

aaryan
OPULENCE

google co ordinates
 +23° 1' 43.49", +72° 29' 15.92"



Architect
 APURVA AMIN

Structural Consultant
 DUCON

Plumbing Consultant
 RAVI DESIGN

Electrical Consultant
 DESIGNTech

aaryan Developers

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Specific Notes

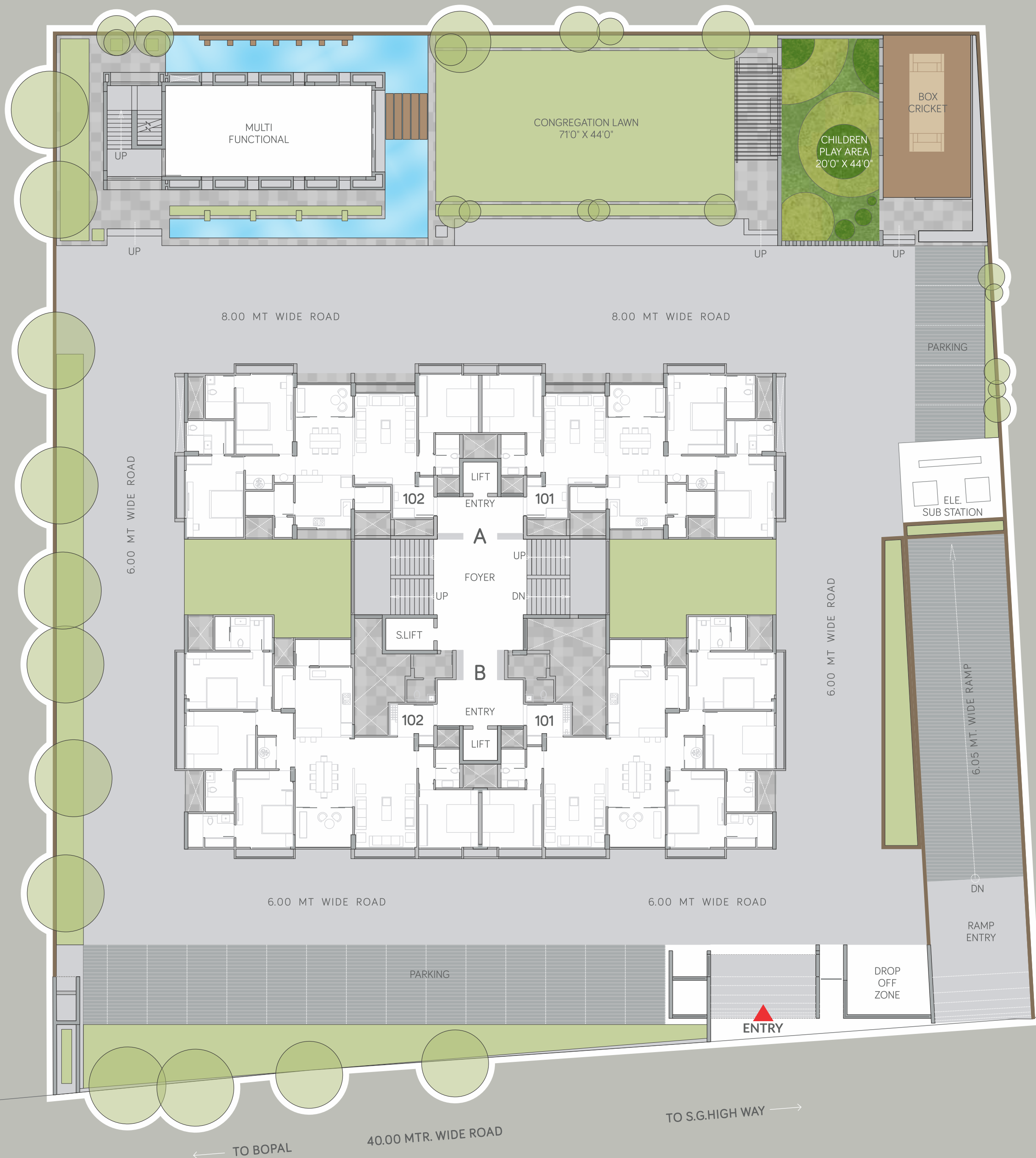
1). This brochure is meant for private circulation only. 2). The developer reserves the rights to change, revise or make any additions, omissions, alterations or modifications to the scheme as a whole, or part thereof at their sole discretion without any prior notice. Such changes will be binding on all members. 3). All dimensions presented herein are approximate and measurements are made from unfinished surfaces. 4). External changes of any sort will not be permitted. Internal changes may be permitted with prior written permission from the developer and will be charged separately. 5). This brochure is meant for the purposes of presentation only, and should not be treated as any form of binding document, offer or legal contract. 6). Site development is subject to clearances from the municipal corporation and other government entities. 7). Subject to Ahmedabad Jurisdiction



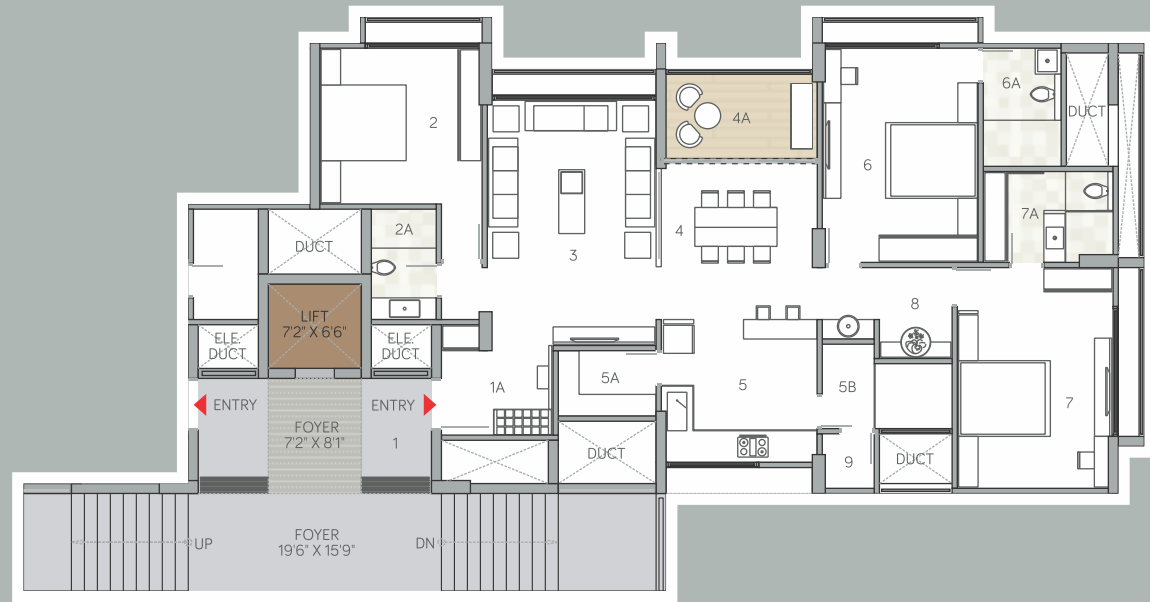
ACTUAL VIEW FROM TOP FLOOR



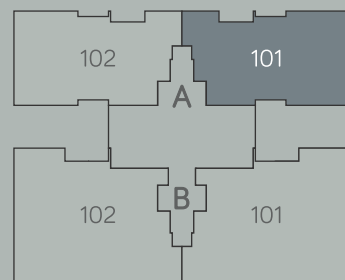
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 live more...



A101



NO	SPACES	AREA	NO	SPACES	AREA
1	ENTRANCE FOYER	5'5" X 8'10"	5A	STORE	7'6" X 5'0"
1A	VESTIBULE	8'7" X 6'11"	5B	KITCHEN YARD	10'0" X 5'0"
2	GUEST BEDROOM	12'6" X 12'0"	6	M.BEDROOM-1	12'0" X 16'6"
2A	TOILET	5'0" X 8'6"	6A	DRESS/TOILET	6'0" X 9'1"
3	DRAWING ROOM	13'0" X 18'11"	7	BEDROOM-2	12'0" X 17'0"
4	DINNING	12'0" X 12'0"	7A	DRESS/TOILET	10'0" X 7'0"
4A	VERANDAH	12'0" X 6'6"	8	PUJA	5'7" X 3'0"
5	KITCHEN	12'0" X 11'0"	9	SERVANT TOILET	4'0" X 4'2"

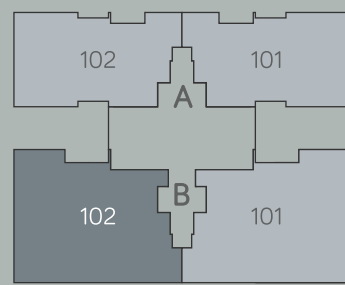


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B102



NO	SPACES	AREA	NO	SPACES	AREA
1	ENTRANCE FOYER	5'5" X 9'7"	6	M.BEDROOM-1	12'0" X 16'0"
1A	VESTIBULE	9'2" X 6'11"	6A	DRESS/TOILET	10'0" X 7'0"
2	GUEST BEDROOM	12'6" X 12'0"	7	M.BEDROOM-2	14'6" X 12'0"
2A	TOILET	5'0" X 8'1"	7A	TOILET	6'0" X 8'7"
3	DRAWING ROOM	13'0" X 23'0"	8	M.BEDROOM-3	18'0" X 12'0"
4	DINNING	12'0" X 15'0"	8A	DRESS/TOILET	12'0" X 7'0"
4A	VERANDAH	12'0" X 8'1"	9	PUJA	4'0" X 6'7"
5	KITCHEN	12'0" X 14'0"	10	SERVANT ROOM	8'0" X 5'0"
5A	STORE	4'5" X 8'8"	10A	TOILET	6'0" X 4'8"
5B	KITCHEN YARD	11'8" X 5'6"			



ACTUAL IMAGE



ACTUAL IMAGE

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abundant luxury and safety



your comfort and convenience is our prime priority - control your home with a touch of a button, state of the art home automation system. This system includes features like, smart phone or tablet controlled lighting of complete home and temperature control of rooms, smart sensors to switch ON & switch OFF lights automatically to save energy and secured entry to your home with digital door lock. This best in class specifications to upgrade your lifestyle to a new level of luxury.

salient features

- Fully air conditioned apartments - **TOSHIBA**
- 3 fully automatic **SCHINDLER** elevators with provision for stretcher.
- Home automation system.
- Alloted parking of 2 cars per apartment with no extra cost.
- Well designed double height air conditioned foyer with imported italian marble flooring
- Hi tech security system
- Well equipped fire hydrant system
- DTH satellite tv connection
- Pattern designed sotne paving in all internal roads
- Earthquake resistant R.C.C. structure
- Jain derasar in nearby vicinity
- 2 years maintainance by a highly reputed professional maintainance company.

common amenities

- 2 level club house consisting of multifunctional area and fully equipped state of the art gymnasium
- Exclusive children play area of international quality make
- Pleasant water body, sit outs landscaping in the common areas
- Box cricket area
- Party lawn

specifications

Foyer

- Personal foyer to each apartment

Appartment Flooring

- Imported italian marble with mirror polish in vestibule, drawing, dinning, kitchen & passage
- 800*800 mm vitrified tiles in bedroom.
- Wooden flooring in master bedroom.
- Kota floor in wash yard
- Anti skid vitrified tiles in bathroom.

Toilets

- Granite marble platform
- Designer superior quality tiles on walls upto lintel level.
- C.P. fittings - **GROHE**
- Sanitaryware - **KOHLER**

Kitchen

- **QUARTZ MARBLE** platform with quartz sink.
- Vitrified tiles in dado upto lintel level.
- Service platform in washyard with sink.

Balcony

- Leather finish granite in flooring
- Laminated glass of a multi national make in railing

Doors & Windows

- Apporoved fire rated main door with veneer polish on both sides.
- Premium quality polished doors in bedrooms and bathrooms.
- Internal door lock of **YALE (USA)**.
- Domal series heavy alumium section windows with toughned glass and granite revil.

Security

- Bio metric access control - **YALE (USA)**.
- Video door phone & IP cameras

Electricals

- 3 phase concealed isi copper wiring - **POLYCAB / R.R. KABEL**
- Adequate T.V. and telephonne points.
- Switches - **NORISYS**.
- MCB Distribution Panel - **LEGRAND/EQUIVALENT**.