



11 EUNICK DESIGN 3D Visualization by LUDO - The Agency

ELEVATES THE SPIRIT

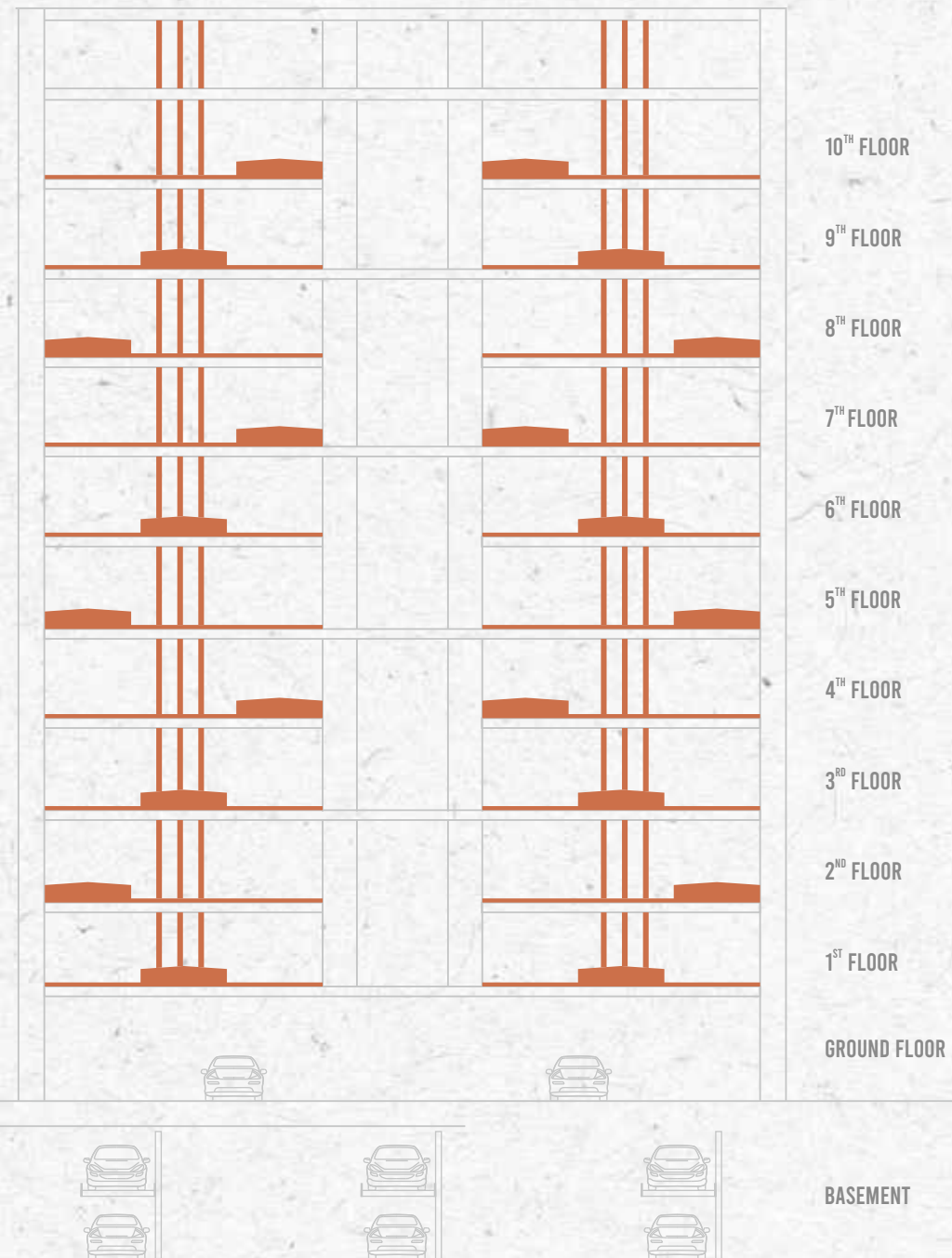
HELPS YOU ACCESS YOUR INTUITION



Selenite is a stone of purity, spirituality and a holder of high vibrations. And Aatmiya Selenite is made to be a reflection of those expressions.

Every amenity, every corner is crafted to make you feel great. Every time you enter, an artistic impression of the gates welcomes you in a way that will make you feel grateful for your decision to own a home in Aatmiya Selenite.

Aatmiya Group is presenting your residences that will turn your ordinary life into a elevates lifestyle.



The Aatmiya group has achieved excellence through its foresightedness and expertise in the field of real estate and construction. the focused vision, undivided dedication and constant efforts of the group help it to develop strategies for its ceaseless growth.

The group holds pride in presenting ultimate Residential & Commercial construction projects that defines Modern & Luxurious Life.

Aatmiya group is bringing a new "Landmark" in the heart of south Vadodara where life blends with the symphony of elegance. where nature & architecture are in perfect harmony. this is the perfect opportunity to turn your work place into a state of the art environment.

Come and own the ideal commercial space with luxurious facilities that will make you feel like working in a peaceful paradise.



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.

MR. SANJAY PATEL
FOUNDER OF AATMIYA GROUP

ARCHITECT



When it comes to designing dream homes, we always put you at the centre. Every little detail is incorporated with the sole aim of exceeding your expectations and adding more value to your life. We ensure equal weightage of form and function so that you get to live a life that you've always desired.

PROJECT ACROSS VADODARA

GOTRI | BHAYLI | JAMBUVA | KALALI
INDUSTRIAL PARK | MAKARPURA | MANEJA

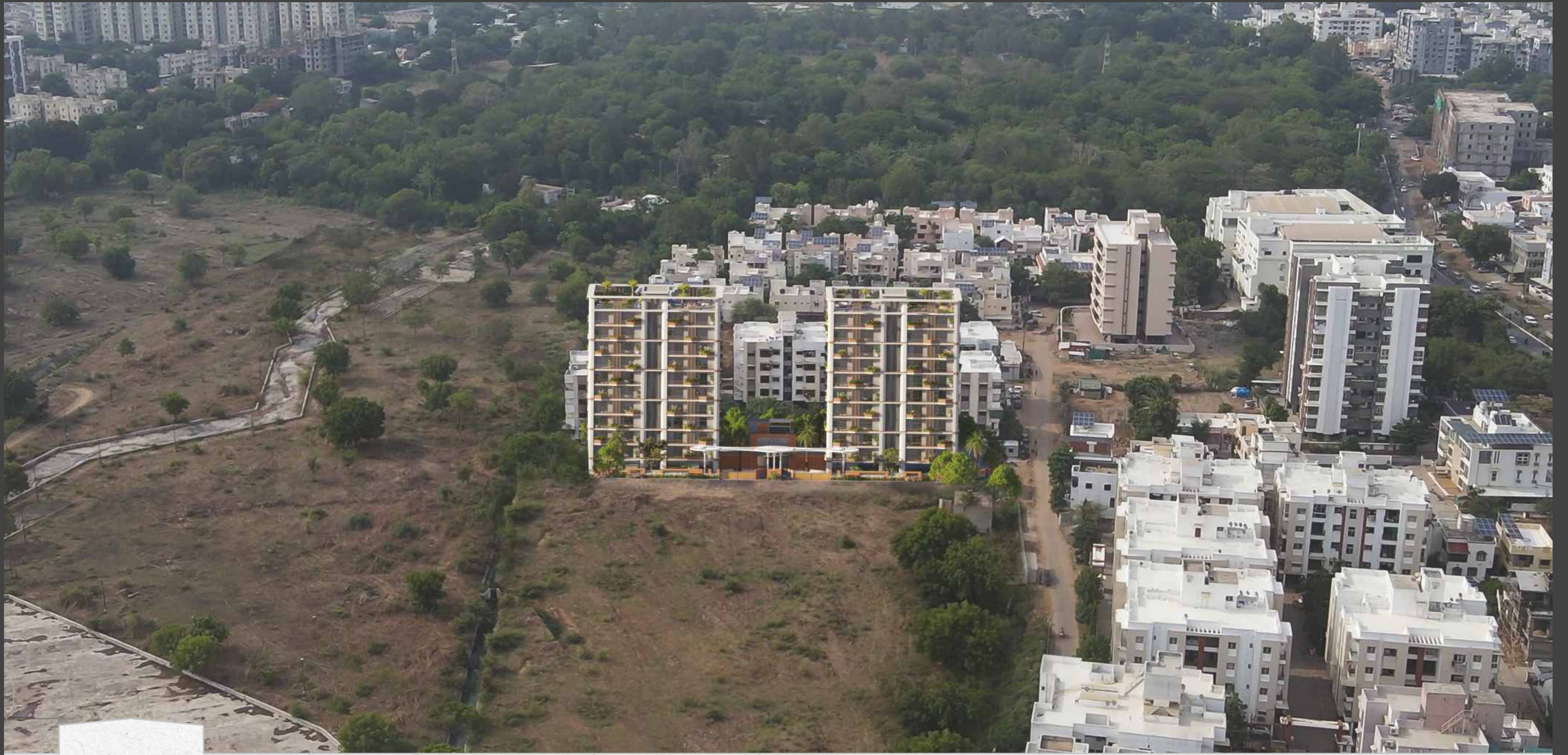
A KEY TO TWO DOORS SUCCESS AND HAPPINESS

You need a home that gives you both—success and happiness. In the morning, you need an environment that gives you the energy and comfort to kickstart your day. In the evening, you need an environment that lets you enjoy your family time and lets you recharge for the next day.

Aatmiya Selenite is that home.





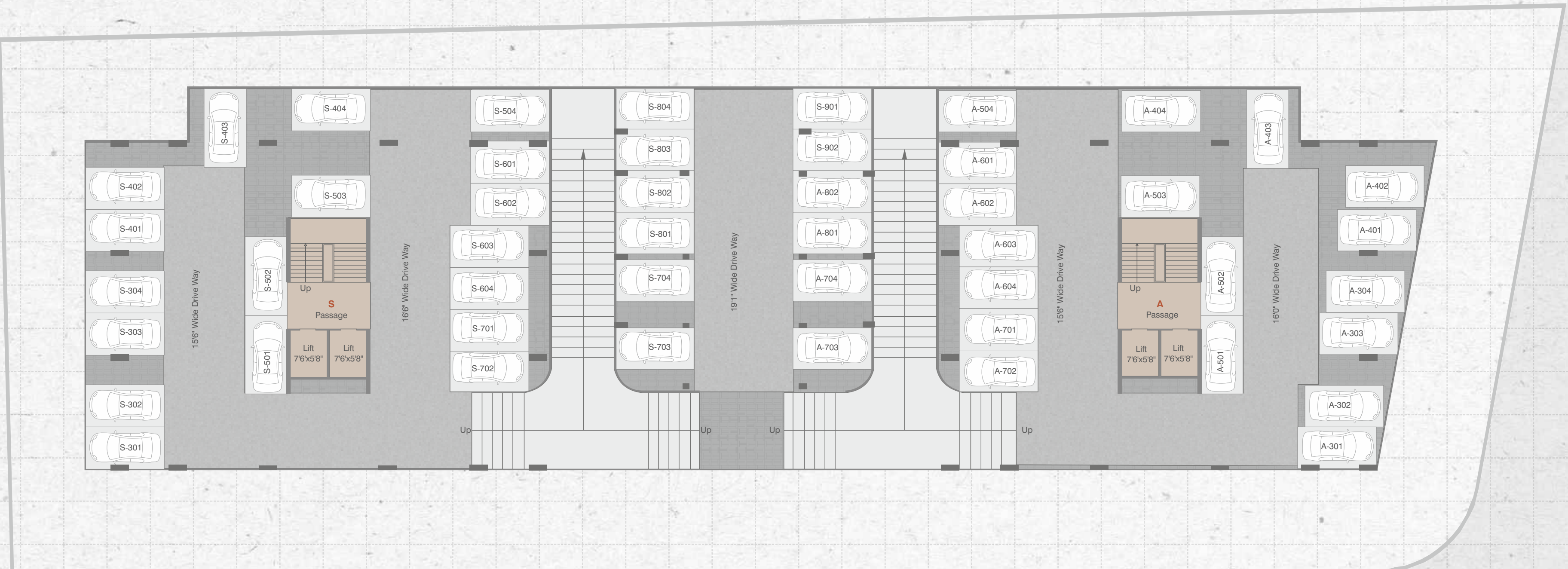
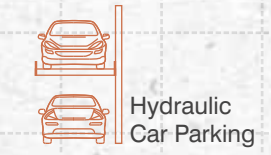


AN ECO-FRIENDLY WAY OF LIFE

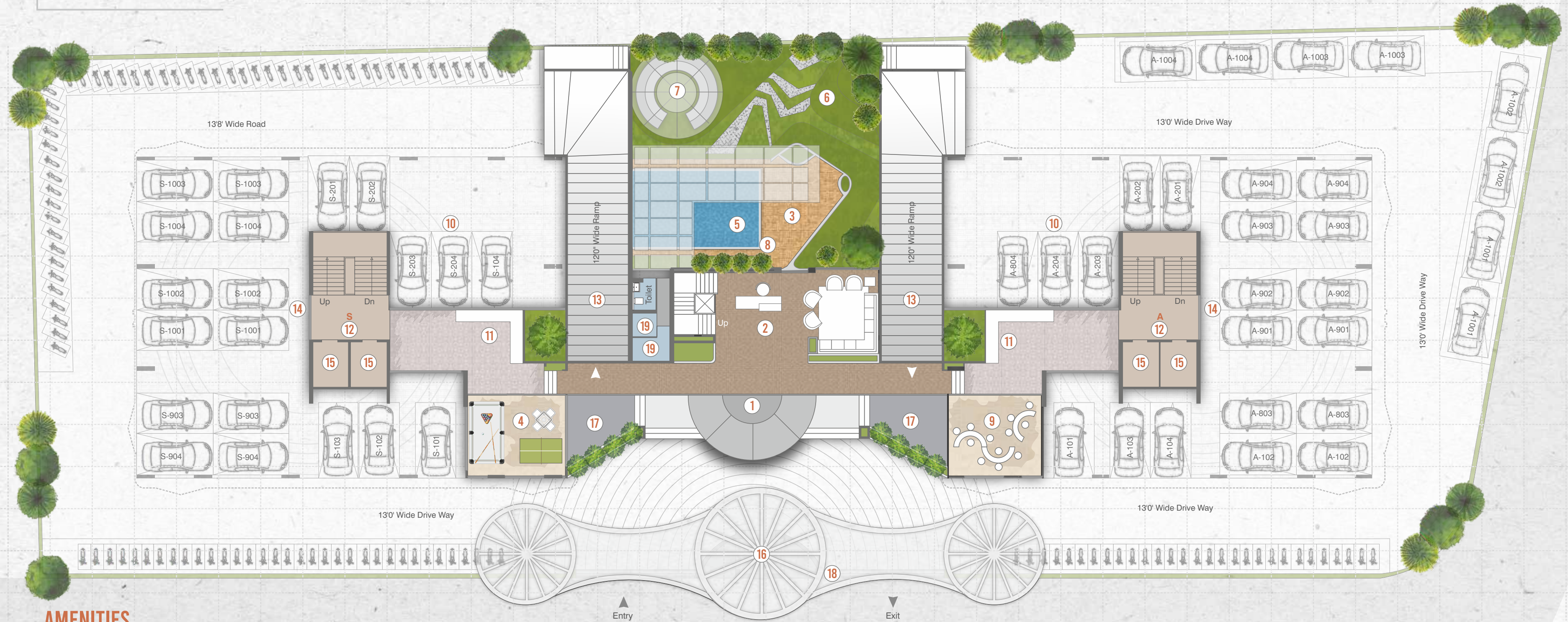
Who says you need to sacrifice nature if you choose to stay in an apartment? With plentiful nature surrounding your homes and beautiful landscapes spread across your campus, you'll always be in the lap of greenery at Atmiya Selenite.



BASEMENT FLOOR LAYOUT



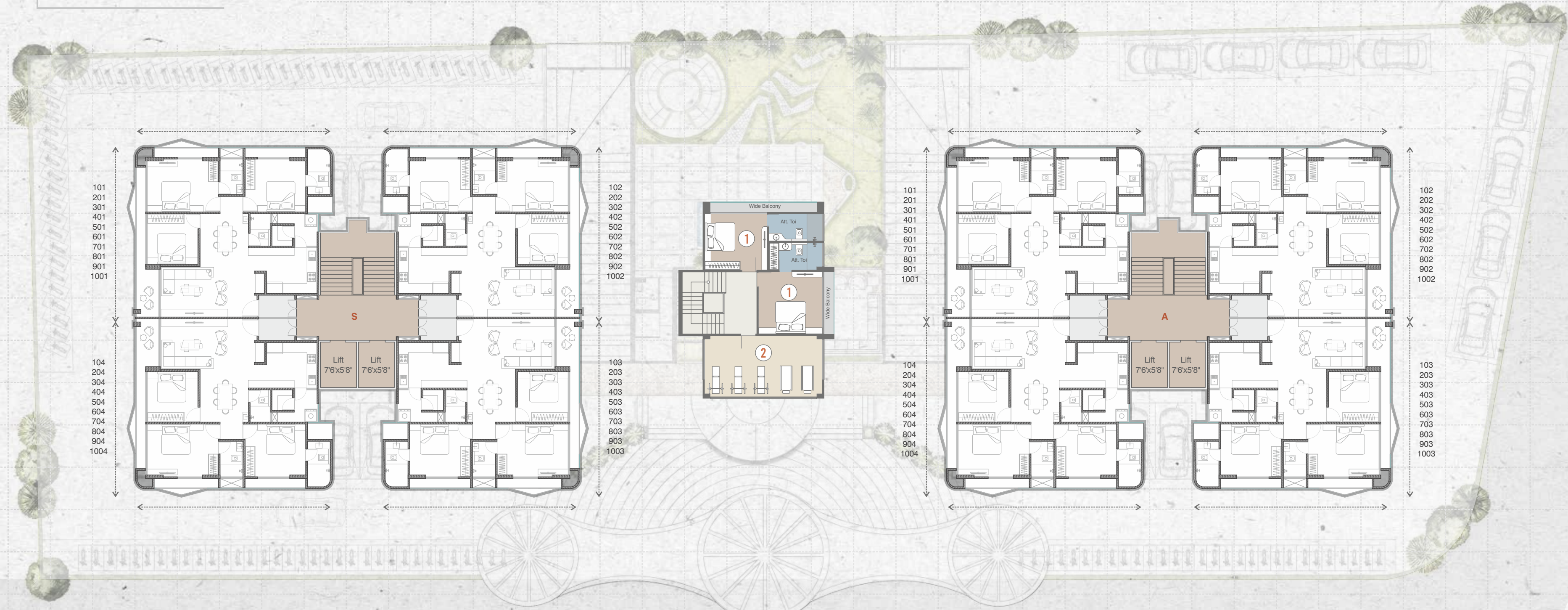
GROUND FLOOR LAYOUT



AMENITIES

- | | | | | | | |
|------------------------|-------------------------|------------------------------------|--------------------------------------|----------------|---------------------------------------|-------------------|
| 1. Club Entrance Gate | 4. Indoor Gate | 7. Gazebo | 10. In Parking Gathering Area | 13. Ramp | 16. Guard Cabin | 19. Changing Room |
| 2. Reception / Waiting | 5. Swimming Pool / Deck | 8. Pool view Screen Area & Theater | 11. Entrance Foyer with Sitting Area | 14. Meter Area | 17. Higher Tree Location \ Palm Trees | |
| 3. Senior Citizen Deck | 6. Aatmiya Garden | 9. Activity Space | 12. Passage | 15. Lifts | 18. Pickup Point | |

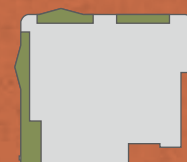
TYPICAL FLOOR LAYOUT



AMENITIES

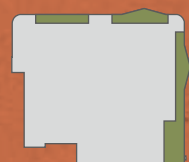
- 1. Guest Room / Rest Room
- 2. Gym

TOWER A-S TYPICAL FLOOR PLAN



TOWER A

101 | 201 | 301 | 401
501 | 601 | 701 | 801
901 | 1001



TOWER A

102 | 202 | 302 | 402
502 | 602 | 702 | 802
902 | 1002



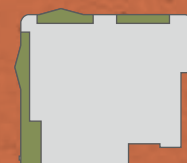
TOWER A

103 | 203 | 303 | 403
503 | 603 | 703 | 803
903 | 1003



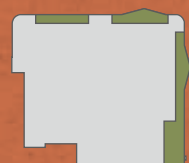
TOWER A

104 | 204 | 304 | 404
504 | 604 | 704 | 804
904 | 1004



TOWER S

101 | 201 | 301 | 401
501 | 601 | 701 | 801
901 | 1001



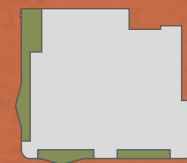
TOWER S

102 | 202 | 302 | 402
502 | 602 | 702 | 802
902 | 1002



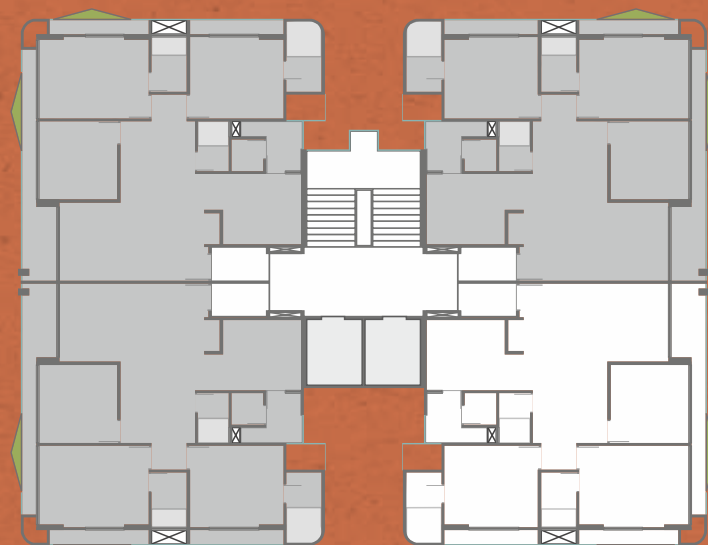
TOWER S

103 | 203 | 303 | 403
503 | 603 | 703 | 803
903 | 1003

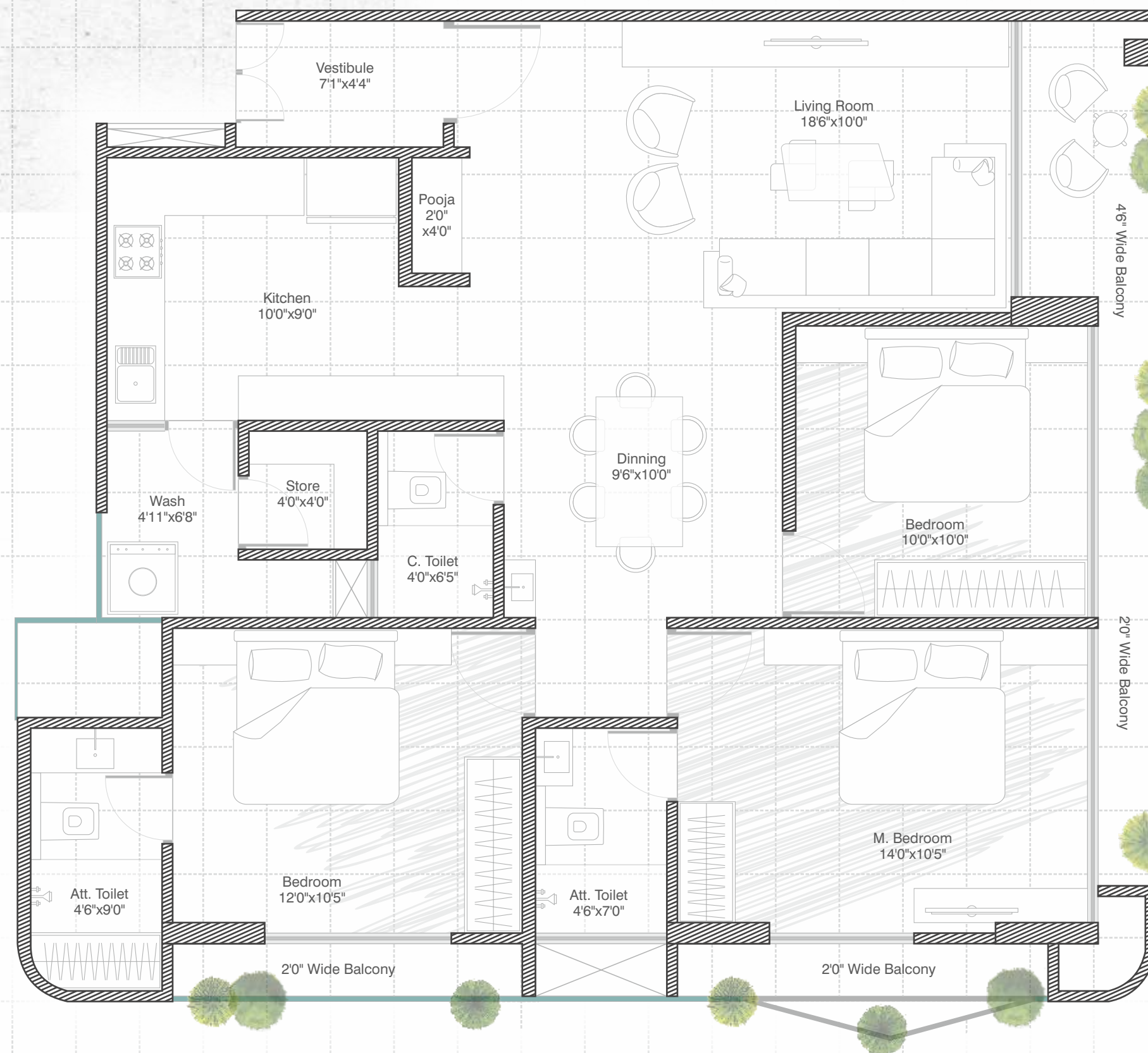


TOWER S

104 | 204 | 304 | 404
504 | 604 | 704 | 804
904 | 1004



C.A. : 978 SQ.FT.
BALCONY & PLANTATION AREA : 109 SQ.FT.
WASH AREA : 3 SQ.FT.





SPECIFICATION

WALL FINISH PAINT

Internal wall will be finished with Primer & External wall will be finished with weather proof acrylic paints.

ELECTRIFICATION

Abundant electric points with modular switches.
Provision for electrical geyser point in bathroom.

KITCHEN

Granite platform with C.P. fitting & S.S. sink at kitchen.

DOOR

Entrance door & internal doors both side laminate sheets.

WINDOWS

Aluminium Windows.

FLOORING

Branded Vitrified tiles flooring.

STRUCTURE

- RCC Earthquake Resistance Structure.
- Design by Approval Structure Engineer.

PLUMBING

Systematic wall concealed C-PVC plumbing fitting & tiles dedo upto lintel level.

OTHERS

- Standard quality lift with power back-up generator facility.
- Sufficient Car Parking For Each Flat.





A LIFETIME OF PANORAMIC VIEWS

Every home here comes with large balconies that open into the central garden or the surrounding green vistas. Create your own private garden where you can enjoy your favourite brews or simply unwind with the sound of birds for company.



Natural Light Source



Attractive Balcony



Excellent cross ventilation
in all apartments



100 Feet Clear Height Ceiling





A LIFESTYLE OF UNLIMITED FUN

Live life to the fullest by indulging in premium leisure handpicked for you and your loved ones. With something for everyone, your days at Atmiya Selenite will be filled with fun, laughter and memorable moments with your friends and family.

The manicured lawns are perfect for your morning walks and evening strolls. The swimming pool is ideal to drown all your stress from a hard day at work. The gazebo is a great place to catch up with your pals.

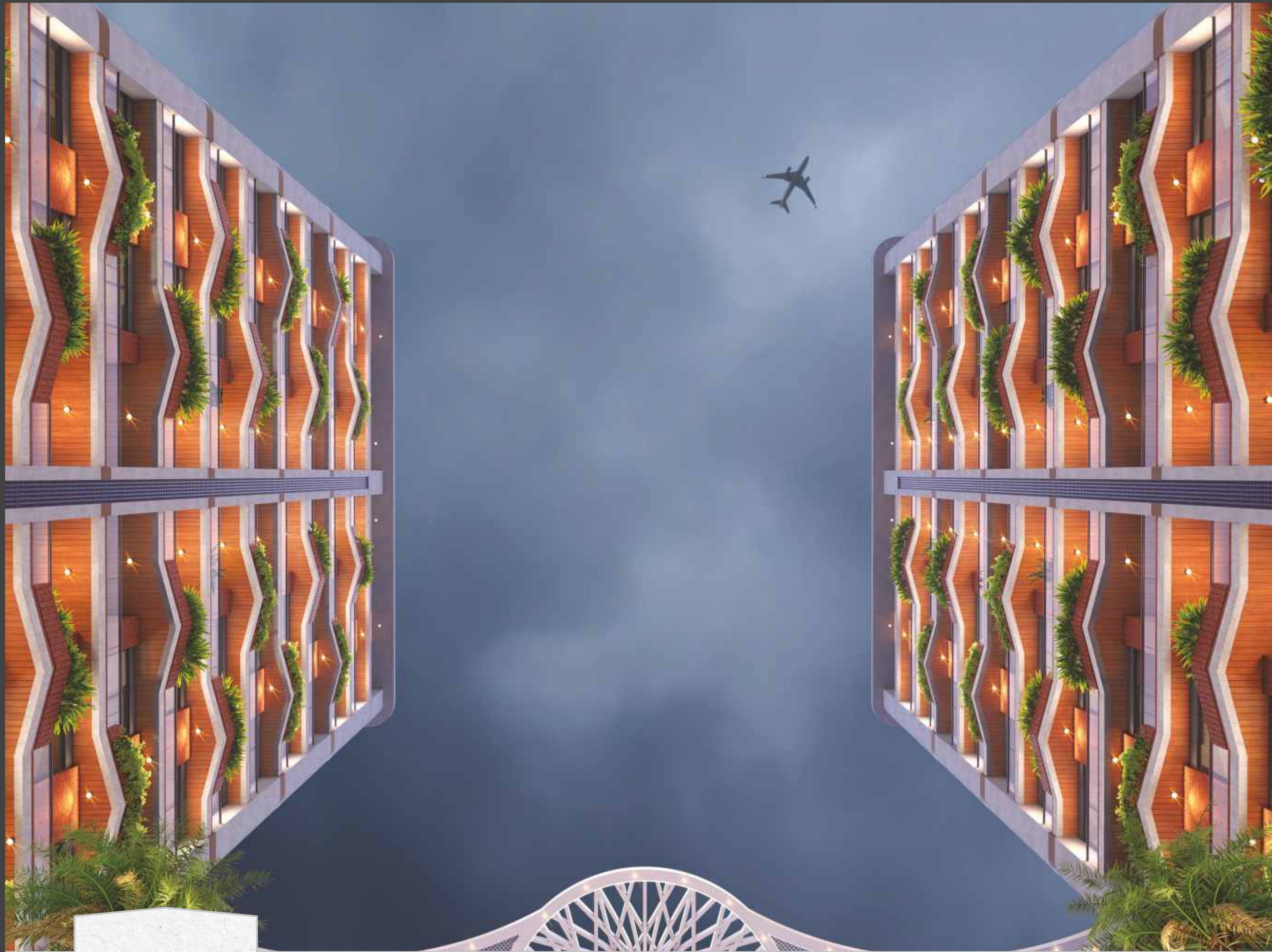


Round Sitting Space



Decorative Pavers

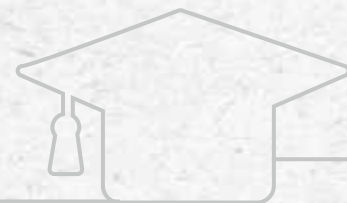






AN ADDRESS THAT MATTERS

Live in an area that's a class above than the rest. Live in an area that gives you a life of your dreams: greens, like minded community and connectivity.



SCHOOL

Akshar Public School - 1.0km
Shaishav School - 1.3km
Bright Day School (CBSE) - 1.8km
Navrachna International - 2.1km
Nalanda International School - 2.9km



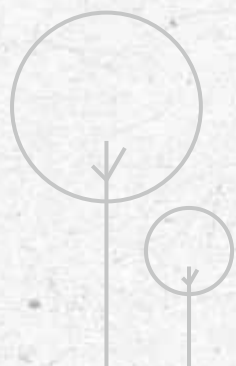
SUPER MARKET

Bansal Mall - 750mtr.
Nilamber Triumph - 1.0km
Osia Super Market - 1.8km



RESTAURANTS

Tara Suns - 1.0km
Hayat Place - 1.4km
M.C.Donald's - 1.4km



GARDEN

Gotri Garden - 2.0km



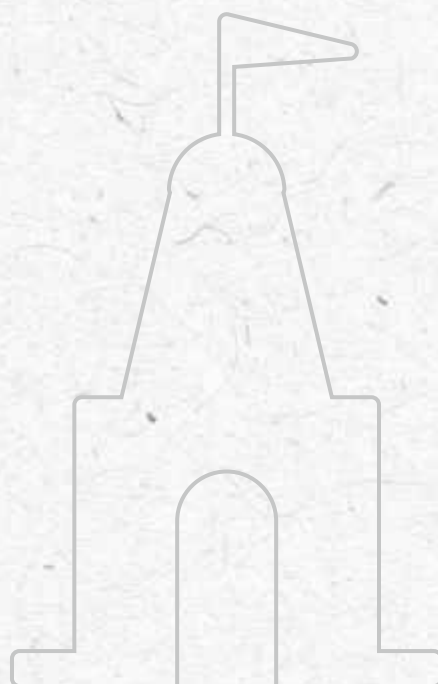
EXPRESS HIGHWAY

Mumbai \ Delhi
New Express Way



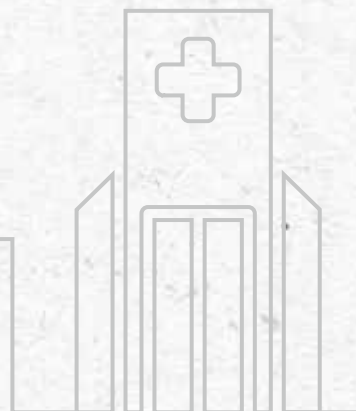
MULTIPLEX

Bansal Multiplex - 750mtr
PVR - Nilambar Triumph - 1.4km
Movietime - S.Square Mall - 4.7km



TEMPLE

Raneshvar Mahadev Temple - 1.4km
Panchmukhi Hanuman Temple - 1.9km
Jain Temple - 2.0km
SMVS Temple - 2.7km
ISKON Temple - 2.8km



HOSPITAL

Vardan Hospital - 450mtr
Vrajrenu Orthopedic Hospital - 400mtr
Nand Hospital - 1.7km
G.M.E.R.S. Hospital - 2.1km
Synergy Hospital - 2.3km
Sterling Hospital - 3.2km



RAILWAY STATION

Vadodara
Railway
Station - 7.0km



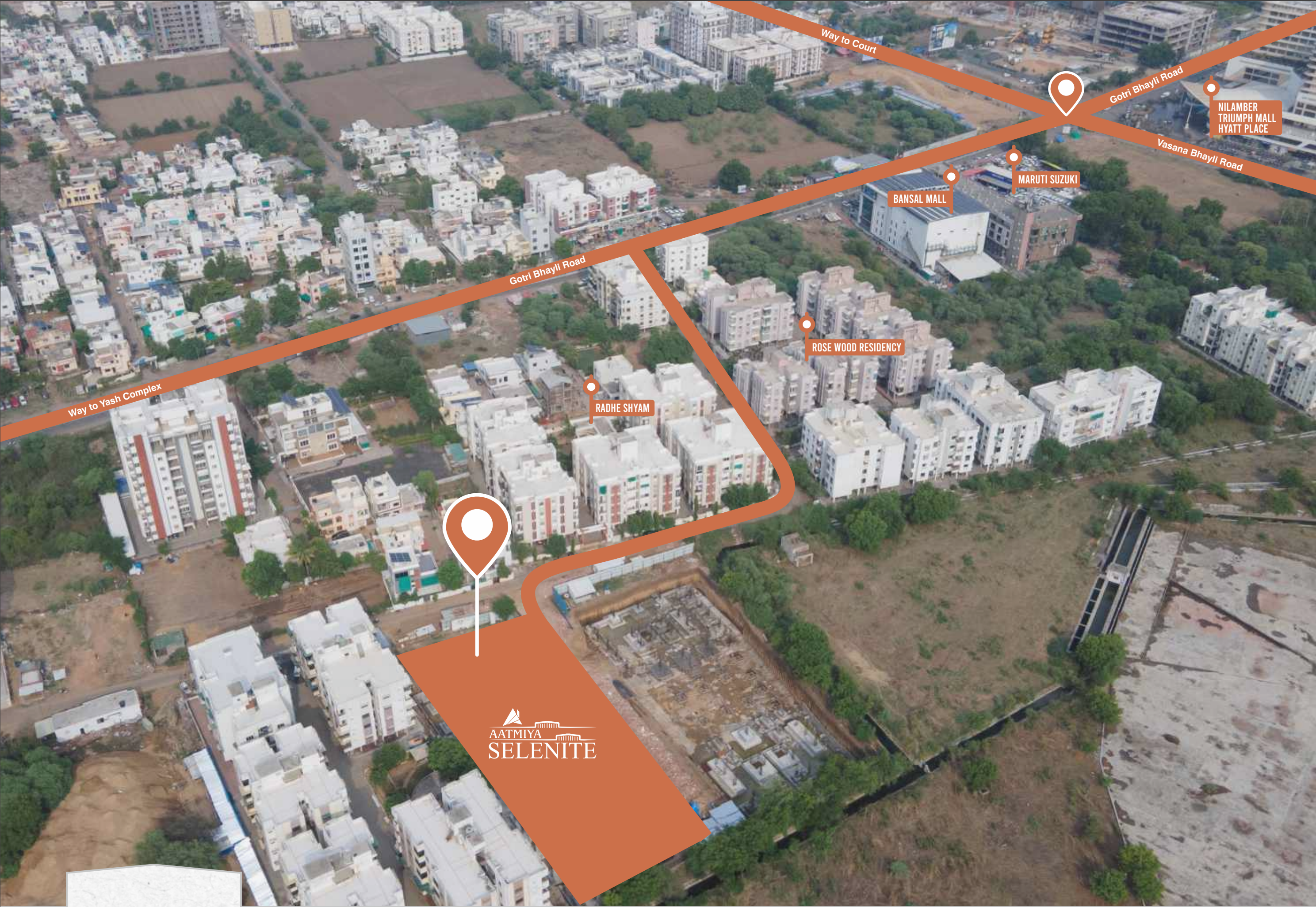
BUS STATION

Central Bus Depot - 7.0km



AIRPORT

Vadodara
Airport - 12.0km



DEVELOPERS



AATMIYA SELENITE

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

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MEMBER OF:
CREDAI
VADODARA

ARCHITECT



CIVIL CONTRACTOR

RK Construction

STRUCTURE



MEPF



3D VISUALIZATION :



DESIGN :



MODE OF PAYMENT :

- 10% - at time of booking
- 20% - Plinth Level
- 05% x 10 = 50% - on each slab level
- 10% - Plaster Level
- 05% - Flooring Level
- 05% - Before Sale Deed

We Request:

(1) Maintenance Deposit, Stamp Duty, GST, Legal Charges, Document Charges, MGVL 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 24% 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. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (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.