



A Project of



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AATMIYA HEIGHTS

○ 2&3 BHK AFFORDABLE APARTMENTS

— MAKARPURA MAIN ROAD —





Life Elated, Elevated & Ventilated!

Aatmiya Group - a renowned group is delivering excellence and value for over decade. The Group takes the pride by contributing major roll part in infrastructure development of Baroda's South Zone Area. Under the visionary frontiers, experienced, skilled and expertise team work, **Aatmiya Group** has benchmarked a remarkable growth in the real estate development. Since inception **Aatmiya Group** has built up a segment of 1 bhk apartment upto individual design bungalows with a commitment and vision to fulfill a home for every citizen.

Aatmiya Group Presents **Aatmiya Heights** - an apartment of 2-3 BHK affordable but not with compromising of any amenities and specifications. **Aatmiya Heights** - where all amenities adds your life rejuvenating, where life is a celebration. So, own a peace of happiness and enjoy the life's recreations within arm's reach at **Aatmiya Heights**.

Specification

Construction:

Well designed composite structure as per Structural consultant's design

Wall Finish:

Internal Wall with good quality plaster and External Wall with sand face plaster.

Flooring:

Vitrified tiles flooring in all rooms.

Toilets:

Designer Bathrooms with premium Quality fittings and vessels.

Doors:

Decorative main entrance door with premium hardware fittings and all internal laminated flush doors.

Windows:

Aluminum windows

Kitchen:

Granite Kitchen platform with S.S. Kitchen sink. Designer wall tiles dado up to lintel level

Paint:

Distemper paint over internal wall and Acrylic paint over external wall.

Electrification:

Concealed Copper electrical wiring with premium quality Modular switches. Provision of A.C. plug point in Master Bed room and adequate light points and plug points in all rooms.

Plumbing:

Internal plumbing will be concealed with good quality fittings

Power:

24 Hours Power Backup for Lift

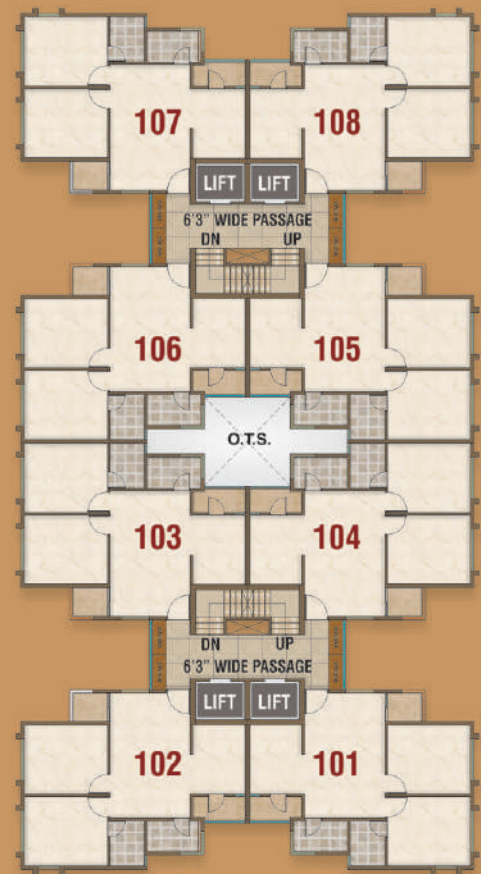
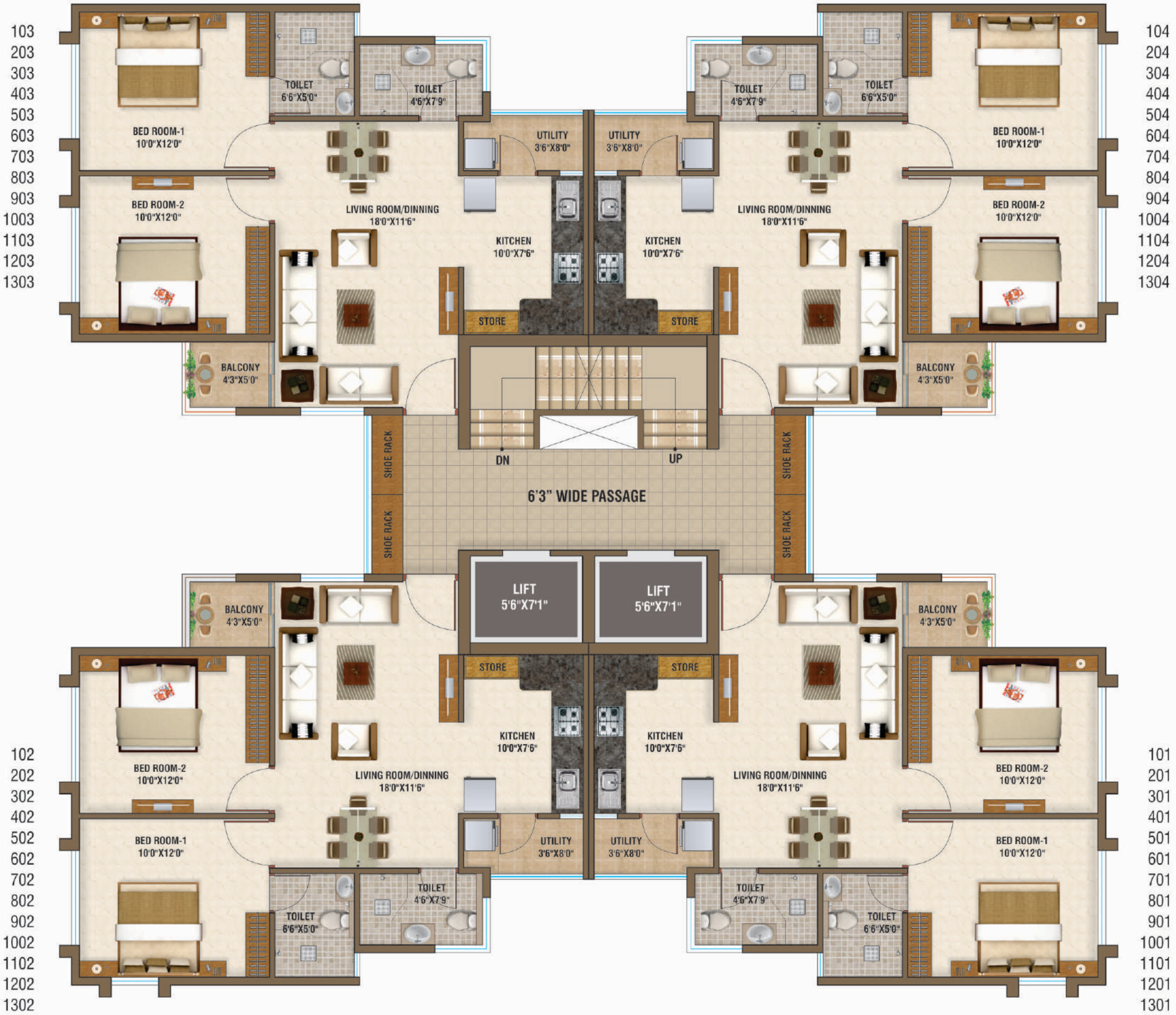
World Class Club Amenities

- ◆ Covered Gated Security
- ◆ Guestrooms
- ◆ Swimming Pool for Ladies & Gents (Individual)
- ◆ Theater
- ◆ Children Play Area
- ◆ Landscaped Garden
- ◆ Kids Game Zone & Indoor Game
- ◆ Gymnasium (Ladies & Gents)
- ◆ Tennis Court
- ◆ Basketball Court
- ◆ Volleyball Court
- ◆ Discotheque
- ◆ Spa, Massage & Jacuzzi Room
- ◆ Skating Ring
- ◆ Banquet Hall with Utility Kitchen
- ◆ Intercom System





2 BHK TYPICAL FLOOR PLAN





LAYOUT PLAN



Actual View of Clubhouse



Actual View of Swimming Pool

Keyplan



Developers:

Aatmiya Realty

Site : 'Aatmiya Heights', Opp. Aatmiya Complex,
Before Voltamp Transformer, Makarpura Main Road, Vadodara.

Contact: +91 90999 45635

E-mail: aatmiyagroup@gmail.com Web: www.aatmiyagroup.com

AATMIYA HEIGHTS

2 BHK AFFORDABLE APARTMENTS

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RATED COMPANY

Notes: (1) Possession will be given after 45 days of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Development charge and common maintenance charges should be paid extra. (4) Stamp Duty, Registration Charge, Service Tax or any new Central or State Govt. taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (7) Incase of delay in water supply, light connection, drainage work by authority, developers will not be responsible. (8) Refund (exclude tax) incase of cancellation will be made within 30 days from the date of booking of new client only. (9) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (10) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members/association. (11) The rights to the terrace shall remain with the developers.