

Location



Developer : JAMBUVA REALTY PVT. LTD

Address: Aatmiya Grand Villa 14
Opp. Aatmiya Grand Villa 11, Beside Haveli Resi Cum Plaza,
Makarpura Airforce Road, Makarpura, Vadodara

CONTACT DETAIL
7434889153

ARCHITECT
AASQUARE ARCHITECT

STRUCTURE
HARENDRA BHATT

PAYMENT MODE

10% Booking Amount | 20% Upon Agreement to Sale | 15% Plinth level | 35% Upon Slab level | 05% Plaster Level | 10% Electric Fitting Etc. | 05% Possession Level

Notes:

*Actual Possession of the Unit shall be handed over to the Member within 45 days of the settling of all the accounts and dues. Sale deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST Charges etc. will be extra be borne by the Buyers • Payment Schedule must be followed by strictly: any delay in payment shall incur interest penalty at the rate of 18% P.A. on outstanding amount. Two Installment continuous default in payment shall lead to total cancellation of the unit. • Any increase in Govt./Local/Govt. Body Taxes/ Duties etc. & any new taxes/Levies will bourn by the customer - Total amount of the Extra Work must be deposited in full in advance, then only work shall be executed. • Sale deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 45 days of possession of the unit • In case of cancellation of any Unit, government Taxes will be deducted towards Administrative charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Payments terms will be valid at each stage on start of that stage. • Actual Dimensions may vary as per the site conditions • developers/Architect reserves all the right to change/after/raise scheme related measurement design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This Brochure is not a legal document, this is only for presentation of the project. • Subject to Vadodara Jurisdiction.

RERA NO.: PR/GJ/VADODARA/VADODARA/Others/RAA12484/161023 | www.gujrerar1.gujarat.gov.in


AATMIYA
GRANDVILLA

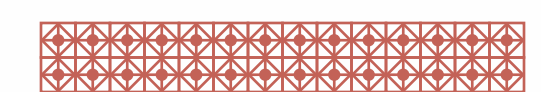
14

3 & 4BHK HERITAGE LIVING



45 THE OPULENT VILLA

Aatmiya Grand Villa 14 presents 45 luxurious villas, where luxury harmoniously blends with comfort and elegance. These exceptional homes redefine upscale living, offering the pinnacle of opulent style and tranquility



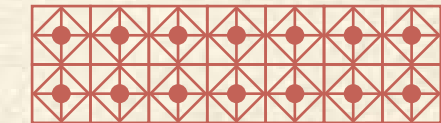
These 45 luxurious villas are architectural marvels, seamlessly combining modern elegance and serene comfort to offer the ultimate opulent living experience.

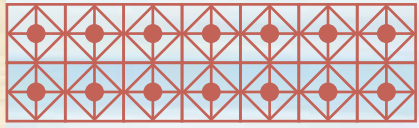
WORDS OF ARCHITECT



GRANDEUR OF ENTRANCE

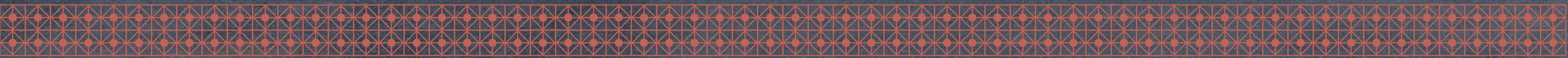
The grandeur entrance welcomes you to an exquisite world of luxury, where opulence and comfort intertwine effortlessly.





ELEGANCE
REDEFINED
HERE



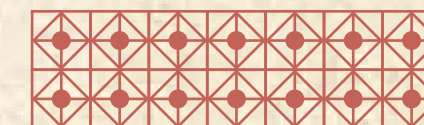


LUXURY
AND CONNECTIVITY



ELEVATION OF PROSPERITY

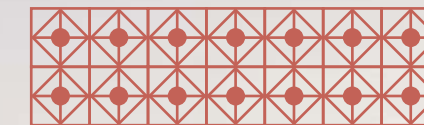
Welcome to a place where you rise above,
find opulence, and reach new horizons of
success.





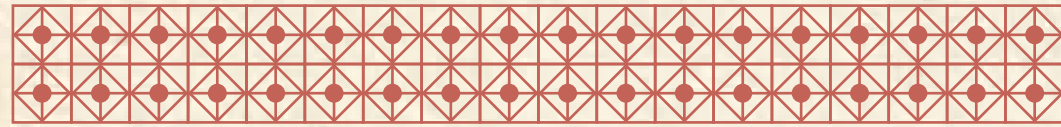
ELEGANCE ENRICHES LIFE

Discover a world where elegance enriches life, offering unparalleled comfort, style, and sophistication in every detail.



ARCHITECTURAL ELEVATION EXCELLENCE

Discover the pinnacle of architectural excellence, where meticulously crafted floor plans redefine your living experience.

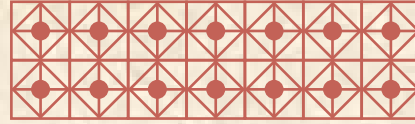


BUNGALOW AT A GLANCE

- A Large Aristocratic Living Rooms
- A Grand Entrance
- Large Kitchen
- Large Garden At Entrance
- Decent Size Vestibule
- Puja Room
- Car Park For Each Bungalow



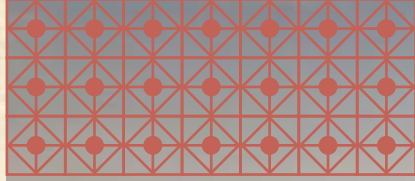
Layout Plan



Area Table

Plot No.	Area (in SQ.FT.)	Plot No.	Area (in SQ.FT.)	Plot No.	Area (in SQ.FT.)
01	936.15	16	1052.10	31	889.97
02	928.50	17	1052.10	32	923.66
03	928.50	18	1164.10	33	923.77
04	928.50	19	1016.40	34	958.96
05	928.50	20	911.39	35	1283.40
06	928.50	21	911.39	36	1255.30
07	1158.90	22	911.39	37	980.92
08	1110.70	23	911.39	38	992.87
09	889.97	24	911.39	39	970.59
10	889.97	25	1241.30	40	1004.50
11	889.97	26	993.62	41	981.46
12	889.97	27	889.97	42	959.61
12/A	889.97	28	889.97	43	935.50
14	1015.50	29	889.97	44	912.57
15	1162.10	30	889.97	45	889.54





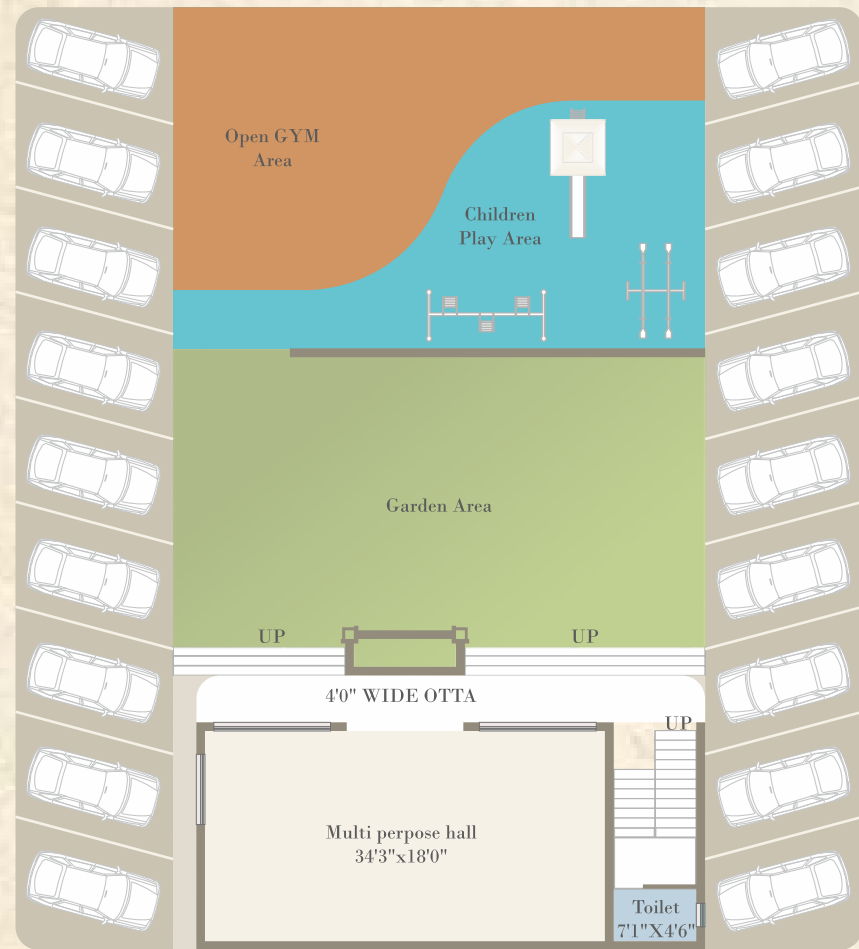
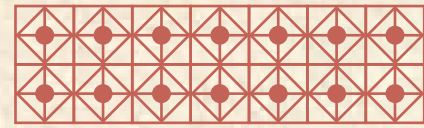
SYMPHONY OF LUXURY

Experience a world where opulent living harmonizes seamlessly with unparalleled conveniences and extraordinary experiences, redefining your lifestyle.

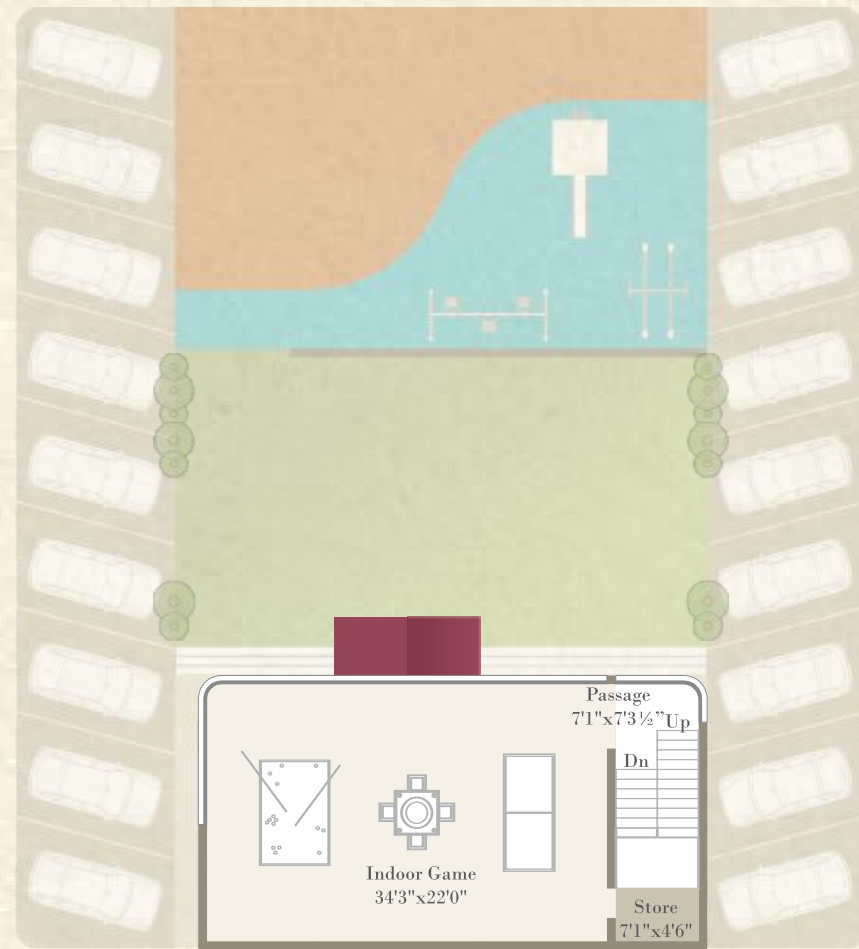


CLUBHOUSE PLAN

Immerse in the epitome of leisure and entertainment with our meticulously designed clubhouse plan, offering a luxurious space for relaxation and social gatherings.

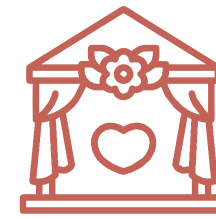


Ground Floor Plan

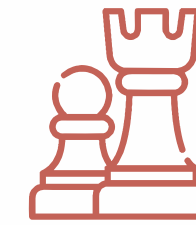


First Floor Plan

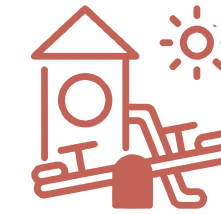
AMENITIES



MULTI-PERPOSE HALL



INDOOR GAME



CHILDREN PLAY AREA



OPEN GYM



GARDEN



24X 7 SECURITY WITH SECURITY CABIN

Paver Block roads with street lights, decorative paving & architectural plantation

Termite Resistance Treatment with piping

Rain water Harvesting

Underground cabling for wire-free look

Number plates on each unit to maintain uniformity



SPECIFICATION



STRUCTURE:

All Masonry Acc Block work as per structural Engineer's design



FLOORING:

High Grade Vitrified Tiles in all rooms. Tiles in compound. (Basic Area)



KITCHEN:

Exclusive Granite Platform with S.S Sink with designer tiles up to lintel level over the platform



TOILET / BATHROOMS:

Branded bath Fitting, good quality plumbing Fixtures and sanitary ware. Concealed with good quality Fittings



WATER:

Underground and overhead water Tank



DOOR:

Attractive Entrance Door with standard safety lock & other Decorative Finings with wooden safety door. internal Good quality Flush doors.



ELECTRIFICATION:

Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.



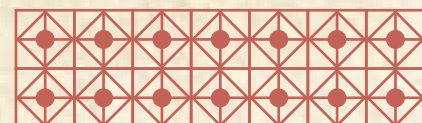
PAINT & FINISH:

Internal plaster with Putty & Emulsion. External weather resistant paint.



TERRACE:

Open terrace finished with China Mosaic.





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GRANDVILLA**



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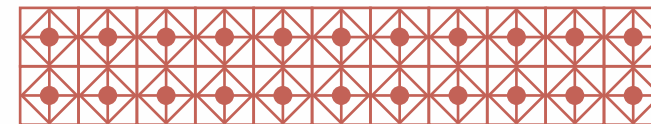
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YOUR OWN CORNER

Discover your own corner of tranquility, a personal sanctuary to unwind and escape life's hustle and bustle.



ABOUT LIVING AREA

The living area exudes comfort, where relaxation and family moments seamlessly blend in an inviting atmosphere.

ABOUT KITCHEN AREA

The kitchen area is a culinary haven, where creativity and delicious aromas come together in a stylish and functional space.

ABOUT GARDEN AREA

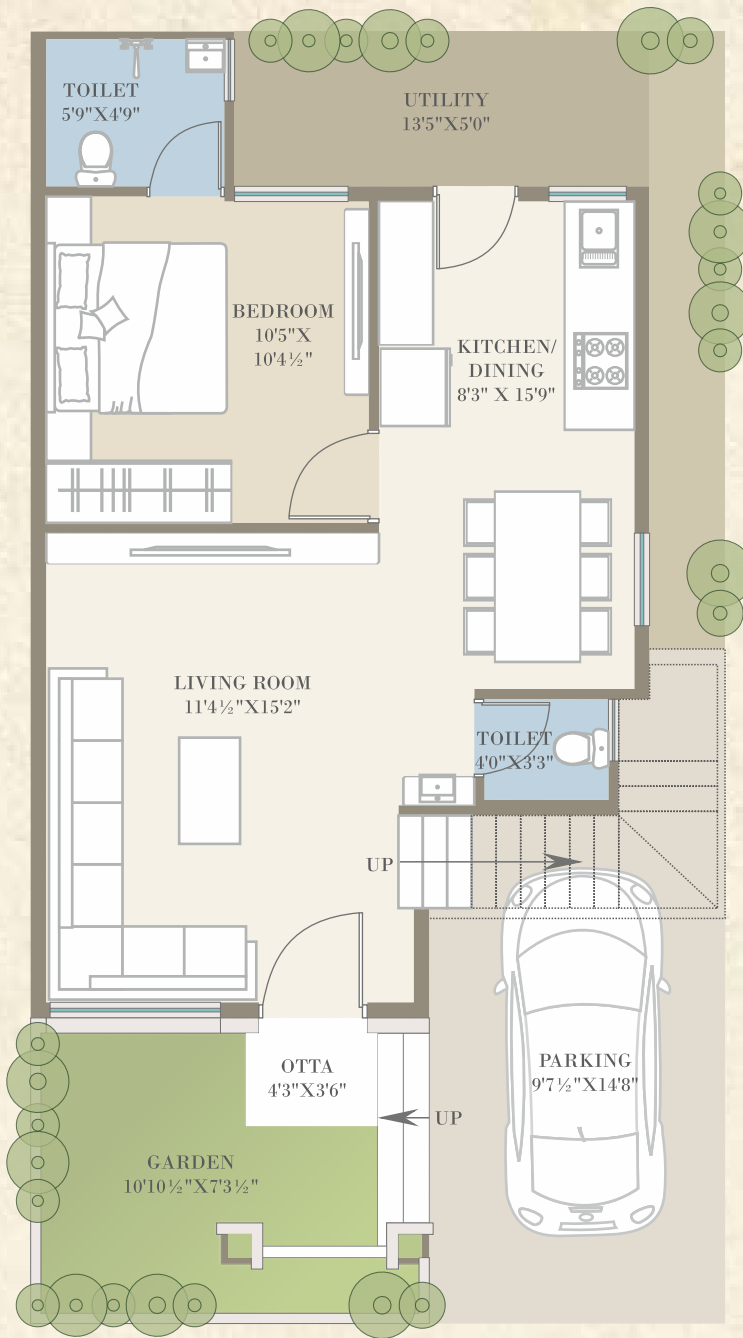
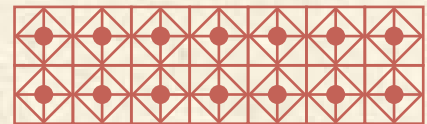
Step into the garden area, an oasis of natural beauty and serenity that invites you to connect with nature.

ABOUT TERRACE AREA

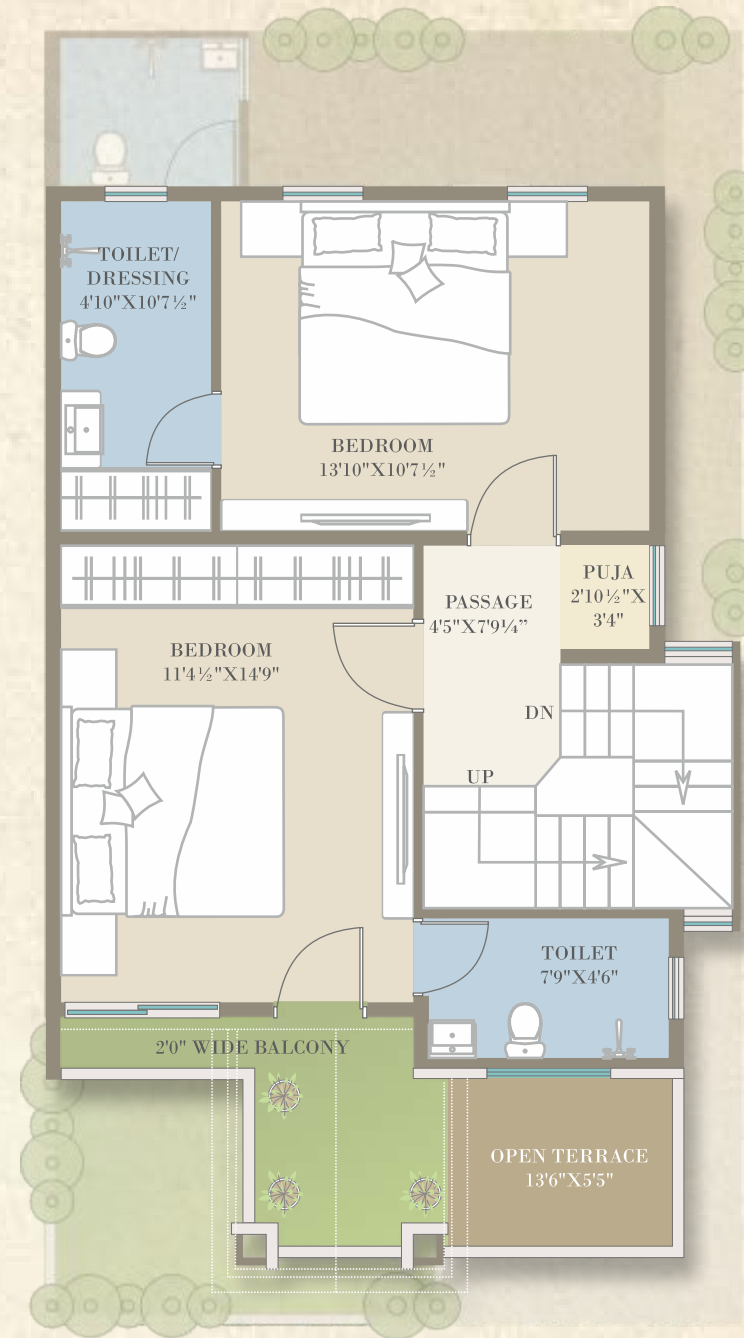
The terrace area offers panoramic views, the perfect backdrop for outdoor living, relaxation, and memorable gatherings under the open sky."

Plot No. 01

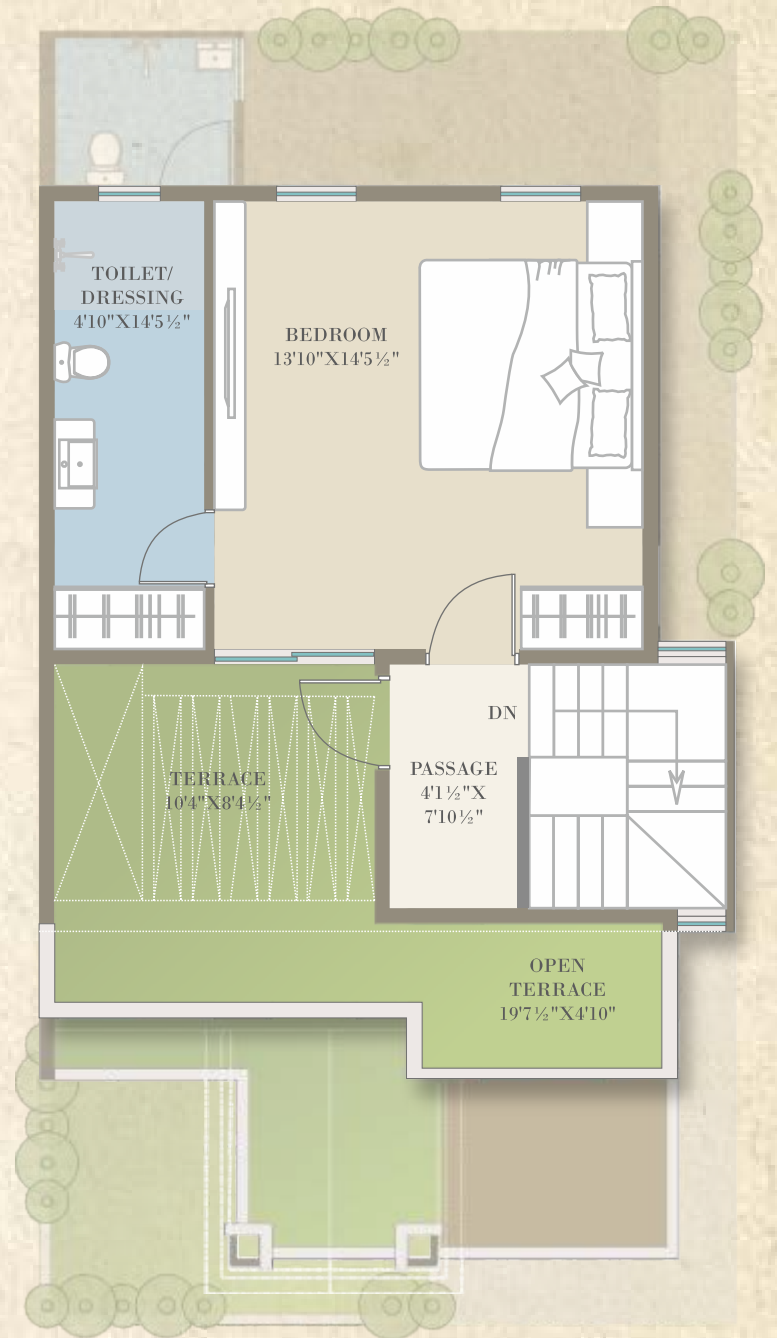
CARPET AREA	
GROUND FLOOR	510.50 SQ.FT.
FIRST FLOOR	512.20 SQ.FT.
SECOND AREA	360.00 SQ.FT.



GROUND FLOOR

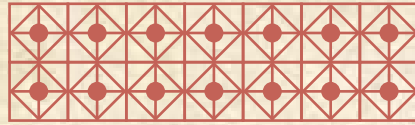


FIRST FLOOR

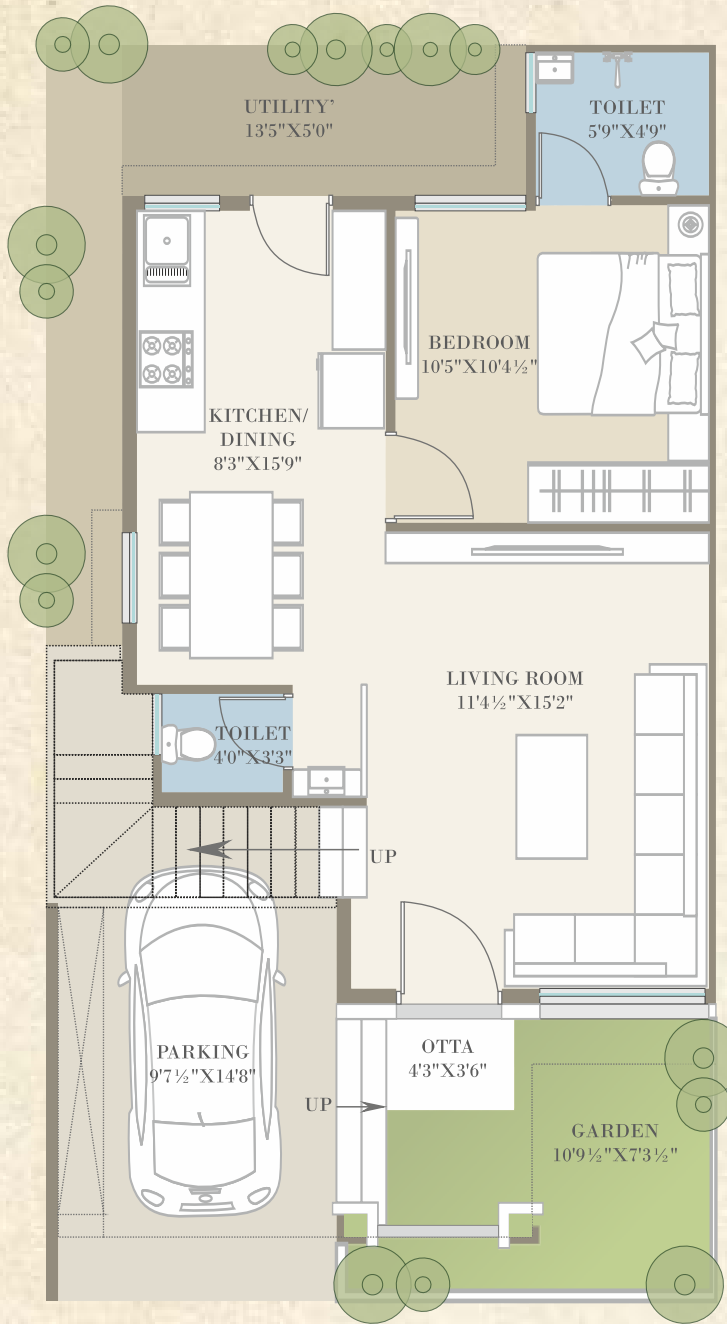


SECOND FLOOR

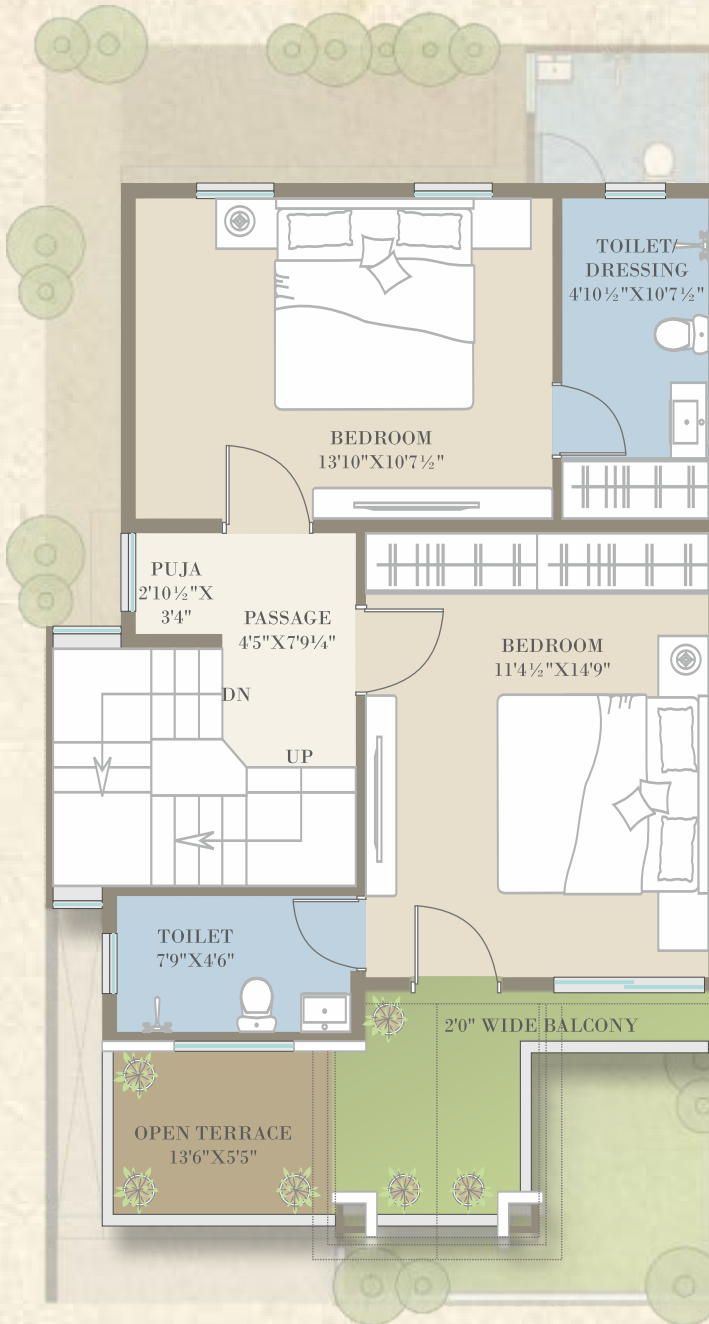
Plot No. 02 TO 07



CARPET AREA
 GROUND FLOOR 511.00 SQ.FT.
 FIRST FLOOR 512.70 SQ.FT.

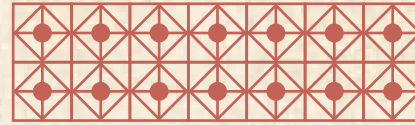


GROUND FLOOR

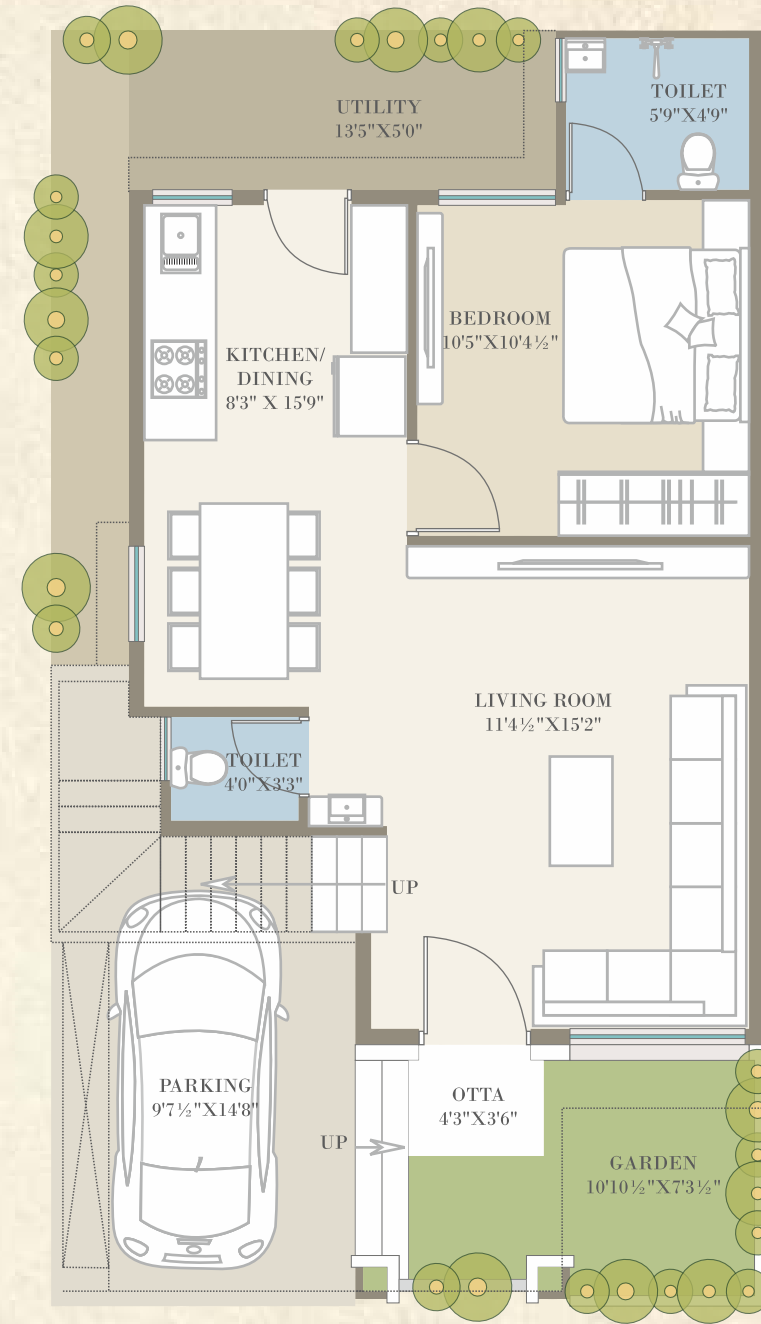


FIRST FLOOR

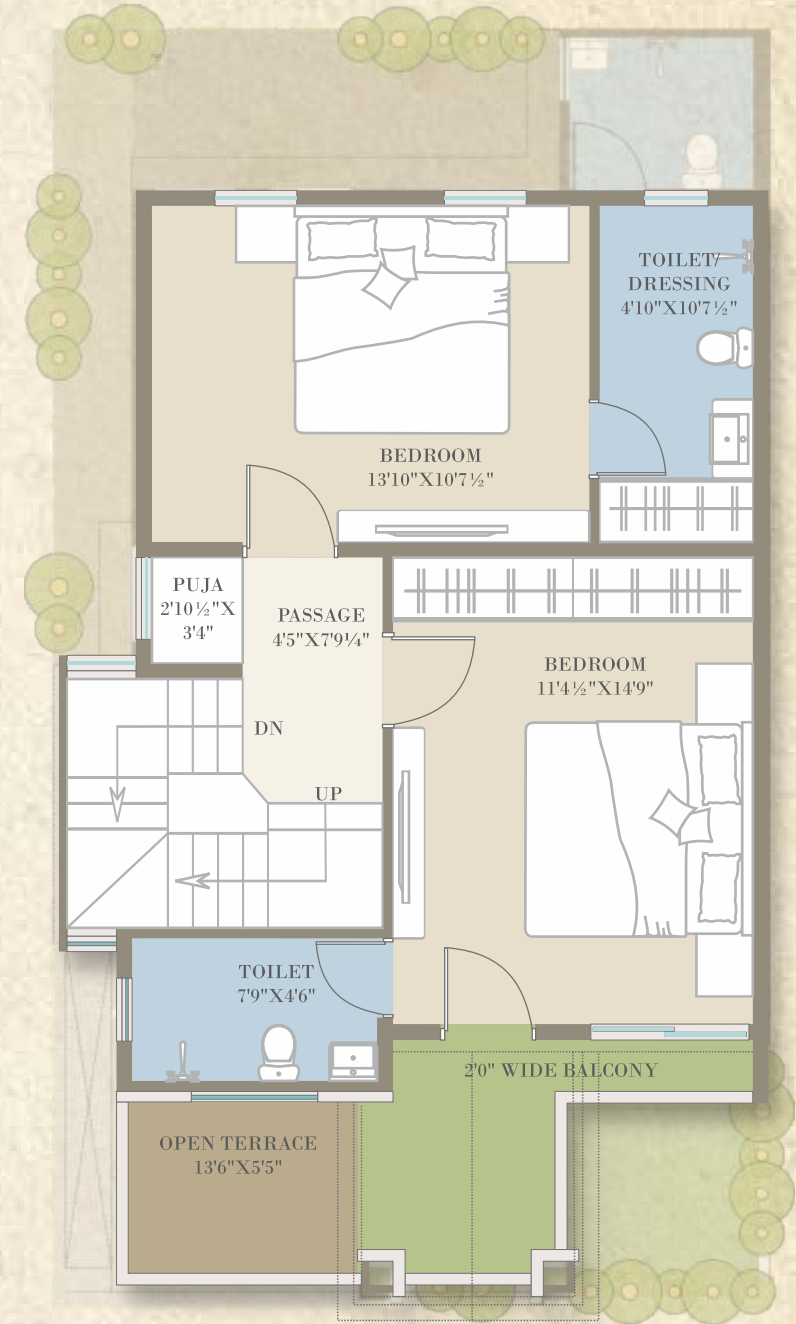
Plot No. 08 TO 12A



CARPET AREA
 GROUND FLOOR 511.00 SQ.FT.
 FIRST FLOOR 512.70 SQ.FT.

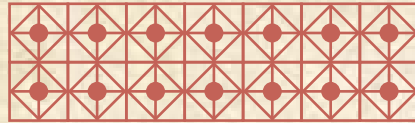


GROUND FLOOR

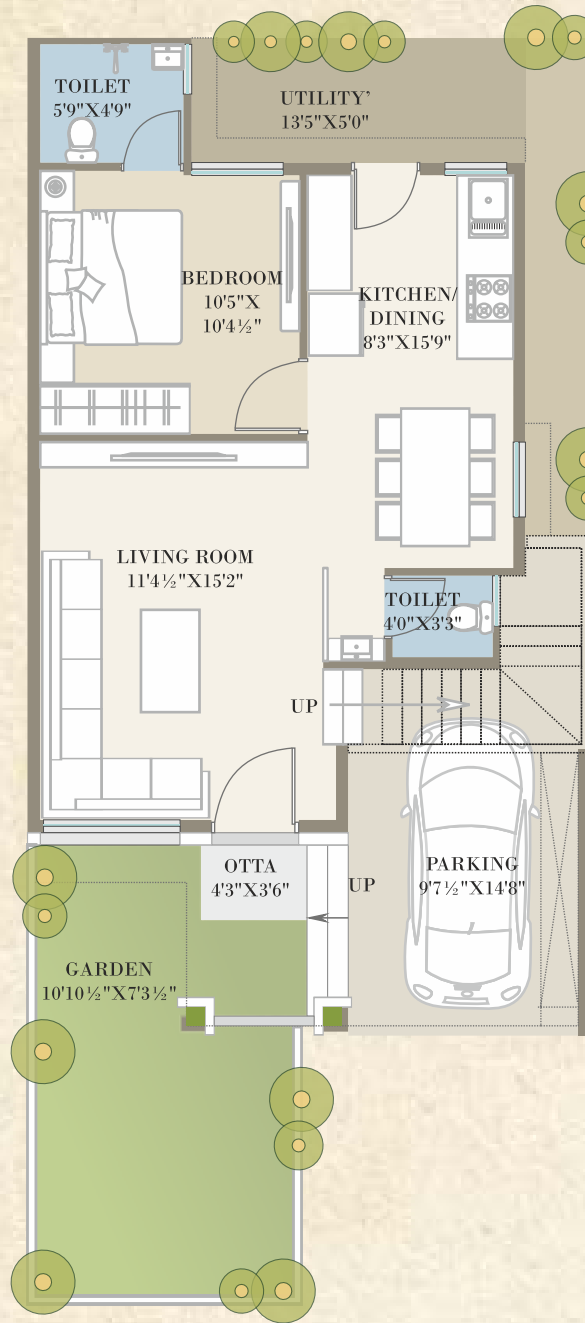


FIRST FLOOR

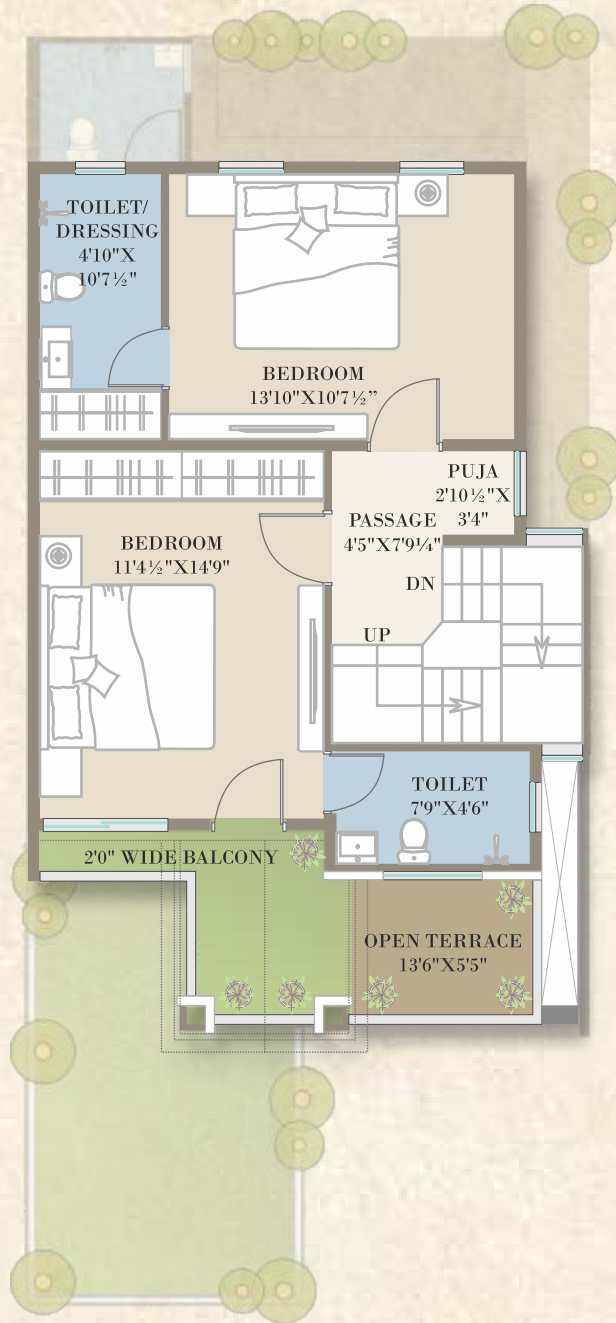
Plot No. 14



CARPET AREA	
GROUND FLOOR	510.50 SQ.FT.
FIRST FLOOR	512.20 SQ.FT.



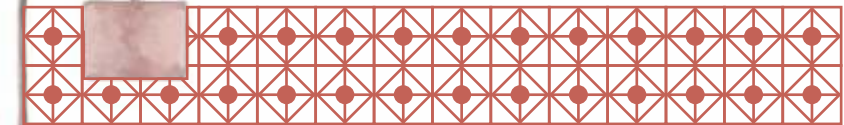
GROUND FLOOR



FIRST FLOOR

HARMONY IN SERENITY

Embrace the serenity of this tranquil haven, where a peaceful atmosphere, serene surroundings, and comfort welcome you.

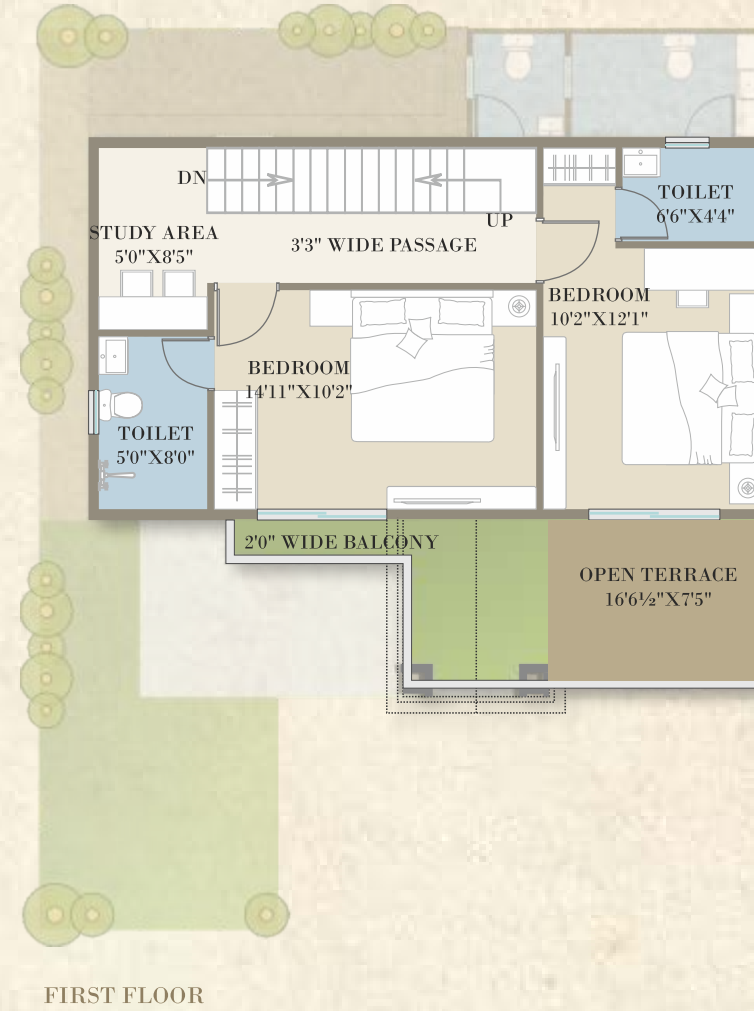
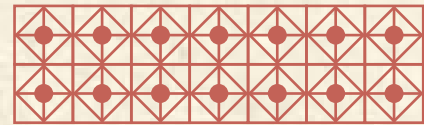


Discover a serene refuge, where tranquility, natural beauty, and comfort converge, creating a haven of peace and relaxation.

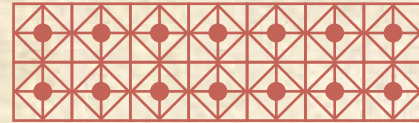


Plot No. 15 to 18

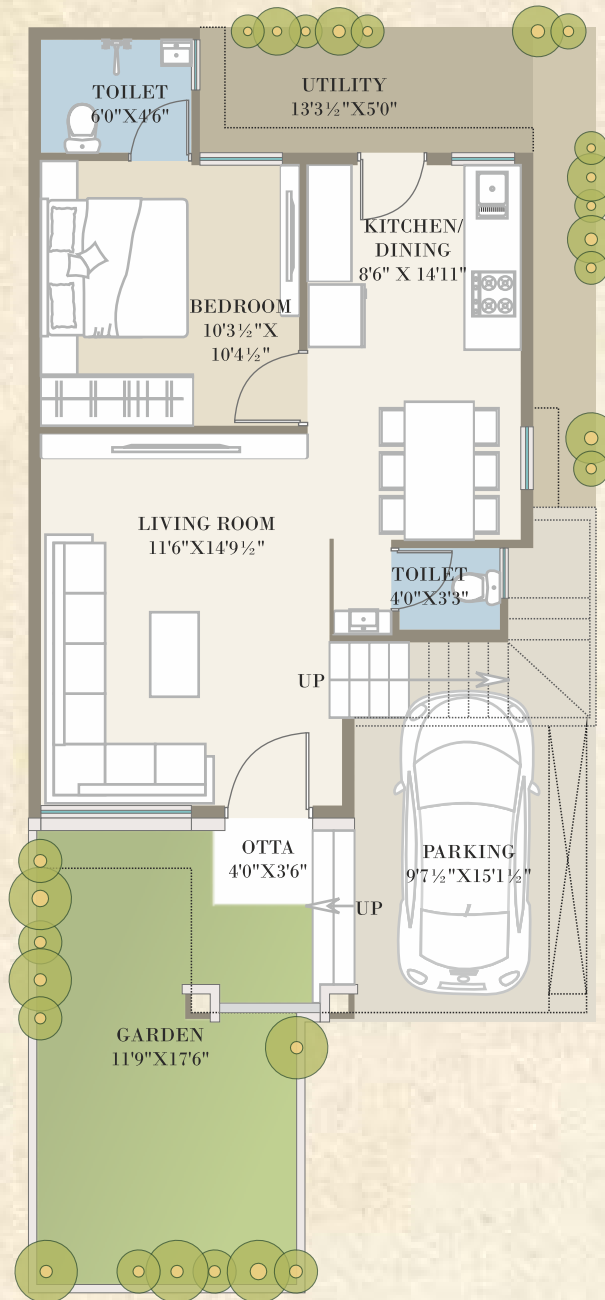
CARPET AREA	
GROUND FLOOR	537.70 SQ.FT.
FIRST FLOOR	505.30 SQ.FT.
SECOND AREA	348.30 SQ.FT.



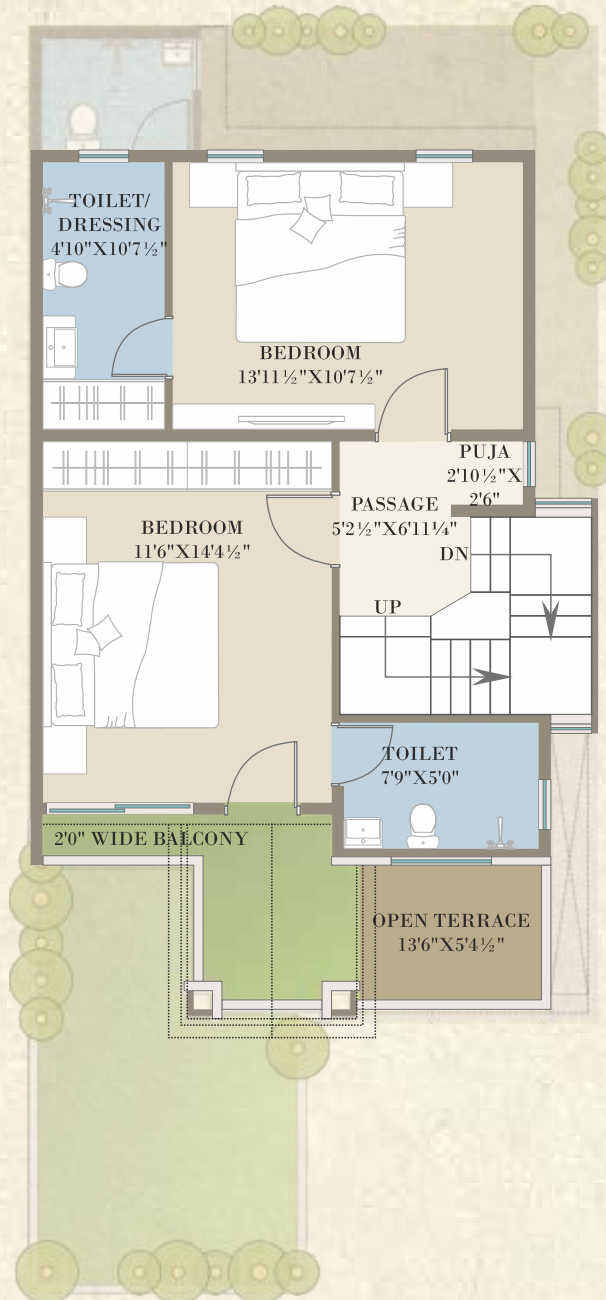
Plot No. 19



CARPET AREA	
GROUND FLOOR	503.60 SQ.FT.
FIRST FLOOR	509.30 SQ.FT.

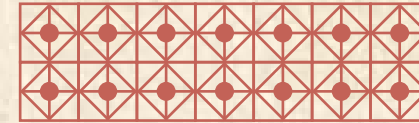


GROUND FLOOR

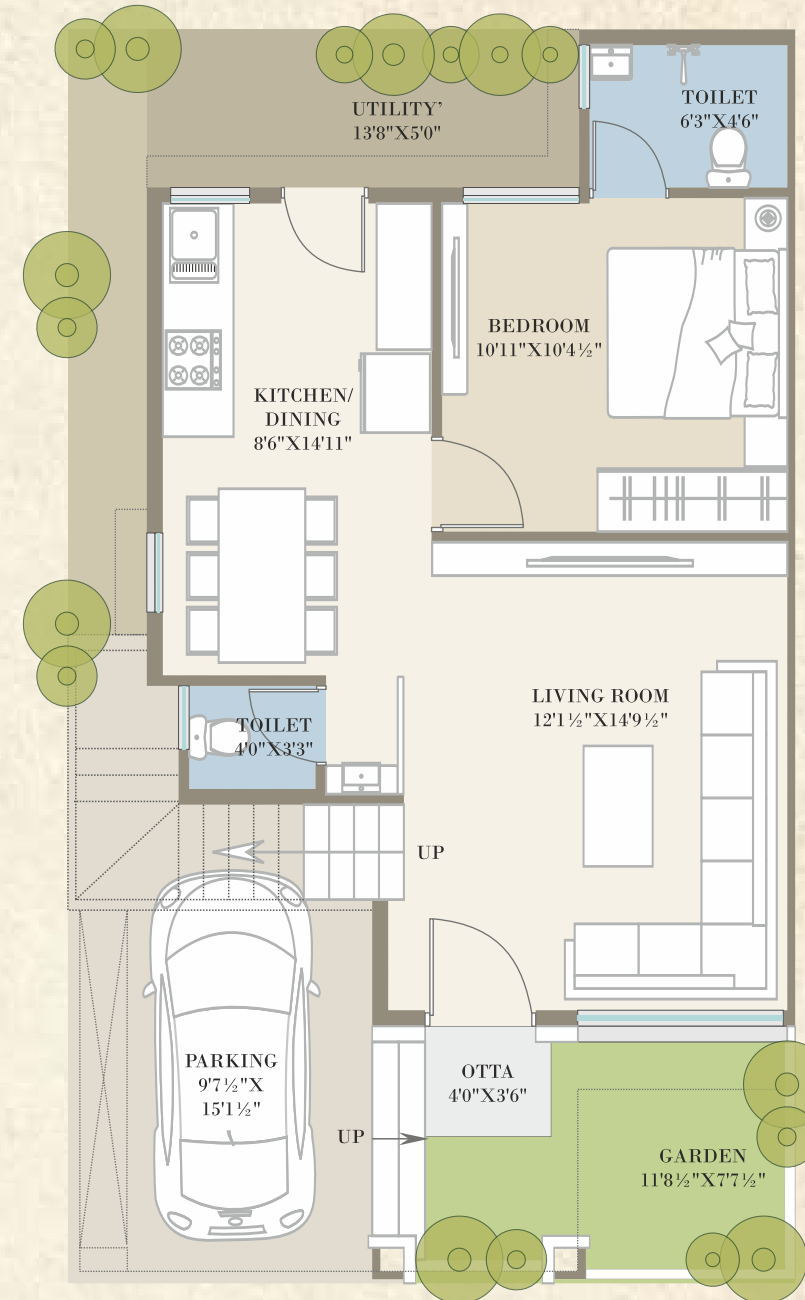


FIRST FLOOR

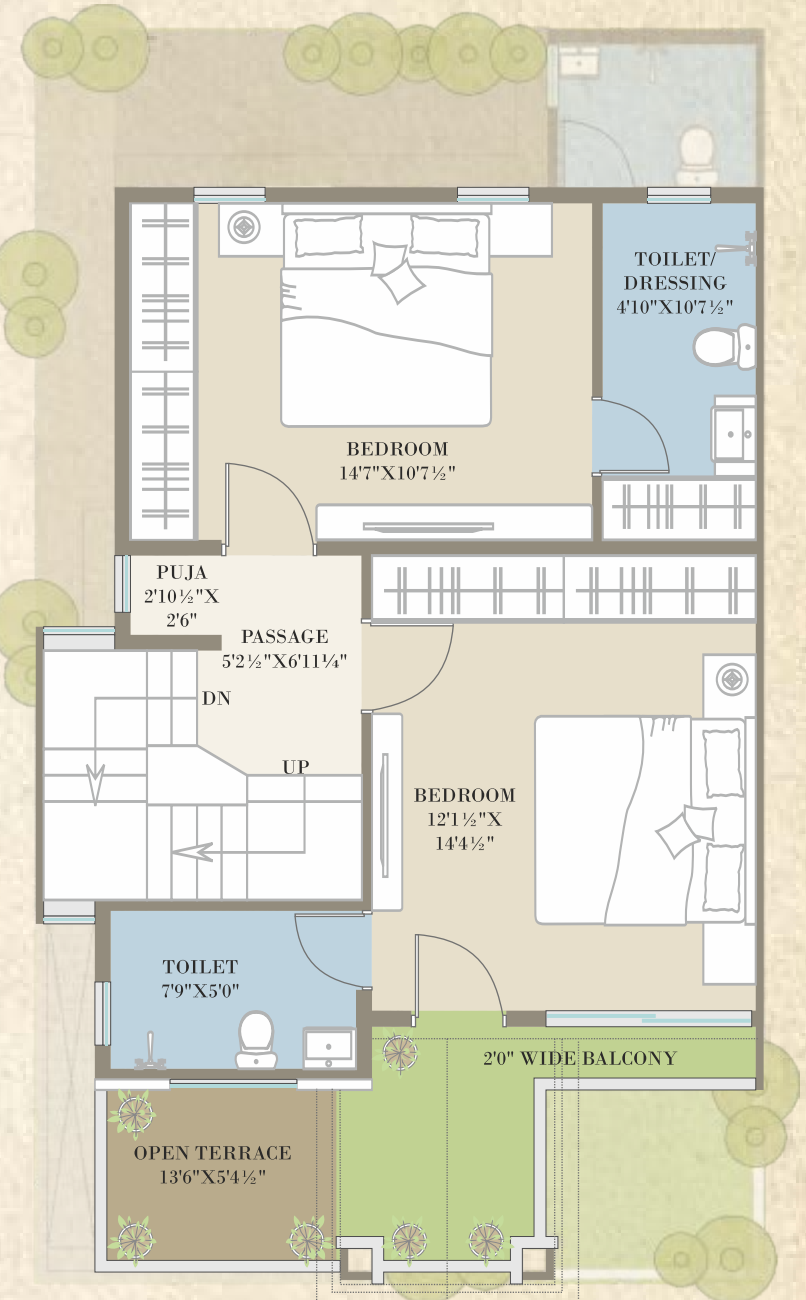
Plot No. 20 & 25



CARPET AREA	
GROUND FLOOR	520.50 SQ.FT.
FIRST FLOOR	524.90 SQ.FT.

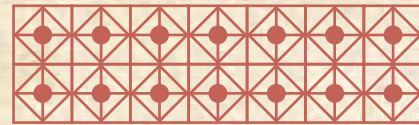


GROUND FLOOR

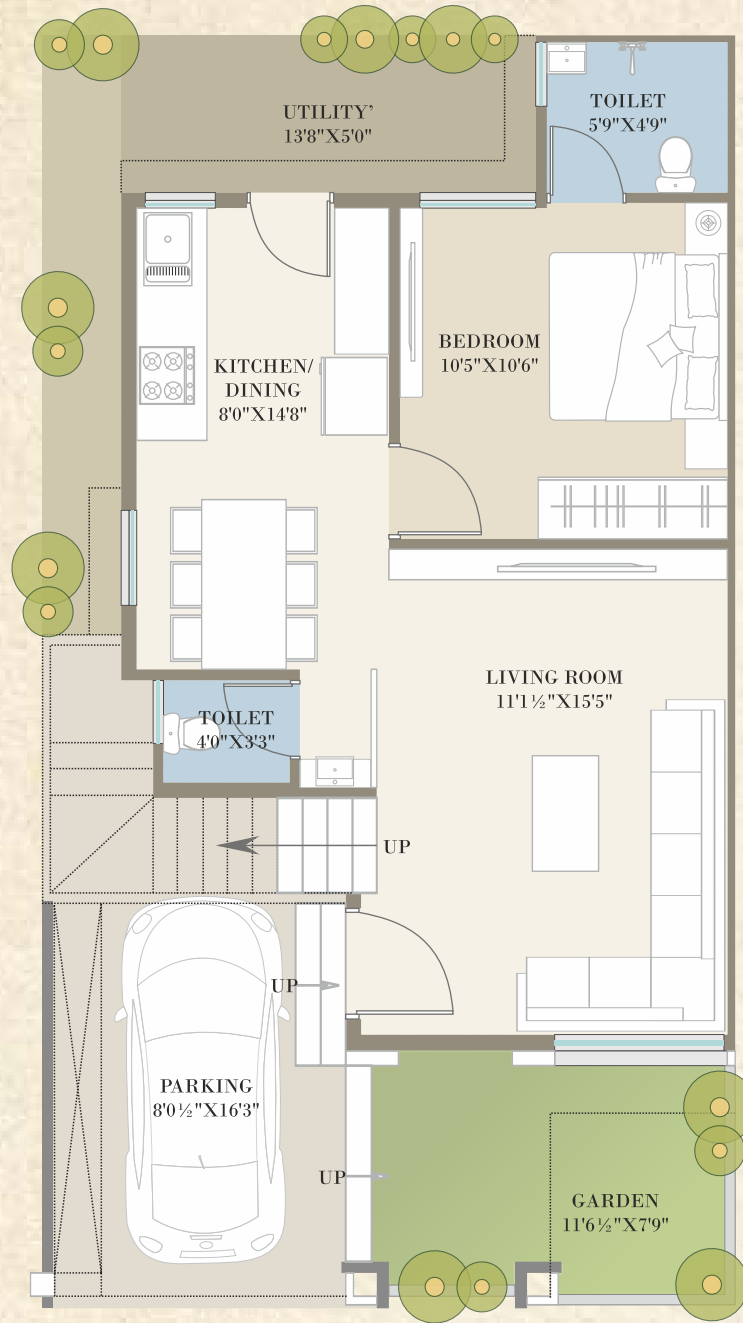


FIRST FLOOR

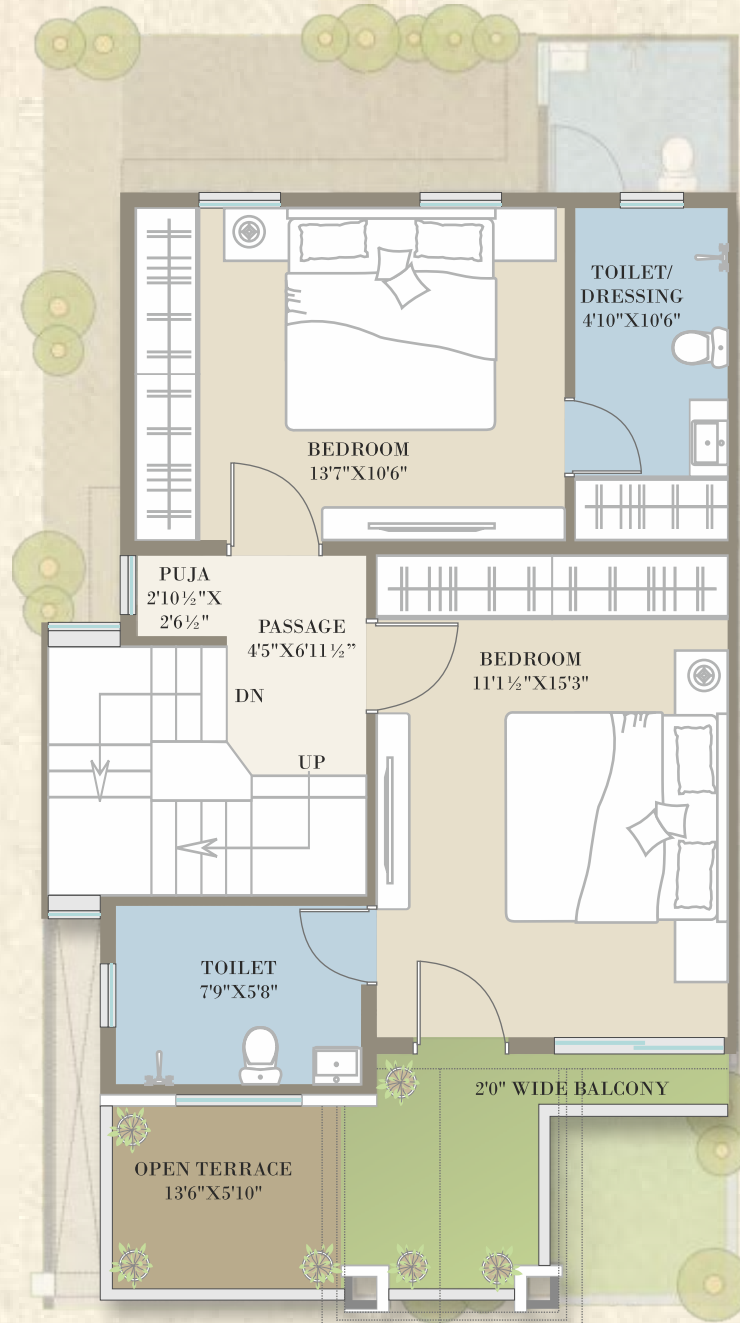
Plot No. 26 TO 31



CARPET AREA	
GROUND FLOOR	501.20 SQ.FT.
FIRST FLOOR	512.10 SQ.FT.

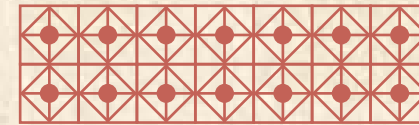


GROUND FLOOR

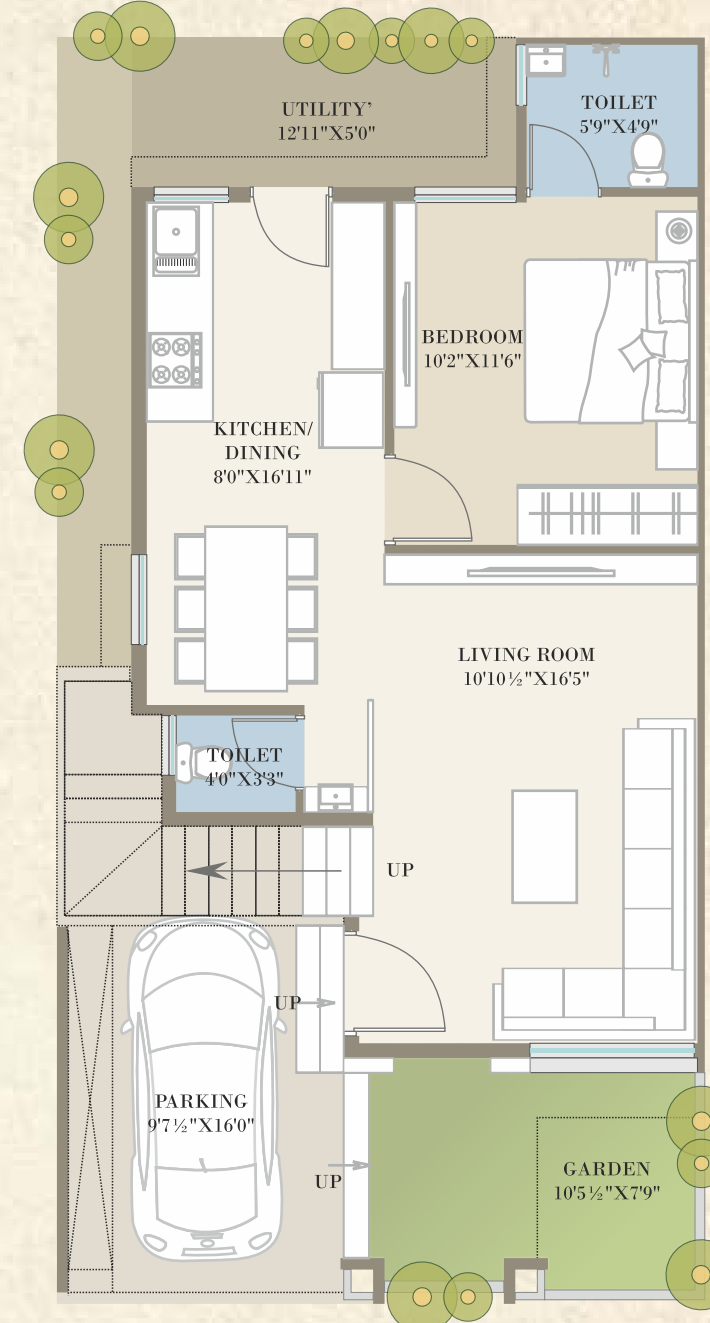


FIRST FLOOR

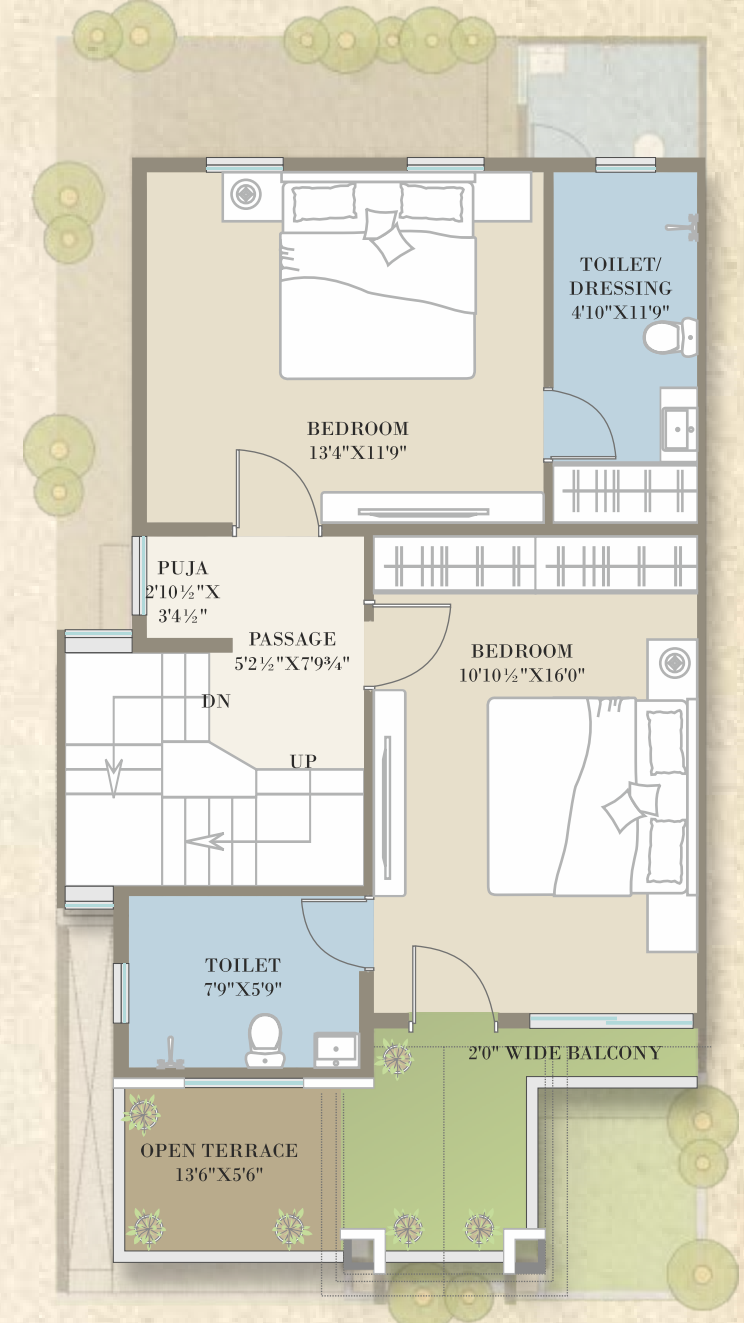
Plot No. 32 & 33



CARPET AREA	
GROUND FLOOR	532.10 SQ.FT.
FIRST FLOOR	544.00 SQ.FT.

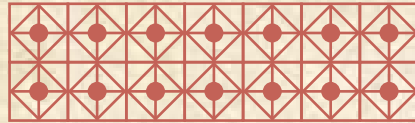


GROUND FLOOR

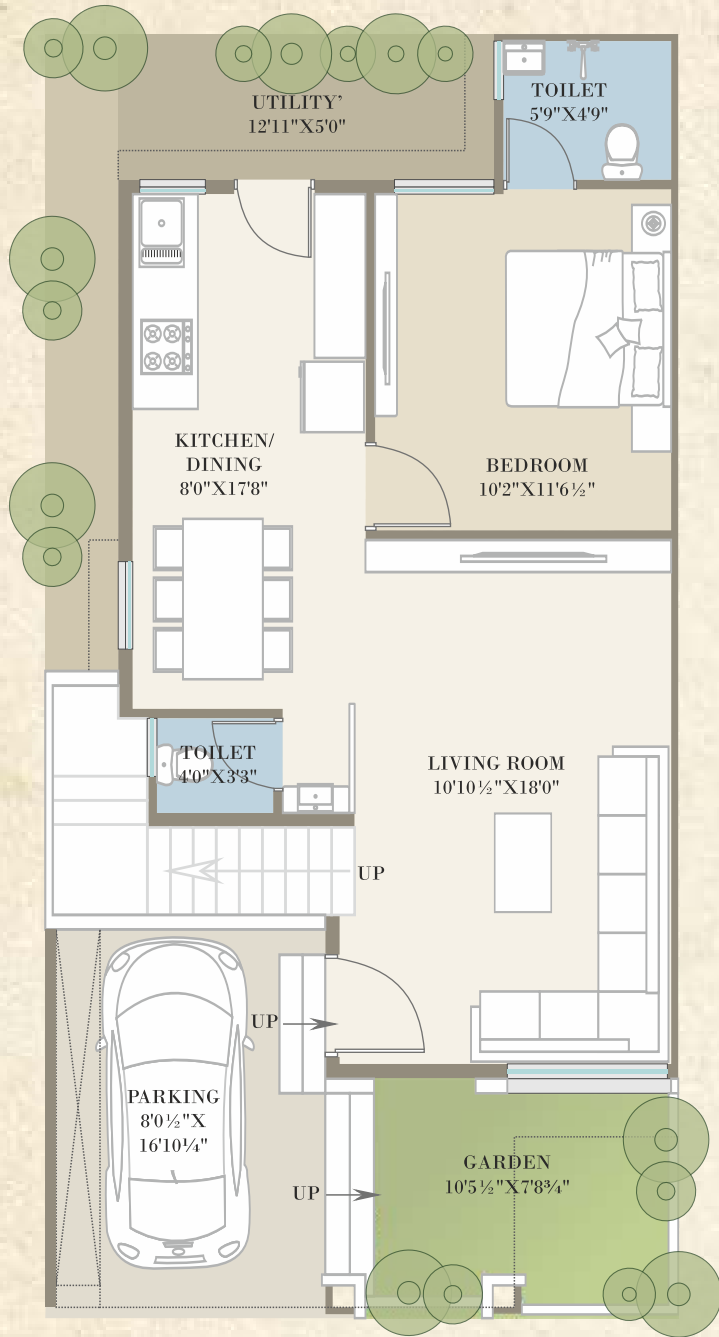


FIRST FLOOR

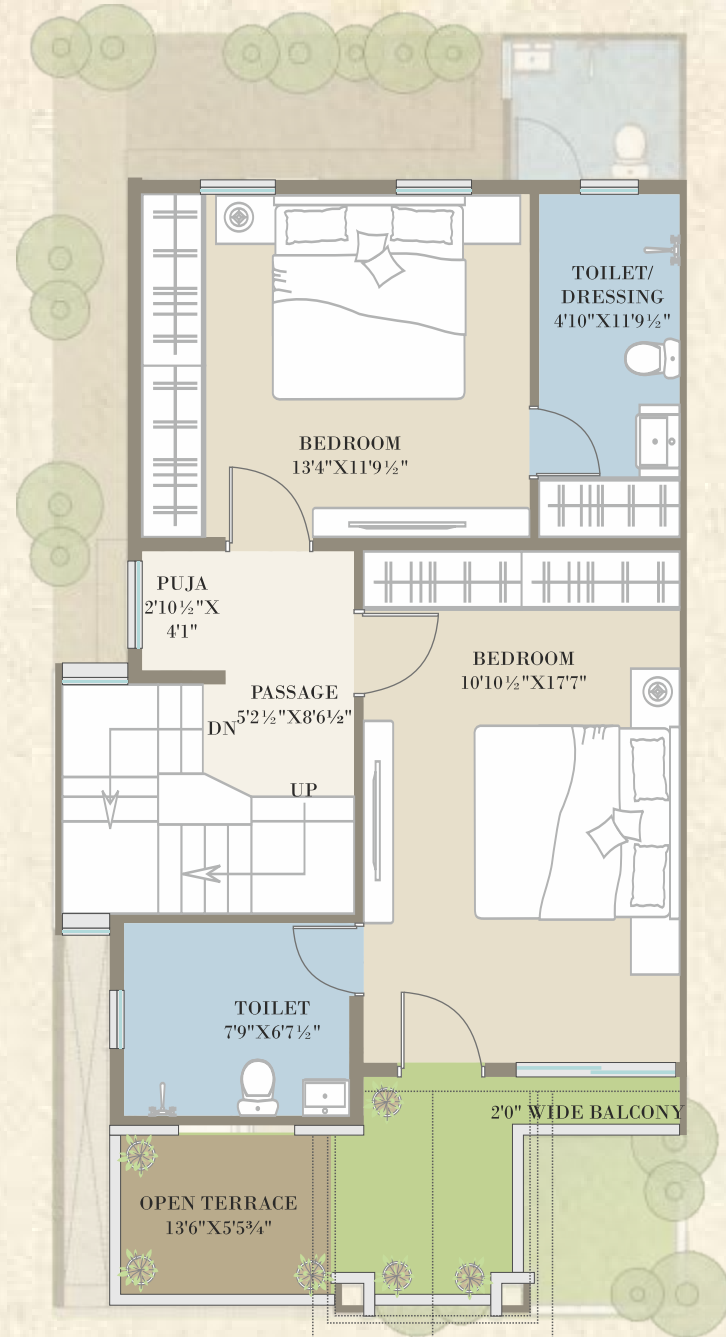
Plot No. 34 & 35



CARPET AREA	
GROUND FLOOR	556.50 SQ.FT.
FIRST FLOOR	573.90 SQ.FT.



GROUND FLOOR

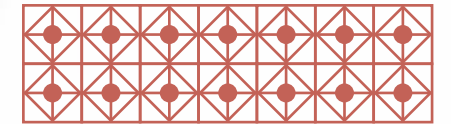


FIRST FLOOR

MAKE TIME MAGICAL



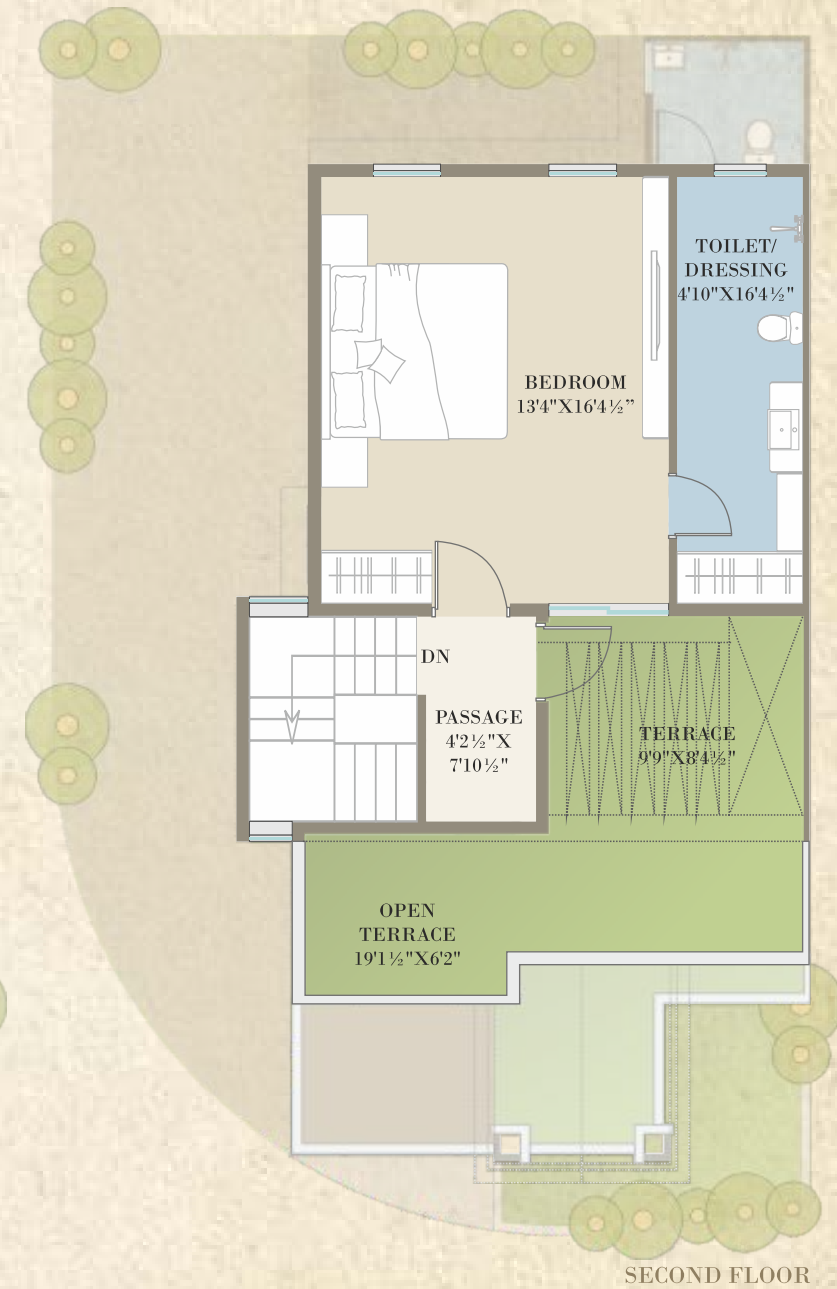
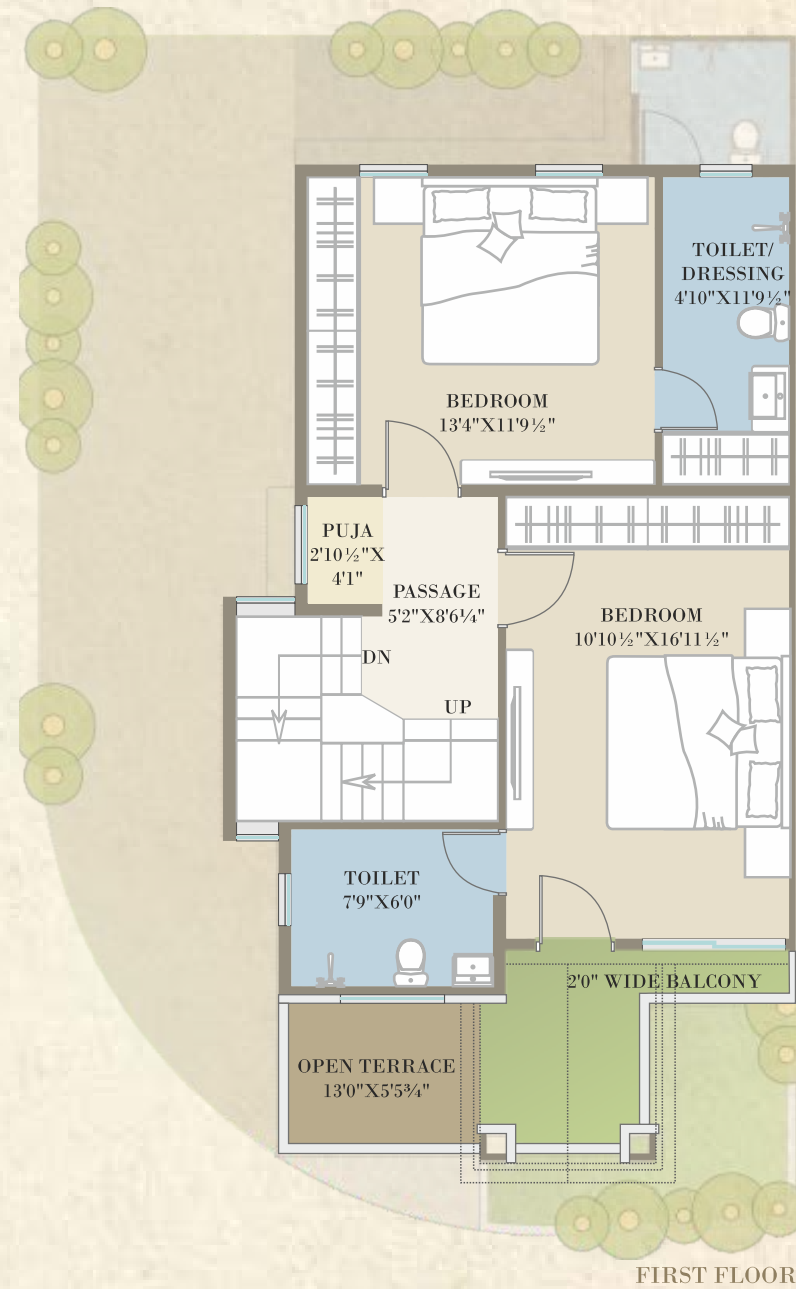
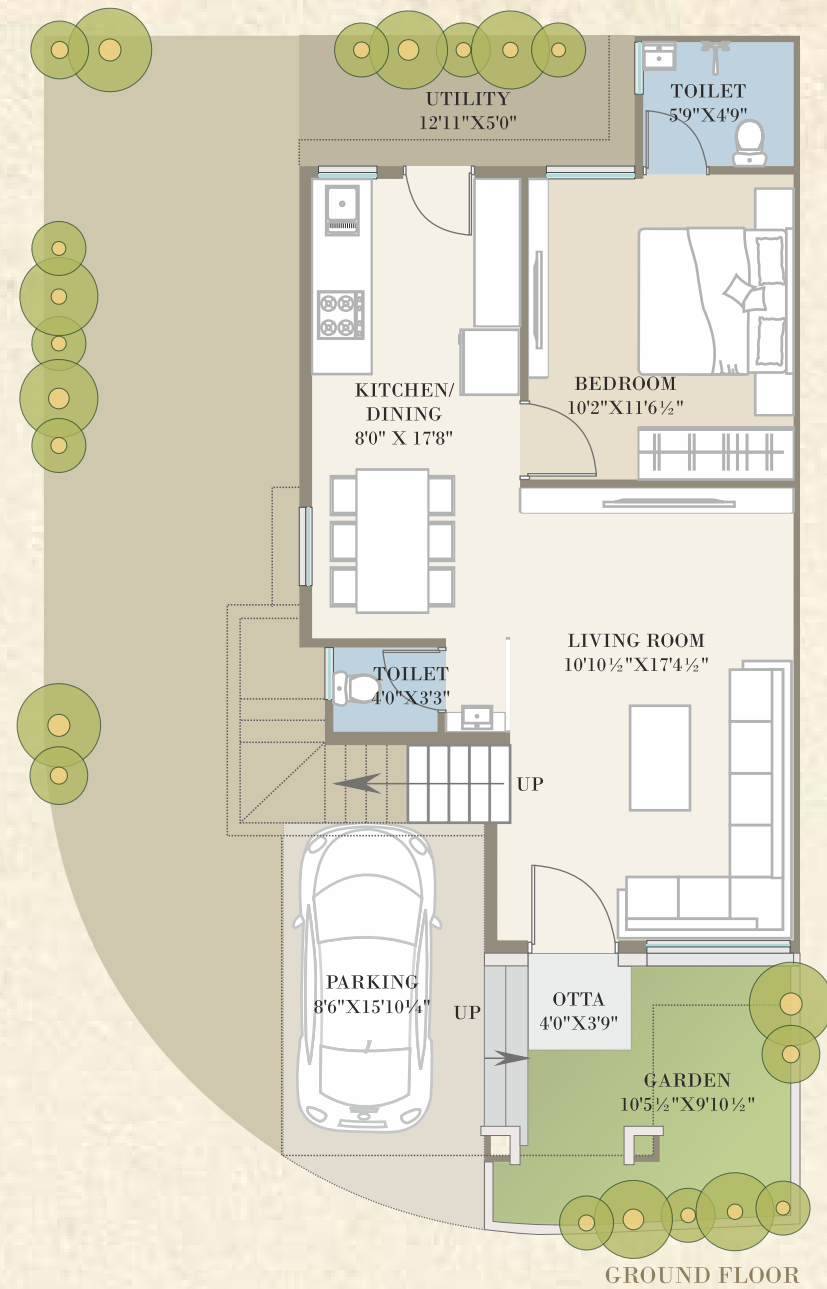
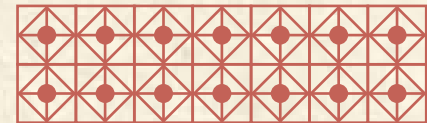
Discover a tranquil oasis within luxurious living where you can create and savour magical, cherished moments.



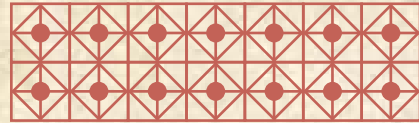
Experience a peaceful haven within our luxurious living project, where you can make each moment truly memorable.

Plot No. 36 & 37

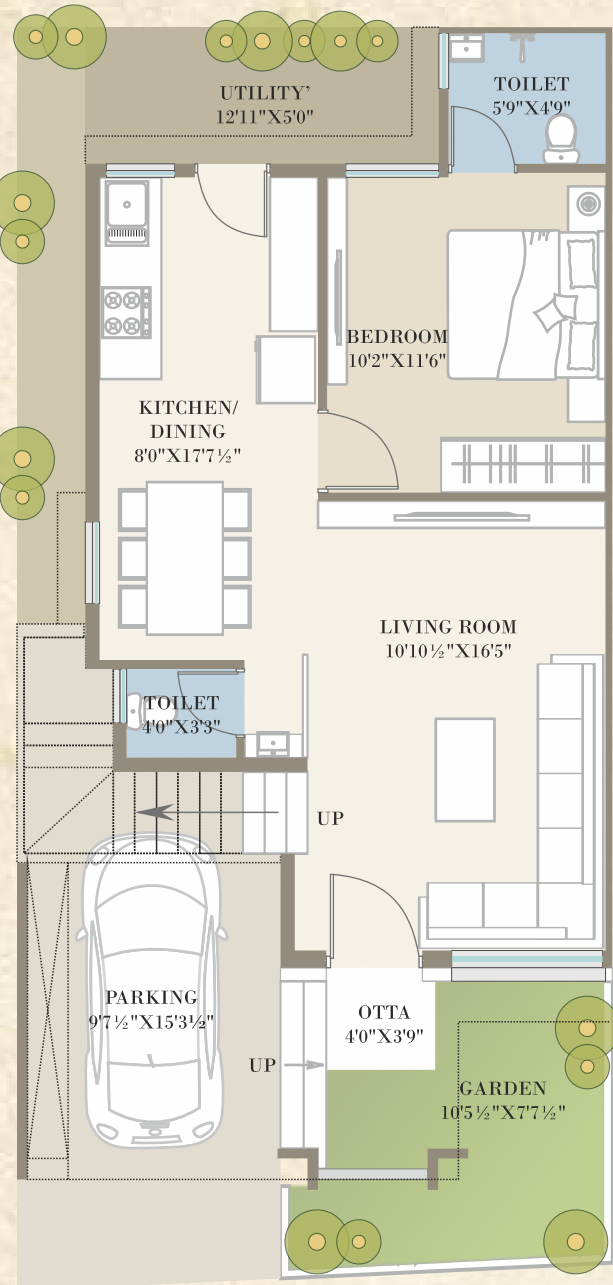
CARPET AREA	
GROUND FLOOR	549.40 SQ.FT.
FIRST FLOOR	562.30 SQ.FT.
SECOND AREA	387.90 SQ.FT.



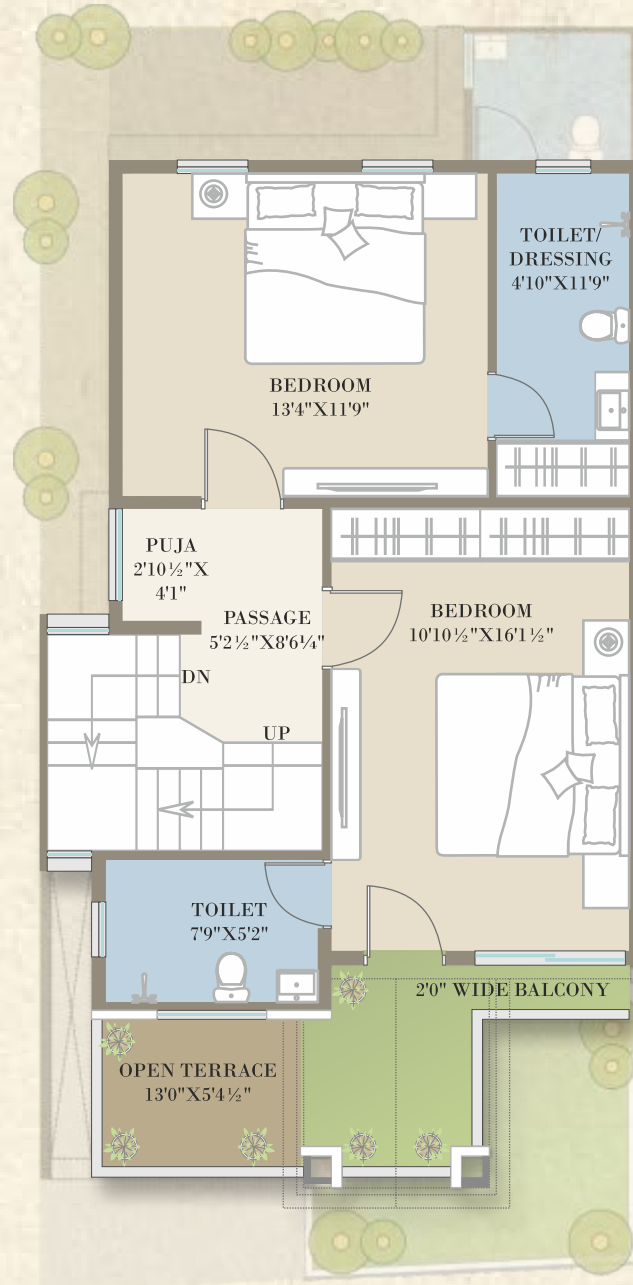
Plot No. 38 & 39



CARPET AREA	
GROUND FLOOR	537.60 SQ.FT.
FIRST FLOOR	546.00 SQ.FT.



GROUND FLOOR



FIRST FLOOR

ELEVATED LIVING STANDARDS

Immerse yourself in an exceptional living environment, where sophistication, comfort, and excellence define a world-class residential experience.



Step into a realm of unparalleled residential excellence, offering the epitome of luxury, comfort, and world-class living standards.



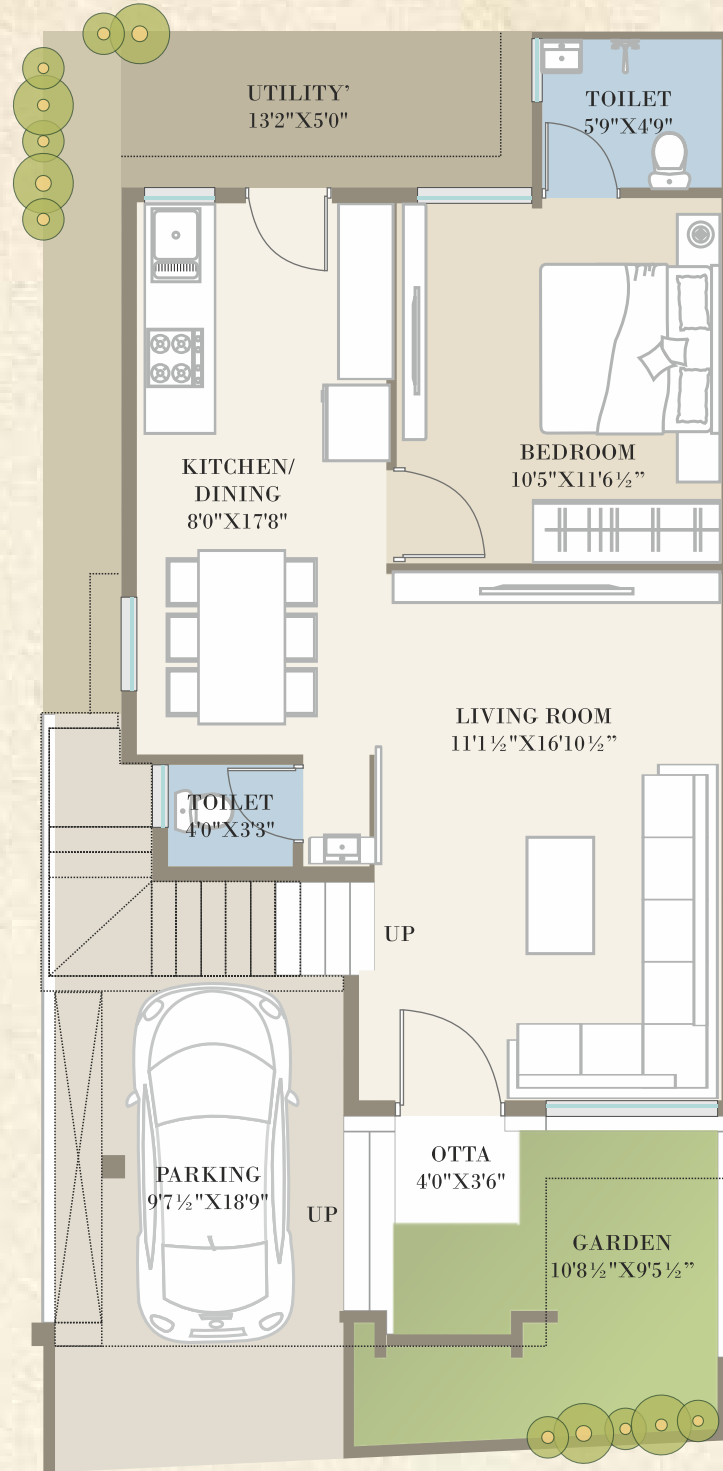
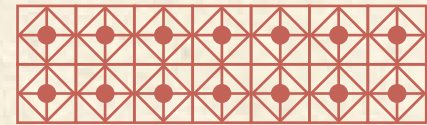
Plot No. 40 & 41

CARPET AREA

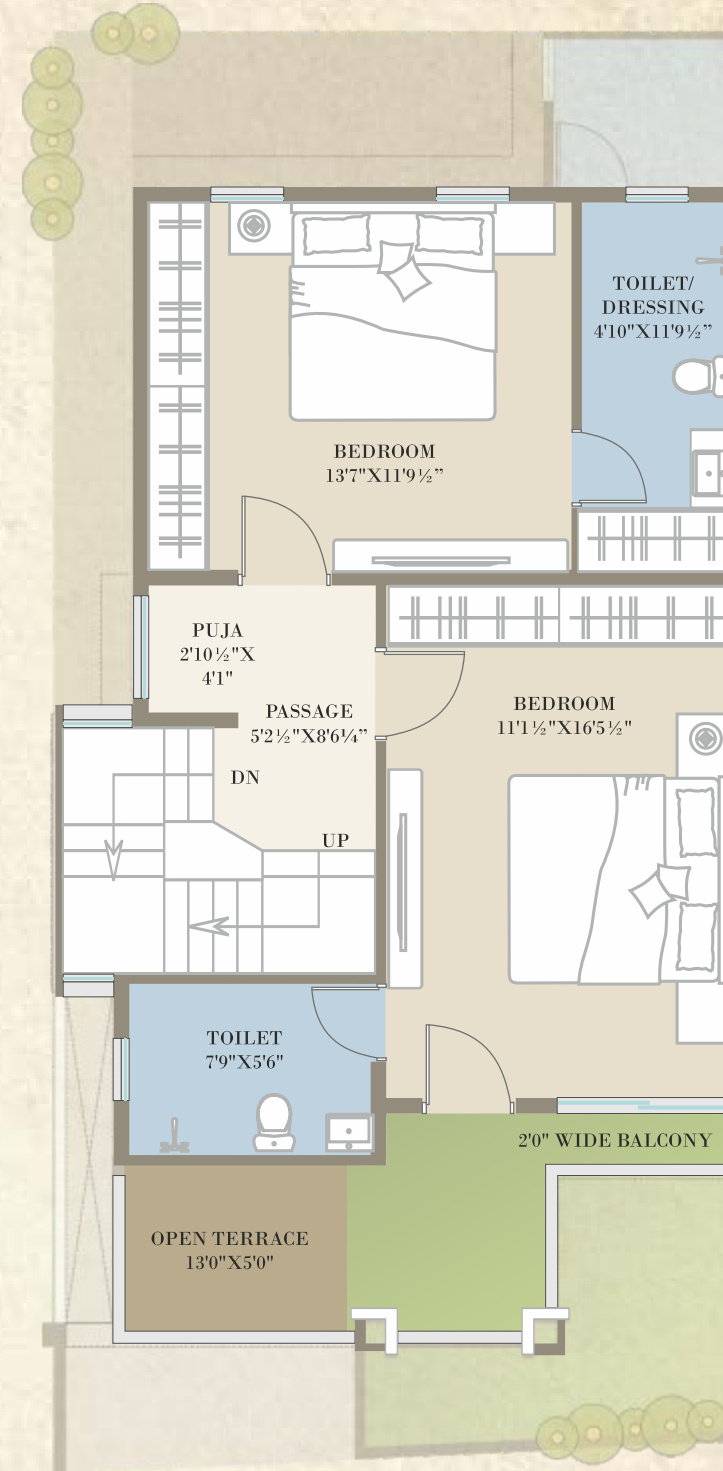
GROUND FLOOR 550.20 SQ.FT.

FIRST FLOOR 560.00 SQ.FT.

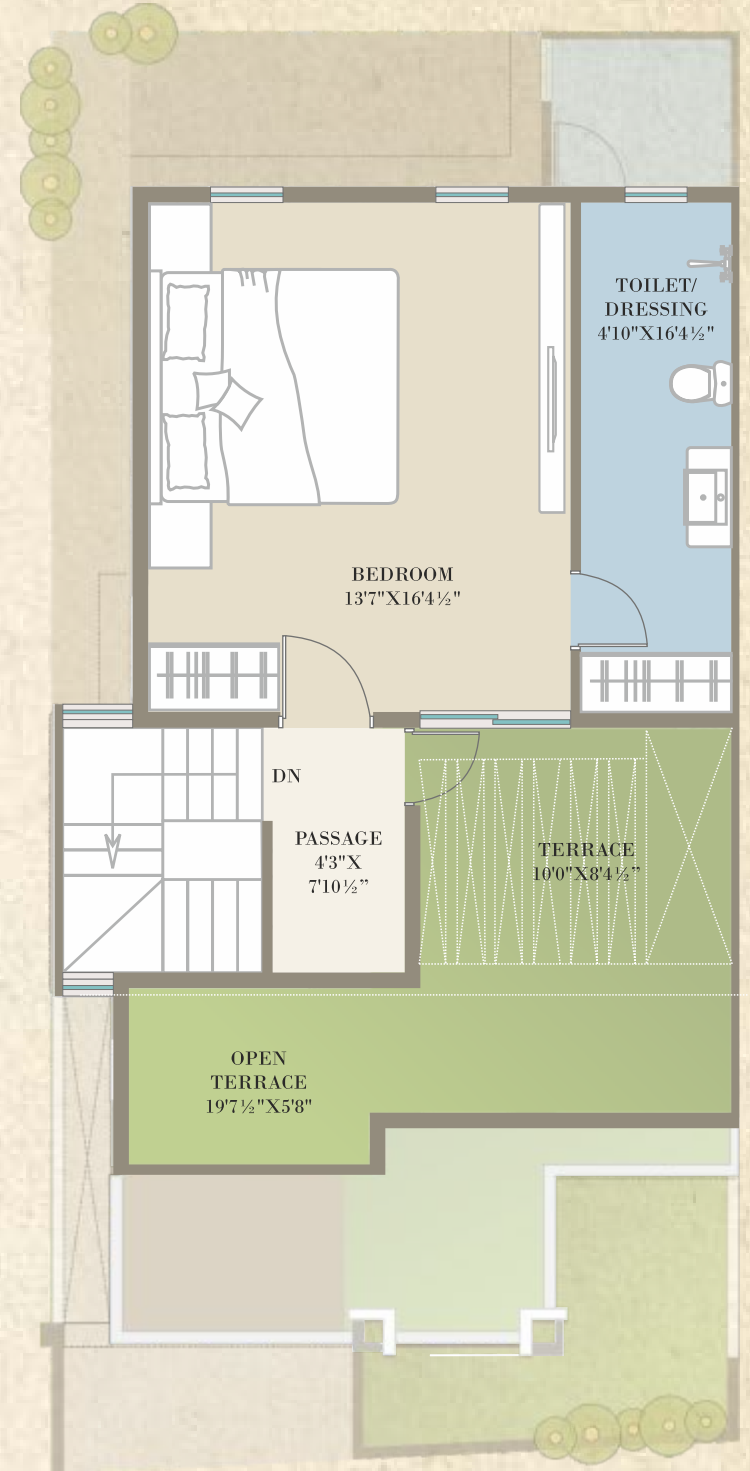
SECOND AREA 391.80 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

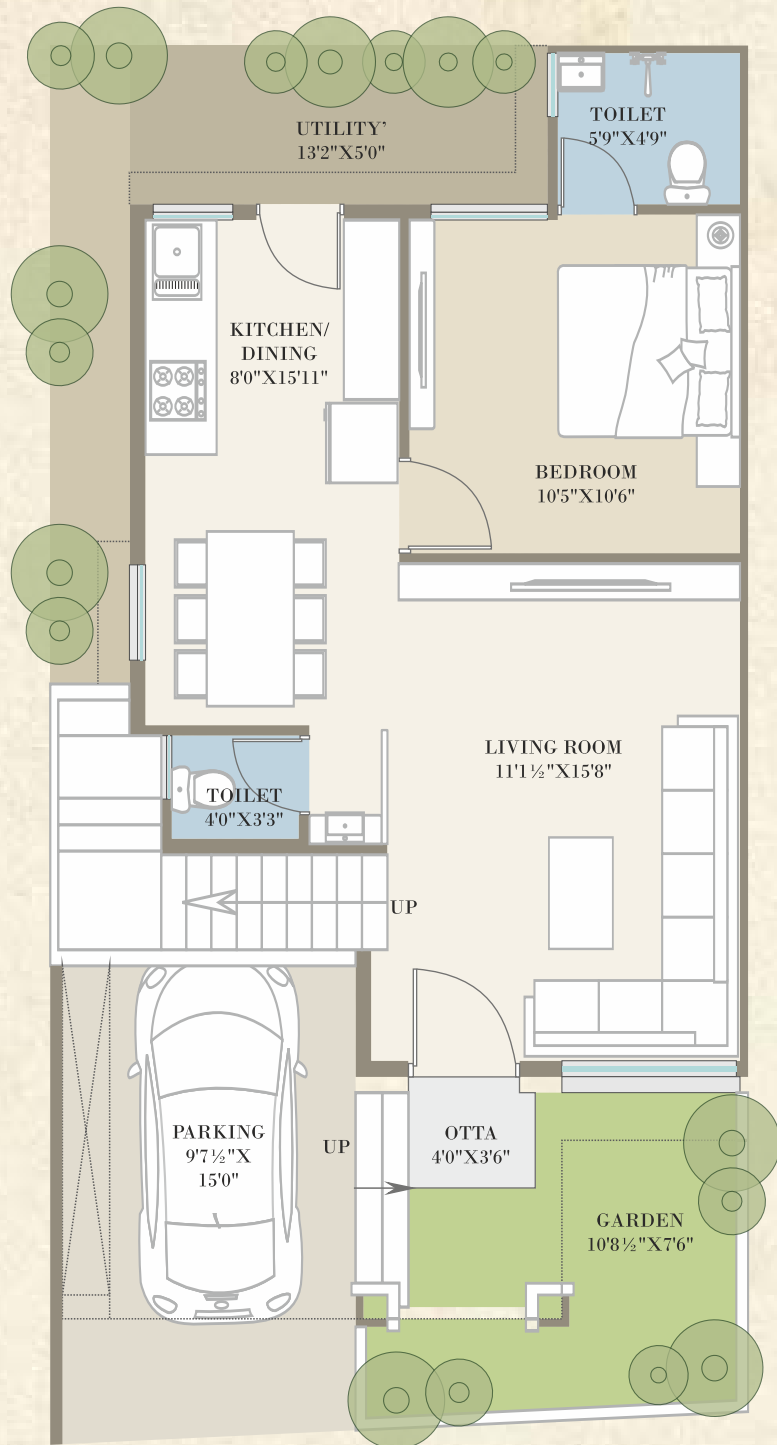
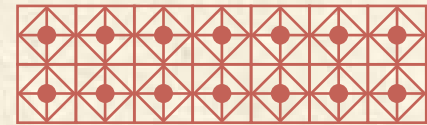
Plot No. 42 & 43

CARPET AREA

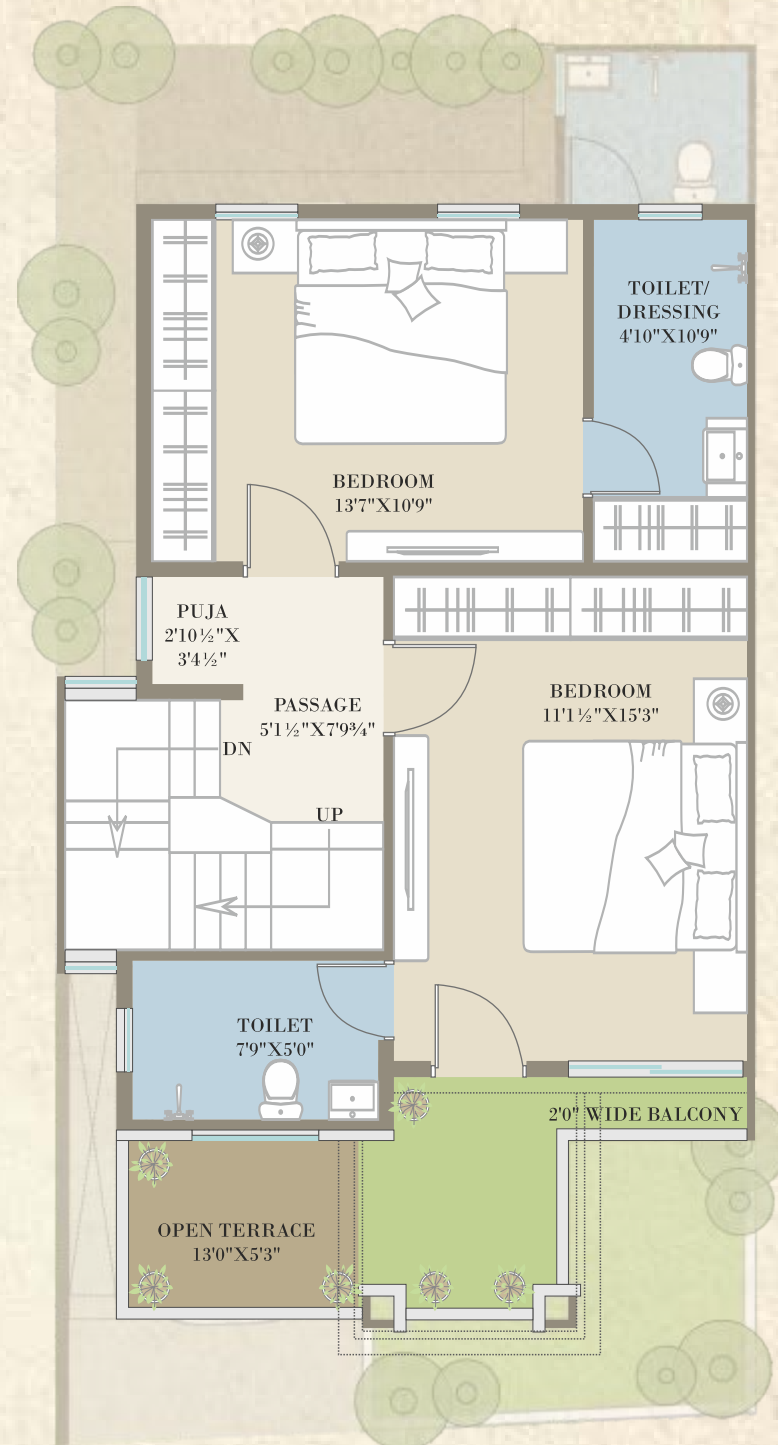
GROUND FLOOR 513.00 SQ.FT.

FIRST FLOOR 518.40 SQ.FT.

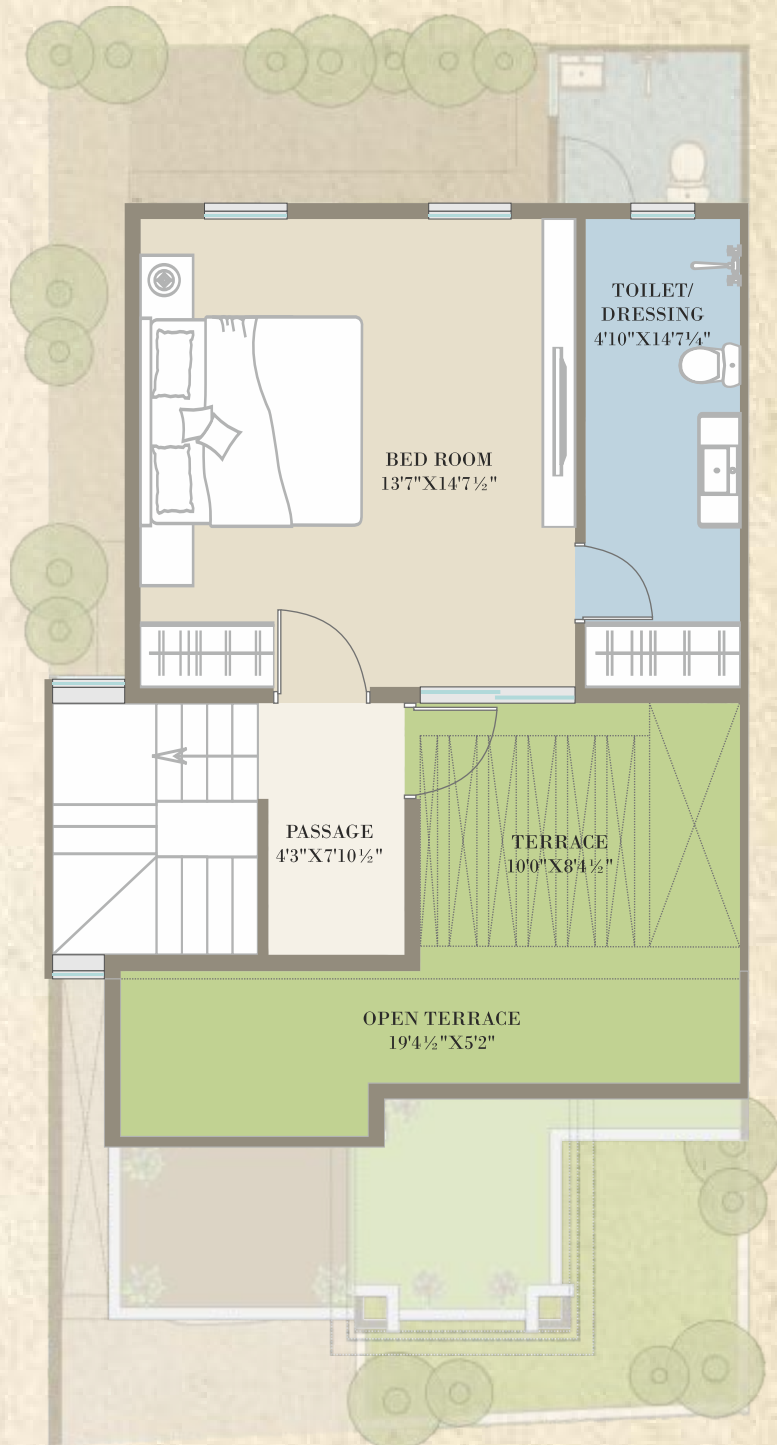
SECOND AREA 359.80 SQ.FT.



GROUND FLOOR



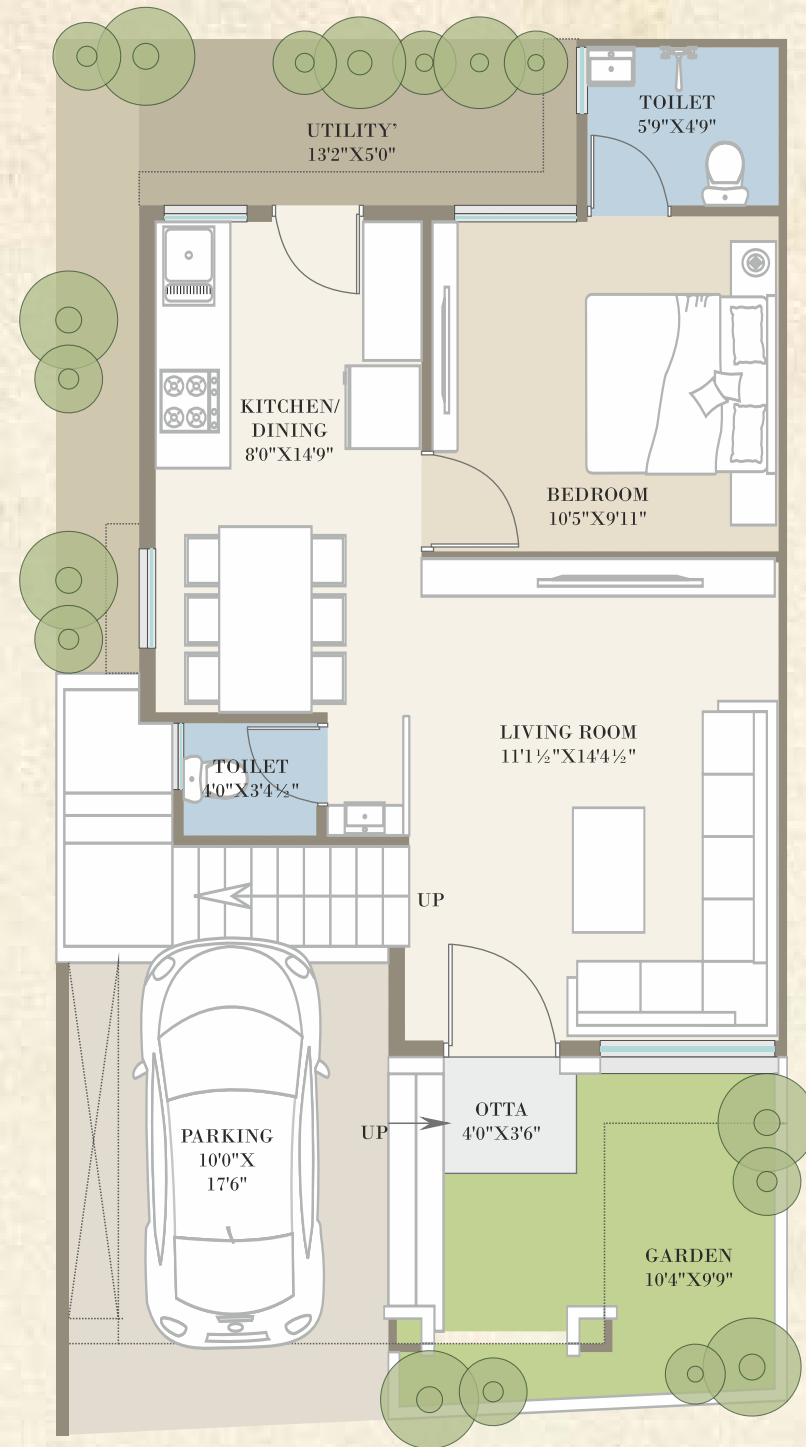
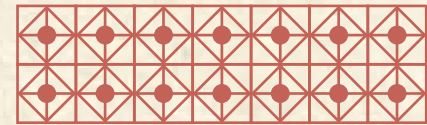
FIRST FLOOR



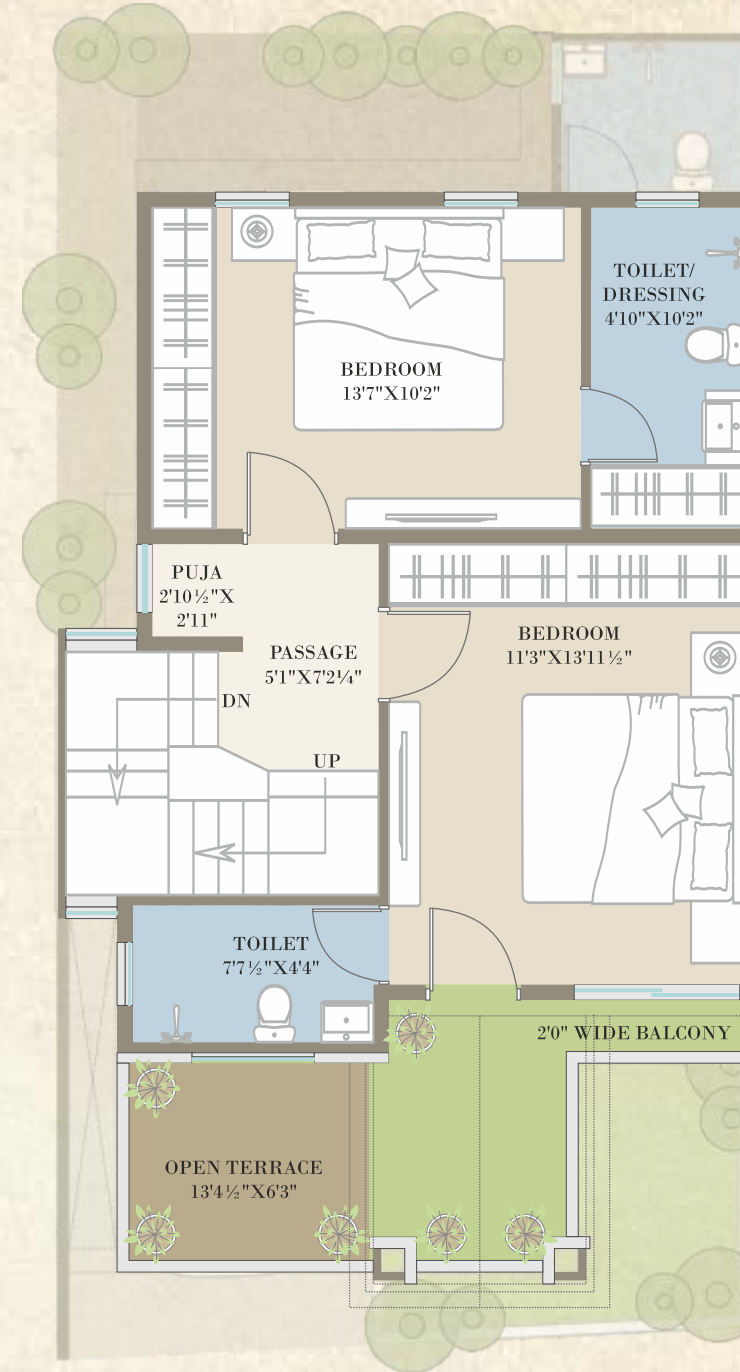
SECOND FLOOR

Plot No. 44 & 45

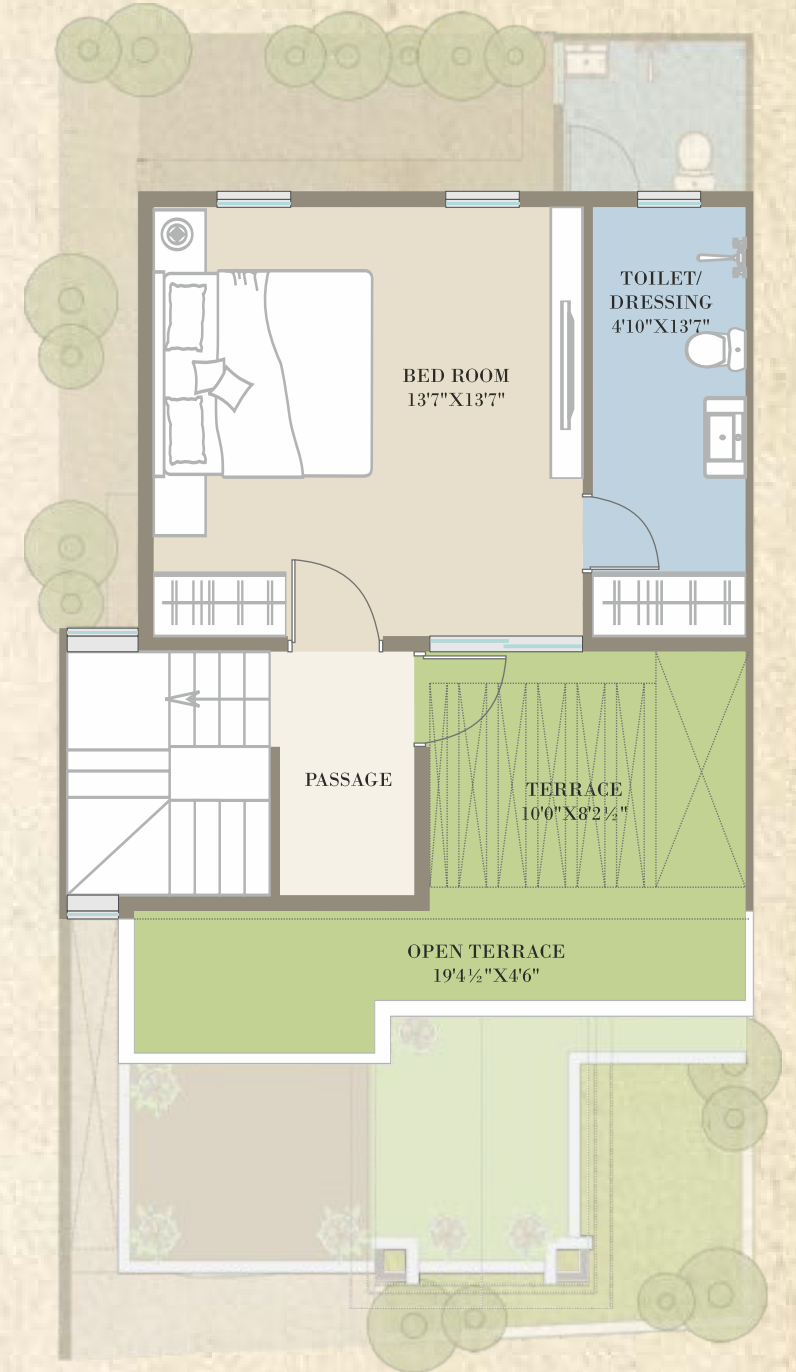
CARPET AREA	
GROUND FLOOR	482.00 SQ.FT.
FIRST FLOOR	482.90 SQ.FT.
SECOND AREA	338.80 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR