



**AATMIYA SELENITE VILLA**

B/h Labh Icon, Nr Bansal Mall, Nilamber Circle, GERI Compound Road, Gotri, Vadodara, 390 021.

**M: +91 6355 848 939 | E: Aatmiyaselenite@gmail.com | W: www.aatmiya.in**

**MODE OF PAYMENT**

- |                                 |                                 |
|---------------------------------|---------------------------------|
| • 10% - at time of booking      | • 15% First Floor Slab Level    |
| • 20% - Time of Agreement       | • 15% - Second Floor Slab Level |
| • 15% - Plinth Level            | • 5% - Plaster Level            |
| • 15% - Ground Floor Slab Level | • 5% Time of Possession         |



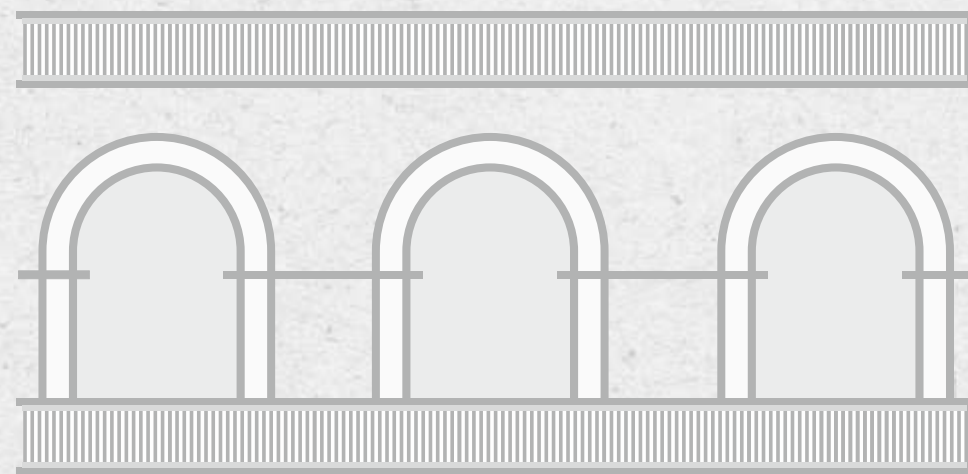
**We Request:**

(1) Maintenance Deposit, Stamp Duty, GST, Legal Charges, Document Charges, MGVCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment % interest will be charged & continuous default payments lead to cancellation. (5) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unitedly faced. (8) Any new Central or State Government Taxes, if applicable shall have to be born by the purchaser.

**Disclaimer:**

All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.





**COME HOME TO A UNIQUE AURA OF  
ABUNDANCE, LUXURIANCE, HARMONY AND HAPPINESS**



The Aatmiya Group excels in real estate and construction through its foresight and expertise. Their focused vision and dedication drive their continued growth and success, resulting in the presentation of modern and luxurious residential and commercial projects.

After multiple successful projects, a new "benchmark" is being developed in South Vadodara, blending nature and architecture in perfect harmony.

Welcome to Aatmiya Selenite Villas.

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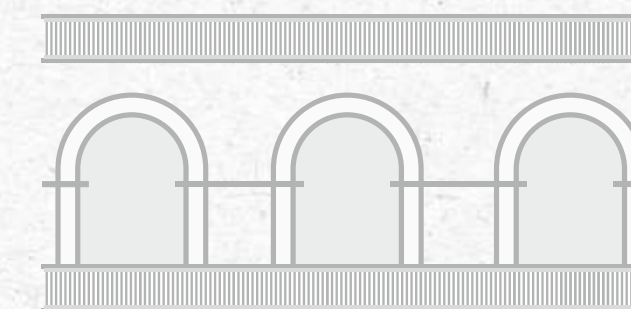
**MR. SANJAY PATEL**  
FOUNDER OF AATMIYA GROUP

Our customer it's our Brand Ambassador...  
Make a real estate gets real...  
Make a product like No.1 or no...one...  
I simply say Home for every citizen...  
Our number one policy is to give a home that's loved by our customers.

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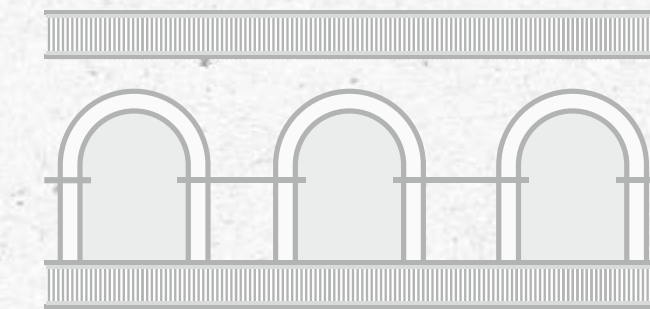
**PROJECT ACROSS VADODARA**

GOTRI | BHAYLI | JAMBUVA | KALALI | POR, N.H. 8 | MAKARPURA | MANEJA



## A PRIVATE ENCLAVE

Choose to live in your own private enclave with chosen 6 families that prefer a harmonious way of life. Choose to live in a place where residents can feel connected to the city's tree-lined streets, and enjoy the views, light and privacy that come with living down to earth.



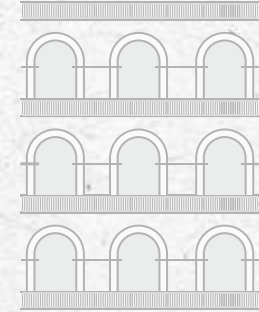
## A TIMELESS CHARM

The striking brick exterior adds a touch of sophistication and elegance to the overall design, making a bold statement from the moment you arrive. The high-quality brick construction provides not only a visually stunning backdrop but also durability, ensuring your home will stand the test of time, making Aatmiya Selenite Villa the epitome of luxury living, offering the perfect combination of style and practicality.





### LAYOUT PLAN



### AREA TABLE

NO.	PLOT AREA (in sq.ft.)	TOTAL B.U.P AREA (in sq.ft.)
01	2060.84	3457.00
02	2022.25	3512.00
03	2611.68	3819.00
04	2499.38	3457.00
05	1881.45	3457.00
06	2071.37	3457.00



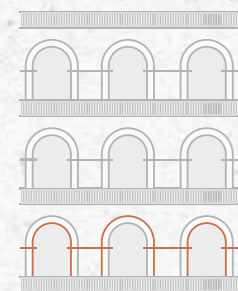
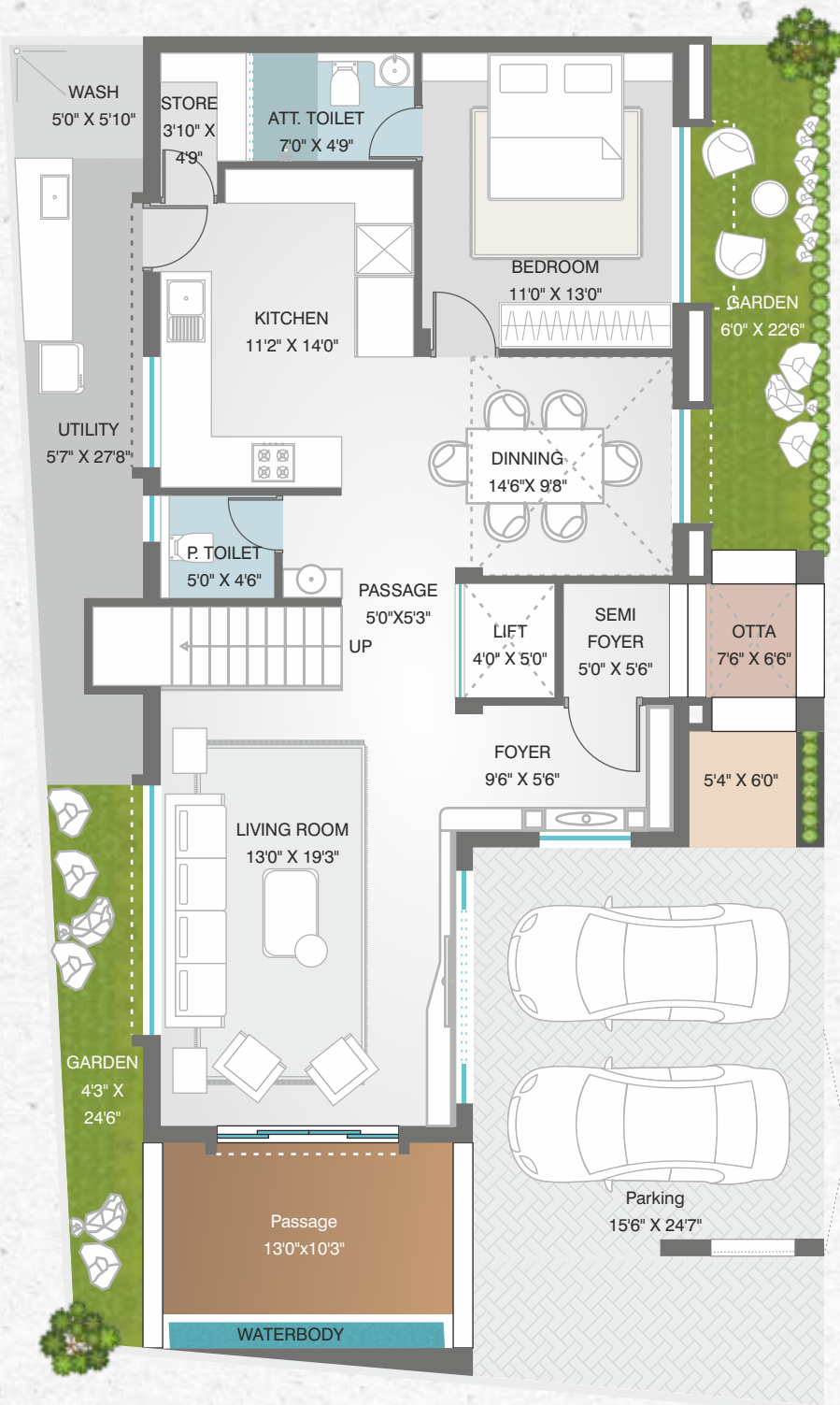
12 MTR . W I D E R O A D



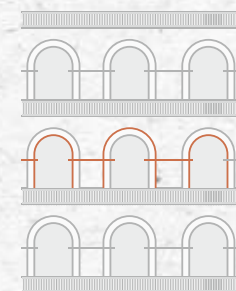
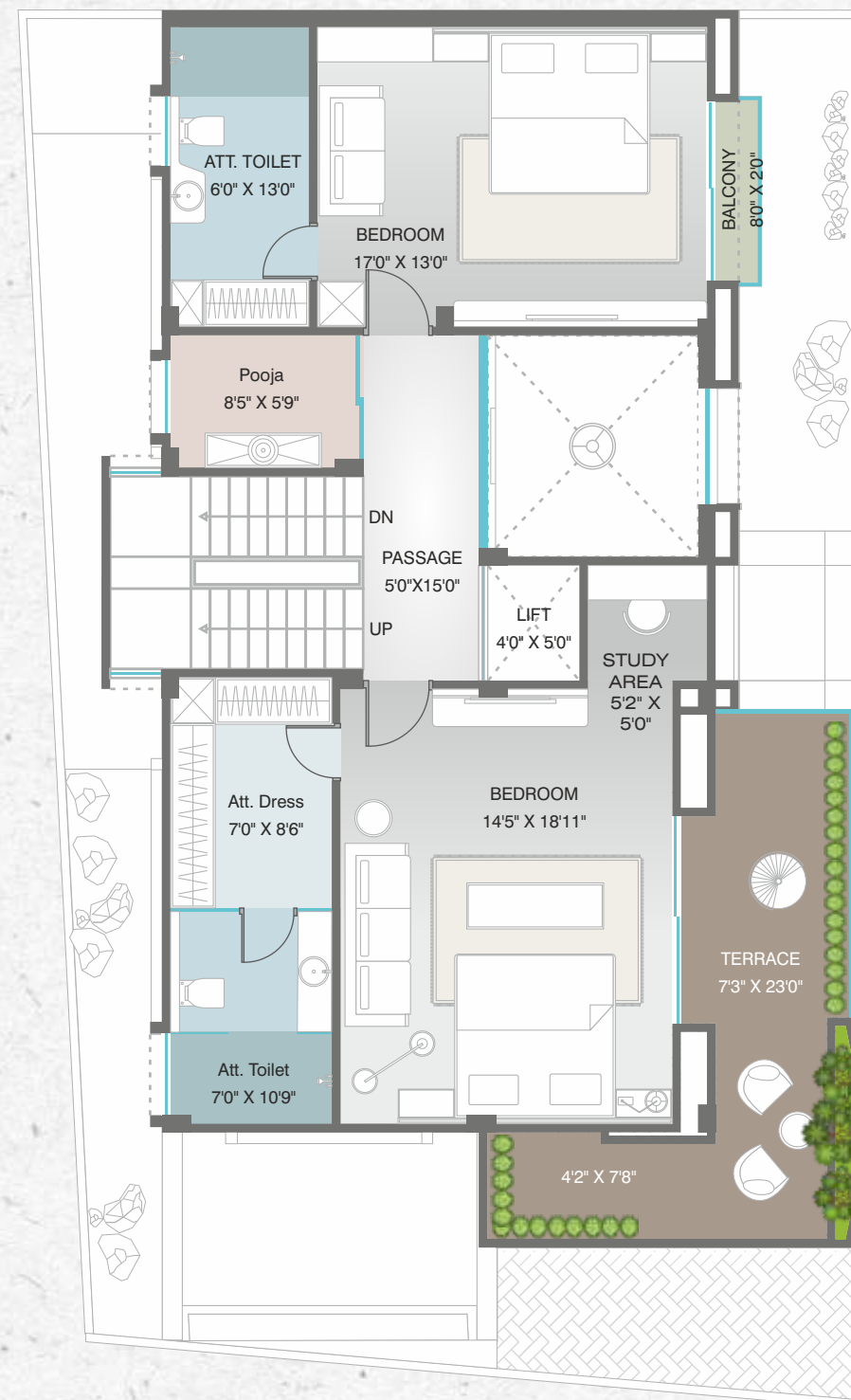
**TYPE A**  
PLOT NO : 1

**PLOT AREA**  
2060.84 SQ.FT.

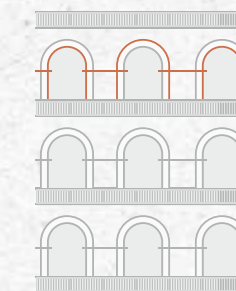
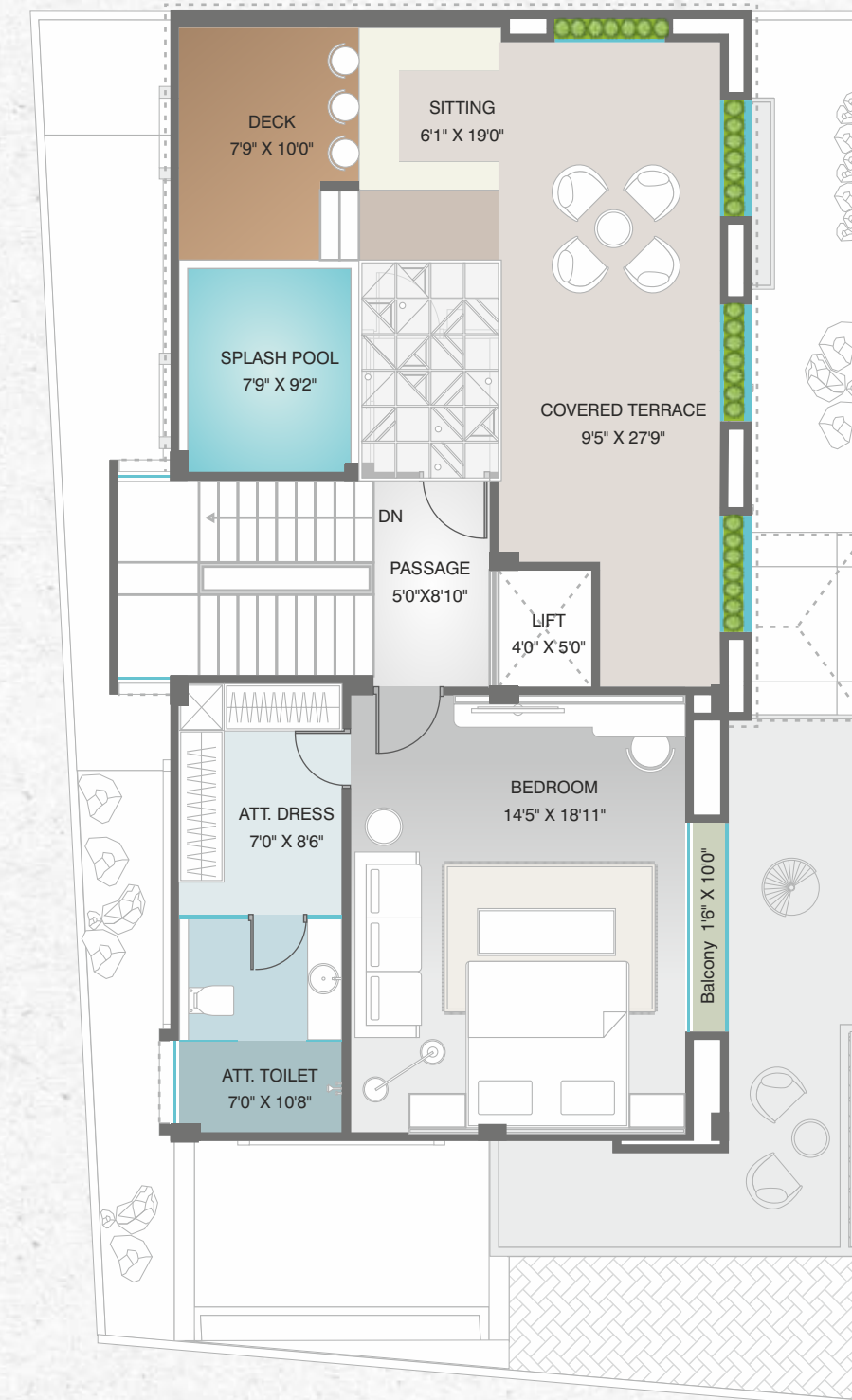
**BUILT UP AREA**  
3457.00 SQFT.



**BUILT-UP AREA**  
1471 SQ.FT.  
**GROUND FLOOR PLAN**



**BUILT-UP AREA**  
1230 SQ.FT.  
**FIRST FLOOR PLAN**



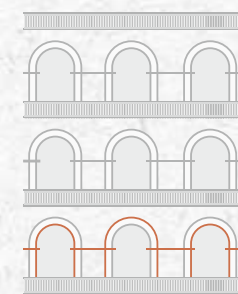
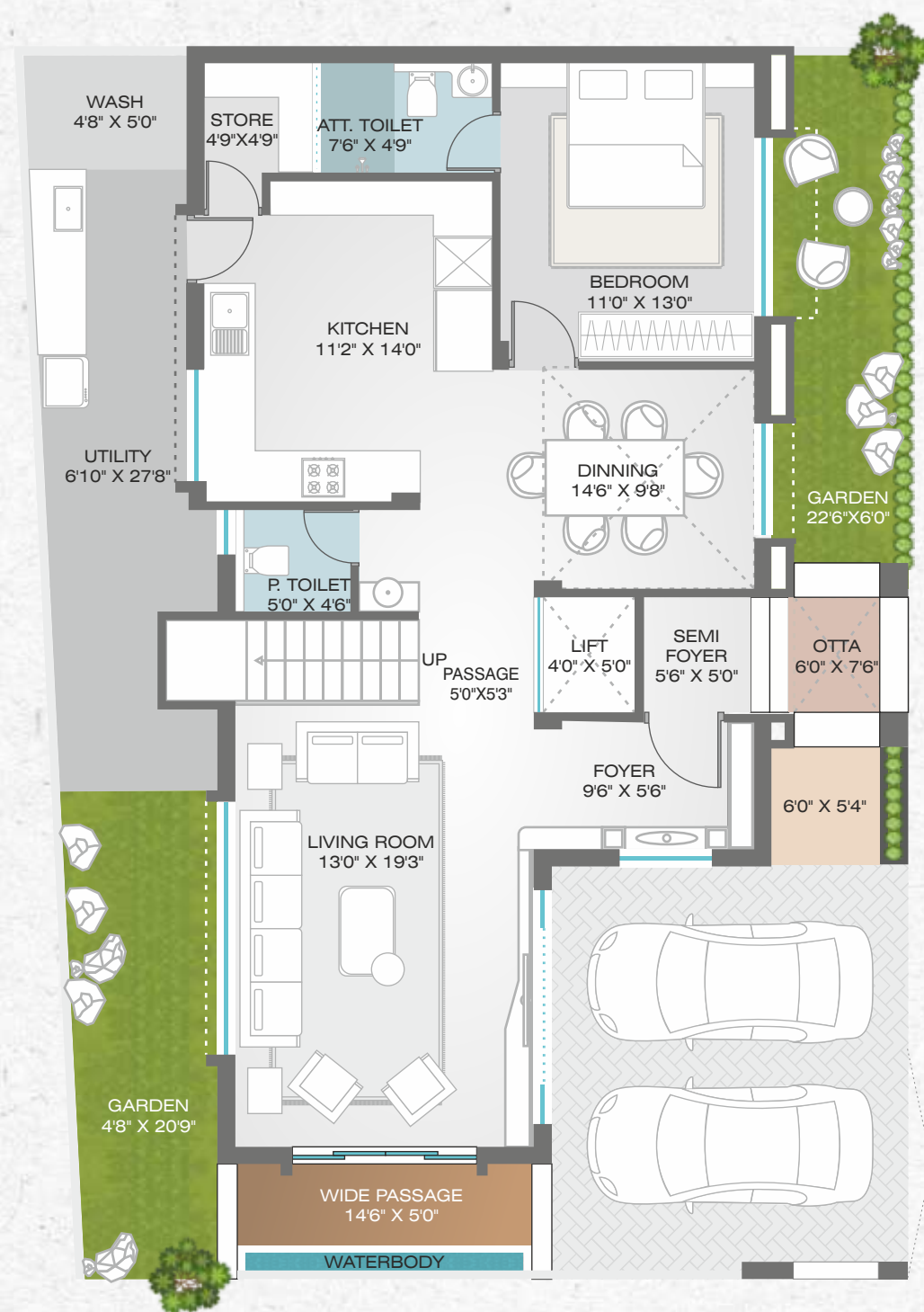
**BUILT-UP AREA**  
756 SQ.FT.  
**SECOND FLOOR PLAN**



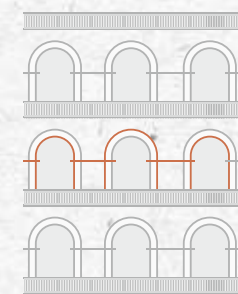
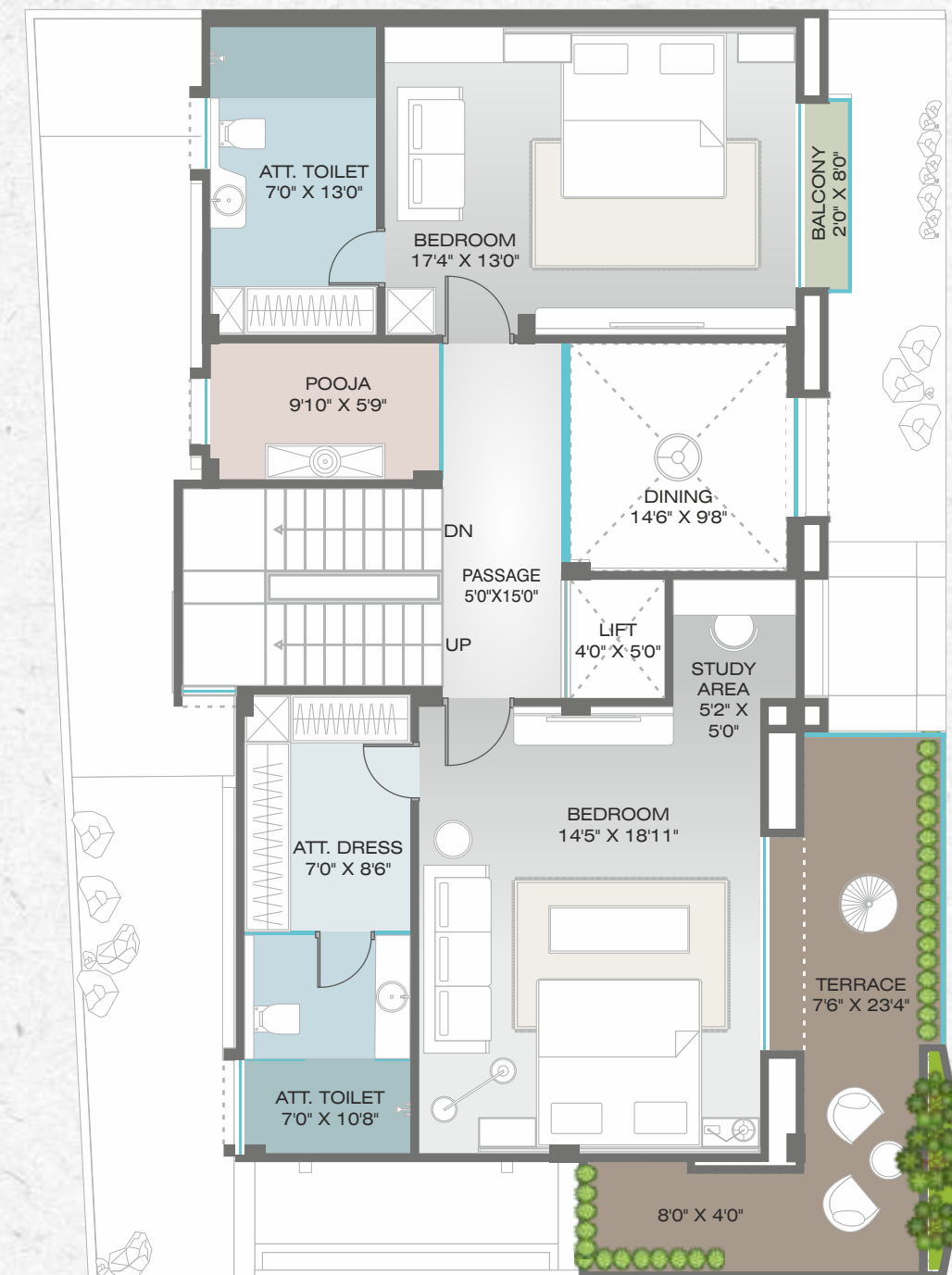
**TYPE B**  
**PLOT NO : 2**

**PLOT AREA**  
2022.25 SQ.FT.

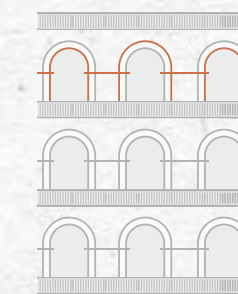
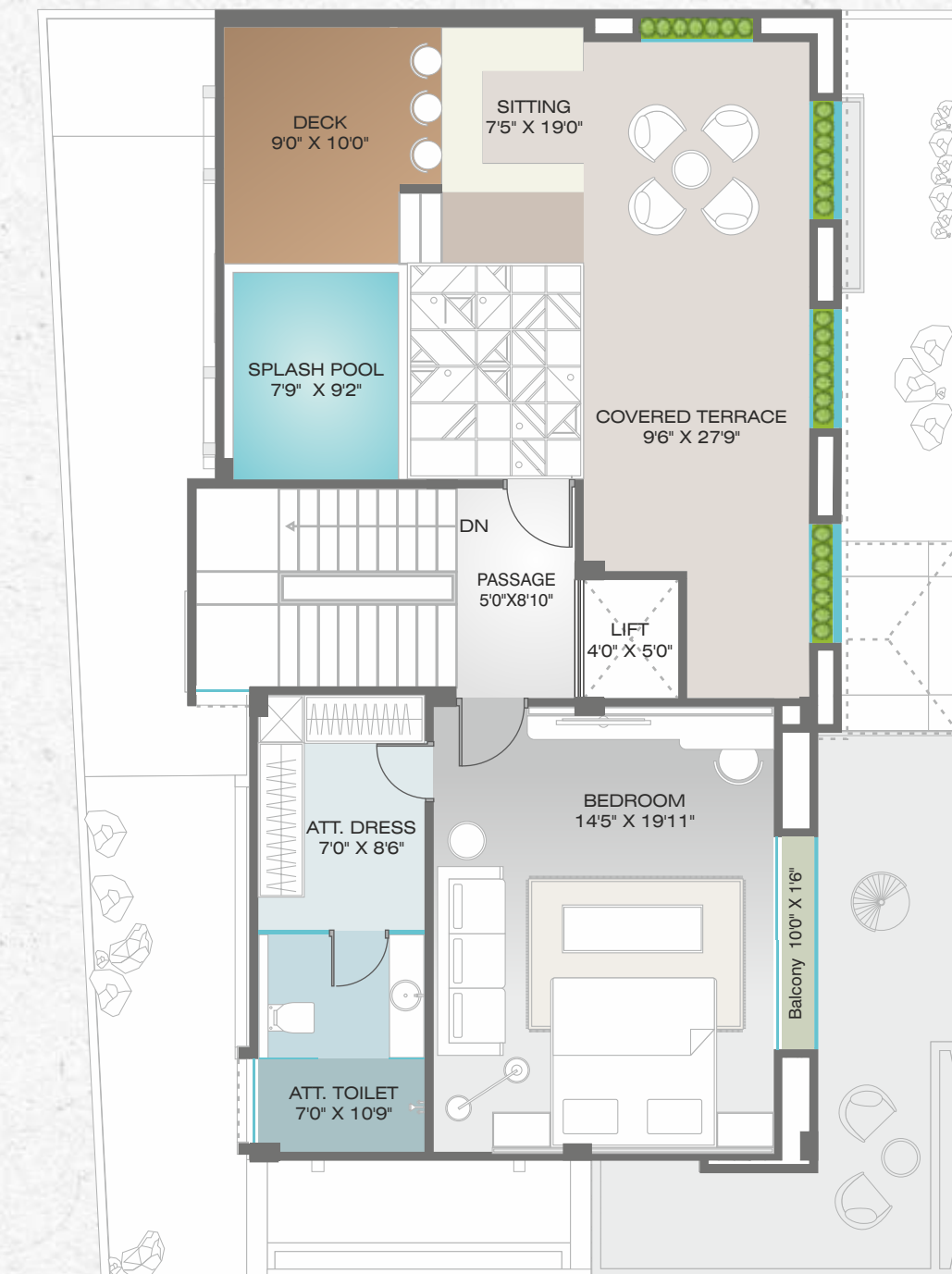
**BUILT UP AREA**  
3512.00 SQFT.



**BUILT-UP AREA**  
1498 SQ.FT.  
**GROUND FLOOR PLAN**



**BUILT-UP AREA**  
1257 SQ.FT.  
**FIRST FLOOR PLAN**



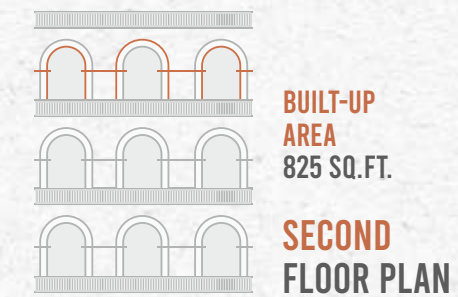
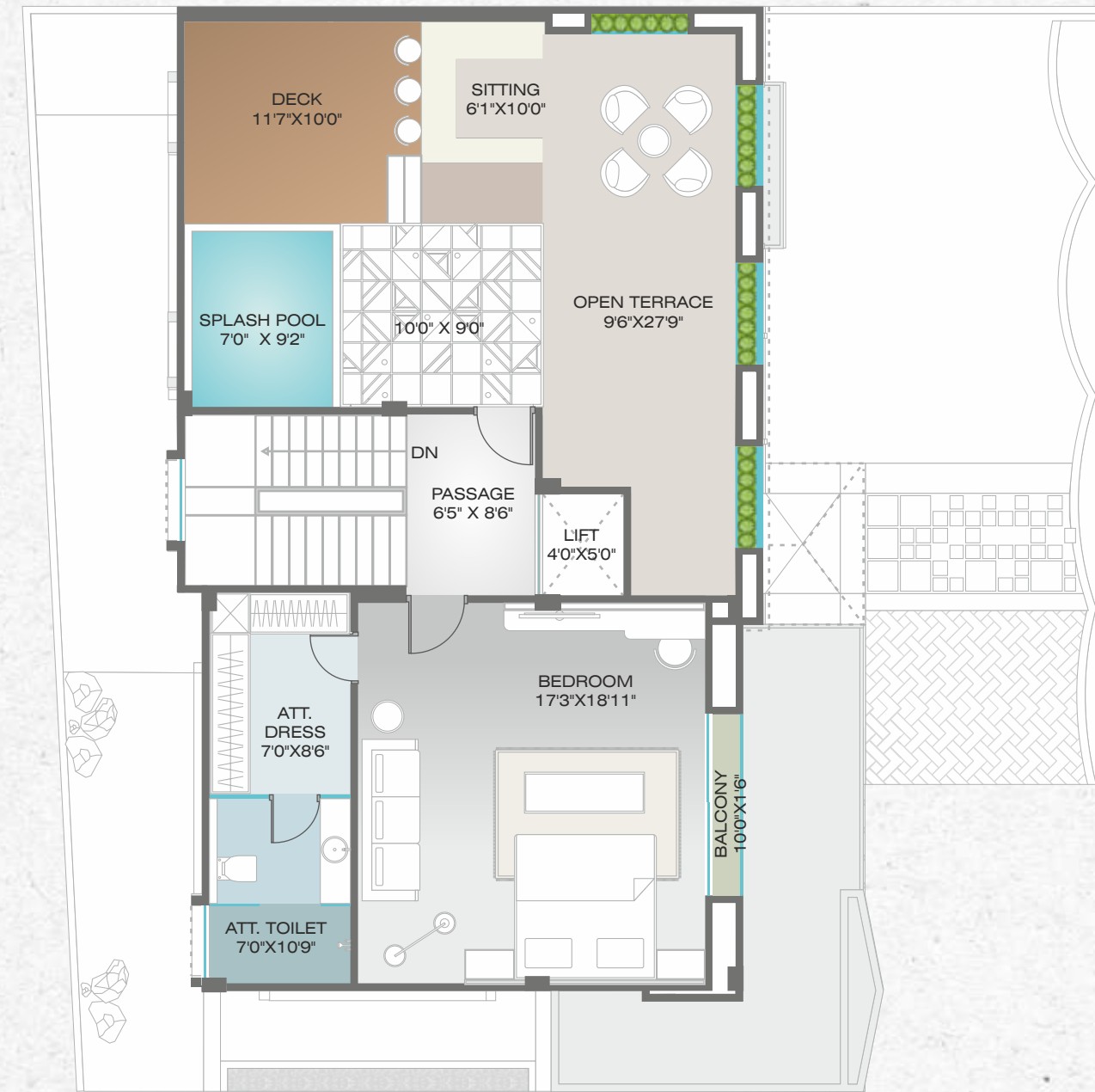
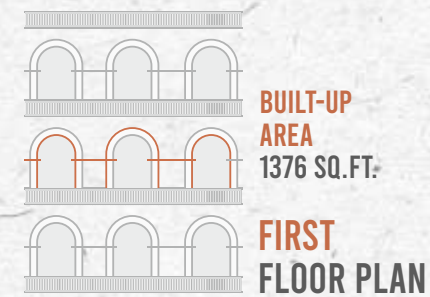
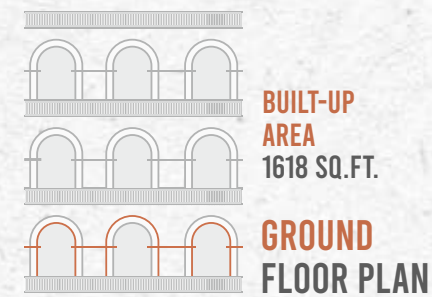
**BUILT-UP AREA**  
757 SQ.FT.  
**SECOND FLOOR PLAN**



**TYPE C**  
**PLOT NO : 3**

**PLOT AREA**  
2611.68 SQ.FT.

**BUILT UP AREA**  
3819.00 SQFT.



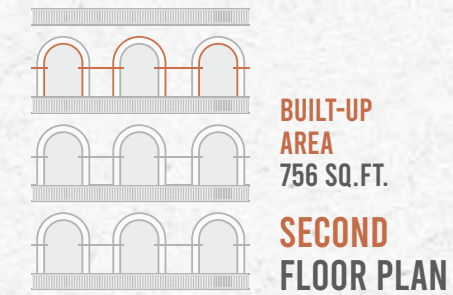
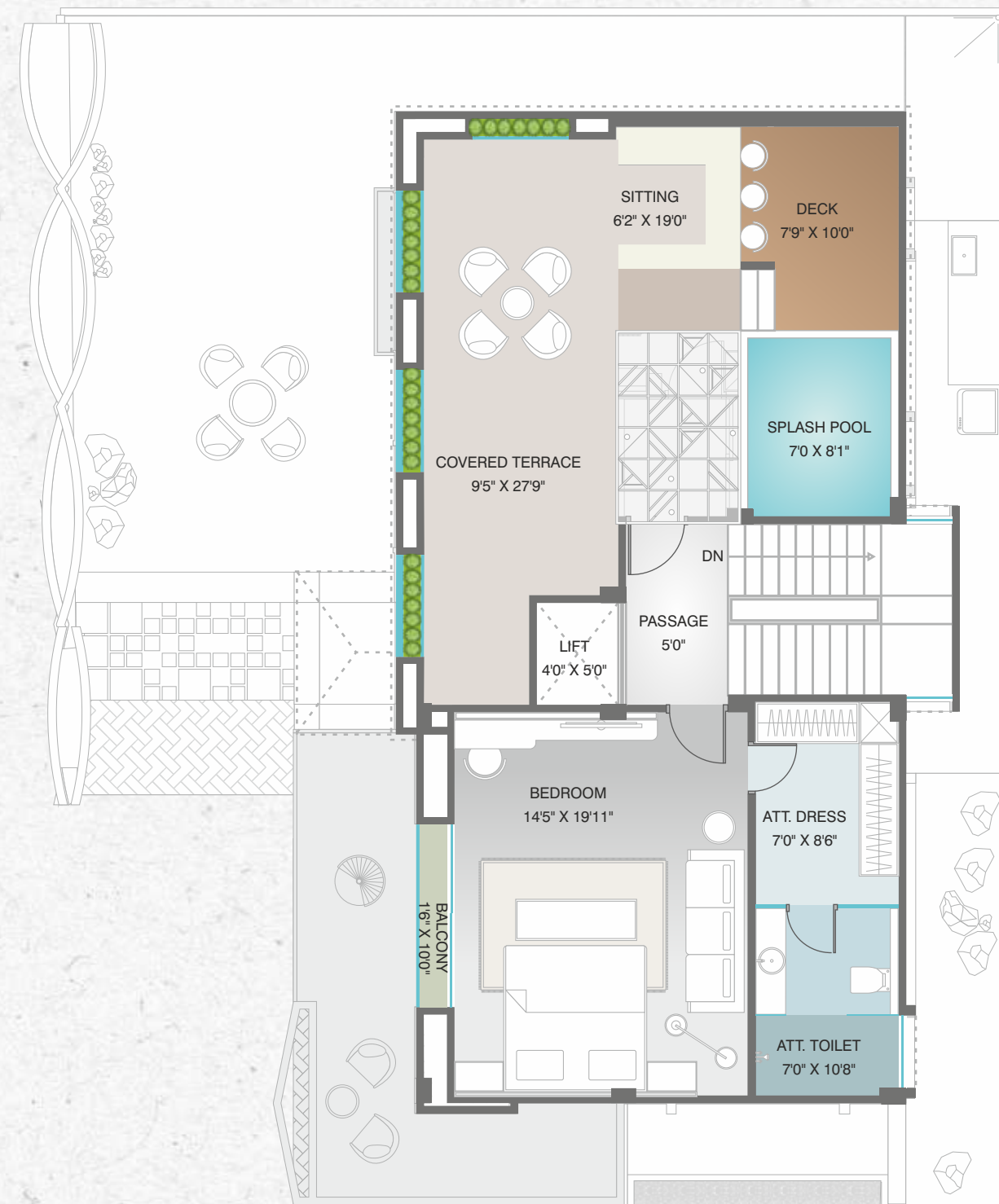
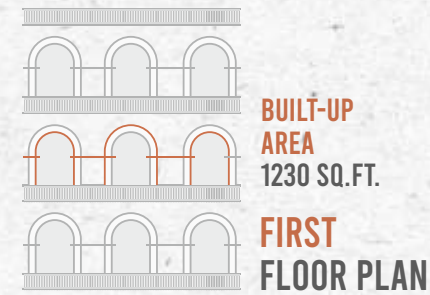
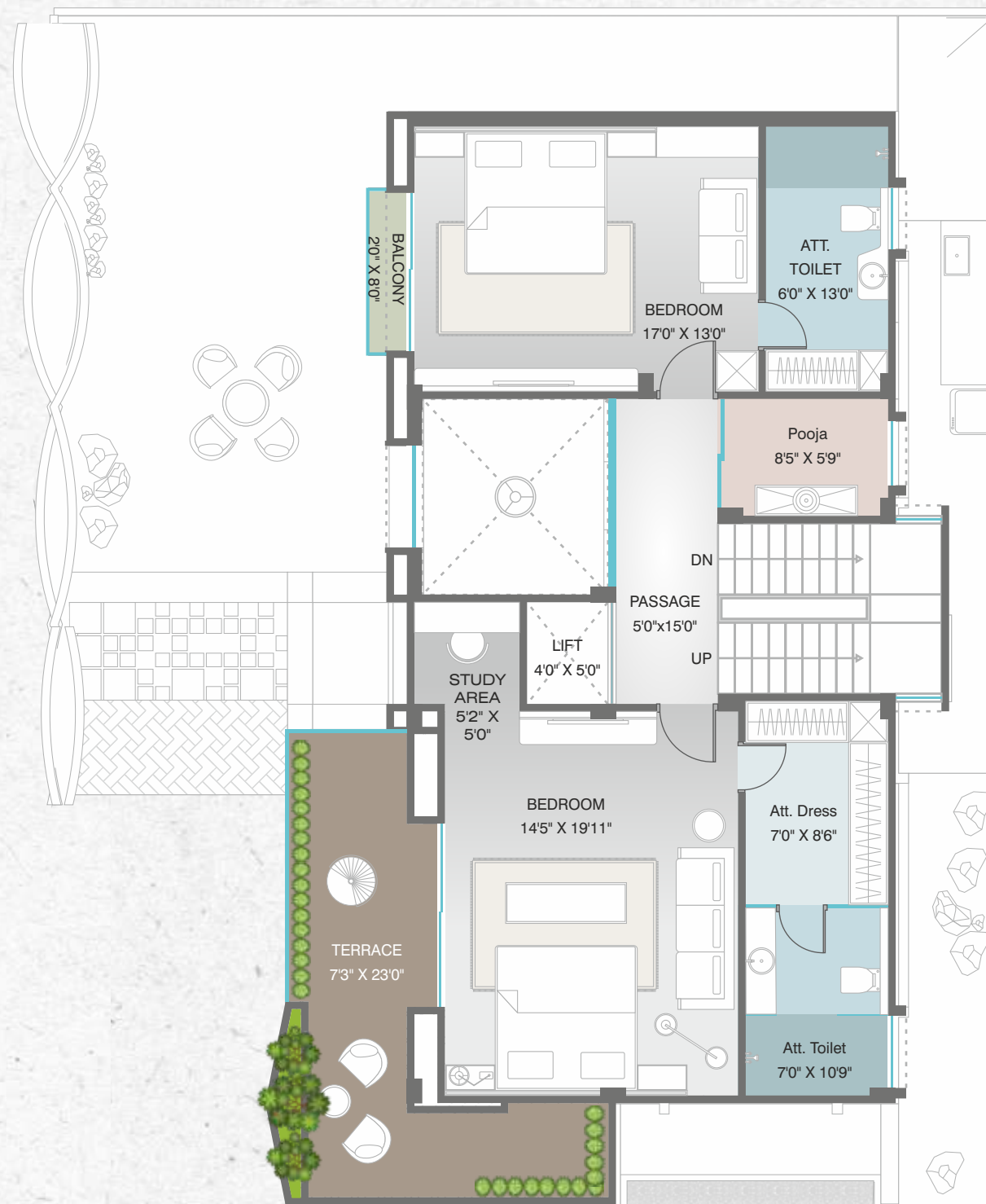




**TYPE D**  
**PLOT NO : 4**

**PLOT AREA**  
2499.38 SQ.FT.

**BUILT UP AREA**  
3457.00 SQFT.

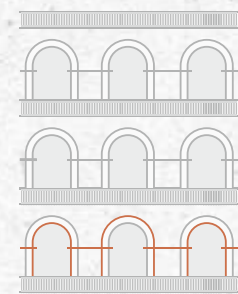




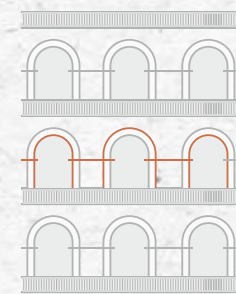
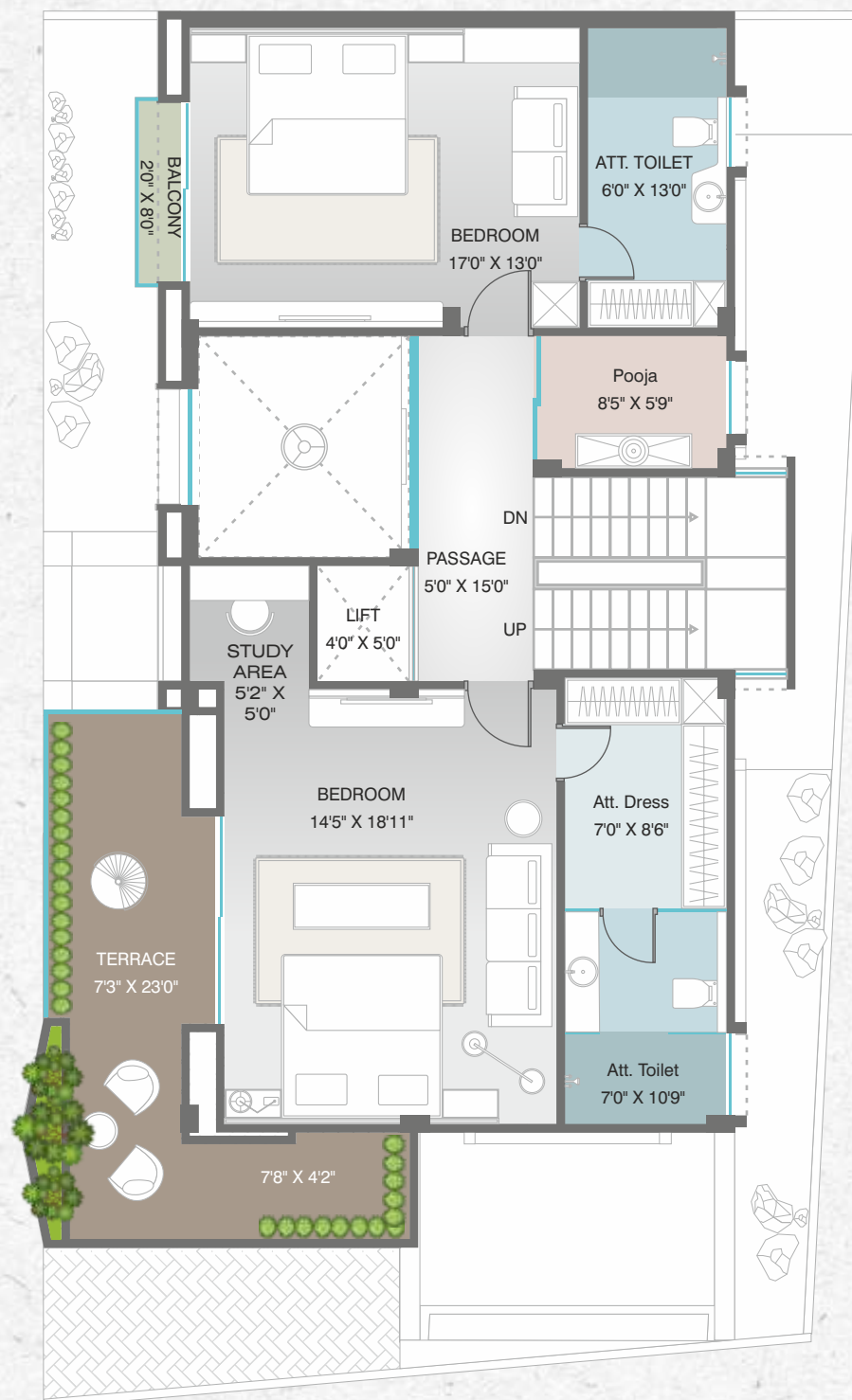
**TYPE A**  
PLOT NO : 5

PLOT AREA  
2060.84 SQ.FT.

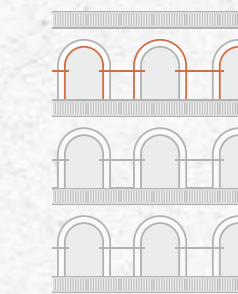
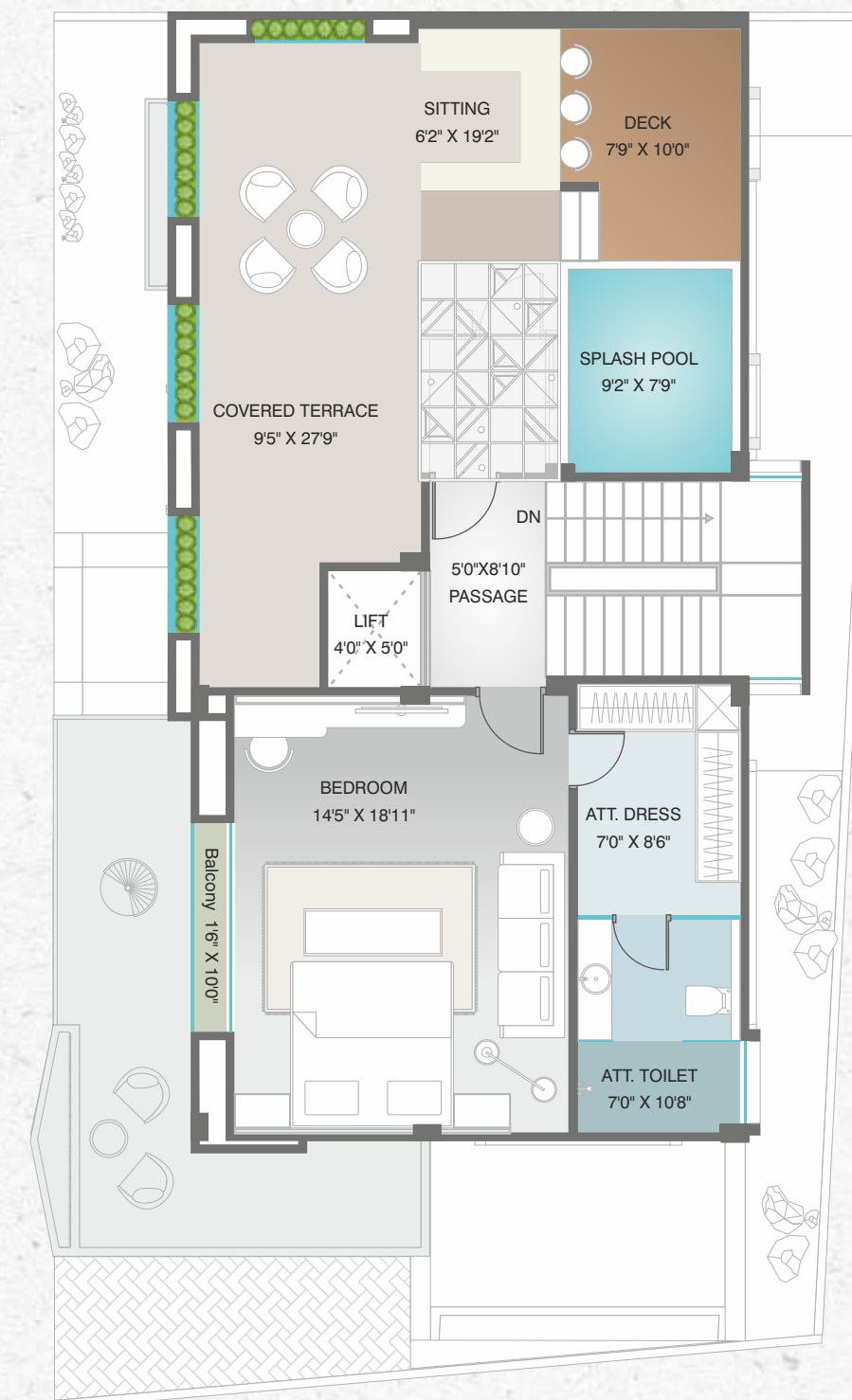
BUILT UP AREA  
3457.00 SQFT.



BUILT-UP  
AREA  
1471 SQ.FT.  
**GROUND  
FLOOR PLAN**



BUILT-UP  
AREA  
1230 SQ.FT.  
**FIRST  
FLOOR PLAN**



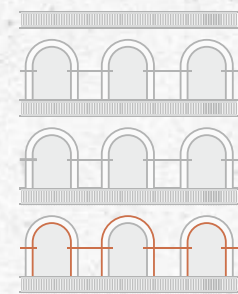
BUILT-UP  
AREA  
756 SQ.FT.  
**SECOND  
FLOOR PLAN**



**TYPE A**  
**PLOT NO : 6**

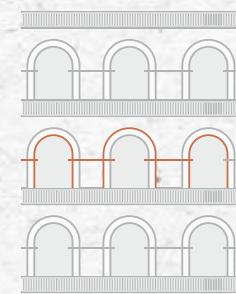
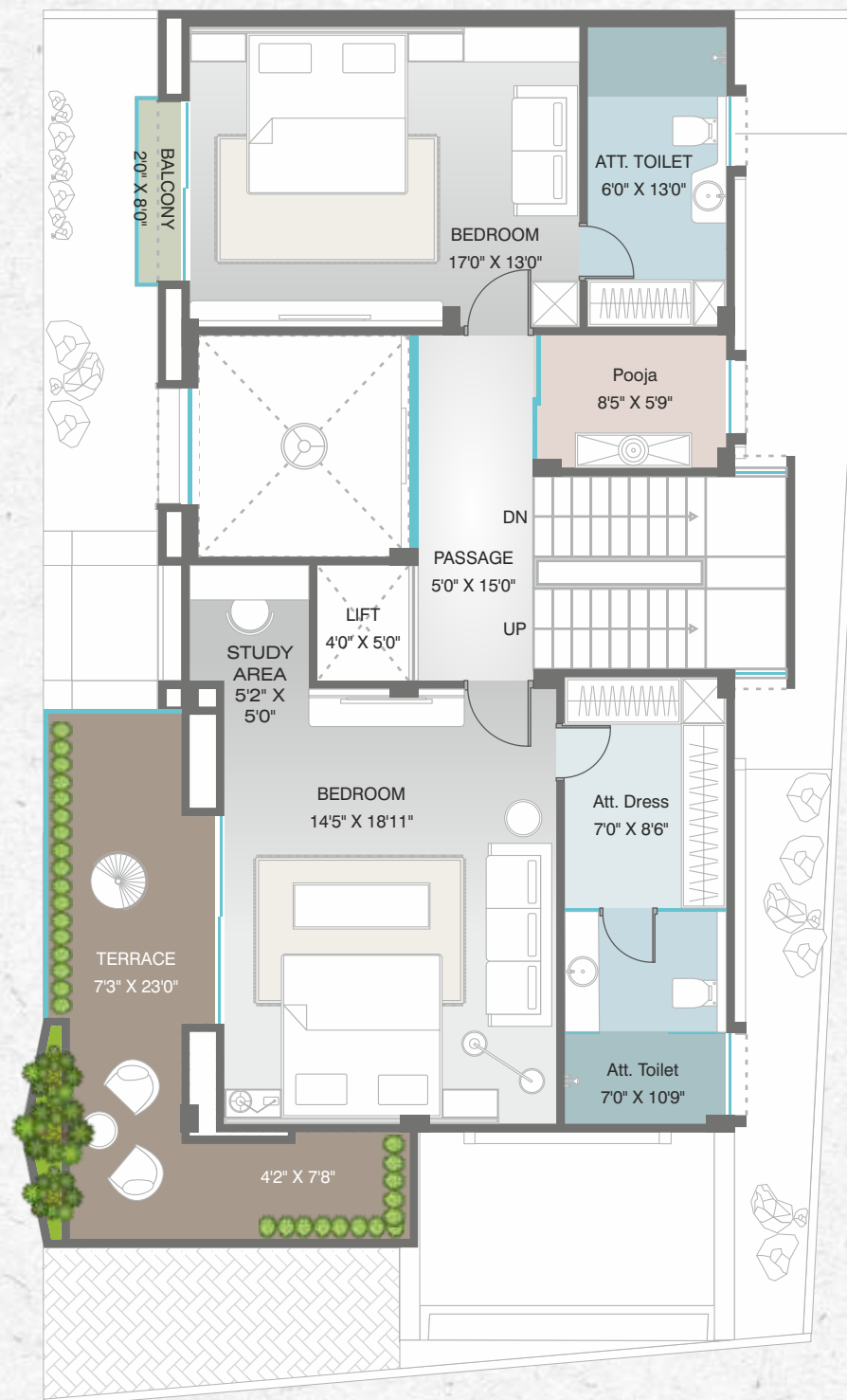
**PLOT AREA**  
2060.84 SQ.FT.

**BUILT UP AREA**  
3457.00 SQFT.



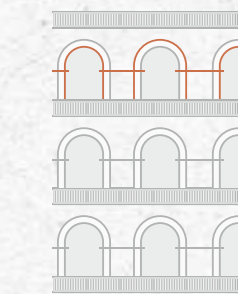
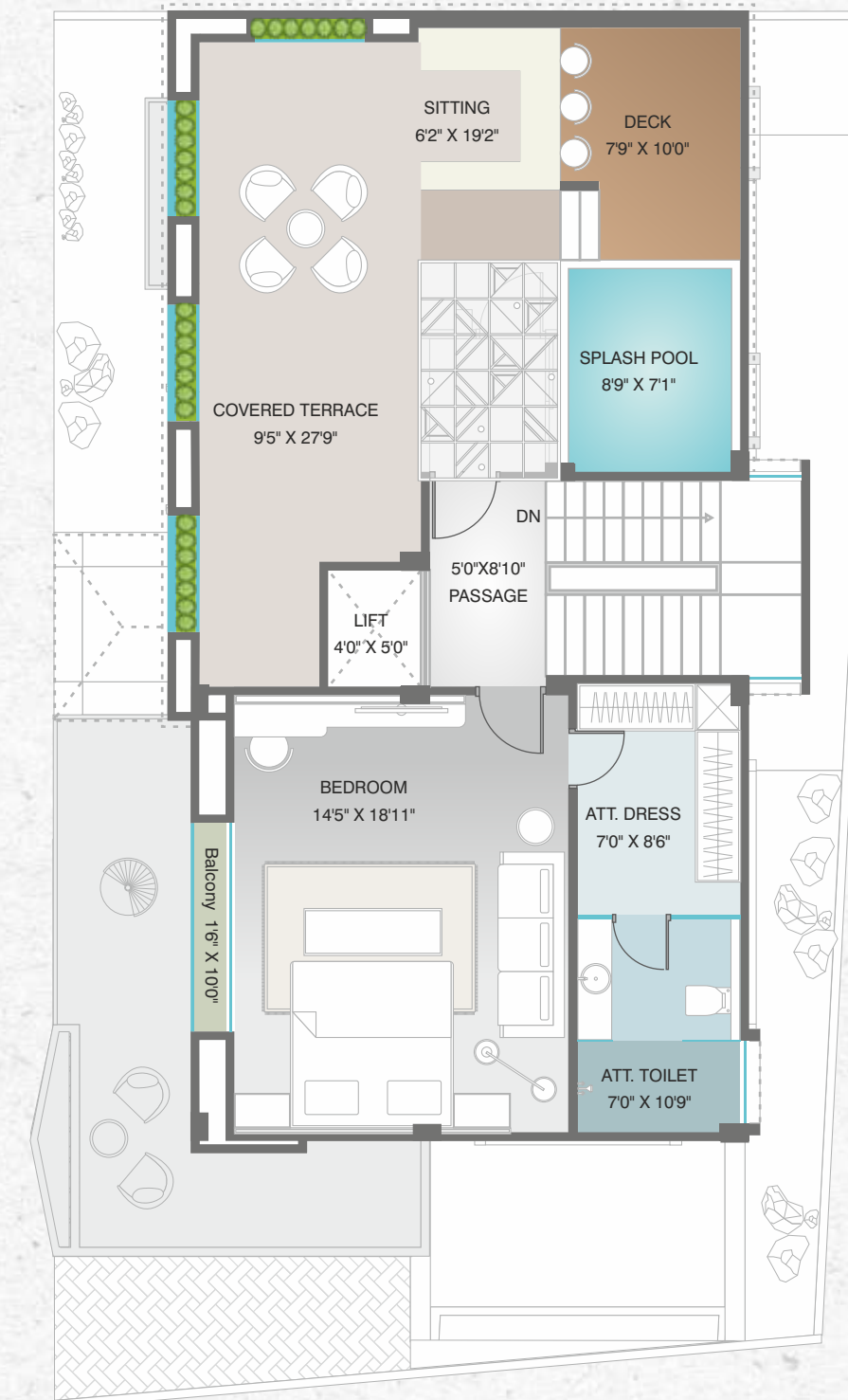
**BUILT-UP AREA**  
1471 SQ.FT.

**GROUND FLOOR PLAN**



**BUILT-UP AREA**  
1230 SQ.FT.

**FIRST FLOOR PLAN**



**BUILT-UP AREA**  
756 SQ.FT.

**SECOND FLOOR PLAN**



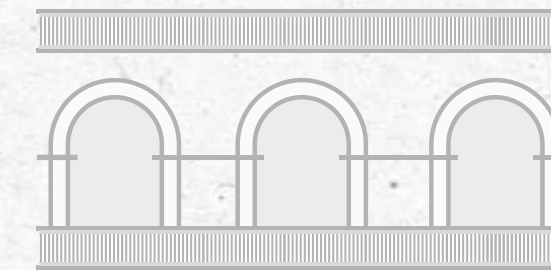
**VIEW TO  
RELISH**





**GREENERY  
ELEVATED TO  
INFINITY**

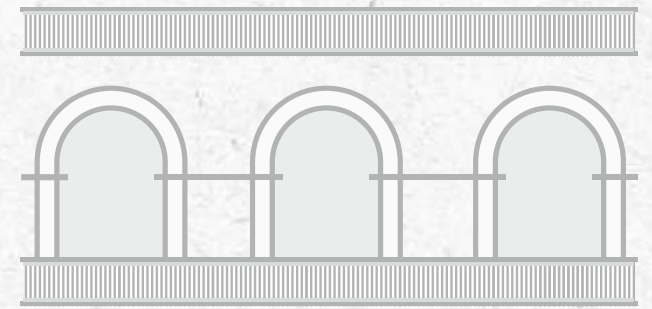




## A BESPOKE WAY OF LIFE

Immerse yourself in the beauty of nature as you gaze out over the breathtaking vista from the comfort of your own private terrace. The terrace garden provides the perfect space for outdoor entertaining, with plenty of room for al fresco dining. The private swimming pool is the ideal place to cool off on hot summer days, or to simply soak up the sun in complete privacy.





## AN EXTRAORDINARY EXPERIENCE

Designed to offer a truly extraordinary living experience that gives you the best of both worlds; the privilege to live a life in complete privacy while also being in the exclusive community of your like-minded ones.



# AATMIYA SELENITE VILLA

## A TRANQUIL PLACE

Aatmiya Selenite Villa is located near Nilamber Circle, in the heart of Vadodara's exclusive community's address so that the residents of Aatmiya Selenite Villa can enjoy the rare opportunity of living in a highly sought-after serene heaven where tranquility is assured and prestigious amenities are as close as your heart.

