

Follow your
heart and
your dreams will
come true.



BREEZE'O'

4 BHK PREMIUM FLATS





A Lifestyle Beyond Excellence

Plus, Spacious and elegantly stylish...
Breeze - 'O' is the answer to your evolving
lifestyle needs.
A stellar example of a contemporary Villa style,
one that remains fresh, even as the years go by.

The 4 BHK Premium Apartments offer residents
ample space to live life to the fullest and
enjoy the best moment of our lives.
The community spaces offer vistas for
socializing & recreation.


BREEZE'O'



Happiness is
Your Dream Home
Blissfully
Open Spaces in Nature

Beautiful architecture,
thoughtful planning, location connectivity...
whatever you wish while deciding upon a dream abode is here.
it is a dream life you would love to
offer your near and dear ones.

BREEZE '01



Elegant & Delightful...
Lifestyle living at its best !

Step in to a words sound of
enchanted waterfall will bring you close to the nature,
not to forget convenience of
urban world like drop-off zones for your kids and car porch for
you to give you best of the words.



Main Amenities

- ◆ Entrance Gate With Security Cabin
- ◆ Beautiful Landscaped Garden
- ◆ Children Play Area with Sandpit
- ◆ Swimming Pool with Changing Room
- ◆ Community Hall
- ◆ Senior Citizen Walking Path/
Jogging Track
- ◆ Gymnasium



Enjoy Exclusive Leisure Amenities
With Like-minded Affluent Residents



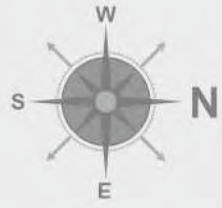
Thoughtful Amenities For Your Lifestyle

OTHER AMENITIES

- ◆ Three Auto / Standard Quality Elevator
- ◆ Granite Flooring in Foyer & Staircase
- ◆ Lavish Waiting Lounge
- ◆ Allotted 2 Car Parking
- ◆ 24 Hrs. Water Supply
- ◆ Card / TV. / Yoga Space on Terrace / Surrounding & Plantation
- ◆ Generator For Common Lighting
- ◆ Anti-Termite Treatment in The Premises
- ◆ RCC. Internal Road
- ◆ Dedicated Separate Society Office

Value Additions

- Prime Location Village Talsat with Green Surrounding, Kalali-Talsat Road.
- Elegant Main Entrance Area
- Four Side Open Flat.
- Only Two Flats on Each Floor with Excellent Cross Ventilation and Natural Sunlight.
- Huge Lift Foyer Area and Spacious Staircase.
- State & the art Fire Safety System as per Government Norms
- Central Control Room with Intercom Facility and round the Clock CCTV Surveillance
- Common Water Softening Plant
- Rain Water Harvesting



BASEMENT FLOOR PLAN



WIDE ROAD



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

4 BHK

+ Servant Quarter / Office Space



TYPICAL FLOOR PLAN

4 BHK

+ Servant Quarter / Office Space





TYPICAL FLOOR PLAN



WIDE ROAD



Loaded With Reputed Brands

SPECIFICATION

- **RCC STRUCTURE**
Earthquake Resistant RCC Frame Structure.
High Quality Block Masonry With Plaster
(Except Ceiling).
- **FLOORING**
Italian Flooring in Living Area, Kitchen
& Dinning Double Charged 1200 X 600
Vitrified Tiles in Bedrooms & 600 X 600
Tiles in Balcony.
- **KITCHEN**
Natural / Artificial Premium Stone Platform
with Quartz Sink Designer Ceramic Tiles
Dado Above Kitchen Platform Up to 4 Feet
Wash Area With Ceramic Tiles Dado &
Natural Stone Floor.
- **DOORS & WINDOWS**
Main Door : High Quality Wooden Frame
Door With Veneer Paneling.
Others Internal Doors : Wooden/Stone Frame
With Veneered Flush Doors High Quality
Powder Coated Heavy Aluminium Section
With DGU Glass.
- **TOILET**
Designer Ceramic Tiles in All Bathrooms
Up to Lintel Level Natural / Artificial
Premium Stone Counter For Basins.
- **SANITARY & FIXTURES**
Kohler / Roca or Equivalent Make Fittings &
Sanitaryware
- **ELECTRIFICATION**
Standard ISI Mark Wires & Cable & Make
R.R. / Poly Cable Or Equivalent.
Switches & Make Schneider or Equivalent.
Fabrication M.S. Railing & 3'6" Heights
- **FINISHING**
Interiors : Mala plaster with Putty Primer Finish
Exterior : Paints With Roller Finished on
Exterior Walls

LOCATION PLAN



CARPET AREA SHEET					
Flat No.	Flat Carpet Area	Balcony Area	Wash Area	Terrace Area	Total Area
1A	248.52	42.98	7.18	0.00	298.68
AB	248.52	42.98	7.18	0.00	298.68
2A	248.52	42.98	7.18	0.00	298.68
2B	248.52	42.98	7.18	0.00	298.68
3A	248.52	42.98	7.18	0.00	298.68
3B	248.52	42.98	7.18	0.00	298.68
4A	248.52	42.98	7.18	0.00	298.68
4B	248.52	42.98	7.18	0.00	298.68
5A	248.52	42.98	7.18	0.00	298.68
5B	248.52	42.98	7.18	0.00	298.68
6A	248.52	42.98	7.18	0.00	298.68
6B	248.52	42.98	7.18	0.00	298.68
7A	248.52	42.98	7.18	0.00	298.68

CARPET AREA SHEET					
Flat No.	Flat Carpet Area	Balcony Area	Wash Area	Terrace Area	Total Area
7B	248.52	42.98	7.18	0.00	298.68
8A	248.52	42.98	7.18	0.00	298.68
8B	248.52	42.98	7.18	0.00	298.68
9A	248.52	42.98	7.18	0.00	298.68
9B	248.52	42.98	7.18	0.00	298.68
10A	248.52	42.98	7.18	0.00	298.68
10B	248.52	42.98	7.18	0.00	298.68
11A	248.52	42.98	7.18	0.00	298.68
11B	248.52	42.98	7.18	0.00	298.68
11A	248.52	42.98	7.18	0.00	298.68
12B	248.52	42.98	7.18	0.00	298.68
13A	248.52	42.98	7.18	0.00	298.68
13B	248.52	42.98	7.18	0.00	298.68



NOTES: (1) Documentation charges on stamp duty and agreement to sale (Banakhat) shall be charged extra as per prevailing rates. (2) Drainage charges of VMSS shall be borne by client. (3) G.S.T. & M.G.V.C.L Charges for meter connection, house tax shall be borne by client. (4) Maintenance deposit extra. (5) Possession shall be given after 15 days of final payment. (6) Extra work shall be carried out after making the full payment in advance. (7) There may 1" to 2" difference in internal dimensions and parking margin mentioned in this brochure is because all measurements are done brick basis. (8) Continuous default payment lead to cancellation. Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expenses of Rs. 25000/- & time amount of extra work (if any) will be deducted from the refund amount. (9) The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of an offer or contract. Subject to the approval of the authorities or in the interest of the continuing improvement, the promoters or features with out prior notice or obligation. Guidelines are enforced for not allowing grills, flower pots etc. to be fixed outside windows or any changes to be made in external elevation. (10) Subject to Vadodra Jurisdictions.

PAYMENT MODE (AS PER RERA) : (1) Booking Amount 10% (2) Agreement of sale (Banakhat) 15% (3) Plinth Level 5% (4) Ground Floor Slab 5% (5) Second Floor Slab 5% (6) fourth Floor Slab 5% (7) sixth Floor Slab 5% (8) eight Floor Slab 5% (9) tenth Floor Slab 5% (10) twelve Floor Slab 5% (11) fourteenth Floor Slab 5% (12) Masonary Work & Plaster 5% (13) Sanitary Fitting, Staircase & Passage 10% (14) Lift & Electric Fitting 10% (15) On Possession 5%

Developers
Onyx Infrastructure



BREEZE'O'

4 BHK PREMIUM FLATS

Site Address :

Opp. Cloud 9, Kalali - Talsat Road,
Talsat, Vadodara - 390012.

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E-mail : breeze.o@gmail.com

Websie : www.breezo.com

Architect



Dalvi Associates
Architect & Interiors Designer

Structural Engineer
ASI Consultants

**RERA NO.: PR/GJ/VADODARA/VADODARA/Others/
Website: gujrera.gujarat.gov.in**