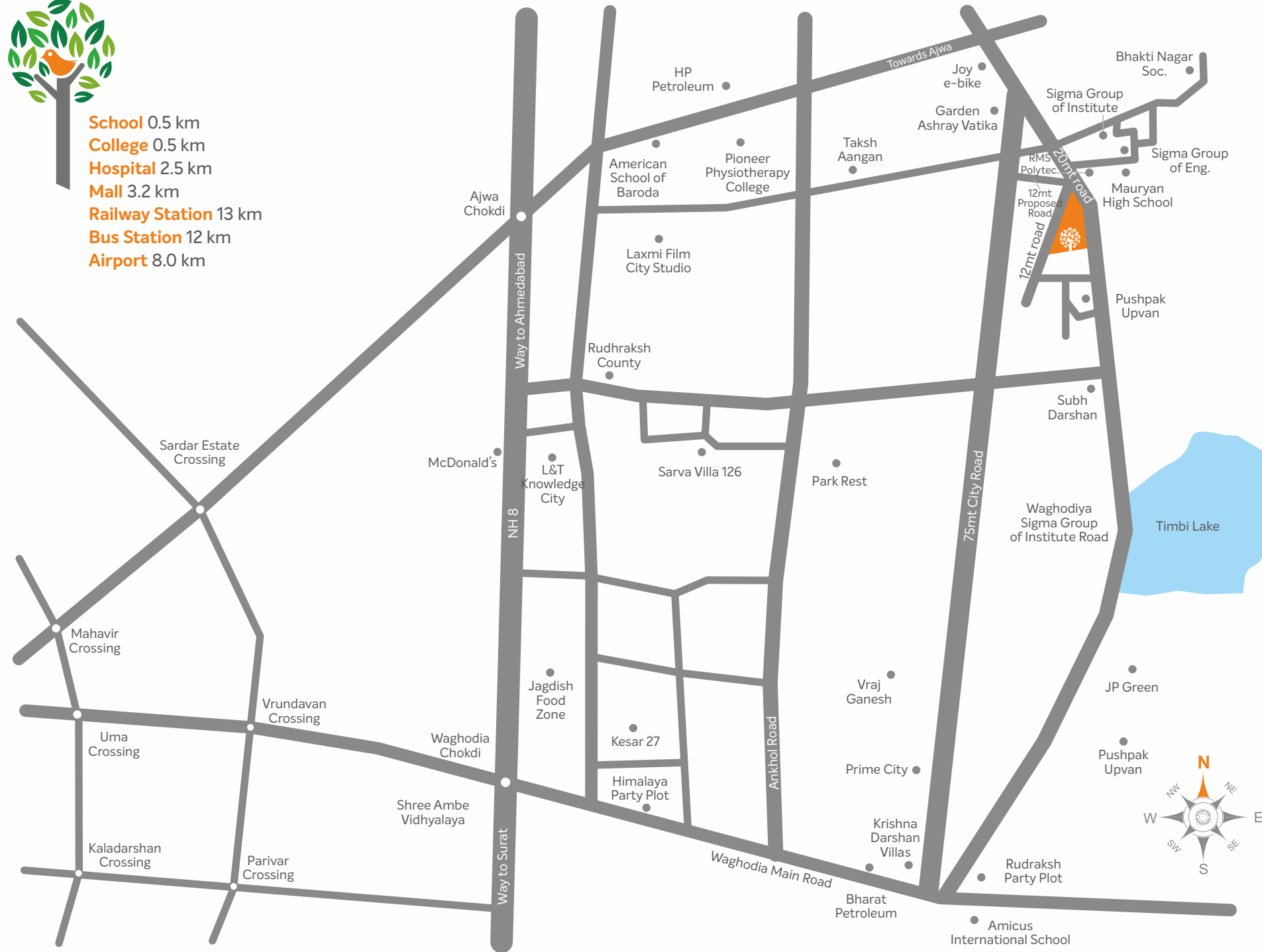




School 0.5 km
College 0.5 km
Hospital 2.5 km
Mall 3.2 km
Railway Station 13 km
Bus Station 12 km
Airport 8.0 km



Developers

Lakshmi Bulcon

Aarana Luxuria, Opp RMS Polytechnic,
 Sigma- Timbi Road, Hanumanpura Waghodia, Vadodara.
M: 90818 133355 | **E:** aaranaluxuria@gmail.com
W: www.aarnarealty.com

Architect

ASQUARE
 ARCHITECTURE & INTERIORS
 KETAN PATEL

Structure

ASHOK SHAH & ASSOCIATES

QR Code for Location



ZURICH 9825047913 | 3D Visualisation by: LUCID - The Artistry

Payment Modes :

• 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, MGVCL & 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.

Rera No.: PR/GJ/VADODARA/VADODARA/Others/RAA08145/040321 | W. www.gujrera.gujarat.gov.in



आराना Luxuria

**3 & 4 BHK LAVISH BUNGALOWS
 WONDER OF AJWA-WAGHODIA**



**WONDER OF
WAGHODIA**

In our quest to offer you an environment, away from the hustle and bustle of the city, in the heart of tranquility and nature, where you are surrounded by pure air and scenic views, Aarana Luxuria brings you a sense of luxury, the luxury of calling the wonder of Waghodia your home.





BUILT TODAY, FOR A WONDERFUL TOMORROW

In our bid to offer an advanced lifestyle which is fit for tomorrow, overmorrow and after that, Aarana Luxuria brings you a holistic lifestyle that is a perfect union of a commercial hub along with a residential retreat. For a location that's in its quest to become a heartbeat of tomorrow's city, become the first of the realm.





FOR THE WONDERFUL ONES, A WONDERFUL LIFESTYLE

Homes at Aarana Luxuria provide for an abundance of natural light & ventilation while making sure each person gets a space of their own. Its master plan takes into account ample open space and follows practices that offer the resident a wonderful life.

A home that offers you so much to do, there's never going to be a dull moment in your day.

- Clubhouse • Swimming Pool • Gym
- Play Area • Landscaped Garden





WONDERFUL O' CLOCK, EVERY MOMENT

When you live close to nature, it's not the alarm clock that starts your day, it's the sweet voice of sparrows and cuckoos that wakes you up from sweet dreams to a life of dreams.

Aarana Luxuria is a wonderful world within Vadodara's Waghodia, where wonderful is what you live by.





SHOP SIZE

RESERVED FOR PUBLIC PURPOSE

RESERVED FOR PUBLIC PURPOSE



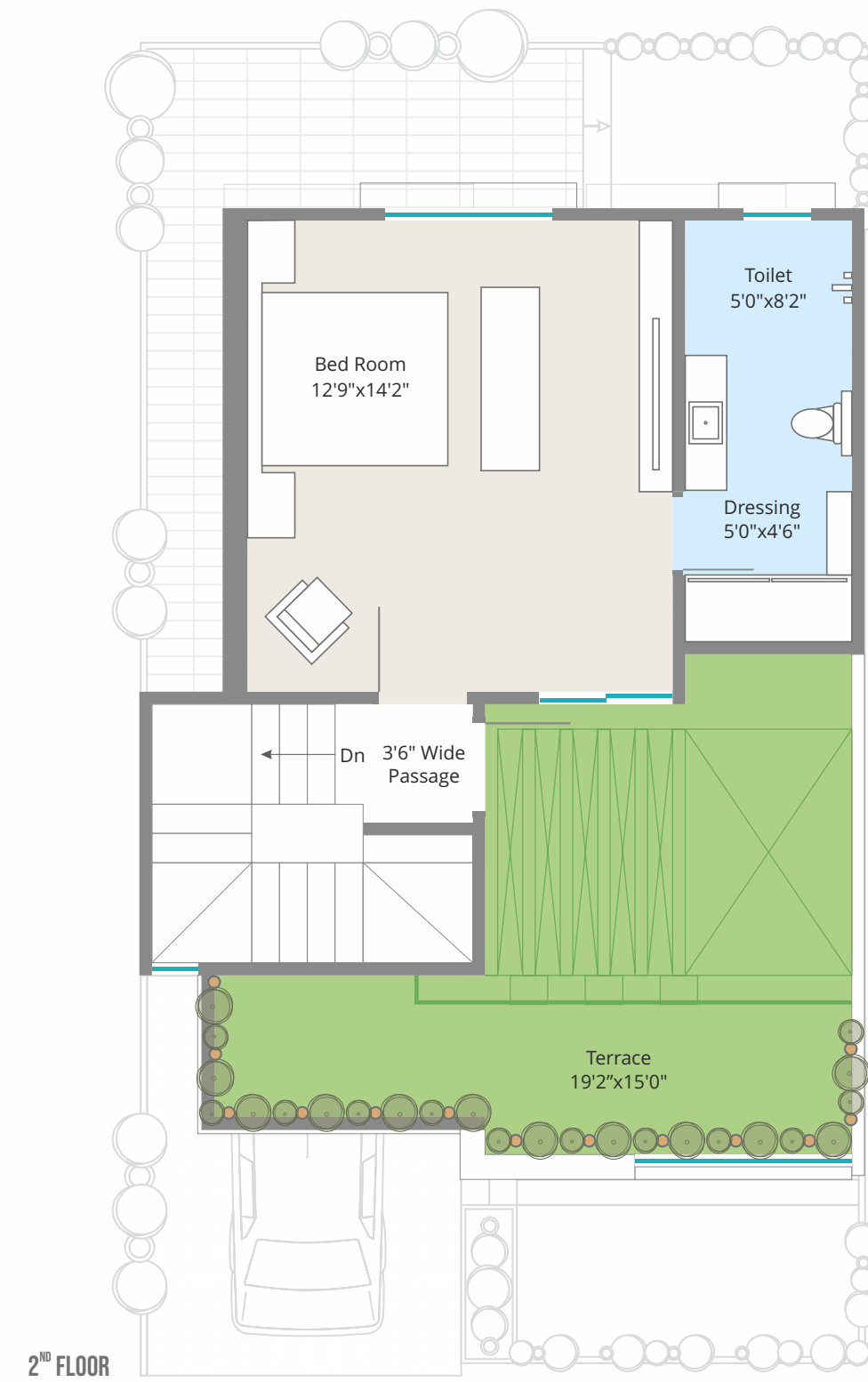
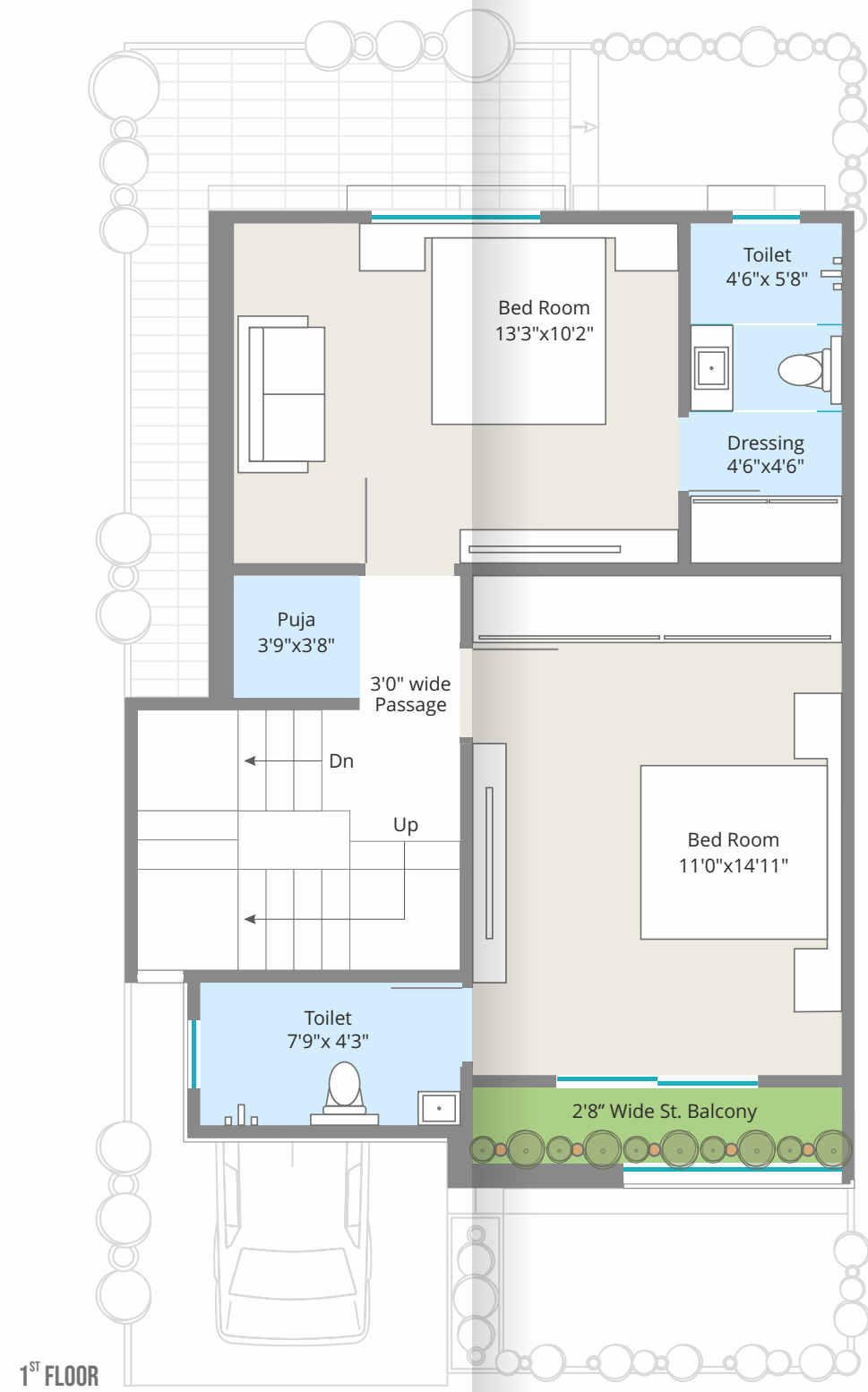
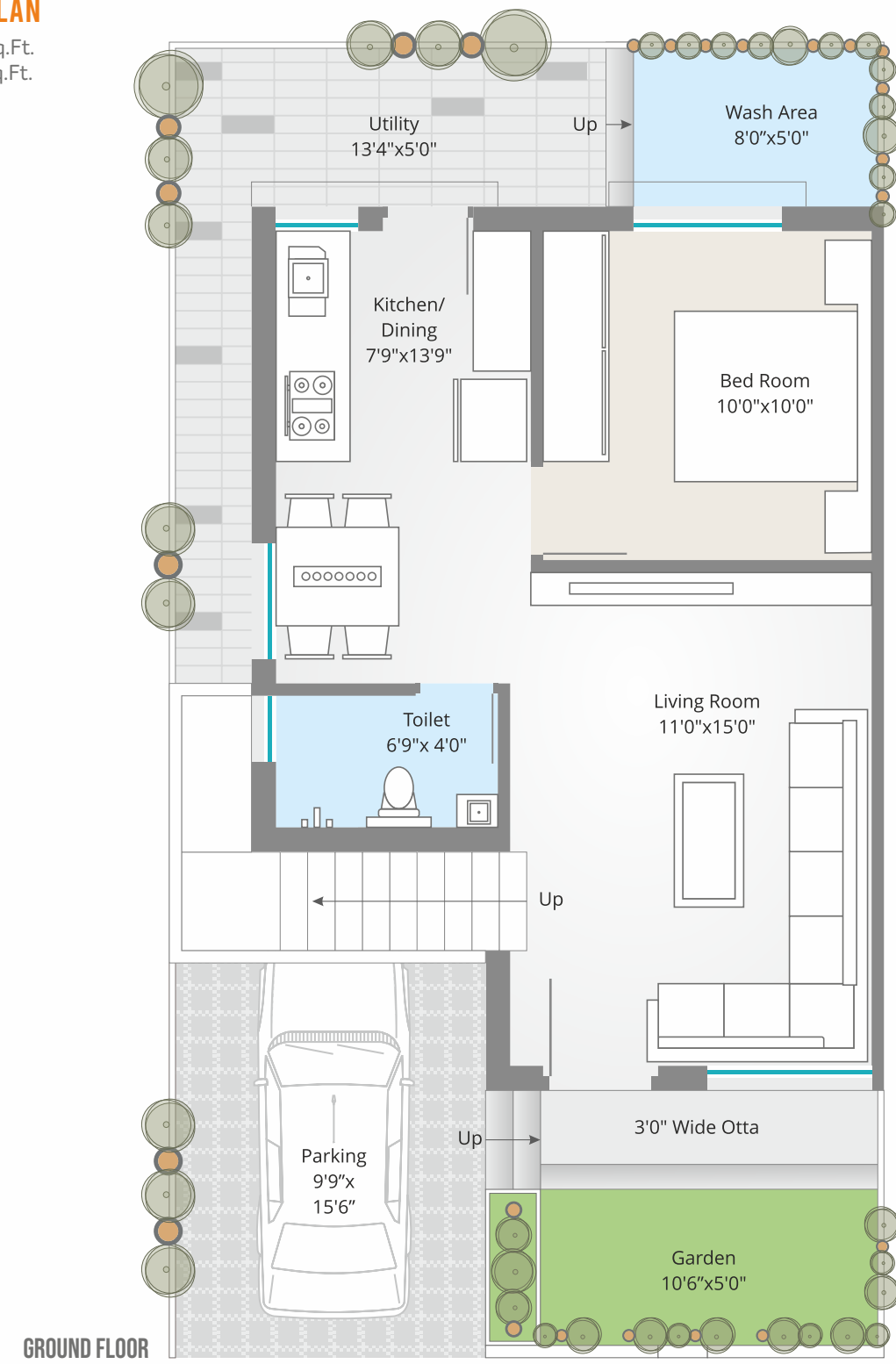
LAYOUT PLAN

01	10'0" x 26'10½"	14	10'0" x 26'10½"
02	10'0" x 26'10½"	15	10'0" x 26'10½"
03	10'0" x 26'10½"	16	10'0" x 26'10½"
04	10'0" x 26'10½"	17	10'0" x 26'10½"
05	10'0" x 26'10½"	18	10'0" x 26'10½"
06	10'0" x 26'10½"	19	10'0" x 26'10½"
07	10'0" x 26'10½"	20	10'0" x 26'10½"
08	10'0" x 26'10½"	21	10'0" x 26'10½"
09	10'0" x 26'10½"	22	10'0" x 26'10½"
10	10'0" x 26'10½"	23	10'0" x 26'10½"
11	10'0" x 26'10½"	24	10'0" x 26'10½"
12	10'0" x 26'10½"	25	12'6" x 26'10½"
13	10'0" x 26'10½"	26	12'6" x 26'10½"



4 BHK FLOOR PLAN

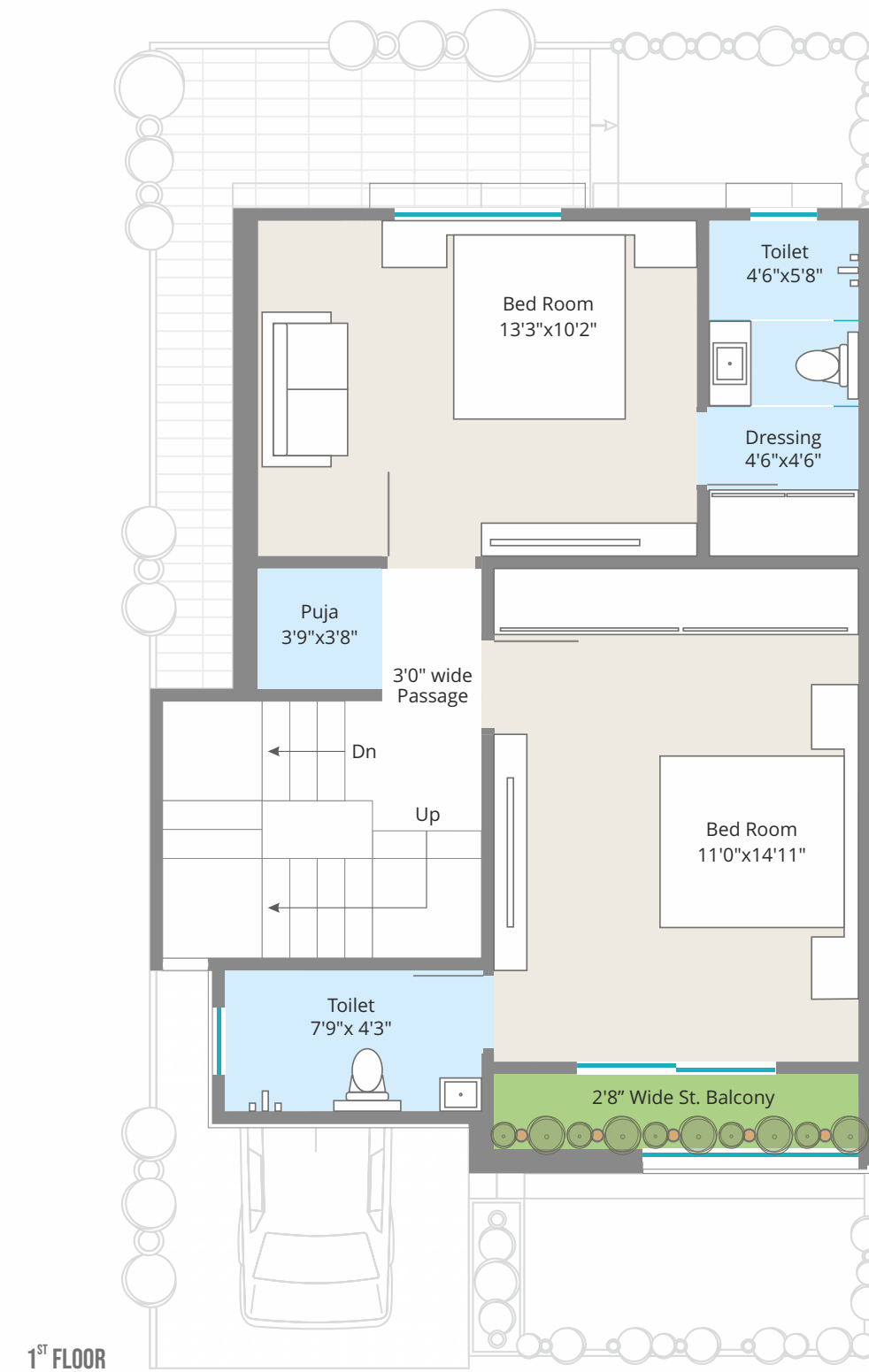
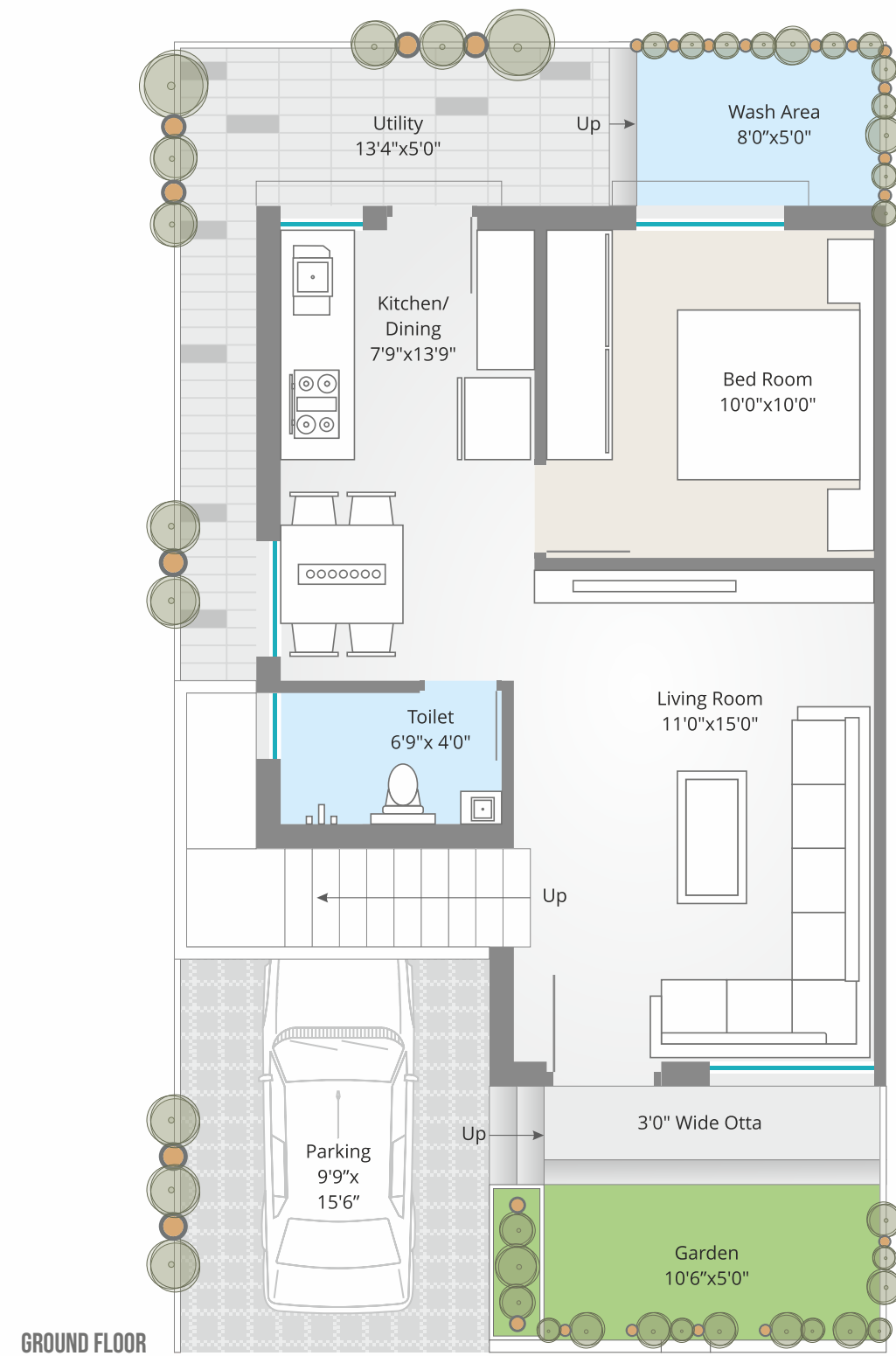
B.A. 000 Sq.Ft.
S.A. 000 Sq.Ft.





3 BHK FLOOR PLAN














B.A. 000 Sq.Ft.
S.A. 000 Sq.Ft.

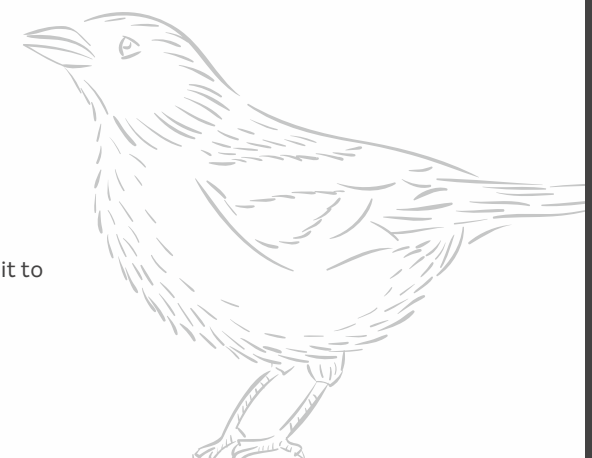






AMENITIES

- 
 Decorative Main Gate With Security Cabin.
- 
 CCTV Camera Recording System @ Maingate for Security.
- 
 Designer Senior Citizen Sitting.
- 
 Landscaped Garden.
- 
 Children Play Area with Equipments.
- 
 Walking Track.
- 
 Street Lights Arrangement with underground cabling.
- 
 Gazebo.
- 
 Open Gym.
- 
 Swimming Pool with Splash Pool.
- 
 RCC Internal Road with Decorative Paving.
- 
 Rain Water Harvesting.
- 
 Number Plate of Each Unit to Maintain Uniformity.





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.
- Parking tiles 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.



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 face plaster with exterior paints.



INFRASTRUCTURE

- Internal RCC trimix finish road with paver blocks.