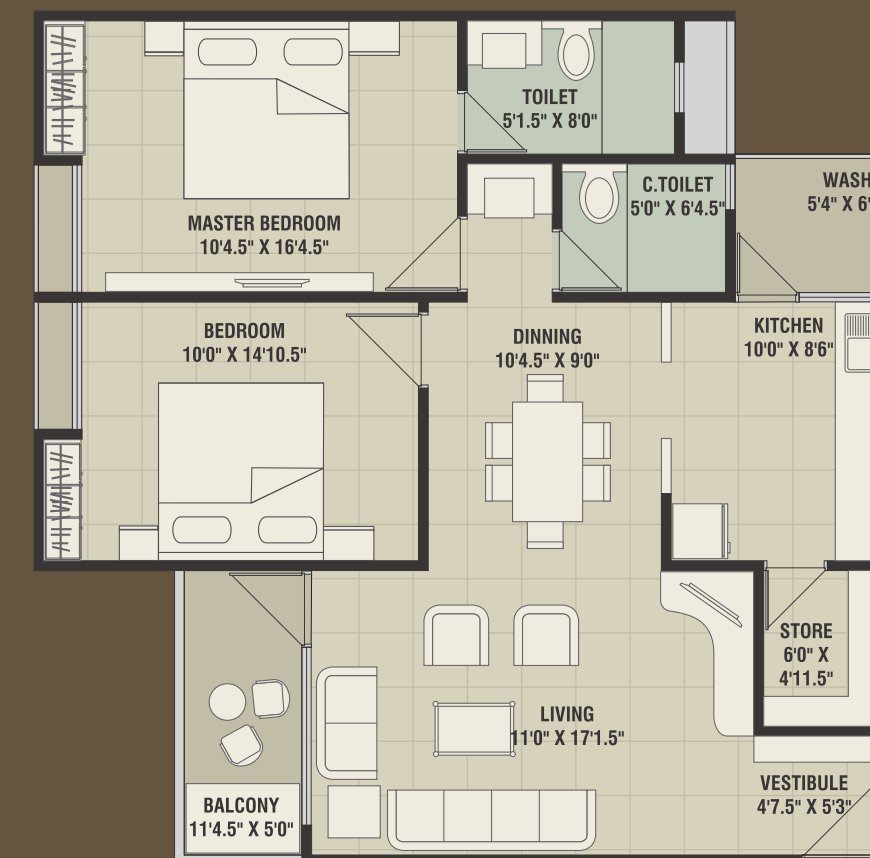
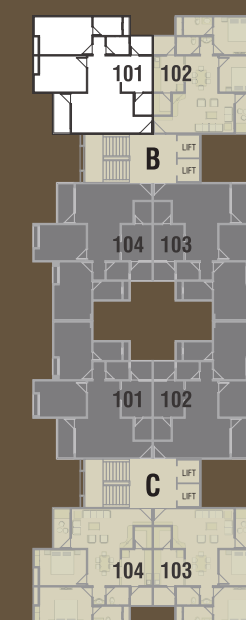
TYPE3 | **3BHK**
TOWER **H, I, K, L** | Size: 1830 sq.ft.

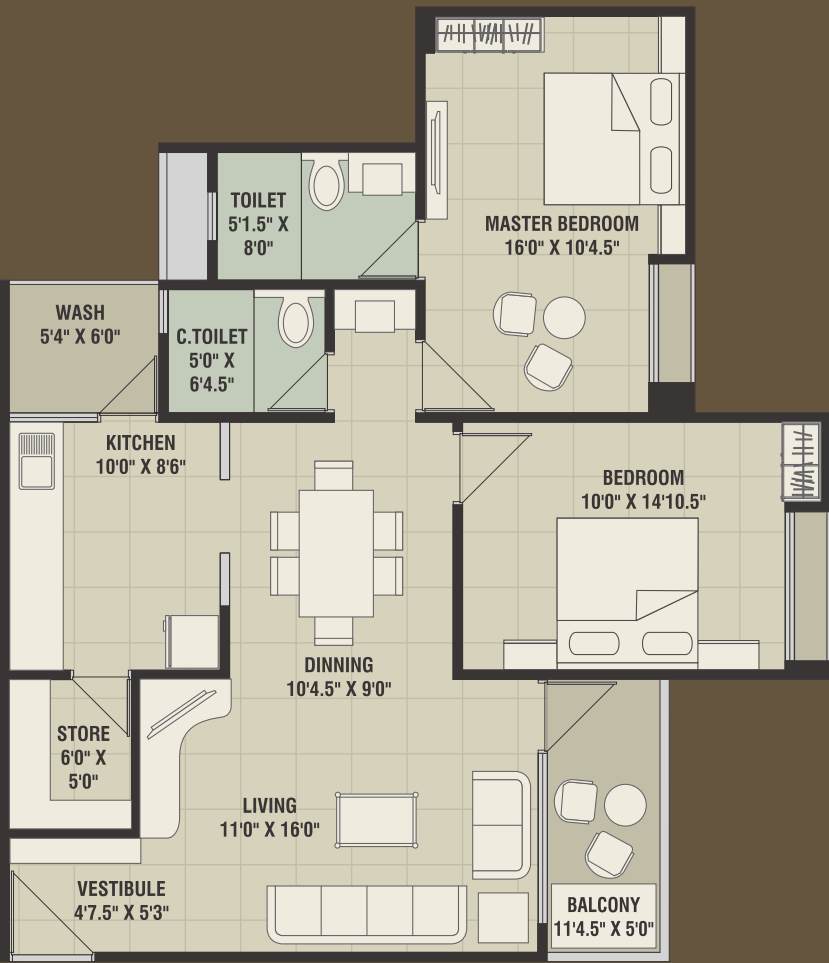


TYPE2 | **3BHK**
TOWER **J** | Size: 2140 sq.ft.

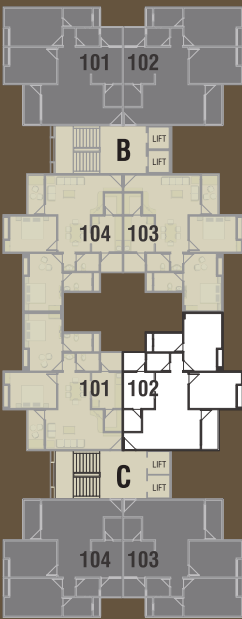


TYPE4 | **2BHK**
TOWER **B, C** | Size: 1420 sq.ft.

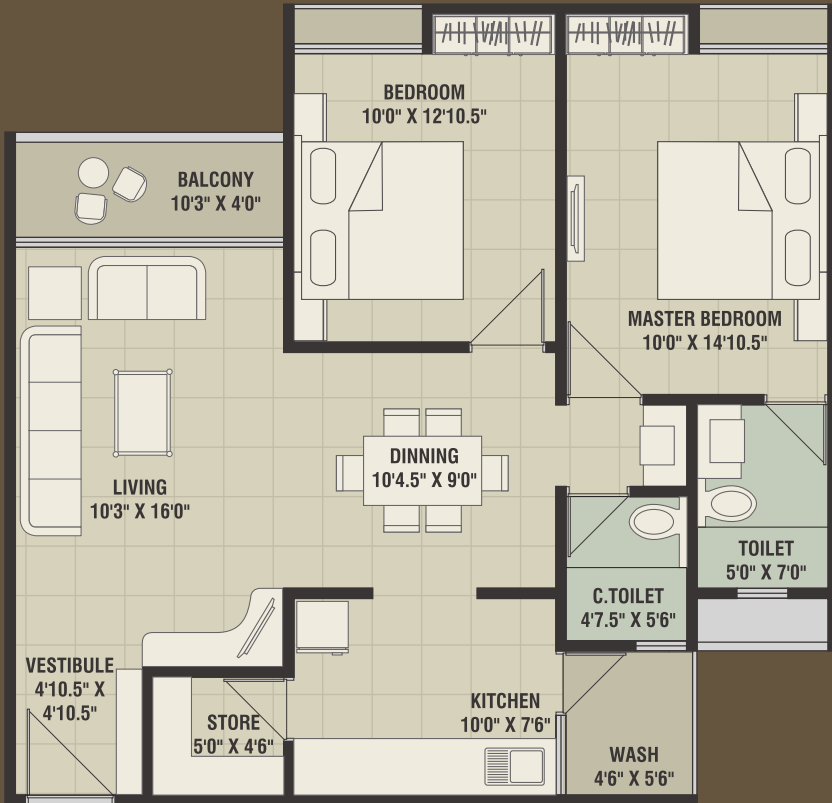
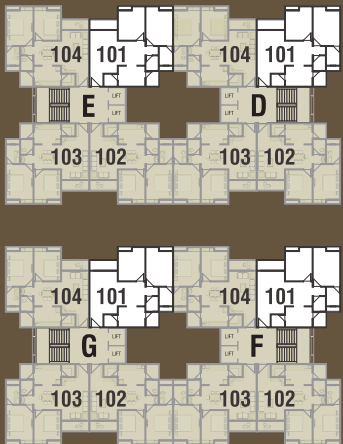




TYPE5 | **2BHK**
TOWER **B, C** | Size: 1420 sq.ft.



TYPE6 | **2BHK**
TOWER **D, E, F, G** | Size: 1225 sq.ft.



SPECIFICATIONS

STRUCTURE

- RCC Framed Structure

LOBBY

- Elegant ground floor lobby with Italian Marble / Granamite flooring

FLOORING

- Upper floors lobby flooring in vitrified tiles and lift cladding in Granamite / Designer tiles
- All lobby walls in plastic emulsion paint

LIFTS

- Automatic Lifts having 10 persons capacity (Schindler)

APARTMENT FLOORING

- Vitrified tiles in the foyer, living, dining, corridors, family and all bedrooms.
- Anti-skid ceramic tiles in all Balconies.

KITCHEN

- Vitrified tiled in flooring and dado of lintel level above granite counter.
- Kota flooring and ceramic dado in the utility.
- Black granite counter with stainless steel / Ceramic sink.

TOILETS

- Anti-skid ceramic tiles for flooring.
- Standard quality sanitary and plumbing fixtures.
- Designer superior quality tiles on walls up to lintel level.
- Granite counter with ceramic wash basin in the master toilet and wash basins in other toilets.
- Plastic emulsion paint for ceiling .

INTERNAL DOORS

- Main door-7 feet high opening with decorative veneer polished on both sides.
 - Other internal doors, 7 feet high with wooden frames and laminate on both sides.
 - Standard quality ironmongery and fittings for all doors.
- External Doors and Windows
- Powder coated Aluminum windows with heavy sections.

PAINTING

- External Walls with apex or textured finish .
- All railings in enamel paint.
- Putty on all internal walls.

ELECTRICAL

- All electrical wiring is concealed with PVC insulation wires with modular switches.
- Sufficient power outlets and light points provided.
- TV and Telephone points provided in Living Rooms, Dining and all bedrooms.
- ELCB and individual meters will be provided for each apartment.

SECURITY SYSTEM

- Gated community with round the clock security.

PARKING

- Sufficient car parking facility on Ground Floor and Basement.

WATER

- Uninterrupted 24 hours water supply through own Borewell

Type	Area	Maintenance	Other Charges
2BHK	1225 sq. ft.	Rs. 1,25,000	Rs. 1,00,000
2BHK	1420 sq. ft.	Rs. 1,25,000	Rs. 1,00,000
3BHK	1830 sq. ft.	Rs. 1,50,000	Rs. 1,25,000
3BHK	2140 sq. ft.	Rs. 1,50,000	Rs. 1,25,000
4BHK	2705 sq. ft.	Rs. 2,00,000	Rs. 1,50,000





ISCON HEIGHTS, VADODARA



ISCON ATRIA, VADODARA



ISCON HARMONY, VADODARA



ISCON GREENS, VADODARA



ISCON VILLAS, A'BAD



ISCON ELEGANCE, A'BAD



ISCON PALMSPRINGS, A'BAD



ISCON PLATINUM, A'BAD



ISCON RIVERSIDE, A'BAD



ISCON FLOWER, A'BAD



ISCON CLUB, BHAVNAGAR



ISCON CRYSTAL, DEESA



ISCON PRIDE, DEESA



ISCON MEGA MALL, AHMEDABAD



ISCON MALL, SURAT



ISCON MALL, RAJKOT



ISCON RESIDENCY, A'BAD



ISCON PARK, A'BAD



GURUKUL PARK, A'BAD



ISCON MALL, A'BAD



ISCON ARCADE, A'BAD



ISCON CENTER, A'BAD



ISCON SQUARE, A'BAD



ISCON PLAZA, A'BAD



JP COMPLEX, A'BAD



JP CORNER, A'BAD



• Stamp Duty & Registration charges would be charged extra. • Service Tax, VAT or any such additional taxes would be charged extra. • Maintenance deposit would be charged extra. • Internal changes would be permitted at extra cost and with prior permission and no external changes would be permitted. • Allotment of one car park free. Additional car park would be charged extra. • Terrace rights would rest with the Developers. • Any additional FSI at present or in future would be availed by the Developer and no member would claim any right for the same. Note: This brochure is for information purpose only. It does not form a part of the agreement or any legal document.



ISCON HABITAT

Site: Off Sardar Patel Marg,
Sevasi, Vadodara.

JP ISCON Ltd.

ISO 9001:2008, ISO 14001:2004
& OHSAS 18001:2007

Office: 9th Floor, Iscon Atria 2,
Gotri Main Road, Vadodara.

Call **90999 03052/53/54**

AHMEDABAD MUMBAI JAIPUR VADODARA SURAT RAJKOT BHAVNAGAR ANAND DEESA