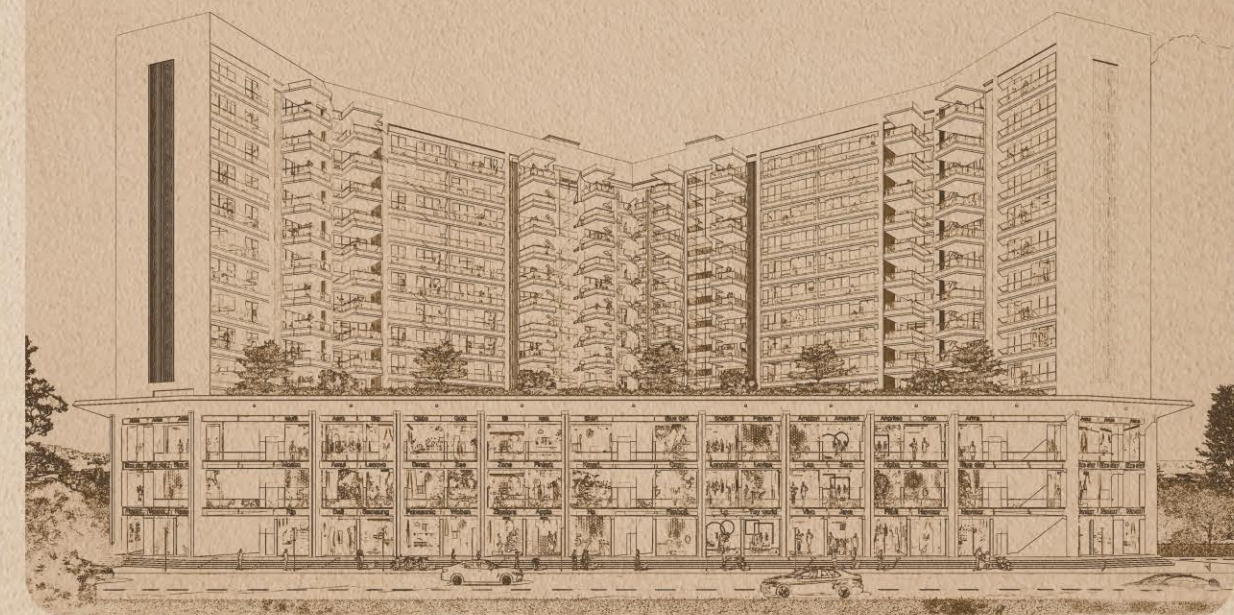




AASHRAY EMINENT

3-4 BHK LUXURIOUS APARTMENTS,
SHOWROOMS & SHOPS



design: srinika&karmin@9824092010

Developer: **Shiv Realcon**

📍 **Aashray Eminent**, Opp, Nand Hospital,
Nr Panchmukhi Hanuman Temple, Vasna Bhayli Road,
Vadodara.

📞 **Mo:** +91 76001 10347
+91 76001 10348

✉ aashrayeminent@gmail.com

Architect:



Structural Consultant:



AN ELITE WORLD WHERE OPULENCE
MEETS OPPORTUNITY

Premium
4 BHK Flats

Premium
4 BHK Flats

Premium
3 BHK Flats

Premium
3 BHK Flats

Residential
Tower

(3rd Skip Floor)
For Amenities

1 level basement
+
Ground floor
instant parking

Premium
Commercial Space



UNMATCHED GLAMOUR

Discover a realm of lavish living and thriving commerce at Aashray Eminent. A harmonious blend of magnificent residences and premium commercial spaces, offering unparalleled luxury, convenience, and success in one prestigious address.





WHERE LEISURE TAKES THE ELEVATOR

Ascend to a realm of pure leisure on our exclusive 3rd floor, dedicated to in-house bliss. Indulge in an array of premium amenities including a cutting-edge fitness center, tranquil sit-outs, cool swimming pool, vibrant entertainment lounge, and lush garden retreats. Your escape to relaxation and recreation, just an elevator ride away. Elevate your lifestyle to new heights.





WHERE SHOPPING NEEDS NO COMMUTE

Shopping trips were never this easy. Simply take a stroll to the ground, 1st and 2nd floors, where an array of upscale boutiques and stores await to make retail therapy an everyday delight.

VALUE ADDITIONS



ALLOTTED TWO CAR PARKING FOR EACH FLAT



2 AUTO-DOOR BRANDED ELEVATORS IN EACH TOWER (STRETCHER LIFT FOR COMMERCIAL)



CCTV SURVEILLANCE



24X7 SECURITY



VIDEO DOORBELL



SOLAR ELECTRICITY FOR COMMON AREAS (6 KW EACH TOWER)



AC POINT WITH CONCEALED COPPER PIPING IN ALL ROOMS



24X7 GENERATOR POWER BACKUP FOR COMMON AREAS



FIRE SAFETY

*Subject to changes and approval



Serenity Sanctuaries
Where Neighbours Become Friends

Our serene sit-outs on our leisure floor invite you
to unwind in style amidst tranquil surroundings
and make new friends while doing so!



Handpicked Recreation Where Moments Become Memories

Delight in personal leisure just a few steps from home.
Our thoughtfully curated selection of amenities provides recreation
tailored to pamper each family member.



HOME THEATER • MULTIPURPOSE HALL • SEATING AREA • BIG CHESS BOARD
FLOATING GAZEBO • CHILDREN'S PLAY AREA • AMPHITHEATRE



Adventure and Games
Where You Can Dive into Joy



SWIMMING POOL • SENIOR CITIZEN LOUNGE • CHILDREN'S GARDEN • TODDLER ROOM
GAME ROOM • GYM • LOUNGE AND LIBRARY • LANDSCAPED GARDEN





BASEMENT FLOOR PLAN



TOTAL CAR = 48 (RESIDENTIAL)
TOTAL CAR = 47 (COMMERCIAL)

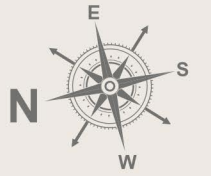


24.00 MTR. WIDE ROAD

9.00 MTR. WIDE ROAD



GROUND FLOOR PLAN



SHOP NO.	CARPET AREA	S. B. AREA	SHOP NO.	CARPET AREA	S. B. AREA
01	508.00	940.00	12	1060.00	1961.00
02	477.00	882.00	13	780.00	1443.00
03	514.00	950.00	14	780.00	1443.00
04	632.00	1169.00	15	780.00	1443.00
05	742.00	1372.00	16	780.00	1443.00
06	780.00	1443.00	17	780.00	1443.00
07	780.00	1443.00	18	742.00	1372.00
08	780.00	1443.00	19	632.00	1169.00
09	780.00	1443.00	20	514.00	950.00
10	780.00	1443.00	21	477.00	882.00
11	1060.00	1961.00	22	508.00	940.00

15 FEET FLOOR HEIGHT FOR ALL SHOWROOMS



TOTAL CAR = 61



24.00 MTR. WIDE ROAD



FIRST FLOOR PLAN



SHOP NO.	CARPET AREA	S. B. AREA	SHOP NO.	CARPET AREA	S. B. AREA
01	506.00	936.00	12	573.00	1060.00
02	409.00	757.00	13	460.00	851.00
03	440.00	814.00	14	460.00	851.00
04	460.00	851.00	15	460.00	851.00
05	460.00	851.00	16	460.00	851.00
06	460.00	851.00	17	460.00	851.00
07	460.00	851.00	18	460.00	851.00
08	460.00	851.00	19	460.00	851.00
09	460.00	851.00	20	440.00	814.00
10	460.00	851.00	21	409.00	757.00
11	573.00	1060.00	22	506.00	936.00

12 FEET FLOOR HEIGHT FOR ALL SHOWROOMS



TOTAL CAR = 26

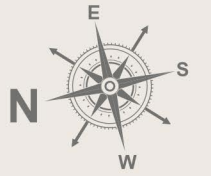


24.00 MTR. WIDE ROAD

9.00 MTR. WIDE ROAD



SECOND FLOOR PLAN



SHOP NO.	CARPET AREA	S. B. AREA	SHOP NO.	CARPET AREA	S. B. AREA
01	506.00	936.00	12	573.00	1060.00
02	409.00	757.00	13	460.00	851.00
03	440.00	814.00	14	460.00	851.00
04	460.00	851.00	15	460.00	851.00
05	460.00	851.00	16	460.00	851.00
06	460.00	851.00	17	460.00	851.00
07	460.00	851.00	18	460.00	851.00
08	460.00	851.00	19	460.00	851.00
09	460.00	851.00	20	440.00	814.00
10	460.00	851.00	21	409.00	757.00
11	573.00	1060.00	22	506.00	936.00

12 FEET FLOOR HEIGHT FOR ALL SHOWROOMS



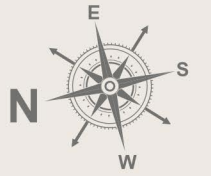
TOTAL CAR = 37



24.00 MTR. WIDE ROAD

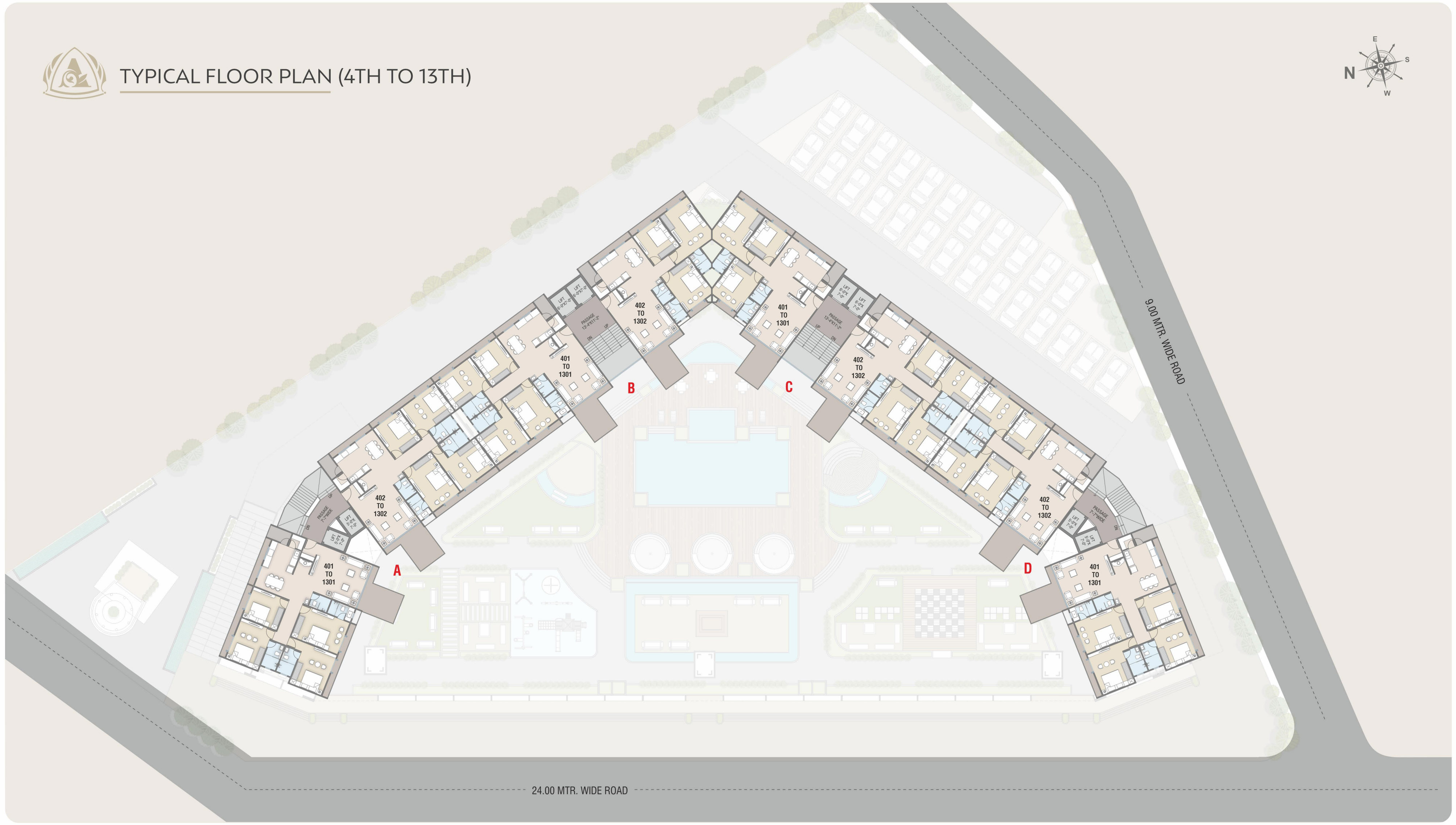


SKIP (3RD) FLOOR PLAN





TYPICAL FLOOR PLAN (4TH TO 13TH)



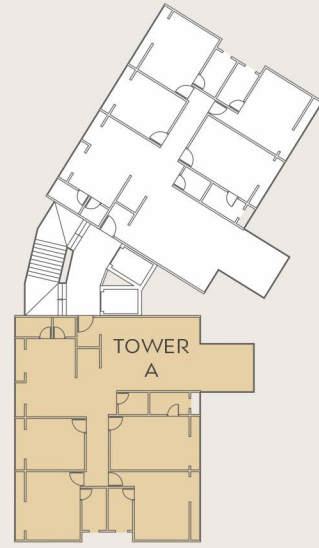
24.00 MTR. WIDE ROAD

9.00 MTR. WIDE ROAD



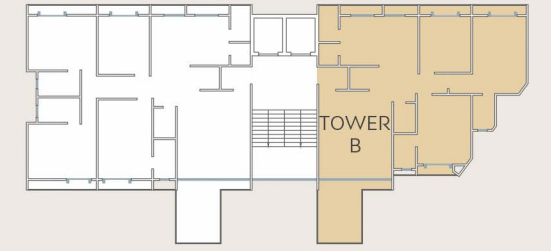
TOWER A & D (4 BHK)

RERA CARPET : 1474.00 SQ.FT.
 WASH + BALCONY : 266.00 SQ.FT.
 TOTAL CARPET AREA : 1740.00 SQ.FT.
 BUILT UP AREA : 1830.00 SQ.FT.



TOWER B & C (3 BHK)

RERA CARPET : 1185.00 SQ.FT.
 WASH + BALCONY : 235.00 SQ.FT.
 TOTAL CARPET AREA : 1420.00 SQ.FT.
 BUILT UP AREA : 1509.00 SQ.FT.





SPECIFICATIONS



STRUCTURE:

- Well designed RCC frame structure as per structural engineer's design.



FLOORING:

- Premium Vitrified Tiles Flooring.



KITCHEN:

- Exclusive Granite platform with SS sink.
- Ceramic tiles dado and Kota stone / anti-skid flooring for wash area.



BATHROOMS:

- Designer wall tiles and anti-skid ceramic tiles flooring. Plumbing with standard fittings.



PLUMBING:

- Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.



WINDOWS:

- Powder coated aluminium sections with Granite or equivalent frames and Safety Grills.



DOORS:

- Internal Doors: Both Sides Laminated Flush Doors with Granite or Equivalent Frame.
- Main Door: Wooden Frame with Decorative Veneered Shutter with polish and High Safety Locking System.



ELECTRIFICATION:

- Concealed Copper ISI Wiring, MCB/ ELCB & Branded Modular Switches with sufficient electrical points in all areas.
- Electric connection: 7KW Per Unit



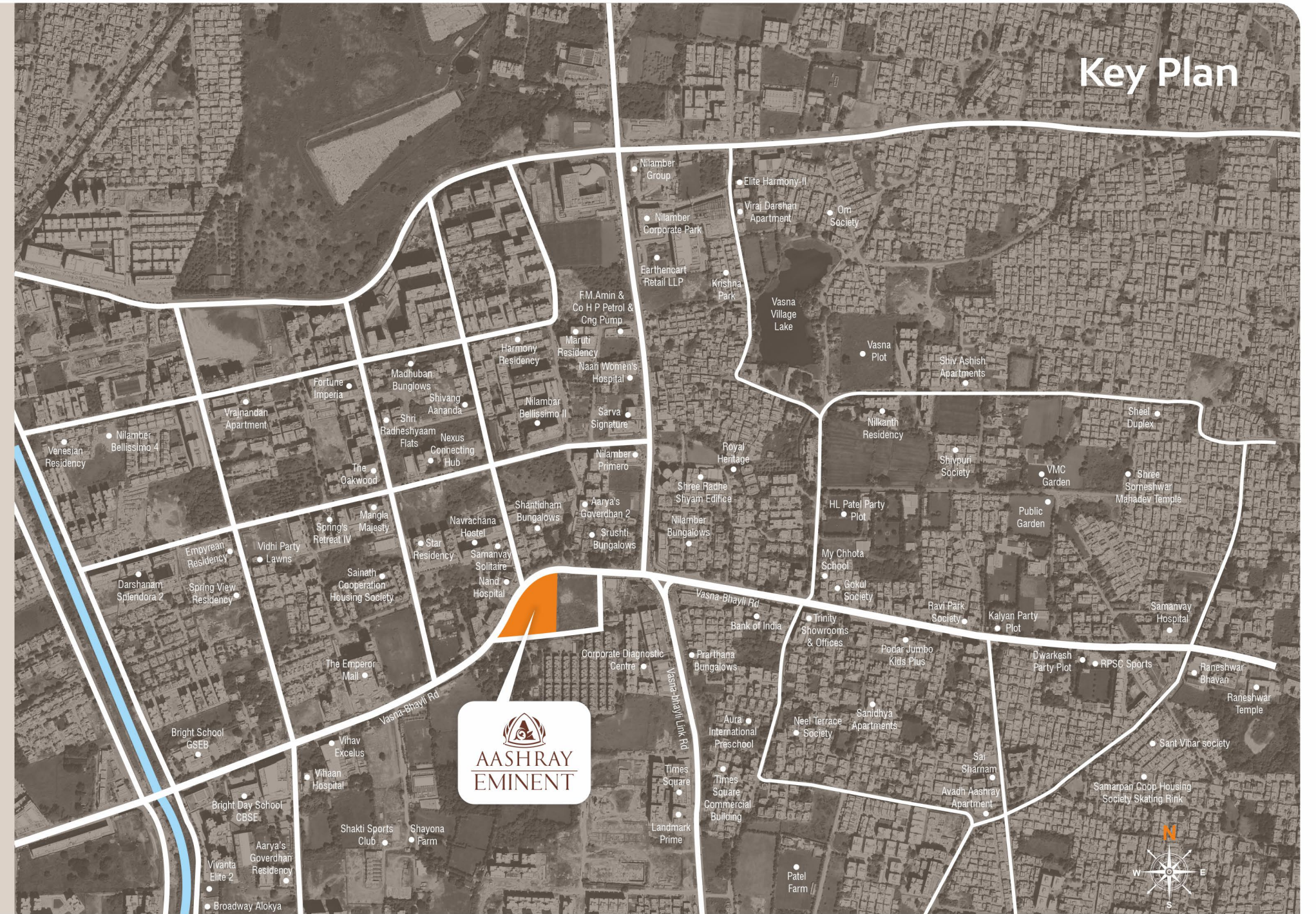
FINISHING:

- Interiors: 2-coat Putty with Primer finish
- Exteriors: Double coat plaster with Asian Paint, Acrylic Paint / Texture as per Architect's Design

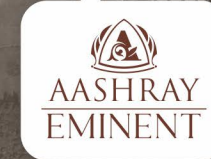


WATERPROOFING:

- Ceramic tiles waterproofing on terrace



Key Plan



Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.

PAYMENT SCHEDULE FOR SHOPS

Booking Amount	25%
Plinth Level	20%
Ground Floor Slab	20%
1st Floor Slab	10%
2nd Floor Slab	10%
Masonry	05%
Plaster Level	05%
Before Possession	05%

PAYMENT SCHEDULE FOR FLATS

Booking amount (inc. token)	25%
Plinth Level	15% Ground Floor Slab 10%
5th Floor Slab	10% 13th Floor Slab 10%
Masonry work	05% Internal Plaster 05%
External Plaster	05% Flooring & Plumbing 05%
Infrastructure Completion	05%
Before Possession	05%



SCAN FOR LOCATION



SCAN FOR WEBSITE

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

Note: Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative Expenses of Rs. 50,000/- & the amount of extra work (if any) will be deducted from refund amount.

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/MAA12623/101123

RERA Website: www.gujrera1.gujarat.gov.in