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"Luxury is in each detail"

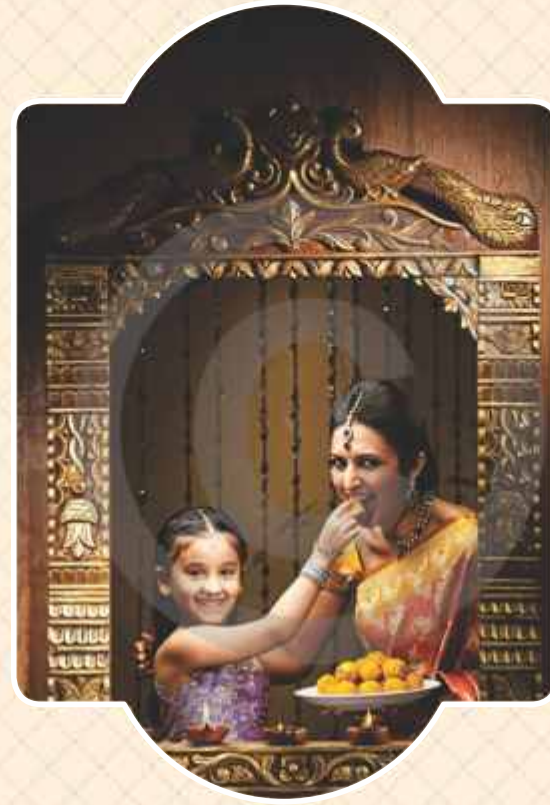
-Hubert De Givenchy

We at Aatmiya Group strongly abide by the age old saying "God lies in the details".

Prince Villa-Phase I was one of our most ambitious offering. Its sheer size and detailed facilities was highly appreciated by the 'Bhadralok' of Vadodara.

Taking a step further now we present Prince Villa-Phase II. With even greater number and bigger sized lifestyle amenities, apart from a host of luxury Villa Options in 4BHK Planning. One which shall further redefine luxury living in Vadodara.

Designed by the well acclaimed & gifted architect Mr. Bhaskar Narula (Placekinesis Asso., Ahmedabad), Prince Villa brings good living in its true sense!



A home that is picture perfect  
Where family life blooms to its fullest!

Prince Villa-Phase II brings forth a unique lifestyle desired by the modern, educated Barodian. A lifestyle which can be called "A Resort Lifestyle". A spacious villa which fulfills your desire of a stately home, set amidst a landscaped campus with a host of lifestyle amenities that you normally find in a resort, one that shall transform the way you live and enjoy life.

Leave run-of-the-mill luxury behind, take the Gotri Road to reach your garden of Eden at the Prince & Princess Villa campus. Find yourself enchanted by a fascinating milieu of a rich and green ambiance, which shall henceforth be your home!

Prince Villa is perfectly placed to make the most of urban living, being at a prime and convenient location.





## Spacious. Serene. Stylish. For a Select few!

Basking in stark affluence, embracing many a world, inspiring many a people! Welcome to a world perfect in virtually every respect.

4 BHK Villas in multiple planning options, with spacious and abundant open landscaped spaces and a delightful Clubhouse that features a host of premium leisure amenities.

Never before has, and perhaps never again in our time, will so many exceptional elements be put together to create such a remarkable residential landmark...and more importantly, to create the holistic experience that the limited edition residential units offer-for a few privileged ones!





A beautifully crafted temple in the campus

A place to worship, a place to feel at peace, a place where most festivals shall get celebrated.

The temple with a beautiful garden and a sitting area shall be a favorite place for specially the senior citizens.

## A Blissful Experience

Presenting 'Luxury' in its new avatar. It's a world that is conspicuously different, far ahead of its contemporaries.

Prince Villa-Phase II changes your perception of the best. Redefines what you already have savored, and introduces what you have aspired.

Live like a prince in your stately abode!





**Value Additions:**

- ◆ An inviting Entrance Gate
- ◆ 24 x 7 Security with Security Cabin
- ◆ Intercom System
- ◆ Compound Wall surrounding the community
- ◆ RCC Internal Roads with Street Lights, Decorative Paving & architectural plantation
- ◆ Rain water Harvesting
- ◆ Termite Resistance Treatment with piping
- ◆ Underground Cabling for a wire-free look
- ◆ Number Plates on each unit to maintain uniformity





## Your Private Resort awaits your arrival

The elite 'Prince Club' shall be the venue of all recreational and entertainment activities at the Prince Villa. A beautiful swimming pool overlooks the gym, the resort rooms, the spa and the other facilities, providing a cool, blue ambience to the entire club complex.

A perfect venue to spend the evening with family and friends. With such a premium list of club facilities you and your family do not have to go anywhere for enjoyment as well to entertain your guests.

Enjoy life like the way the royals did!







Thoughtful amenities,  
planned for each member of your family!

We at Prince Villa understand the Indian sensibilities and hence the Prince Club has been specially designed such that it caters to each member of the family.

The Club features an exclusive Ladies Gym and Swimming Pool, where the ladies can enjoy in privacy. Also the needs of the children has been taken care of with a Children's Pool, Cartoon Theater, Play area and Garden. Families can enjoy together at the Indoor Games Area, Swimming Pool, Cafeteria, Theater; the elderly can take a stroll in the large garden and interact with fellow residents at the Senior Citizen Area and the Temple.

Enjoyment for all members, happiness for the whole family!





## THE PRINCE CLUB

A world of  
A-list leisure facilities

### **Celebration Zone:**

- Furnished, Plush Banquet Hall with Kitchen
- Party Lawns
- Coffee Shop
- Cafeteria
- Discotheque

### **Health & Rejuvenation:**

- Gents Gym
- Ladies Gym
- Large Swimming Pool
- Ladies Swimming Pool
- Landscaped Garden with Outdoor Seating & Covered Sitting (Gazebo)
- Health Club (Jacuzzi / Spa / Sauna / Massage)
- Indoor Games Section

### **Kids Fun:**

- Kids Splash Pool
- Children's Cartoon Theater
- Kids Games Zone

### **Others:**

- Senior Citizen's Sit-out Area
- Club Entrance Foyer / Lounge
- Theater
- Fully Furnished Guest Rooms



Gents Gym / Ladies Gym



Swimming Pool  
(General / Ladies / Kids)



Indoor Games Section



Theater



Gazebo



Banquet Hall



Party Lawns



Bar Area



Hot Tub



Spa

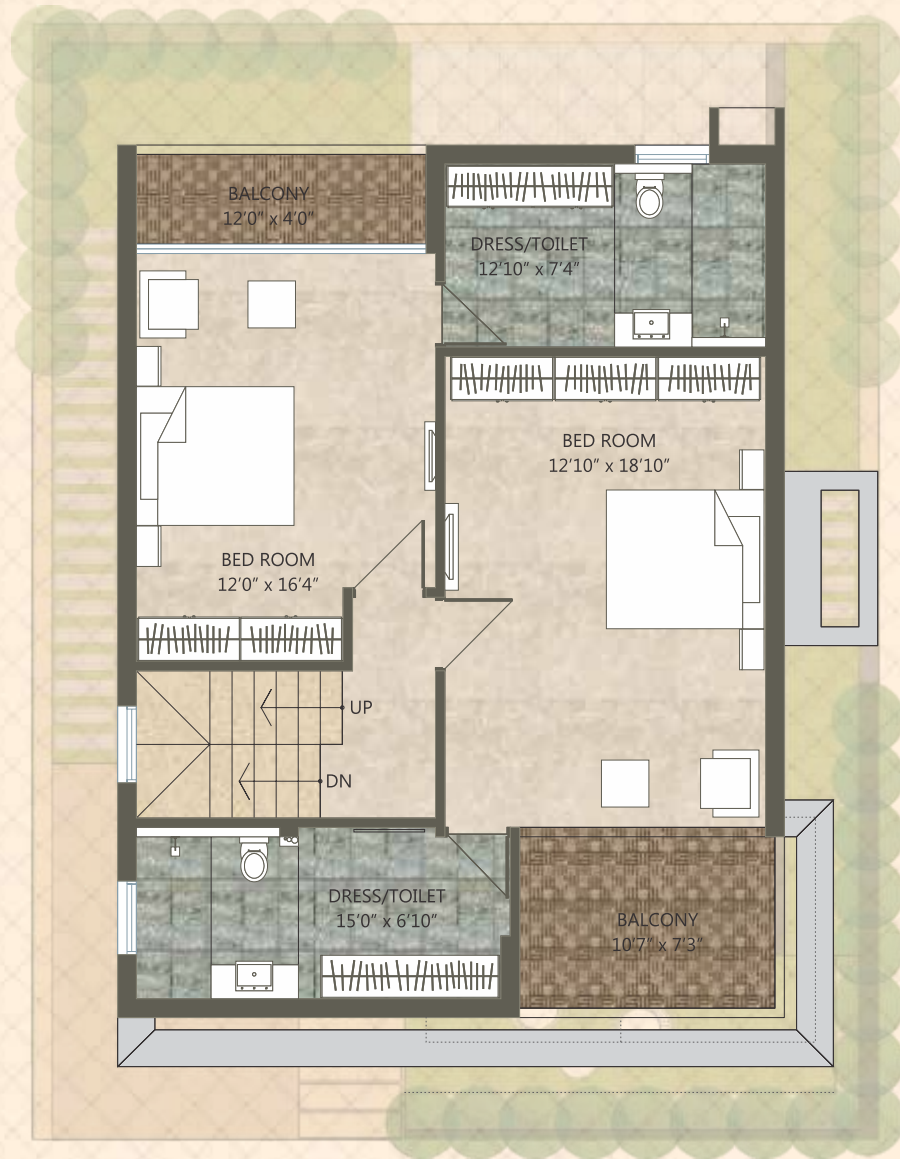


Massage









## LOCATION PLAN



Developers : **PARESHWAR INFRA**

Architect : Placekiness Associates, Ahmedabad.

Site: Aatmiya Prince & Princess Villas,  
Near Collabera, Besides Shaishav School,  
Gotri Sevasi Main Road, T.P.- 60, Gotri, Vadodara.

Disha Architect, Vadodara.

Structural Consultant : Yognipun Associates, Vadodara.

Electric & Plumbing Consultant : MEP Consultancy, Ahmedabad.

Please Note: • Actual possession of the Unit shall be handed over to the Member within 30 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 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. • 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 1 month 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. • 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.

### Payment Terms:

**25%**Booking Amount, **15%**Plinth Level, **15%**Ground Floor Slab Level, **15%**First Floor Slab Level, **10%**Second Floor Slab Level, **7.5%**Outside Plaster Level, **7.5%** Inside Plaster Level, **5%**Finishing Level

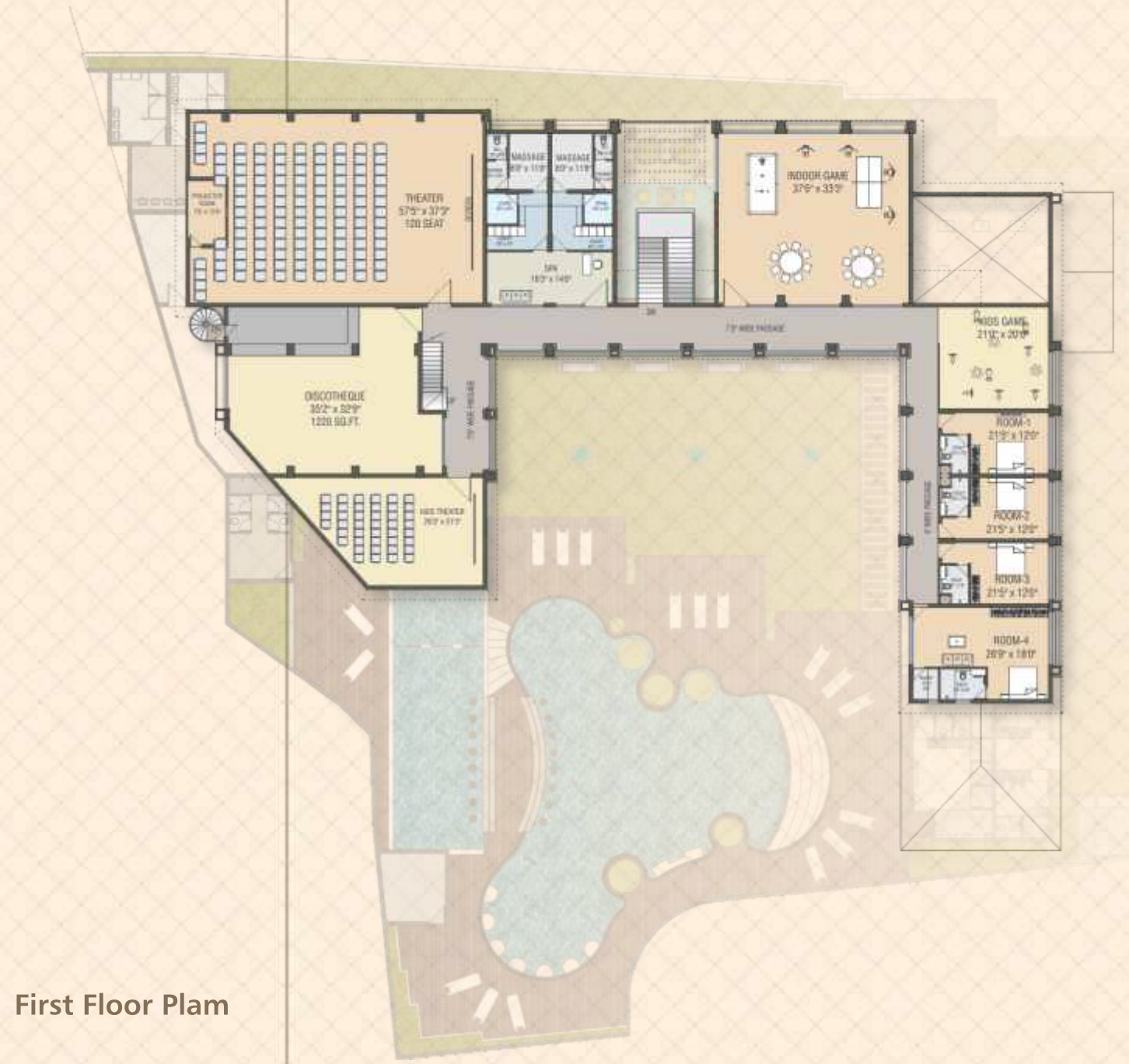
# PRINCE — VILLA — PHASE II

## LAYOUT PLAN





Ground Floor Plan



First Floor Plan

Where every aspect speaks of Quality & Craftsmanship

Specifications

- Structure:** All RCC & Brick work as per structural Engineer's design
- Flooring:** High Grade Vitrified Tiles in all rooms. Wooden Flooring in Master Bedroom. Tiles in compound (Basic Area).
- Kitchen:** Exclusive Granite Platform with S.S Sink with designer tiles upto lintel level over the platform.
- Bathrooms:** Branded bath fitting, good quality plumbing fixtures and sanitary ware. Concealed C.P.V.C plumbing fittings.
- Water:** Underground & Overhead Water Tank
- Doors:** Attractive Entrance Door with standard safety lock & other Decorative Fittings with wooden safety bars. 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 with Putty & distemper. External Double Coat Plaster with weather resistant Paint.
- Terrace:** Open terrace finished with "China Mosaic".



- A-5
- A-7
- A-6
- A-5



PHASE I

PRINCE VILLA

PRINCESS VILLA

Future Development Princess Villa

PHASE II