



AURO
LUXURIA

— 4 BHK BUNGALOWS —



LUXURY LIVING AT ITS BEST !

The brand Auro is associated with good living. This is manifested with a number of premium projects executed by us namely Auroville, Aurovista-I & II. These luxurious project have been much appreciated for their thoughtful and spacious planning, excellent campus development and a stellar interior & exterior finish.

We present yet another offering...AURO LUXURIA!

A PLACE
OF
BEAUTIFUL
BEGINNINGS



ELEGANTLY STYLED, THOUGHTFULLY PLANNED

A HOME THAT IS IDEAL TO BECOME
YOUR DREAM ABODE!

Auro Luxuria offers plush 4 BHK Luxury Bungalows which shall redefine the lifestyle of its residents. Located in the fast developing residential locality of Vadsar, it is at a convenient distance from most urban utilities.

A safe, secure, green campus, it offers its residents a peaceful, healthy and blissful lifestyle. An elegant and rich exposed brick elevation, best quality exterior & interior finish, practical leisure amenities, wide open spaces and a well planned campus ensures a perfect home for your family.





SUSTAINABLE LIVING FOR THE FUTURE.

Specifications

RCC STRUCTURE:

- All RCC & Brick Masonry works as per structural engineer's design

FLOORING:

- 32" X 32" high grade Nano finish vitrified tile flooring in living, kitchen & dining areas
- 32"x32" high grade Nano finish vitrified tile flooring in rest of the areas

ELECTRIFICATION

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points as per architect's plan

BATHROOMS & TOILETS

- Designer bathrooms with Premium PGVT Tiles upto Slab Level
- Branded Premium Bath fittings
- Premium Branded Plumbing Fixtures and Vessels

PAINT & FINISH

- Interiors: Smooth Plaster with Wall Putty & Decorative Paint
- Exteriors: Double Coat Plaster with water proof and fungal resistant paint

DOORS & WINDOWS:

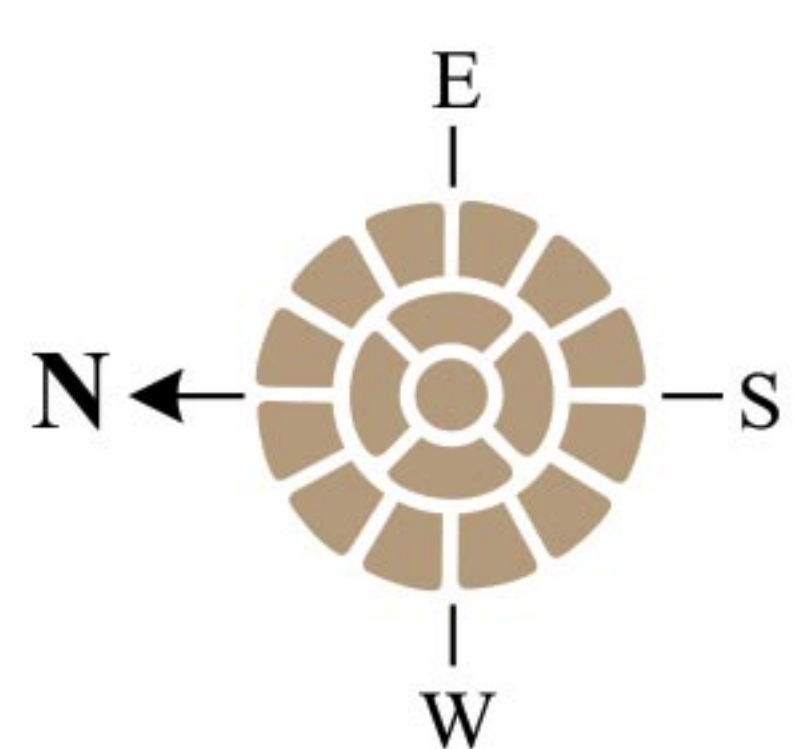
- Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Granite frames in all doors
- Windows: Anodized Coated Aluminium Section Windows with Mosquito Net and Safety Grills

TERRACE:

- Open terrace finished with chemical water proofing and china mosaic flooring/tiles



LAYOUT PLAN



AREA TABLE

PLOT NO.	AREA (in sq.ft.)	PLOT NO.	AREA (in sq.ft.)
1	1177	23	780
2	835	24	720
3	835	25	720
4	835	26	1025
5	835	27	1025
6	835	28	720
7	835	29	720
8	865	30	780
9	875	31	820
10	835	32	835
11	835	33	1280
12	835	34	1205
13	835	35	780
14	1285	36	780
15	970	37	780
16	835	38	720
17	851	39	1005
18	871	40	1065
19	1355	41	1045
20	1275	42	1025
21	835	43	1280
22	820		

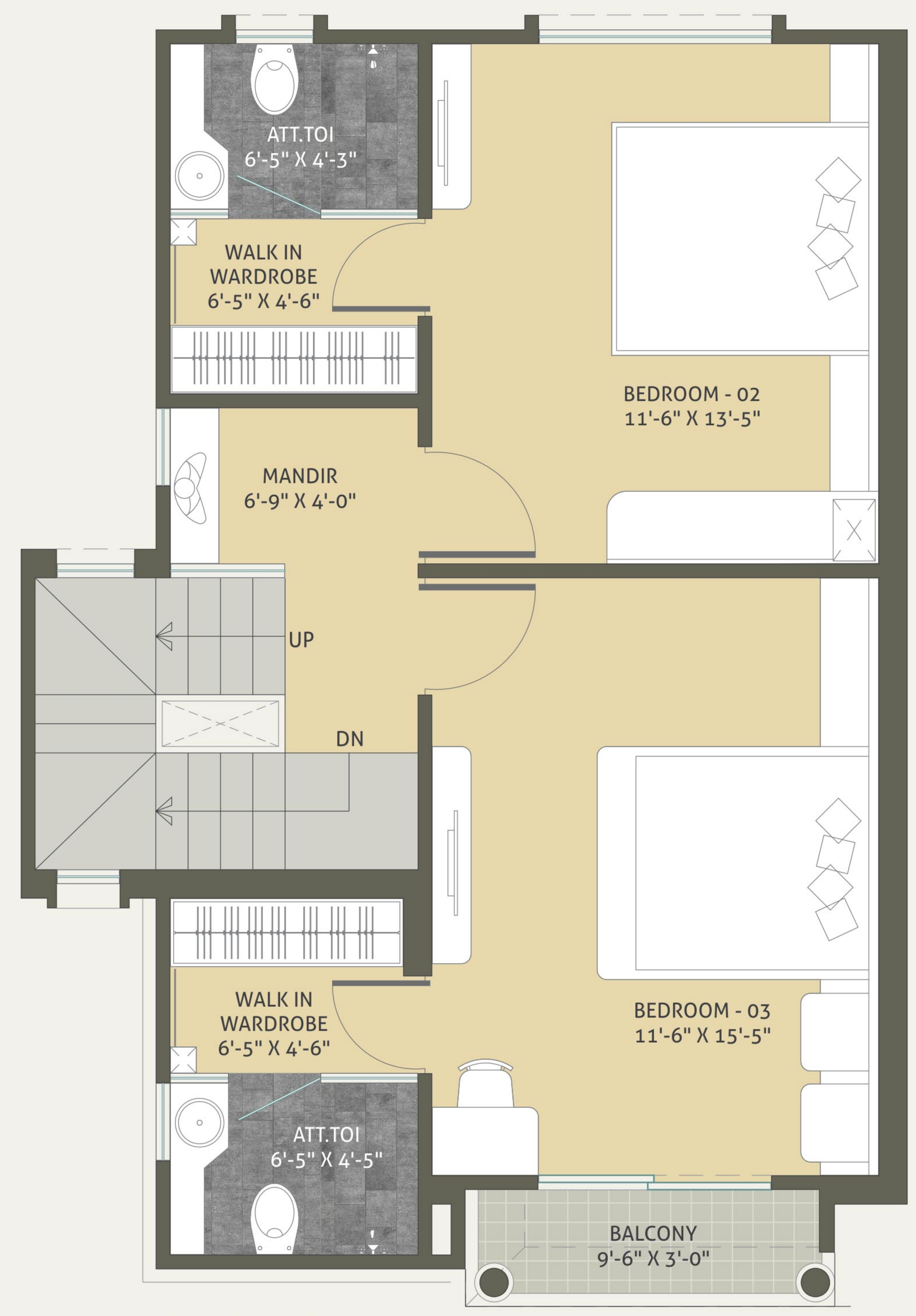


Mini. Plot Area
780.00 sq.ft

Built-up Area:
1750.00 sq.ft.



Ground Floor Plan



First Floor Plan



Second Floor Plan





VALUE ADDITIONS

THAT MAKE LIVING A TRUE DELIGHT !

Leisure Amenities

- * Clubhouse with Multi-purpose Hall
- * Gymnasium
- * Indoor Games Room
- * Landscaped Garden with sitting
- * Children's Play Area

Amenities

Aesthetics

- * Elegant Entrance Gate
- * Decorative Compound Wall as per architect's Design
- * Name Plate to maintain the uniformity of project

Infrastructure

- * Tremix Concrete / Heavy Paver Block internal road with designer street lights
- * Underground Cabling for electricity
- * Individual 3-Phase Electric Connection
- * Water & Drainage Facility
- * Termite Resistance Treatment

Security

- * 24 x 7 Security through centralized Security Cabin at Gate
- * CCTV Cameras in common areas for round-the-clock surveillance





Payment Schedule:

On Booking	10%
On completion of Plinth	25%
On completion of Ground Floor Slab	15%
On completion of First Floor Slab	15%
On completion of Plaster Level	15%
On completion of Flooring Level	15%
Before Possession	05%

Disclaimer: 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.



Developers:
Shreeji Realcon

Site: **Auro Luxuria**, Behind Avadh Resicom, Opp. Auro Heights,
30 Mtrs. Vadsar Road, Vadsar, Vadodara.

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& associates

Structural Consultant:
Zarna Associates