

PREMIUM
RESIDENCES
GRAND
LIFESTYLE



AASHRAY
ELEGANCE

2 & 3 BHK APARTMENTS & SHOPS





A NEW LIFE OF LUXURY AND COMFORT AWAITS YOU

A beautiful gated campus of 4 contemporary high-rises and retail units, Aashray Elegance is designed to be a vibrant community of like-minded families. While the homes offer spacious layouts with maximum natural light and ventilation, the lifestyle amenities offer ample avenues to make your leisure hours enjoyable and memorable. The convenience of retail units within campus provides easy access to day-to-day essentials.





GROUND FLOOR LAYOUT PLAN

LEISURE AMENITIES



Multi-purpose Hall



Open Yoga Space



Children Play Area
Landscape Garden



12 MTR WIDE ROAD

18 MTR WIDE ROAD

ENTRY

9.00 MT. WIDE
INTERNAL ROAD

6.00 MT. WIDE
INTERNAL ROAD

9.00 MT. WIDE
INTERNAL ROAD

6.00 MT. WIDE
INTERNAL ROAD

6.00 MT. WIDE
INTERNAL ROAD

OPEN CAR PARKING
300.00 sq.mt.

COMMON PLOT
601.92 SQ.MT.

MULTI-PURPOSE HALL
4.57 X 7.98

OPEN OTHERS
PARKING
114.71 sq.mt.

COVERED CAR PARKING
178.73 sq.mt.

OPEN CAR PARKING
166.73 sq.mt.

COVERED OTHERS
PARKING
139.40 sq.mt.

COVERED VISITORS PARKING
204.60 sq.mt.

COVERED VISITORS PARKING
204.60 sq.mt.

GARDEN AREA





TYPICAL FLOOR PLAN (1ST TO 10TH)

12.00 MT. WIDE ROAD

18.00 MT. WIDE ROAD

G A R D E N

L A K E

ENTRY

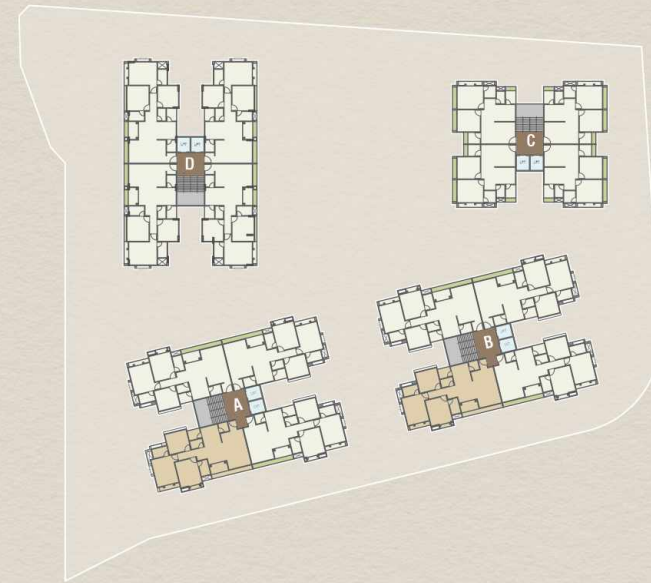




TOWER A & B

3 BHK

TYPICAL FLOOR
(1ST TO 10TH)

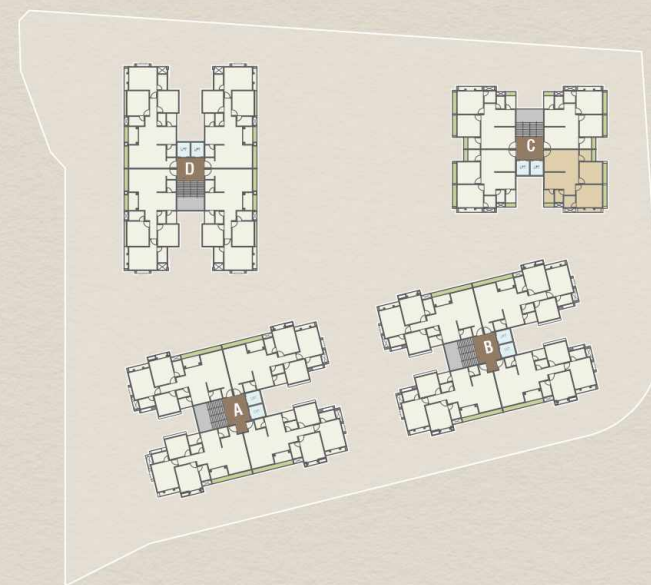


BUILTUP AREA: 1100.00 SQ.FT



TOWER C

2 BHK
TYPICAL FLOOR
(1ST TO 10TH)

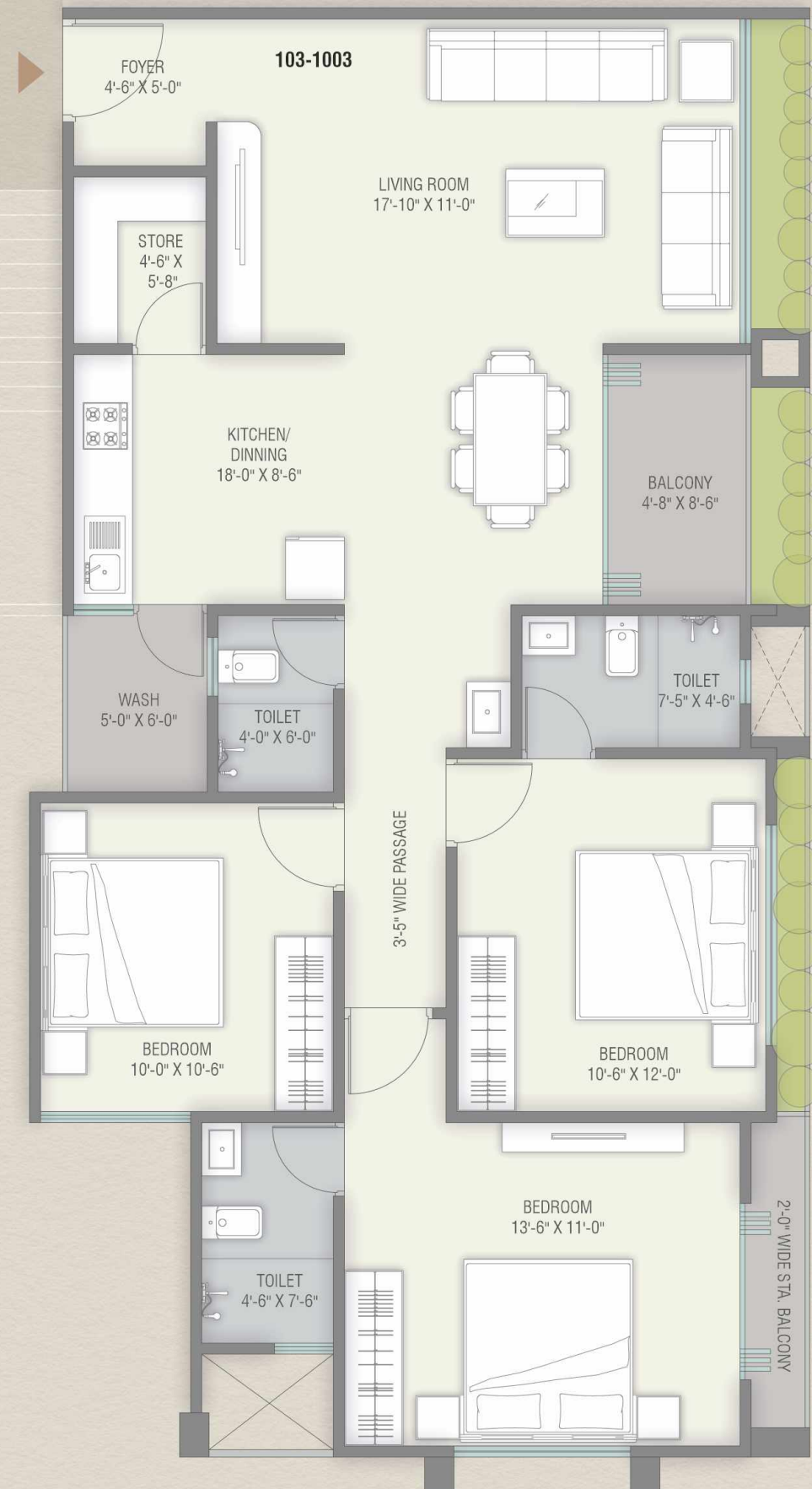
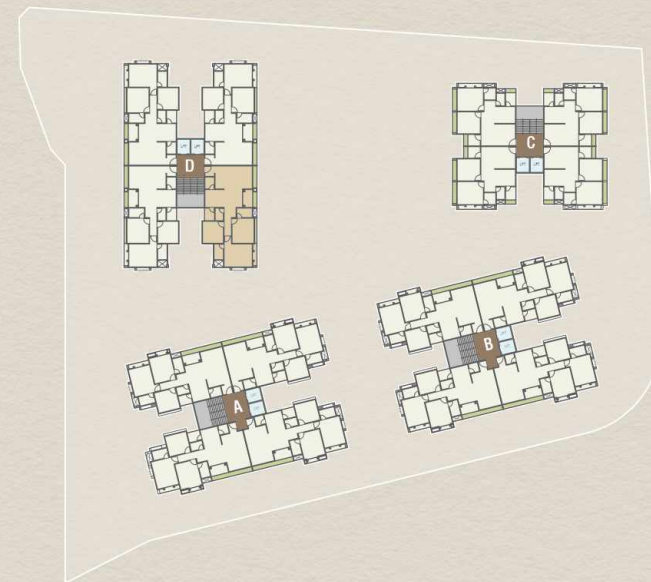


BUILTUP AREA: 756.00 SQ.FT



TOWER
D
3 BHK
TYPICAL FLOOR
(1ST TO 10TH)

BUILTUP AREA: 1107.00 SQ.FT



SPECIFICATIONS

STRUCTURE:

Well designed RCC frame structure as per structural engineer’s design.

FLOORING:

Premium Vitrified Tiles Flooring.

KITCHEN:

Exclusive Granite platform with SS sink.
Ceramic tiles dado and kota stone / anti-skid flooring for wash area.

BATHROOMS:

Designer wall tiles and anti-skid ceramic tiles flooring.
Plumbing with standard fittings.

PLUMBING:

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant’s design.

WINDOWS:

Aluminium sections with Granite or equivalent frames and safety grills.

DOORS:

- Internal Doors: Both Sides Laminated Flush Doors with Granite or Equivalent Frame.
- Main Door: Wooden Frame with Decorative Veneered Shutter and High Safety Locking System.

ELECTRIFICATION:

Concealed Copper ISI Wiring, MCB/ ELCB & Branded Modular Switches with Sufficient Electrical Points in All Areas.

FINISHING:

Interiors: 2-coat Putty with Primer finish
Exteriors: Asian Paint Apex Ultima Weather Resistant Paint



BASEMENT PLAN



VALUE ADDITIONS

Allotted Car Parking for All Flats



Video Doorbell

Auto-door Branded
2 Elevators in each tower



Solar Electricity for Common
Areas (4 KW Each Tower)

CCTV Surveillance



A.C. Point with Concealed
Copper Piping in All Rooms

24x7 Security



24x7 Generator Power
Backup for Common Areas

*Subject to changes and approval



A Joint Venture Project by
Developers: **SHIV INFRA**

Site: Aashray Elegance, Opp. Aashray Greens,
IIRA International School Road, TP-4 Bhayli, Vadodra.

Ph.: + 91 84859 59878, 84859 59975, 84859 59881

E-mail: aashrayelegance@gmail.com
www.aashrayelegance.com

Architect: Ruchir Sheth



Structural Consultant:
Zarna Associates

Location



Website



Payment Terms: 25% Booking Incl. Token | 15% Plinth Level | 10% Ground Floor Slab | 10% 5th Floor Slab | 10% 10th Floor Slab
5% Masonry | 5% Internal Plaster | 5% External Plaster | 5% Flooring & Plumbing | 5% Infrastructure Completion | 5% Before Possession

Disclaimer: (1) 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 Vadodra Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

Note: Note: Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative Expenses of Rs. 50,000/- & the amount of extra work (if any) will be deducted from refund amount.