



FOR THE ROYALTY IN YOU







Explore the regal life at
Most posh locality
of Vadodara

EXCLUSIVE 29 APARTMENTS
FOR THE ROYAL FEW



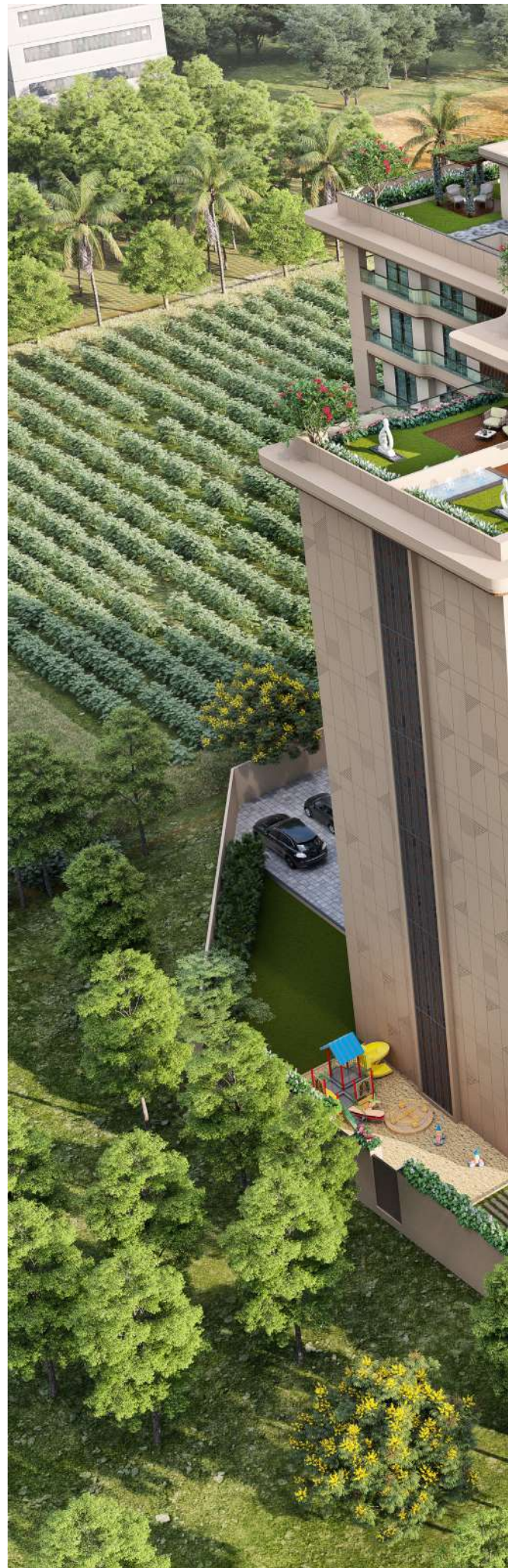






Located at the most posh locality of Vadodara, these royally designed apartments offer you the best of all worlds. Uniquely planned, Green Leaf Regalia is a perfect amalgamation of royalty and contemporary living.

These thoughtfully designed regal apartments offer a lifestyle that you have always dreamed of. Equipped with the modern-age home automation and other segment best features, let this new home make you feel like you are the king and queen of the world.







With close proximity to railway stations, schools, colleges, hospitals, retail shops and malls, Green Leaf Regalia becomes the destination of tomorrow.

With just 29 exclusive apartments, Green Leaf Regalia offers a lifestyle that is unparalleled at a location that is unmatched. The entire scheme consists of 70% open area which leaves room for you to get in sync with nature. 3 sides of any said unit in the scheme are open for fresh natural air, sunlight, and positivity. Adding to this, the scheme has all the modern amenities and beautiful balcony in all master bedrooms.

Live within the community of royals at Green Leaf Regalia.





INDOOR GAMES
HALL



GYMNASIUM



MULTIPURPOSE
HALL



LANDSCAPED
GARDEN



SENIOR CITIZEN
SEATING



CHILDREN PLAY
AREA / SAND PIT



2 ELEVATORS WITH
POWER BACK UP



COMMON WATER
SOFTENING PLANT



CCTV
CAMERA



2 CAR PARKING
SPACE



ROOFTOP
DECK



POWER BACKUP/
FOR COMMON SERVICES



WAITING AREA



SWIMMING POOL



DECORATIVE MAIN
ENTRY GATE



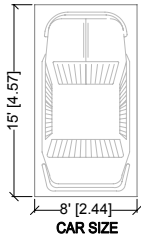
HOME
AUTOMATION



WATER
HARVESTING SYSTEM



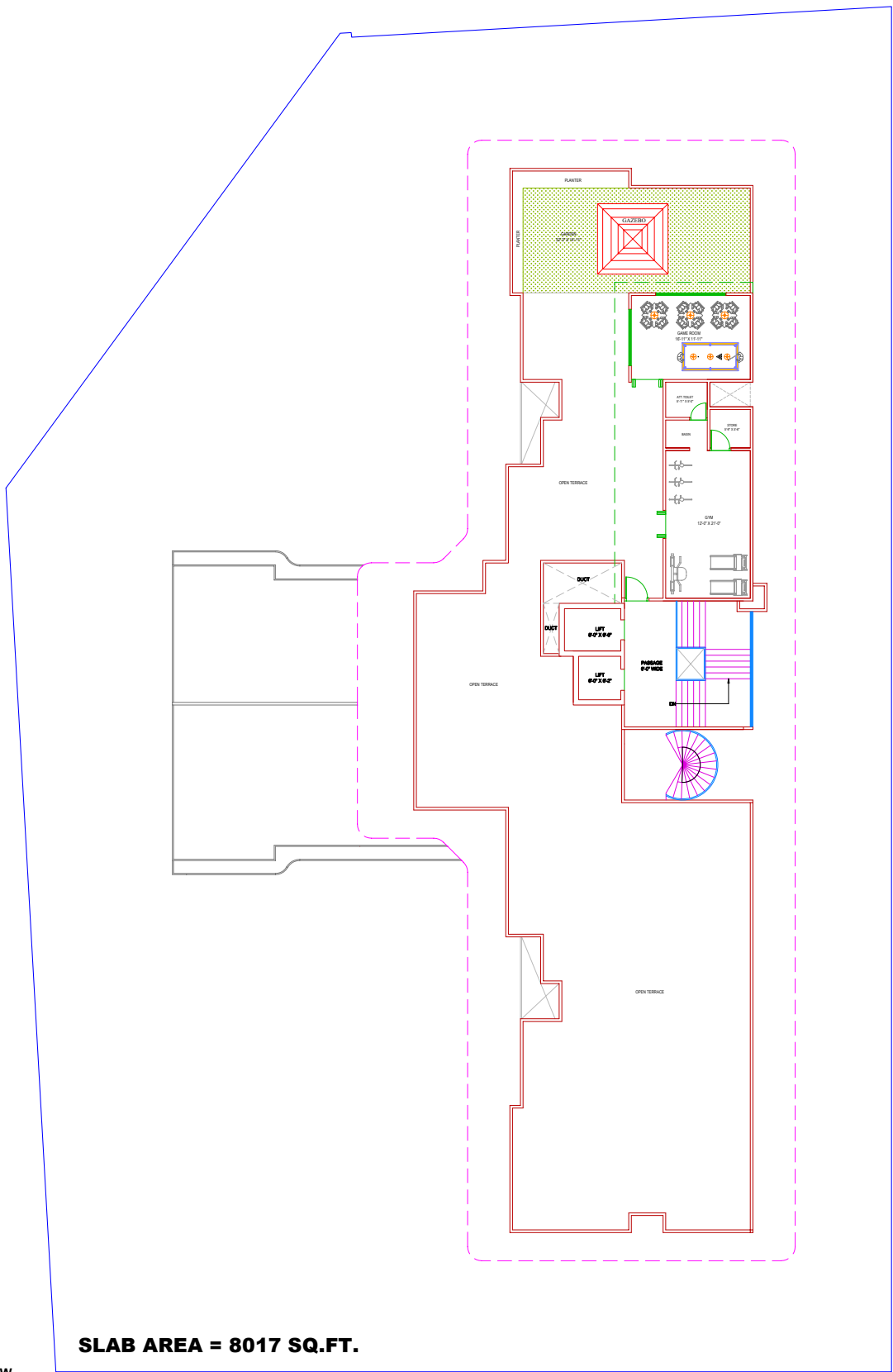
FIRE SAFETY



TOTAL CAR =28

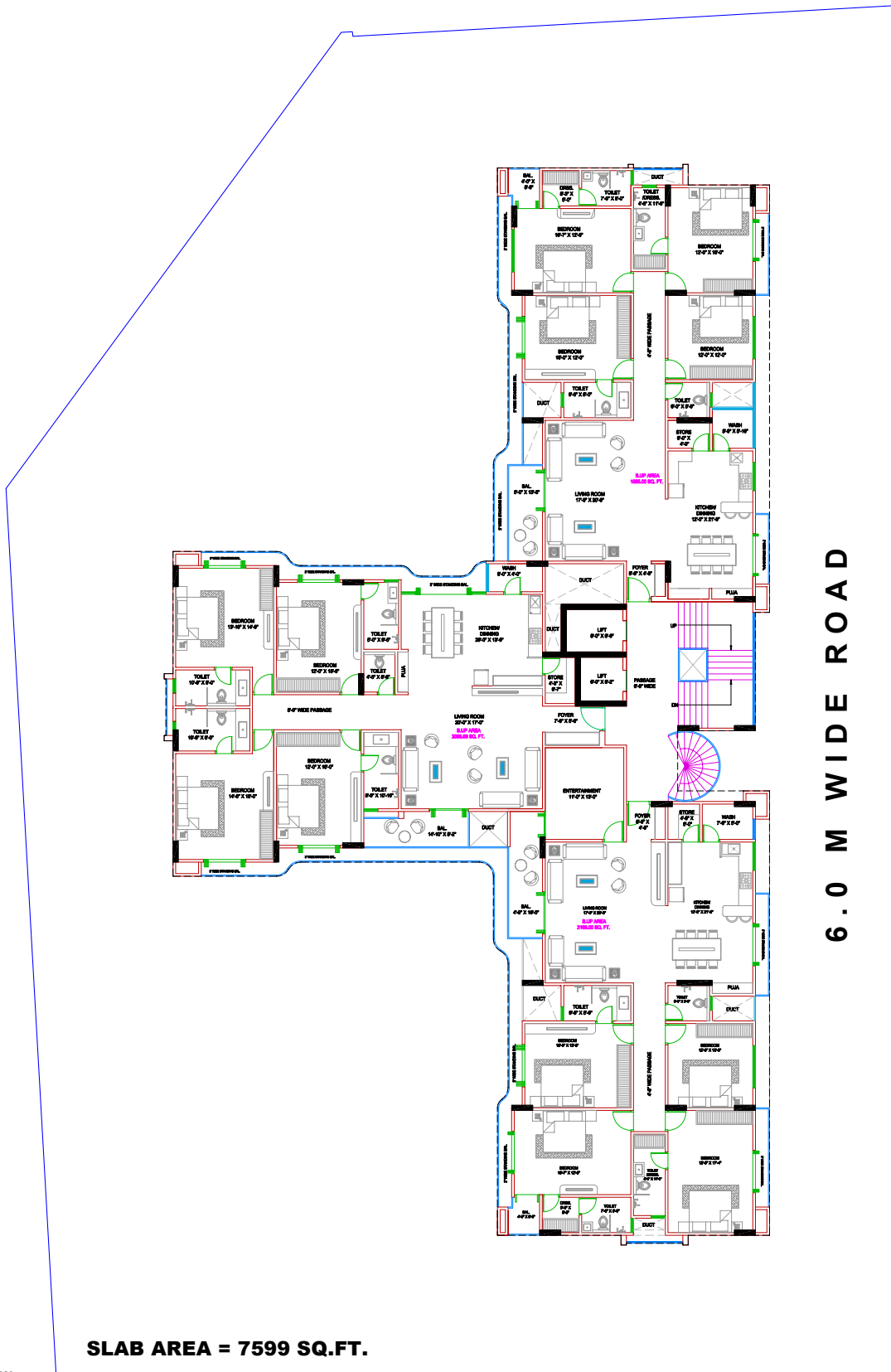


Ground Floor Plan



12.00 MT WIDE ROAD



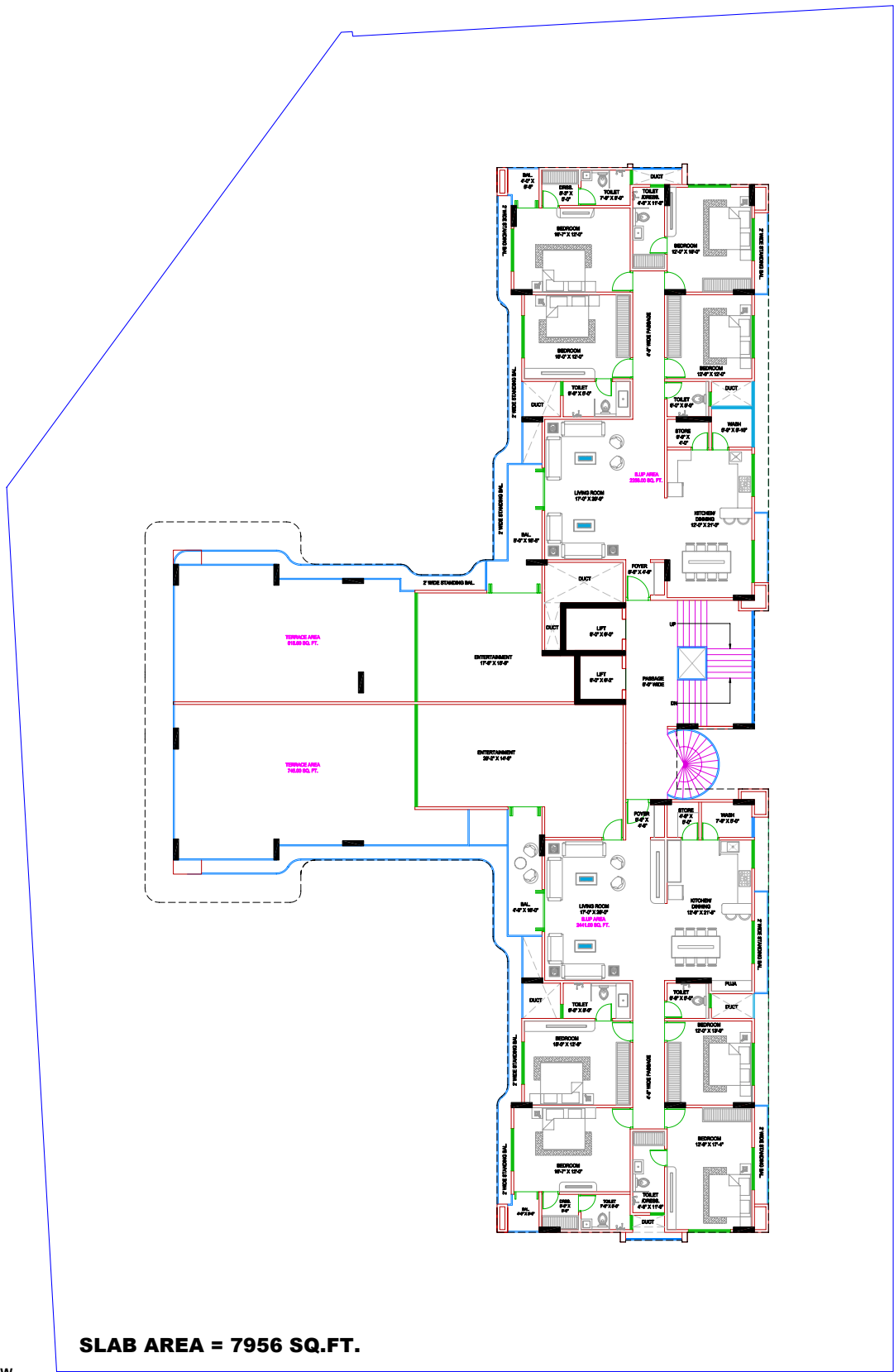


12.00 M T W I D E R O A D

6.0 M W I D E R O A D

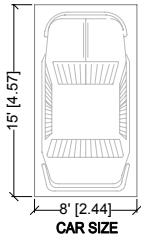


Typical Floor Plan
(1 to 9 Floors)



12.00 M T WIDE ROAD





TOTAL CAR =31



SPECIFICATION

STRUCTURE

- Earthquake Resistant RCC Frame Structure. High Quality Block Masonry with Plaster.

FLOORING

- **FLOORING:** Double Charged Vitrified tiles - 1000X1000 mm/ 800X800 mm / 600X1200 mm in Living Area, Kitchen, Dining, Foyer Area and All Bedrooms.
- **TOILETS:** Designer Ceramic Tiles 600X1200 mm/ 800X1600 mm/ 300X600 mm in All Bathrooms up to Lintel Level and 600X600 mm or 300X300 mm vitrified / Antiskid tiles for flooring. Natural / Artificial Premium Stone Counter for Basins.
- **KITCHEN:** Natural / Artificial Premium Stone Platform with Quartz / S.S Sink. Designer Ceramic Tiles DADO Above Kitchen Platform up to 4 ft. Kitchen Wall tile 600X1200 mm/ 800 x1600 mm / 300X600 mm. Vitrified Tiles based on skirting size.

SANITARY & FIXTURES

- Kohler / TOTO / Grohe / Hansgrohe / Duravit or Equivalent Make CP Fittings & Sanitary ware.

DOORS & WINDOWS

- **Main Door:** Artificial Marble or Equivalent Door Frame with Veneer Finished Flush Door.
- **Internal Doors:** Stone Frame with Laminated Flush Doors. High Quality Powder Coated Heavy Aluminium Section or UPVC Section. All Doors with Godrej or equivalent lock fittings.

FINISH

- Internal Mala or Gypsum Plaster with Putty and Primer Finish. Exterior Paints with Texture Finish on Exterior Walls. As per Architecture Selection.

ELECTRIFICATION

- Electrification Concealed ISI mark copper wiring with suitable MCBs, modular switches and provision for TV cable and Internet. ELCB and individual 3 Phase meter will be provided for each flat.

PLUMBING

- All water supply lines shall be ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.

ARCHITECT

Ruchir Sheth, Design Studio

STRUCTURAL CONSULTANT

Zarna Associates

ELECTRICAL CONSULTANT

Oriental Electricals

PLUMBING CONSULTANT

Krupalu Consultant



Project by:
Vraj Buildcon



Green Leaf Regalia, B/h Aarya's New Alkapuri Residency, Gotri T.P. 8,
New Alkapuri, Gotri, Vadodara- 390021
Call : 79902 13346 | E- Mail : vrajbuildcon.vadodara@gmail.com