

ALEMBIC CITY 

24  
TOWNHOUSE

3 TOWERS. 24 HOMES. 1 ADDRESS

*Avath*

## ONLY FOR A SELECT FEW

Townhouse24 introduces an exclusive low-density luxury lifestyle for the discerning citizens of Vadodara. Located in Alembic City, this one-of-a-kind residential project enjoys the luxury of space, sophistication and solitude.

Cocooned from chaos yet close to all the comforts, Townhouse24 enthralls one to live with the like-minded and pursue all areas of live-work-play, but eliminate the hustle so there's more time in the day and more balance in your life.

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## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC framed structure and solid blocks for the walls

### FLOORING

- Granite flooring in entrance lounge and passages
- Premium sintered tile flooring in living, dining, kitchen and all bedrooms
- Premium tile flooring in bathrooms

### KITCHEN

- Quartz kitchen counter

### PLUMBING &

### SANITARY FIXTURES

- Sanitary ware and CP fitting of good quality make in toilets and kitchen

### DOORS

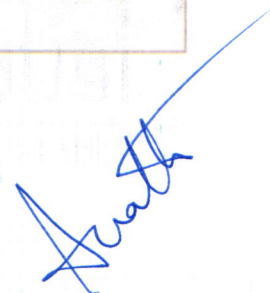
- Main & internal doors - flush door with veneer / laminate

### WINDOWS

- Premium UPVC windows

## AMENITIES

- Children's Play Area
- Landscaped Pathways



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## PAYMENT STAGE

(% of Total Flat Cost)

|                                                              |    |
|--------------------------------------------------------------|----|
| • Booking Amount                                             | 10 |
| • On Execution of Agreement                                  | 15 |
| • On Completion of First Floor Slab of that Particular Tower | 20 |
| • On Completion of Third Floor Slab of that Particular Tower | 10 |
| • On Completion of Roof Floor Slab of that Particular Tower  | 10 |
| • On Completion of Block Masonry of that Particular Tower    | 5  |
| • On Completion of External Plastering                       | 10 |
| • On Completion of Tiling of a Particular Unit               | 5  |
| • On Completion of CP, Sanitary Fixtures                     | 10 |
| • On or Before Registration                                  | 5  |



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UNIT PLANS

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**4 BHK LARGE**

Carpet Area (as per Actual) : 4084.08 Sq.Ft.  
Carpet Area (as per RERA) : 3342.54 Sq. Ft.

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4 BHK

Carpet Area (as per Actual) : 3655.67 Sq.Ft.  
Carpet Area (as per RERA) : 3310.68 Sq. Ft.

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**3 BHK LARGE**

Carpet Area (as per Actual) : 3078.50 Sq.Ft.  
Carpet Area (as per RERA) : 2682.50 Sq. Ft.

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3 BHK

Carpet Area (as per Actual) : 2833.95 Sq.Ft.  
Carpet Area (as per RERA) : 2659.03 Sq. Ft.

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- 01 ENTRY / EXIT
- 02 COVERED PARKING
- 03 VISITORS PARKING
- 04 DROP OFF
- 05 COVERED PORCH

- 06 PATHWAY
- 07 PAVILION
- 08 LAWN
- 09 DECK
- 10 CHILDREN'S PLAY AREA

## SITE PLAN



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#### Site Office:

Behind Bhailal Amin Hospital  
Alembic City West, Vadodara 390003  
Toll Free: 1800 121 0777  
Email: [info@alembicrealestate.com](mailto:info@alembicrealestate.com)  
[www.alembicrealestate.com](http://www.alembicrealestate.com)

#### Registered Office:

Alembic House, Alembic Road,  
Vadodara 390003  
Tel: +91 90330 05715  
Email: [realestate@alembic.co.in](mailto:realestate@alembic.co.in)  
[www.alembiclimited.com](http://www.alembiclimited.com)

#### Developed by:

ALEMBIC LIMITED  
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*Arata*