







Welcome  
Home

## WELCOME TO PARSHWA LUXURIA

A LANDMARK ADDRESS FOR YOUR LIFESTYLE

AN ELEGANT QUIET SETTING WITH LUSH LANDSCAPE AND LIVELY NATURAL SURROUNDINGS ALL AROUND,  
YET NEAR TO ALL HAPPENING VENUES. WITH NOTHING SEPARATING YOU FROM THE NATURE, YOU CAN RETREAT INTO YOUR PEACEFUL SURROUNDINGS OR  
VENTURE A FEW STEPS BEYOND AND ENGAGE WITH THE EXCITEMENT AROUND YOU.

IT'S A HOME WHERE WINDOWS AND DOORS OPEN TO LET THE SOUNDS AND ESSENCE OF NATURE FLOAT INSIDE WITH THE BREEZE.  
IT'S A HOME WHERE EVERY ESSENCE OF AN URBAN ELITE LIFESTYLE GETS FULFILLED.

PARSHWA LUXURIA IS A PLACE TO RETREAT, A PLACE TO CONNECT,  
A PLACE TO LIVE YOUR LIFE TO THE FULLEST.



# Master Layout Plan





# Typical Floor Plan

1	VESTIBULE	7'8" X 6'0"
2	DRAWING ROOM	11'8" X 19'0"
3	LIVING ROOM	12'0" X 17'0"
4	VERANDAH	12'0" X 6'0"
5	POWDER ROOM	5'0" X 5'7"
6	DINING	11'4" X 17'0"
7	KITCHEN	11'4" X 13'0"
7A	STORE	6'3" X 5'7"
7B	KITCHEN YARD	6'0" X 9'0"
8	MASTER BEDROOM-01	12'0" X 18'0"
8A	DRESS /TOILET	6'0" X 14'7"
9	MASTER BEDROOM-02	12'0" X 18'0"
9A	DRESS/TOILET	6'0" X 14'7"
10	BEDROOM-03	16'6" X 11'0"
10A	TOILET	8'0" X 6'0"
11	BEDROOM-04	12'0" X 15'0"
11A	TOILET	8'0" X 6'0"
12	SERVANT ROOM	7'7" X 6'8"
12A	SERVANT TOILET	5'0" X 3'6"







# Pent House Lower Level

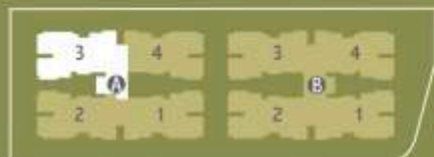
1	VESTIBULE	7'8" X 6'0"
2	DRAWING ROOM	11'8"X19'0"
3	LIVING ROOM	12'0"X17'0"
4	VERANDAH	12'0"X 6'0"
5	POWDER ROOM	5'0" X 5'7"
6	DINING	11'0" X 17'0"
7	KITCHEN	11'4" X 13'0"
7A	STORE	6'3"X 5'7"
7B	KITCHEN YARD	6'0" X 9'0"
8	MASTER BEDROOM-01	12'0" X 18'0"
8A	DRESS /TOILET	6'0" X 14'7"
9	MASTER BEDROOM-02	12'0" X 18'0"
9A	DRESS/TOILET	6'0" X 14'7"
10	BEDROOM-03	16'6" X 11'0"
10A	TOILET	18'9"X 6'0"
11	STORE	6'0" x 12'0"
12	SERVANT ROOM	7'7" X 6'8"
12A	SERVANT TOILET	5'0" X 3'6"





# Pent House Upper Level

13	BEDROOM-04	18'9" X 11'0"
13A	DRESS / TOILET	18'9" X 6'0"
14	MASTER BEDROOM-05	14'3" X 18'0"
14A	DRESS / TOILET	6'0" X 15'0"
15	ENTRY	
16	PANTRY	5'6" X 8'4"
17	TOILET	4'8" X 3'8"

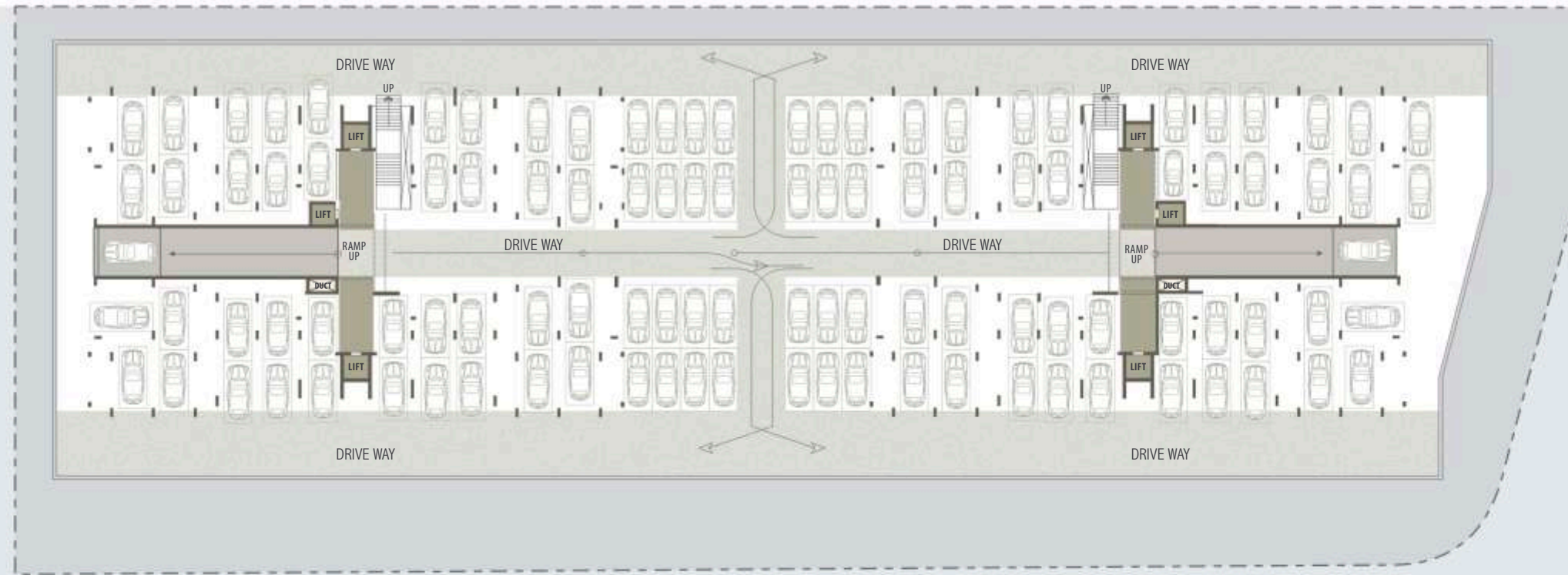




parshwa  
luxuria



# Basement Plan



ROAD

ROAD













# Specifications

## FLOORING

- COMPOSITE MARBLE / ITALIAN MARBLE IN DRAWING /LIVING & DINING.
- LAMINATED WOODEN FLOOR FOR MASTER BEDROOMS.
- VITRIFIED TILES 800X800 IN OTHER BEDROOMS & KITCHEN.
- ANTI SKID RUSTIC TILE FLOORING FOR VERANDAH.
- CERAMIC TILE FLOORING IN SERVANT ROOM.

## KITCHEN

PLATFORM - MIRROR POLISHED GRANITE WITH S.S. SINK

- VITRIFIED TILE DADO UP TO LINTEL LEVEL.
- KOTA FLOORING IN WASH AREA .

## TOILETS

- VITRIFIED DESIGNER TILES IN ALL TOILETS.
- CERAMIC TILES IN SERVANT TOILET.

## DOORS & WINDOWS

- MAIN ENTRANCE DOOR – 32 MM THICK FLUSH DOOR WITH BOTH SIDE POLISHED VENEER.
- OTHER BEDROOM DOOR – 32MM THICK FLUSH DOOR WITH BOTH SIDE LAMINATES.
- DOOR FRAME – GHANA TEAK OR EQUIVALENT.
- WINDOW SILL – POLISHED BUNDI STONE OR GRANITE.
- WINDOWS – ALUMINUM ANODIZED SECTIONS

## ELECTRICAL

- 3-PHASE CONCEALED COPPER WIRING WITH ADEQUATE NUMBER OF POINTS IN ALL ROOMS.
- BRANDED MODULAR SWITCHES.
- PROVISION OF TV / CABLE / TELEPHONE POINTS.

## SPECIAL NOTES

- STAMP DUTY, REGISTRATION CHARGES , OTHER LEGAL EXPENSES , SERVICE TAX, AMC CHARGES, SUBSTATION COST ETC. SHALL BE BORNE BY MEMBERS.
- ALL RIGHTS RESERVED WITH DEVELOPERS TO MAKE ANY CHANGES IN THE SCHEME AND ALL MEMBERS SHALL ABIDE BY SUCH CHANGES.
- BASIC RATES ARE AS PER AGREEMENT.
- ONLY INTERNAL CHANGES SHALL BE ALLOWED WITH PRIOR PERMISSION AND SHALL BE CHARGED EXTRA.

THIS BROCHURE IS FOR ILLUSTRATION PURPOSE ONLY & NOT A LEGAL DOCUMENT.  
THE DIMENSIONS MENTIONED ARE APPROXIMATE.

## PLUMBING WORK

- C.P.V.C. / G.I. WATER SUPPLY PIPES AND UPVC PIPES FOR SOIL, WASTE AND DRAINAGE SYSTEMS.
- PLUMBING FITTINGS – JAQUAR / KOHLER / GROHE OR EQUIVALENT.
- SANITARY WARE – HINDWARE / CERA OR EQUIVALENT.

## A.C.

- VRF SYSTEM FOR CENTRALLY AIR CONDITIONING.

## EXTERNAL & INTERNAL FINISHES

- EXTERNAL DOUBLE COAT MALAR PLASTER WITH TEXTURE PAINT. (APEX PAINT).
- INTERNAL SINGLE COAT MALAR PLASTER WITH PUTTY FINISH.

## ADDITIONAL FACILITIES

- WELL LANDSCAPED GARDEN.
- WELL DESIGNED SEAT OUT AREA.
- SECURED AND GATED COMMUNITY.
- INTERCOM FACILITY AND VIDEO DOOR PHONE.
- TWO MAIN LIFT & ONE SERVICE LIFT IN EACH BUILDING.
- BORE WELL FOR 24 HRS. WATER SUPPLY.
- GENERATOR FOR LIFT / WATER SUPPLY & COMMON LIGHTINGS.
- C.C. T.V. CAMERA FOR COMMON AREA.
- CAR PARKING IN HOLLOW PLINTH AS WELL AS IN BASEMENT.
- PROVISION FOR GAS PIPELINE.



BEAUTIFUL  
LANDSCAPED GARDEN



HEALTH CLUB



SIT OUT AREAS



INDOOR GAMES



SECURITY CABIN



ALLOTTED CAR PARKING



C.C.T.V CAMERA



INTERCOM FACILITY



MAIN LIFT AND SERVICE LIFT



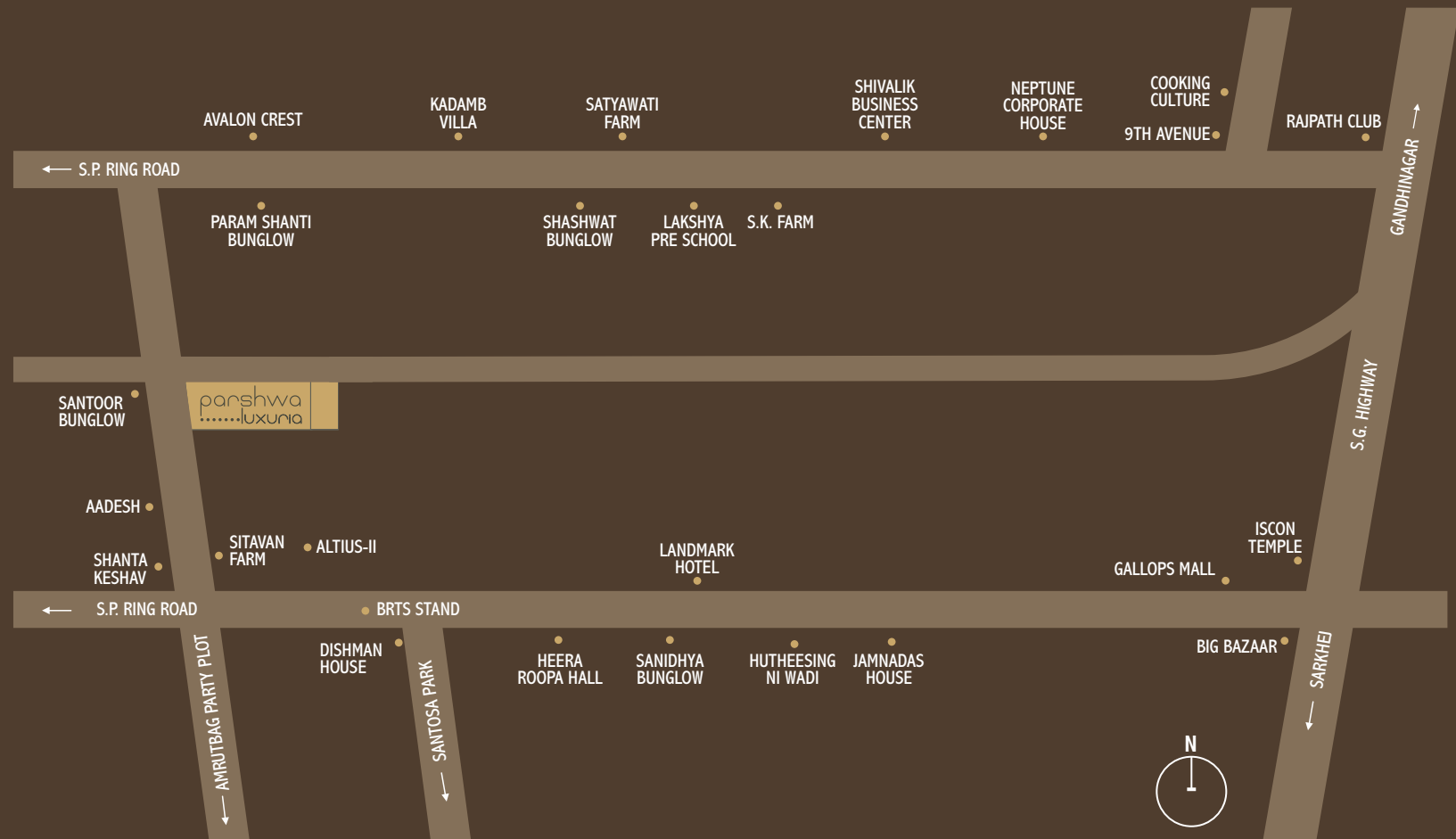
WATER SUPPLY



TEMPLE



GAS CONNECTION



DEVELOPERS



SITE ADDRESS

Parshwa Luxuria, Iscon - Ambli Road, Opp. Santoor Bungalow, Nr. Shanta Keshav Bungalow, B/h. Altius-2, Ahmedabad-380058 | M + 91 98795 27400

ARCHITECT

APURVA AMIN ARCHITECTS

K3DC 0091 98794 76822