



STEP
INTO
THE
WORLD
OF
LUXURY

VILLAS






AATMIYA
GRAND VILLA 23

Indulge in
Extravagance



A lifestyle of extraordinary grandeur is waiting to unfold at Grand Villa 23. Every detail is finely crafted here to give you a living you truly deserve. A living that uplifts you to live to the fullest. Set in an expansive neighbourhood that blends convenience with privacy, this exclusive villa community offers the perfect setting to elevate your joys.

The Majestic GATEWAY

Welcome to a world of villa living where luxury ushers you into a new chapter of filled with regal dwellings. Inside, expansive spaces have been thoughtfully crafted to indulge your extravagant taste in fine living to ensure you spend every moment in panache. Each villa is a masterpiece of architectural brilliance, offering an exclusive residence to match your living with ace style. The community also features a wide range of leisure amenities, inviting you to relax and cherish life's most precious moments in full grandeur.







A distinguished
Pathway
of glory

This is the perfect moment to seize. A pathway to enter into a lifestyle that fully complements your achievements. Imagine a life where every detail, from the elegance of your surroundings to the comfort of your living space, is a celebration of your success. It is here you'll discover a home that echoes refined existence. A villa where luxury and sophistication are woven into every aspect, bestowing you with a pampering sense of well-deserved fulfillment. It's time. Embrace a lifestyle where your achievements are matched by the grandeur of your living experience.





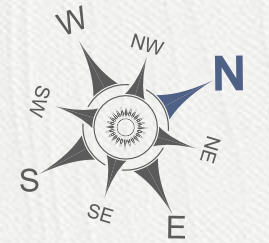
With the finest **Around**

Keeping you in good company with exceptional connectivity, this community ensures you're always within reach of everything that matters. Be it essential services, key city spots, or leisure destinations. With seamless access to important areas, you'll never have to miss out on the conveniences or opportunities that enrich your daily life. A well-marked plan for developments within the community offers ample breathing space to preserve your sense of independence while enjoying the benefits of a well-connected, thriving community. While the greenery in the neighbourhood will give you serenity and peace of mind.





LAYOUT PLAN



| Plot No. | BUILDING PLAN | PLOT AREA(Sq.Ft.) | Plot No. | BUILDING PLAN | PLOT AREA(Sq.Ft.) | Plot No. | BUILDING PLAN | PLOT AREA(Sq.Ft.) |
|----------|---------------|-------------------|----------|---------------|-------------------|----------|---------------|-------------------|
| 50 | A2 | 946.16 | 82 | B2 | 906.87 | 174 | A2 | 946.16 |
| 51 | A1 | 946.16 | 83 | B1 | 906.87 | 175 | A1 | 946.16 |
| 52 | A2 | 946.16 | 84 | B2 | 906.87 | 176 | A2 | 946.16 |
| 53 | A1 | 946.16 | 85 | B1 | 906.76 | 177 | A1 | 946.16 |
| 54 | A2 | 946.16 | 86 | B2 | 906.76 | | | |
| 55 | A1 | 946.16 | 87 | B1 | 906.76 | | | |
| 56 | A2 | 946.16 | 88 | B2 | 906.65 | | | |
| 57 | A1 | 946.16 | 89 | B1 | 906.65 | | | |
| 58 | A2 | 946.16 | 90 | B2 | 906.65 | | | |
| 59 | A1 | 946.16 | 91 | B1 | 906.65 | | | |
| 60 | A2 | 946.16 | 92 | B2 | 906.86 | | | |
| 61 | A1 | 946.16 | 93 | B1 | 907.1899 | | | |
| 62 | A2 | 946.16 | 94 | Plot no 1 | 1761.313 | | | |
| 63 | A1 | 946.16 | 95 | C2 | 1121.07 | | | |
| 64 | A2 | 946.16 | 96 | C2 | 1131.83 | | | |
| 65 | A1 | 946.16 | 97 | C1 | 1131.83 | | | |
| 66 | A2 | 946.16 | 98 | C2 | 1131.83 | | | |
| 67 | A1 | 946.16 | 99 | C1 | 1131.83 | | | |
| 68 | A2 | 946.16 | 100 | C2 | 1131.83 | | | |
| 69 | A1 | 946.16 | 101 | C1 | 1131.83 | | | |
| 70 | A2 | 946.16 | 102 | C2 | 1131.83 | | | |
| 71 | A1 | 950.46 | 126 | B1 | 908.16 | | | |
| 72 | B2 | 911.39 | 127 | Plot no 1 | 942.07 | | | |
| 73 | B1 | 907.19 | 128 | Plot no 1 | 1267.03 | | | |
| 74 | B2 | 907.19 | 166 | B2 | 907.51 | | | |
| 75 | B1 | 907.19 | 167 | B1 | 907.51 | | | |
| 76 | B2 | 907.08 | 168 | B2 | 907.41 | | | |
| 77 | B1 | 907.08 | 169 | B1 | 907.41 | | | |
| 78 | B2 | 907.08 | 170 | B2 | 907.41 | | | |
| 79 | B1 | 906.97 | 171 | B1 | 923.44 | | | |
| 80 | B2 | 906.97 | 172 | A2 | 962.95 | | | |
| 81 | B1 | 906.97 | 173 | A1 | 946.16 | | | |

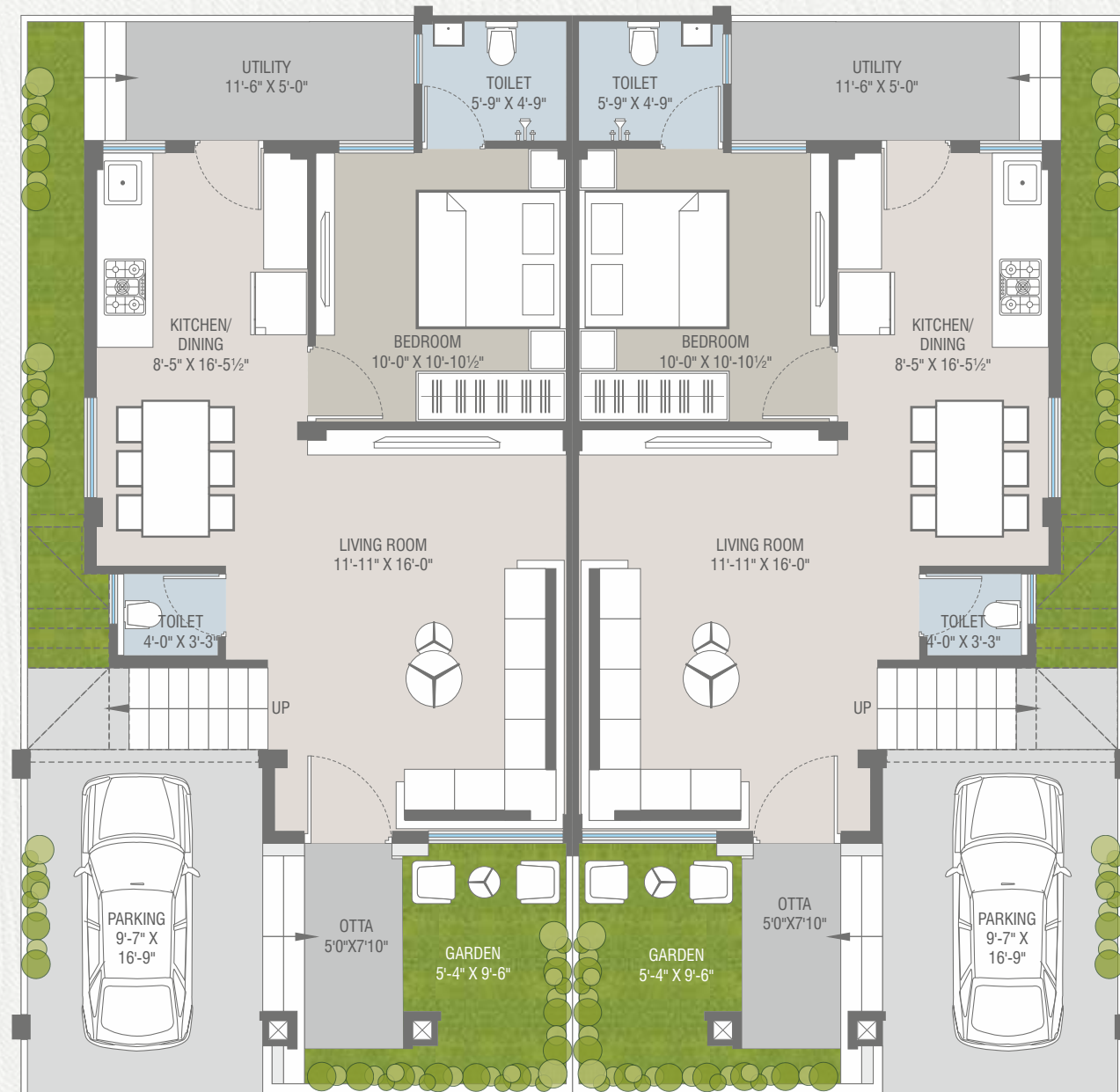


Villas that set a **Standard**

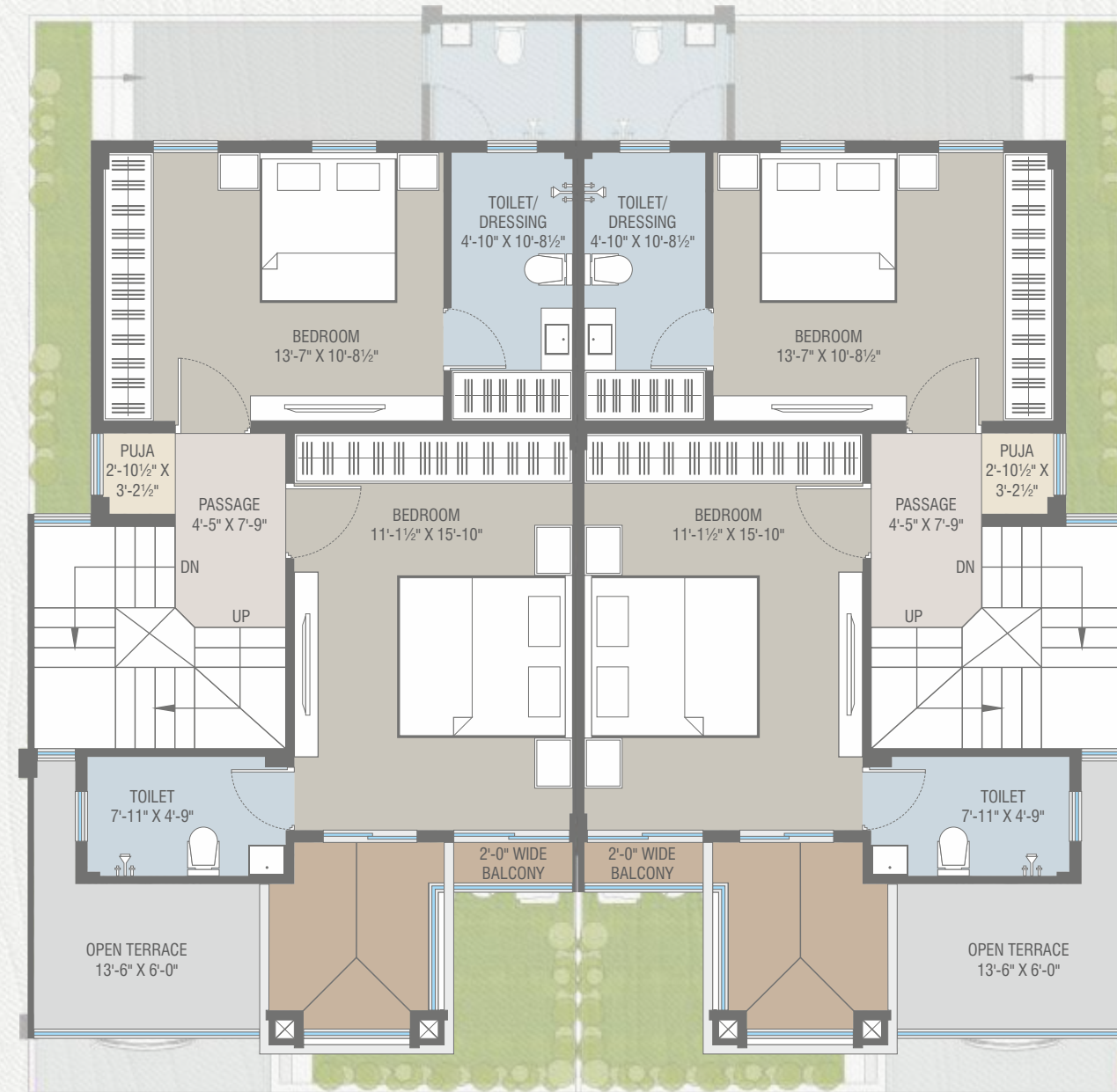
The villas are exclusively designed to complement your lifestyle while placing your desire for privacy at the forefront. Every detail is carefully curated to offer an ambiance of refined luxury. An elegant elevation ensures you always find joy greeting you at the doorstep. The luxury of space lets you unwind and relax with utmost privacy and an openness to cherish the goodness of life. The exquisite design quality and fine materials are just right to add a sense of class, forever.



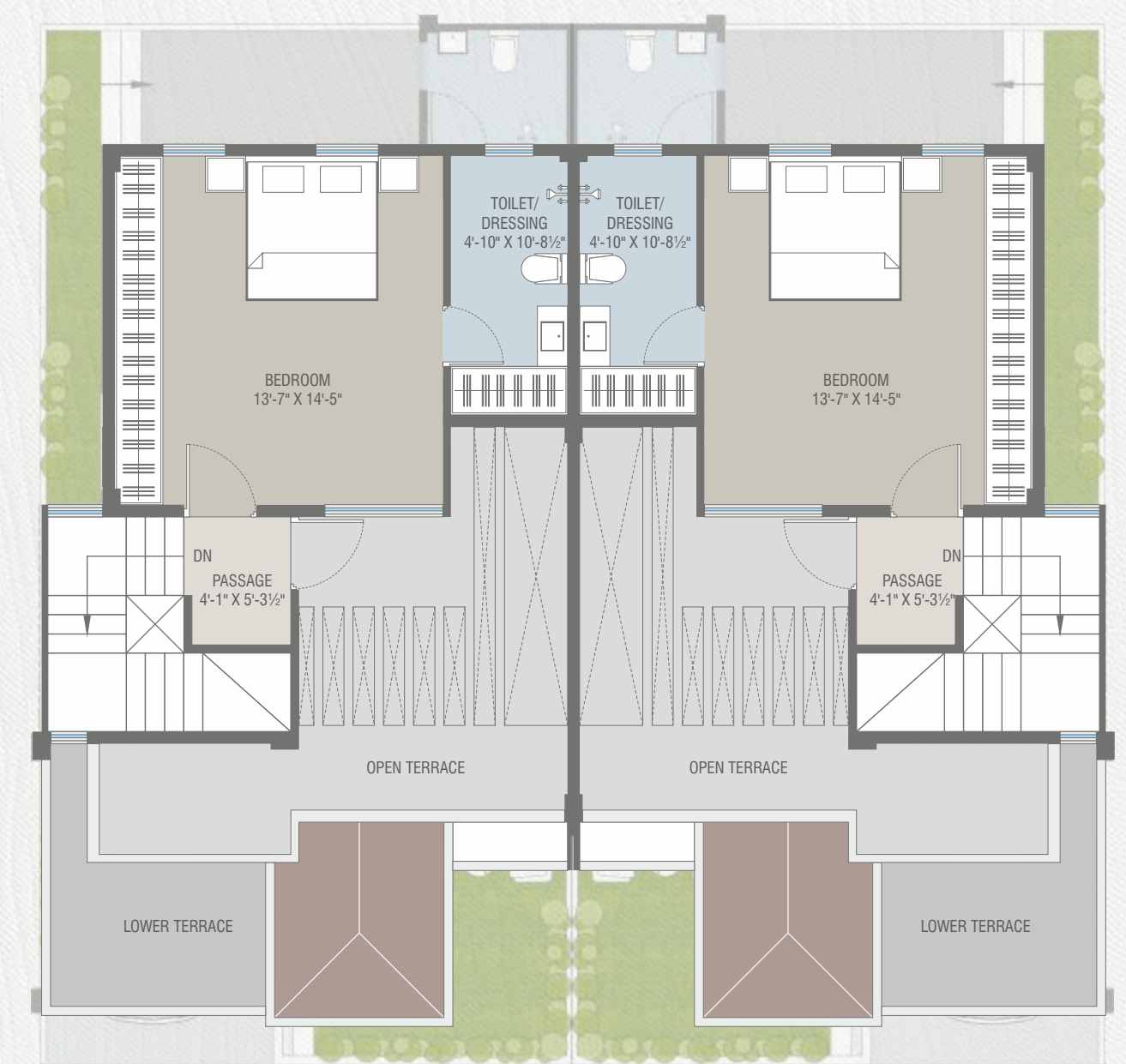
UNIT PLAN PLOT NO: 50 TO 71 - 172 TO 177



GROUND FLOOR PLAN



FIRST FLOOR PLAN

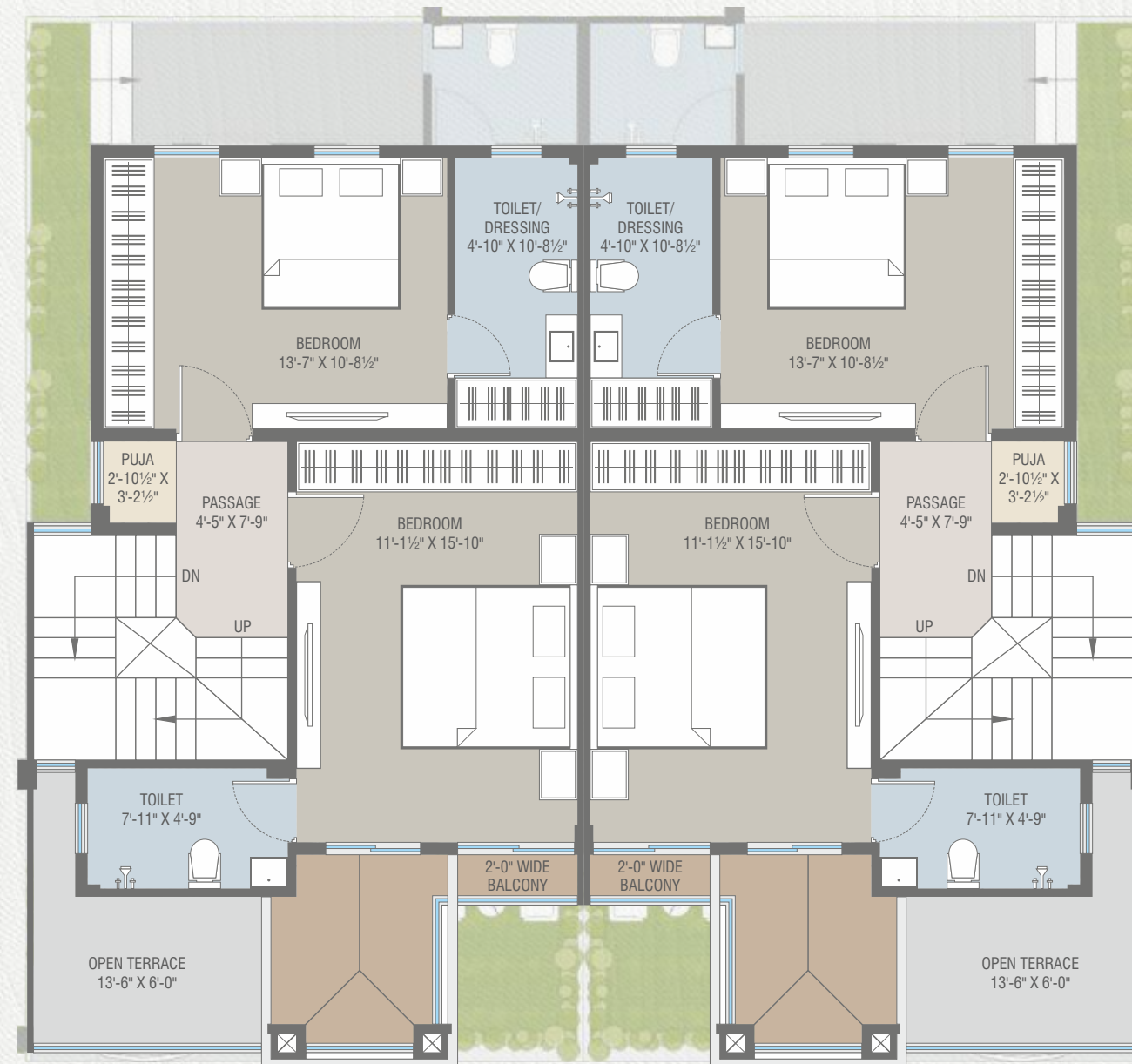


SECOND FLOOR PLAN

UNIT PLAN PLOT NO: 72 TO 93, 126 - 166 TO 171



GROUND FLOOR PLAN



FIRST FLOOR PLAN

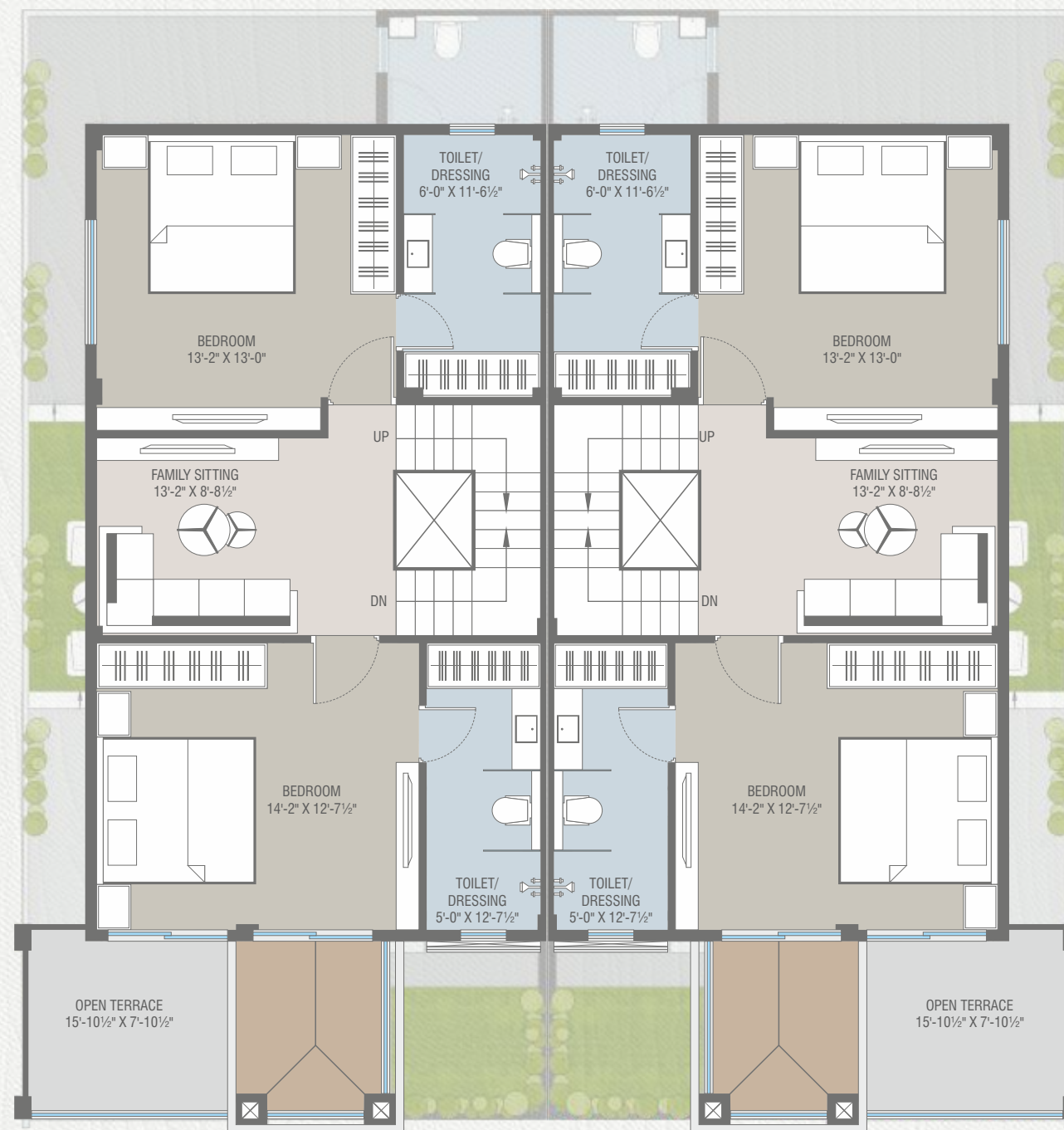


SECOND FLOOR PLAN

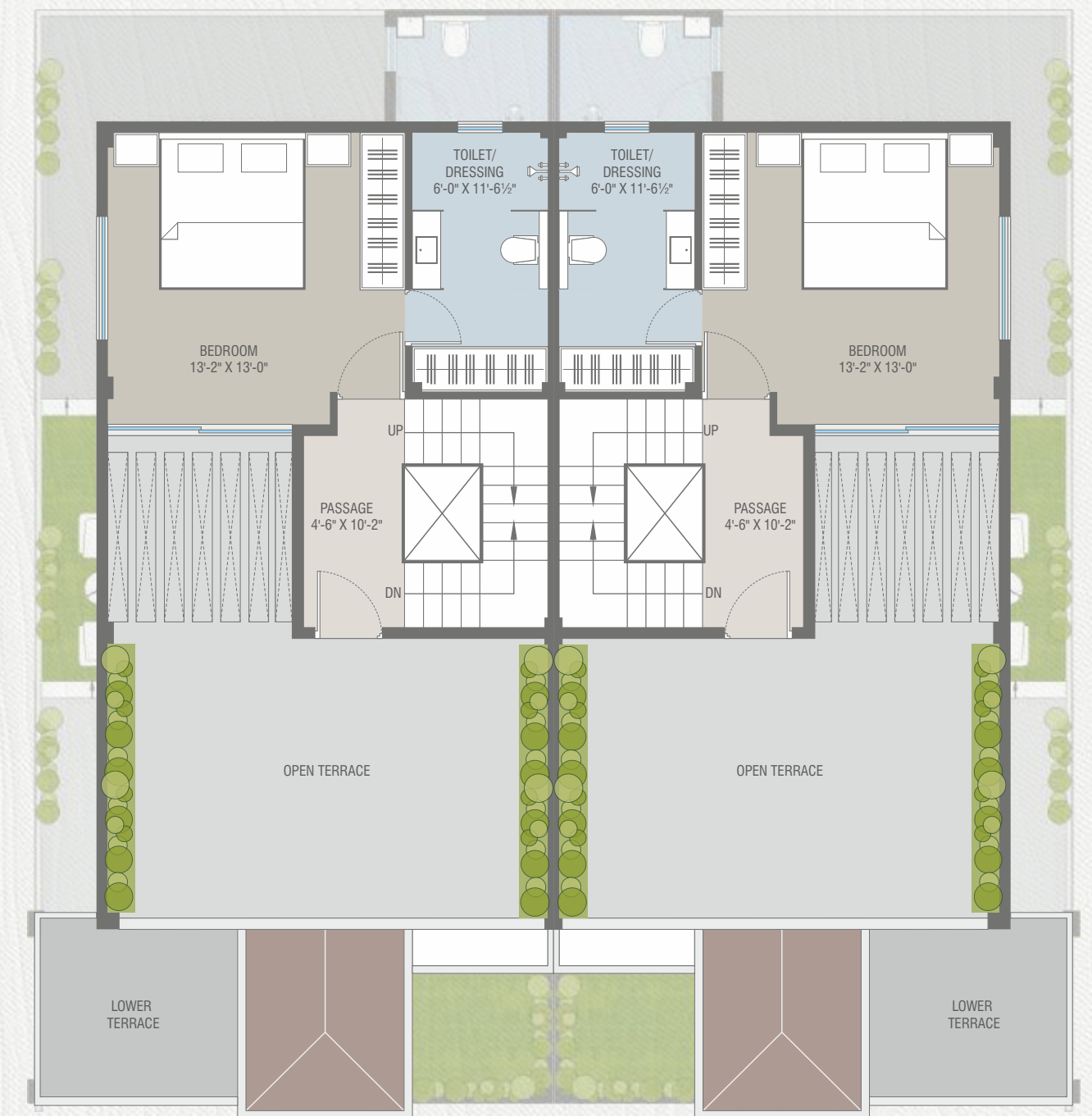
UNIT PLAN PLOT NO: 95 TO 102



GROUND FLOOR PLAN



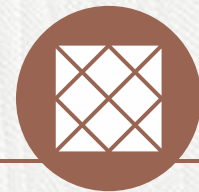
FIRST FLOOR PLAN



SECOND FLOOR PLAN



STRUCTURE:
All RCC & ACC Block work as per Structural Engineer's design.



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



KITCHEN:
Exclusive Granite / Artificial stone Platform with S.S Sink with designer tiles upto lintel level over the platform.



TOILET / BATHROOMS:
Branded bath fitting, good quality plumbing fixtures and sanitary ware. Concealed with good quality fittings.



TERRACE:
Open terrace finished with China Mosaic.



WATER:
Underground and Overhead water Tank



DOORS:
Attractive Entrance with standard safety lock and other decorative fittings. Internal good quality flush door.



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



PAINT & FINISH:
Internal mala.. plaster with Putty & Primer finish.
External weather resistant paint.



WINDOWS:
Powder coated Aluminium windows.





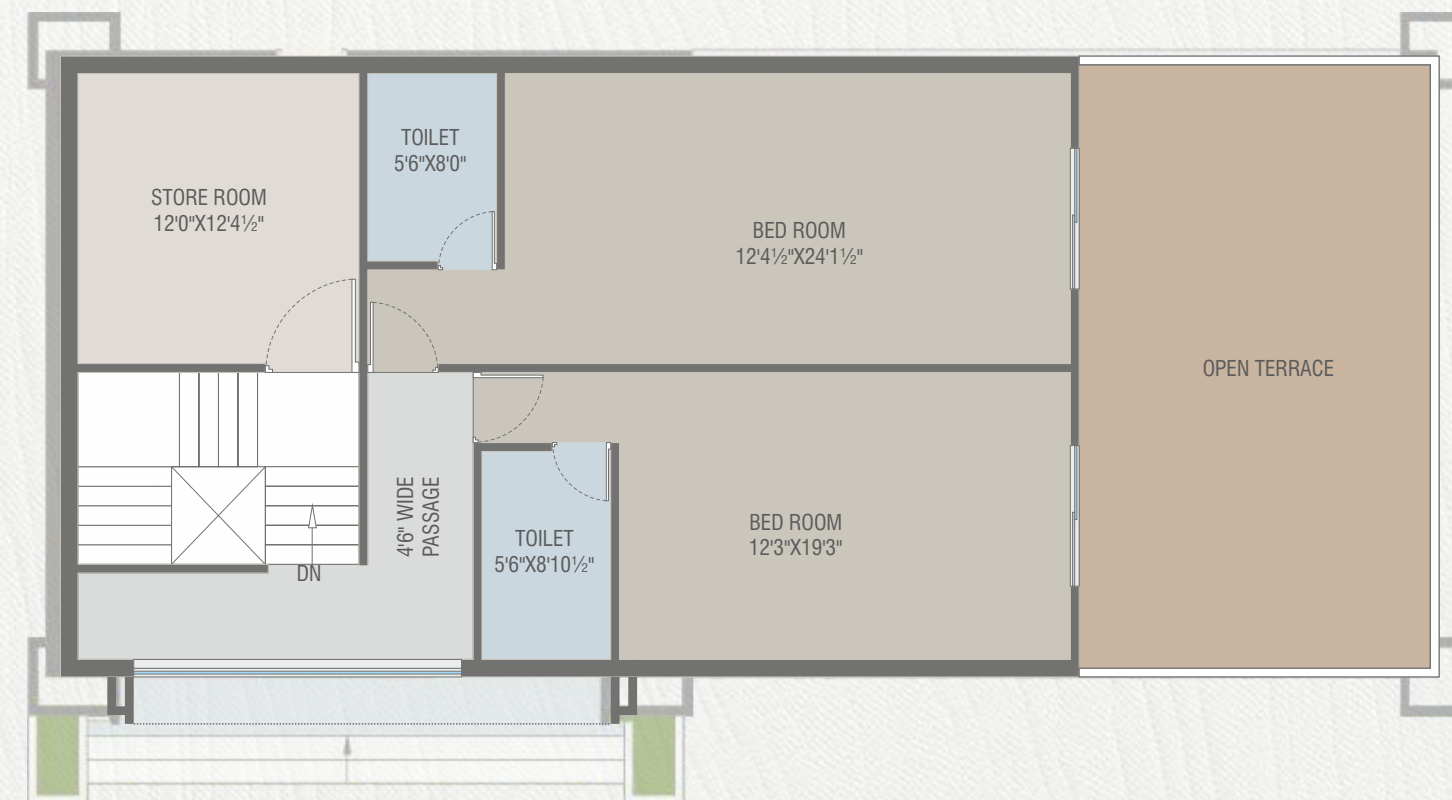
Redefining leisure Experiences

There's more to life than work, and we believe that every moment outside of it should be savoured and celebrated. That's why a plethora of recreational and leisure facilities have been thoughtfully integrated within the complex to elevate the simple moments of joy for you and your family. We have created spaces for social gatherings and fitness activities to spaces for spiritual peace and childhood joy offering a perfect balance of leisure and lifestyle.

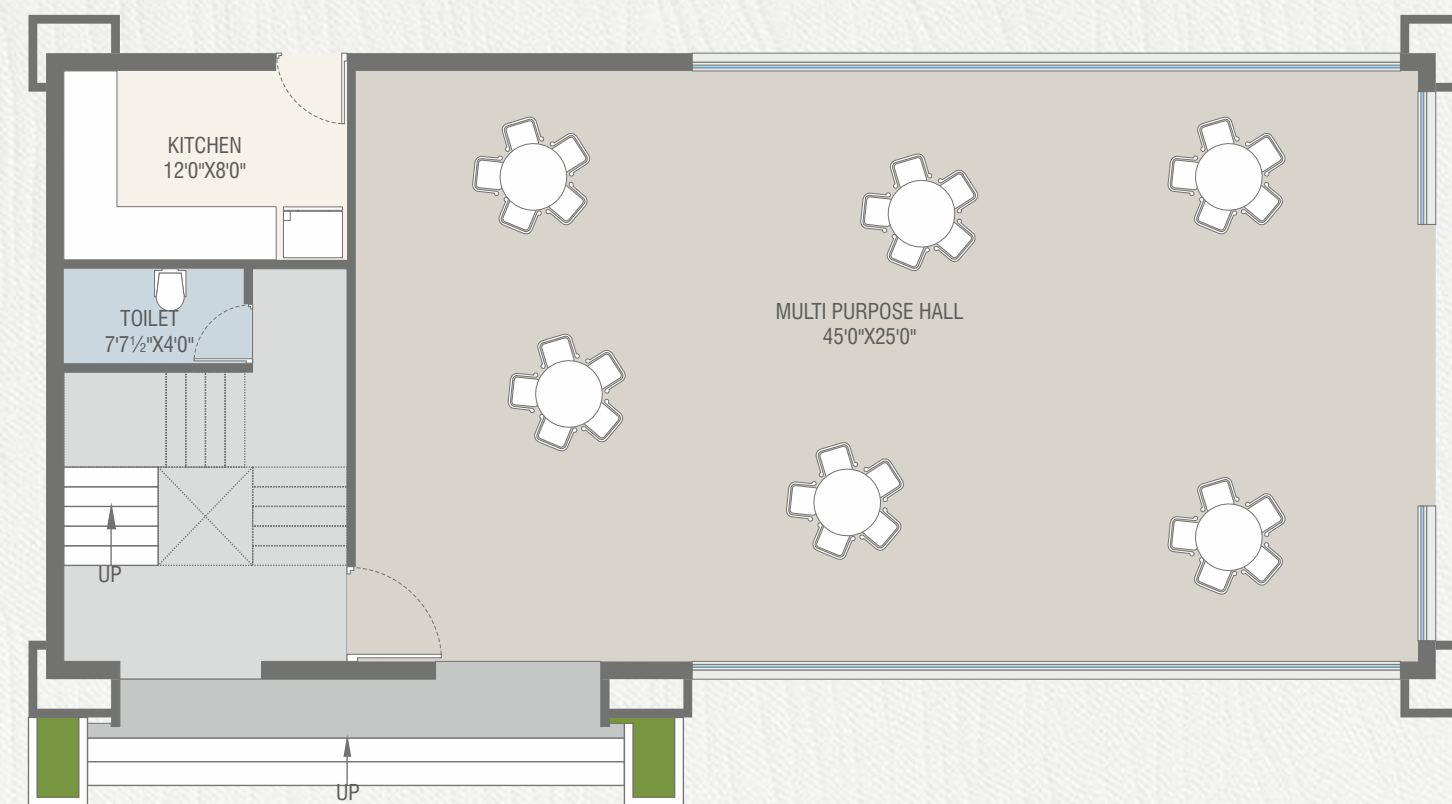


CLUB HOUSE

FIRST FLOOR PLAN



GROUND FLOOR PLAN



— AMENITIES —



SWIMMING POOL



CHANGING AREA



MULTIPURPOSE HALL



CHILDREN PLAY AREA



GAZEBO



GARDEN



OPEN GYM



GUEST ROOM



TEMPLE

— LEISURE AMENITIES —

- 24x 7 security with security cabin
- Compound wall surrounding the villa
- RCC or Paver block internal roads with street lights
- Decorative paving & architectural plantation
- Rain water Harvesting
- Termite Resistance Treatment with piping
- Underground cabling for wire-free look
- Number plates on each unit to maintain uniformity

Soak in the **Exuberance**

A wealth of leisure options awaits you in the modern Clubhouse, offering the ideal setting to socialize or find quiet moments for yourself. Dive into the shimmering waters of the pristine swimming pool, or lounge on the stylish deck, soaking up the sun as you unwind in pure serenity. Designed with both luxury and convenience in mind, this is where leisure will evolve constantly with plenty of choices to suit every mood of yours.





Developer:
S AMIN INFRASTRUCTURE PRIVATE LIMITED

Site: **Aatmiya Grandvilla 23**,
Besides Hotel Girnar, Tarsali By Pass, Vadodara 390009

P: +91 63510 79807
E: grandvilla23@gmail.com
W: www.aatmiya.in

Architect:

ASQUARE
KETAN PATEL

Structure :
R V PATEL ASSOCIATE

PAYMENT MODE

3 BHK Units/ Villas

| | |
|---|-----|
| Before Agreement to Sale | 10% |
| Upon Plinth level | 30% |
| On completion of Ground floor slab | 20% |
| On completion of First floor slab | 20% |
| On completion of Second floor slab | 0% |
| On completion of Outside Plaster | 5% |
| On completion of Inside Plaster | 5% |
| On completion of Flooring | 5% |
| On completion of Finishing And Possession | 5% |

4 BHK Units/ Villas

| | |
|---|-----|
| Before Agreement to Sale | 10% |
| Upon Plinth level | 30% |
| On completion of Ground floor slab | 15% |
| On completion of First floor slab | 15% |
| On completion of Second floor slab | 10% |
| On completion of Outside Plaster | 5% |
| On completion of Inside Plaster | 5% |
| On completion of Flooring | 5% |
| On completion of Finishing And Possession | 5% |

RERA NO. : PR/GJ/VADODARA/VADODARA/Vadodara
Municipal Corporation/RAA14654/060125/310828
www.gujrera.gujarat.gov.in

SCAN FOR
WEBSITE



SCAN FOR
LOCATION



SCAN FOR
E-BROCHURE

