



Radiance¹⁴
Refreshing radiant residence



Winsome Like **Wonder**
Phenomenal Like **Paradise**
Radiant Like **Regal**.

Radiance 44 is a 3bhk Revolutionary Residential project in green Gandhinagar. From an effervescent exterior to an Impeccable interior, every brick of this astonishing architecture will lead you to live a lavish life. At **Radiance 44** Two Towers with four floors is a peerless place for tranquil living for thirty-two fortunate families. This is your chance to have an abode that is radiant in nature, radiant in life and radiant for the soothing soul.

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Two Tower

Four Floor

**Thirty Two
Fortunate Family**



Dazzling at **Dusk**,
Blessed of **Beauteous**.

At a very first glance at this, (à la mode / adorable) architecture of Radiance44 will indulge you in its immense significant structure. Advantageous exterior with aglow elevation makes Radiance44 worth of sight for every eye stops by at this residence. Every day you spent with your beloved family at this auspicious abode will make your life luxuriant in its own way.

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Affluent in **Amenities**, Rewarding for **Residents**

Landscaped
Garden



Children
Play Area



Gymnasium
Zone



Senior Citizen
Sit-out Area

Elegant
Entrance Gate



Guest
Waiting Area



Two Lift in
Each Block



Adequate
Street Light

Internal
Wide Road



Gas Line
With Meter



24 x 7 Hr.s
Water Supply



DTH Cabling
Facility

Sufficient
Parking Space



Security
Cabin



Beautiful
Water-body

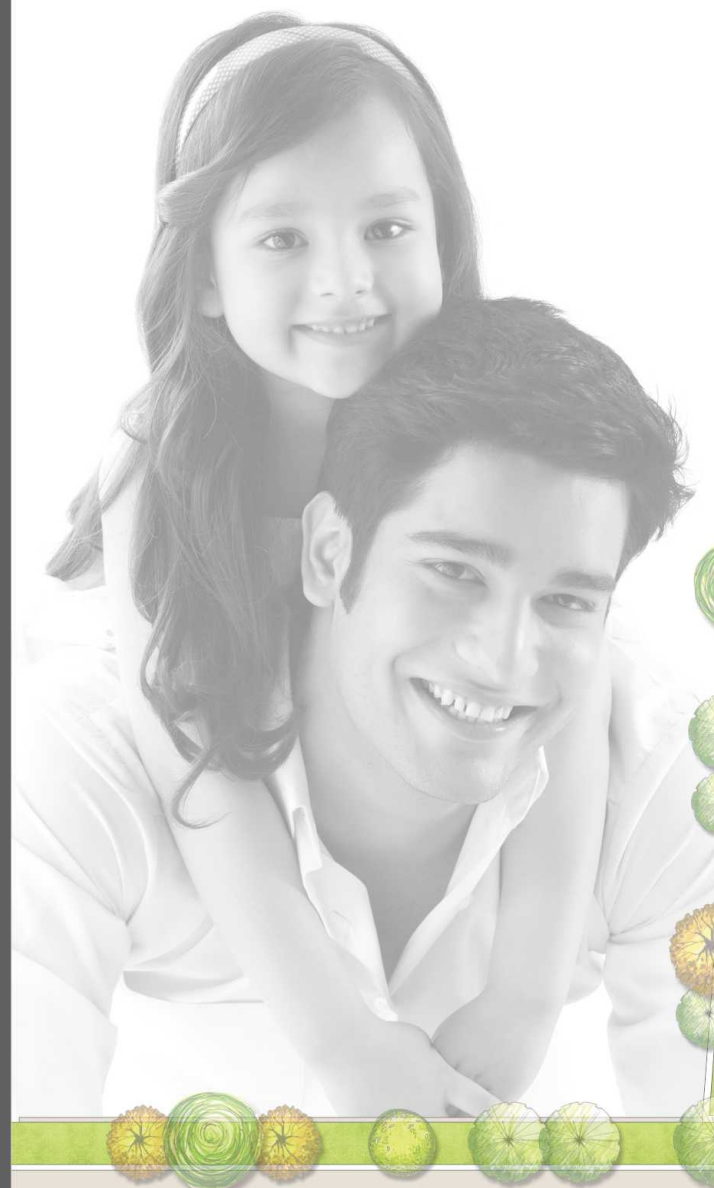


CCTV
Cameras

Radiance 14
Refreshing radiant residences

Nirvana at **Neighborhood**,
Location of **Liveliness**





12 MT. WIDE ROAD

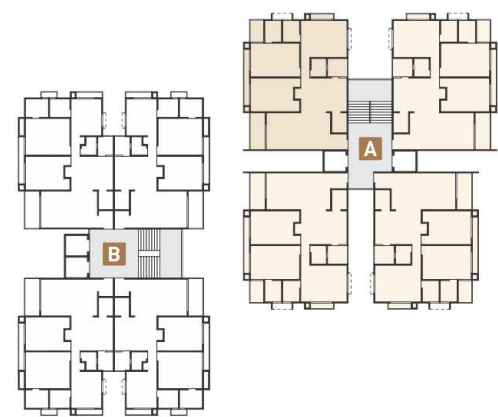


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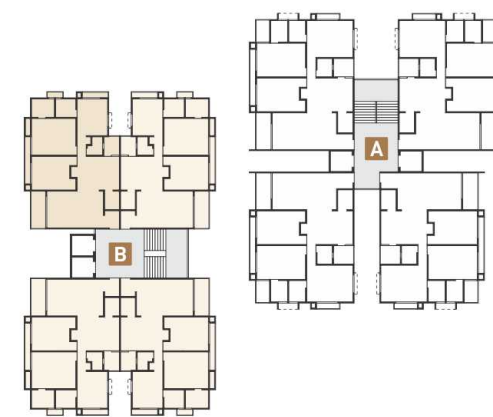
Typical
Floor plan



BLOCK **A**
UNIT NO.
101 to 401, 102 to 402,
103 to 403, 104 to 404

3 BHK

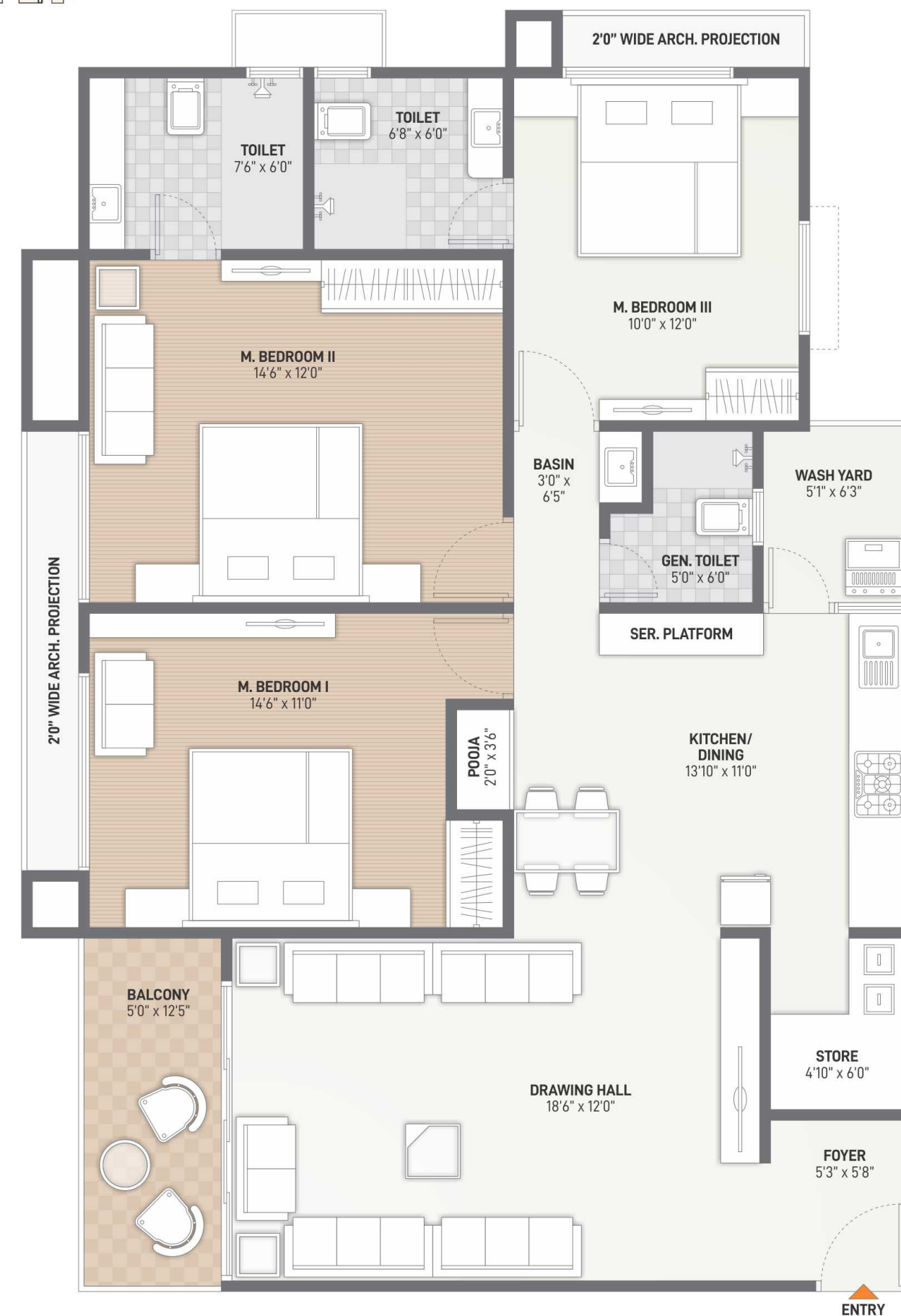
UNIT FLOOR PLAN



BLOCK **B**
UNIT NO.
101 to 401, 102 to 402,
103 to 403, 104 to 404

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SPECIFICATIONS



STRUCTURE

R. C. C. frame Structure. Structure design as per IS code considering earthquake resistance.



WALL

All internal walls will be finished with putty over mala plaster. All external wall will be finished with double coat mala Plaster with texture finish.



PLUMBING

Concealed plumbing with premium quality pipes and fittings for continuous water supply, a common borewell.



FLOOR FINISH

Premium quality designer vitrified tiles in drawing room dining area with kitchen and all bedroom area.



TOILETS

Full covered elegantly designed toilets with designer tiles and colour coordinated sanitary ware.



ELECTRIFICATION

Concealed copper wiring with adequate number of electrical points & branded modular switches. TV point in drawing room & TV & AC Points in bedrooms.



KITCHEN

Ready to use granite finished platform with SS sink. Designer glazed tiles with dado up to bim level. Plumbing and electrical provisions for water purifier & washing Machine, Kota stones self in store room.



DOORS & WINDOWS

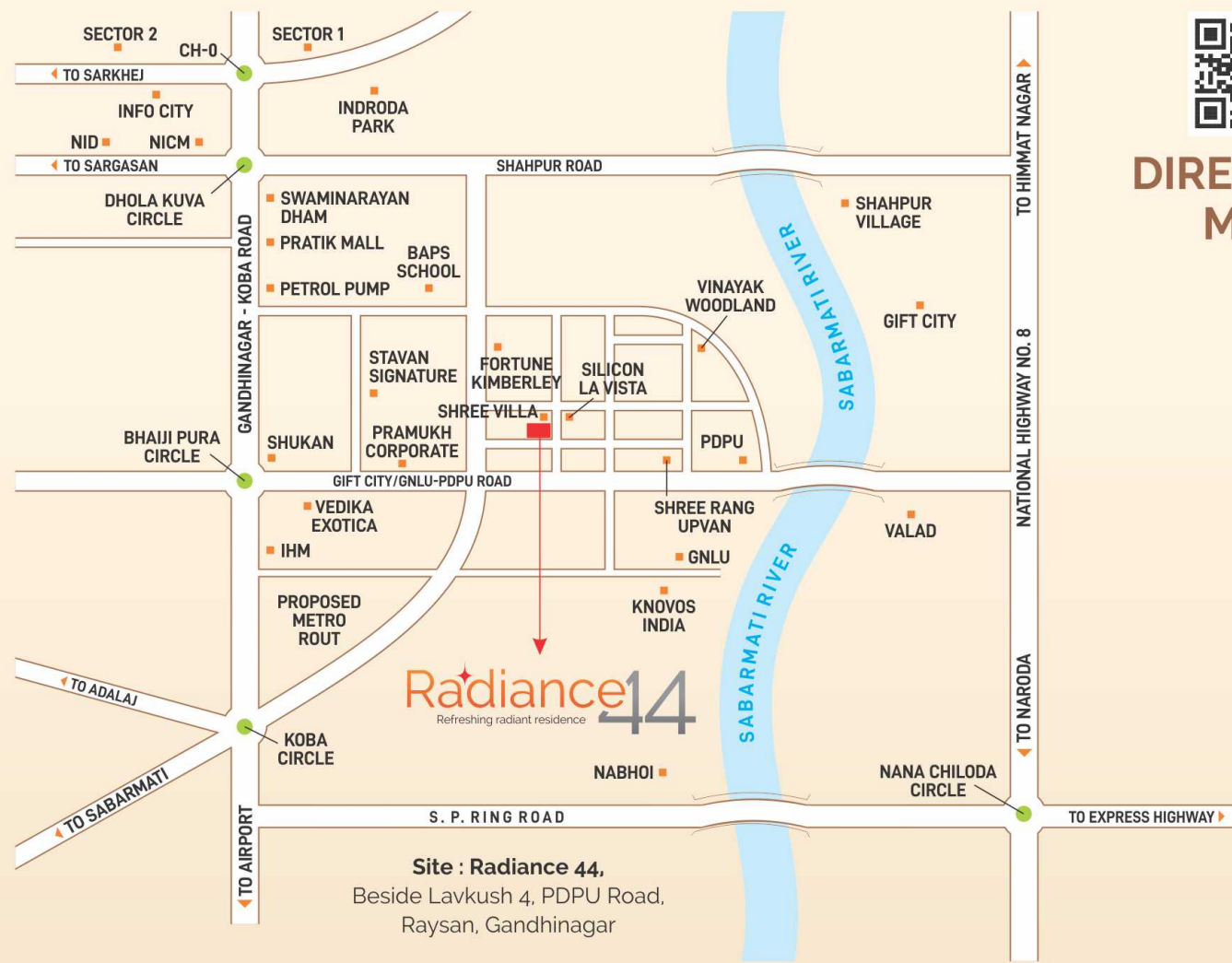
Decorative wooden polished main entrance door with brass fitting and fixtures. All other doors are flush doors. Fully/Galzed aluminum Windows with stone revile.



TERRACE

Open terrace finished with suitable water proofing with China - mosaic flooring for heat reflection.

Legal Notes : Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GUDA Charges and Electrical Co. Charges including cable and sub - station cost shall be borne by the purchaser. • GST or any additional charges, tunes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. • Changes / Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished to un finished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.



DIRECTION MAP

Site : Radiance 44,
Beside Lavkush 4, PDPU Road,
Raysan, Gandhinagar



Project by



Site : Radiance 44, Beside Lavkush 4, PDPU Road, Raysan, Gandhinagar

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AUSTRALIA

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