



Site Address:

Balraj Heritage, Tulsi Bungalow Road, B/H Chitrakut Farm,
New Vastral, Ahmedabad, Gujarat 382430.

M : 99 98 43 45 45

RERA No. : PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Urban Development Authority/MAA15260/260525/311229 | gujrera.gujarat.gov.in

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It takes BOLD VISION to bring
UTTER SOPHISTICATION in life.



Balraj Heritage

2 & 3 BHK Lavish Living & Shops

SETTING BENCHMARKS ABOUT THE GROUP



Balraj group has been engaged in the construction business for more than a decade. We have been fortunate enough to cater to countless happy families. The enormous faith people have shown in our previous projects is what empowers us to create miracles. We always strive to bring the best of innovation, planning and thoughtfulness to breathe life into structures that you can call your Home.

Completed Projects :

Shyam 140 - New Vastral
Prathna Elegance - New Vastral
The Rhythm Heights - Nikol
Pushpam Heights - Hanspura

Upcoming Projects :

The Forest Villa By Balraj Group - Vehlal

Ongoing Projects :

Shreevas Homes - Bilasiya
Signor Heritage - Zundal
Shyam 242 - Lambha
Sreevas - Chiloda
Malabar Royal - Vadodara

To carry forward the legacy, we are all set to launch our Flagship project –
BALRAJ HERITAGE

Balraj Heritage

Welcome to Balraj Heritage that creates an iconic insignia of a picturesque lifestyle. It is one blend of comfort and convenience that takes these homes to an unprecedented status. The passionate artistry and meticulous attention towards perfection has made sure that it becomes a crown jewel of your dream.

Experience an inimitable finesse in every moment of life. That is where life becomes grand.

224

FAMILY

37

SHOPS

30+

AMENITIES

04

TOWER

14

STOREY

2 & 3

BHK FLATS



The configurations of Balraj Heritage play a key role in defining the measure of sophistication and considered Balraj Heritage each resident can expect. These living offer ample space and flexibility.

Absolute
REFINEMENT & LUXURY





Happiness is about
DELIGHTFUL LIFESTYLE

Every home at Edgewater is a creation of meticulous planning, filled with every imaginable luxury. Your home is redefined as a symbol of elite living with exclusive amenities and facilities. Each home exudes opulence in aesthetic sense and is elegantly designed with state-of-the-art functionality.





Exceeding 2 & 3 BHK homes and
HEIGHT STANDARDS



WIDE
OPEN SPACE

between two towers




Balraj Heritage

EMBRACING NATURE

Walk, play, meditate or simply sit peacefully and have a delightful chit chat with your neighbours or loved ones. An open, lush green garden is the perfect place to be at. Here amenities are carefully designed for different age groups to ensure an active day full of fun and joy for everyone.





Move to BALRAJ HERITAGE and spend some quality time with yourself and your loved ones every day. A plethora of amazing lifestyle amenities along with a home overlooking the lush green panoramic view of the garden awaits you.





Value added

AMENITIES

It is a feeling when your residence takes a special place in your heart.

BALRAJ HERITAGE gives towering structure & modern amenities.

- | | | | | |
|---|---|---|---|---|
| 
Attractive Entry - Exit Gate | 
Grand Entrance Foyer | 
Event Lawn | 
Senior Citizen Seating | 
Kids Play Area |
| 
Indoor Games | 
Banquet Hall | 
Lush Green Garden | 
CCTV Camera | 
Sit Out |
| 
Sculpture | 
Yoga Deck | 
Jogging Track | 
Power Backup Generator | 
Kitchen & Storage Area |
| 
1 Car Allotted Parking | 
2 High Speed Lift | 
2 Basement Parking | 
Security Cabin | 
Space For Sub Station |
| 
Pick Up - Drop Off Zone | 
Water Body | 
Solar Panel | 
Fire Safety | 
24 Hrs. Water |
| 
Club House | 
Society Office | 
Open Theatre | 
Gazebo | 
Lily Pond |





Balraj Haritage has always dreamt of creating architectural landmarks that stand out as a benchmark of quality and innovation. And one such vision that the company shared, was to create a spacious three road corner project which becomes an icon of peace and calm.

A Journey Towards
PEACE OF MIND



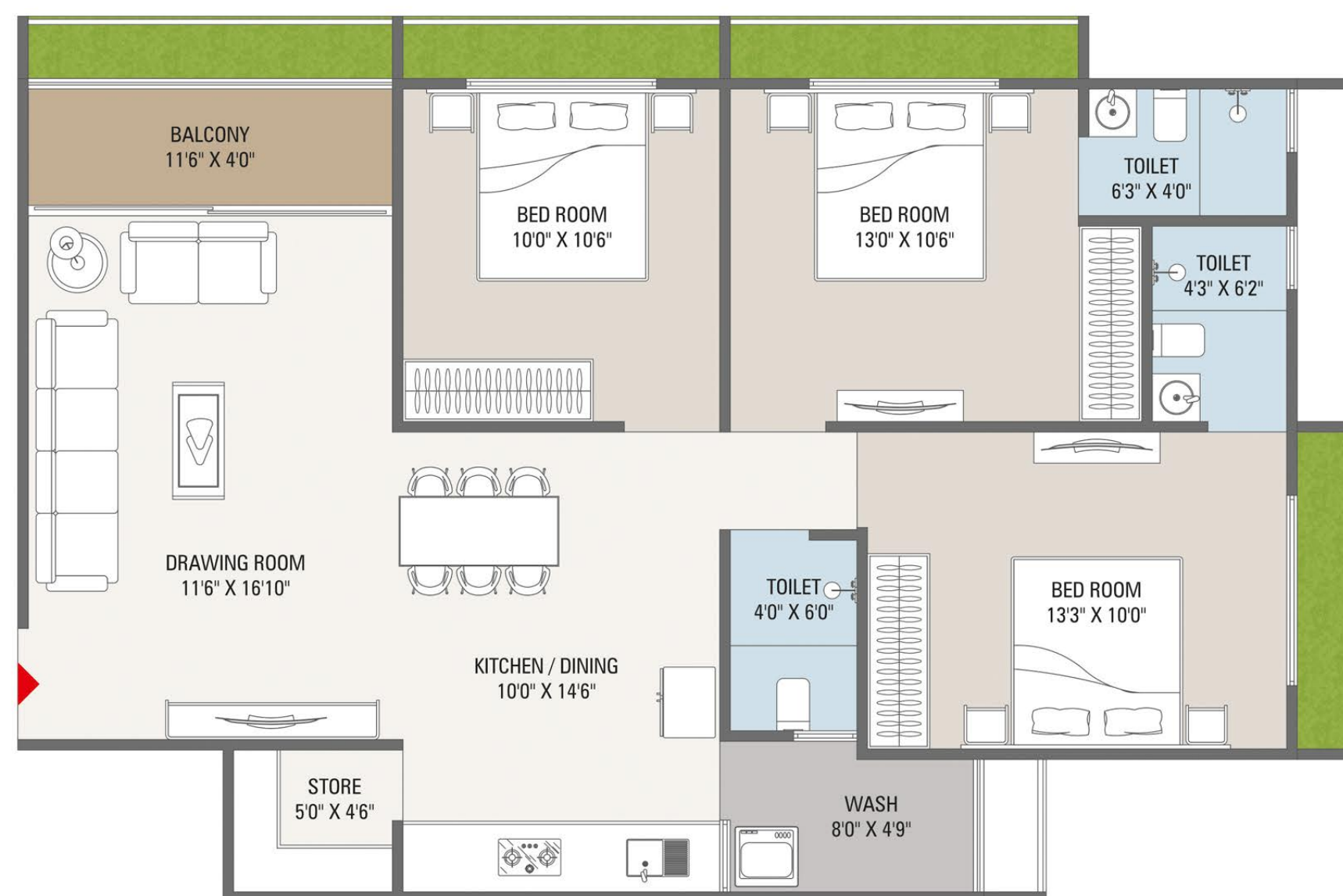
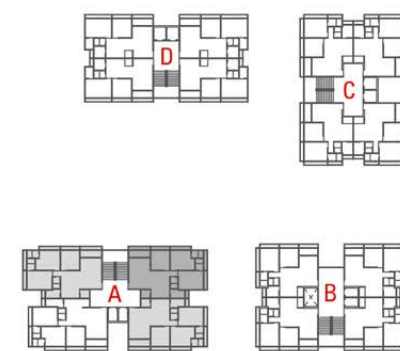


TYPICAL
FLOOR PLAN



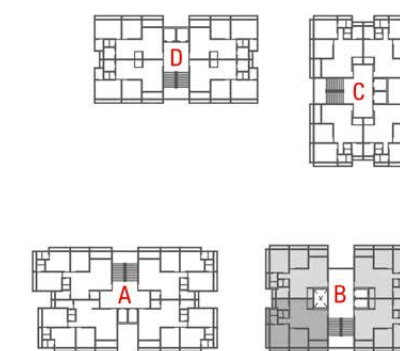
3 BHK UNIT PLAN

TYPE - 1 | BLOCK - A



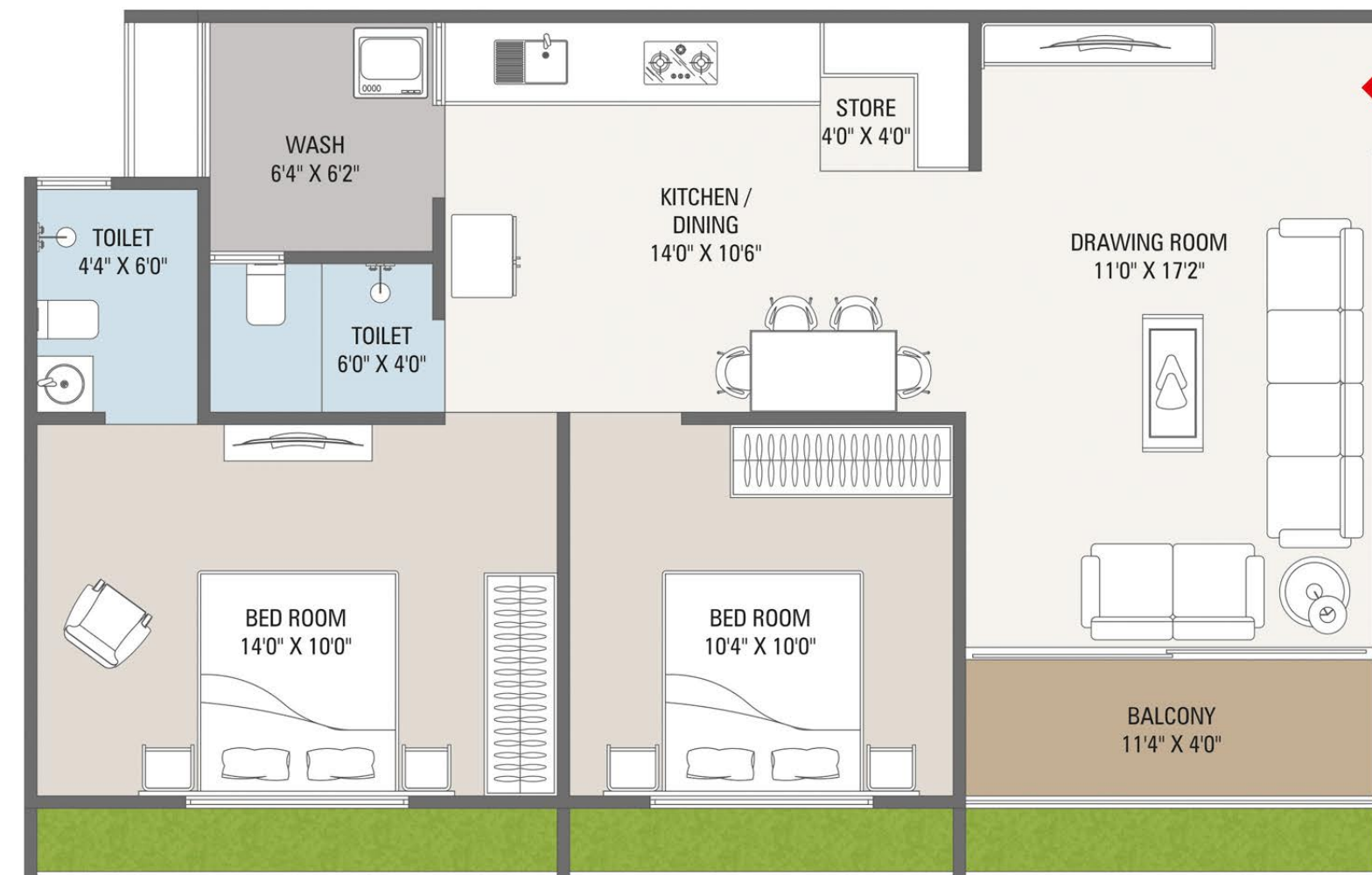
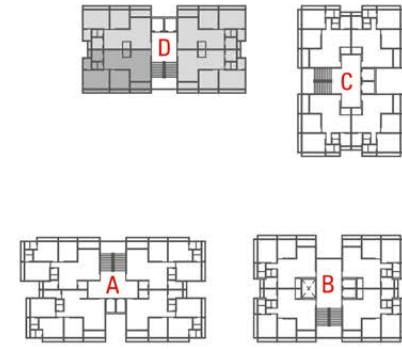
2 BHK UNIT PLAN

TYPE - 1 | BLOCK - B



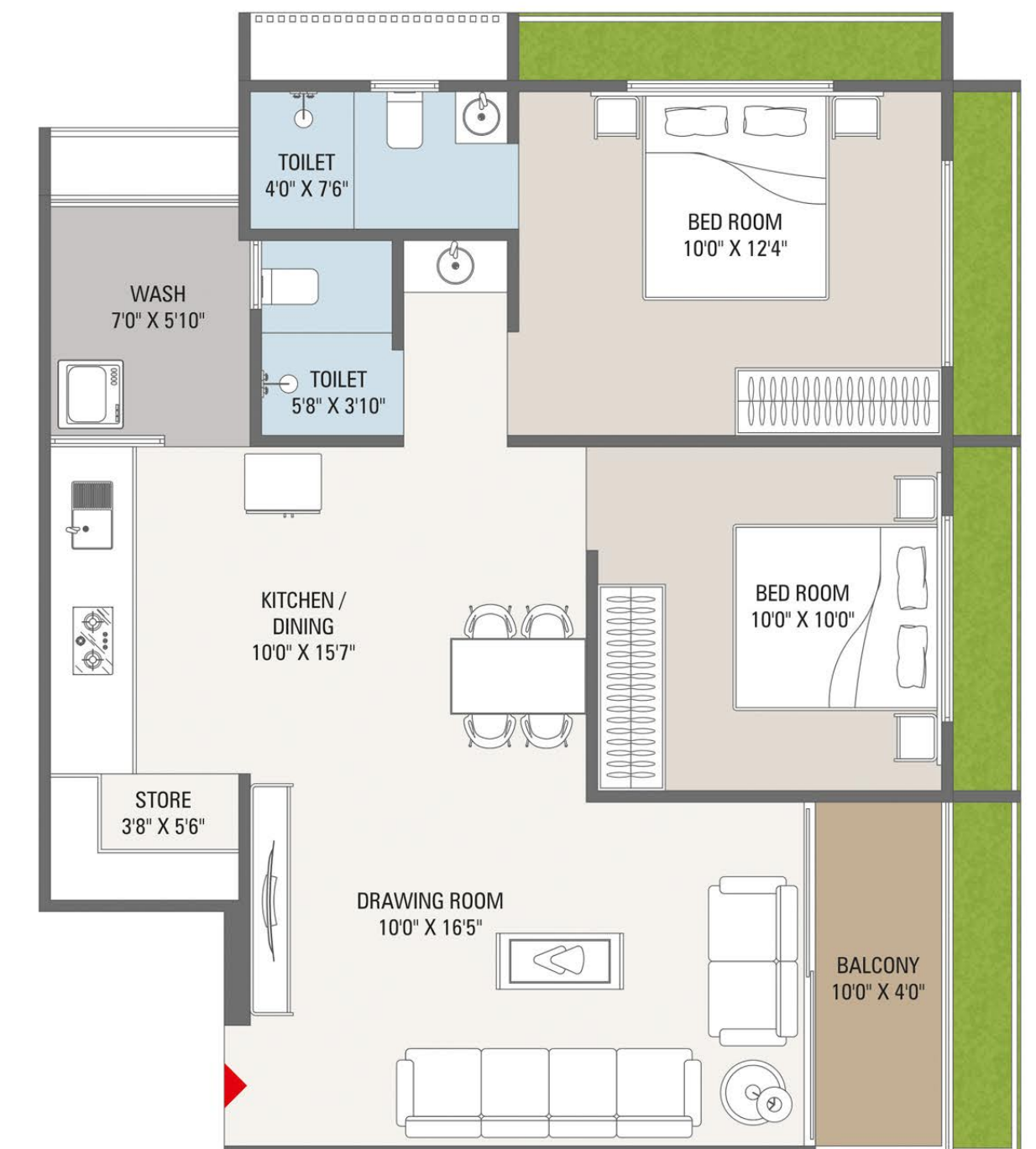
2 BHK UNIT PLAN

TYPE - 3 | BLOCK - D



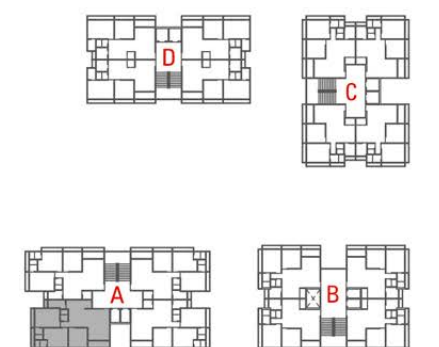
2 BHK UNIT PLAN

TYPE - 2
BLOCK - C



3 BHK UNIT PLAN

TYPE - 2 | BLOCK - A





A stunning GLAMPING OF LUXURY

We perfectly define the true meaning of artistry by elegantly design G+14 - storey single tower, where beauty and comfort converge from the 3 side open view where every day feels like a new blissful Beginning of your new chapter.

LOCATION



A location that keeps you connected with every corner of the city.

Balraj Heritage is strategically placed on Happy Street and is also in close proximity to S.P Ring Road. Not just that, Balraj Heritage boasts to be at a location set within city's golden mile.

Govt. Party Plot	01 Min.
School	02 Min.
S.P Ring Road	05 Min.
Hospital	06 Min.
Bank	10 Min.

BRTS Stop	10 Min.
Cinema	10 Min
Vastral Metro Station	11 Min.
D - Mart	15 Min.

SCAN FOR RERA



SCAN FOR E BROCHURE



SCAN FOR YOUTUBE



SCAN FOR LOCATION



Balraj Heritage

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SPECIFICATION

RCC

- Earthquake Resistance Structure Design For Long Life Of Building Walls.
- External Double Coat Plaster & Water Resist Texture With Paint.
- Interior Mala Plaster (with Putty Finish).

Doors And Windows

- Decorative Main Door With Wooden Frame.
- Internal Flush Doors.
- Fully Anodized Aluminum Sliding Windows.

Flooring

- Vitrified Flooring In Drawing, Dinning, Bedrooms And Kitchen.
- Granite In Staircase.

Kitchen

- Granite Platform.
- Tiles Dado Up To Lintel Level.
- Full Body Vitrified Tiles In Wash Area.

Plumbing

- ISI CPVC and UPVC Pipes For Water Supply, PVC + SWR Pipes For Waste And Drainage Systems.
- Percolation Recharge Wells As Per The Norms Branded CP Fittings.

Toilets

- Designer Tiles In All Toilets Up To Lintel Level.
- Branded Bath Fitting.
- Standard Quality Of Sanitary Ware.
- Overhead PVC Water Tank.

Electrification

- Concealed Cooper Wiring With Modular Switches.
- Adequate Power Supply From GEB (UGVCL).

Terrace

- Waterproofing And Tiles.

DEVELOPER



ARCHITECT



STRUCTURE



LANDSCAPE



MEPE



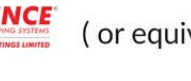
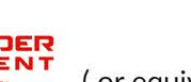
PARKING CONS.



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We use brands

STEEL	 
ELECTRIC WIRE	    (or equivalent)
WINDOWS	   (or equivalent)
PUTTY	   (or equivalent)
PLUMBING	    (or equivalent)
BATHROOM	   (or equivalent)
FLOORING	   (or equivalent)
CEMENT	     (or equivalent)
SWITCH	   (or equivalent)
GLASS	   (Toughened glass with reflecting mirrors) (or equivalent)
ELEVATOR	   (or equivalent)
EXTERIOR PAINT	    (or equivalent)