

Developer:
Sudhapati Developers Pvt. Ltd.



Aarya Essenzaa 2
Aava County, Opp. Sumandeep Vidhyapith,
Waghodia Main Road, Dist. Vadodara - 391 760



Mo: +91 90992 66778, 90992 66775



sudhapatidevelopers@gmail.com



www.aaryagroupvadodara.com

Architect:



Structure Consultant:



AARYA
ESSENZAA-II
5BHK LUXURY BUNGALOWS





CLASSY IN EVERY RESPECT

An exquisite campus, magnificent homes, a luxurious lifestyle, an elite community, lush green surroundings and an emerging locality... Aarya Essenzaa II has it all and more. Truly a dream home that promises a life that is blissful for you and your family.

Welcome to Aarya Essenzaa II, 4 BHK Luxury Bungalows set amidst tranquil environs in the bustling residential area of Waghodia. Experience premium living with spacious residences, exclusive leisure and enchanting nature within the confines of your own campus.







VALUE ADDED AMENITIES

Elegant Society Entrance Gate

Underground Cabling for Electricity

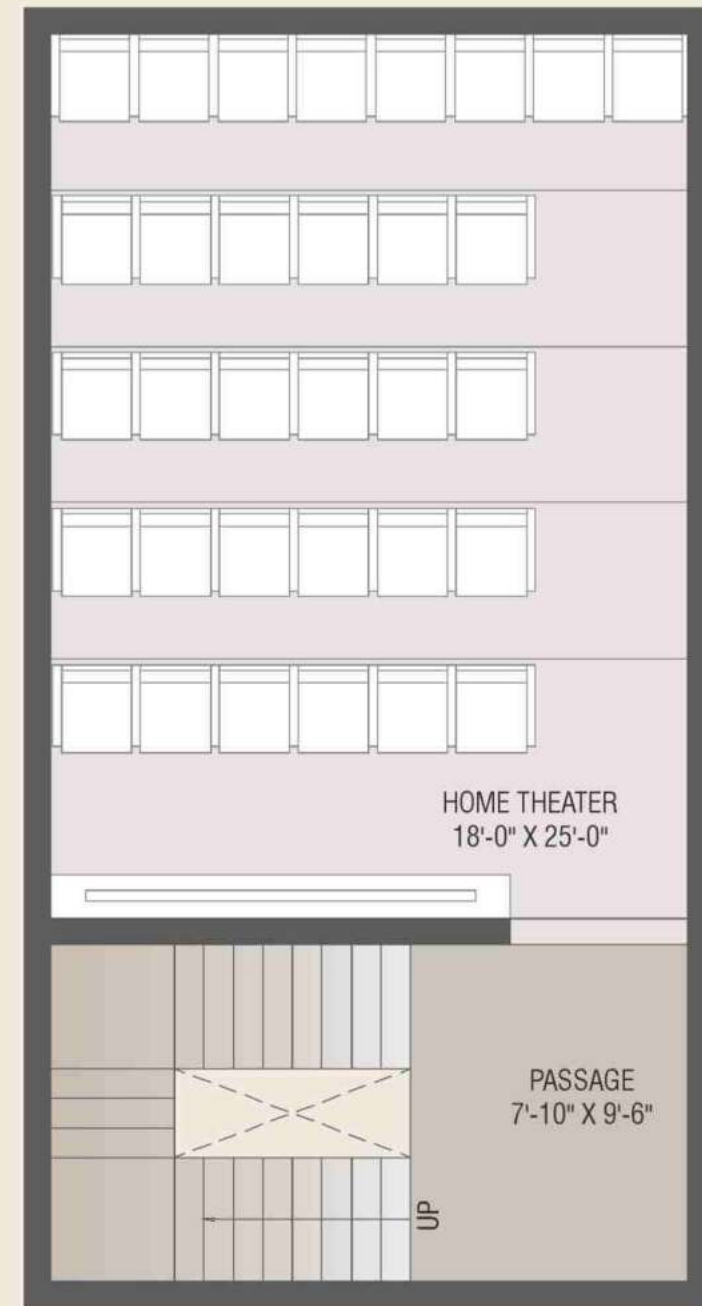
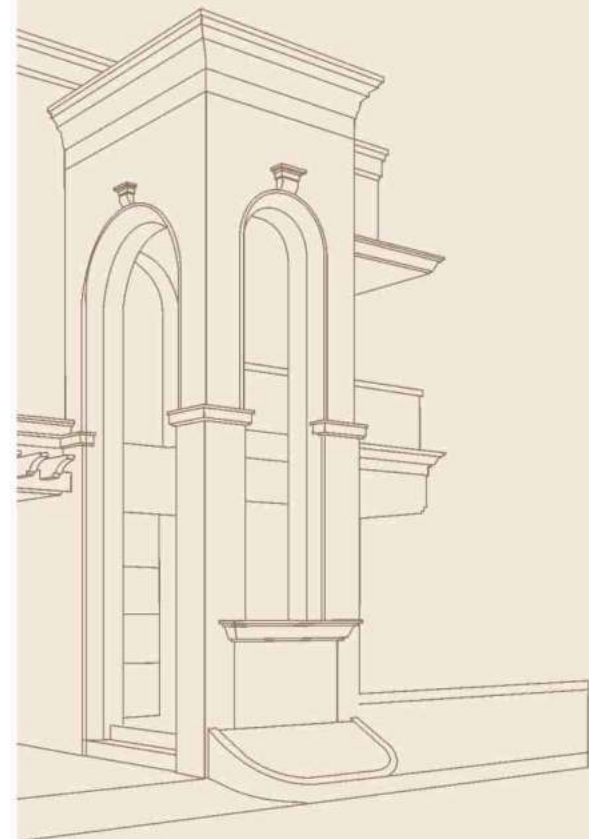
Centralized Pressure System

Termite Resistance Treatment

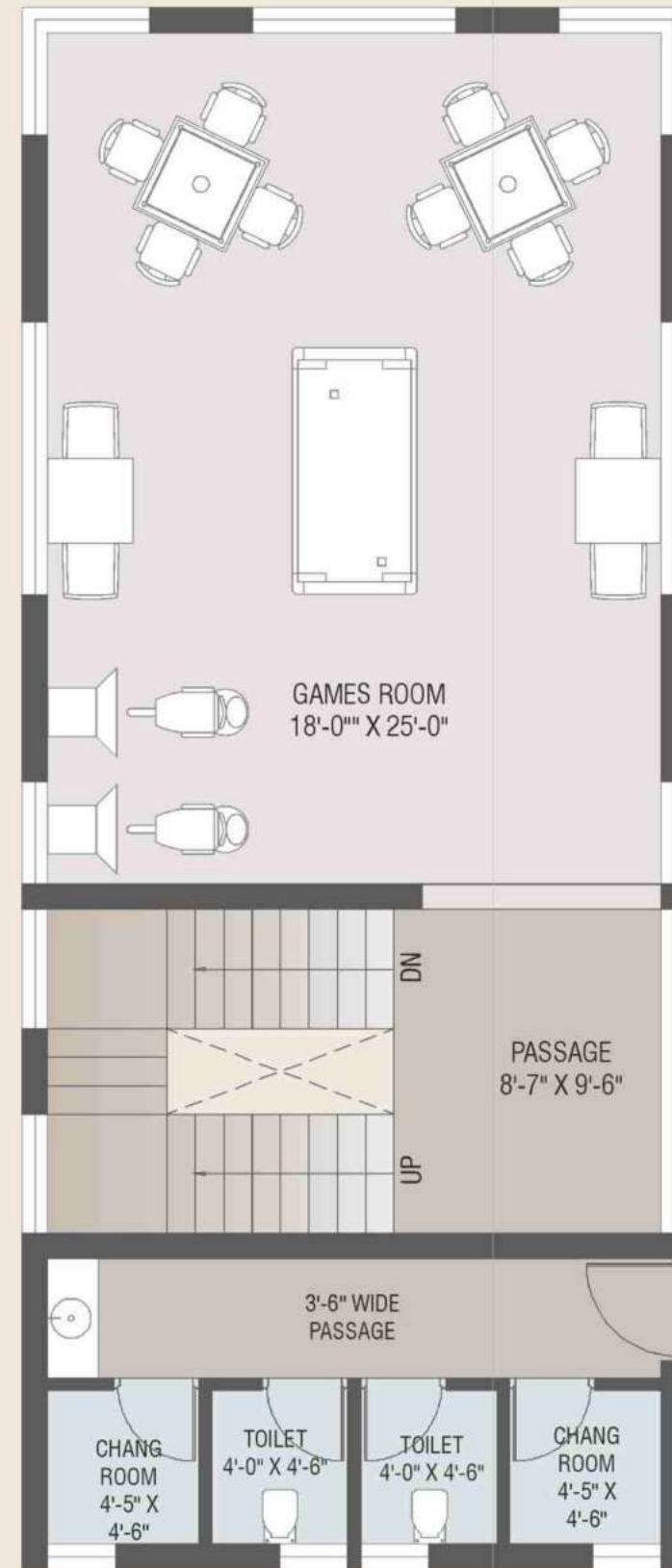
Number Plate to Maintain the Uniformity of the Project

Tremix Concrete / Heavy Paver Block Internal Road
with Designer Street Lights

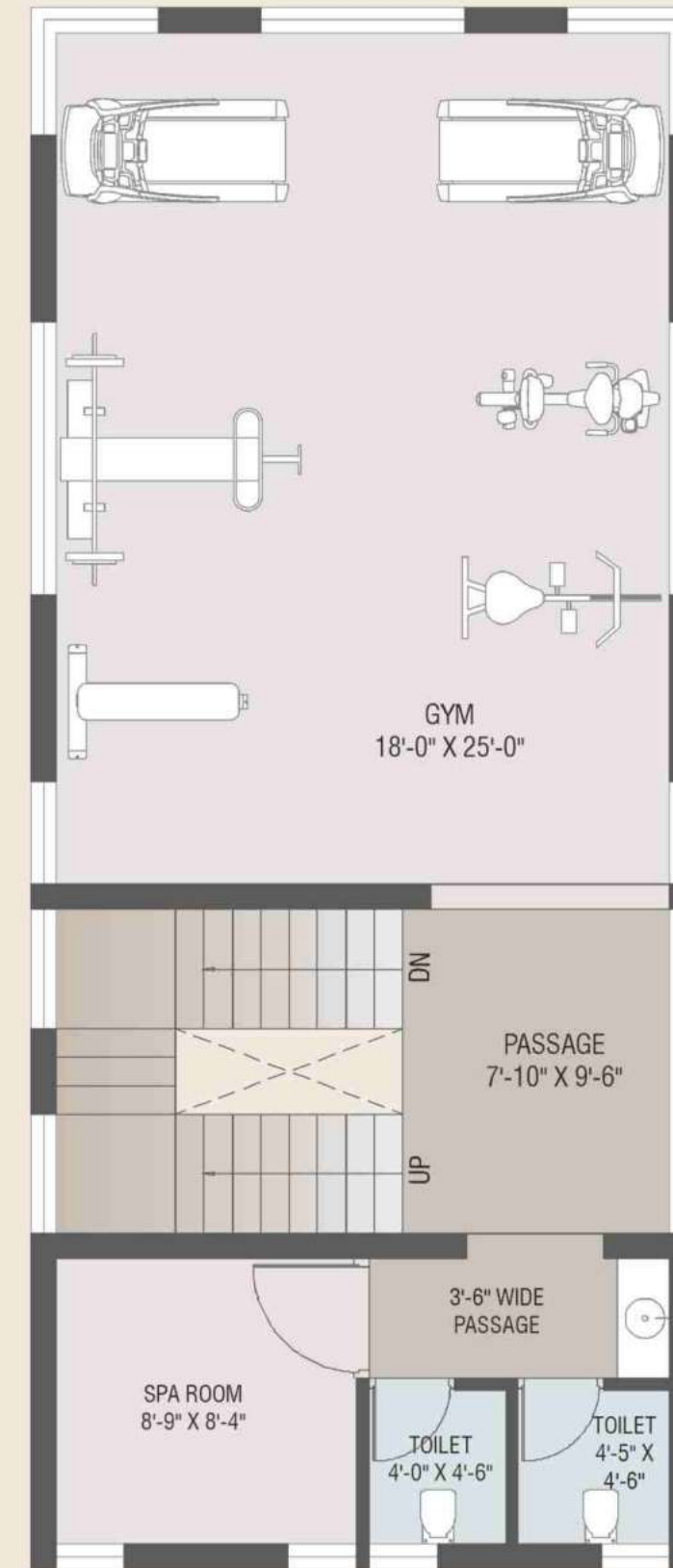
CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CLUB HOUSE LEISURE AMENITIES

-  SPA ROOM

-  JOGGING TRACK

-  BANQUET HALL

-  NET CRICKET

-  VOLLEY BALL & BASKET BALL

-  CHILDREN'S PLAY AREA

-  GAZEBO

-  HOME THEATER

-  GYMNASIUM

-  INDOOR GAMES ROOM

-  LANDSCAPED GARDEN

-  SITTING AREA

LAYOUT PLAN



AREA TABLE

No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.		
01	2409.00	11	1501.00	21	1501.00	31	1471.00	41	1471.00	51	1535.00	61	1501.00	71	1501.00	81	1997.00
02	1501.00	12	1501.00	22	1501.00	32	1471.00	42	1471.00	52	1535.00	62	1501.00	72	1501.00	82	1956.00
03	1501.00	13	1501.00	23	1501.00	33	1471.00	43	1471.00	53	1518.00	63	1497.00	73	1501.00	83	1927.00
04	1501.00	14	1501.00	24	1501.00	34	1471.00	44	1471.00	54	1517.00	64	1501.00	74	1501.00	84	1882.00
05	1501.00	15	1501.00	25	1501.00	35	1471.00	45	1471.00	55	1539.00	65	1501.00	75	1501.00	85	1818.00
06	1501.00	16	1501.00	26	1501.00	36	1471.00	46	1471.00	56	1544.00	66	1501.00	76	1501.00	86	1734.00
07	1501.00	17	1501.00	27	1501.00	37	1471.00	47	1447.00	57	2170.00	67	1501.00	77	1501.00	87	1631.00
08	1501.00	18	1501.00	28	1501.00	38	1471.00	48	1562.00	58	2007.00	68	2339.00	78	2435.00		
09	1501.00	19	1501.00	29	2203.00	39	1471.00	49	1534.00	59	1501.00	69	2512.00	79	2140.00		
10	1501.00	20	1501.00	30	1954.00	40	1471.00	50	1536.00	60	1501.00	70	1501.00	80	2058.00		

UNIT PLAN

GROUND FLOOR:
BUILT UP: 938.00 SQ.FT.

FIRST FLOOR:
BUILT UP: 938.00 SQ.FT.

SECOND FLOOR:
BUILT UP: 524.00 SQ.FT.



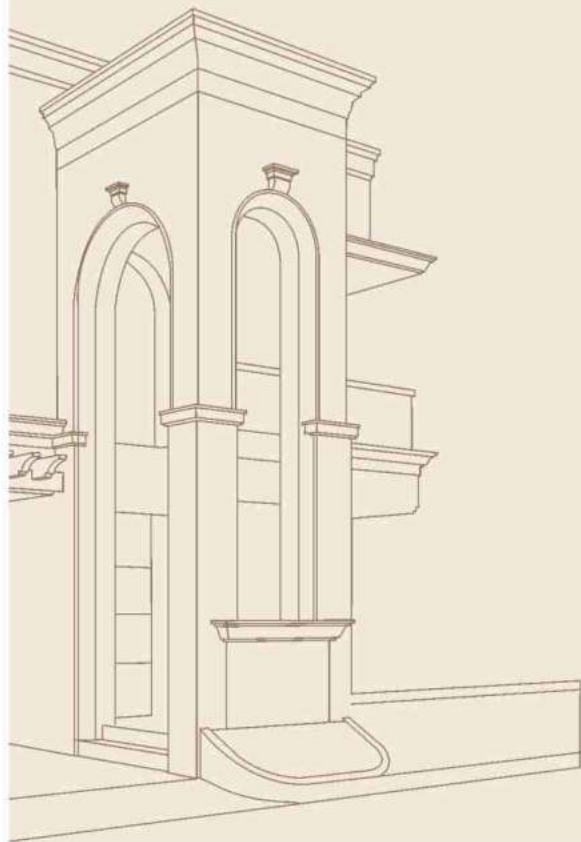
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

STRUCTURE:

Load Bearing plus RCC Frame Structure with piles as per Seismic Requirements

FLOOR:

- Vitrified tiles in one Master Bedroom / Study Room at First Floor
- High Grade Vitrified Tiles in Rest of the Floor Area

DOORS:

- Main Door: High Quality Wooden Frame Door with Veneer Panelling with Polish
- Other Internal Door: Granite Frame / Imported Marble Frame with Laminated Flush Door

PAINT & FINISH:

Putty and Primer Finish on Internal Walls and Double Coat Plaster with Acrylic Paint/Texture on Exterior Wall

WINDOWS:

High Quality Anodized/ Powder Coated Aluminum Windows

KITCHEN:

Granite/Quartz Kitchen Platform with SS/Quartz Sink and Designer wall tiles over platform as per Architect's Design

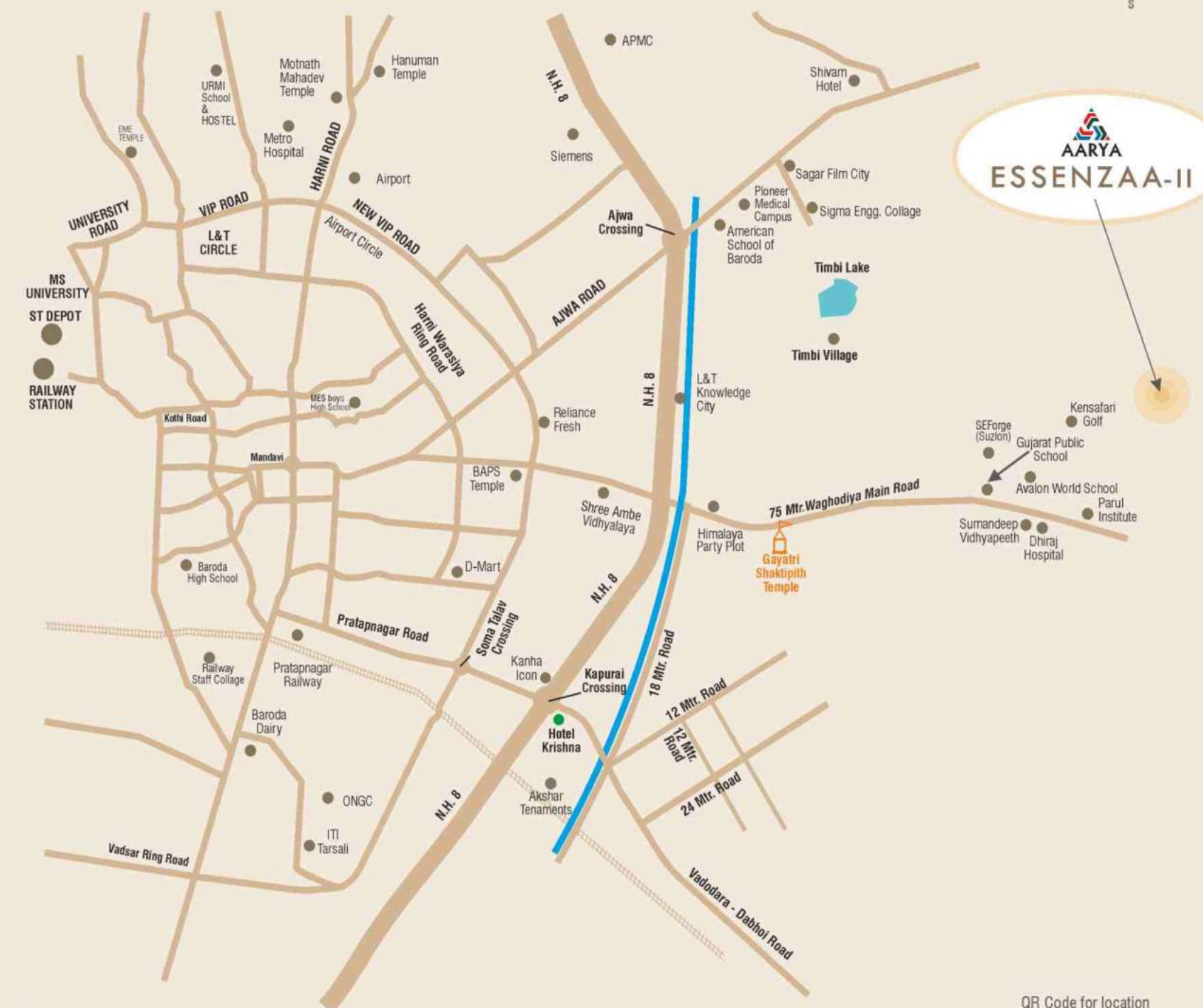
BATHROOMS:

- Designer Wall Tiles as per Architect's Design and Specification
- CP Fittings of Plumber/ Jaquar/Cera and equivalent make with Vessels of high quality premium brand

ELECTRICAL:

- Elegant Branded Modular Switches with ISI Brand Concealed Copper Wiring
- AC, TV points at Convenient Locations

KEY PLAN



Payments Terms:

At the time of Booking **10%** | Plinth Level **25%** | G.F. Slab **15%** | F.F. Slab **15%** | Plaster Level **15%** | Flooring Level **15%** | Before Possession **05%**

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QR Code for location

