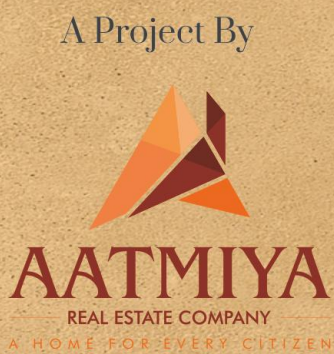




Developer:
JAMBUVA REALTY PVT LTD

Site: Aatmiya Grand Villa 10, Beside Aatmiya Sanskar Residency, Nr. Corporation Garden,
Opp. Voltamp Company, Maneja, Vadodara.

Mo: **+91 75674 47011** Email: aatmiyagrاندvilla11@gmail.com

Architect: **ASQUARE**
ARCHITECTURE & INTERIORS

Structural Consultant:
R V Patel Associate





Where City Limits Meet Life Unlimited

Somewhere between the chaos of the city and the calm of nature, lies a little pocket of peace. This villa community isn't about over-the-top luxury, it's about space to breathe, skies to gaze at, and moments that feel like yours alone. It's where modern comforts meet timeless charm, with your own garden, rooftop evenings, and world-class amenities just a walk away.



Where the Gate Opens, Life Unfolds

There's something about first impressions and this one doesn't whisper, it welcomes. Step through the grand entrance and into a campus where tree-lined avenues, sculpted greens, and wide pathways set the tone. Every corner feels curated, every turn leads somewhere serene. It's a campus designed not just to impress at first glance, but to keep surprising you long after you've moved in.



12 MT. ROAD



Layout Plan



PLOT NO.	AREA (IN SQ.FT.)	PLOT NO.	AREA (IN SQ.FT.)	PLOT NO.	AREA (IN SQ.FT.)
1	917	18	828	37	859
2	797	19	940	38	1028
3	797	20	1195	39	867
4	797	21	1191	40	867
5	797	22	904	41	2031
6	797	23	904	45	2999
7	797	24	904	46	1282
7A	797	25	904	47	940
8	808	26	904	48	940
9	1048	27	904	49	940
9A	1262	28	904	50	940
10	892	29	904	51	940
11	828	30	1038	52	940
12	828	31	1109	53	940
12A	828	32	859	54	940
14	828	33	858	55	956
15	828	34	857		
16	828	35	972		
17	828	36	975		





Modern Meets Mindful

Minimal lines, maximum thought. The design feels sharp, the planning feels right, and the greens make it feel like home.





Little Extras, Big Impact

Forget the showy stuff. These value additions are smart, usable, and designed to make real life just a little more effortless.

KEY FEATURES



CHILDREN'S
PLAY AREA



SPLASH
POOL



LANDSCAPE
GARDEN



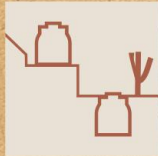
MULTIPURPOSE
HALL



CCTV



ANTI-TERMITE
PIPING SYSTEM



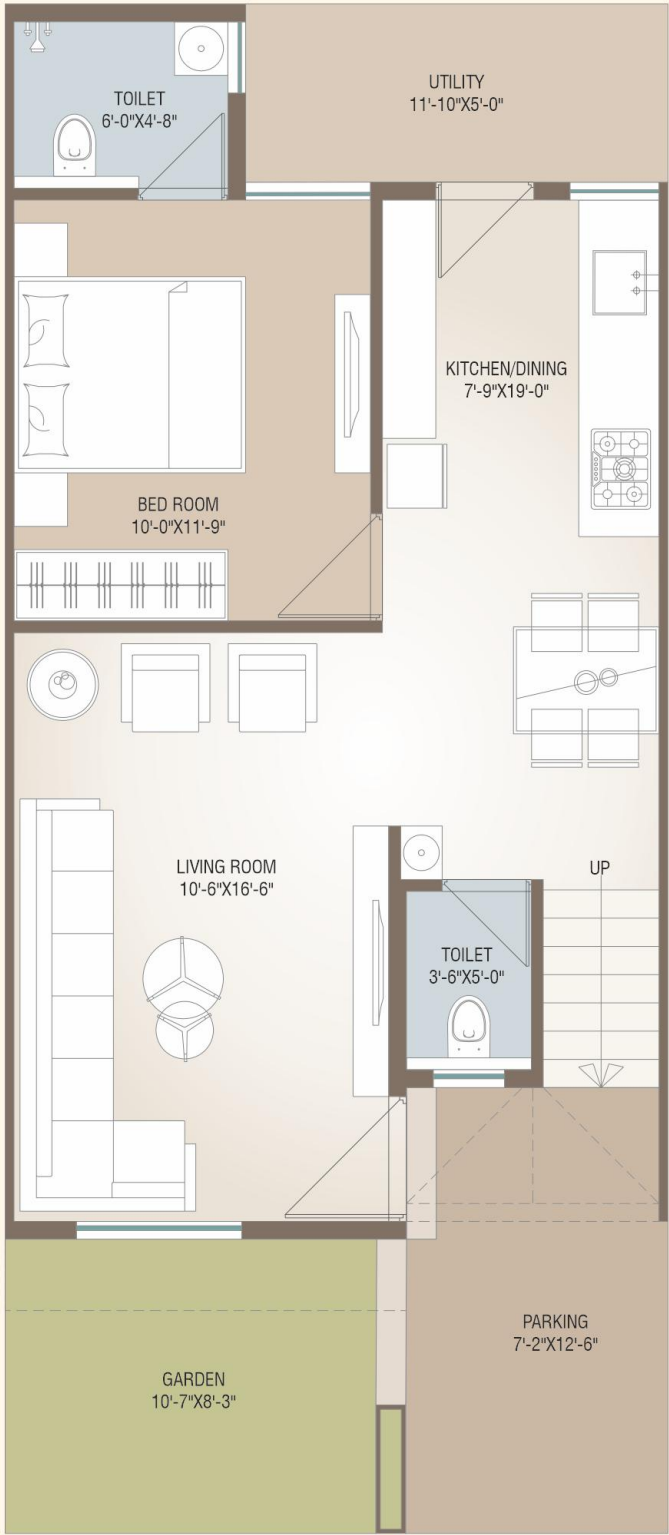
UNDERGROUND &
OVERHEAD
WATER TANK



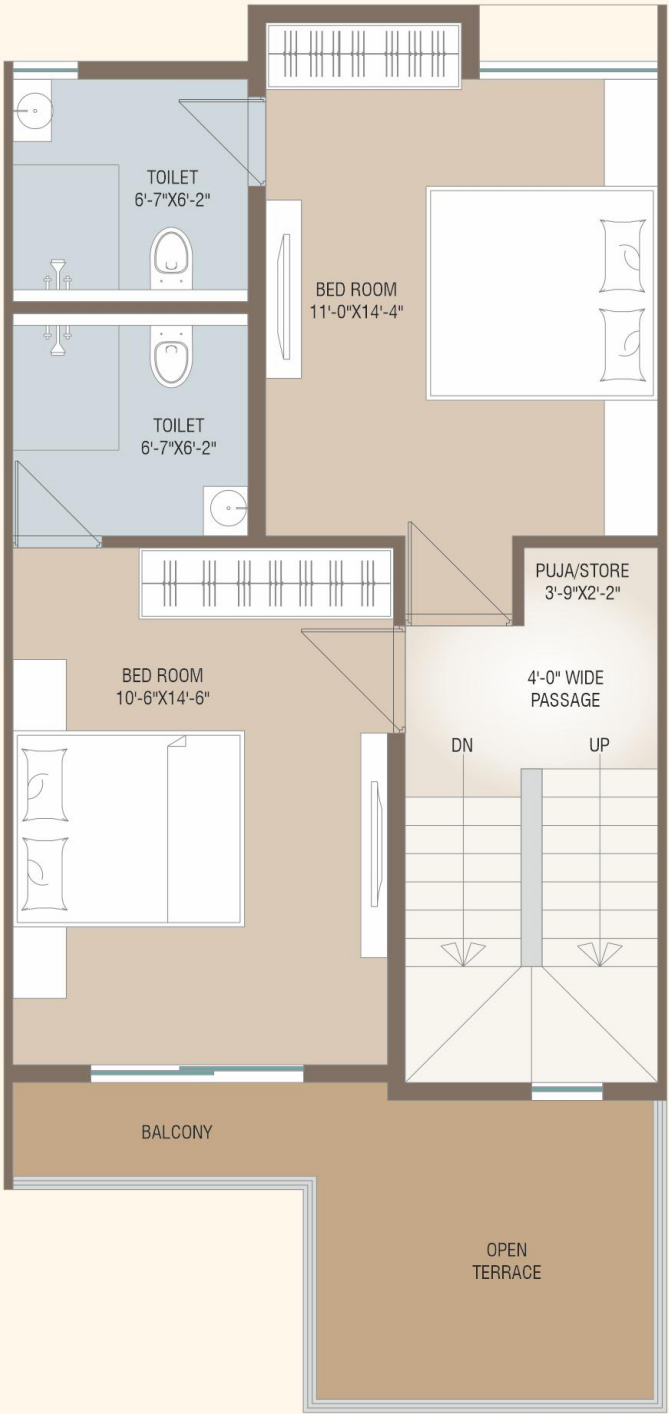
Elegance That Simply Works

No awkward corners. No wasted space. Just villas with layouts that feel natural, inside and out, right from the start.

Plot No:
1 TO 8

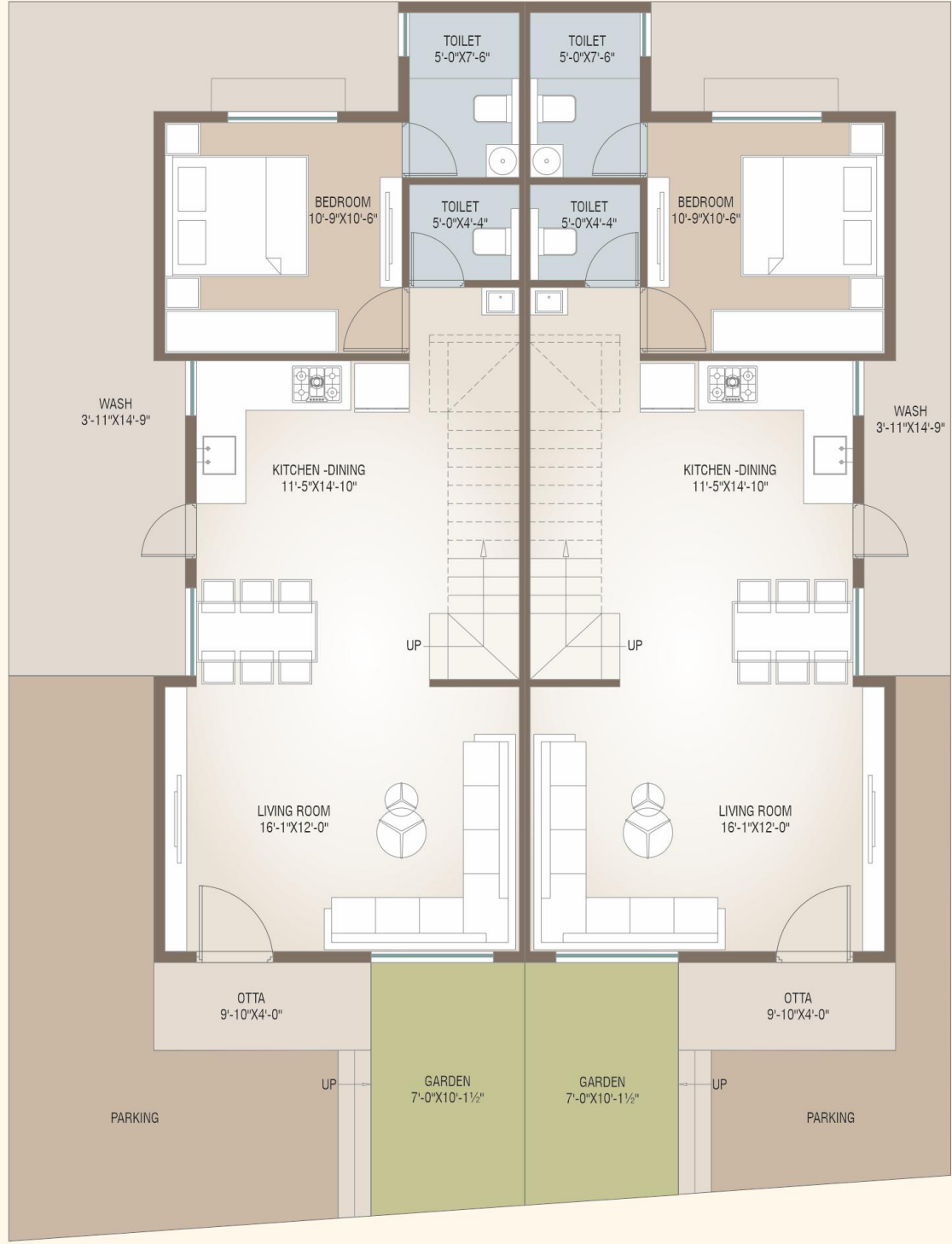


Ground Floor Plan

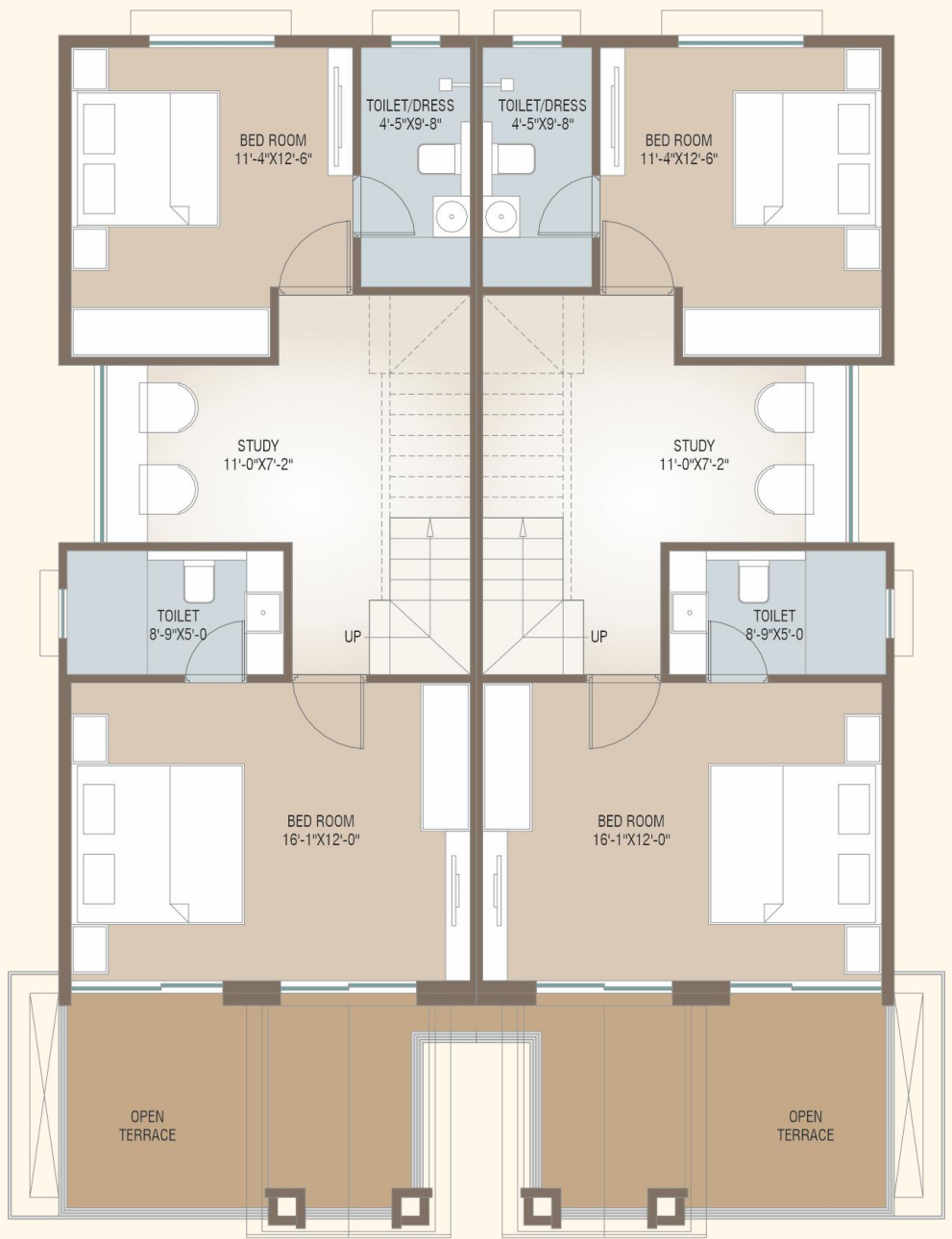


First Floor Plan

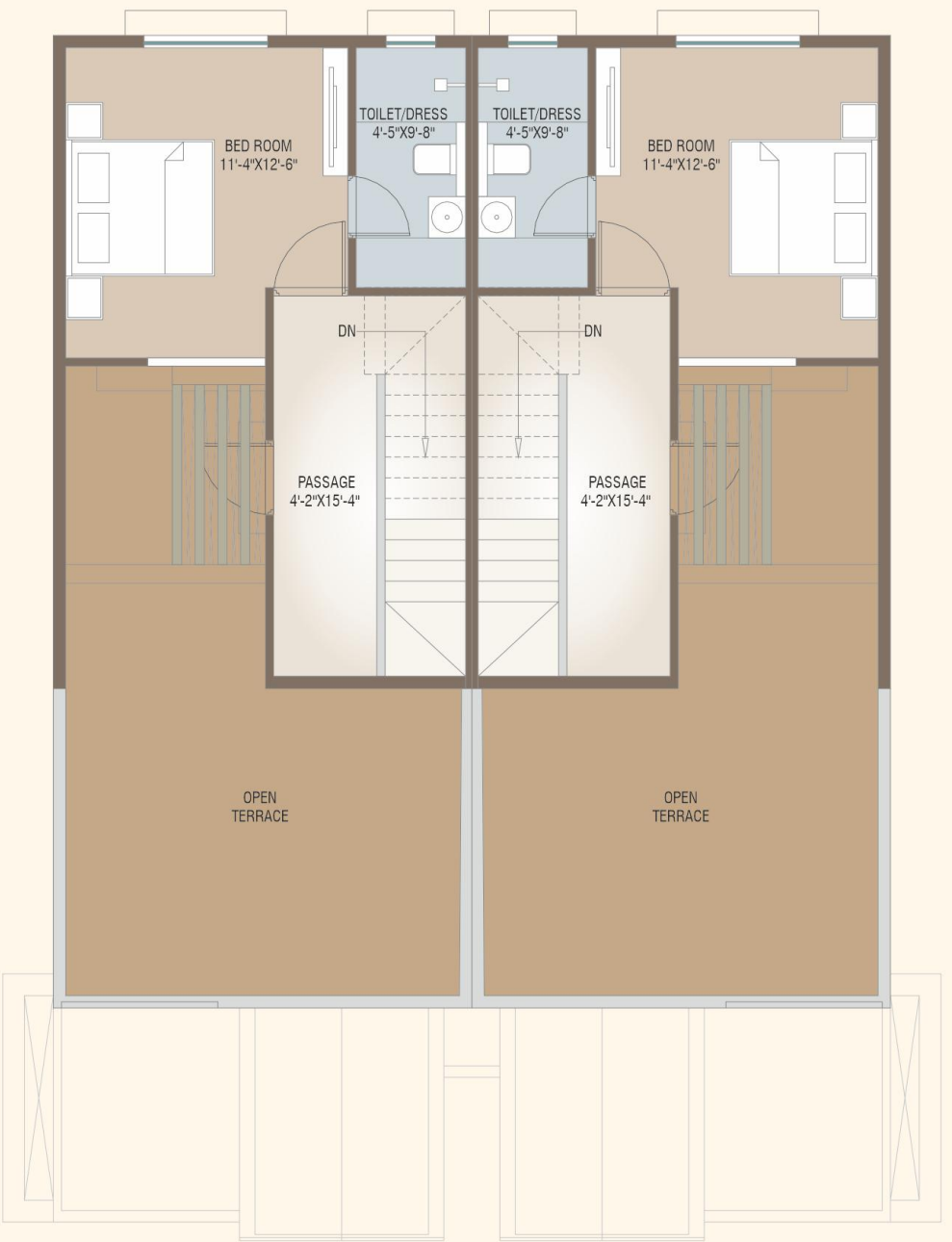
Plot No:
9 & 9A



Ground Floor Plan

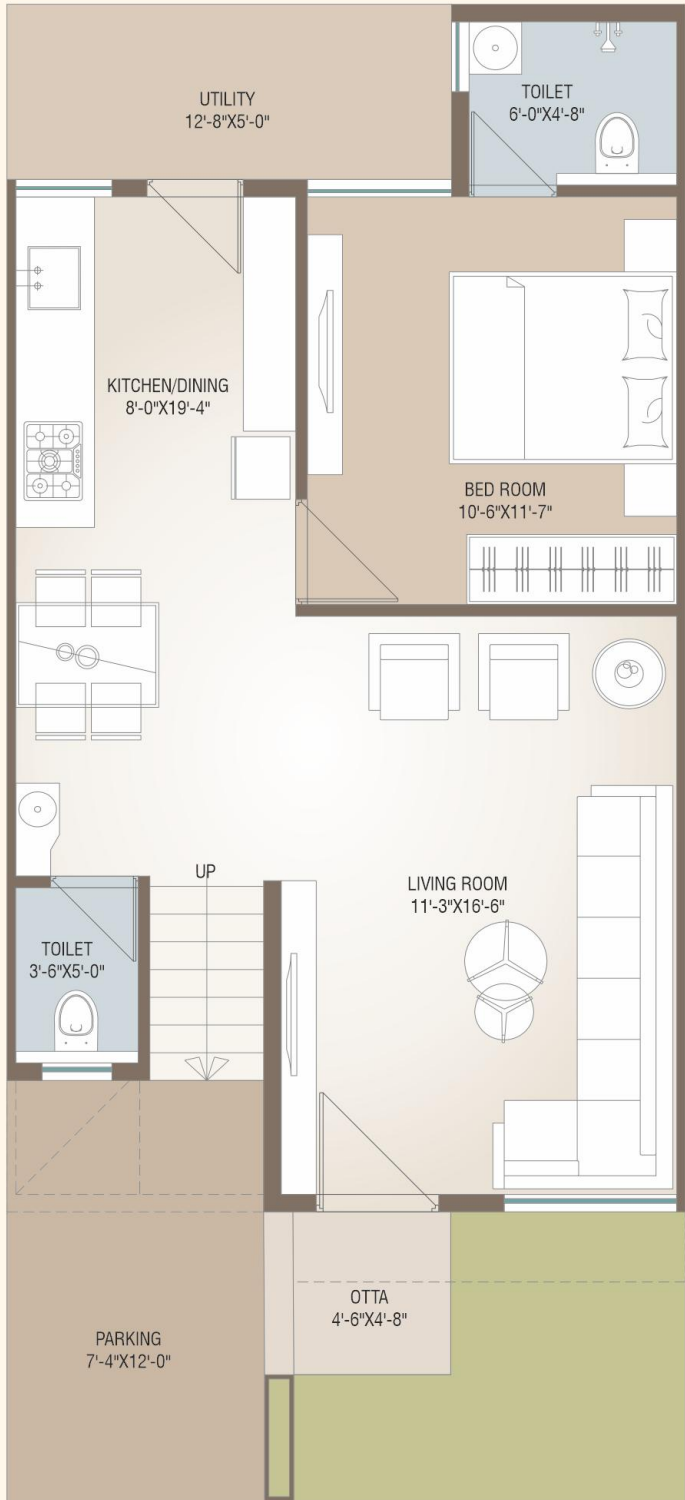


First Floor Plan

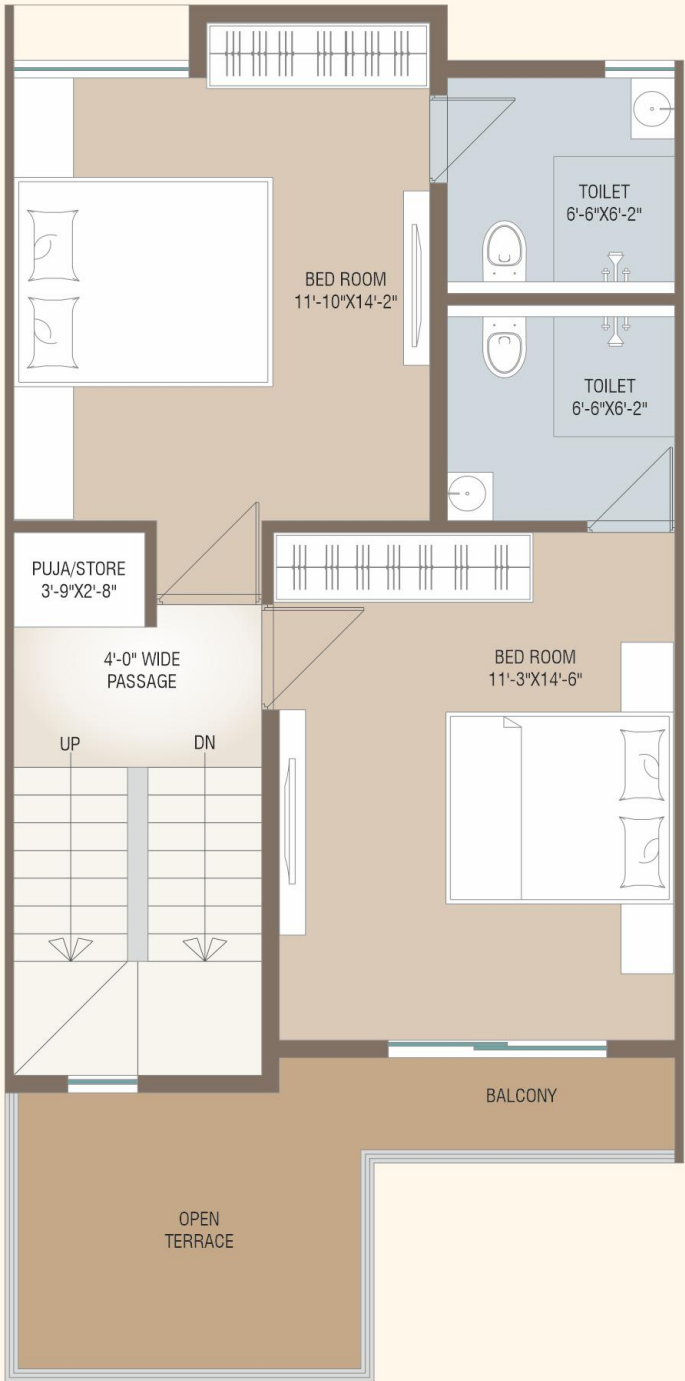


Second Floor Plan

Plot No:
10 TO 18



Ground Floor Plan

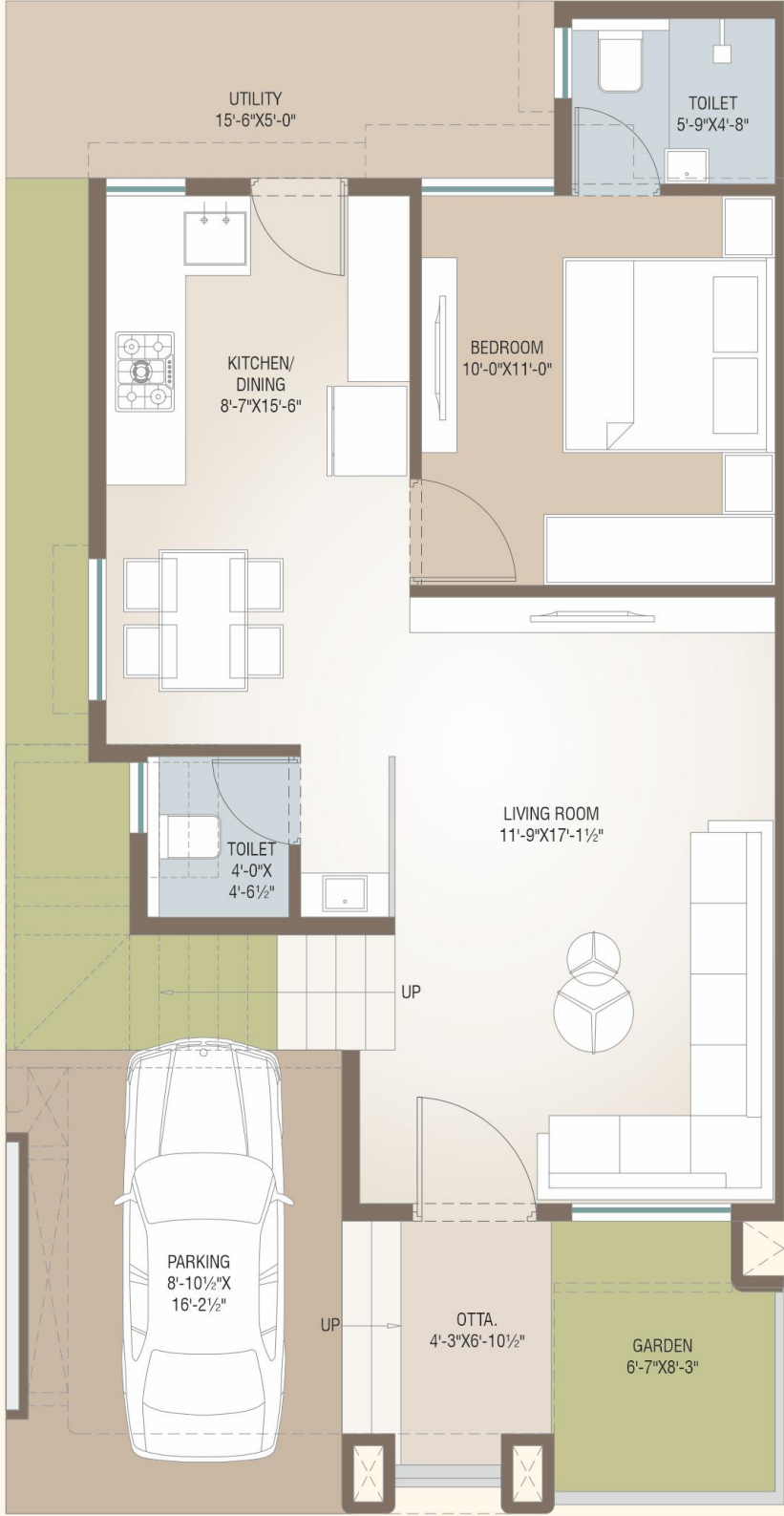


First Floor Plan

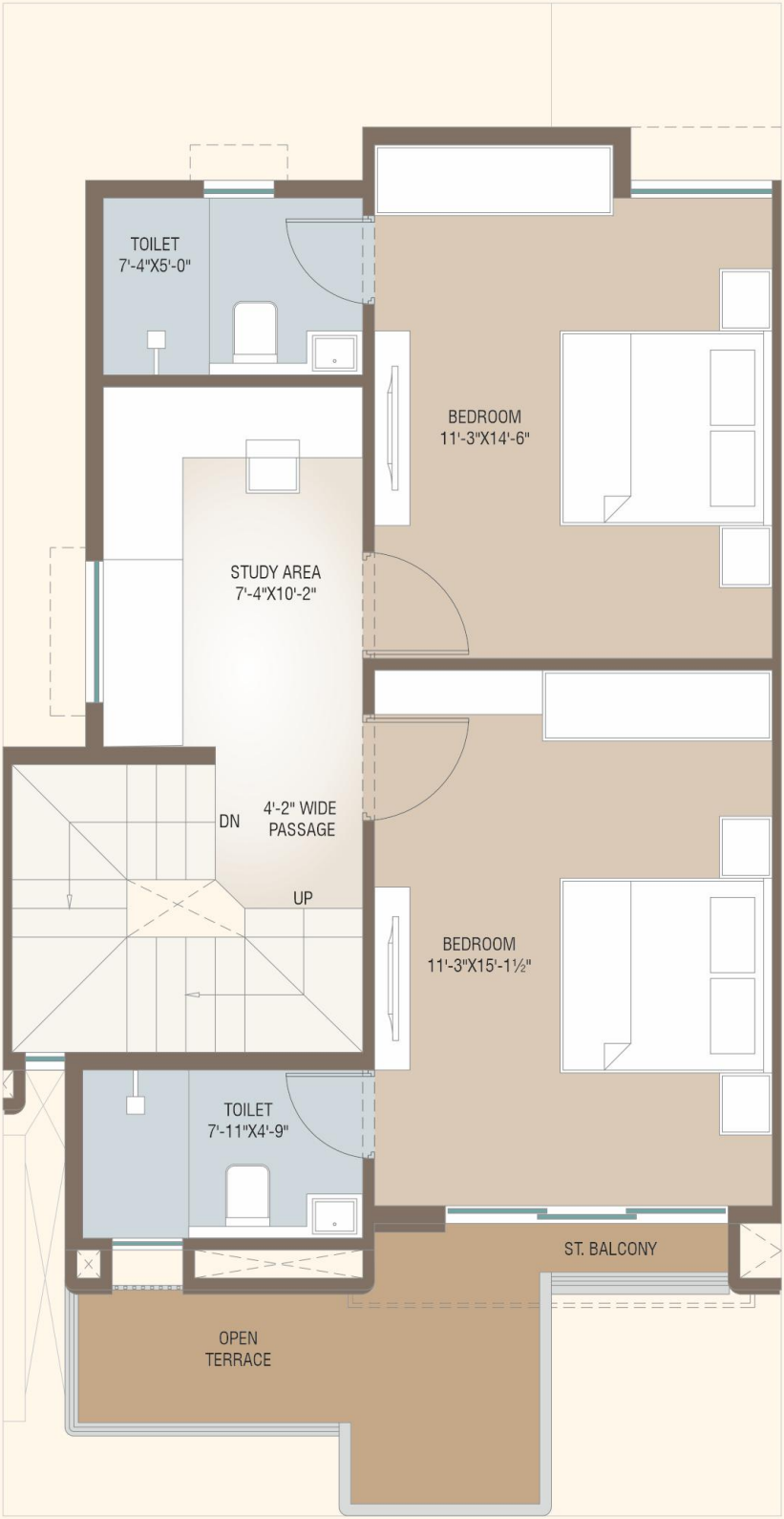
Specifications

- **STRUCTURE**
All RCC & ACC Block work as per Structural Engineer's design.
- **DOOR**
Attractive Entrance Door with standard safety lock. Internal good quality flush door.
- **FLOORING**
High Grade Vitrified Tiles in all rooms. Tiles in compound (Basic Area).
- **ELECTRIFICATION**
Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.
- **KITCHEN**
Exclusive Granite Platform with SS Sink with tiles up to lintel level over the platform.
- **PAINT & FINISH**
Internal mala plaster with Putty & Color finish. External weather resistant paint.
- **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.

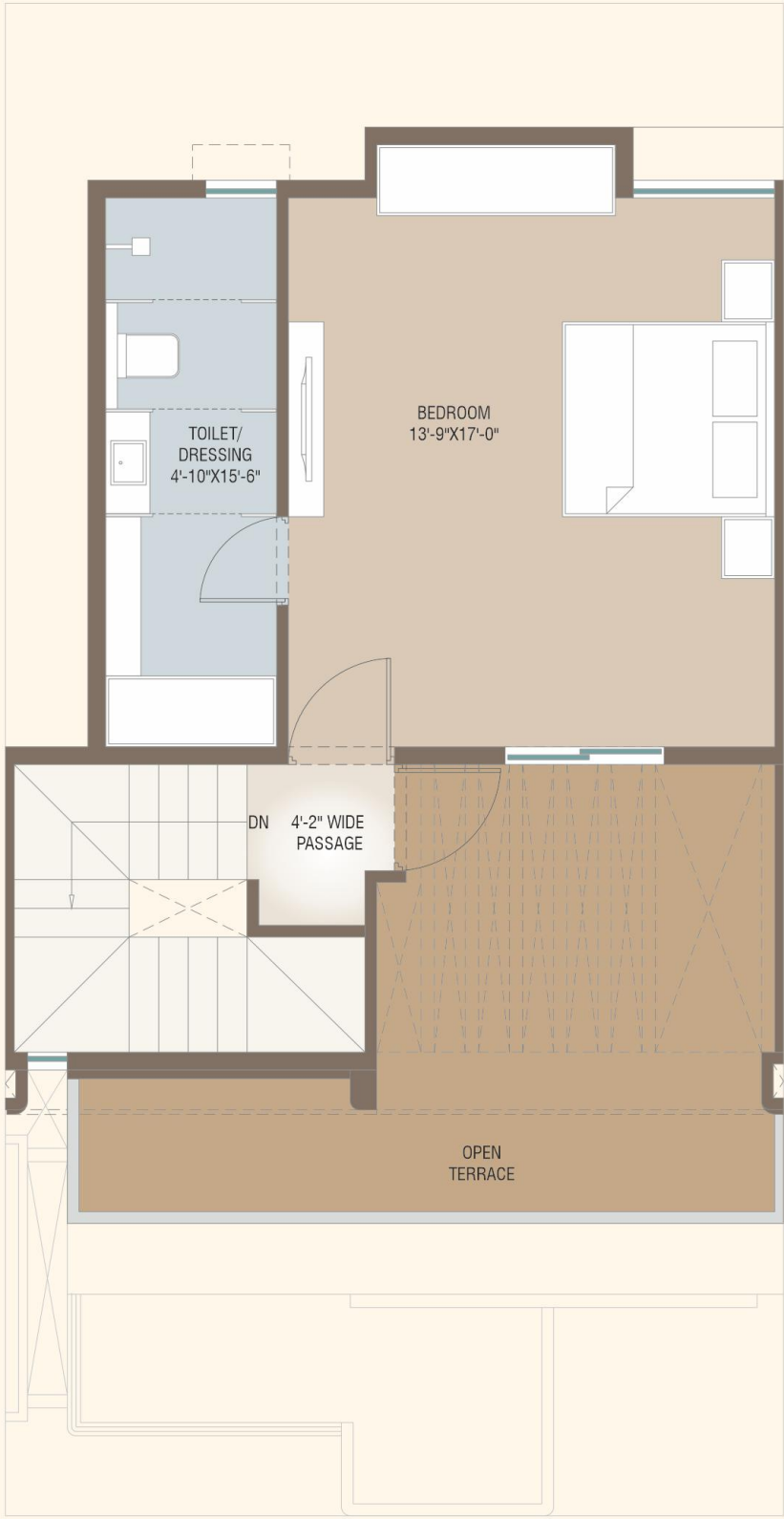
Plot No:
19 & 20



Ground Floor Plan

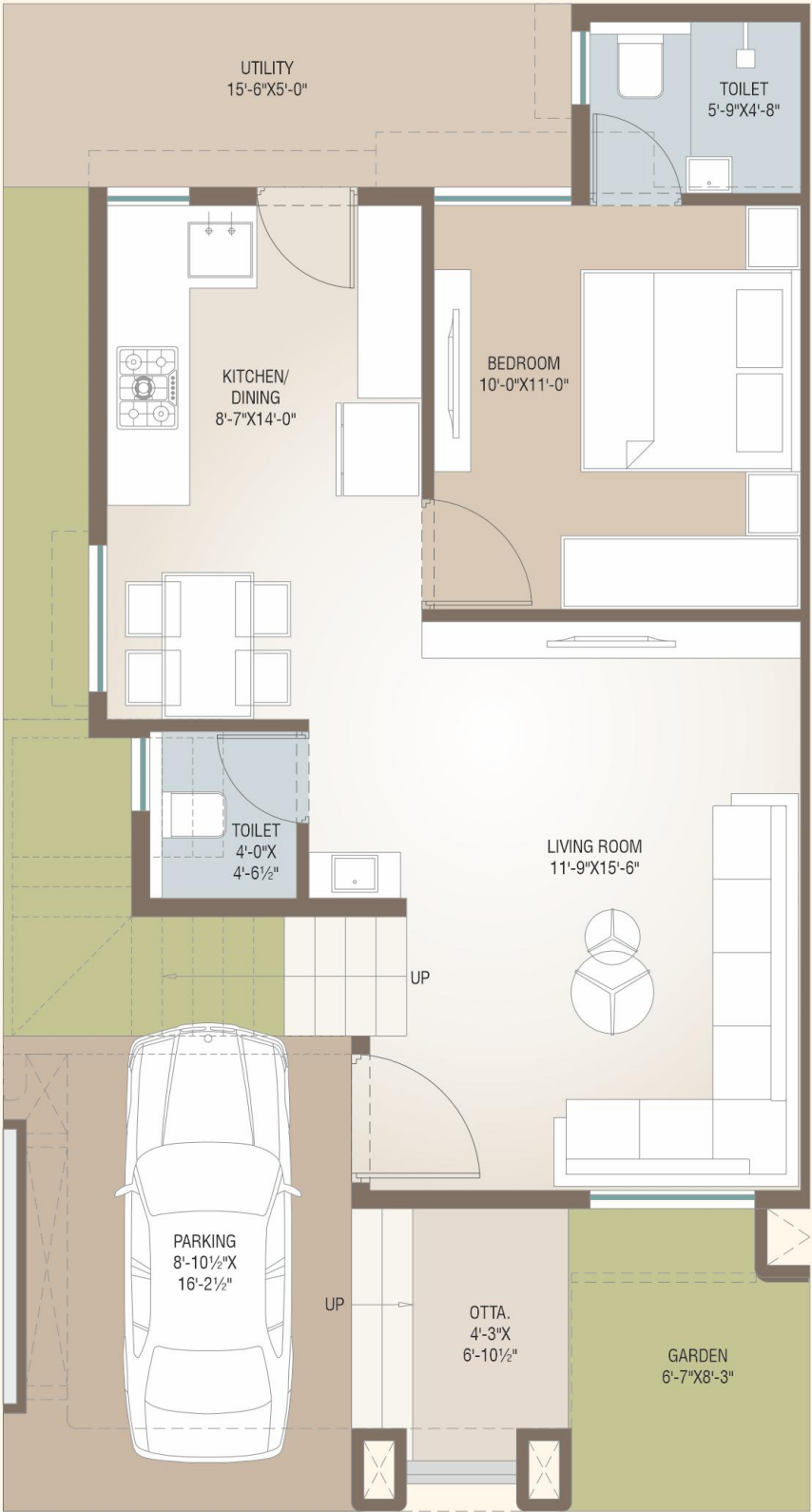


First Floor Plan

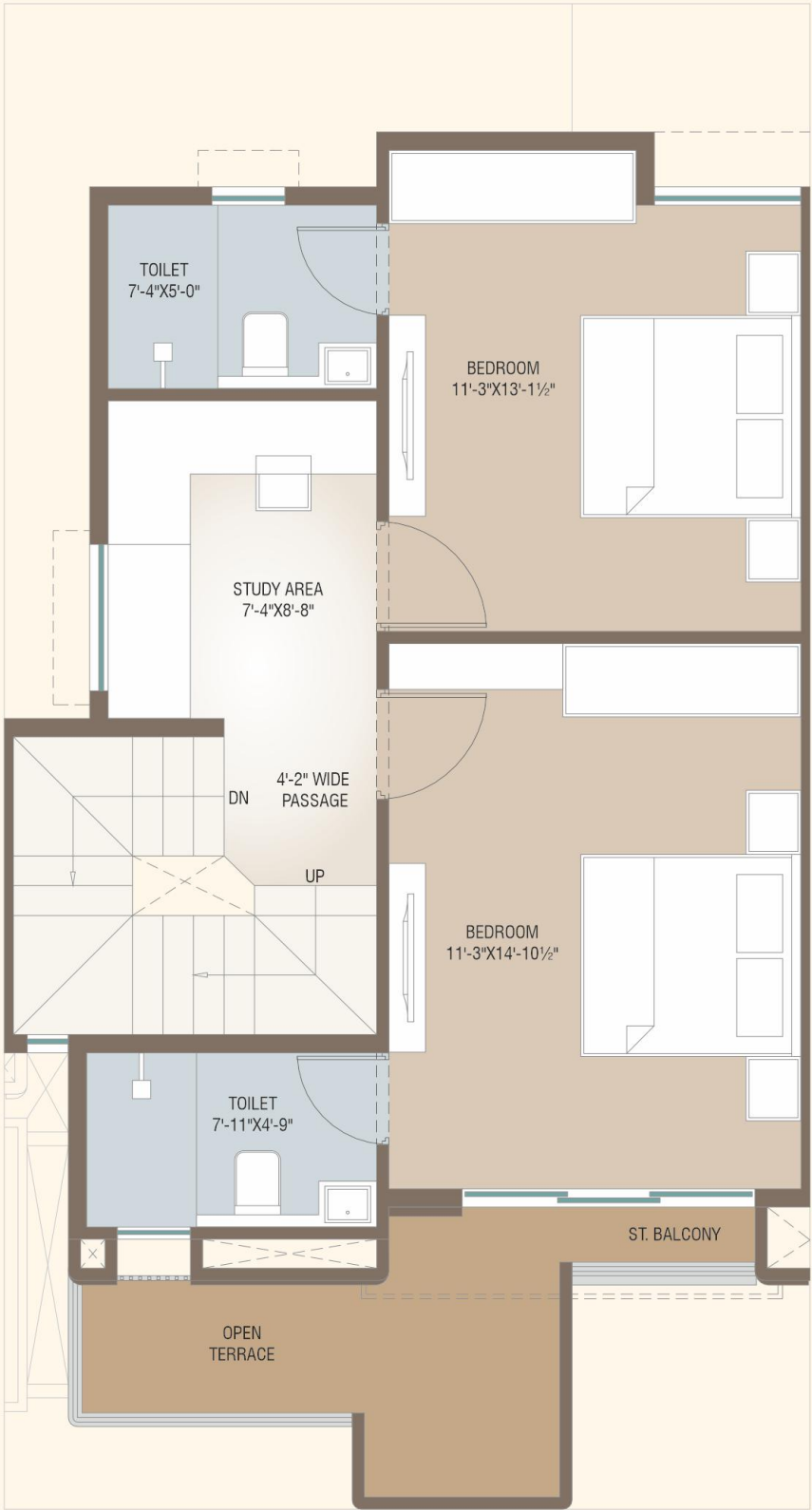


Second Floor Plan

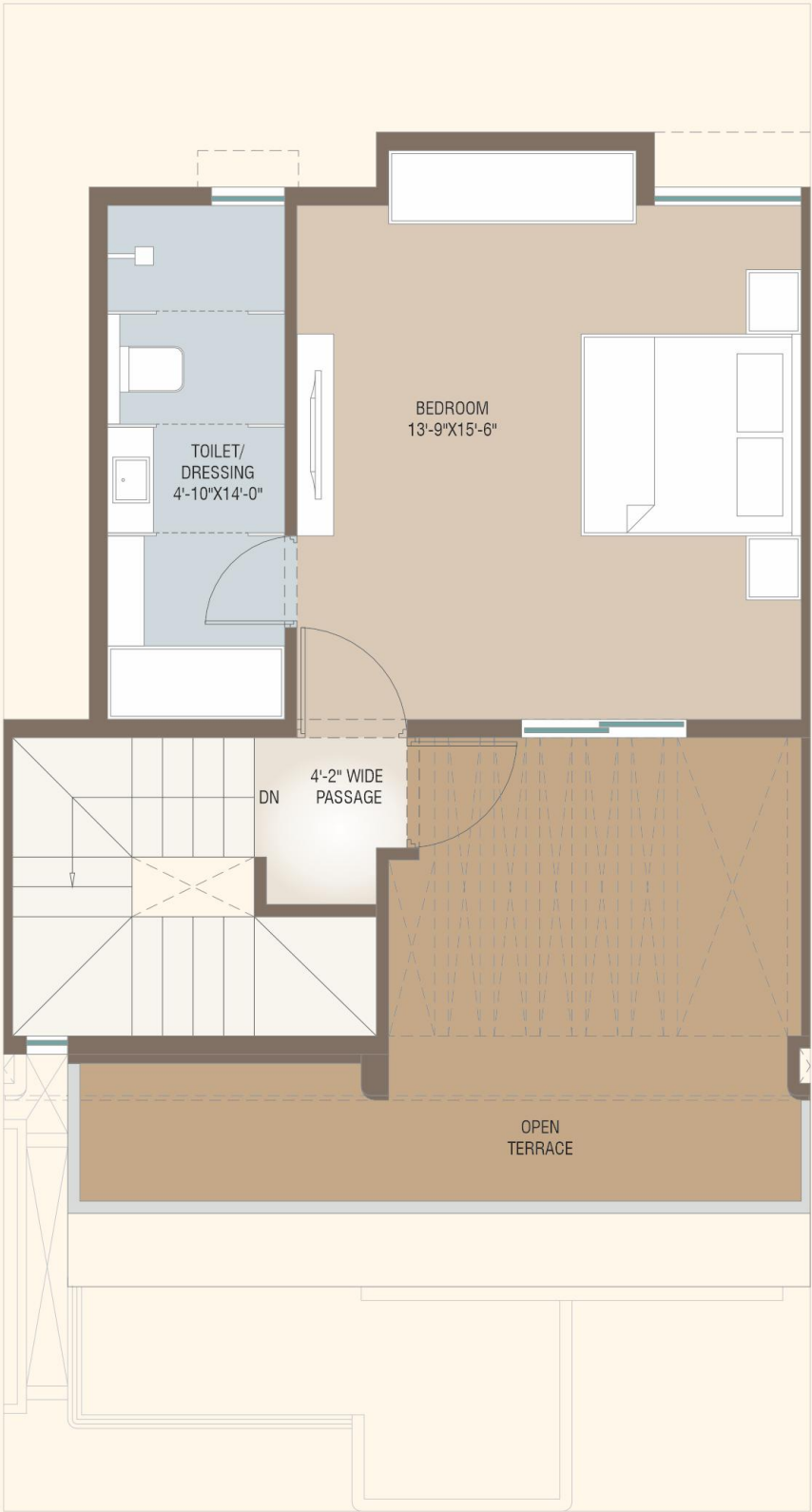
Plot No:
21 TO 30



Ground Floor Plan

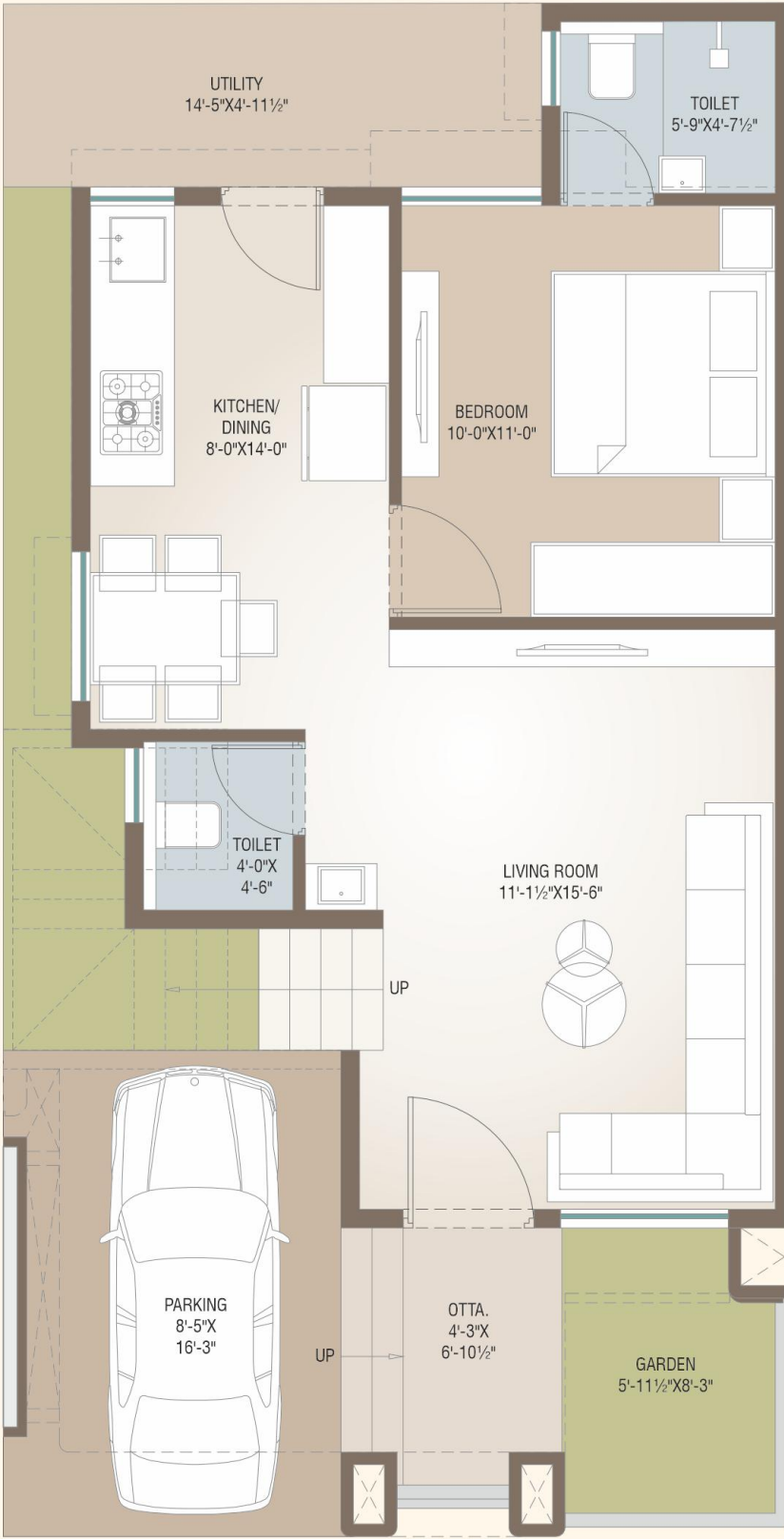


First Floor Plan

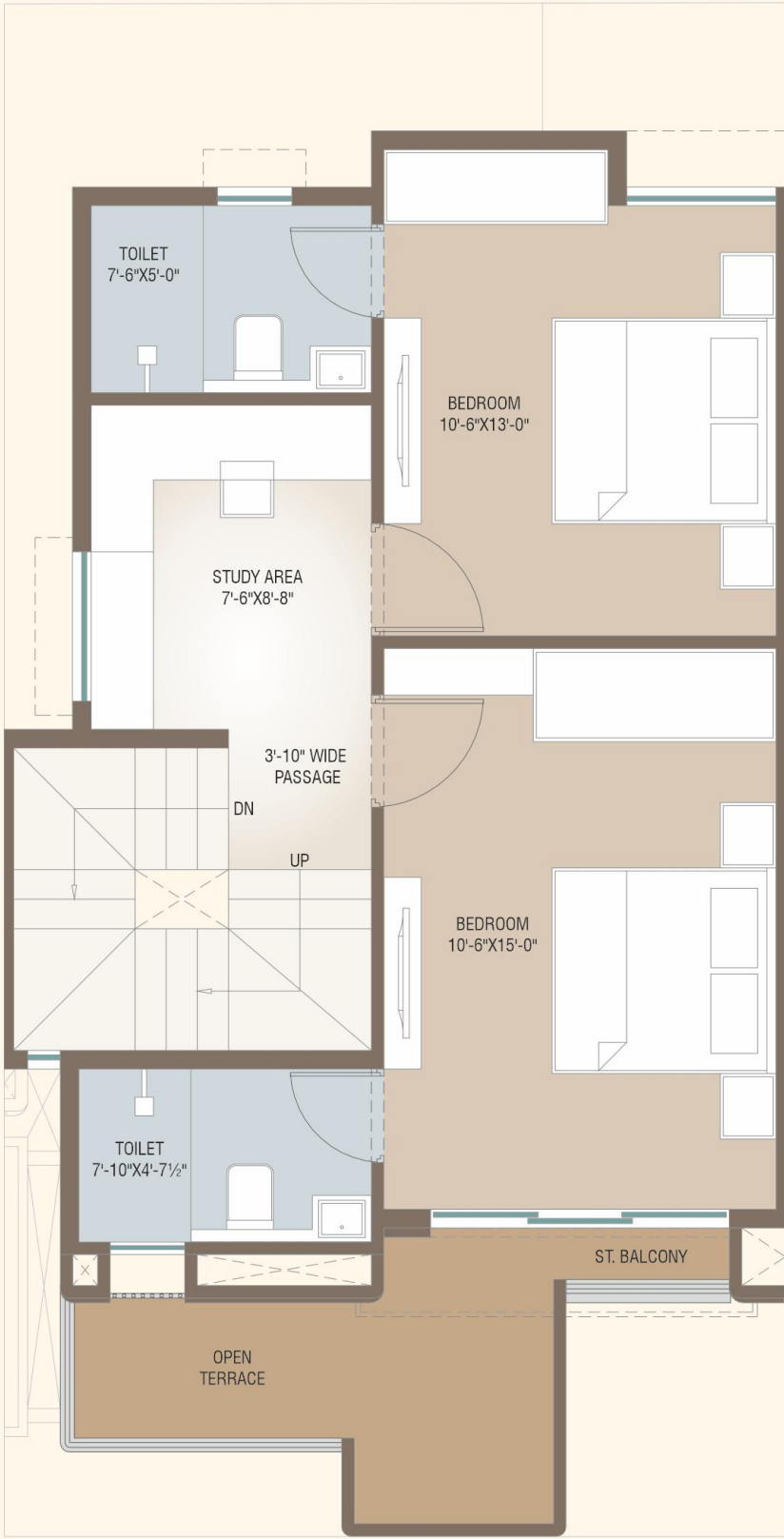


Second Floor Plan

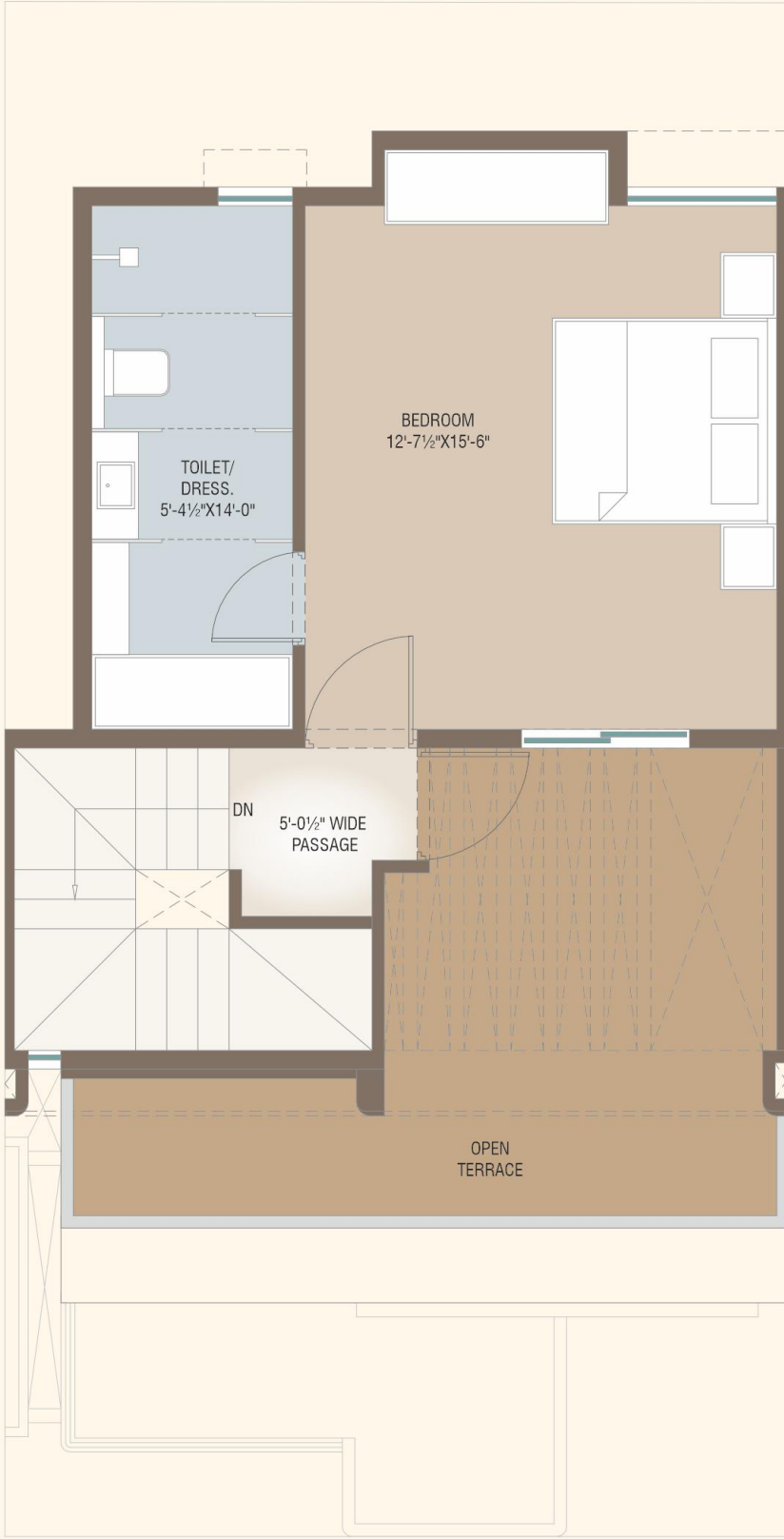
Plot No:
31 TO 34



Ground Floor Plan

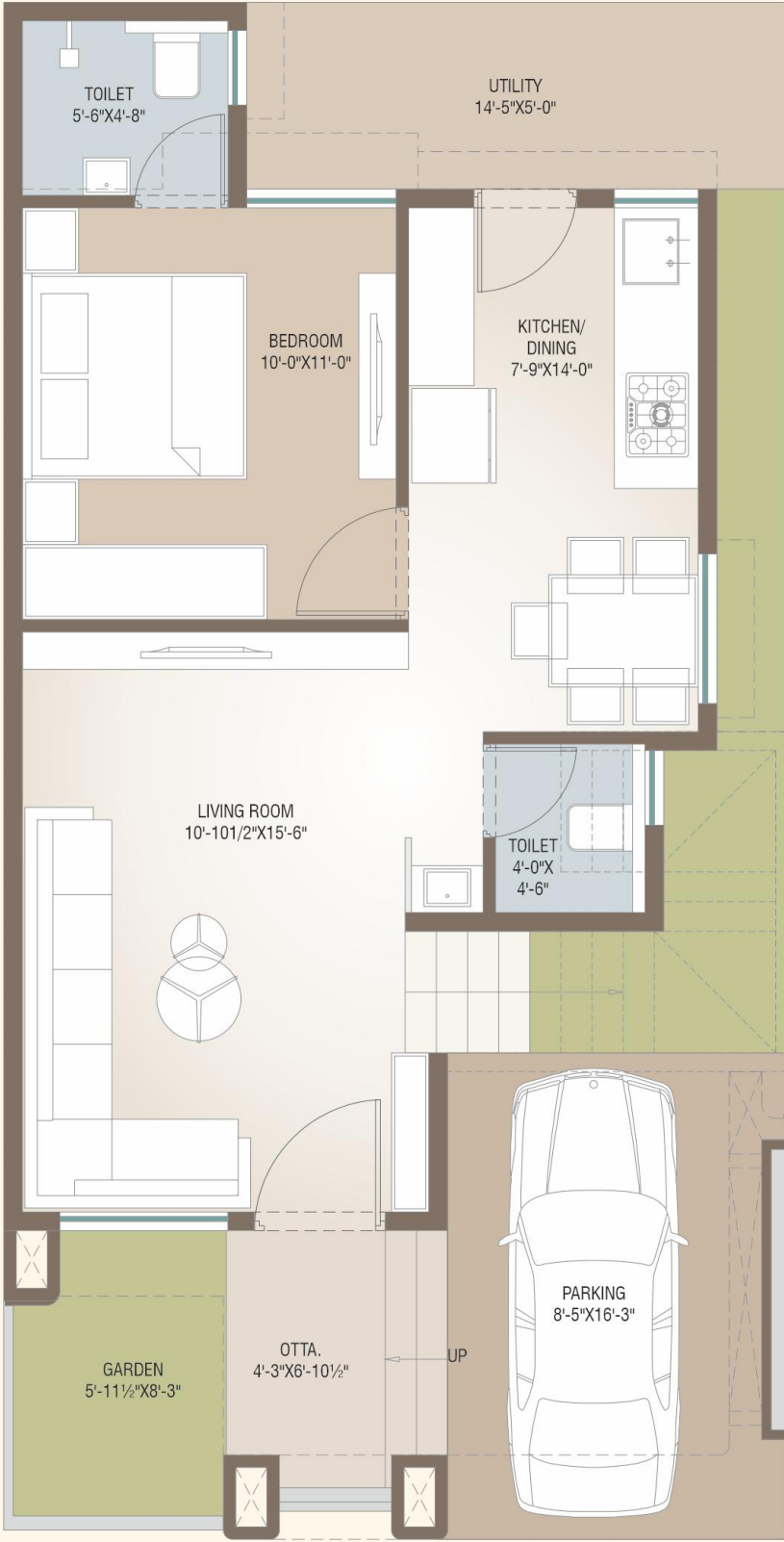


First Floor Plan

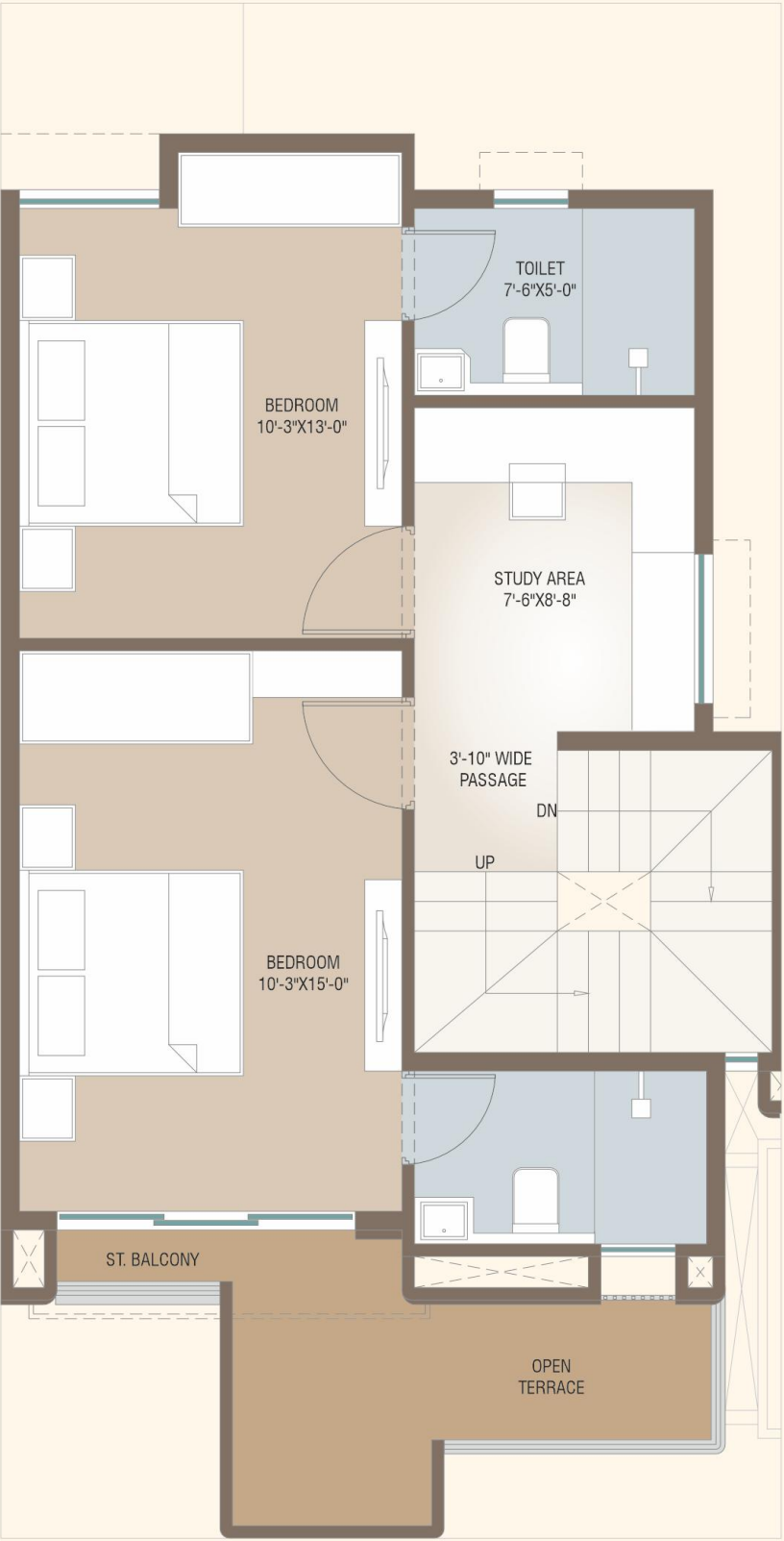


Second Floor Plan

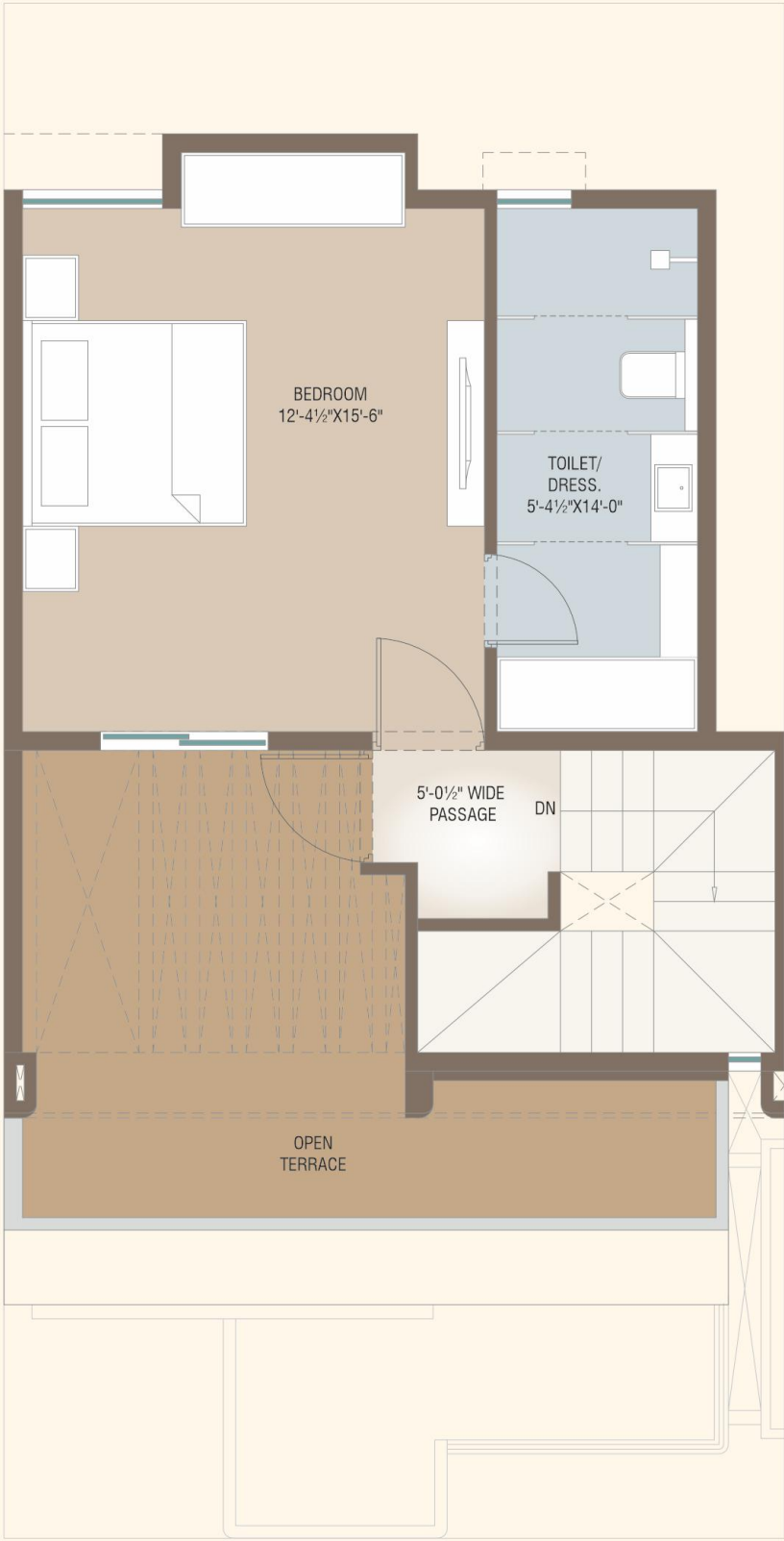
Plot No:
35, 36, 37



Ground Floor Plan

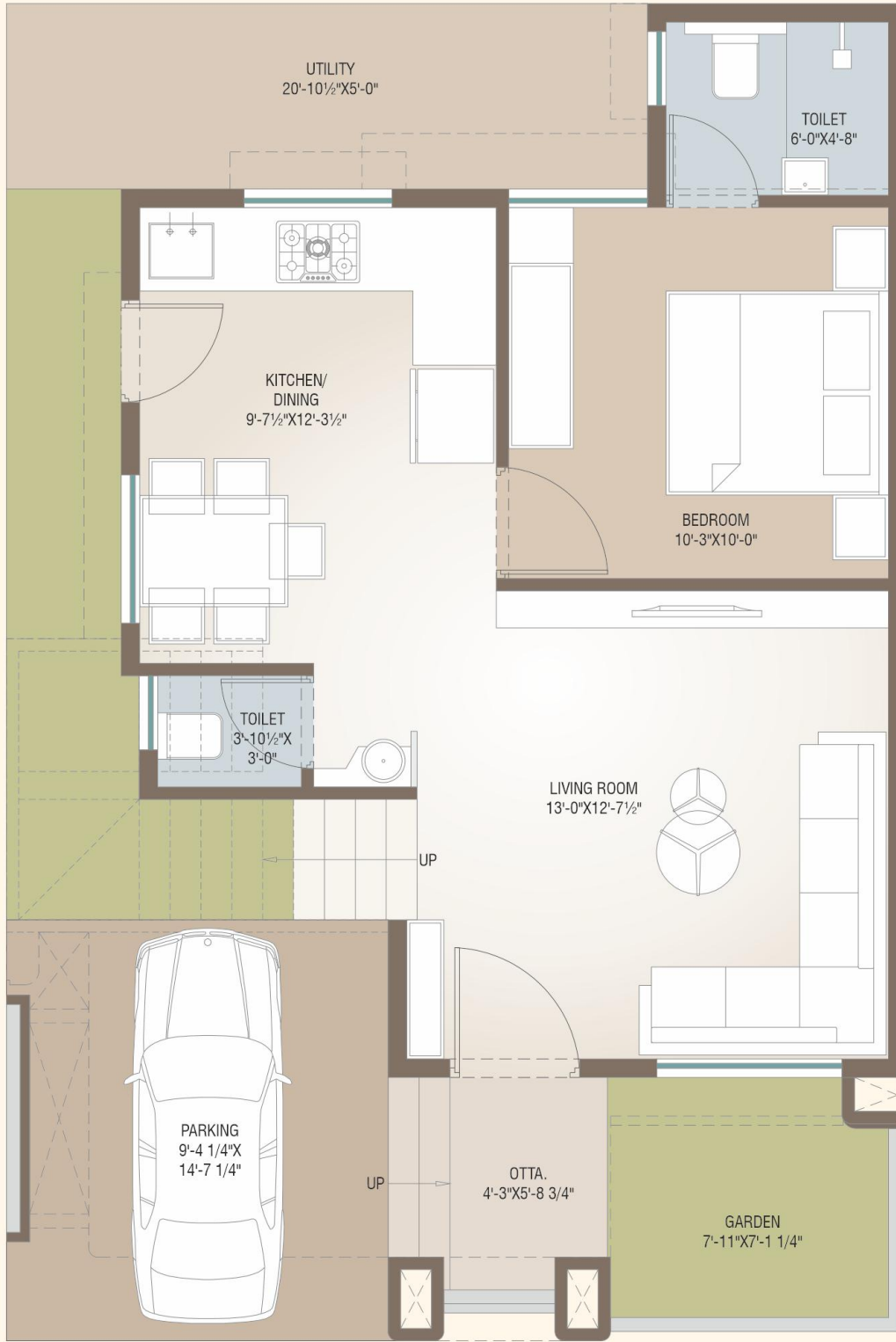


First Floor Plan

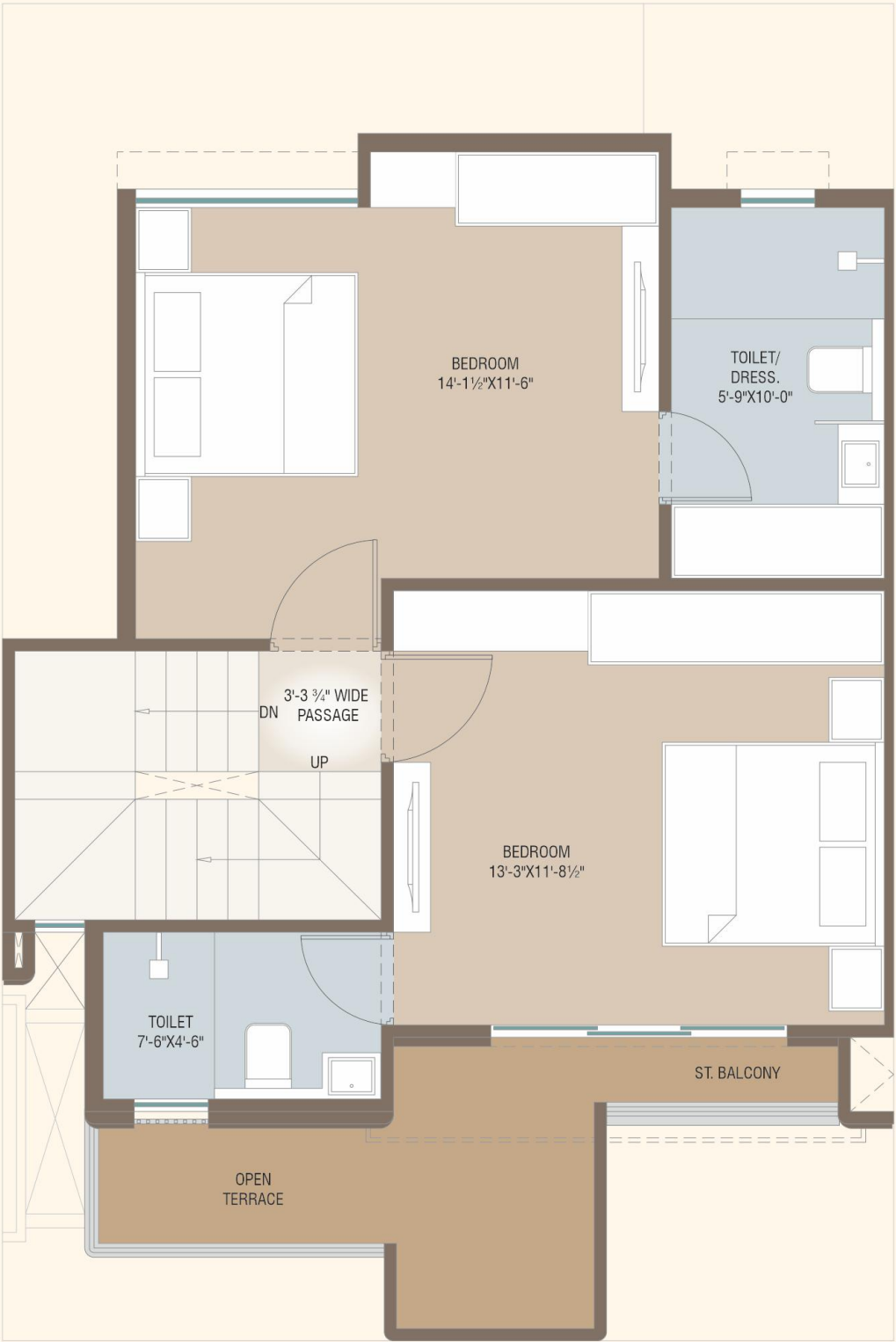


Second Floor Plan

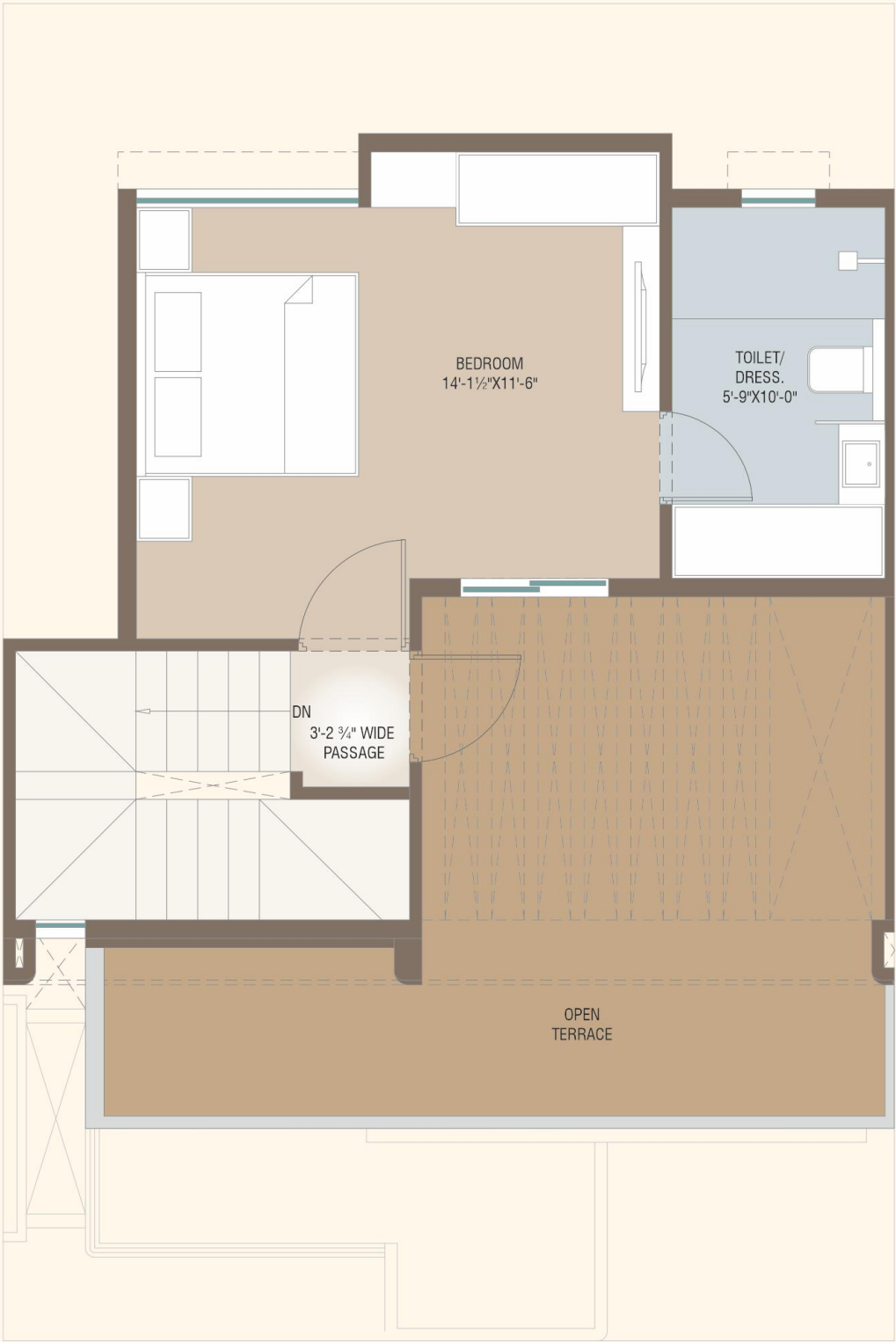
Plot No:
38 & 39



Ground Floor Plan

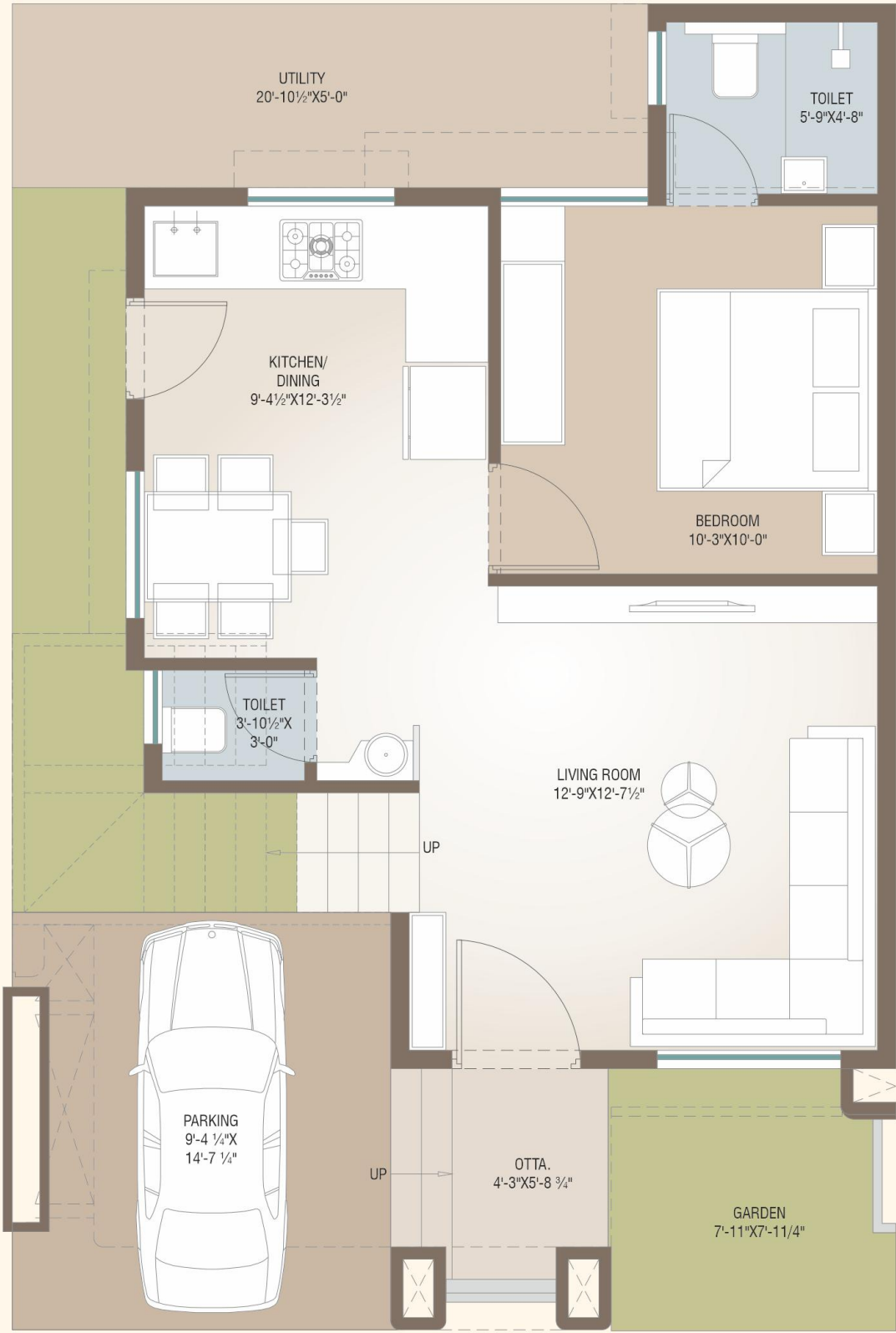


First Floor Plan

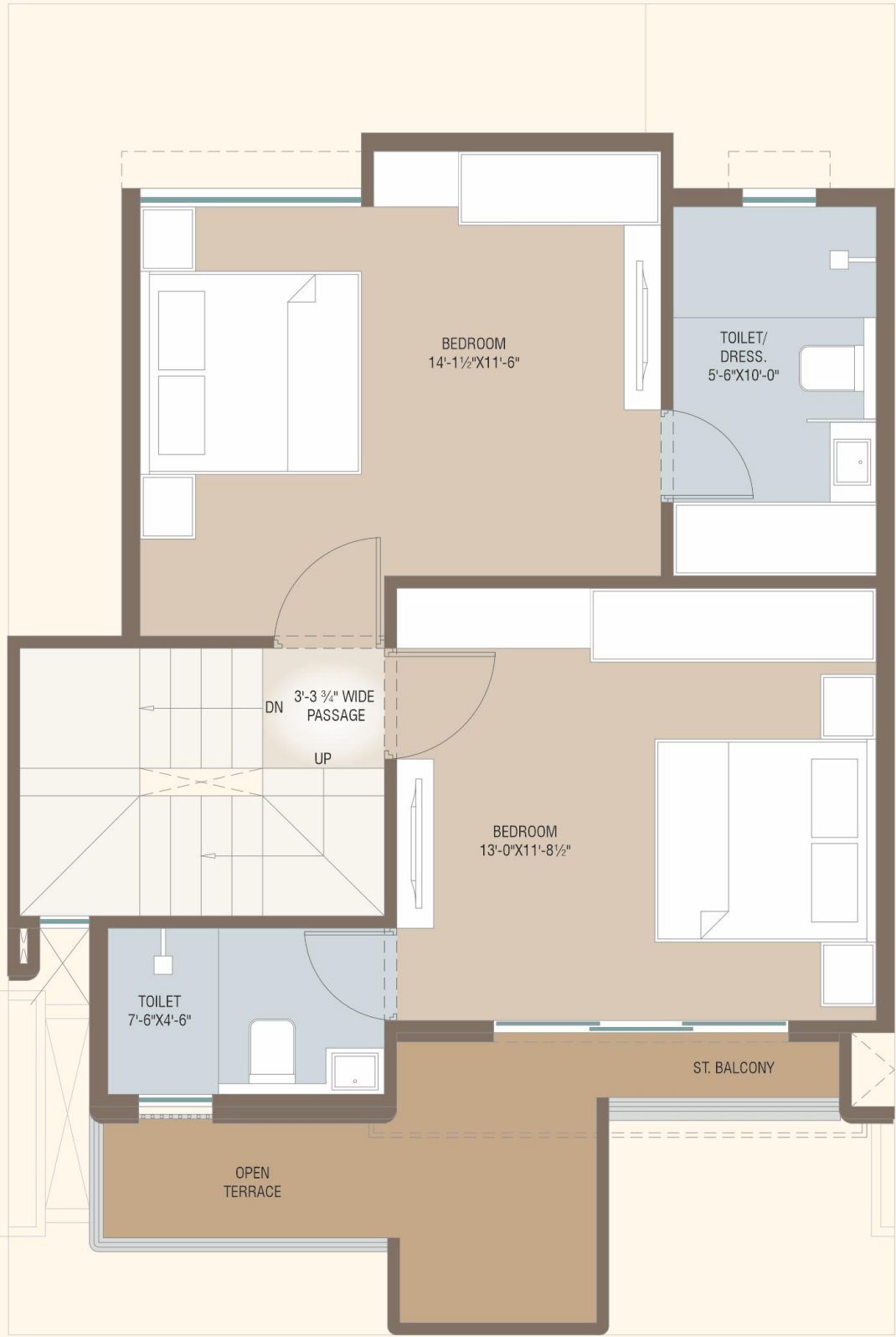


Second Floor Plan

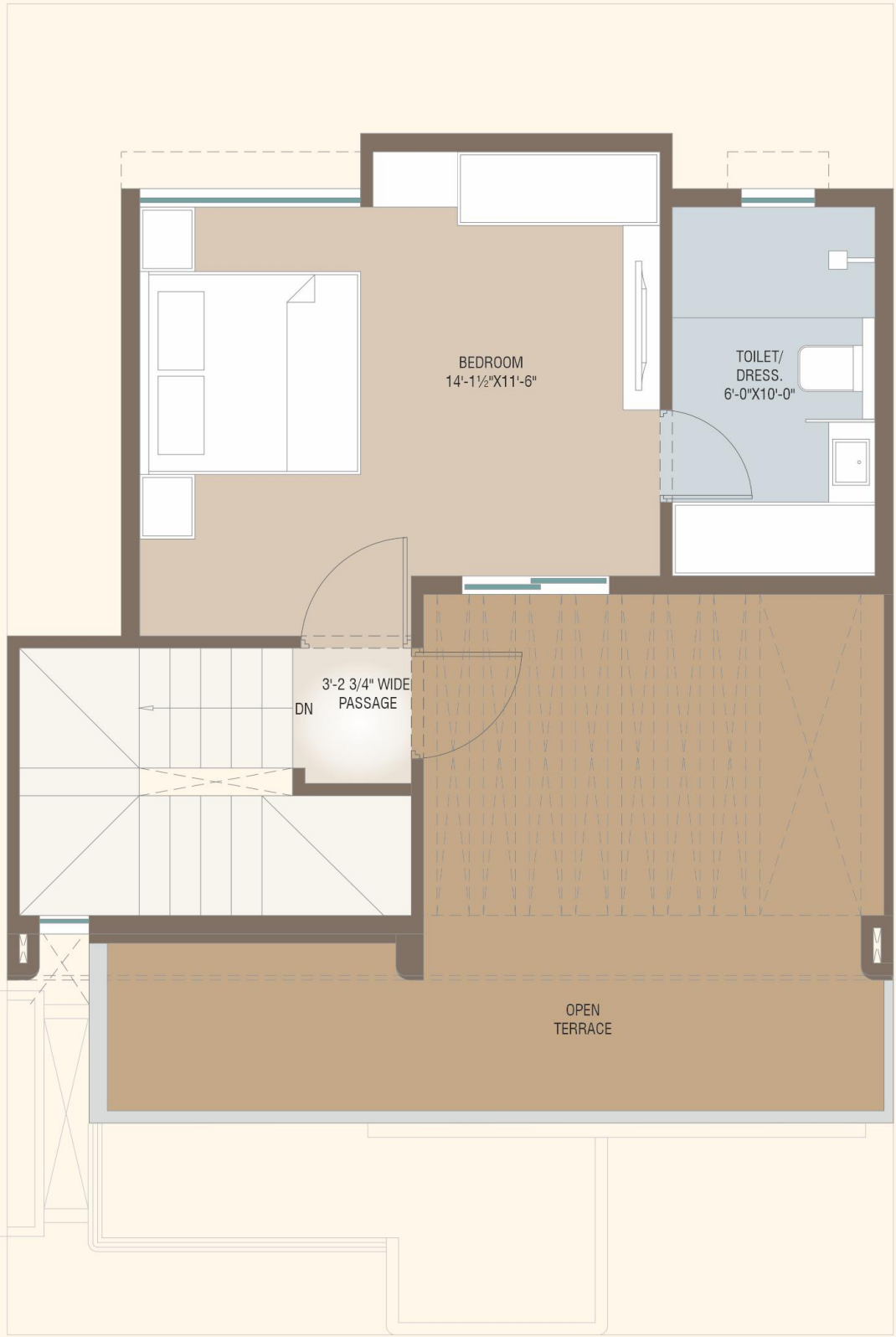
Plot No:
40



Ground Floor Plan



First Floor Plan



Second Floor Plan

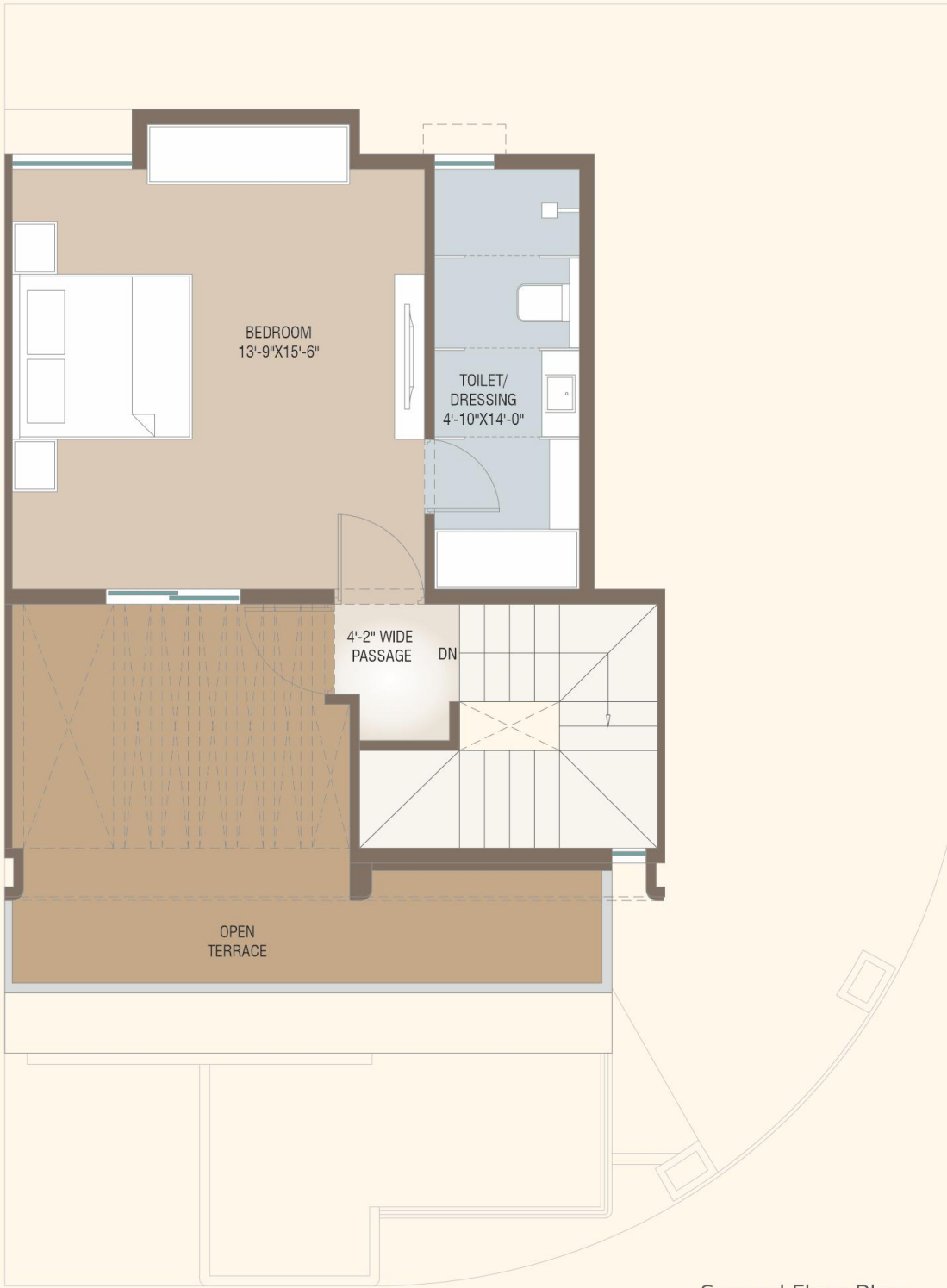
Plot No:
46 & 47



Ground Floor Plan

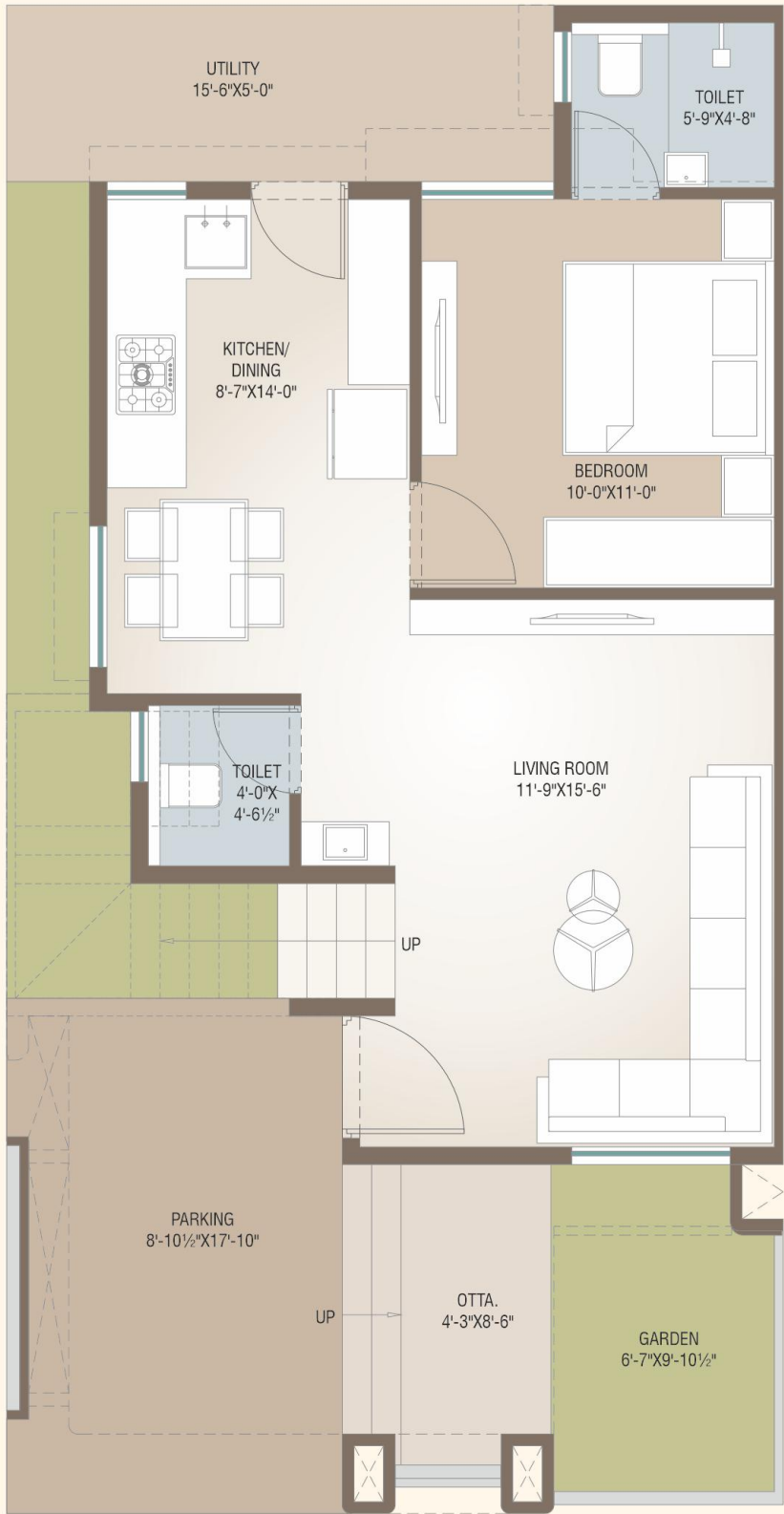


First Floor Plan

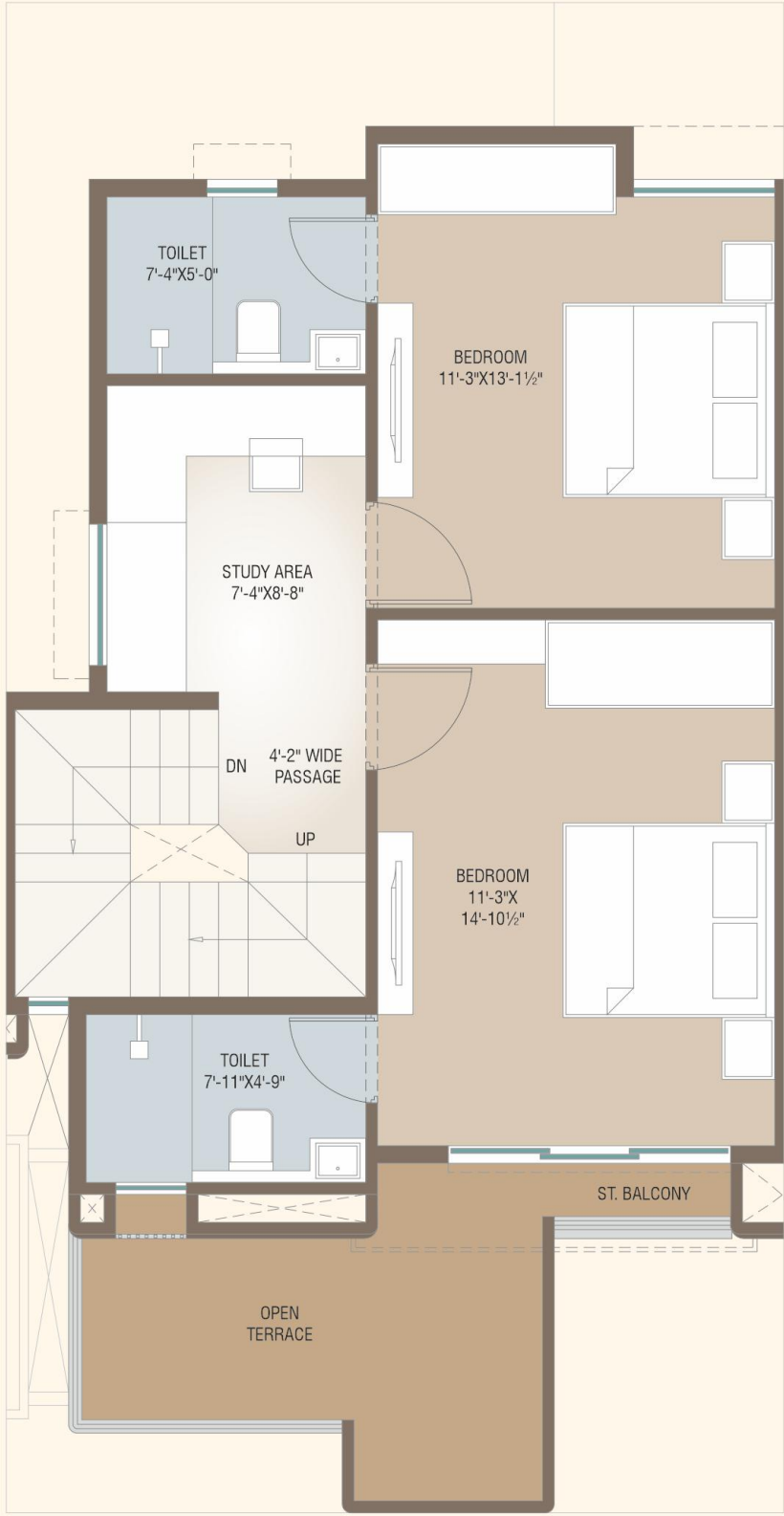


Second Floor Plan

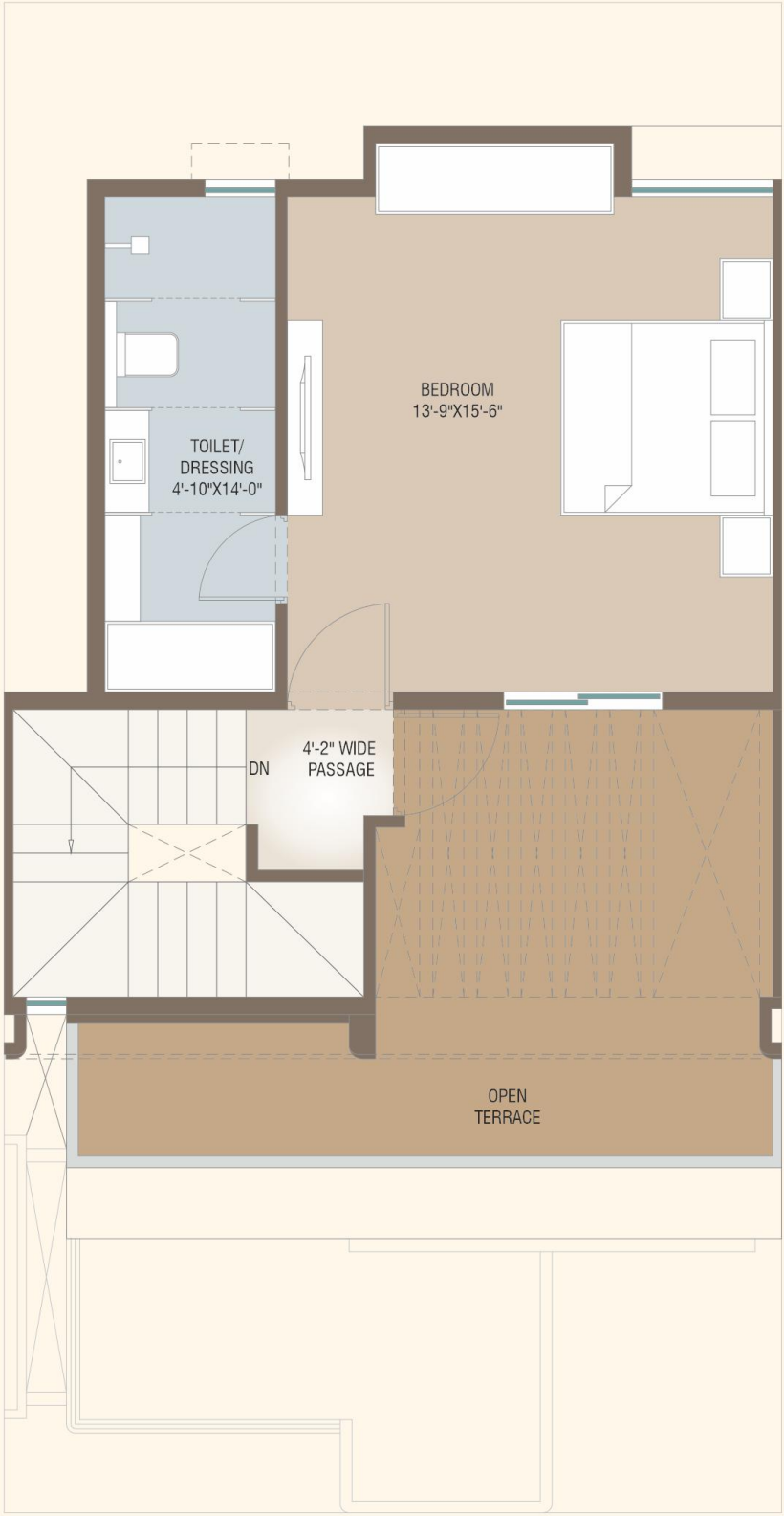
Plot No:
46 T0 55



Ground Floor Plan



First Floor Plan



Second Floor Plan



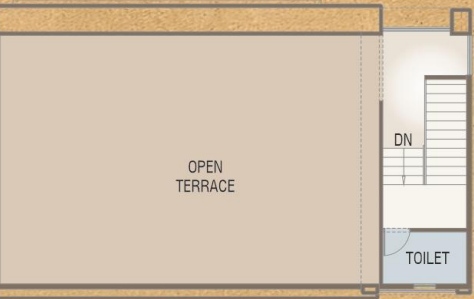
Clubhouse Plan



First Floor



Second Floor





Notes:
*Actual Possession of the Unit shall be handed over to the Member within 45 days of the settling of all the accounts and dues. Sale deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be extra be borne by the Buyers • Payment Schedule must be followed by strictly: any delay in payment shall incur interest penalty at the rate of 18% P.A. on outstanding amount. Two Installment continuous default in payment shall lead to total cancellation of the unit. • Any increase in Govt./Local/Govt. Body Taxes/ Duties etc. & any new taxes/Levies will borne by the customer - Total amount of the Extra Work must be deposited in full in advance, then only work shall be executed. • Sale deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 45 days of possession of the unit • In case of cancellation of any Unit, Government Taxes will be deducted towards Administrative charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Payments terms will be valid at each stage on start of that stage. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This Brochure is not a legal document, this is only for presentation of the project. • Subject to Vadodara Jurisdiction.

Key Plan

