



Developer:
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Site:
Aarya Elegant, Opp. Sanskruti Garden Villa,
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Architect:
ASQUARE
ARCHITECTURE & INTERIORS

Structure Consultant:



**AARYA
ELEGANT**
— 4 BHK Luxury Villas —





A Haven of Refined Living

Aarya Elegant is more than just a residence; it's a sanctuary of refined living. Nestled amidst verdant landscapes, these opulent 4BHK villas offer a harmonious blend of modern sophistication and timeless appeal.

Immerse yourself in the epitome of comfort and convenience, with spacious interiors, cutting-edge amenities, and a prime location that puts everything you need within easy reach.





A Sanctuary of Serenity

Villas at Aarya Elegant go beyond luxury, redefining modern living. With spacious interiors, smart home technology, eco-friendly designs, and 24/7 security, these villas offer both functionality and elegance. Superior fixtures and thoughtfully curated layouts create a perfect blend of comfort and innovative sophistication.

Key Features



COVERED
CAR PARKING



PROVISION
FOR LIFT



10.5 FT CEILING
HEIGHT



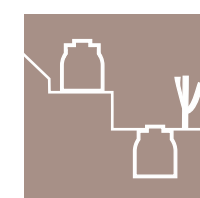
LANDSCAPE
GARDEN



ANTI-TERMITE
TREATMENT



ENTERTAINMENT /
FAMILY ROOM



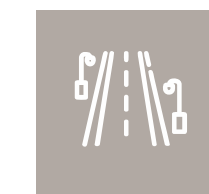
UNDERGROUND &
OVERHEAD TANK



A Realm of Retreat

Aarya Elegant's infrastructure blends safety and convenience, featuring earthquake-resistant structures, advanced plumbing, and electrical systems. With wide roads, ample parking, and sustainable water management, it ensures a hassle-free, luxurious lifestyle built on lasting peace of mind.

Infrastructure



7.50 MT. INTERNAL ROAD (RCC/PAVED)



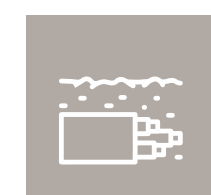
CCTV CAMERAS ALL AROUND THE CAMPUS



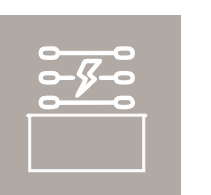
MAIN GATE HI-TECH SECURITY SYSTEM



24 HOURS WATER SUPPLY



UNDERGROUND CABLING OF WIRES



COMPOUND WALL WITH FENCING



RAIN WATER HARVESTING



An Oasis of Opulence

At Aarya Elegant, leisure becomes a way of life. With a world-class clubhouse, swimming pool, gym, and beautifully landscaped gardens, every moment offers a chance to unwind. These luxurious villas provide the perfect blend of privacy, comfort, and vibrant community living.

Leisure Amenities



CHILDREN'S PLAY AREA



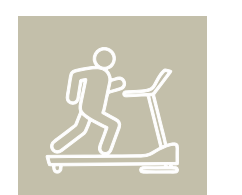
LANDSCAPED GARDEN



MULTIPURPOSE HALL



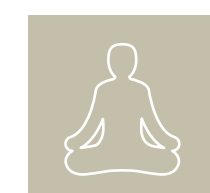
INDOOR GAME



GYM



BOX CRICKET

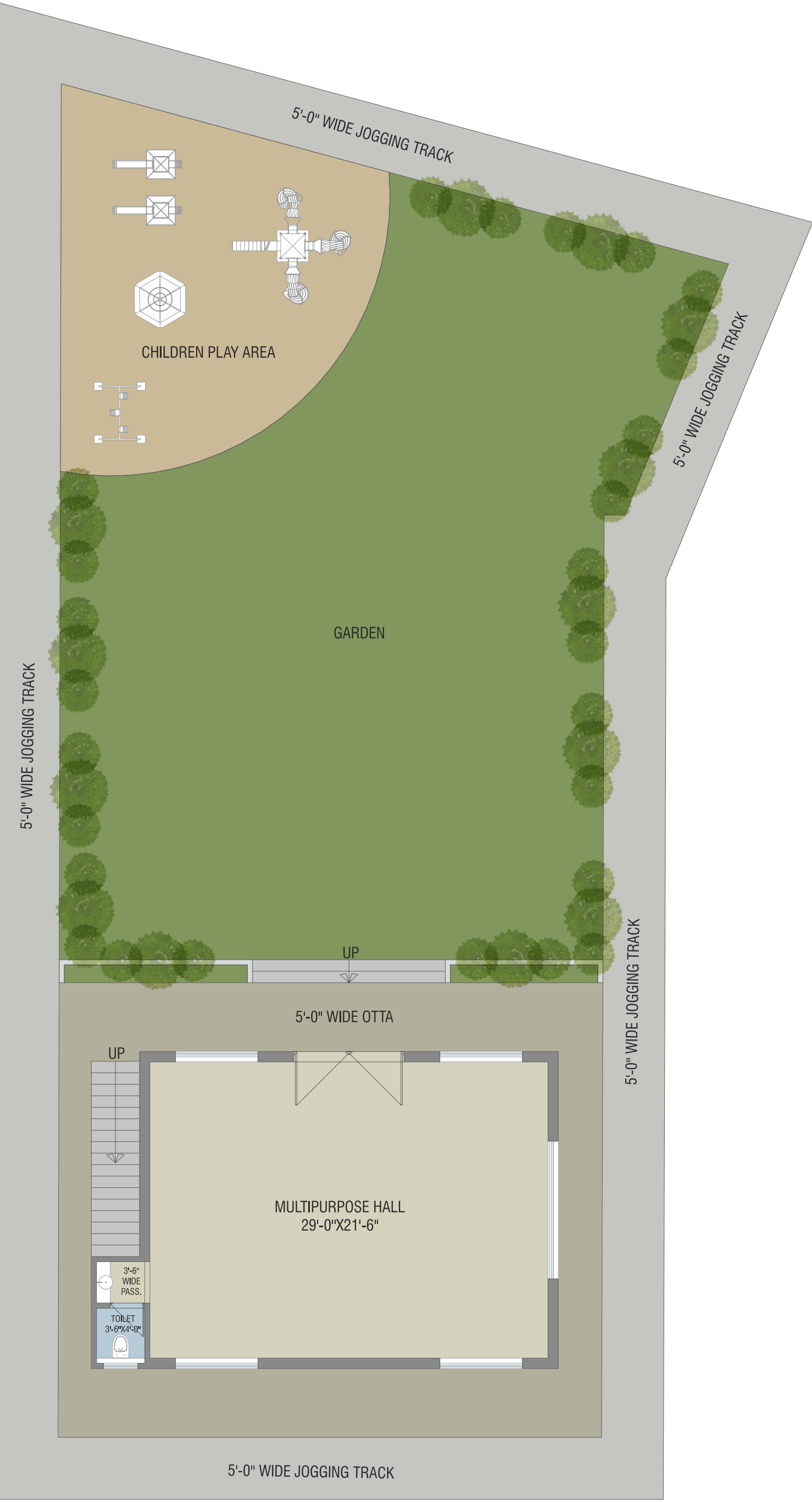


YOGA

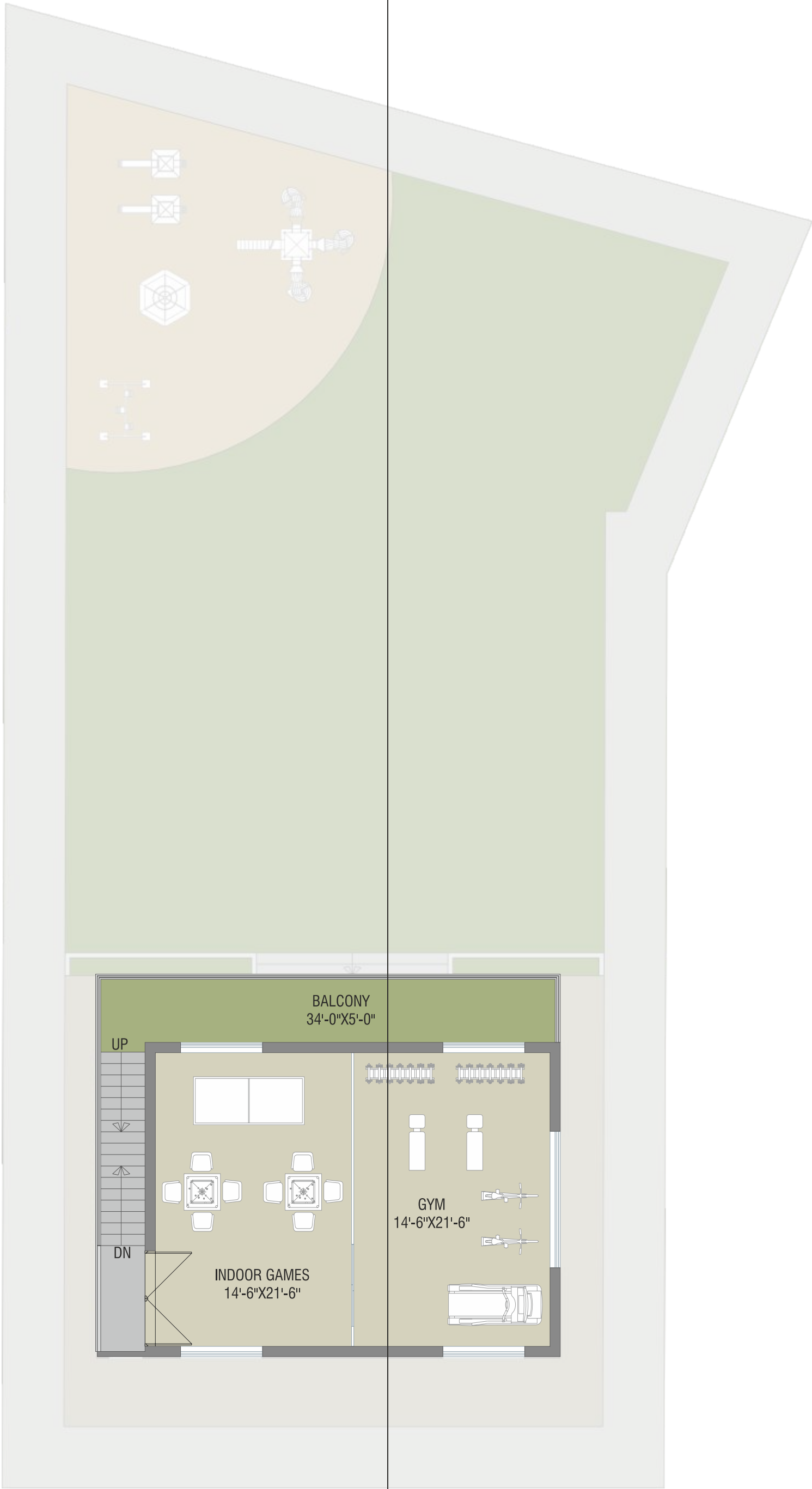


SENIOR CITIZEN'S SEATING

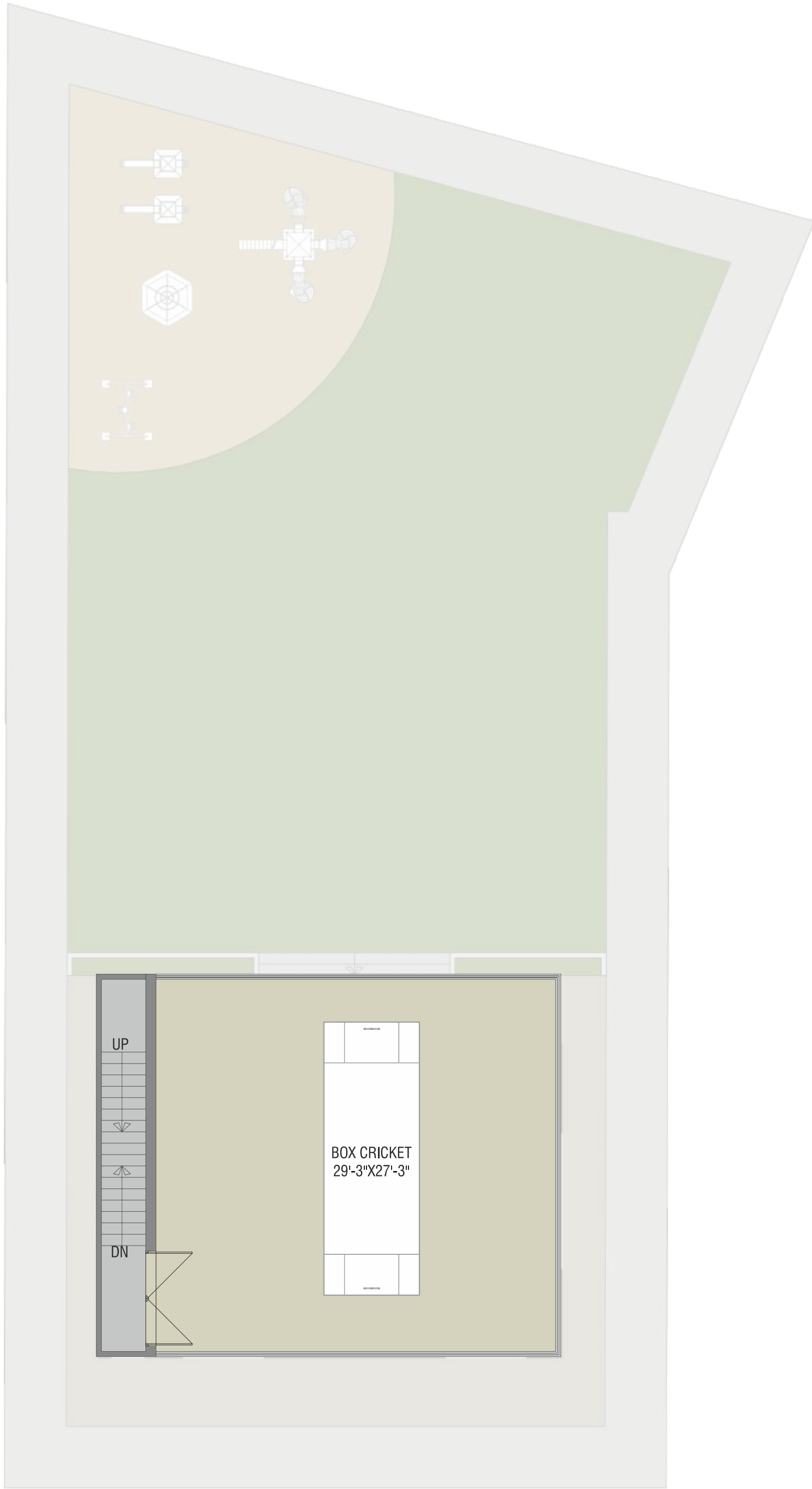
Club House Plan



Ground Floor



First Floor



Second Floor

Layout Plan

Plot No.	Plot Area
01	2064.90
02	1200.20
03	1200.20
04	1200.20
05	1200.20
06	1200.20
07	1200.20
08	1336.40
09	1515.50
10	1244.70
11	1363.10
12	1553.30
13	1203.60
14	1203.60
15	1371.00
16	1519.00
17	1392.20
18	1392.10
19	1391.90
20	1391.80
21	2091.30
22	1446.60
23	1200.00
24	1200.00
25	1200.00
26	1200.60
27	1201.20
28	1201.90
29	1204.70

Area in Sq. Ft.



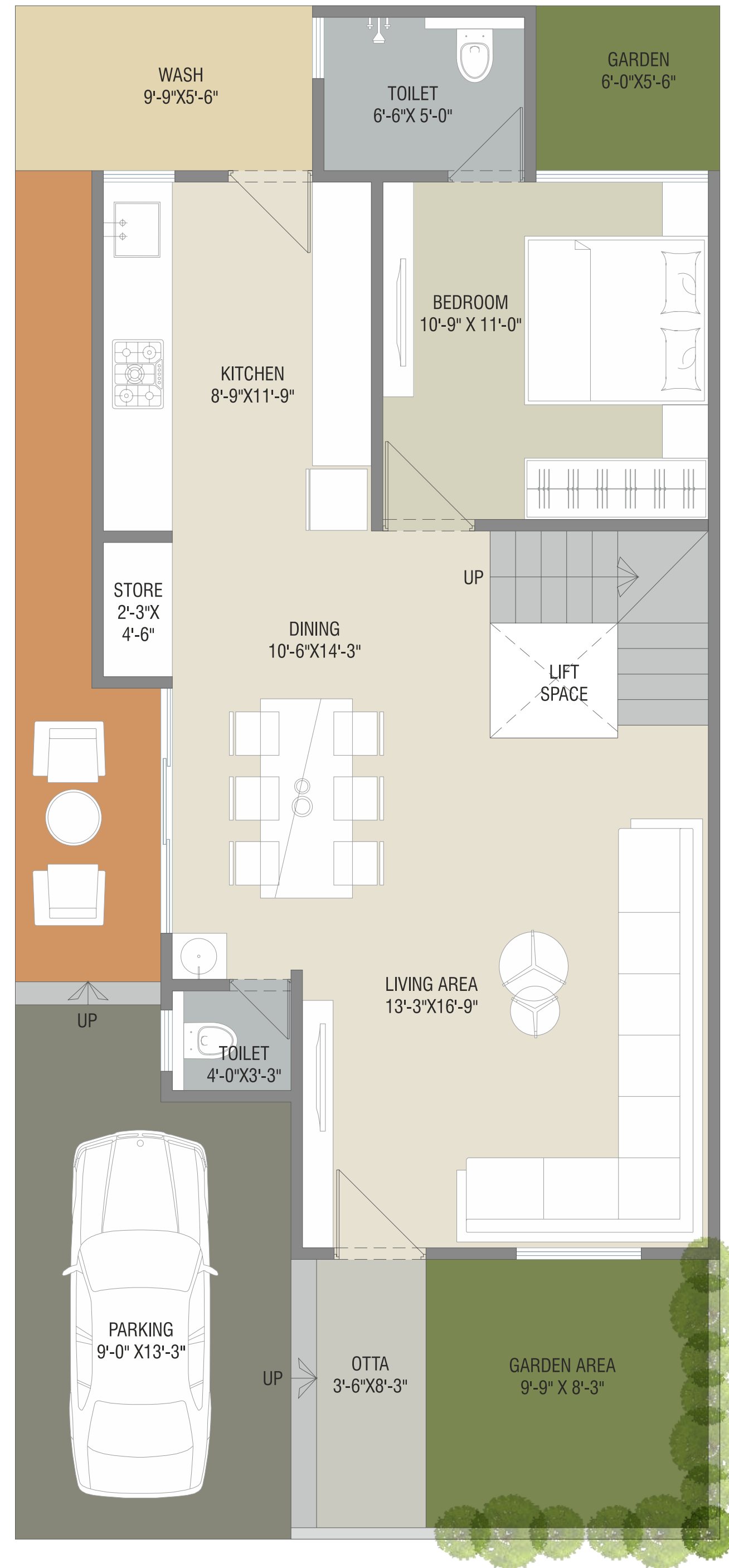
Unit Plan

Ground Floor Slab Area: 882.40 Sq. Ft.

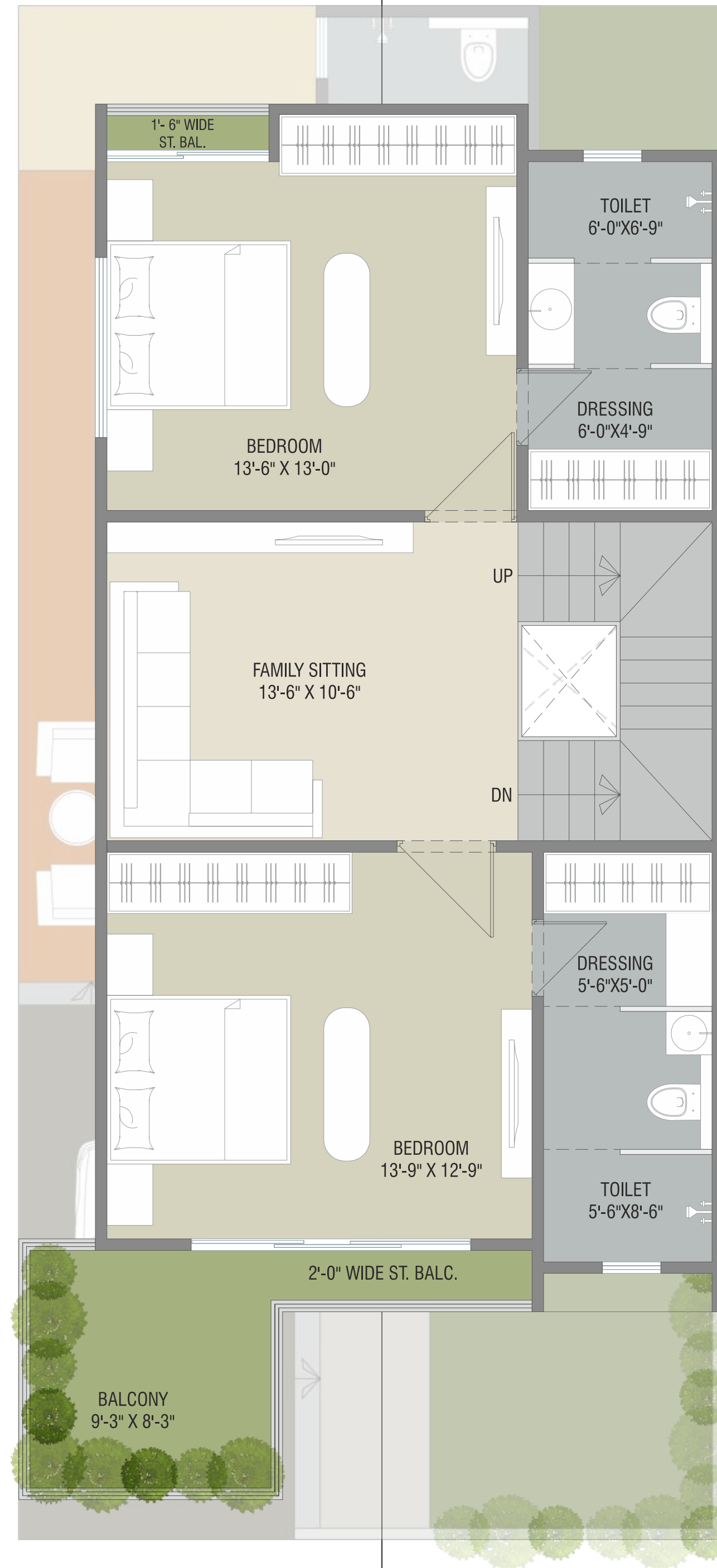
First Floor Slab Area: 856.30 Sq. Ft.

Second Floor Slab Area: 394.70 Sq. Ft.

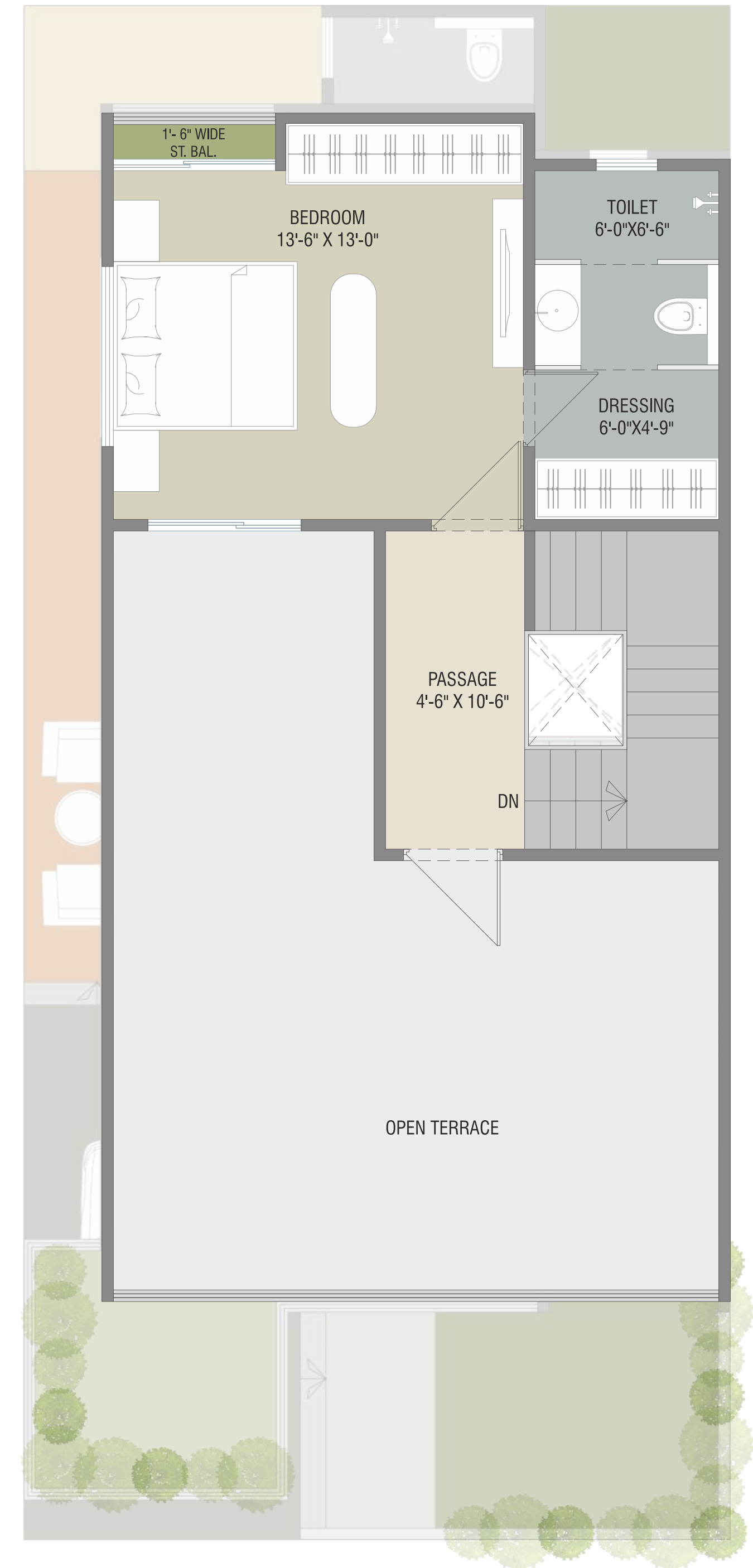
Ground Floor



First Floor



Second Floor





Specifications

STRUCTURE:

- All RCC & brick masonry work as per structural engineer's design.

FLOORING:

- High grade nano finish vitrified tile, Parking Tiles flooring in parking area

PAINT & FINISH:

- Interiors: Smooth plaster with wall putty & primer
- Exteriors: Double coat plaster with water proof and fungal resistant paint

DOORS & WINDOWS:

- Doors: Elegant wooden entrance door, internal flush doors, granite frames in all doors
- Windows: Anodized coated aluminium section windows and safety grills

KITCHEN:

- Granite kitchen platform with SS sink, glazed tiles dado up to lintel level

TERRACE:

- Open terrace finished with chemical water proofing and china mosaic flooring/tiles

BATHROOMS & TOILETS:

- Designer bathrooms with premium PGVT tiles upto lintel level
- Branded premium bath fittings
- Premium branded plumbing fixtures and vessels

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

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.

Location Plan



Payment Schedule:

Advance/ On Booking	- 10%
Execution of Agreement to Sale	- 30%
Plinth Completion	- 45%
Completion of Gr. Floor RCC Slab	- 60%
Completion of Second Floor RCC Slab	- 70%
Completion of internal plaster	- 75%
Completion of internal plumbing work	- 80%
External plumbing & External plaster	- 85%
Electrical fittings & pavings	- 95%
Occupation/completion certificate/ Possession (whichever is earlier) of said unit	- 100%