

PROJECT BY



YOUR VILLA **RETREAT** AWAITS



The Aatmiya Real Estate co. 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 GrandVilla 2

MR. SANJAY PATEL

Founder of Aatmiya Real Estate

Our customer is 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.

Project Across Vadodara

Gotri | Bhayli | Jambuva | Kalali | Por, N.H. 48 | Makarpura



AATMIYA GRANDVILLA 2

4 BHK GRAND LIVING



Experience pure luxury at Aatmiya Grandvilla 2, where everything is designed to make you feel like royalty. These big, beautiful 4-bedroom villas are made for comfort and style. Located near Jambuva Road in Vadodara, it's the perfect place to live your best life.



PEACE GARDEN

Relax in the peaceful garden, surrounded by greenery and quiet. It's the perfect spot to unwind and enjoy nature.



SPACIOUS BREATHING AREAS

Stretch out and take a deep breath at the expansive spacious breathing area, thoughtfully designed to provide ample room for rejuvenation and leisure.



LUXURIOUS LIFE

Live the luxurious life, where every detail is tailored to indulge your senses and elevate your lifestyle



HOMECOMING: WHERE SMILES BEGIN

As you enter the gates of Aatmiya Grandvilla 2, you're greeted with more than just a house - it's a haven where laughter echoes and bonds strengthen. Our entrance symbolizes the start of a new chapter filled with family moments and cherished memories. Here, everyday is an opportunity to create happiness and build a lifetime of love.





SERENE ESCAPES: WHERE MOMENTS UNFOLDS

Discover serenity amidst the panoramic beauty of Aatmiya Grandvilla 2. With breathtaking views stretching as far as the eye can see, it's the perfect backdrop for moments of tranquillity and introspection. Whether you're curled up with a book, soaking in the scenery, or simply enjoying the peaceful ambiance, every corner of our property invites you to unwind and find solace in the simple pleasures of life.



SEAMLESS LIVING: WHERE COMFORT FINDS YOU

Experience the effortless rhythm of daily life at Aatmiya Grandvilla 2. Here, every aspect of living is seamlessly integrated to simplify your days. From ample parking to well-designed spaces, each detail is crafted to elevate your comfort without any fuss. Embrace a lifestyle where convenience meets tranquillity, allowing you to focus on what truly matters—making memories and enjoying the beauty that surrounds you.

- Drainage and Water Connection
(Provision for Government)

ELEGANT
BRICK WORK

G+2 STOREY
BUNGALOW

INDIVIDUAL CAR
PARKING SPACE

SUFFICIENT
GARDEN SPACE
AS PER DESIGN

WELL DESIGNED
BALCONY

03 SIDE OPEN
BUNGALOW





VIBRANT SPACES, ENDLESS ADVENTURES

Immerse yourself in the vastness of Aatmiya Grandvilla 2, where sprawling greenery and expansive spaces beckon. With panoramic views and abundant greenery enveloping every corner, there's ample room for endless adventures and cherished moments. Whether it's a leisurely cycle ride with loved ones or simply basking in the natural beauty, discover a world where space and serenity unite to create unforgettable experiences.





LAYOUT
PLAN

NO.	PLOT AREA (IN SQ.FT.)	RERA CARPET AREA (IN SQ.FT.)	NO.	PLOT AREA (IN SQ.FT.)	RERA CARPET AREA (IN SQ.FT.)	NO.	PLOT AREA (IN SQ.FT.)	RERA CARPET AREA (IN SQ.FT.)	NO.	PLOT AREA (IN SQ.FT.)	RERA CARPET AREA (IN SQ.FT.)	NO.	PLOT AREA (IN SQ.FT.)	RERA CARPET AREA (IN SQ.FT.)	NO.	PLOT AREA (IN SQ.FT.)	RERA CARPET AREA (IN SQ.FT.)
01	1912.22	1494.26	06	1531.07	1038.94	11	1972.61	1796.73	17	1248.95	1319.67	22	1221.07	1258.20	27	1066.17	1285.98
02	1917.07	1528.70	07	2111.57	1257.13	12	3730.05	2620.07	18	1248.95	1319.67	23	1362.29	1319.67	28	1066.17	1285.98
03	2141.00	1528.70	08	1535.48	1348.08	14	1535.48	1348.08	19	1248.95	1319.67	24	1577.68	1394.37	29	1066.17	1285.98
04	1961.20	1528.70	09	1535.48	1348.08	15	2170.99	1348.08	20	1826.00	1319.67	25	1080.38	1285.98	29A	1066.17	1285.98
05	1603.41	1270.15	10	1535.48	1348.08	16	1407.93	1312.02	21	1483.17	1084.58	26	1066.17	1285.98	31	1066.17	1255.19
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AMENITIES GALORE: ELEVATING EVERYDAY LIVING

Explore a world of convenience and indulgence from a bird's eye view at Aatmiya Grandvilla 2. Our comprehensive array of amenities caters to your every need and desire, ensuring a life of comfort and fulfilment. From lush green parks to recreational facilities, experience a lifestyle where everyday is enriched with leisure and luxury.

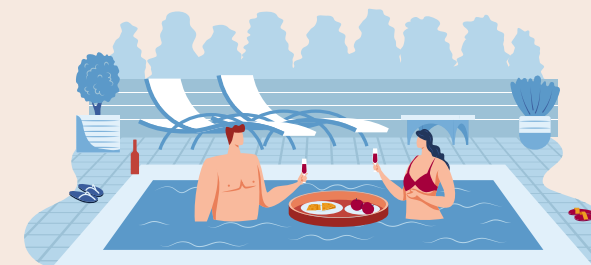




GAZEBO



GARDEN



COVERED SWIMMING POOL
WITH CHANGING ROOM



CHILDREN PLAY AREA



DECK AREA WITH SIT-OUT



SITTING AREA

COMMON AMENITIES



Rain water
Harvesting



Underground cabling
for wire-free look



Compound wall
surrounding the Society



Main Society
Entrance Gate



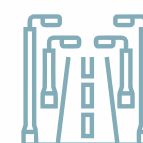
Termite Resistance
Treatment with piping



Number plates on
each unit to
maintain uniformity



Security cabin
with Security



Major RCC internal road
& siding with
Paver block with street light



SERENITY AND SOPHISTICATION: A NEW STANDARD OF LIVING

Experience the essence of peaceful living at Aatmiya Grandvilla 2, where every detail is tailored to elevate your lifestyle. From the serene ambiance of our roadside view to the comfort of your home, discover a sanctuary where tranquillity and sophistication intertwine seamlessly.



PLOT NO.
01
&
02



GROUND FLOOR

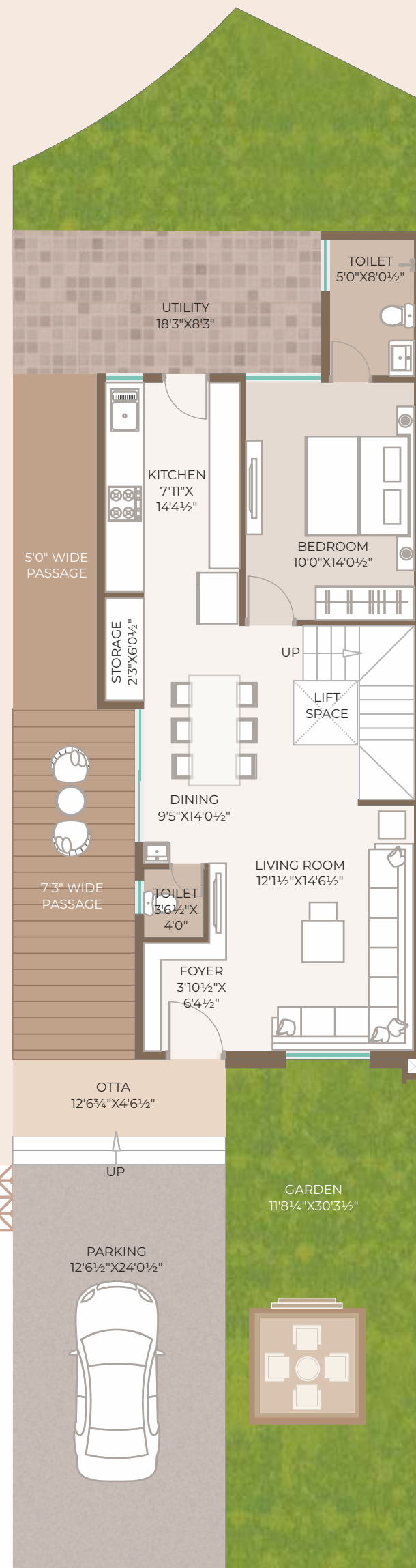


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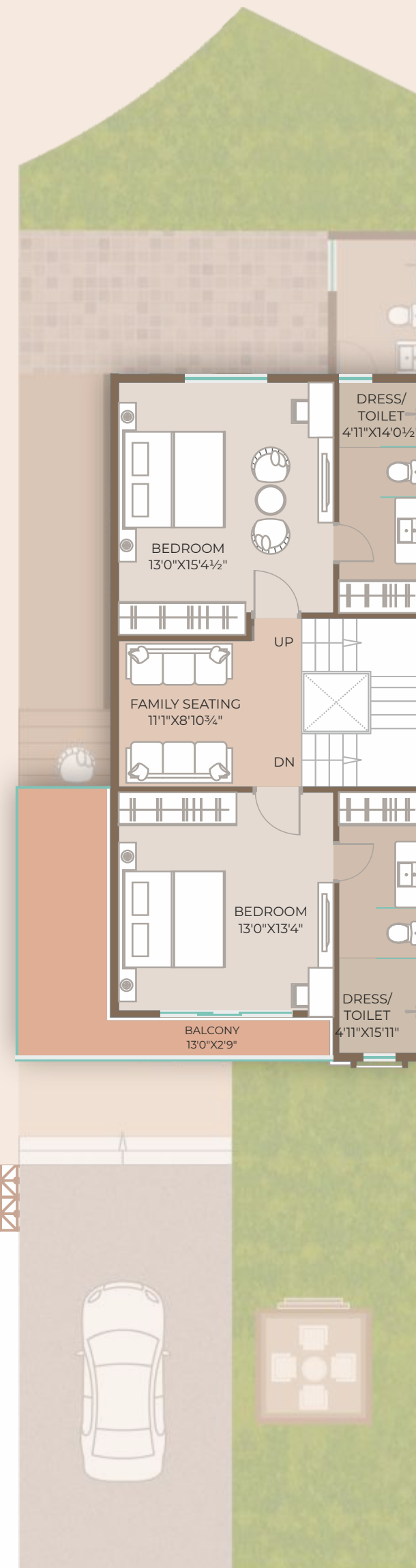


SECOND FLOOR

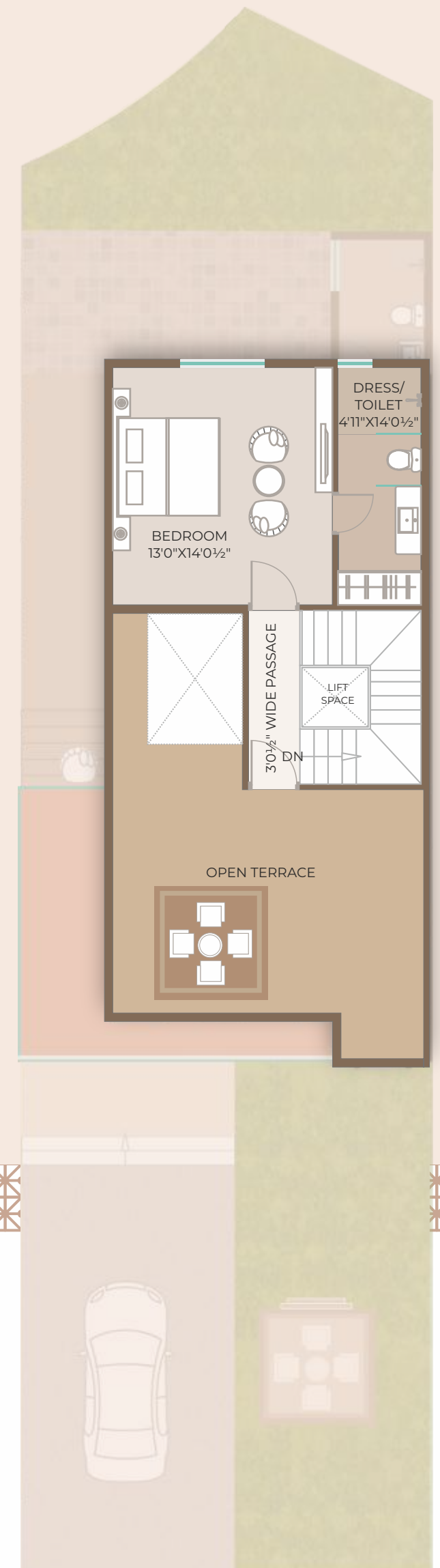
PLOT NO.
03



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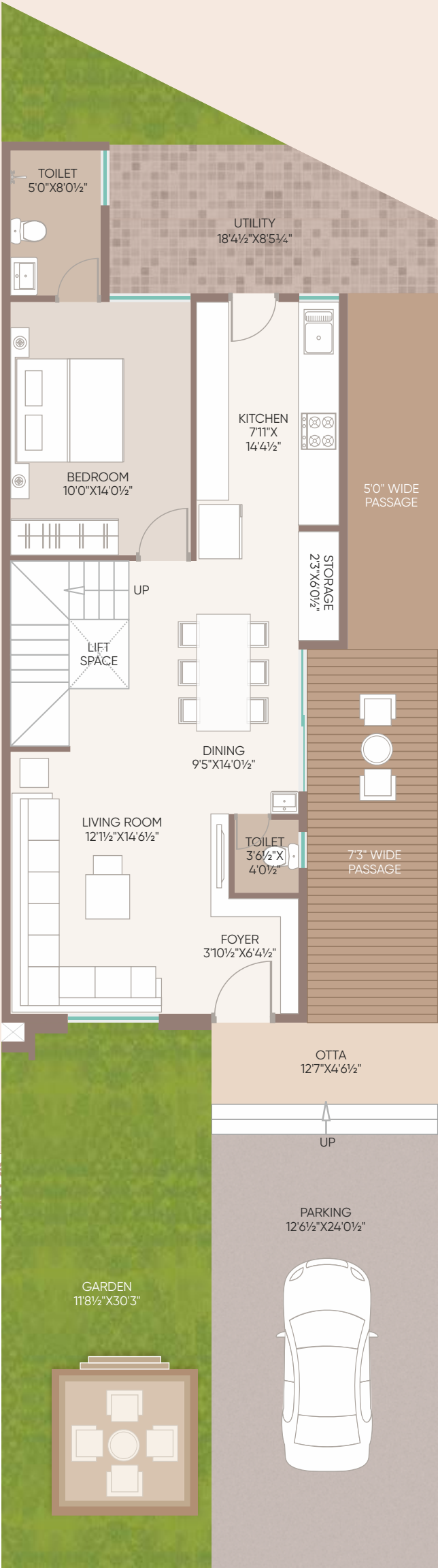


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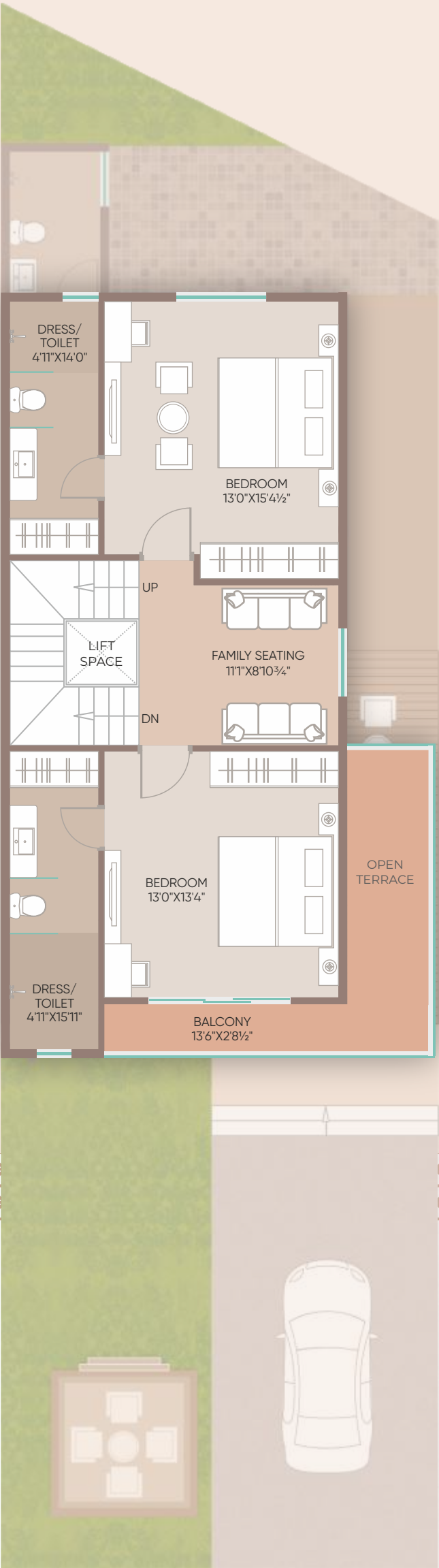


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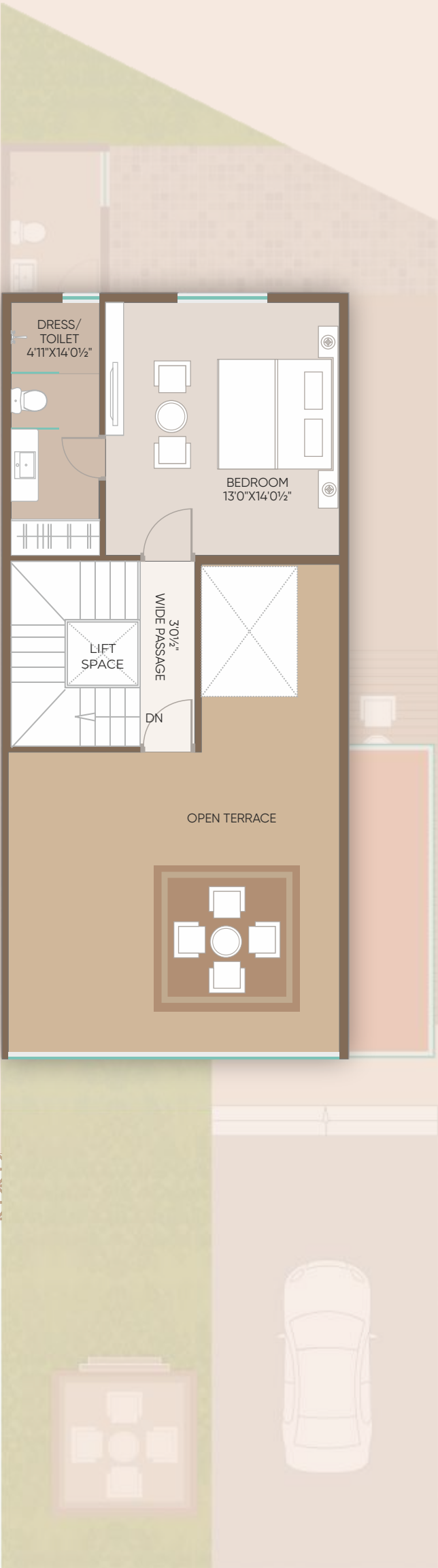
PLOT NO.
04



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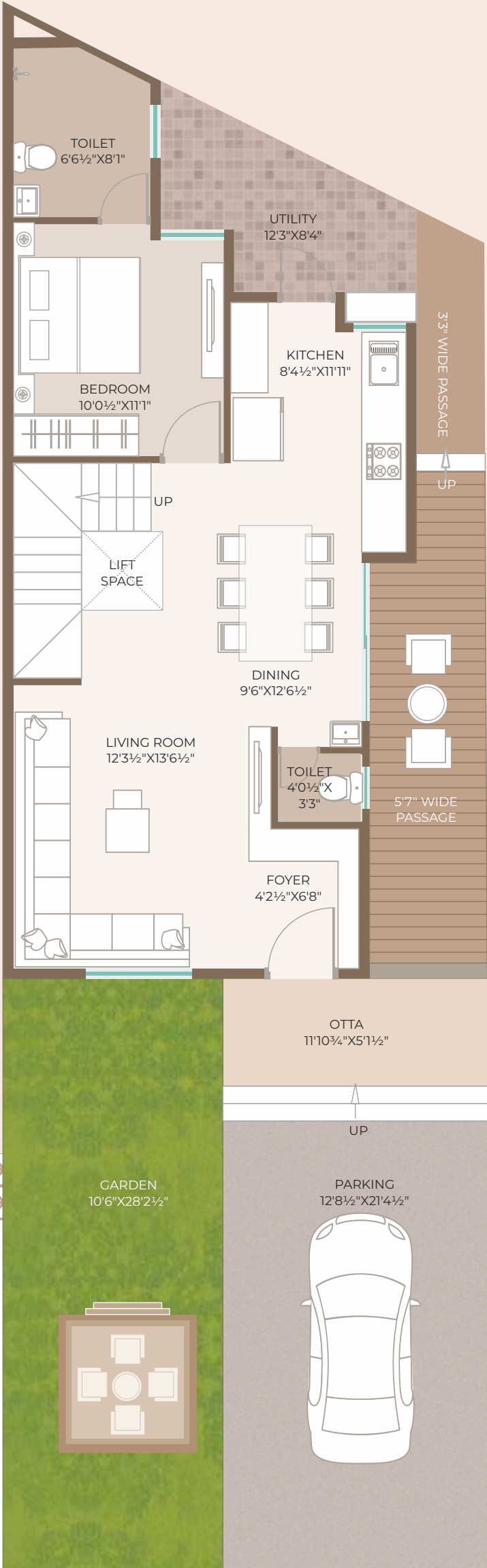


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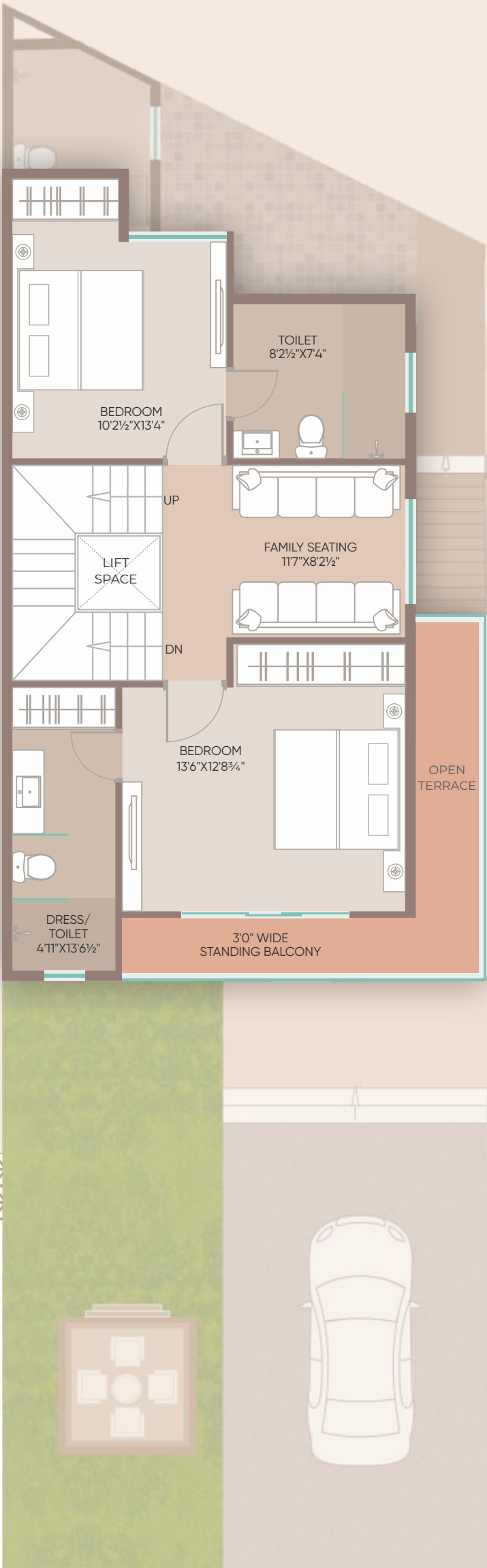


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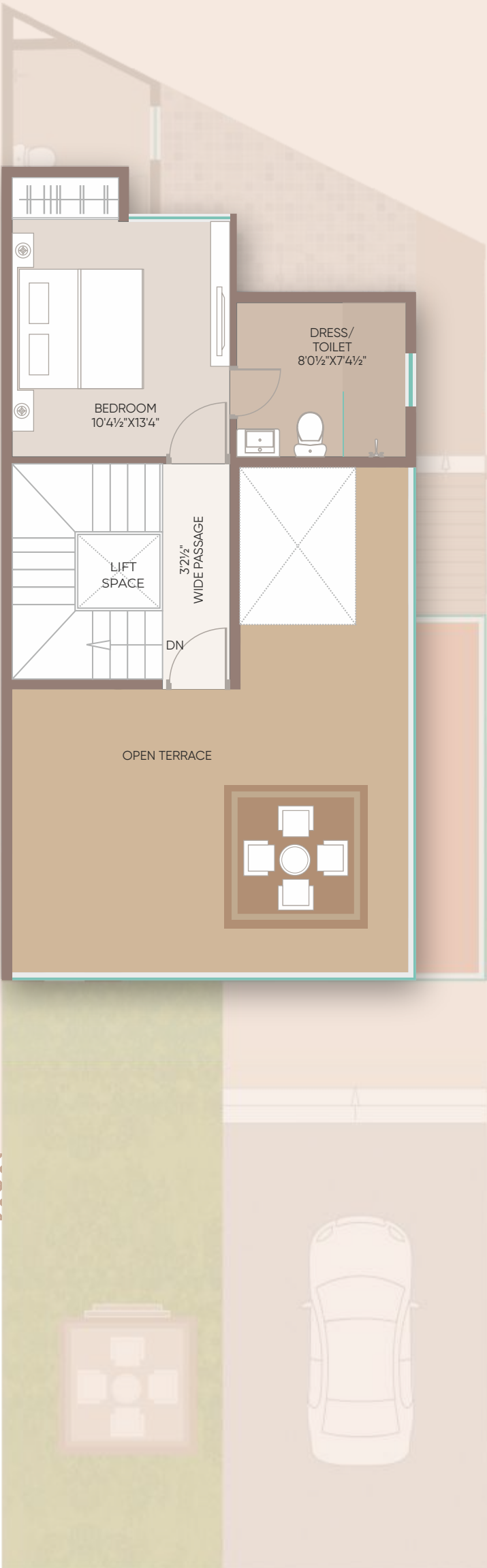
PLOT NO.
05



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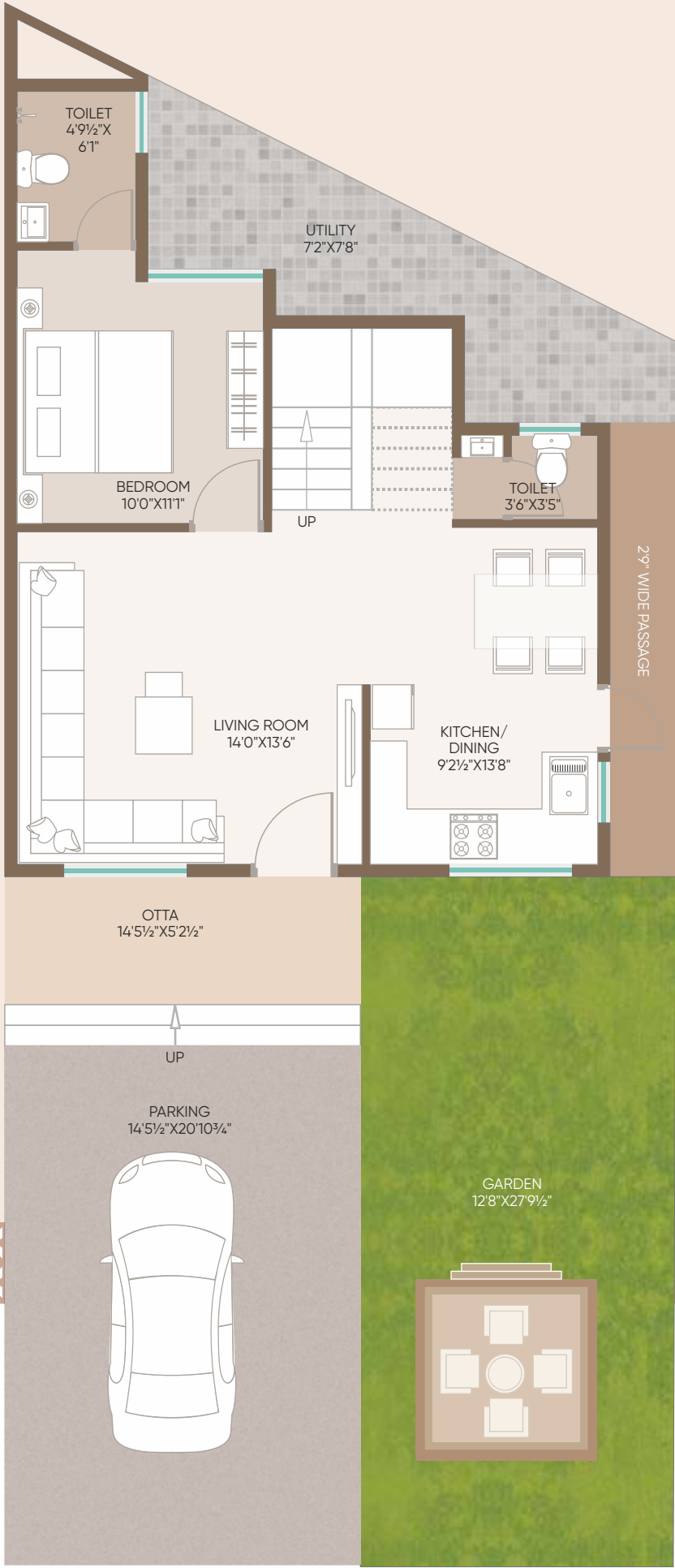


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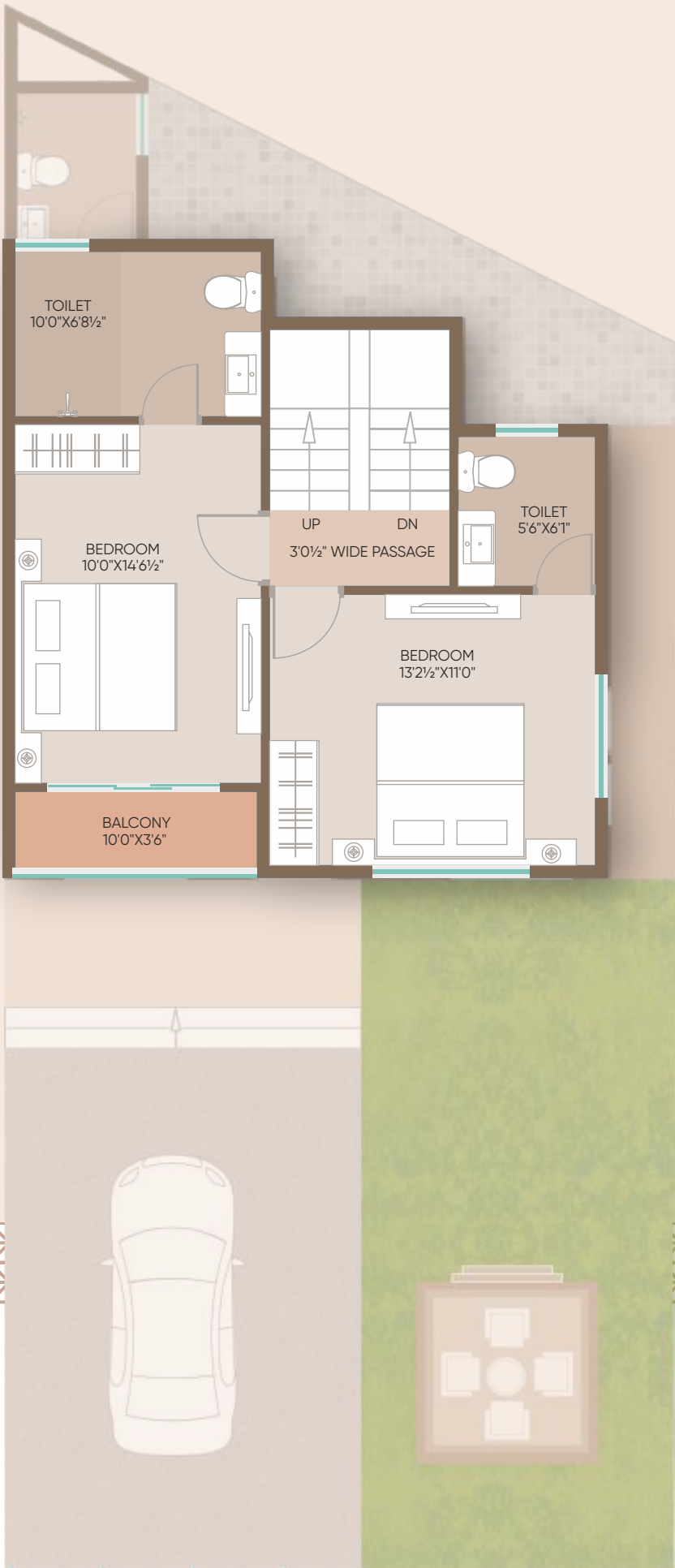


SECOND FLOOR

PLOT NO.
06



GROUND FLOOR

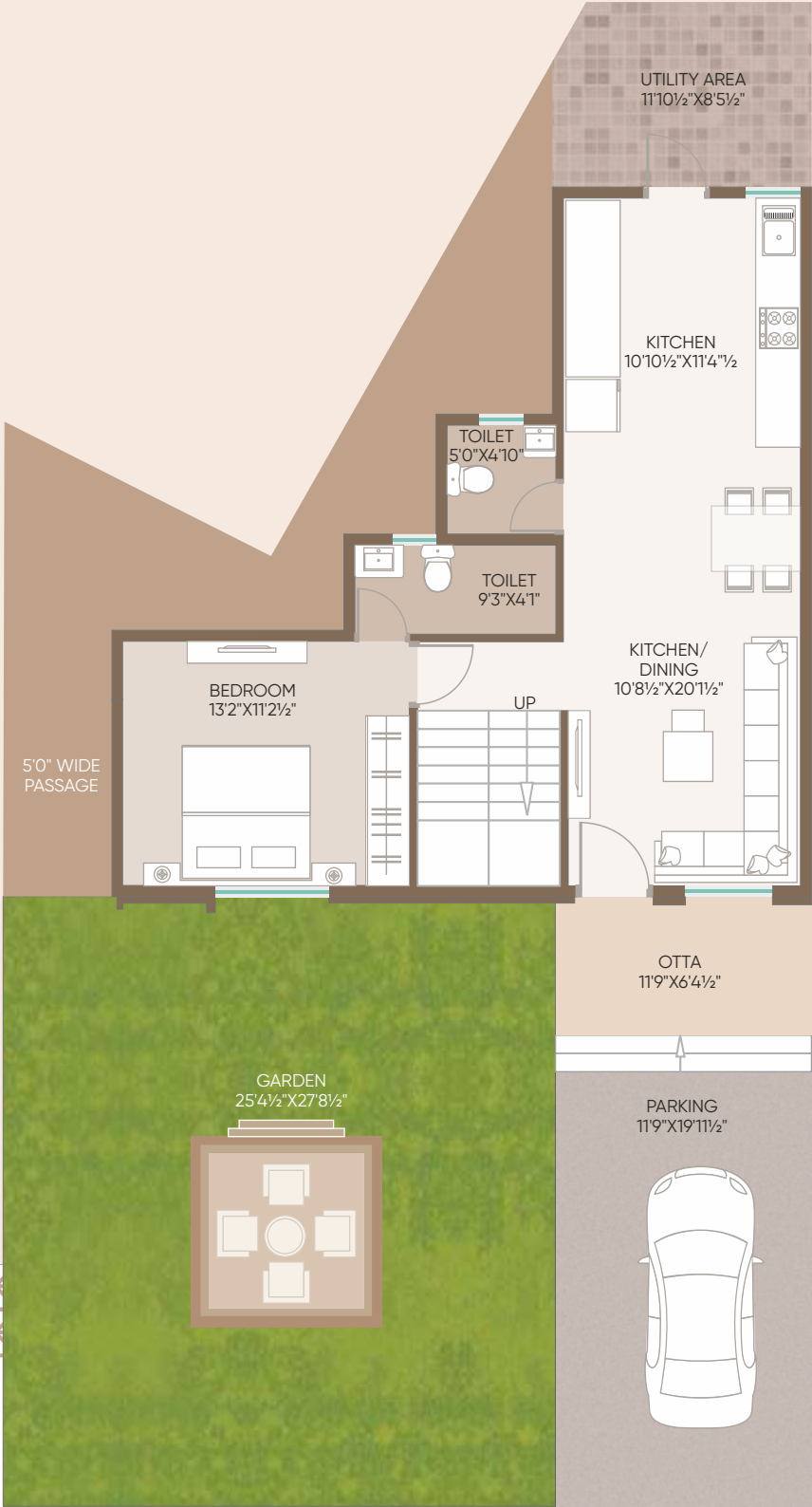


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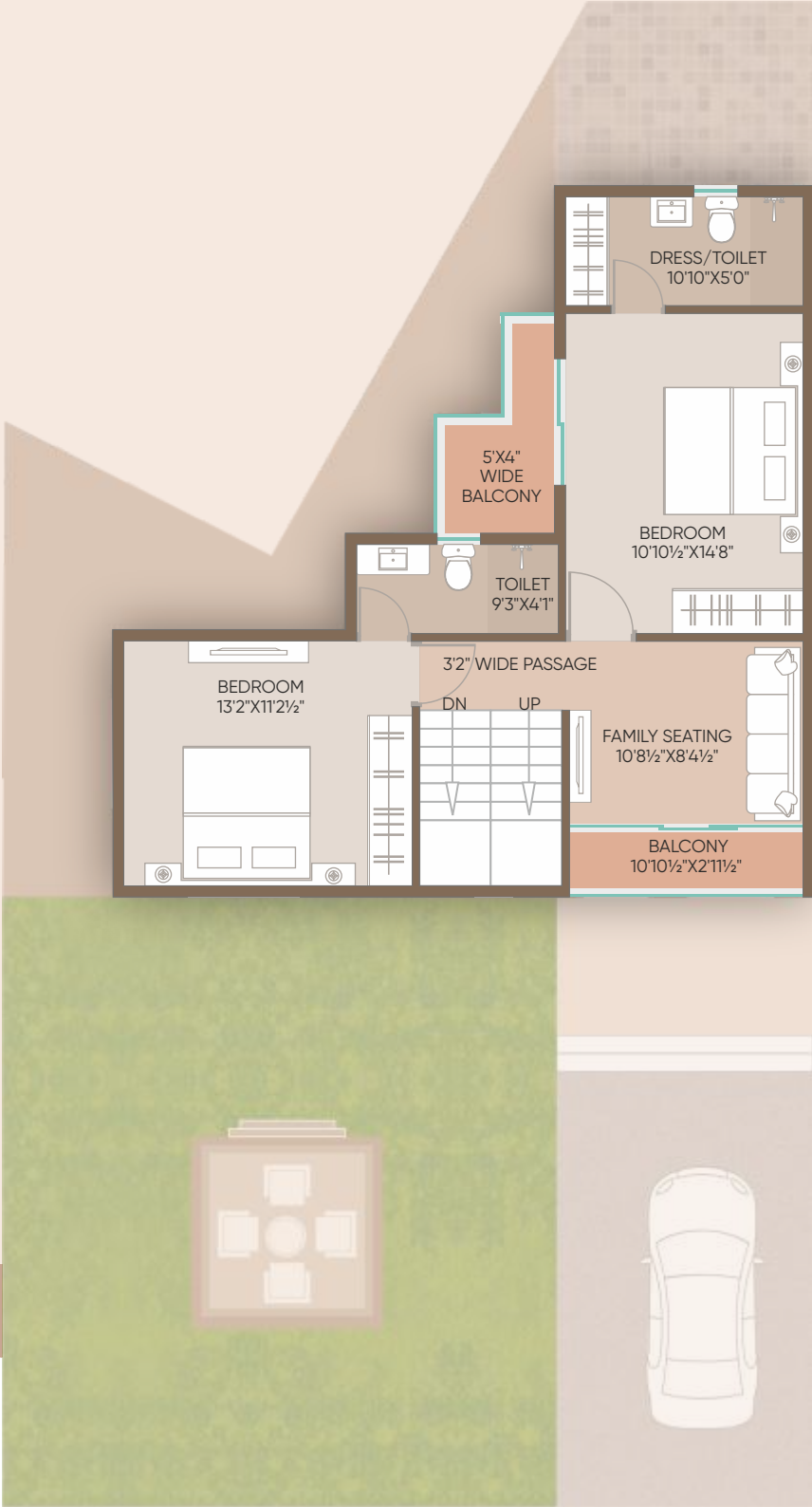


SECOND FLOOR

PLOT NO.
07



GROUND FLOOR



FIRST FLOOR

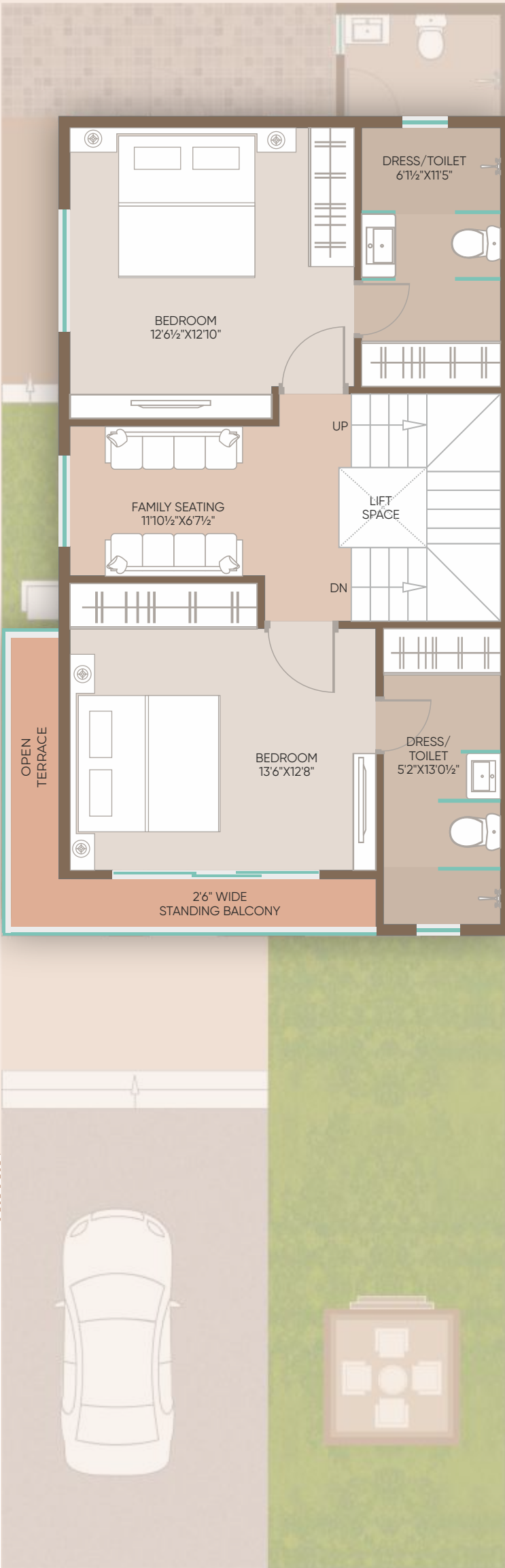


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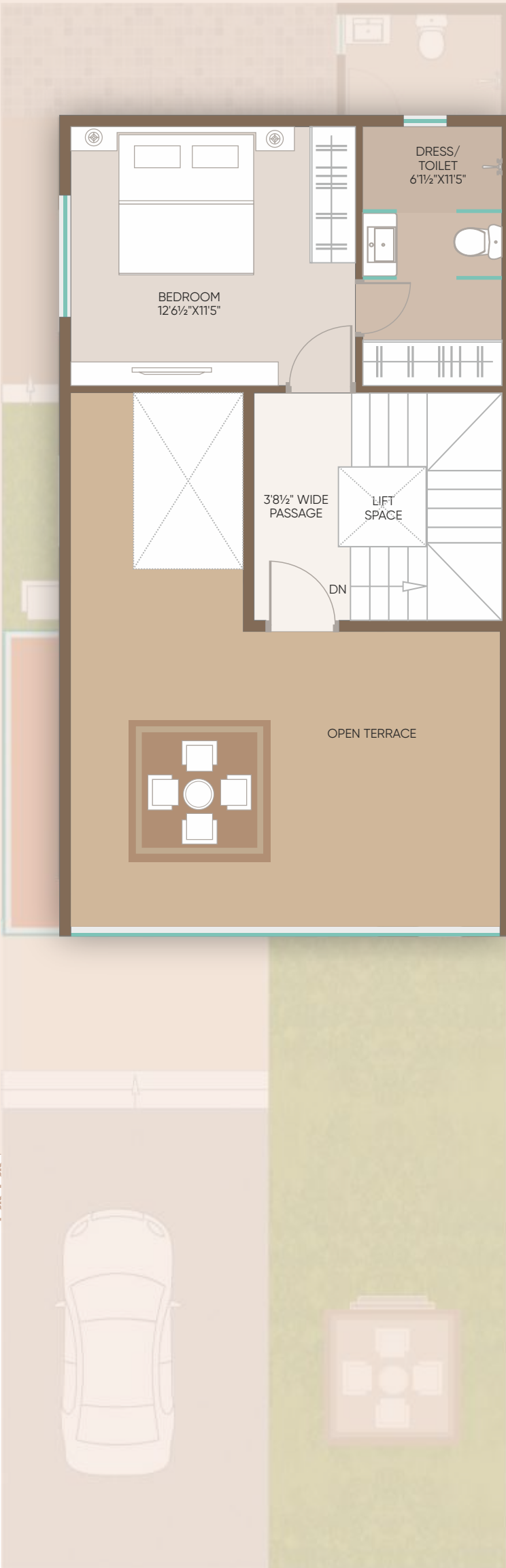
PLOT NO.
08
TO
10



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO.
11



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

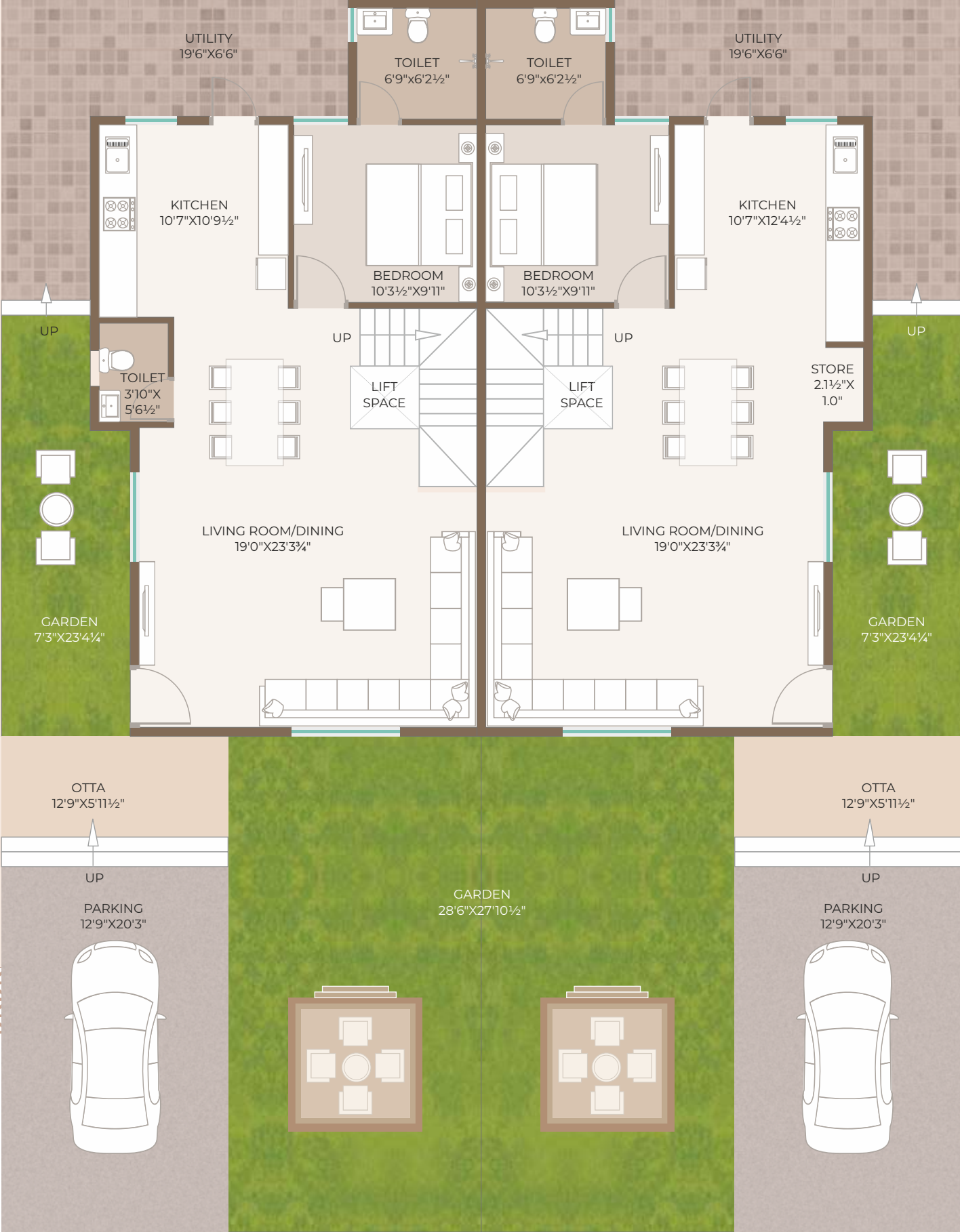


PEACEFUL ALLEYS: GENEROUS LIVING SPACES

Meander through the inviting lanes of Aatmiya Grandvilla 2, where spaciousness and privacy intertwine to create a serene retreat. Each pathway offers a secluded sanctuary, providing residents with the perfect balance of tranquillity and accessibility. Discover a world where every turn leads to expansive living spaces and moments of peaceful solitude.



PLOT NO.
12



GROUND FLOOR



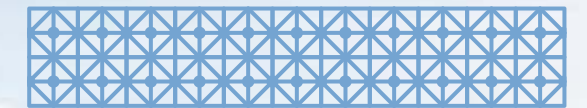
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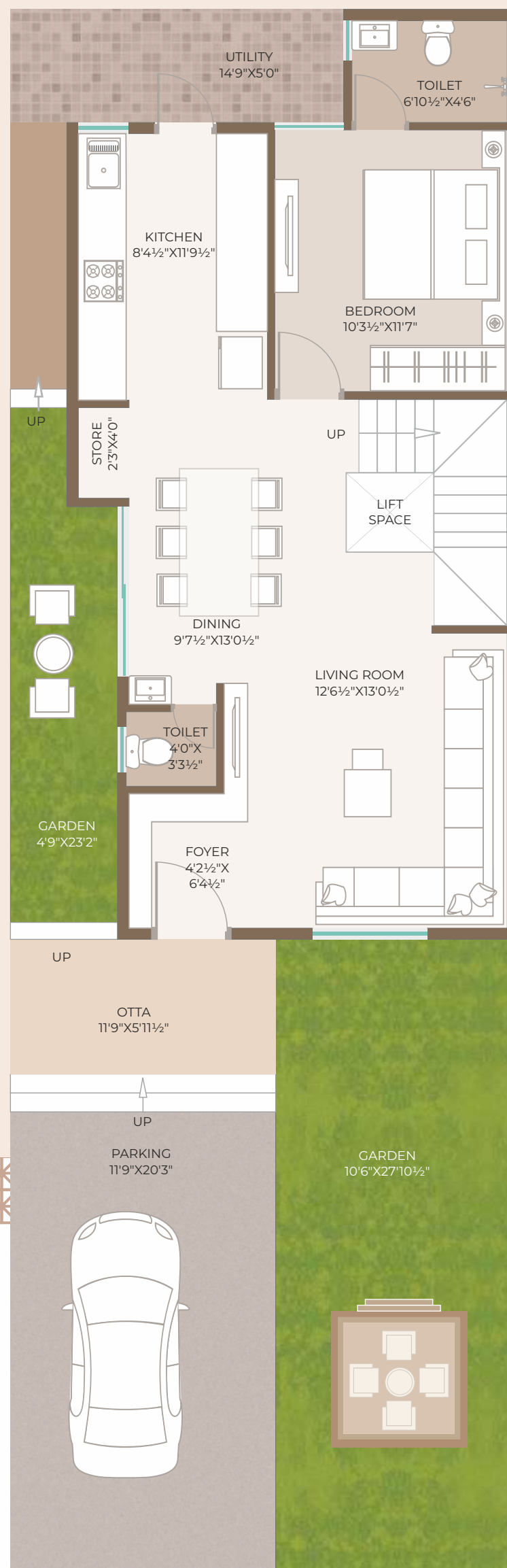
SECOND FLOOR

MAJESTIC VIEWS : YOUR PERSONAL OASIS

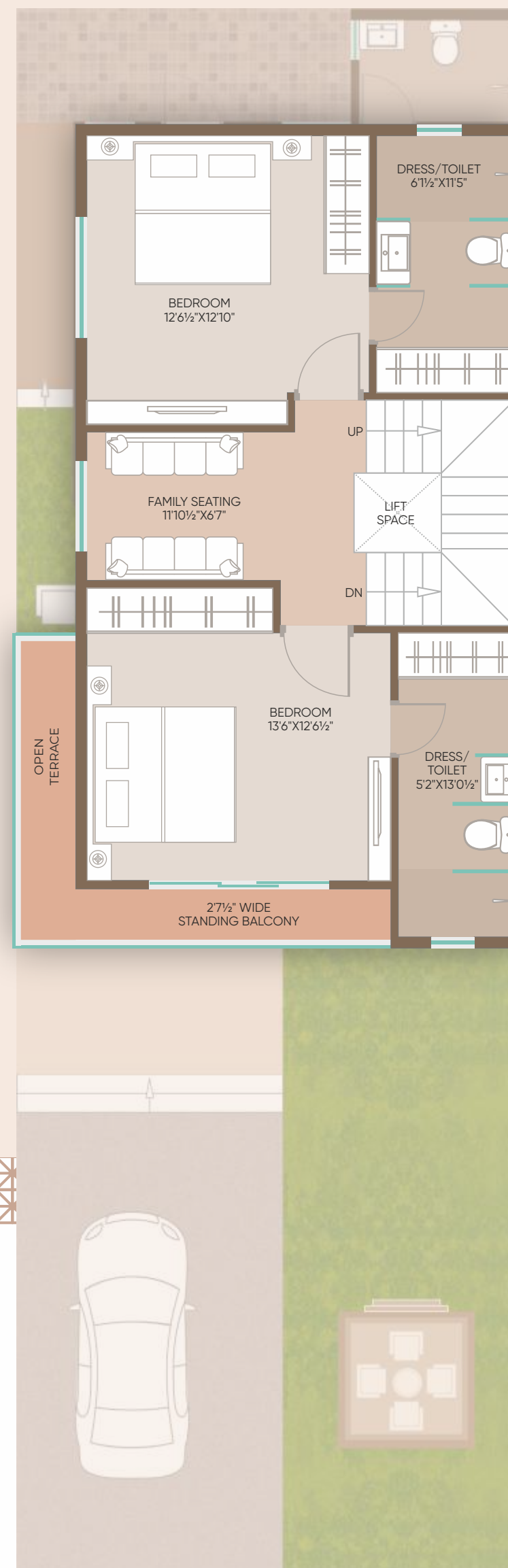
Step out onto your balcony at Aatmiya Grandvilla 2 and immerse yourself in the beauty that surrounds you. With expansive views stretching out before you, each moment becomes a tranquil escape from the hustle and bustle of daily life. From sunrise to sunset, savor the peace and tranquility that comes with having your own private sanctuary.



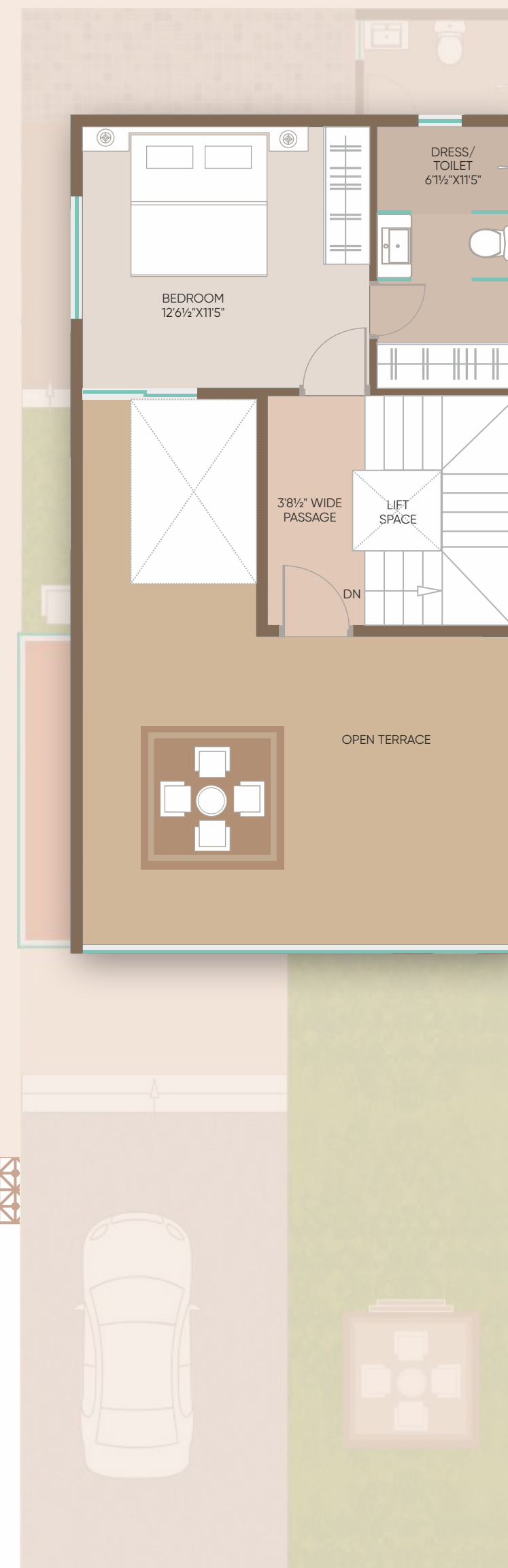
PLOT NO.
14
&
15



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO.
16^{TO} 20 & 23



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



21

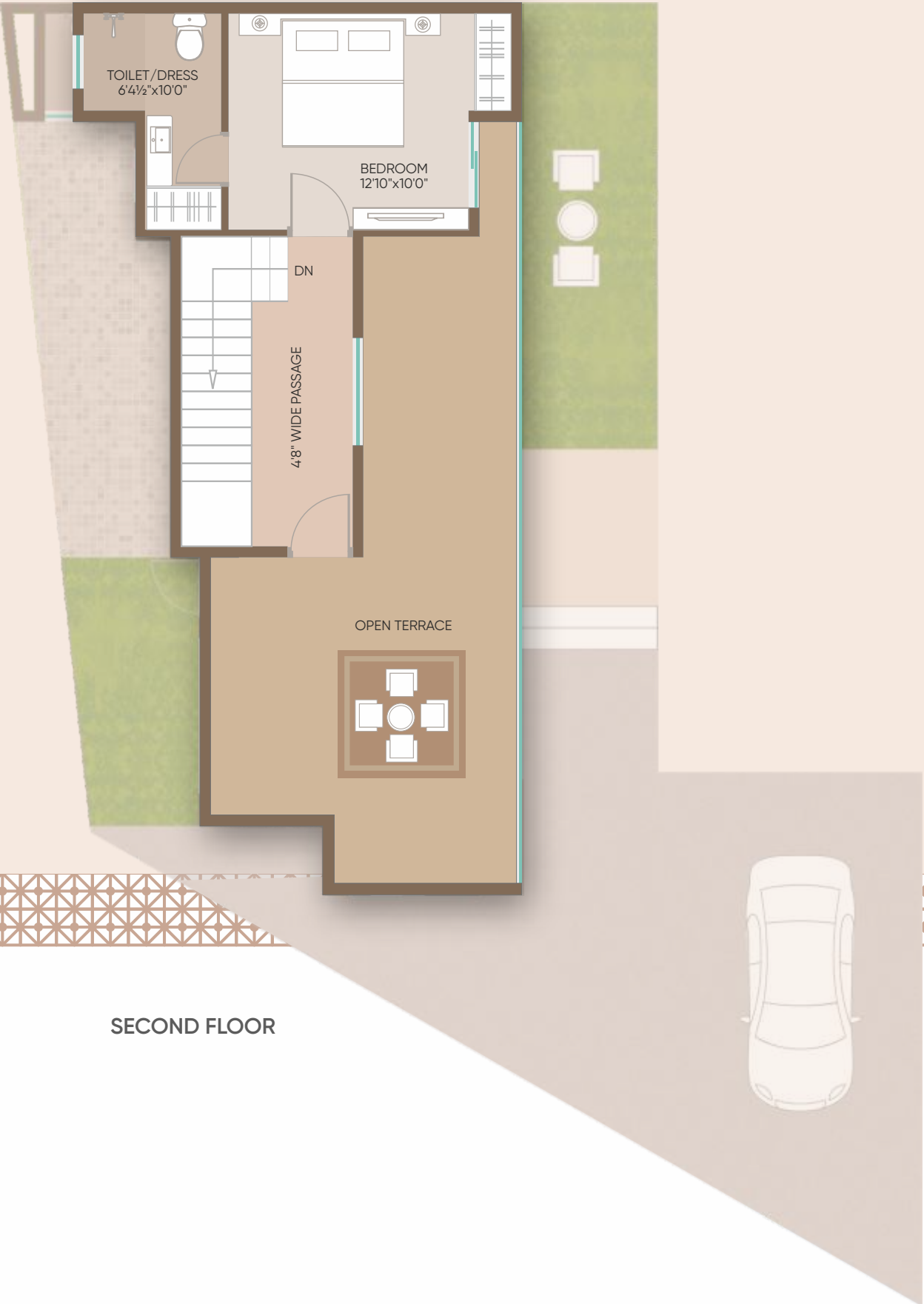
PLOT NO.
21



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO.
22



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT NO.
24



GROUND FLOOR

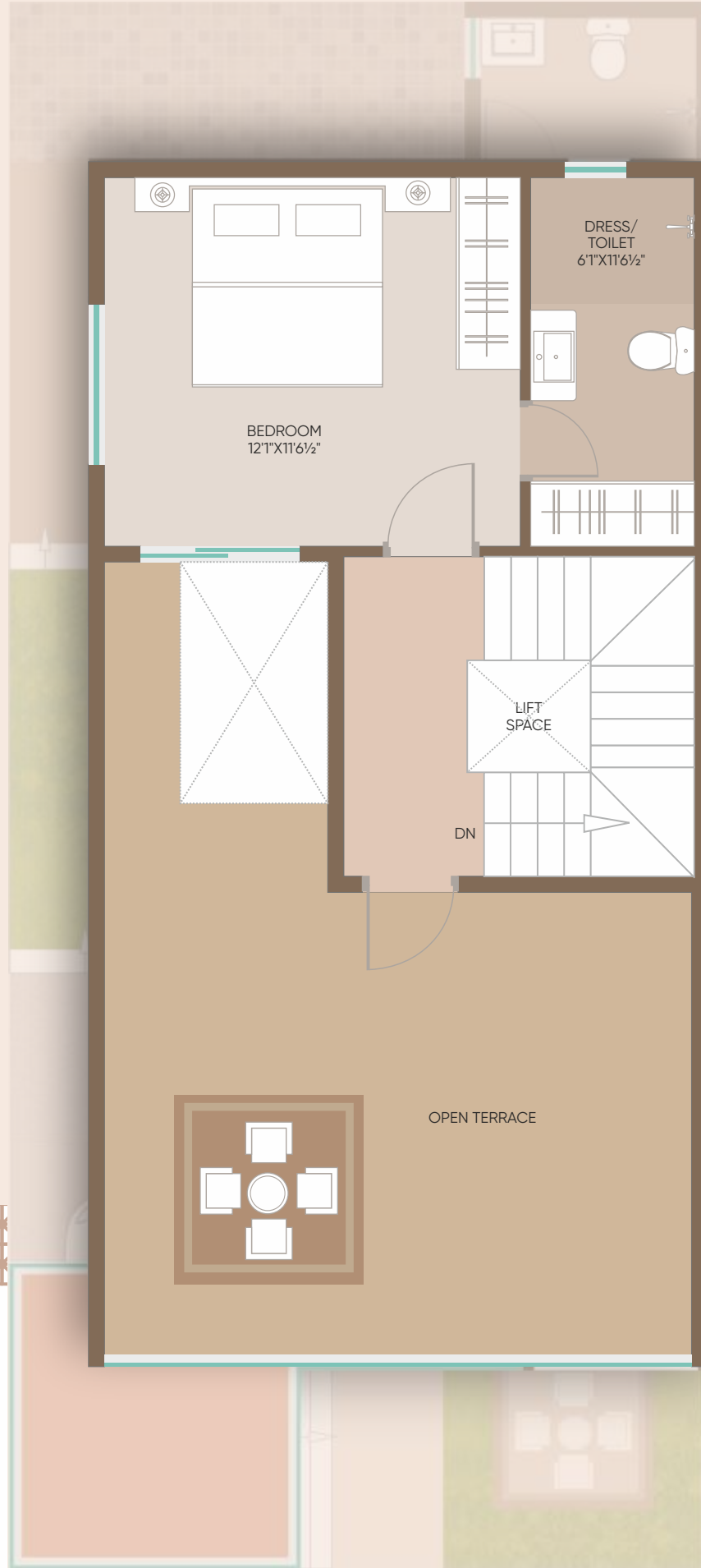
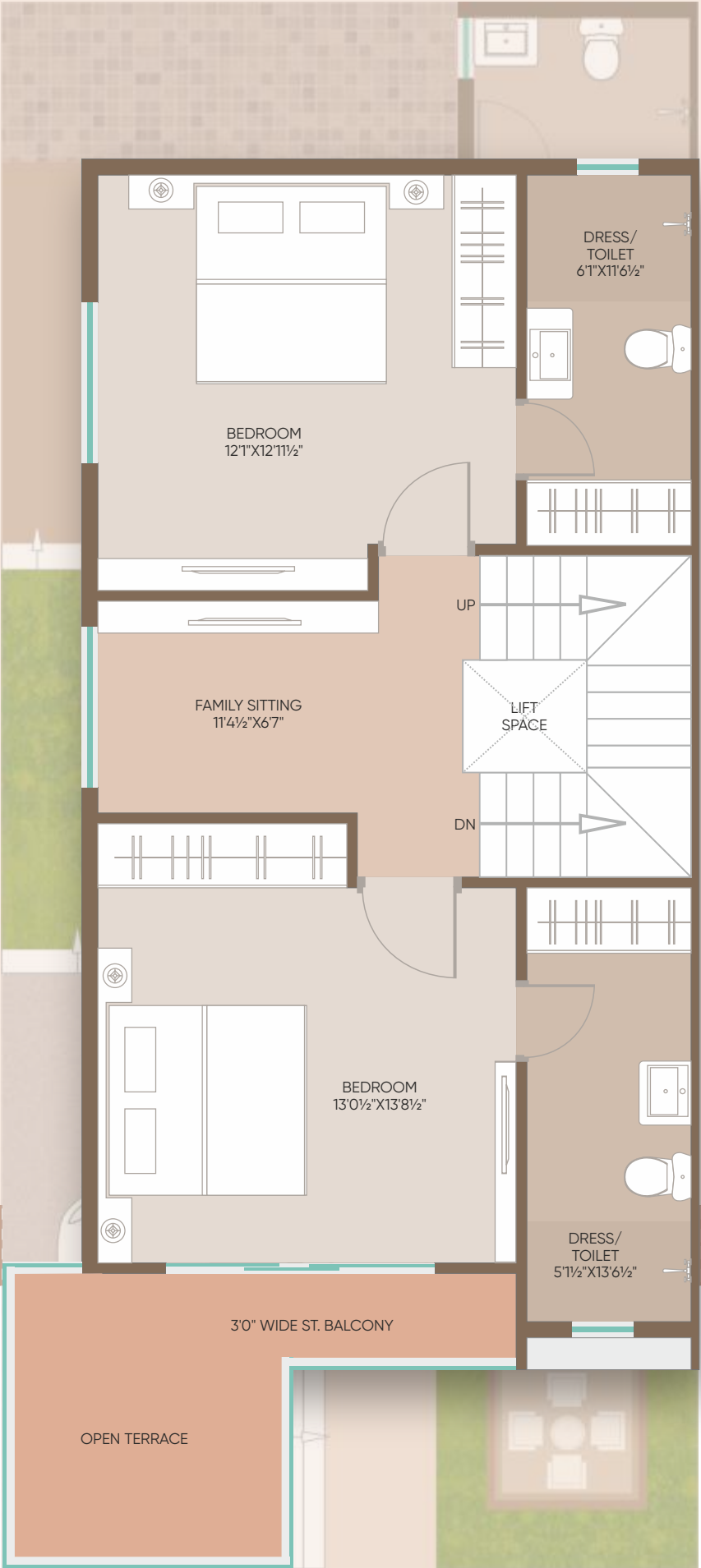
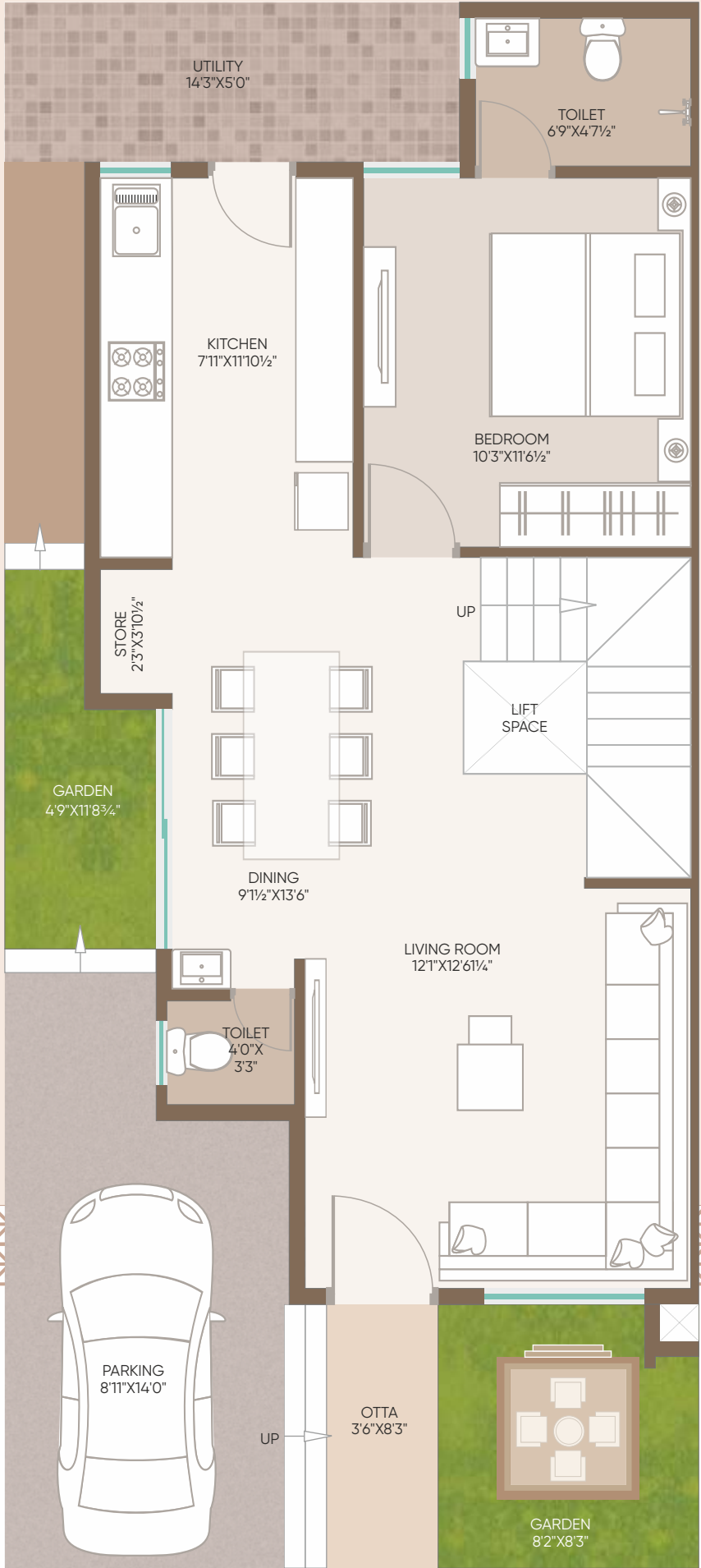


FIRST FLOOR

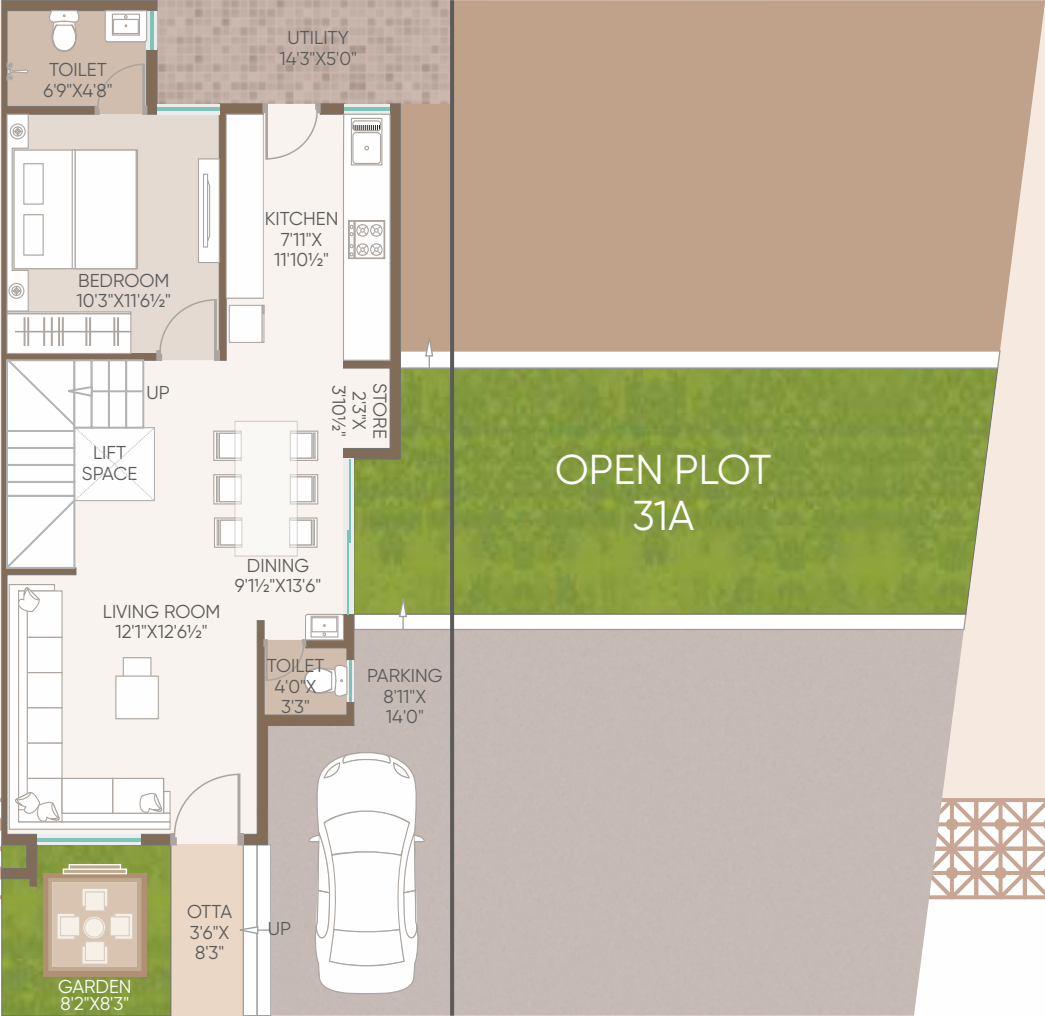


SECOND FLOOR

PLOT NO.
25
TO
29A



PLOT NO.
31



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATION



STRUCTURE

All RCC & AAC Block work as per Structural Engineer's design.



FLOORING

High Grade Vitrified Tiles in all rooms.
Tiles in compound (Basic Area).



KITCHEN:

Exclusive Granite Platform with S.S Sink with designer tiles up to lintel level over the platform.



TOILET / BATHROOMS

Branded bath fitting, good quality plumbing fixtures and sanitary ware.
Concealed with good quality fittings.



WATER

Underground and Overhead water Tank.



DOORS

Attractive Entrance Door with standard safety lock door.
Internal Good quality flush doors.



ELECTRIFICATION

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



PAINT & FINISH

Internal smooth finish plaster Putty with Primer
External weather resistant paint.



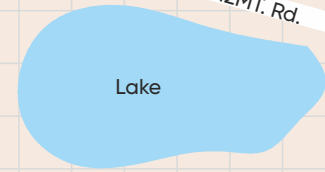
TERRACE

Open terrace finished with China Mosaic.



AATMIYA GRANDVILLA 2

Jambuva
Village



12MT. Rd.

18MT. Rd.

Subh
Resi.

18MT. Rd.

Viram
3

Sun
Gold

60.00 MT. Proposed Rd.

St.
Basil
School

Heritage

12MT. Rd.

Kanha
Bungalow

Kanha
Resi.

18MT. Rd.

Vraj

Vandan

Sanskar
Exotica

18MT. Rd.

Sanskar
Ten- 1

Sanskar
Ten- 2

Sanskar
Vatika

18MT. Rd.

Krishna
vatika

Bhakti
Planet

FAG

Sanskriti
Darshan

Maneja 24 MT. Road

Aatmiya
Complex

Rajput Samaj
Bhavan

Makarpura
Hospital

Shreeji
Hospital

Makarpura. Rd.

Sarvoday
Town Ship

Voltemp
Transformers

Makarpura. Rd.

House

Landmark

Maneja
Crossing

Sussen
Circle

Jambuva Bridge



DEVELOPER
SANMITA REALTY PVT.LTD

ADDRESS
Aatmiya Grandvilla 2, B/H Shubh Recidency,
18 mtr Jambuva Road, Vadodara- 390014.

CONTACT DETAIL
E: aatmiyagrandvilla02@gmail.com
Ph: +91 70162 70592, 90999 45635
W: www.aatmiya.in

ARCHITECT
ASQUARE
ARCHITECTURE & INTERIORS
KETAN PATEL

STRUCTURE
R.V. Patel ASSOCIATES

PAYMENT MODE

- 10% Before Agreement to sale
- 20% Upon execution of Agreement to sale
- 15% Upon Plinth Level
- 25% Upon Slab
- 05% Upon Brick work, in and our plaster,
Flooring, Water proofing, Window and Door fittings
- 05% Upon Sanitary Fittings
- 05% Upon Outer Plumbing, Brick work, elevation etc.
- 10% Upon Electric fitting etc.
- 05% Before possession

SCAN FOR
LOCATION



SCAN FOR
WEBSITE



SCAN FOR
E BROCHURE



Disclaimer
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RERA NO : PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA13867/220724/250528