



  
**VARNIRAJ**  
— SPACELINK —

**monte.9**  
4 BHK BOUTIQUE RESIDENCES

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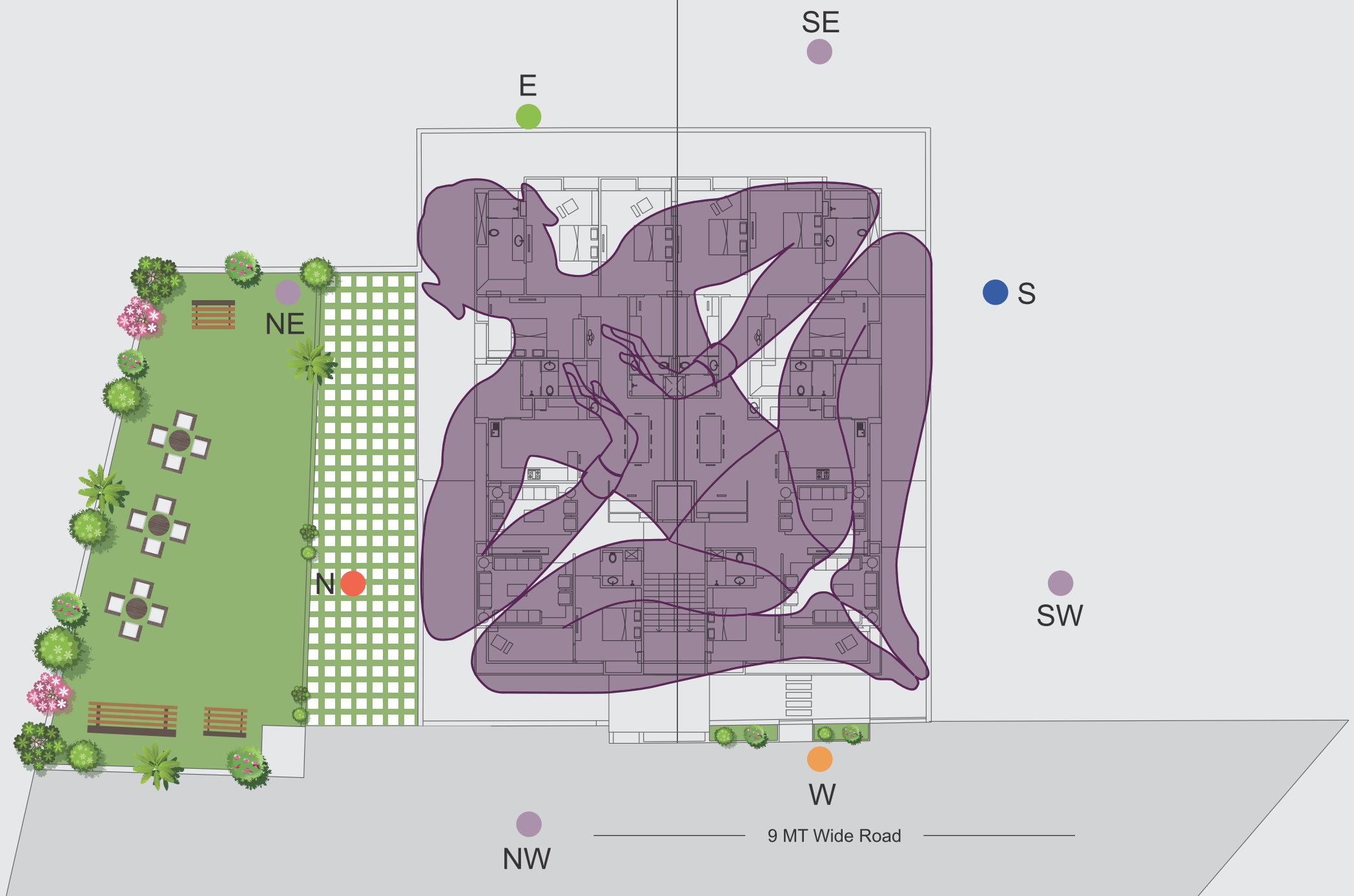
Rera Website : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

RERA NO: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA05848/060819

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4 BHK BOUTIQUE RESIDENCES

“I have everything,  
Need just a little more.  
A place that feels alive,  
Giving happiness to my  
soul”





Home designed as per  
the science of Vastu

Tantra Vastu ensures Harmony in every home,  
enhancing the quality of living

**Perfectly positioned Brahmasthan:**  
A central, holiest and powerful zone of the  
house ensures the right equilibrium of air,  
water, fire, earth and space to channelize  
mental and physical energies of inhabitants in  
the right direction

Start each day, in a perfect way!

- Vastu consultant: Shree Santosh Guru**
- Author of 'Vastu Vigyan' and 'Vastushastra'  
by Navneet Publication
  - Vastu consultant for realtors
  - An Engineer and a Qualified Vastu consultant
  - Visiting lecturer for Vastushastra in major  
universities



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Happiness welcomes  
you at the society gates

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- As the mesmerizing sight makes you forget everything else
- A sight that pleases the eyes and touches the soul
- Coveted place for a fortunate few to own



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## Comfort beyond comprehension

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- Rooms or bathrooms...you will love it all
- Spoil your body with the touch of luxury
- Brings liveliness in each moment of the day, A forever fresh feel....at will!



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All that you desire...  
is here!

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- Spacious balcony overlooking the greenery. A treat for your eyes, a joyful experience of living with nature
- Sweet sound of the chirping of birds, a musical symphony to your ears
- Smell the freshness of clean air, a thing so rare



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## Never a boring moment

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- Whether inside the apartment or on the outside
- Luxury and Nature bonding together in a seamless manner
- A house that will occupy your mind and reside in your heart

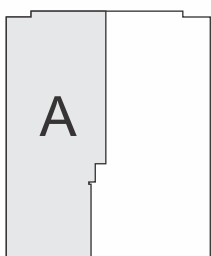
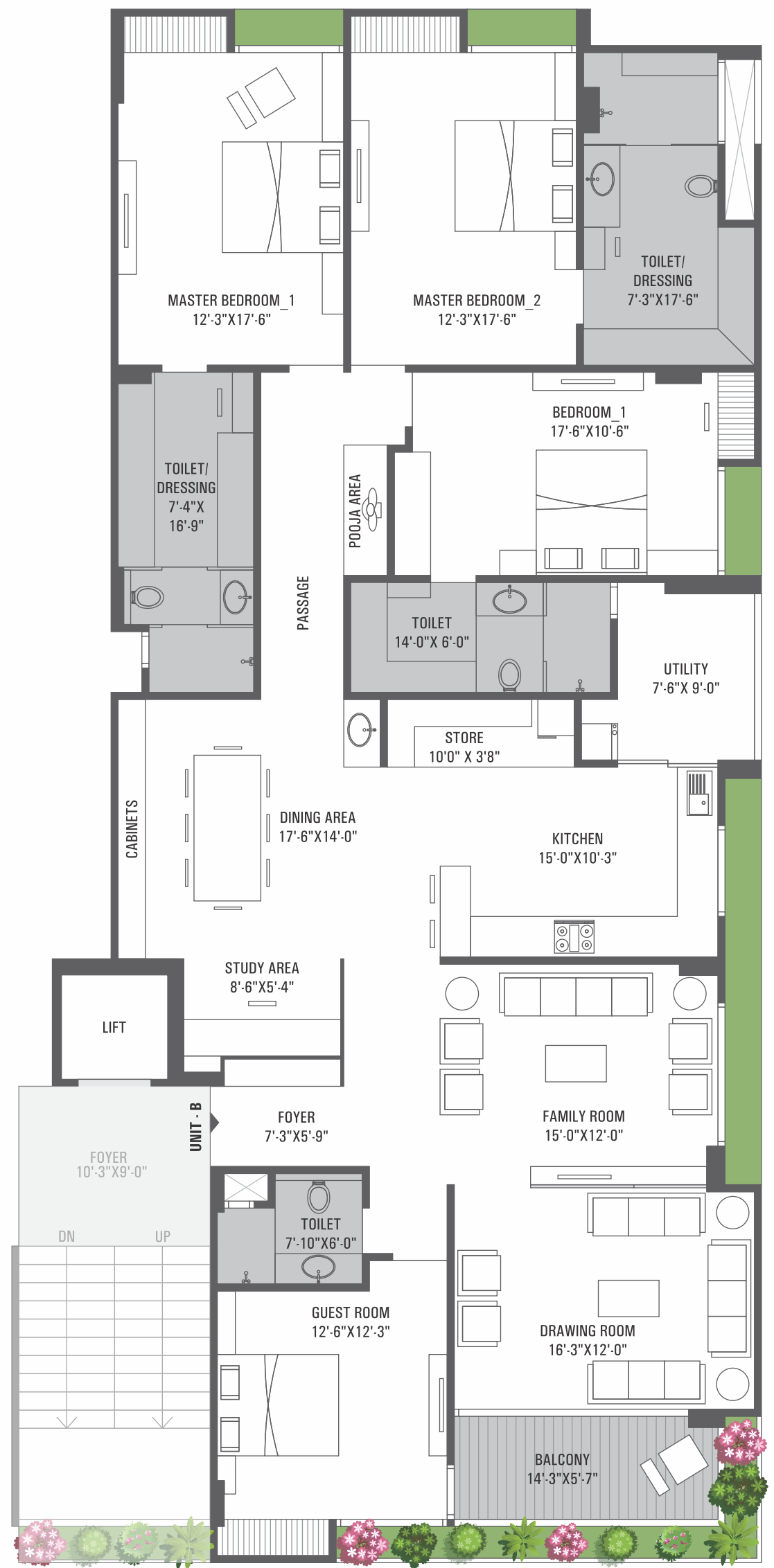
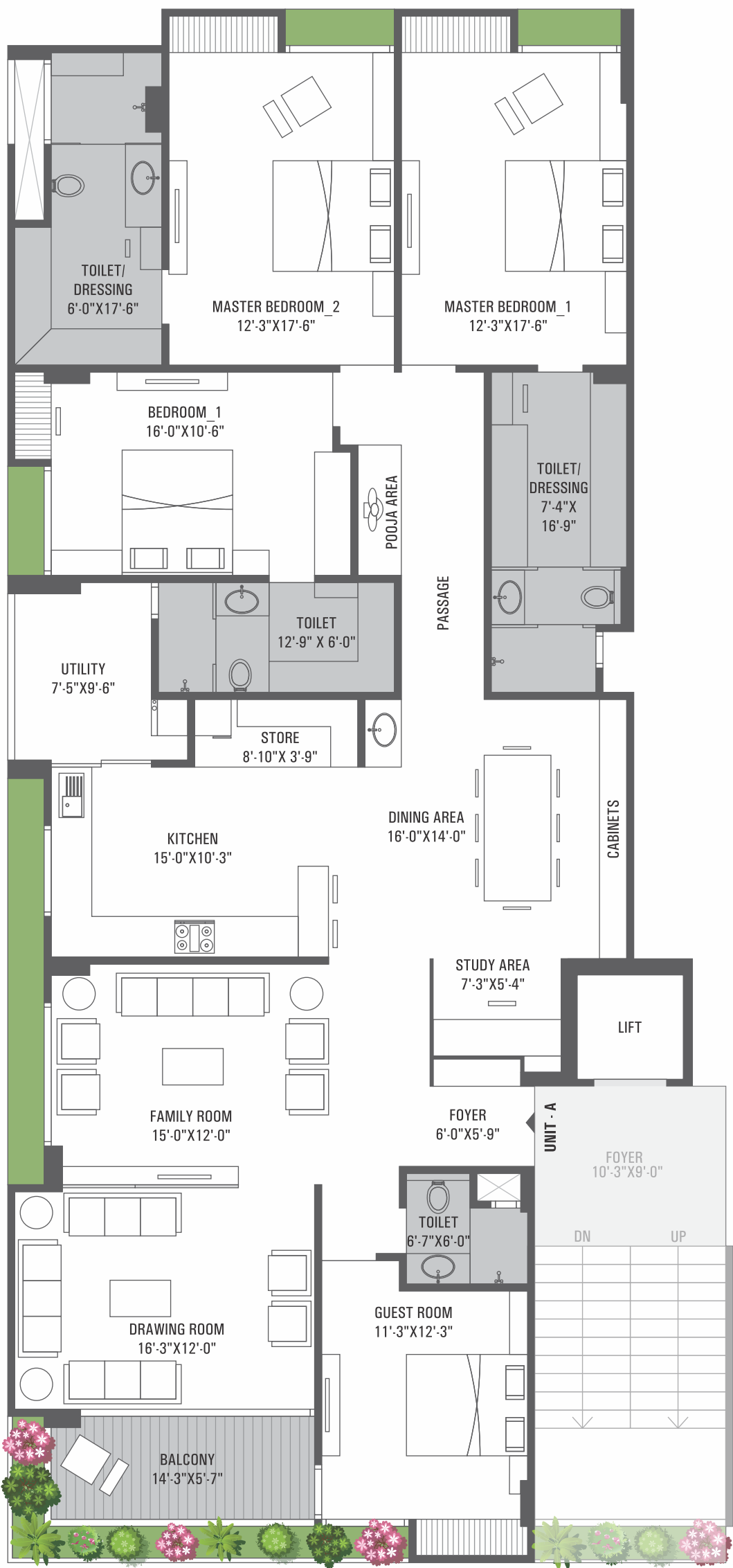


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## Classy to the core

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- Get cozy in your space
- Feel the nature from the windows
- Cheerfulness welcomes you from all around



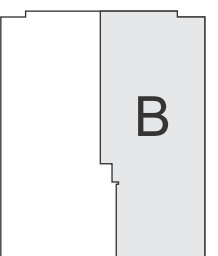
TYPICAL FLOOR UNIT-A

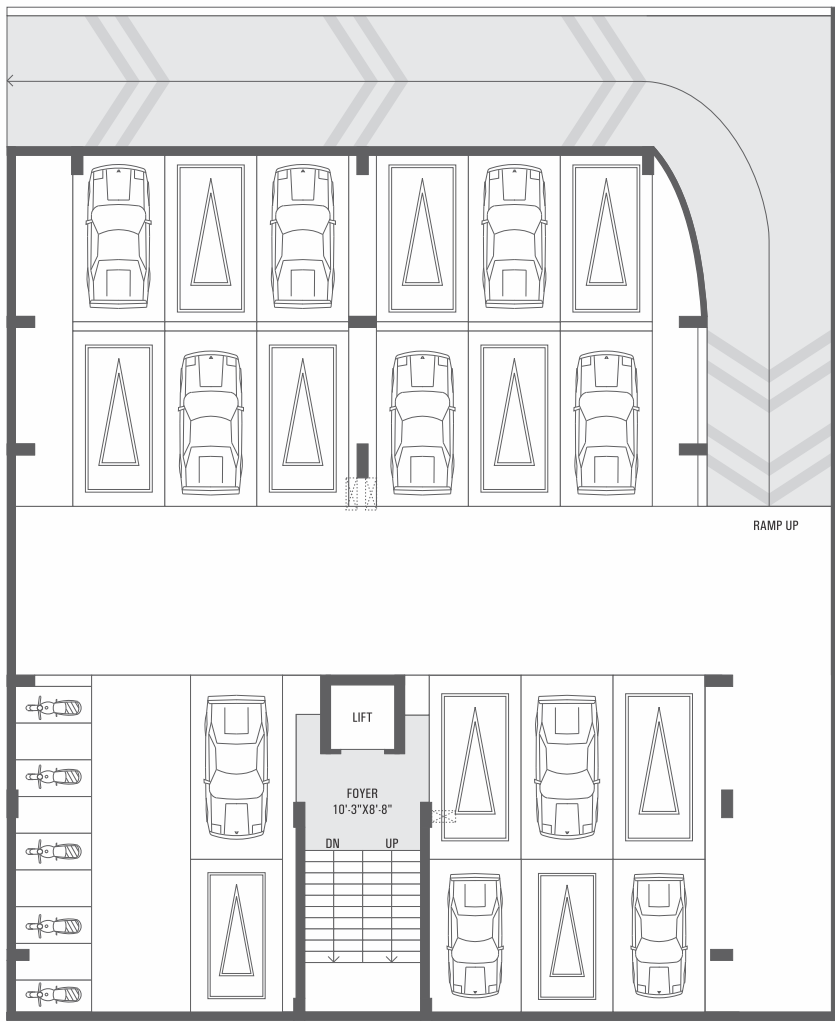


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TYPICAL FLOOR UNIT-B





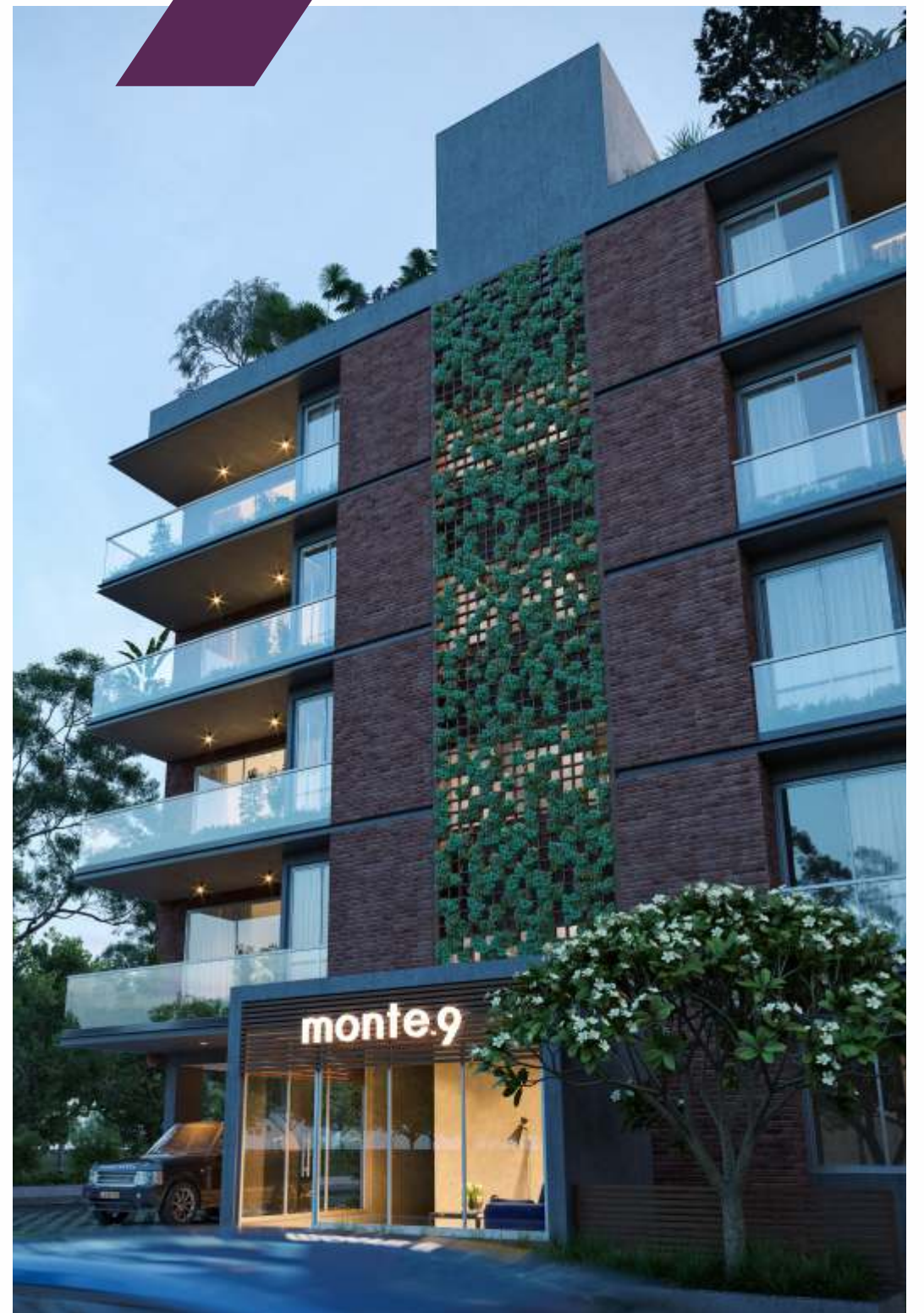
N  BASEMENT FLOOR



N  GROUND FLOOR



apartments,  
alive with  
joyfulness



## Specifications

### FLOOR

- Living/Drawing - Italian marble
- All Bedrooms - Vitrified tiles
- Balcony - Rustic outdoor tiles

### WALL FINISH

- Interior - (plaster with Gypsum punning & putty)

### TOILET

- Floor - Granite / Italian marble
- Wall - Tiles / Italian marble
- Counters - Granite / Italian marble
- Sanitary fitting - Vitra, kohler, Toto or equivalent
- CP fitting - Kohler, grohe or equivalent
- Plumbing fitting - HDPE Pipes for internal & external plumbing
- Pressurized water supply, Exhaust fan / large ventilations, Hot water piping, Heat pump / geyser provision, shower cubicles

### KITCHEN

- Platform - Modular kitchen
- Dado - Tiles
- Point for kitchen sink & RO, Narmada water
- Wash yard - Provision for Washing Machine & Dryer
- Gas line - Cooking

### DOORS

- Main door - Designer flush door with digital lock (double bolted)

### ELECTRICAL / HVAC / INTERNET

- Switches & MCBs - L&T or equivalent
- Wire - Polycab or equivalent
- VDP - Centralized VDP with locking system EPABX and CCTV
- HVAC - VRV - High side
- Centralized DTH for television
- Hi-Speed optical fibre for internet

### WINDOW

- DGU aluminum window

### LIFT

- Kone, Schindler or equivalent elevators with central opening

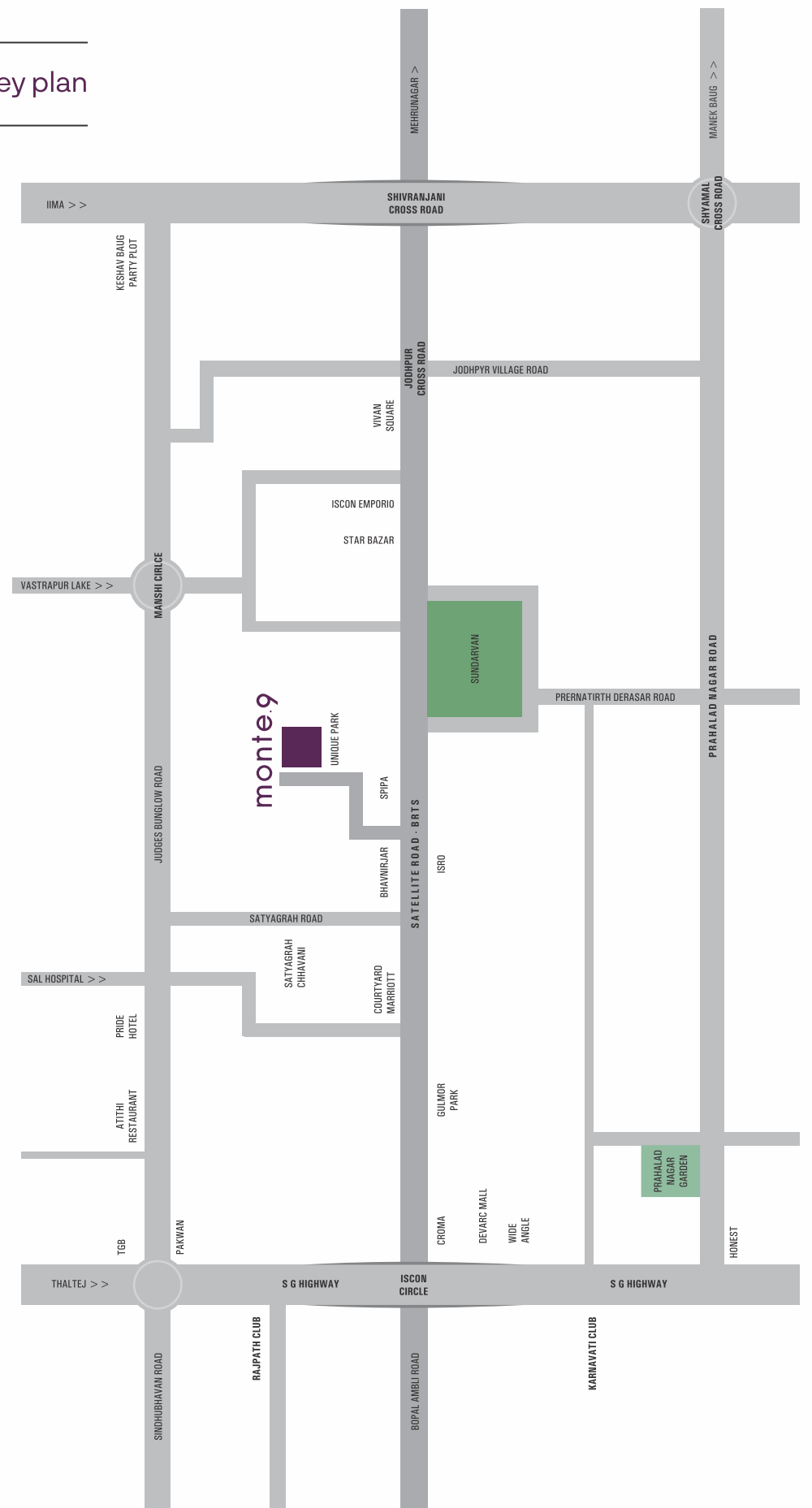
### UTILITIES / USPs

- 4 car parkings per home
- Separate servant quarters
- Separate UG & OH tank for Narmada water & separate point for the same in kitchen
- Water softening system

### AUTOMATION


- Automation with Google Home / Alexa with connectivity of AC, VDP, CCTV, etc.
- Lights with motion sensors in parking and common areas

## Key plan



Architect :  studio prAcademics

Structural Consultant :  Nishtha Consultant

Vastu Consultant :  mahavidhya  
balance in your life

Plumbing Consultant :  AASHIR  
ENGINEERING PVT. LTD.

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