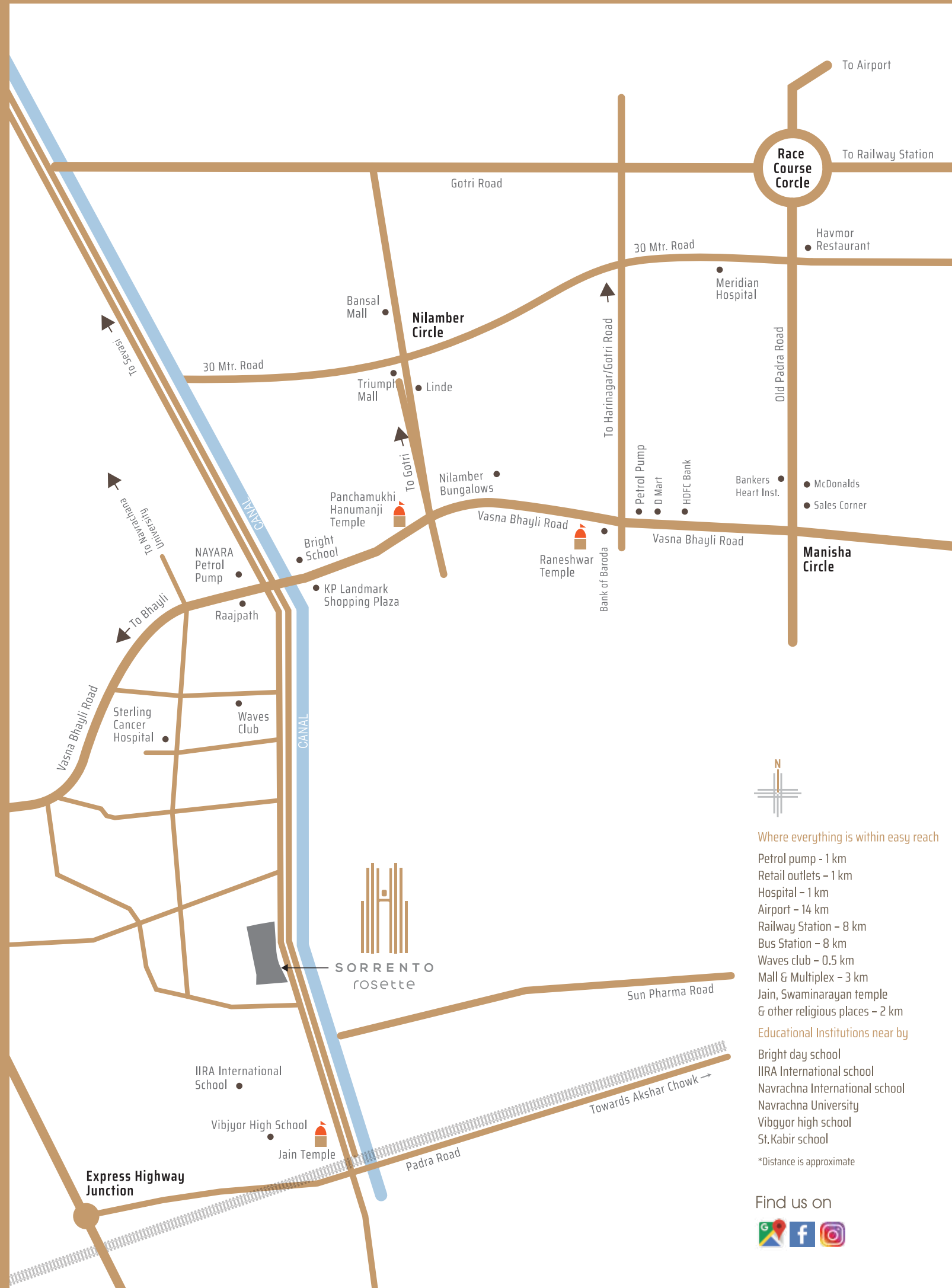




Developers
AVKAR BUILDTECH LLP

Site Address
Sorrento Rosette, Near Saptak Rosette,
30-meter Canal road, Bhayli TP-3,
Vasna-Bhayli road, Vadodra-391410.
Email: sorrento.rosette@gmail.com

Contact Number: +91 8141919103

Architect: UA Design

Structural Consultant: DUCON Consultant pvt.ltd.

MEPF: Artech Engineering Solutions

Geo Consultant: Geo Engineering Services

Wind Engineering Consultant: RWDI

SORRENTO
rosette

The **Highconic**
Life

Hightened views.
Iconic lifestyle.

31 Stories • 2 Towers • 3&4 BHK Bright & Happy Homes

Not just a brand new address to live, but also a brand new way of living.

Landmark High-rise. Unimaginable Views.



Introducing Sorrento Rosette by Avkar Buildtech LLP, a trusted name in the city known for pioneering hi-rise properties that stand apart in terms of aesthetic appeal, construction quality, and innovative amenities. We build homes for our clients, like we build homes for ourselves. Homes that are perfectly planned, spacious, and uncompromising.

Homes that enrich the residents with a highconic lifestyle.

|| 3 side open homes

|| Extra-large rooms & balconies

|| Never-before-seen Amenities

|| Access to 24x7 smart security

|| 2-car allotted parking



This image is for the purpose of illustration only.

Abundance of space, sunshine & freshair

Welcome to an address where sky is the landmark



Landmark High-rise. Unimaginable Views.

Standing tall at 31 floors above the ground, Sorrento Rosette is poised to become the city's tallest tower. Add to the altitude of the apartments, the expanse of the extra-large balconies will make sure that you enjoy the skyline of Vadodara like never before.

How about living in a home with sky as your wall paper?

G+31 Stories

City's first ever tallest tower

Earthquake resistant

Adhering to wind load standards

Uniquely striking
white & gold
elevation

**Fully-decked
gym on 20th floor**
with 360° panoramic views



This image is for the purpose of illustration only.

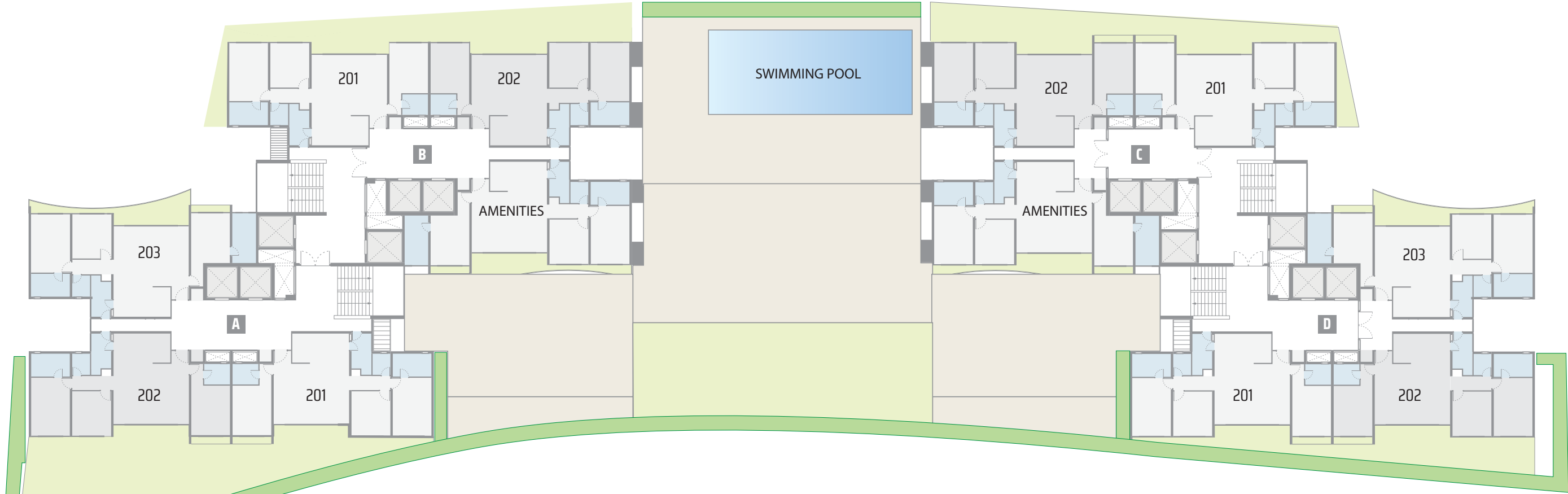
A towering address to enjoy workouts with a view



SHOP NO.	1	2	3	4	5	6	7	8	9	10	11
CARPET AREA (RERA)	102.22 SQ.MT	101.06 SQ.MT	38.63 SQ.MT	35.23 SQ.MT	75.46 SQ.MT	35.84 SQ.MT	24.90 SQ.MT	235.16 SQ.MT	148.86 SQ.MT	64.24 SQ.MT	82.17 SQ.MT
SHOP NO.	12	12/A	14	15	16	17	18	19	20	21	22
CARPET AREA (RERA)	82.17 SQ.MT	107.40 SQ.MT	148.86 SQ.MT	215.68 SQ.MT	23.88 SQ.MT	32.41 SQ.MT	62.14 SQ.MT	24.90 SQ.MT	25.92 SQ.MT	69.76 SQ.MT	69.18 SQ.MT

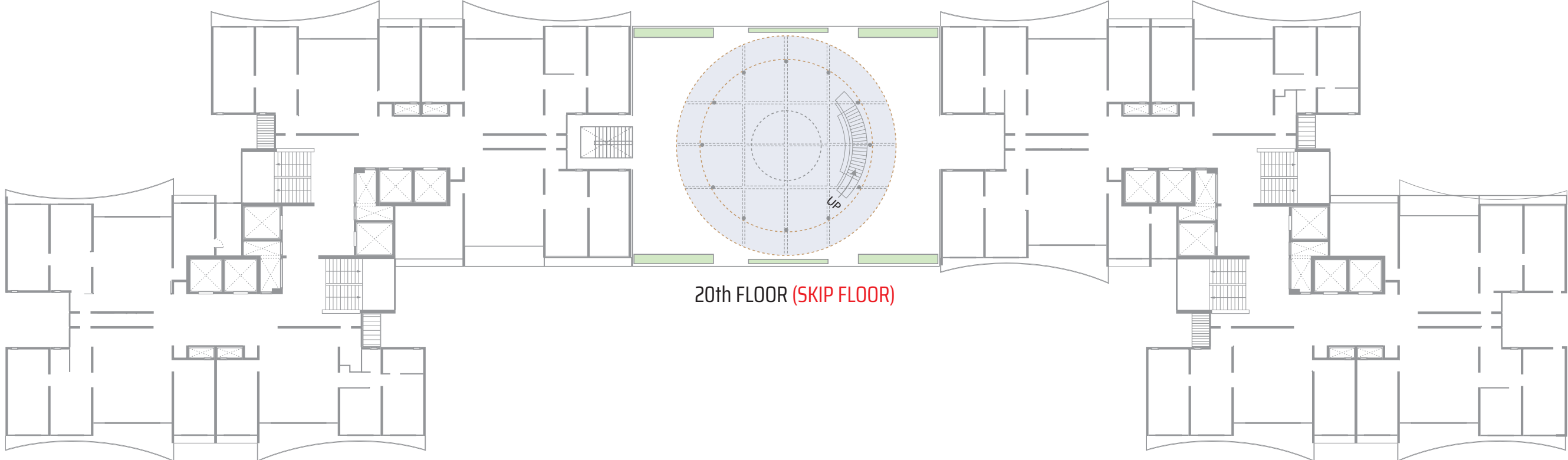


SHOP NO.	101	102	103	104	105	106	107	108	109	110	
CARPET AREA (RERA)	99.19 SQ.MT	96.29 SQ.MT	35.74 SQ.MT	32.04 SQ.MT	157.85 SQ.MT	239.62 SQ.MT	132.72 SQ.MT	147.37 SQ.MT	78.65 SQ.MT	80.10 SQ.MT	
SHOP NO.	111	112	113	114	115	116	117	118	119		
CARPET AREA (RERA)	118.47 SQ.MT	140.64 SQ.MT	218.41 SQ.MT	22.89 SQ.MT	31.35 SQ.MT	59.84 SQ.MT	23.65 SQ.MT	24.57 SQ.MT	167.20 SQ.MT		





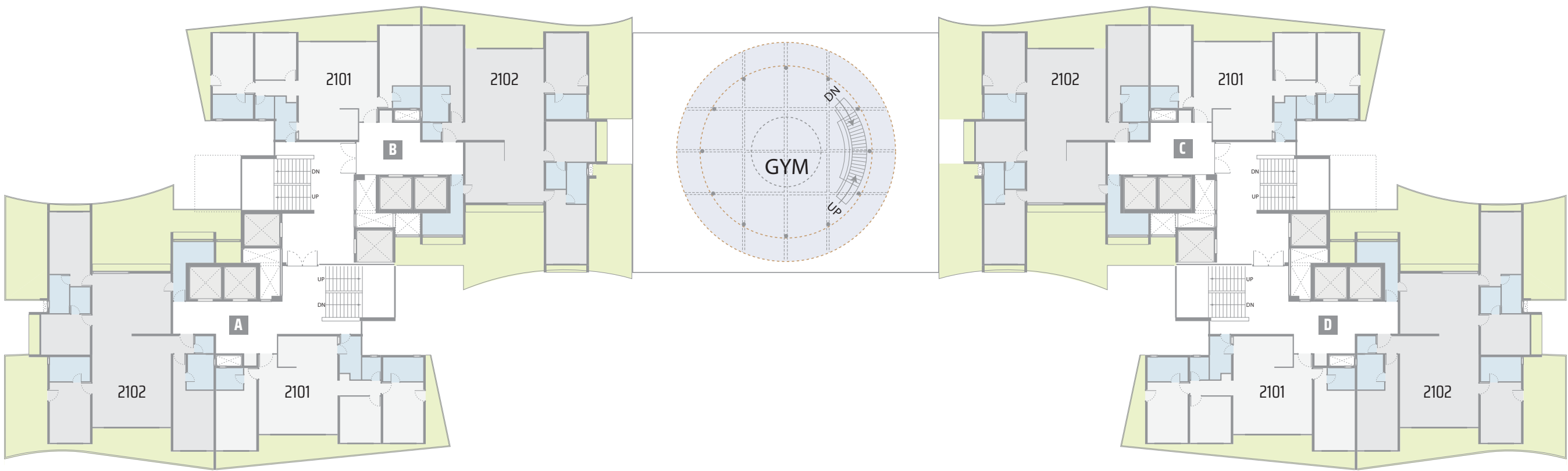
30 MTR WIDE ROAD



20th FLOOR (SKIP FLOOR)

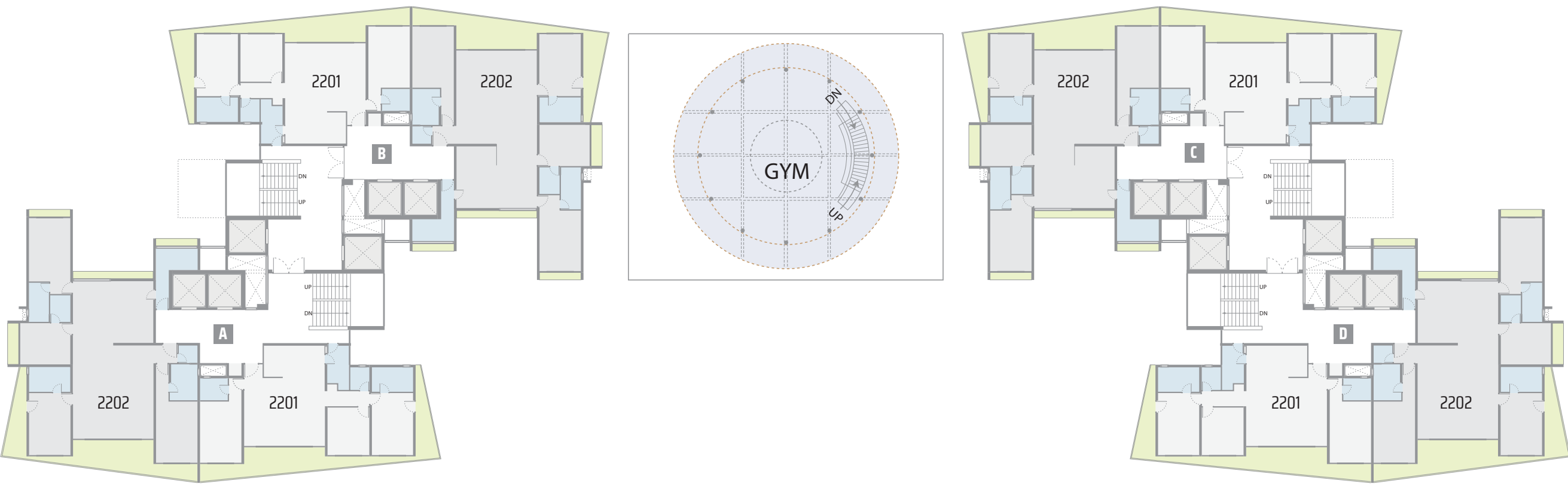
30 MTR WIDE ROAD





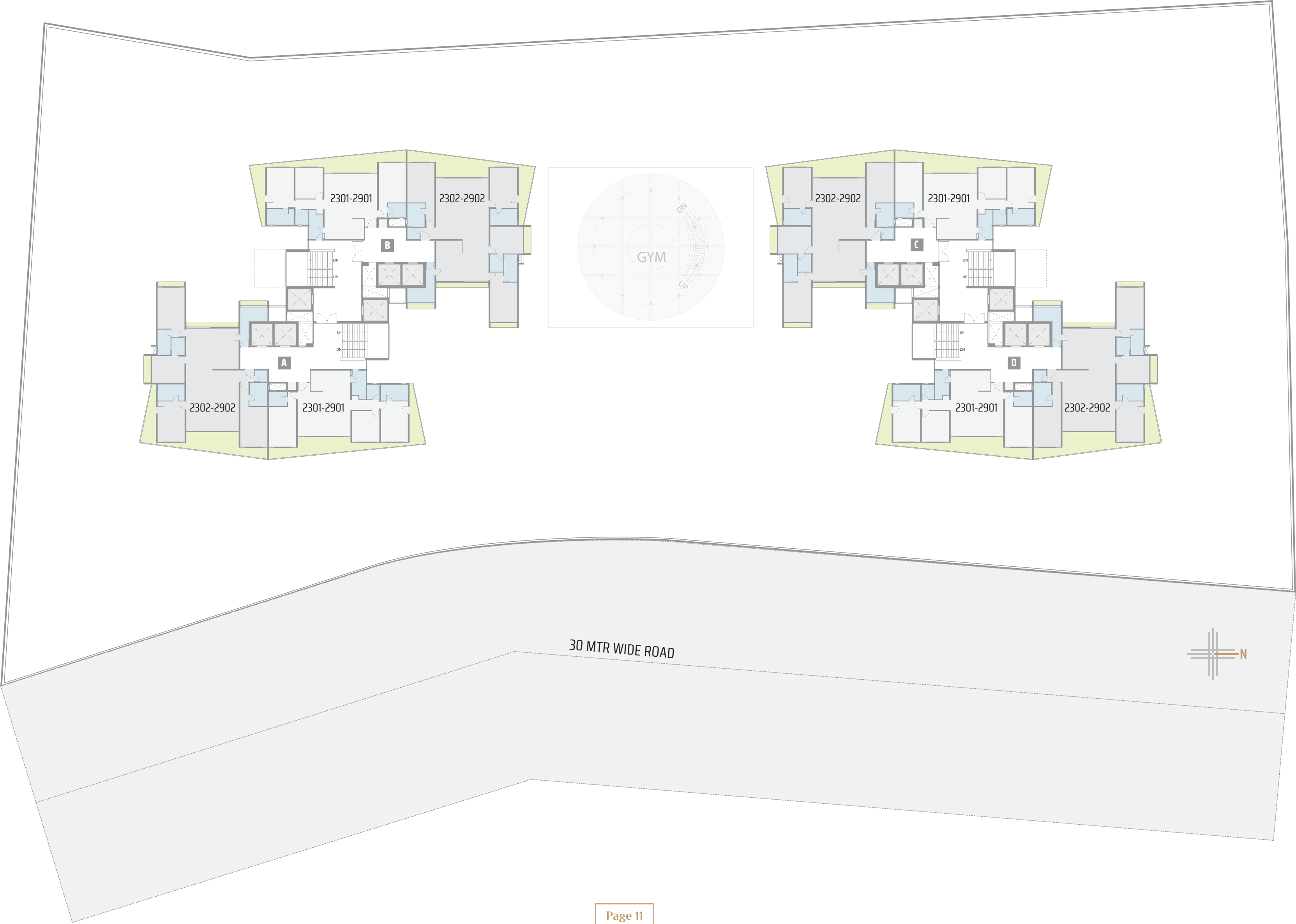
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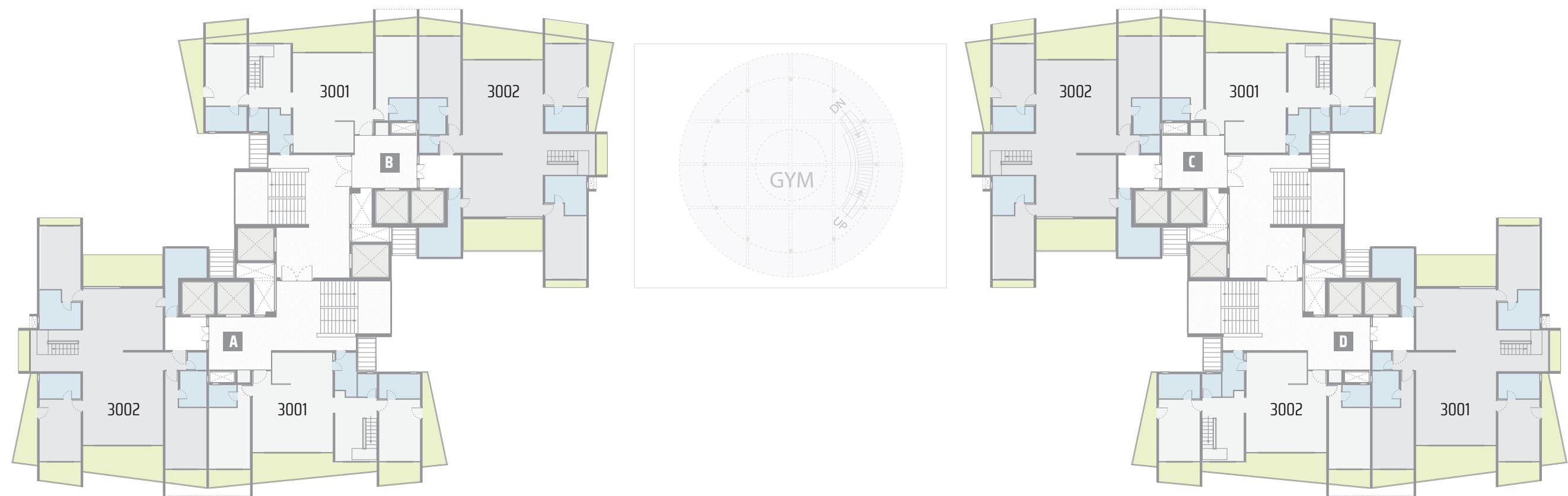


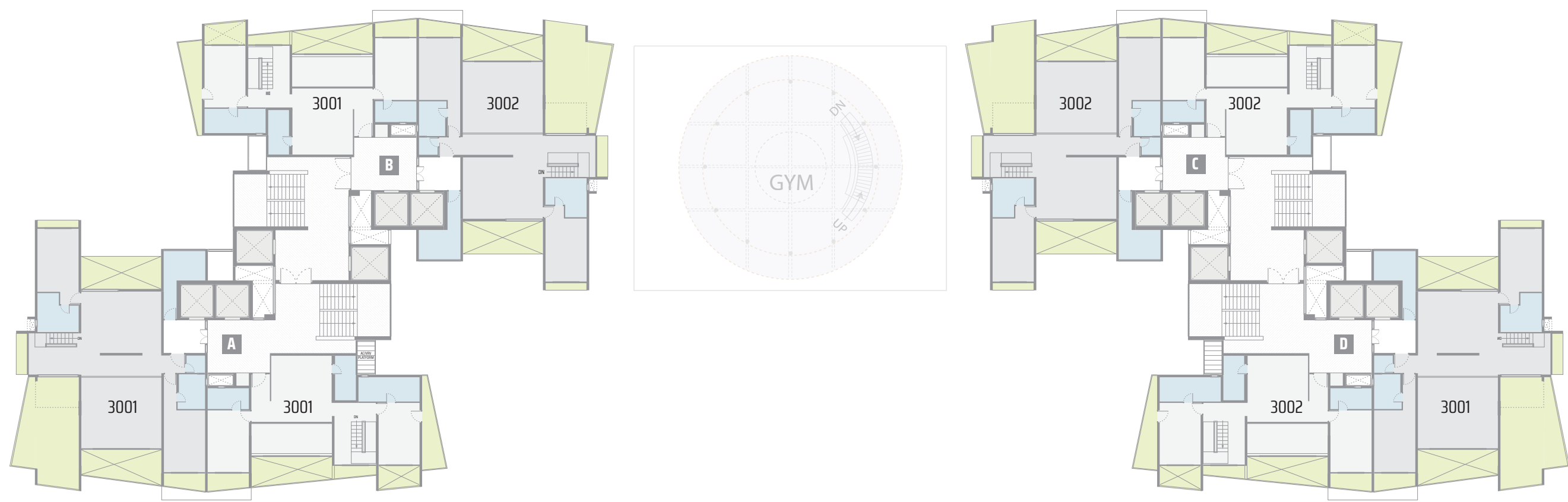


30 MTR WIDE ROAD

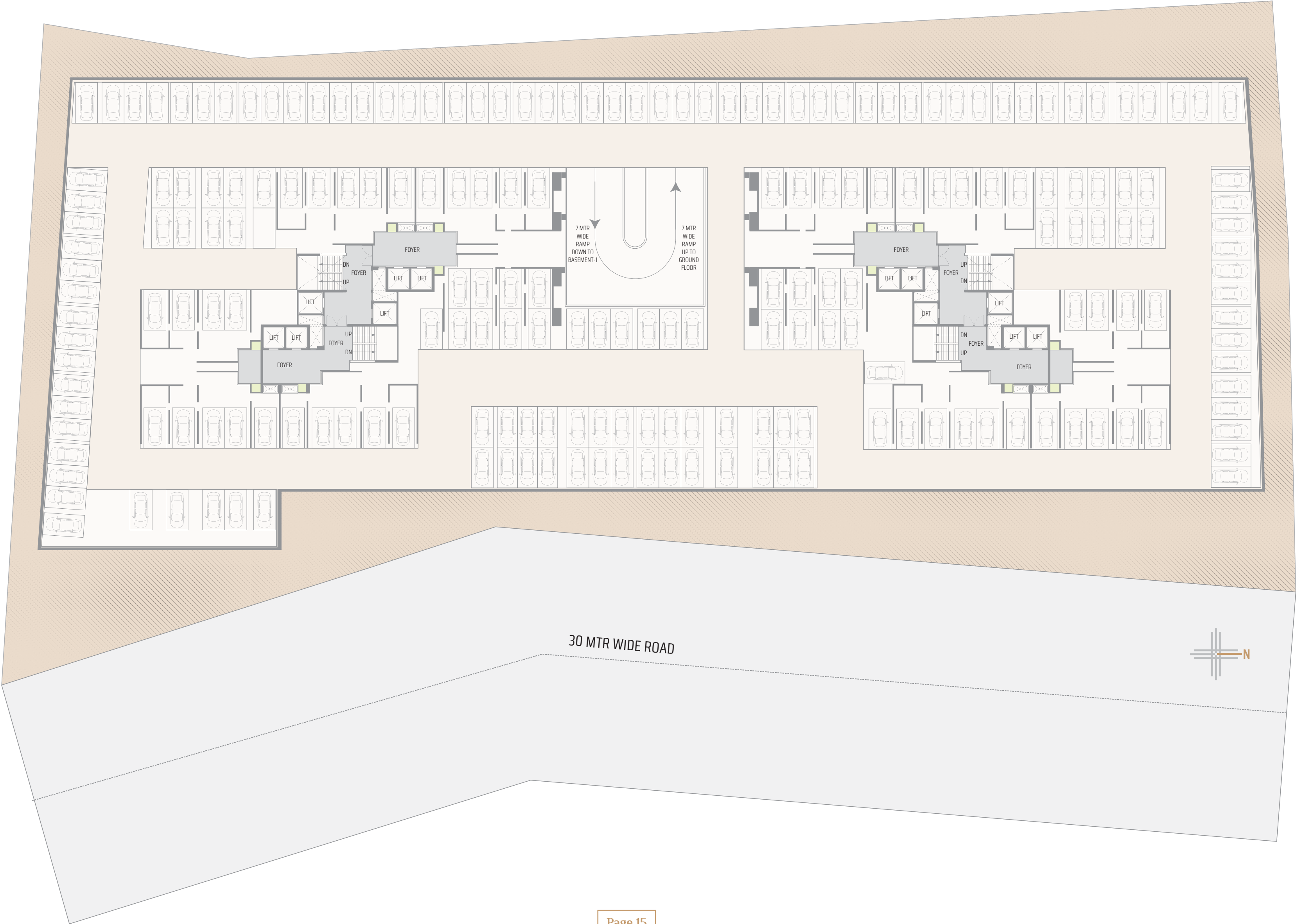


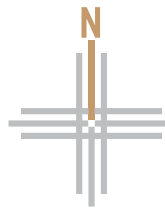
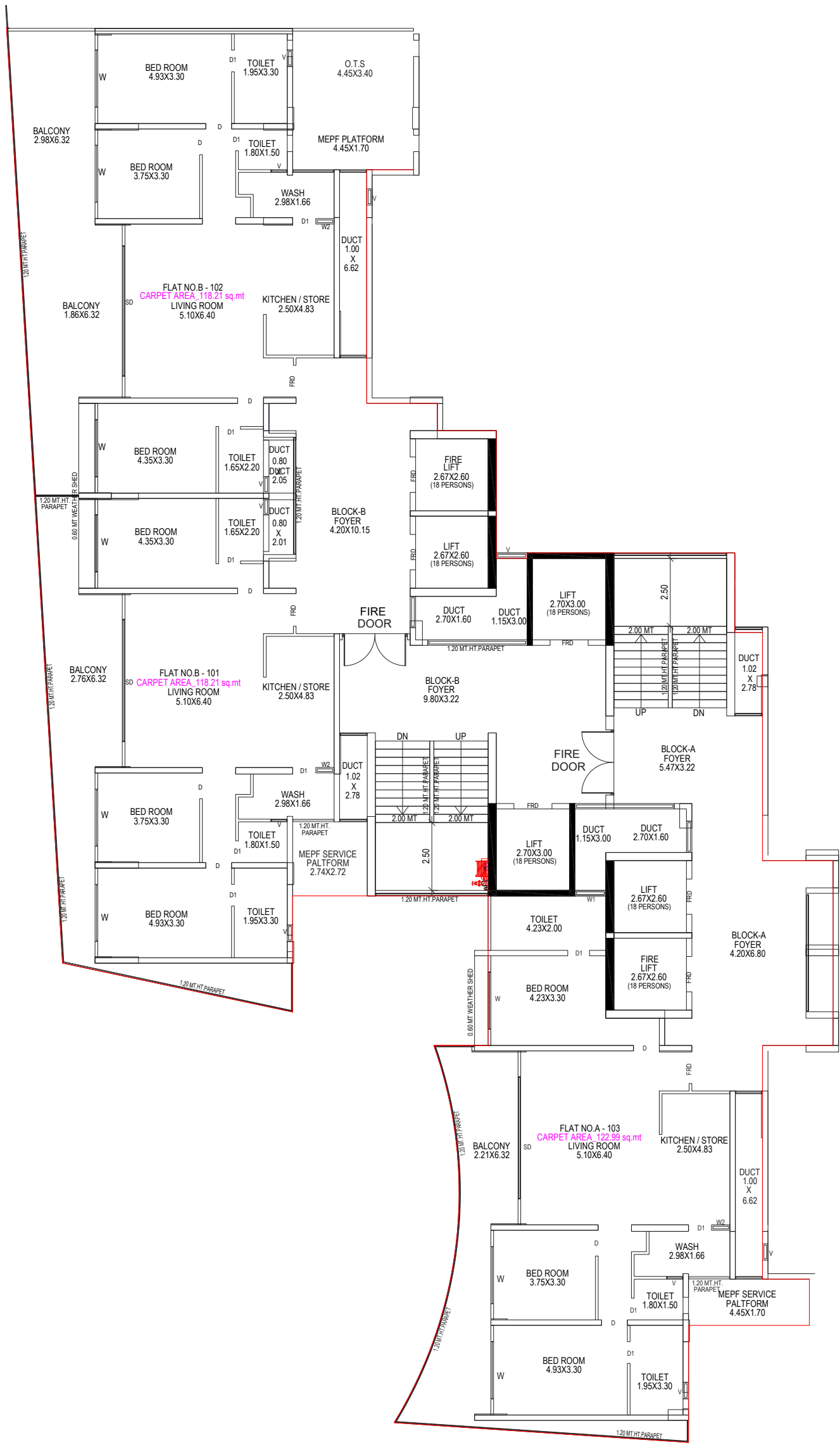


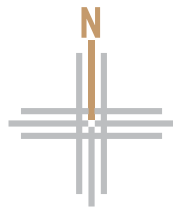
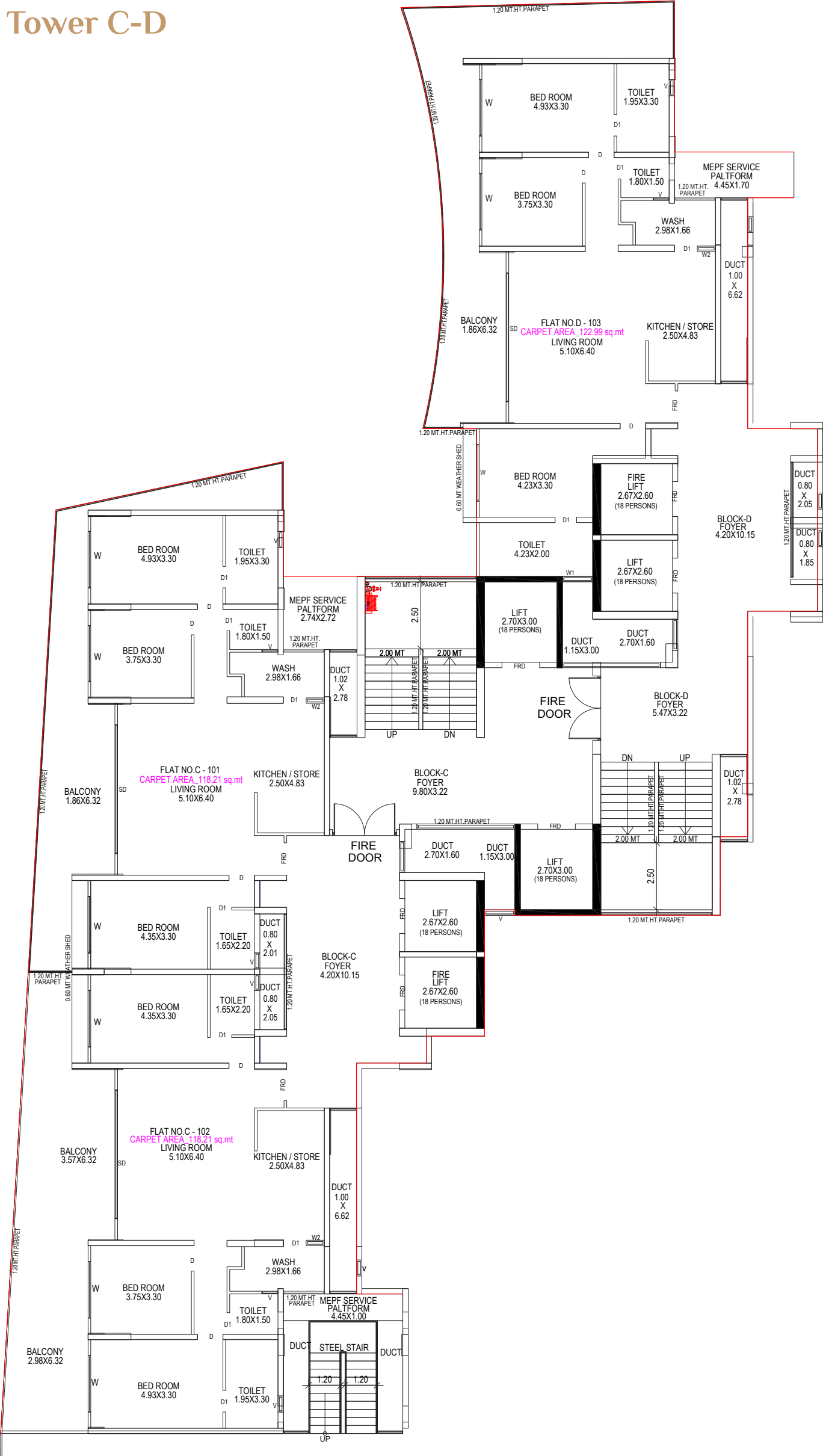




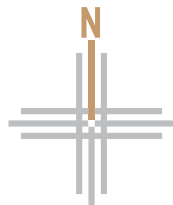


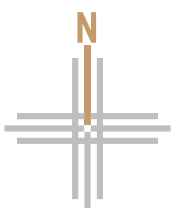


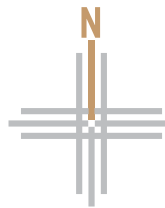


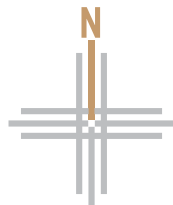
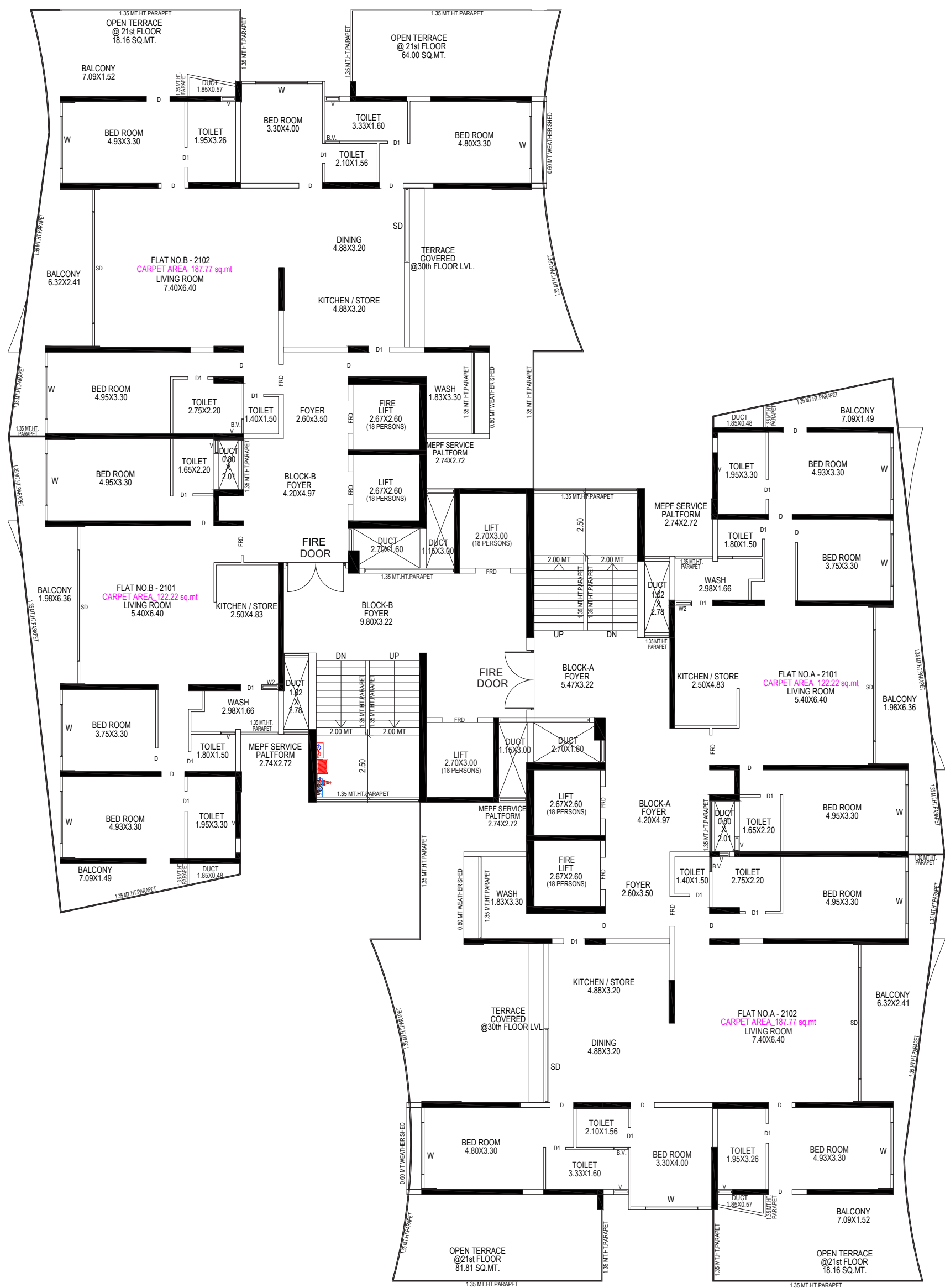


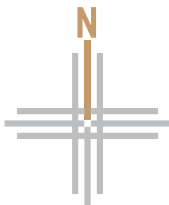


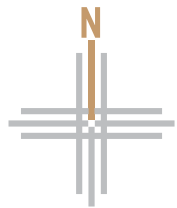


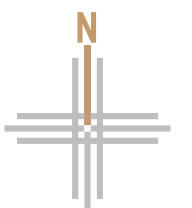


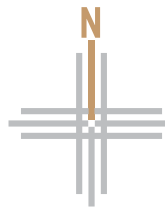


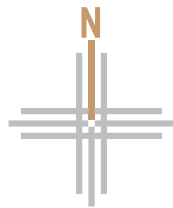
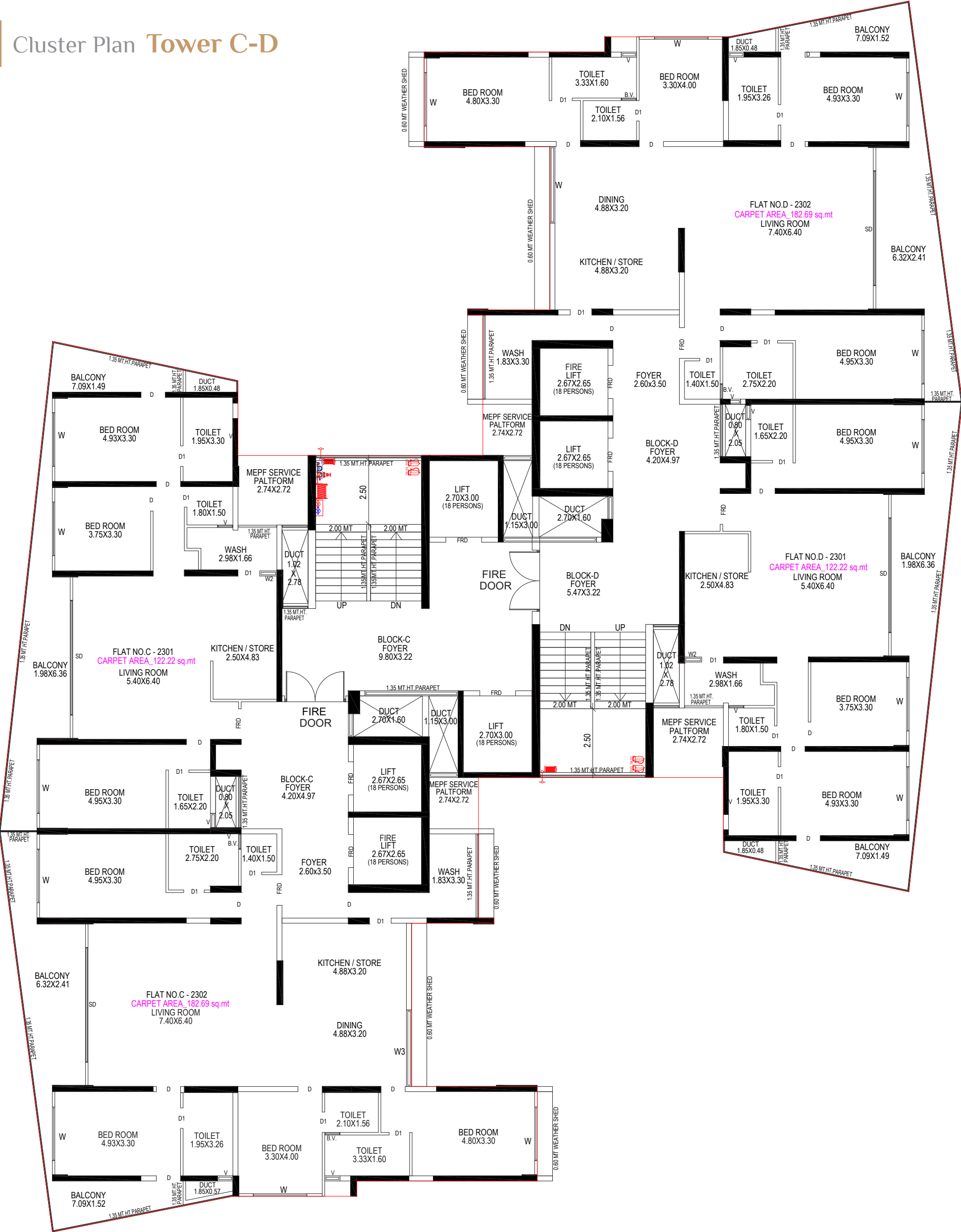


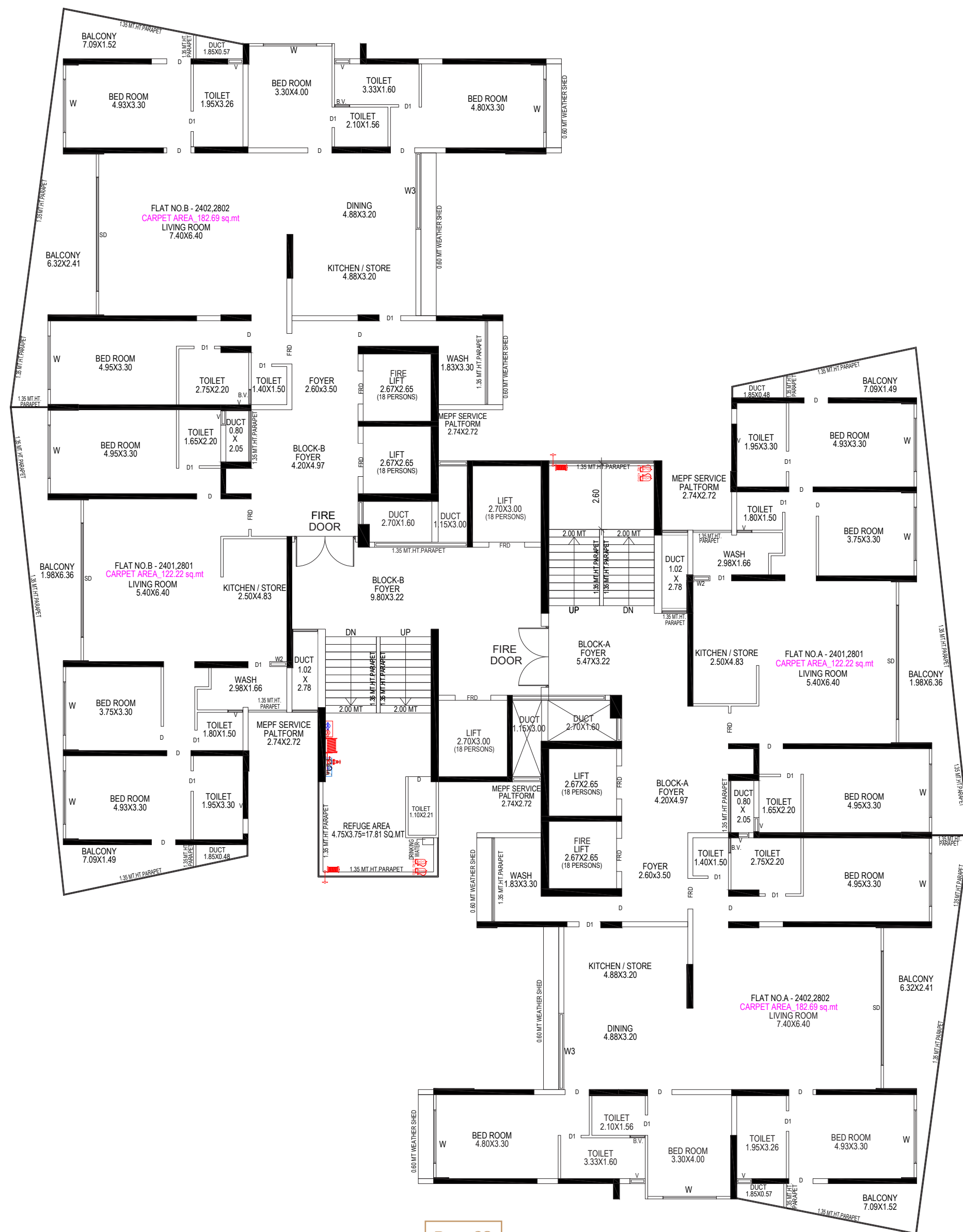


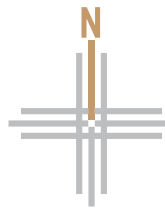




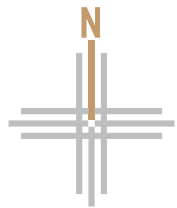


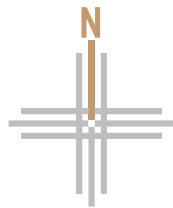


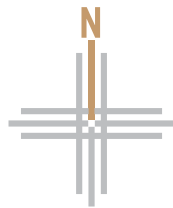








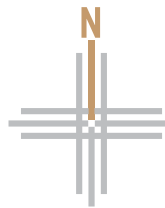
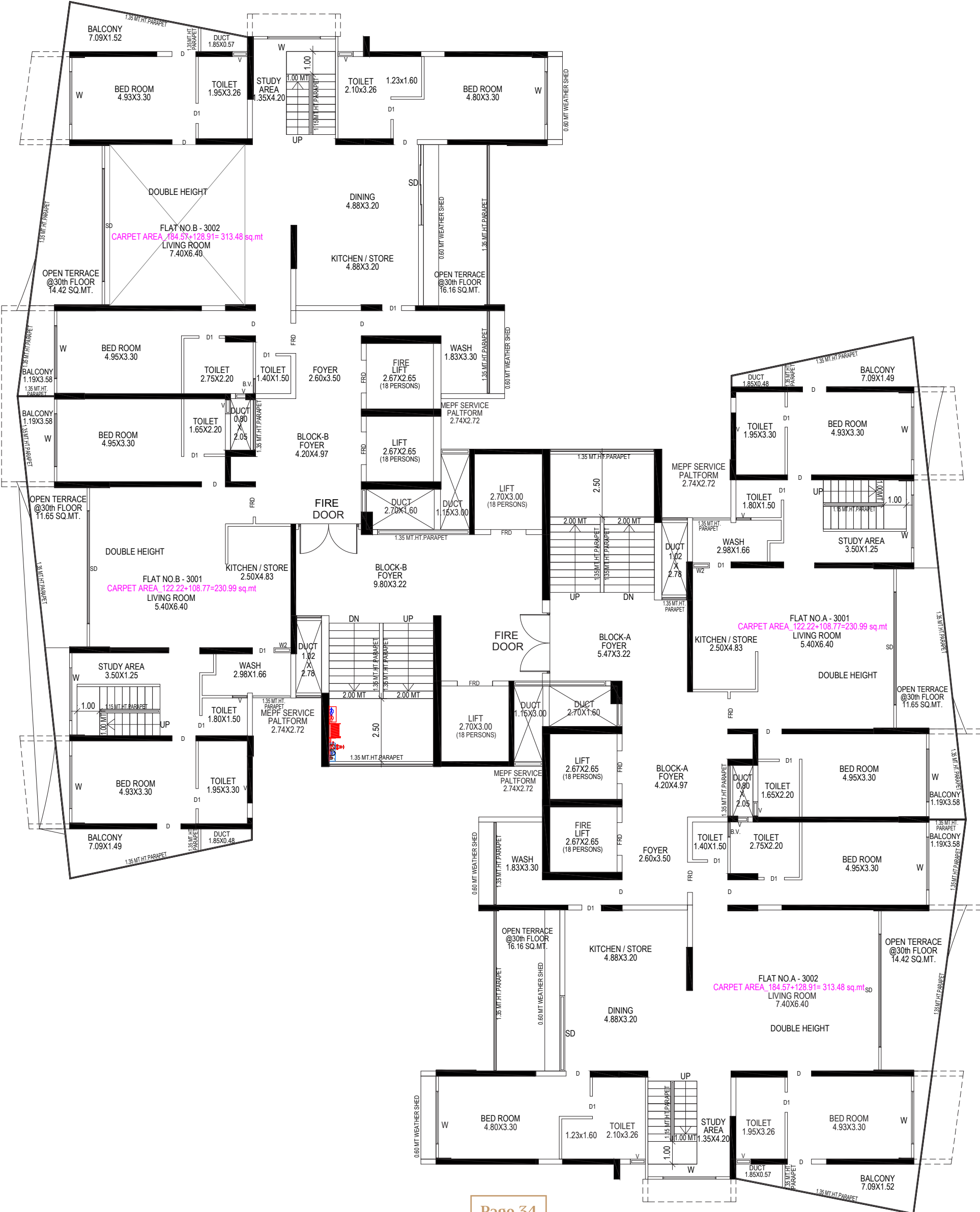




30th & 31st Floor
Lower Penthouse

4BR 2HK & 5BR 2HK

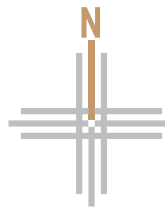
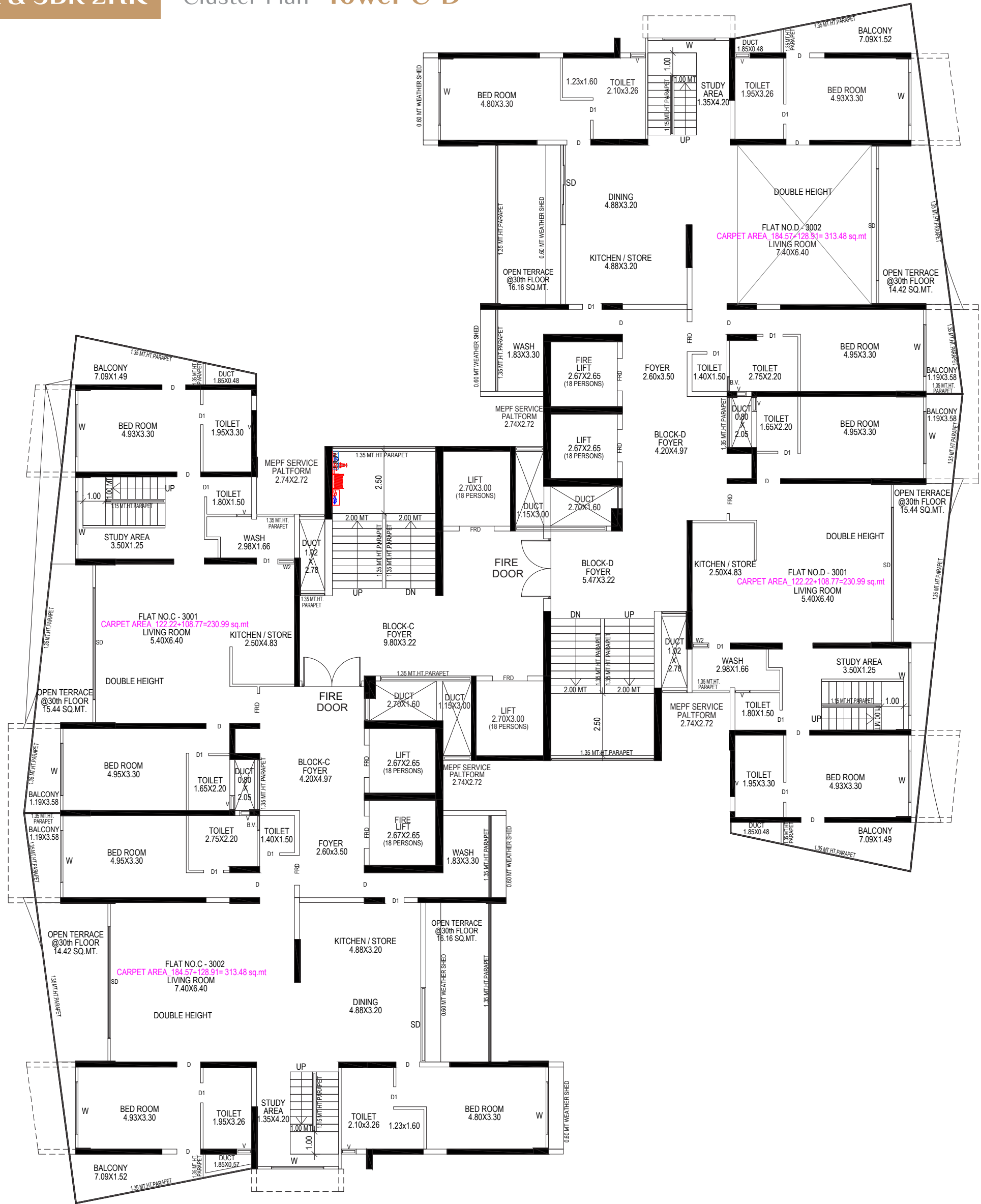
Cluster Plan Tower A-B



30th & 31st Floor
Lower Penthouse

4BR 2HK & 5BR 2HK

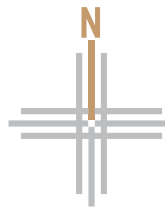
Cluster Plan Tower C-D



30th & 31st Floor
Upper Penthouse

4BR 2HK & 5BR 2HK

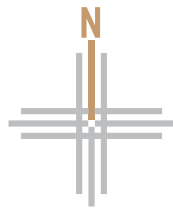
Cluster Plan Tower A-B



30th & 31st Floor
Upper Penthouse

4BR 2HK & 5BR 2HK

Cluster Plan Tower C-D



Specifications

STRUCTURE

- Earthquake Resistance Monolithic Concrete Structure designed by approved Structural Engineer.

FLOORING

- Glazed Vitrified Tiles Flooring in living, dining, balcony, kitche and all bedrooms.

KITCHEN

- Mirror polished granite or Fully Body Procelain Slab (Artifical) with sandwiched platform, S.S. Sink – Franke/Carysil/Nirali or Equivalent with tap.
- Premium quality Glazed Vitrified tile dado on walls above platform.
- Wash area with Ceramic/GVT tile floor & dado up to sill level.

DOORS

- Main Entrance door – Flush door with decorative veneer & smart door lock.
- Internal doors – Laminated Flush door with mortise locks.

WINDOWS

- Aluminum Sliding Windows upto beam bottom.

PLUMBING WORK

- Suspended plumbing system in all bathrooms.
- CPVC/UPVC Water Supply Pipes & Silent PVC pipes for Soil, waste & drainage systems.

EXTERNAL & INTERNAL FINISHES

- External side exterior grade texture paint.
- Internal Side Wall Putty and Primer.

ELECTRICAL

- ISI grade 3 phase concealed copper wiring with adequate numbers of points in all rooms - ISI Branded Modular Switches – Schneider/Legrand or Equivalent.
- Provision for ELCB, MCB Distribution Box.

BATHROOMS

- Bathroom CP Fittings - Kohler/Grohe/Jaquar or Equivalent.
- Sanitary ware – Toto/Kohler/Hindware or Equivalent.
- Exhaust fan electric point provision in bathrooms.
- Vitrified/ glazed vitrified tiles dado up to the lintel level.
- Granite/Artificial full-body tile slab/composite marble basin counter.

Where sun shines the brightest & breeze brings in bliss.

Where you enjoy workouts with a view & indulge in luxuries anew.

Where large spaces meet tiny details & good life meets better lifestyle