

DEVELOPERS  
LAKSHMI BUILDTECH

SITE ADDRESS  
Aarana Lifestyle, Nr. SSVP School, B/H Doordarshan Tower, Amodar,  
New Waghodia Road, Waghodia, Vadodara

EMAIL  
aaranalifestyle@gmail.com

MOBILE No.  
81 2701 2701

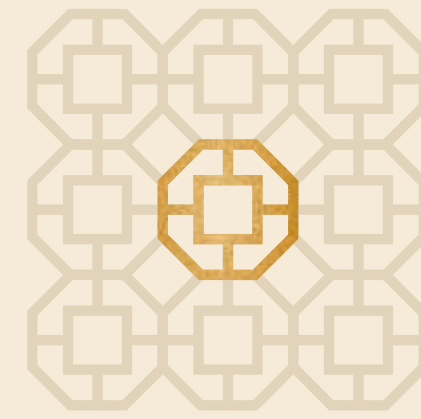
WEBSITE  
www.aaranagroup.in

ARCHITECT  
**ASQUARE**  
ARCHITECTURE & INTERIORS  
K E T A N P A T E L

STRUCTURE  
**ASHOK SHAH**  
& ASSOCIATES  
CONSULTING ENGINEERS

Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/  
W: www.gujrera.gujarat.gov.in

ZURICH INSURANCE



A living of **BOUNDLESS** luxury

**आरणा**  
Lifestyle



ABSOLUTE  
PRIVACY



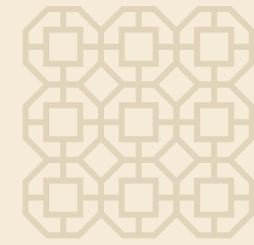
A BREATH  
OF FRESH AIR



ABUNDANCE  
OF SPACE

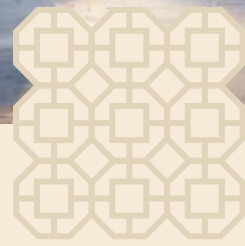


INFUSED WITH  
NATURE



## WHEN FREEDOM FEELS THIS FINE

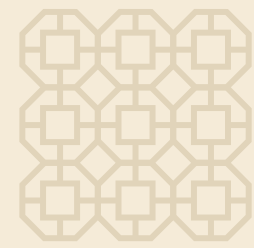
Welcome to AARANA Luxuria where freedom is calm, dignified. Just you, your thoughts, and the luxury of space that truly belongs to you. This is where your independence finds its most elegant form. Flowing freely with ample room to grow and beautifully opened out. Because here, freedom doesn't just exist, it feels.



## THE GATEWAY TO INDEPENDENT LIVING

The moment you pass through the elegantly designed main gate, you step into a world that respects your space, pace, and privacy. With its decorative gate, security cabin, and CCTV surveillance, it balances style with assurance. Paved driveways, structured pathways, and landscaped edges frame the entry in grace.

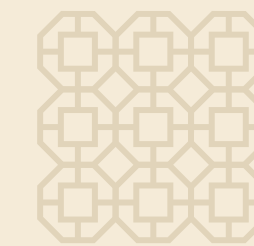




## A STATEMENT THAT BEGINS AT FIRST GLANCE

Each bungalow is an identity by itself. Clean lines, textured finishes, and balanced proportions come together to create a striking silhouette that reflects both modern elegance and pride. The sense of arrival is equally refined. A private car park, seamlessly integrated with the home's entrance, ensures comfort without compromise.





## ELEVATION WITH A SIGNATURE TOUCH

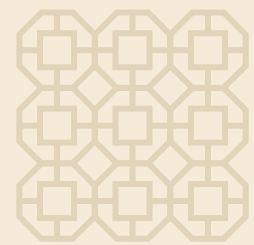
Be it a passing glance or a closer look, each residence leaves an impression defined by grace, marked by identity. Decorative paving stones line your driveway and pathways, leading you smoothly from the gate to your doorstep. Wide internal roads and green edges frame each home with ease and order because the journey home should be as graceful as the space itself.



11FT. LIFT  
CEILING HEIGHT



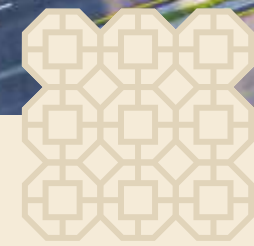
DG SET  
POWER BACKUP



## WHERE NATURE SITS WITH YOU

The outdoors here are a quiet presence that stays by your side. Whether it's the soft rustle of leaves from your garden patch or the golden spill of sunlight on your balcony floor, nature becomes part of your everyday rhythm. This is a life designed with care, even the simplest spaces hold serenity. And here, nature doesn't just surround you, it quietly sits with you, every day.



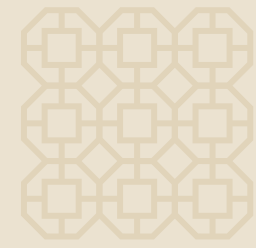


## LAYOUT

### AREA TABLE

NO.	AREA (IN SQ.FT.)	NO.	AREA (IN SQ.FT.)	NO.	AREA (IN SQ.FT.)	NO.	AREA (IN SQ.FT.)	NO.	AREA (IN SQ.FT.)
01	1166.80	11	1072.60	21	1166.00	31	878.90	41	879.50
02	1385.00	12/A	1072.60	22	1174.10	32	878.90	42	879.50
03	1078.10	12/B	1072.60	23	897.80	33	878.90	43	879.50
04	1078.10	14	913.10	24	897.80	34	878.90	44	879.50
05	1078.10	15	1292.70	25	897.80	35	878.90	45	879.50
06	1078.10	16	1434.50	26	897.80	36	878.90	46	909.50
07	1208.60	17	1069.90	27	897.80	37	878.90	47	1610.00
08	1200.30	18	1071.50	28	1115.90	38	1340.10		
09	1072.60	19	1071.50	29	1095.50	39	1062.20		
10	1072.60	20	1071.50	30	878.90	40	897.50		





**TYPE - 01**  
PLOT 01 & 02

SBA  
BUILT UP AREA 1467.10 SQ.FT.  
CARPET AREA 1295.10 SQ.FT.

GROUND FLOOR

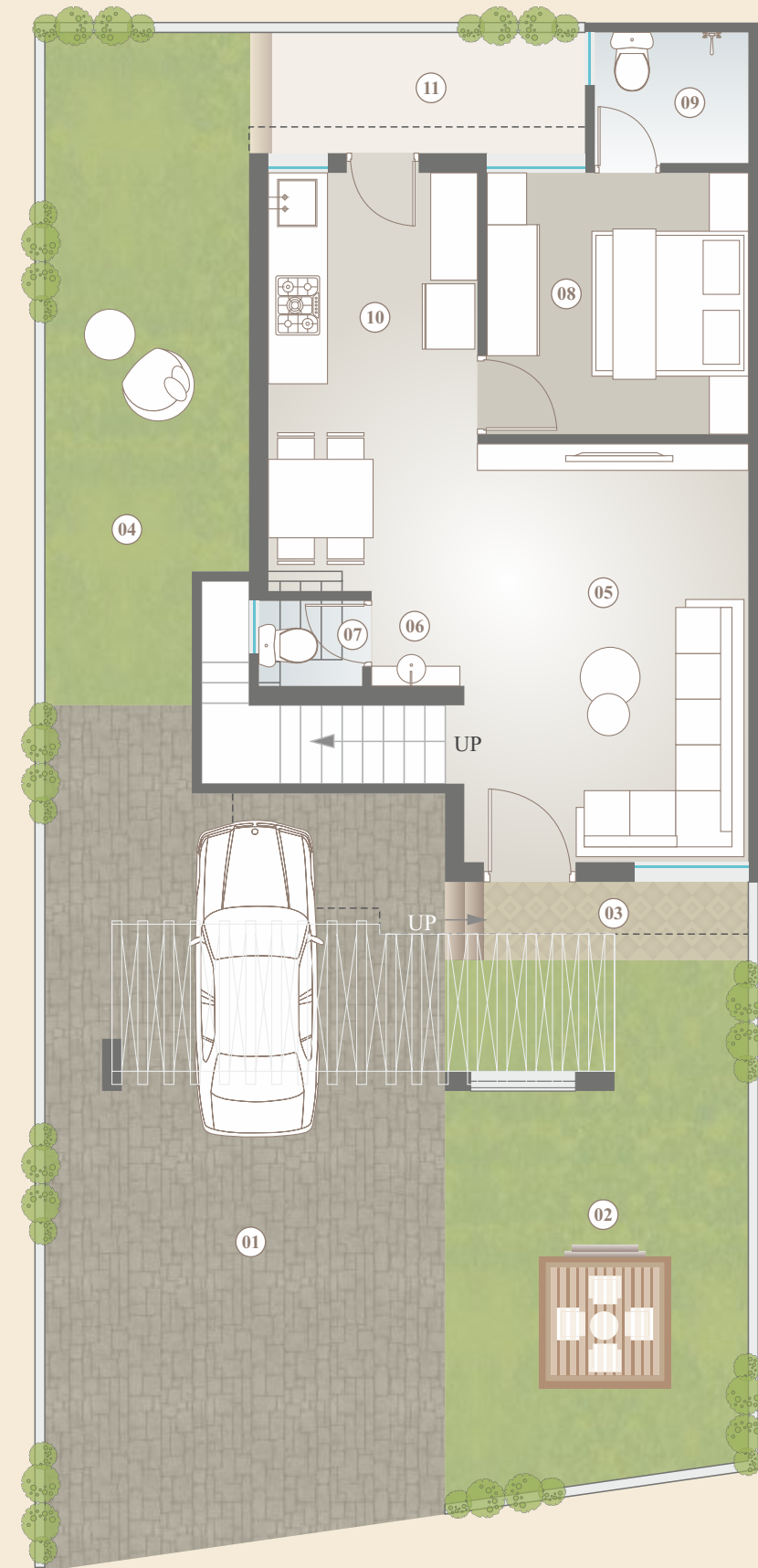
01	PARKING	15'3 1/2" X 32'0"
02	GARDEN	12'0" X 20'4 1/2"
03	OTTA	10'6" X 3'0"
04	GARDEN	7'9 1/2" X 26'1 1/2"
05	LIVING ROOM	10'10 1/2" X 16'0"
06	PASSAGE	3'0" WIDE
07	TOILET	4'0" X 3'3"
08	BEDROOM	10'0" X 10'0"
09	TOILET	5'10 1/2" X 5'0"
10	KITCHEN/DINING	8'0" X 16'0"
11	UTILITY	12'0" X 5'0"

FIRST FLOOR

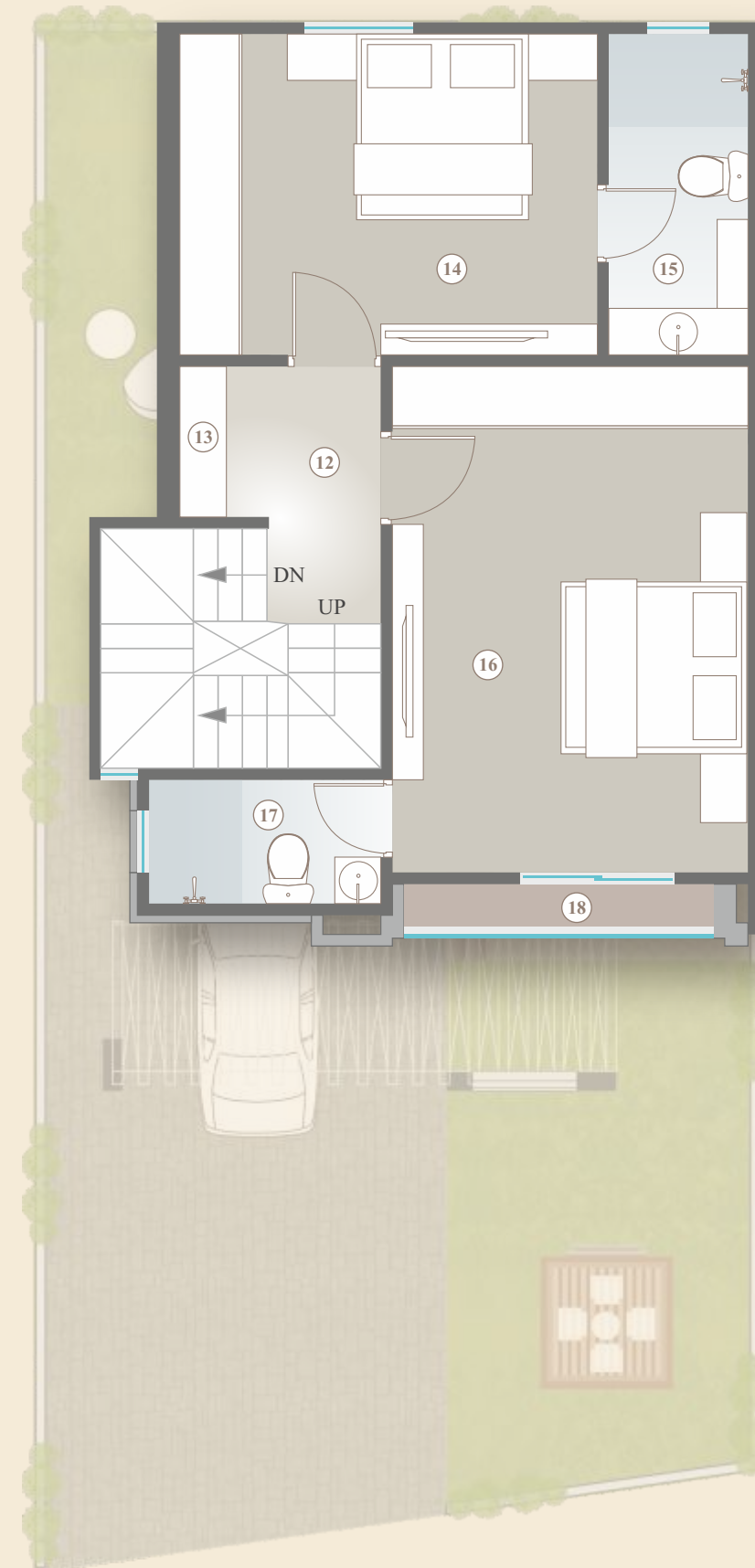
12	PASSAGE	3'8" WIDE
13	STORE	3'4 1/2" X 4'10 1/2"
14	BEDROOM	13'6" X 10'4 1/2"
15	TOILET	4'6" X 10'4 1/2"
16	BEDROOM	11'6" X 16'4 1/2"
17	TOILET	7'6" X 4'0"
18	ST. BALCONY	1'9" WIDE ST.

SECOND FLOOR

19	PASSAGE	3'3 1/2" WIDE
20	STORE	3'4 1/2" X 4'10 1/2"
21	BEDROOM	13'6" X 10'4 1/2"
22	TOILET	4'6" X 10'4 1/2"
23	OPEN TERRACE	-



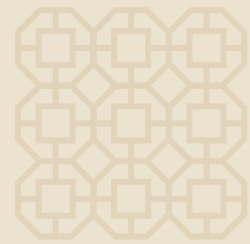
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE - 02**  
PLOT 03 TO 14

SBA 2005SQ.FT.  
BUILT UP AREA 1783.20 SQ.FT.  
CARPET AREA 1314.40 SQ.FT.

GROUND FLOOR

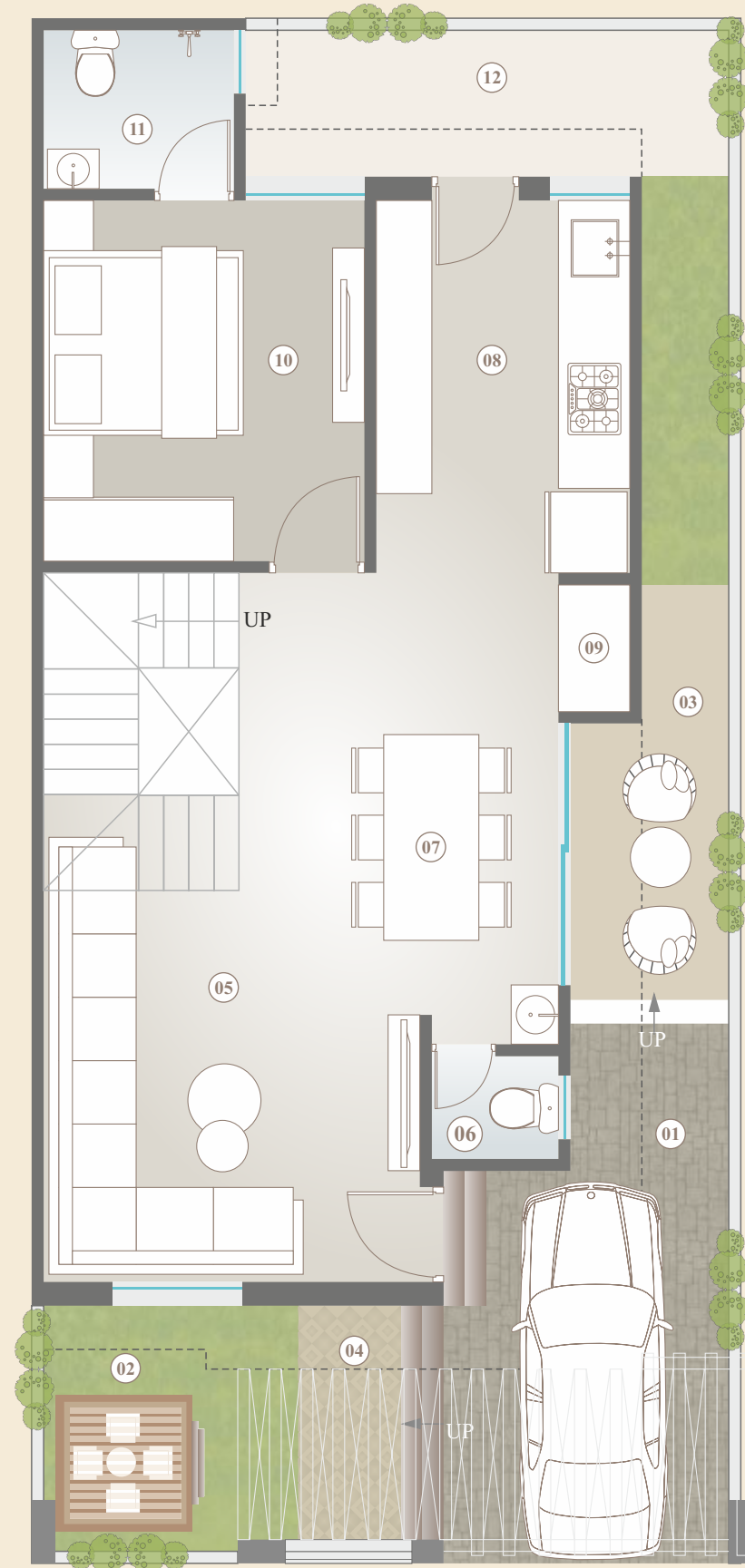
01 PARKING	9'0"X12'4½"
02 GARDEN	8'5"X8'1½"
03 SITTING	-
04 OTTA	3'3"X7'4½"
05 LIVING ROOM	11'10½"X19'4½"
06 POWDER ROOM	4'0"X3'3"
07 DINING	13'3"X14'10½"
08 KITCHEN	8'0"X11'9"
09 STORE ROOM	2'3"X4'0"
10 BEDROOM	10'1½"X11'4½"
11 TOILET	6'0"X5'0"
12 UTILITY	15'3"X5'0"
13 LIFT PROVISION	-

FIRST FLOOR

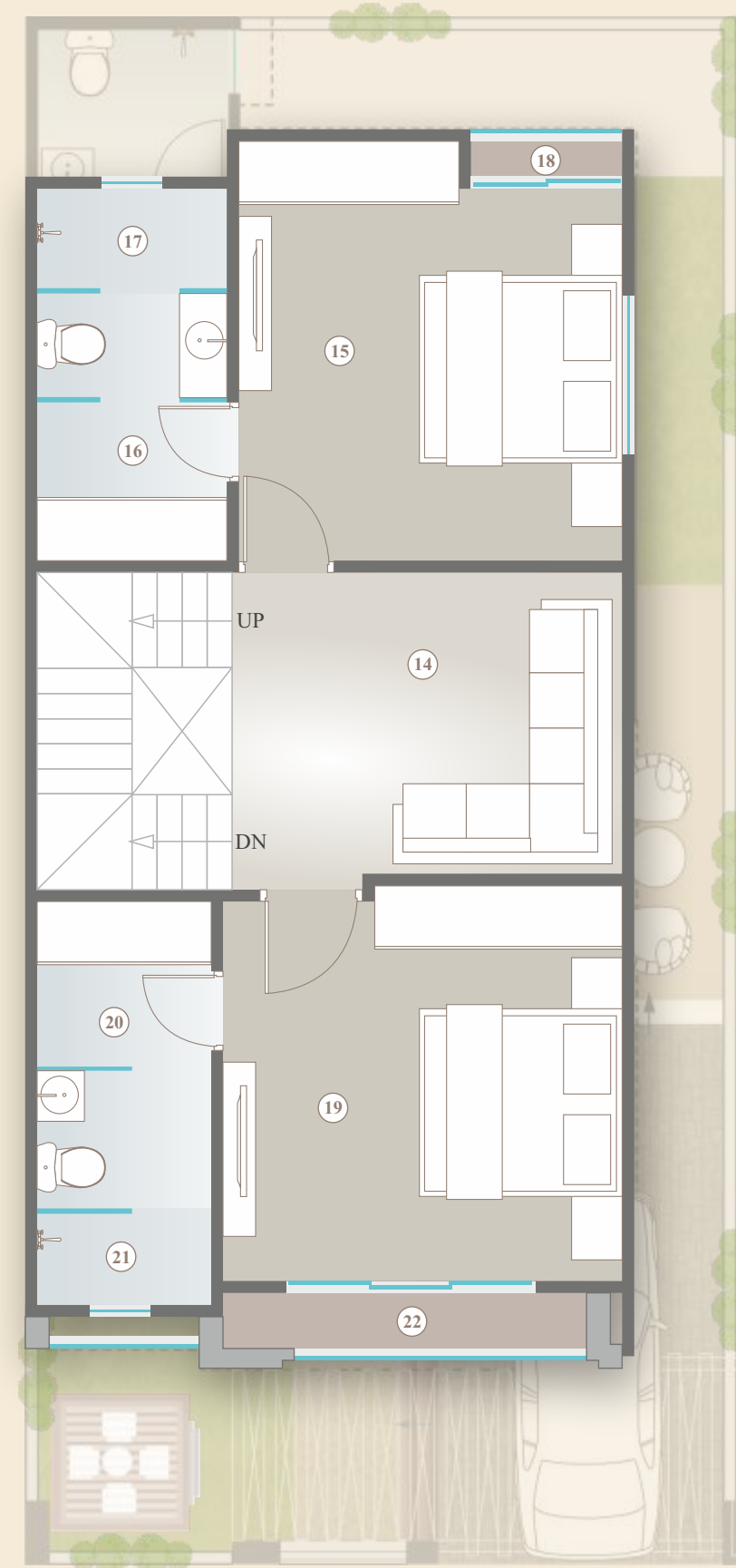
14 FAMILY SITTING	12'4"X9'6"
15 MASTER BEDROOM	12'1½"X13'3"
16 DRESSING	6'0"X5'0"
17 TOILET	6'0"X6'9"
18 ST. BALCONY	1'6" WIDE
19 MASTER BEDROOM	12'7½"X12'6"
20 DRESSING	5'6"X5'4"
21 TOILET	5'6"X7'4½"
22 ST. BALCONY	2'1½" WIDE

SECOND FLOOR

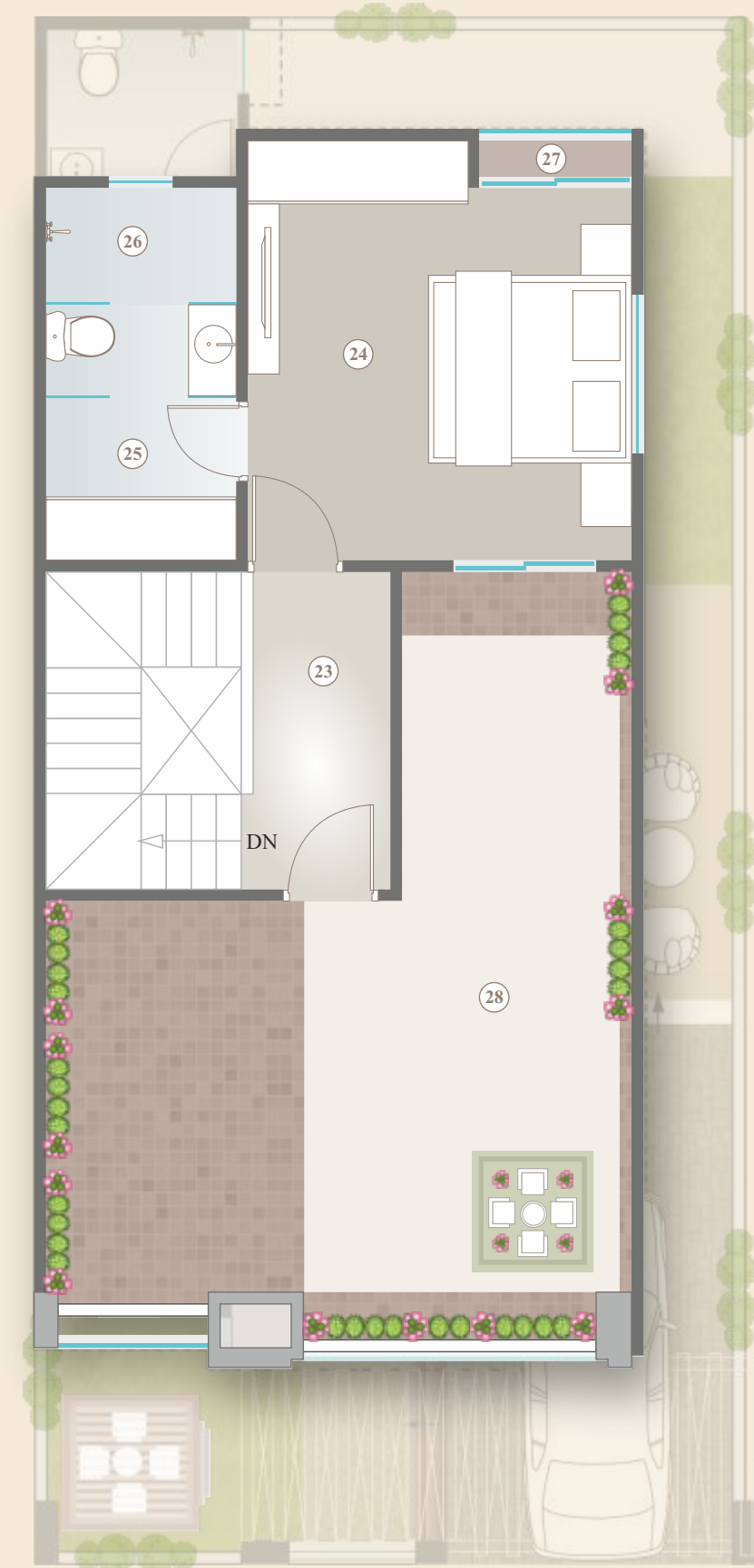
23 PASSAGE	4'4"X10'6"
24 BEDROOM	12'1½"X13'3"
25 DRESSING	6'0"X5'0"
26 TOILET	6'0"X6'9"
27 ST. BALCONY	1'6" WIDE
28 OPEN TERRACE	-



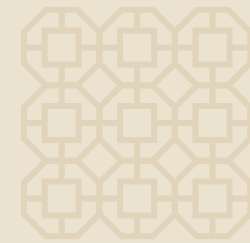
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE - 03**  
PLOT 15 & 16

Plot No.:15 SBA 1834 SQ.FT.  
Plot No.:16 SBA 1858 SQ.FT.  
BUILT UP AREA 1031.60 SQ.FT.  
CARPET AREA 1138.50 SQ.FT.

GROUND FLOOR

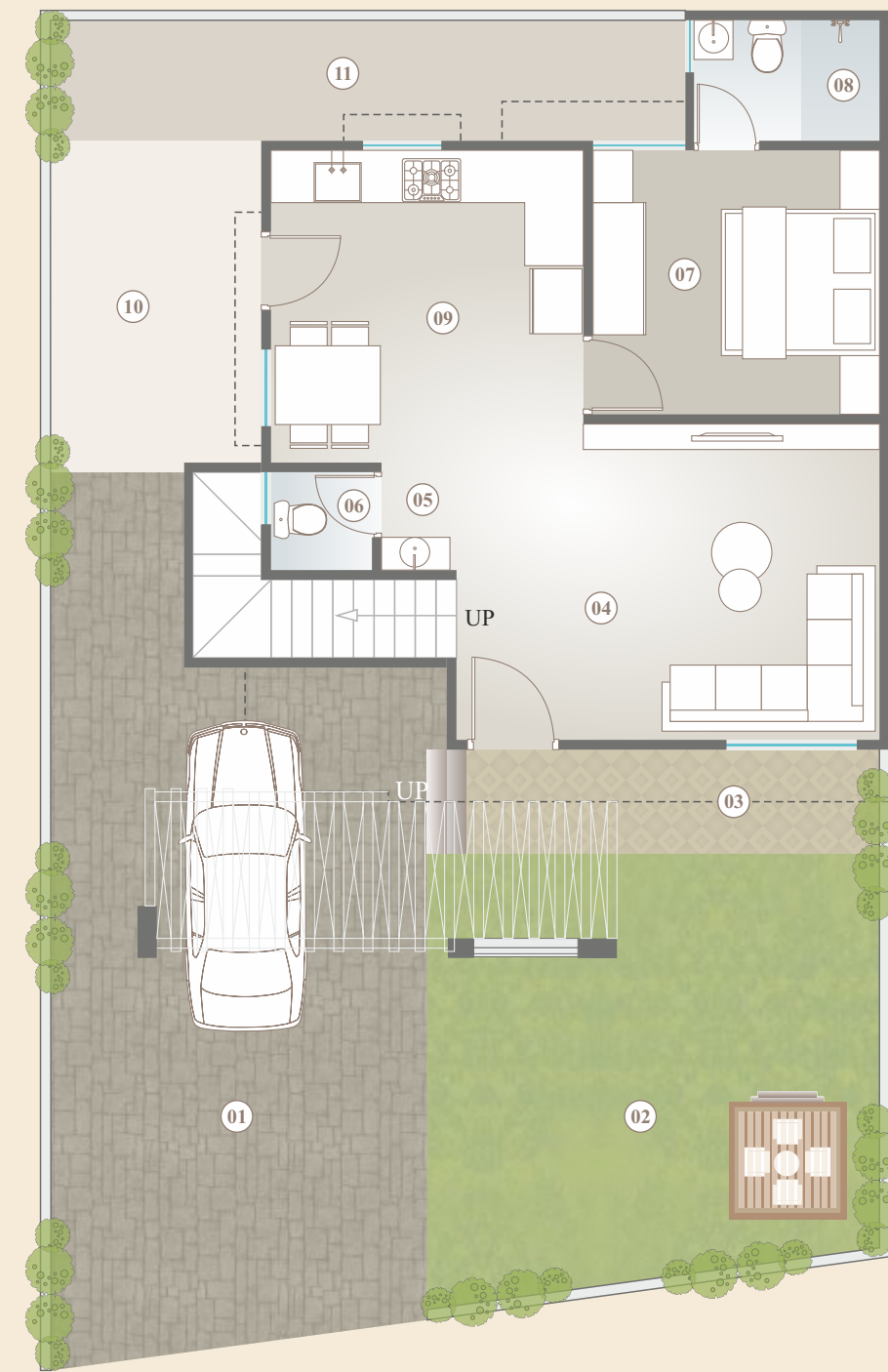
01	PARKING	14'5½"X29'6"
02	GARDEN	17'9"X16'9"
03	OTTA	16'3"X4'0"
04	LIVING ROOM	16'3"X12'1½"
05	PASSAGE	2'7½" WIDE
06	TOILET	3'9"X3'9"
07	BEDROOM	11'0"X10'1½"
08	TOILET	7'1½"X4'7½"
09	KITCHEN/DINING	12'0"X12'0"
10	UTILITY	8'1"X12'9"
11	PASSAGE	5'0" WIDE

FIRST FLOOR

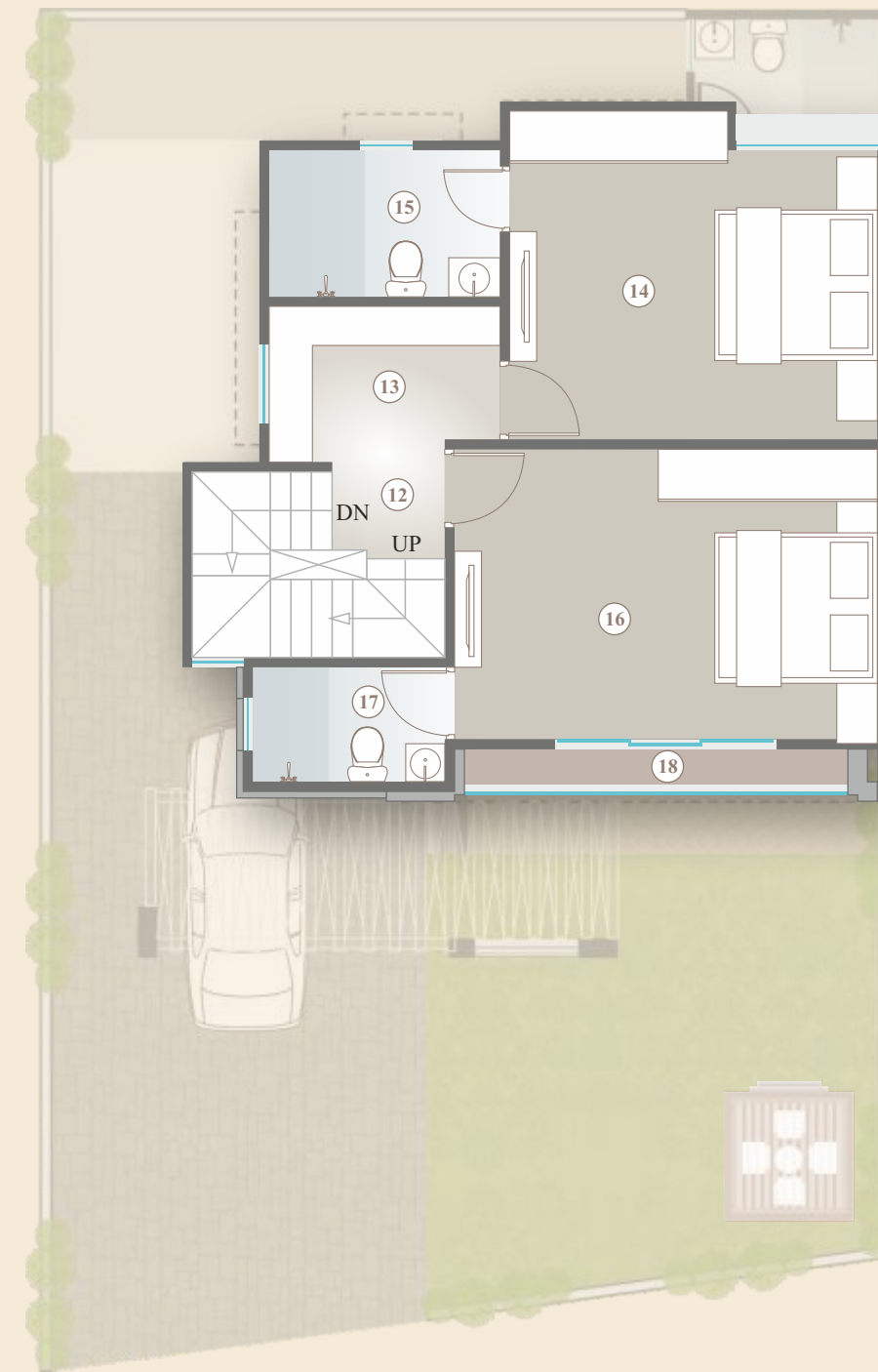
12	PASSAGE	4'4" WIDE
13	STUDY	8'10½"X6'0"
14	BEDROOM	14'1½"X12'7½"
15	TOILET	8'10½"X5'7½"
16	BEDROOM	16'3"X11'1½"
17	TOILET	7'4½"X4'4½"
18	ST. BALCONY	1'9" WIDE

SECOND FLOOR

19	PASSAGE	3'3½" WIDE
20	FOYER	8'10½"X6'0"
21	BEDROOM	14'1½"X12'7½"
22	TOILET	8'10½"X5'7½"
23	OPEN TERRACE	-



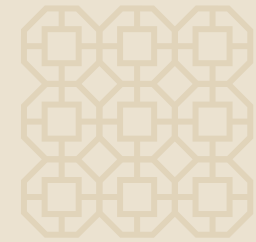
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE - 04**  
PLOT 17 & 21

SBA  
BUILT UP AREA 1633.40 SQ.FT.  
CARPET AREA 1467.80 SQ.FT.

GROUND FLOOR

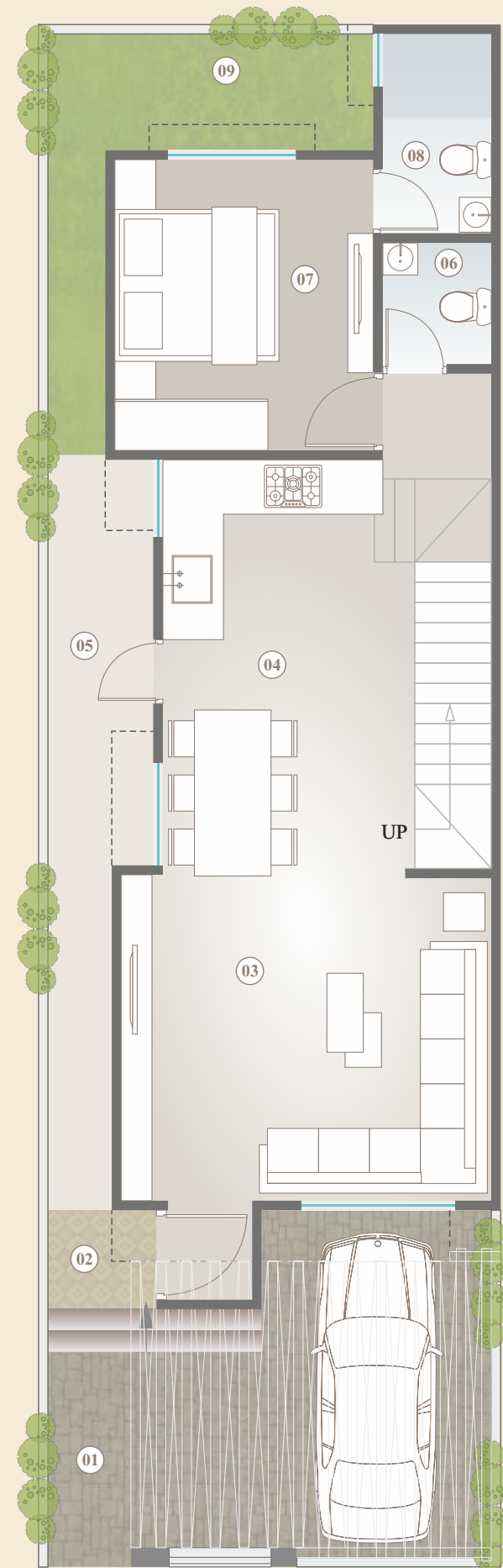
01	PARKING	9'4½"X13'1½"
02	OTTA	-
03	LIVING ROOM	14'6"X12'7½"
04	KITCHEN/DINING	9'7½"X16'0"
05	UTILITY	-
06	TOILET	4'3"X4'9"
07	BEDROOM	10'1½"X11'4½"
08	TOILET	4'3"X7'9½"
09	GARDEN	12'9"X4'11"

FIRST FLOOR

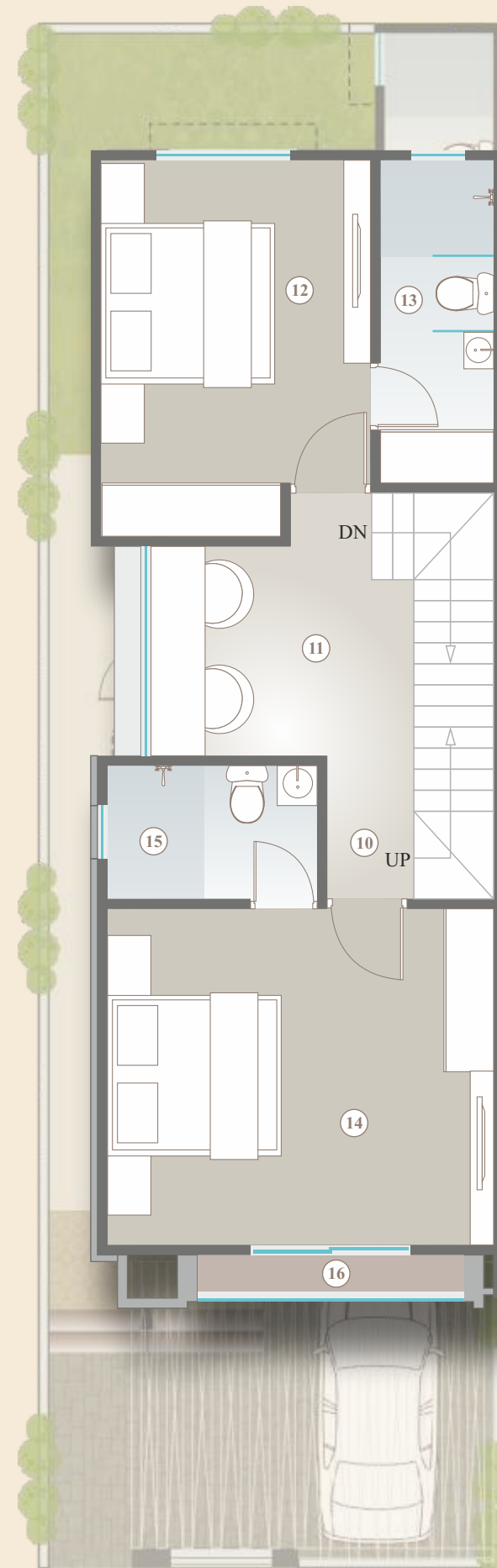
10	PASSAGE	3'3" WIDE
11	STUDY	9'7½"X7'10½"
12	BEDROOM	10'1½"X14'1½"
13	TOILET	4'3"X12'1½"
14	BEDROOM	14'6"X12'7½"
15	TOILET	7'10½"X5'0"
16	ST. BALCONY	1'9" WIDE

SECOND FLOOR

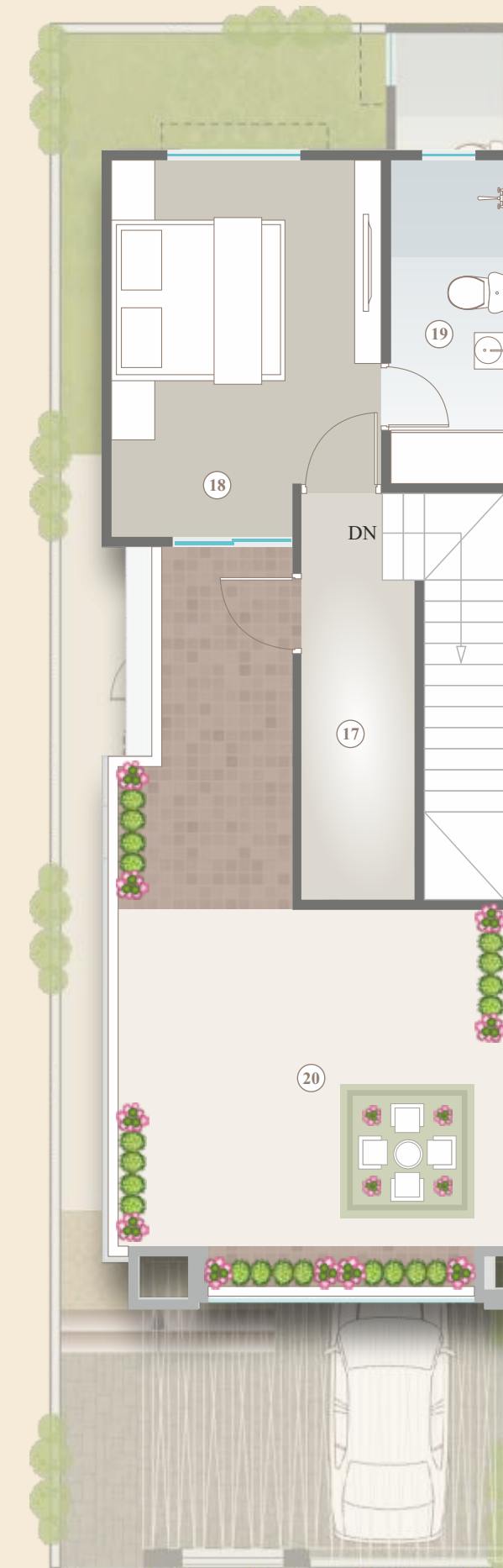
17	PASSAGE	4'3" WIDE
18	BEDROOM	10'1½"X14'1½"
19	TOILET	4'3"X12'1½"
20	OPEN TERRACE	-



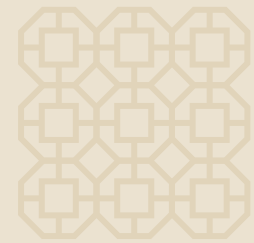
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**TYPE - 05**  
PLOT 22 & 47

SBA  
BUILT UP AREA 1422.90 SQ.FT.  
CARPET AREA 1254.40 SQ.FT.

GROUND FLOOR

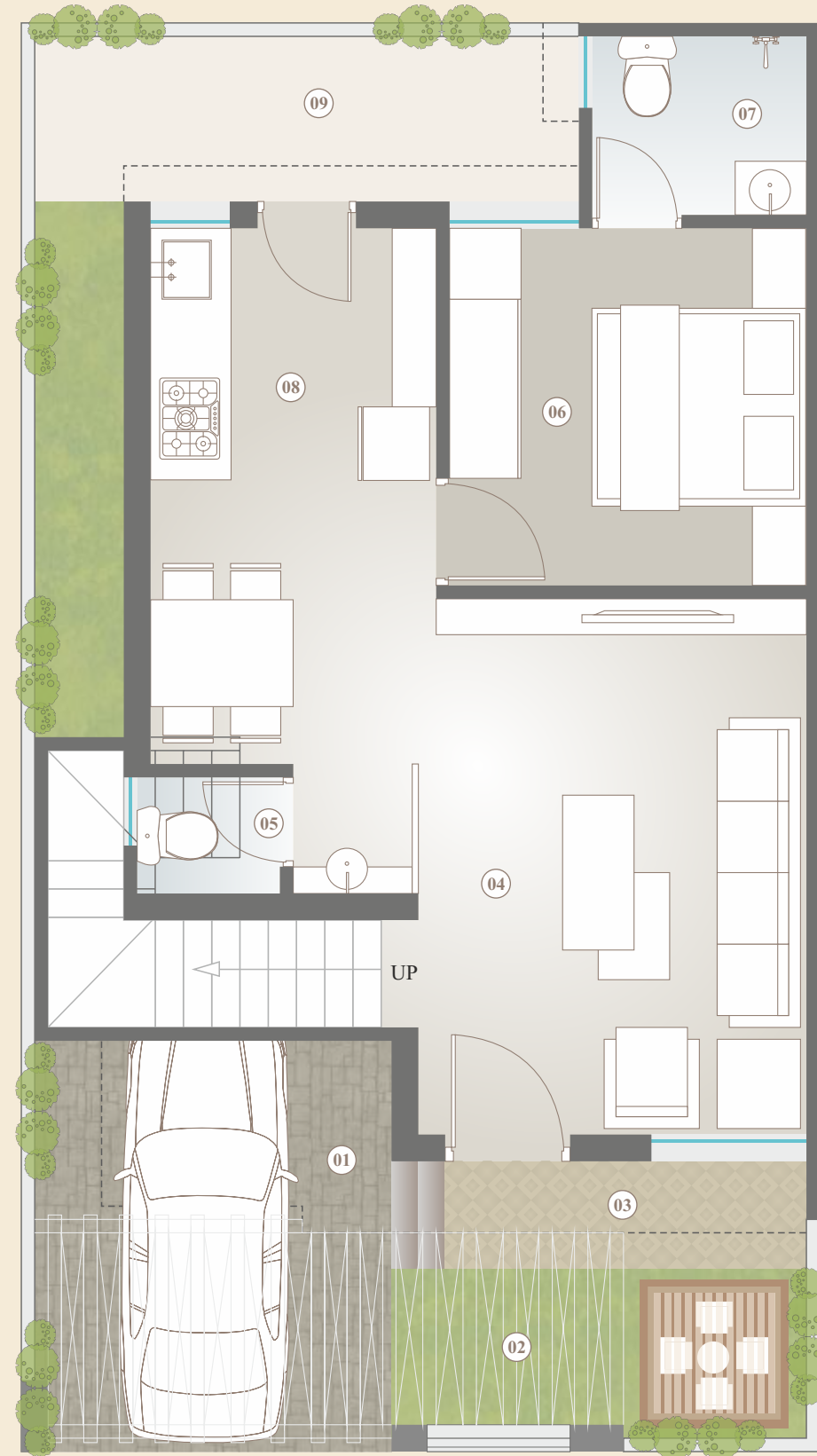
01	PARKING	10'0"X14'10½"
02	GARDEN	-
03	OTTA	10'1½"X3'0"
04	LIVING ROOM	10'10½"X15'0"
05	POWDER ROOM	4'0"X3'3"
06	BEDROOM	10'0"X10'0"
07	TOILET	6'0"X5'0"
08	KITCHEN/DINING	8'0"X15'0"
09	UTILITY	15'3"X5'0"

FIRST FLOOR

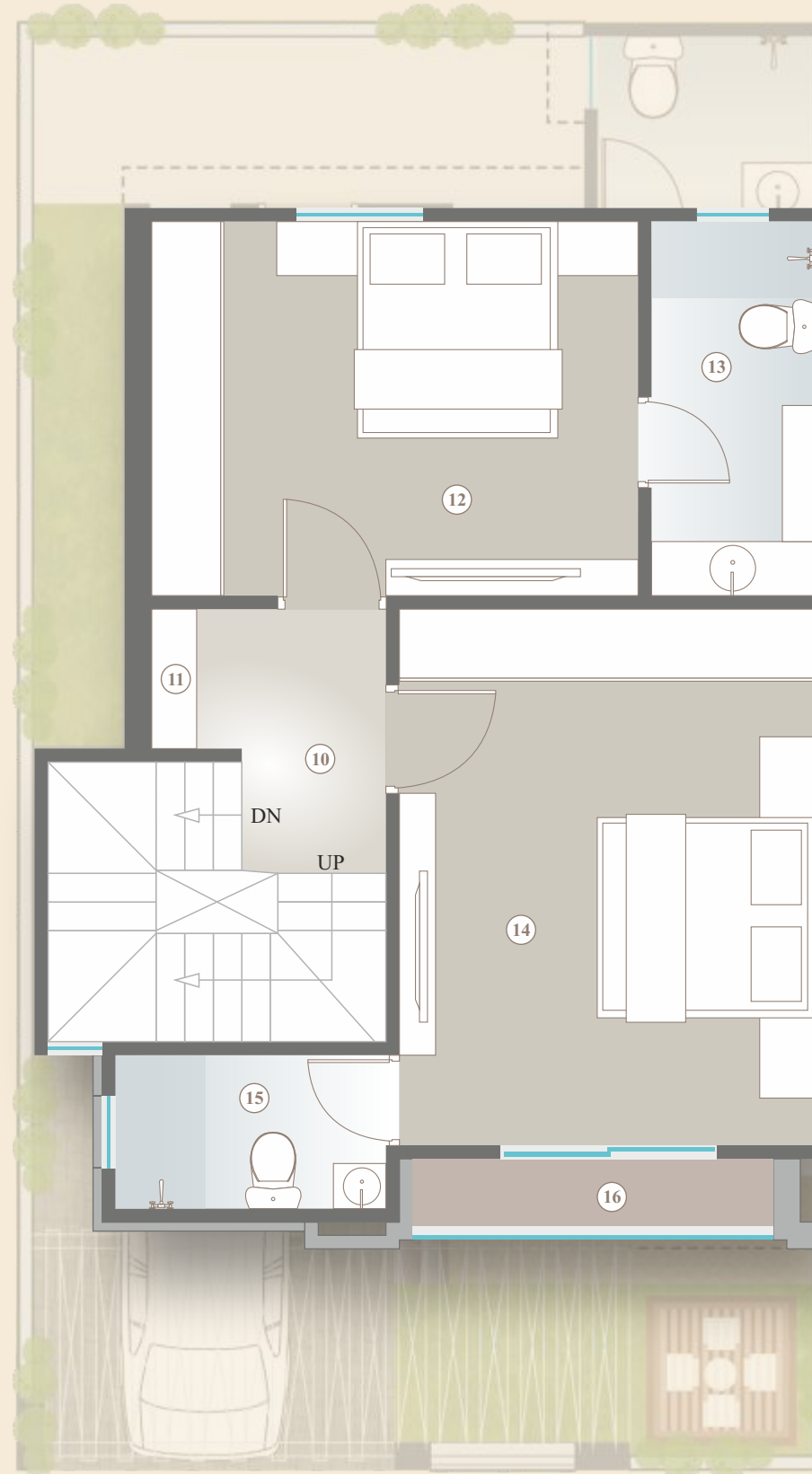
10	PASSAGE	4'0" WIDE
11	PUJA	3'6"X3'10½"
12	BEDROOM	13'6"X10'4½"
13	TOILET	4'6"X10'4½"
14	BEDROOM	11'6"X14'10½"
15	TOILET	7'6"X4'3"
16	ST. BALCONY	1'9" WIDE

SECOND FLOOR

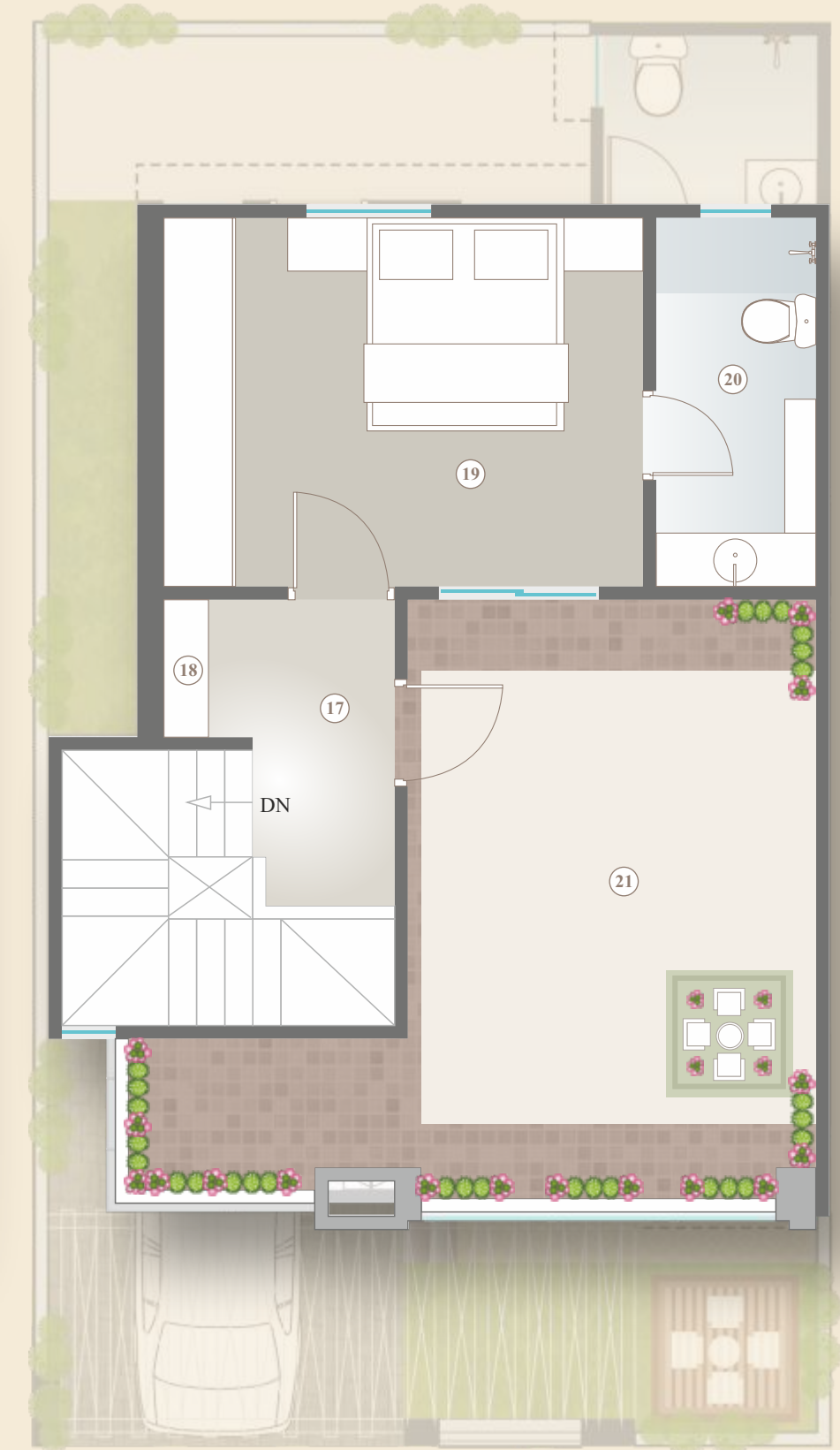
17	PASSAGE	4'0" WIDE
18	PUJA	3'6"X3'10½"
19	BEDROOM	13'6"X10'4½"
20	TOILET	4'6"X10'4½"
21	OPEN TERRACE	-



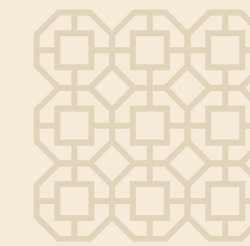
GROUND FLOOR



FIRST FLOOR

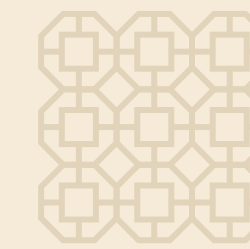


SECOND FLOOR



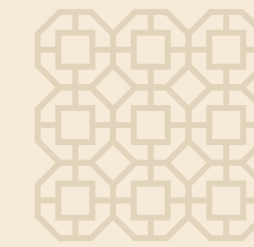
## A COMMUNITY DESIGNED WITH CARE

Each home is placed to preserve privacy without isolating you from the sense of community. The layout encourages connection, yet respects personal space making it ideal for modern families who value both freedom and familiarity. Every curve of the internal road, every green patch between homes, and every open space is placed with intention to offer comfort, clarity, and calm.



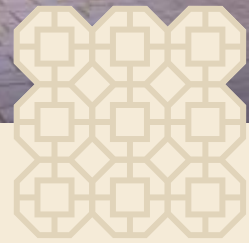
## EVERY VIEW COMES WITH A BREEZE

Each bungalow brings with it spaces that breathe: a balcony that catches morning light, a small green garden tucked near your entrance, and views unobstructed by anything but trees and time. Whether it's a quiet cup of tea, a blooming planter you've nurtured, or the laughter of loved ones on a breezy evening your terrace becomes the backdrop for the moments that matter.



## ELEGANCE THAT FLOWS FREELY

The layout is crafted to balance openness with intimacy. Ample windows welcome light. Wide passages connect spaces without interruption. Rooms are thoughtfully spaced to offer both connection and quiet. Step outdoors, and the elegance continues with private gardens to pause, reflect. This is graceful living inside, and out.



## WHEN LIFE FLOWS FROM CALM TO RECREATION

A serene Buddha statue placed with quiet intention welcomes you to a world of bliss and recreation. The Clubhouse, thoughtfully curated for leisure and connection, becomes a vibrant extension of your home. For the youngest residents, joy finds a natural home in the children's play area. Surrounded by green pockets and soft pathways, it's a corner where energy is always welcomed.





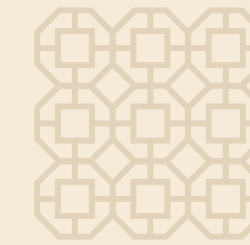
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## AMENITIES

Every amenity here has been thoughtfully chosen to add comfort, ease, and a quiet sense of joy to your everyday. Whether it's your morning walk on the landscaped jogging track, a quick workout at the gym, or simply watching your children laugh freely in the play area: every space is designed to spark delight.



Designer Senior Citizen Sitting.



Landscaped Garden.



Children Play Area with Equipments.



Walking Track.



Indoor Game



Gazebo.



AS Gymnasium



Multipurpose Court  
On Clubhouse Terrace  
Box Cricket, Basket Ball  
& Badminton



Decorative Main Gate  
With Security Cabin.

CCTV Camera Recording  
System @ Maingate For Security.

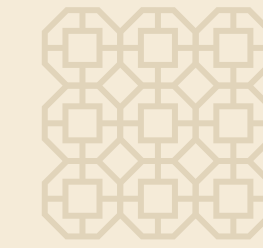
Name Plate Of Each Unit To  
Maintain Uniformity.

Rcc Internal Road  
With Decorative Paving.

Street Lights Arrangement With  
Underground Cabling.

Rain Water Harvesting.

Covered Parking



## SPECIFICATION



### STRUCTURE

All RCC and brick masonry work using superior quality material as per structural engineer's design.



### FLOORING AND TILES

Premium vitrified tiles flooring premium designer anti-skid tiles in bathrooms.

Granite platform with SS sink with premium glazed tiles up to lintel level.

Kota Stone flooring in each unit in parking area and periphery.



### BATHROOM

Elegantly designed toilets with anti skid floor tiles in all bathrooms.

Premium quality vessels and bath fittings with hot and cold water supply facility with shower in all bathrooms.



### PLUMBING

Concealed plumbing work with PVC pipe for water and drainage.



### TERRACE

Chemical water proofing treatment.



### WATER SUPPLY

Overhead and underground water tank.

R.O. Purifier system in every unit.



### DOORS

Attractive entrance door with standard safety lock.

All internal good quality flush doors with both side laminated (wooden frame with laminated flush doors)



### WINDOWS

Glazed aluminum windows with ms safety grill with Mosquito Net.



### ELECTRIFICATION

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

Adequate light points and plug points in all rooms with AC Point in living room and all bedrooms.

Provision for TV and Telephone points at convenient location.



### PAINT & FINISH

Internal : Smooth plaster with putty finish.

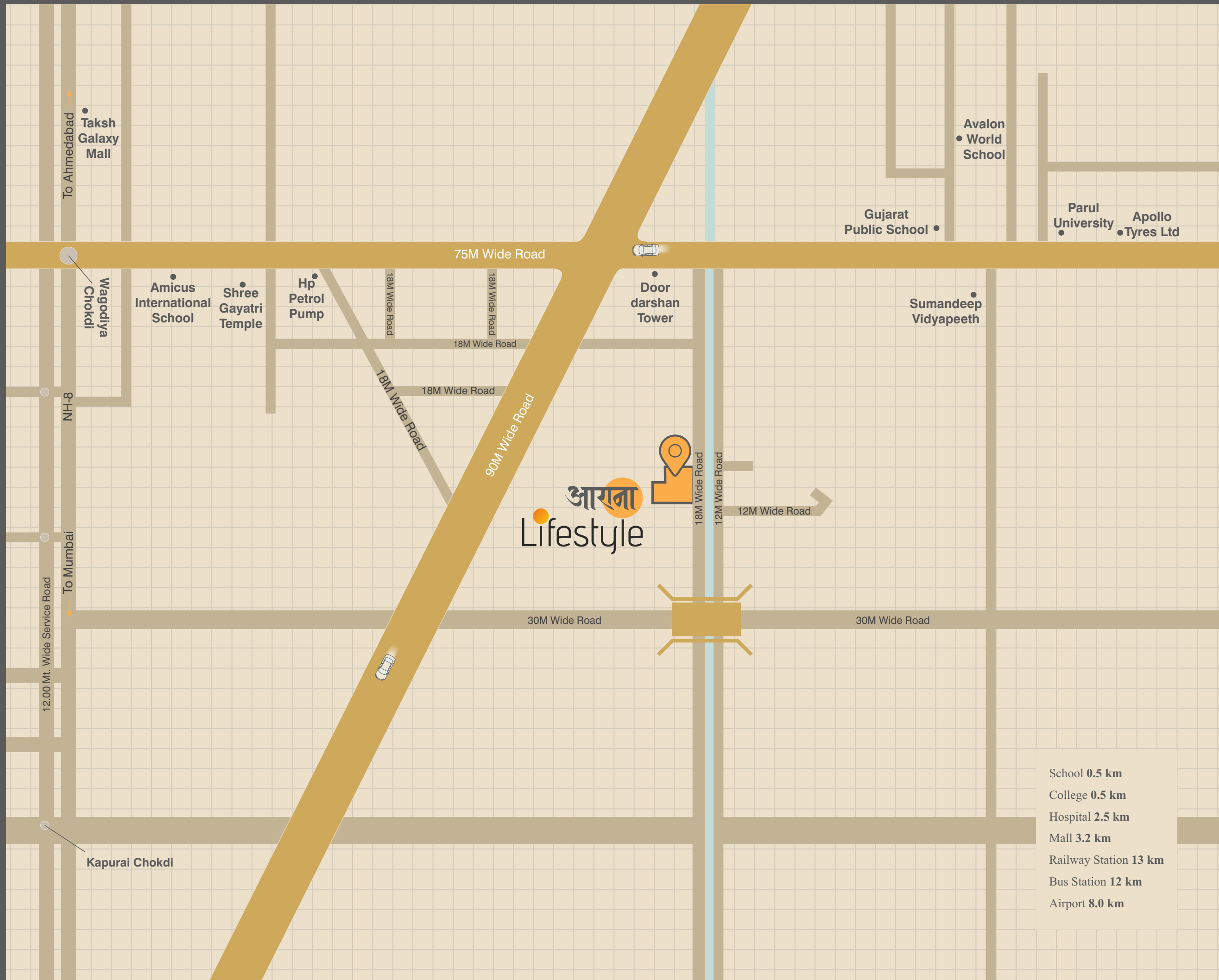
External : Sand Mala plaster with exterior paints.



### INFRASTRUCTURE

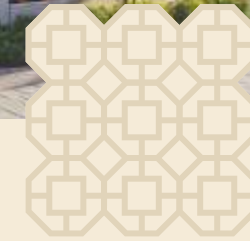
Internal RCC trimix finish road with paver blocks.

7.5 mtr. wide Internal Road



**आरुणा Lifestyle**

- School 0.5 km
- College 0.5 km
- Hospital 2.5 km
- Mall 3.2 km
- Railway Station 13 km
- Bus Station 12 km
- Airport 8.0 km



**HOMES THAT ARE TRULY  
REMARKABLE**

QR Code for Location



Payments Terms

- 30% At the time of Booking • 15% Plinth Level • 20% Ground Floor Slab Level • 15% First Floor Slab Level
- 10% Plaster Level • 05% Flooring Level • 05% Before Possession

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVCCL & VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 10) This Brochure does not contain any legal part as per RERA.