

TAKING
LUXURY
TO A
WHOLE
NEW
LEVEL

DWARKESH GROUP

ACCORDING TO DWARKESH GROUP,
"QUALITY CANNOT BE COMPROMISED".
WE INCORPORATE THIS VISION IN
EVERY NEW BUILDING WE BUILD.

DWARKESH OPULENCE

2, 3 AND 4 BHK LUXURIOUS APARTMENT

The definition of luxury has always evolved with time. It's no more about flaunting designer labels, having a fleet of imported cars, or being a regular face on page 3.

Luxury now is about having a space that inspires you. It's about having time for the finer things in life. For instance, in today's hectic world it would be a luxury to simply stand by the balcony and listen to a birdsong.

Dwarkesh Opulence is all about this new luxury and much more. A dream project by Dwarkesh Group, Opulence is all set to take the meaning of luxury a notch above the rest, with extremely high quality construction standards and a professional approach.

Nestled in an oasis of serenity and picturesque greens, Dwarkesh Opulence is an ode to those who appreciate the beauty of understated elegance, and never settle for anything less than the best.



2, 3 AND 4 BHK LUXURIOUS APARTMENT



TAKING AESTHETICS TO A WHOLE NEW LEVEL



The beauty of aesthetics is that it uplifts the very experience of living without making it too obvious. Take for example, being welcomed by a mesmerizing waterfall as you enter the property after a hard day at work. Just watching the water roll down gracefully would be good enough to melt your stress away.



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TAKING LEISURE TO A WHOLE NEW LEVEL

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If time is luxury, we've made sure that you're able to spend that currency to your heart's content. Now you'll be able to make the most of your free time, thanks to a bouquet of leisure activities to choose from.



Whether it's taking a quick dip in our classy pool, sculpting your body at our state-of-the-art gym, just chilling with friends at our café, or getting lost in the company of your favourite author, there are enough more things to keep you entertained.





TAKING DESIGN TO A WHOLE NEW LEVEL



Design is not just about creating something aesthetically pleasing, but making something that improves the quality of life. That's the reason why a lot of thought has been put into each and every aspect of design at Opulence. For instance, unlike most residential towers, which face other residential towers, at Opulence you'll get the luxury of privacy and open spaces.



Opulence is a beautiful confluence of art, science, and ancient wisdom (Vastu), right from the design of the overall building to the design of each apartment. Spacious rooms that give a sense of freedom, windows that open to an uninterrupted view, built quality that make you feel secure, and many such features come together to give you a home which is the next best thing to utopia.

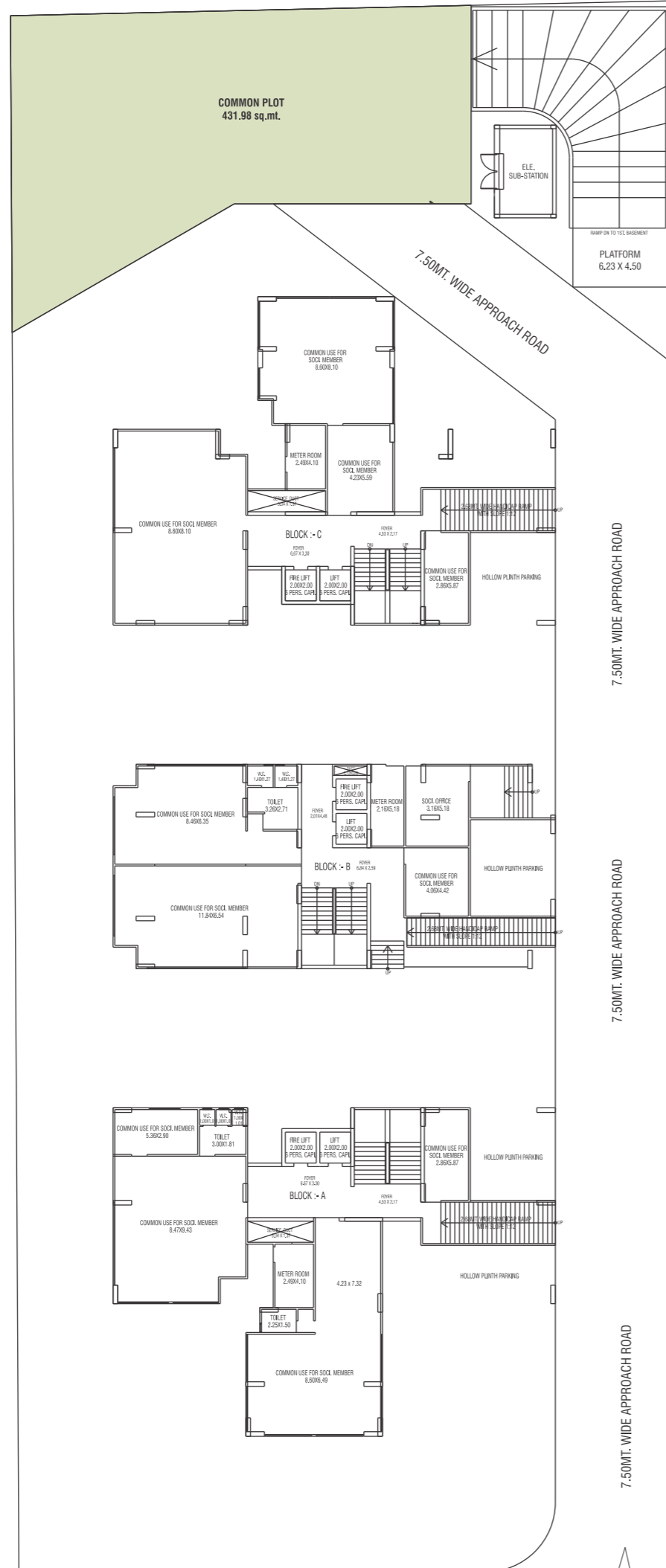


DESIGN AT A GLANCE



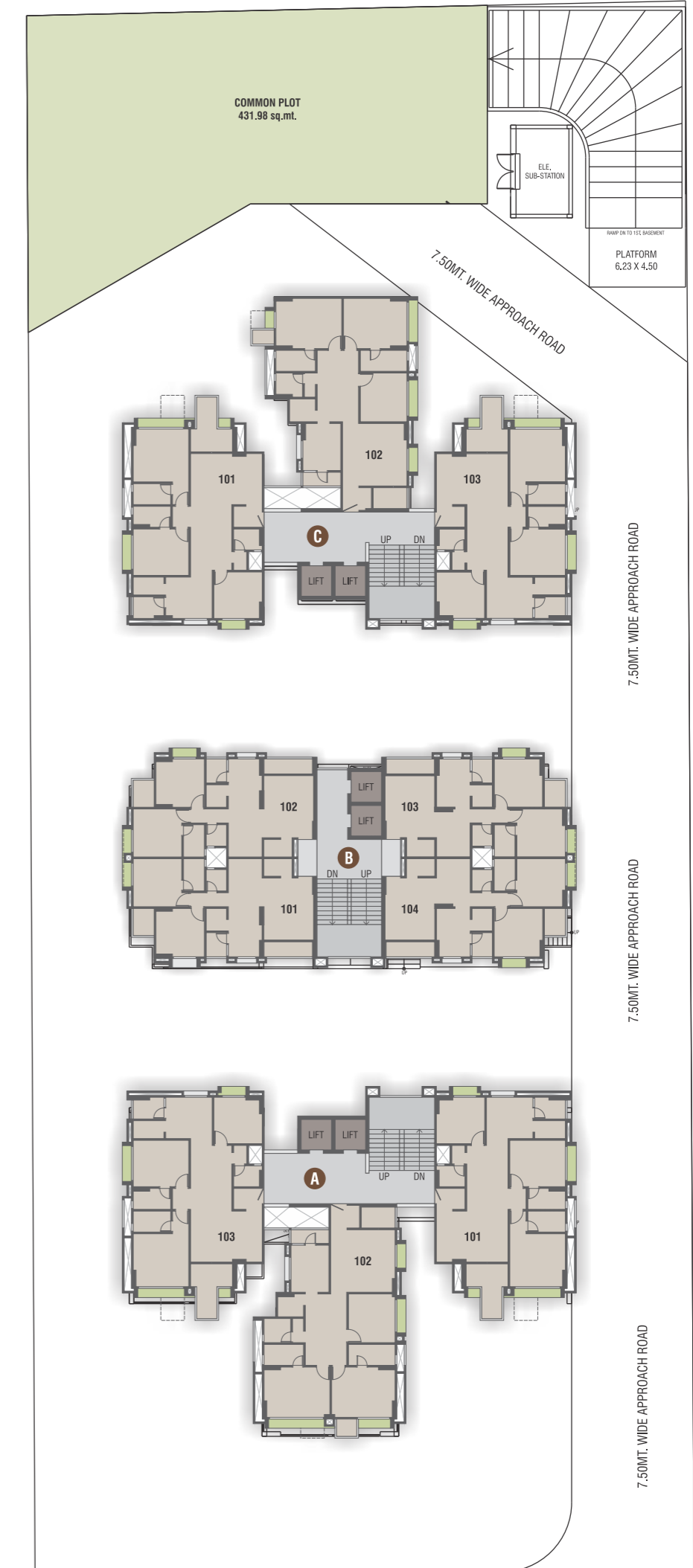
- OPTIMUM SPACE ALLOCATION FOR EACH APARTMENT
- MINIMUM TWO OPEN SIDES FOR EACH APARTMENT
- EARTHQUAKE RESISTANT DESIGN

GROUND FLOOR PLAN



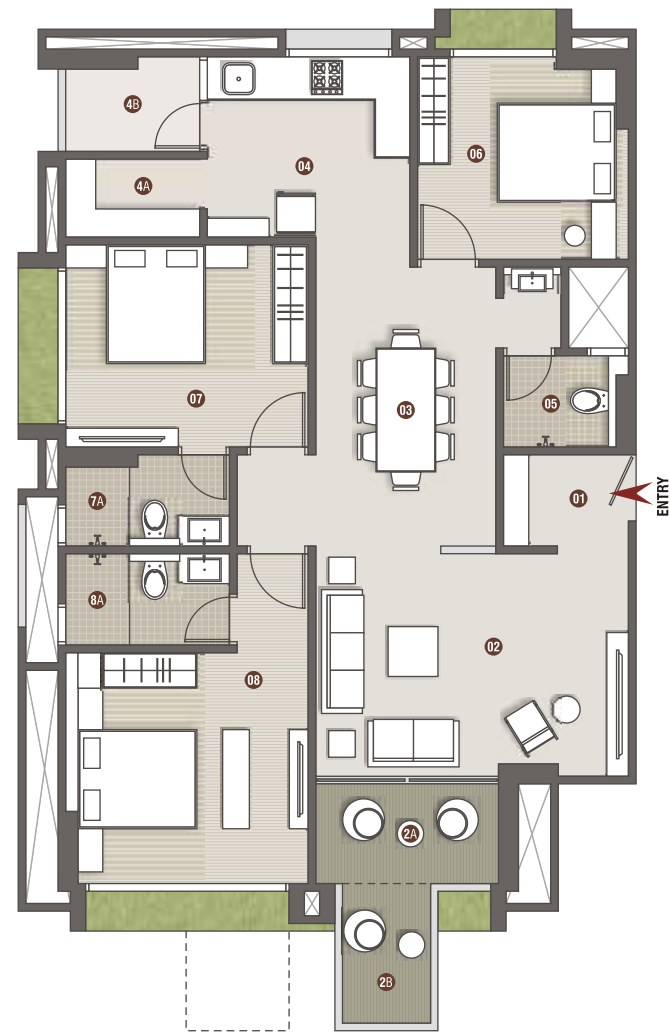
ENTRY/EXIT

TYPICAL FLOOR PLAN

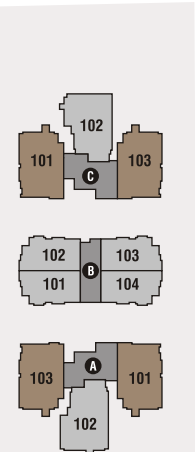


DESIGN AT A GLANCE

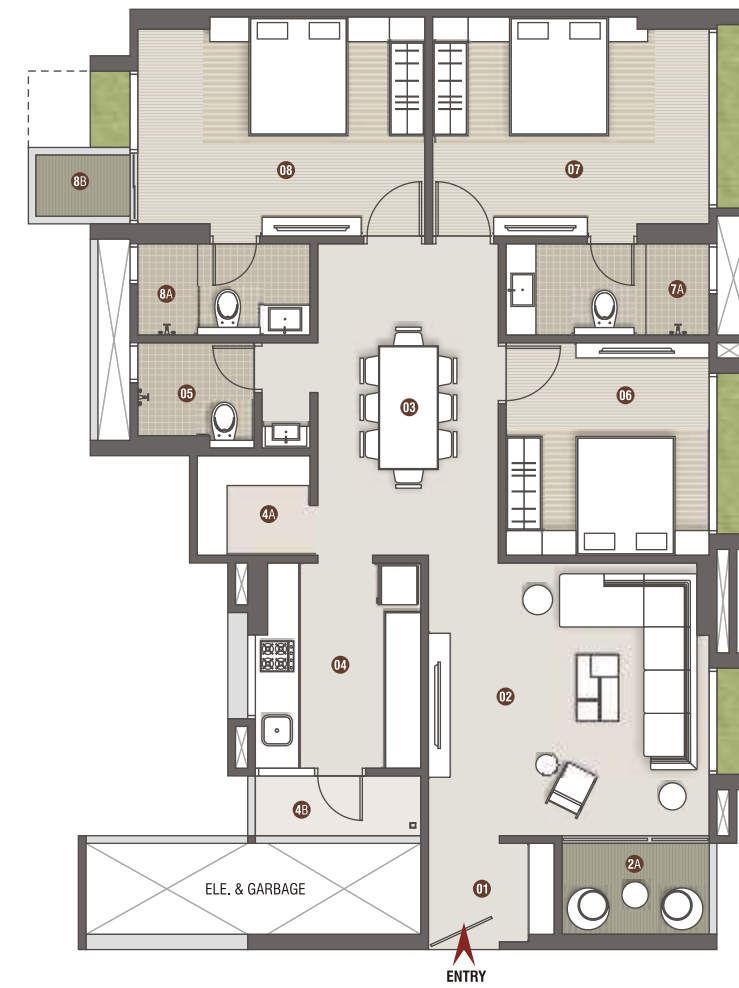
- VASTU COMPLIANT DESIGN
- THEME BASED SITTING AREAS
- BEAUTIFUL GAZEBO IN THE GARDEN
- SITTING ALCOVE
- GARDEN WITH TRELIS AND SITTING AREA
- POOL WITH DESIGNER DECK AND LOUNGE



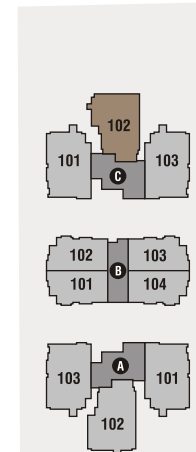
TYPE A - BLOCK A & C



NO.	LEGEND	DIMENSION
01	VESTIBULE	6'3" X 4'6"
02	DRAWING ROOM	15'6" X 11'0"
2A	BALCONY	9'0" X 4'11"
2B	BALCONY	6'11" X 4'4"
03	DINING	9'0" X 13'9"
04	KITCHEN	10'0" X 9'0"
4A	STORE	6'6" X 3'9"
4B	WASH	6'7" X 4'9"
05	POWDER	5'7" X 4'6"
06	BED ROOM 1	10'6" X 10'0"
07	BED ROOM 2	12'0" X 10'0"
7A	TOILET	8'0" X 4'6"
08	BED ROOM 3	12'0" X 11'6"
8A	TOILET	8'0" X 4'6"

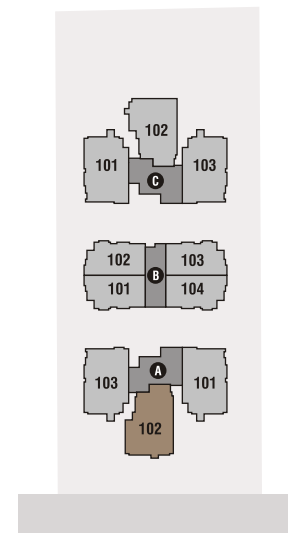


TYPE B1 - BLOCK C



NO.	LEGEND	DIMENSION
01	VESTIBULE	6'3" X 4'9"
02	DRAWING ROOM	13'9" X 13'6"
2A	BALCONY	7'9" X 4'6"
03	DINING	9'0" X 15'6"
04	KITCHEN	8'3" X 10'3"
4A	STORE	5'6" X 5'0"
4B	WASH	8'6" X 2'11"
05	POWDER	5'9" X 5'3"
06	BED ROOM 1	10'0" X 10'6"
07	BED ROOM 2	13'9" X 10'9"
7A	TOILET	10'0" X 4'6"
08	BED ROOM 3	14'3" X 10'9"
8A	TOILET	8'6" X 4'6"
8B	BALCONY	4'8" X 3'0"

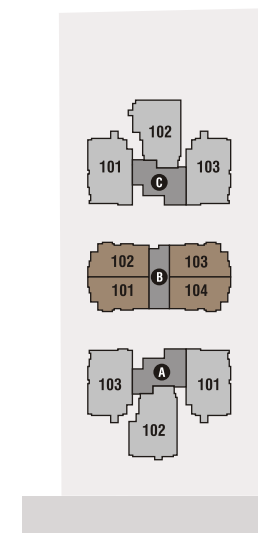
TYPE B - BLOCK A



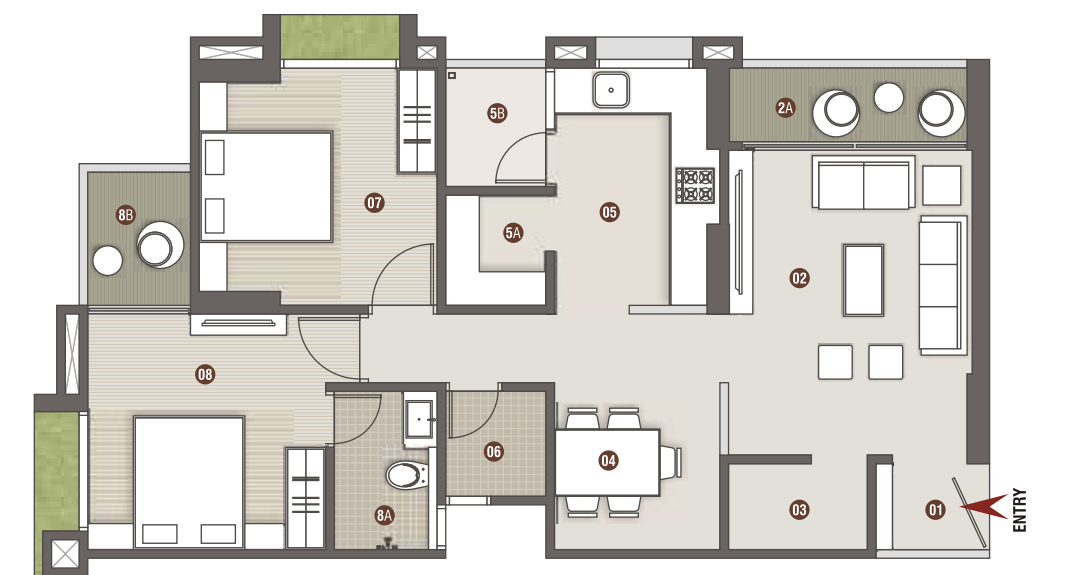
NO.	LEGEND	DIMENSION
01	VESTIBULE	6'3" X 4'9"
02	DRAWING ROOM	13'9" X 13'6"
2A	BALCONY	7'9" X 4'6"
03	DINING	9'0" X 15'6"
04	KITCHEN	8'3" X 10'3"
4A	STORE	5'6" X 5'0"
4B	WASH	8'6" X 2'11"
05	POWDER	5'9" X 5'3"
06	BED ROOM 1	10'0" X 10'6"
07	BED ROOM 2	13'9" X 10'9"
7A	TOILET	10'0" X 4'6"
7B	BALCONY	4'4" X 3'9"
08	BED ROOM 3	14'3" X 10'9"
8A	TOILET	8'6" X 4'6"



TYPE C - BLOCK B



NO.	LEGEND	DIMENSION
01	VESTIBULE	5'0" X 3'9"
02	DRAWING ROOM	10'9" X 13'6"
2A	BALCONY	10'9" X 3'3"
03	PUJA	6'0" X 3'9"
04	DINING	7'3" X 10'3"
05	KITCHEN	7'3" X 10'6"
5A	STORE	4'6" X 4'10"
5B	WASH	4'6" X 5'2"
06	POWDER	4'6" X 4'6"
07	BED ROOM 1	10'6" X 10'6"
08	BED ROOM 2	10'6" X 10'3"
8A	TOILET	4'6" X 7'0"
8B	BALCONY	4'6" X 5'10"



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TAKING GRANDEUR TO A WHOLE NEW LEVEL

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Experience the epitome of luxury as you swim like a king in your private pool,* on your penthouse terrace. And when you've had your fair share of swimming, relax in your pool chair and watch the evening sun go down the horizon, leaving a riot of colours in the sky.



Turn your penthouse into the most sought after get-together destination in your social circle, with a little help of your lovely terrace garden. Let the food, light music, and friendly banter on this terrace garden spread the fragrance of beautiful memories in your life.



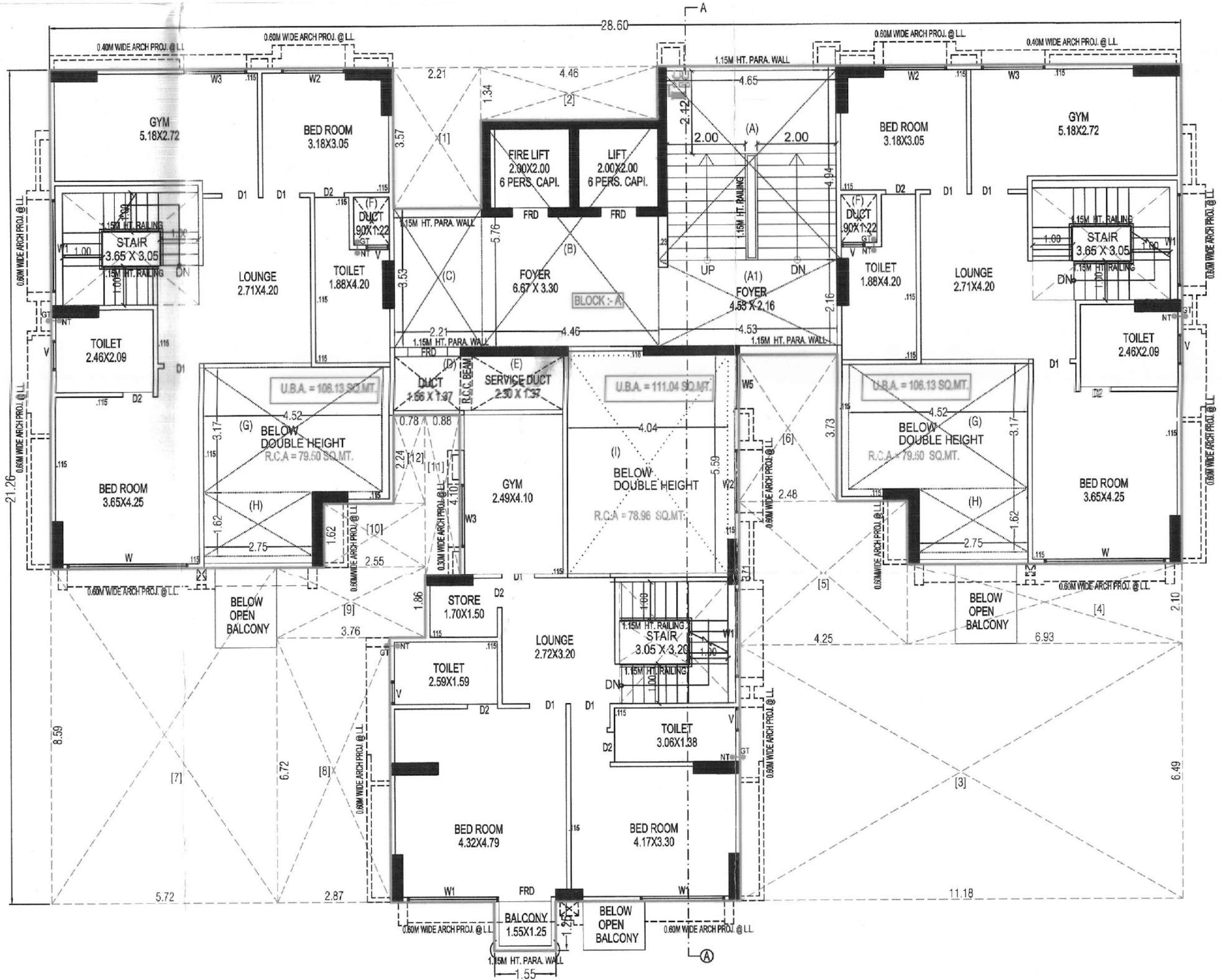
GRANDEUR AT A GLANCE



- * PRIVATE POOL IN ONE OF THE PENTHOUSES
- TERRACE GARDEN
- BREATHTAKING VIEW

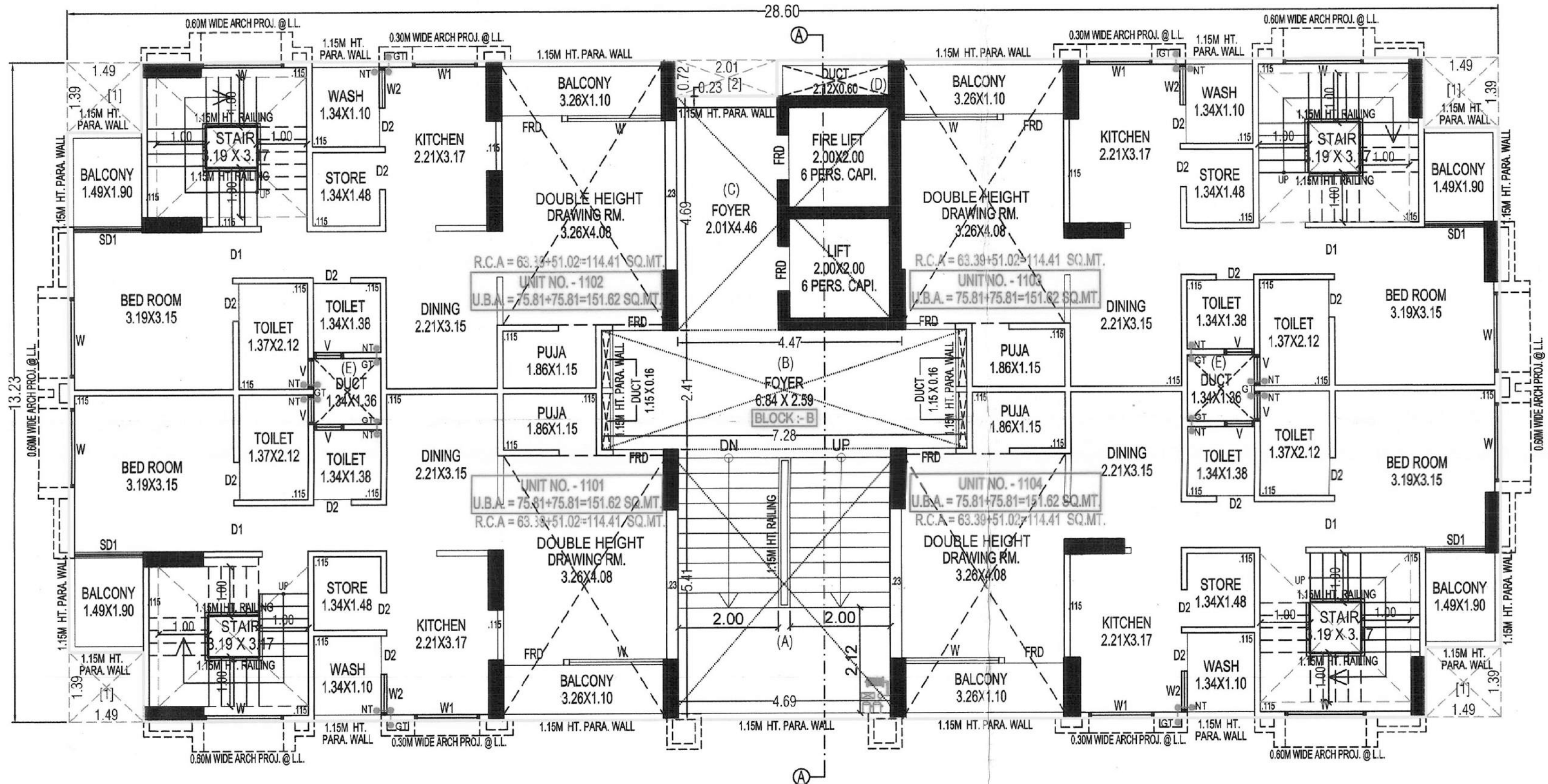
A & C BLOCK

12th FLOOR

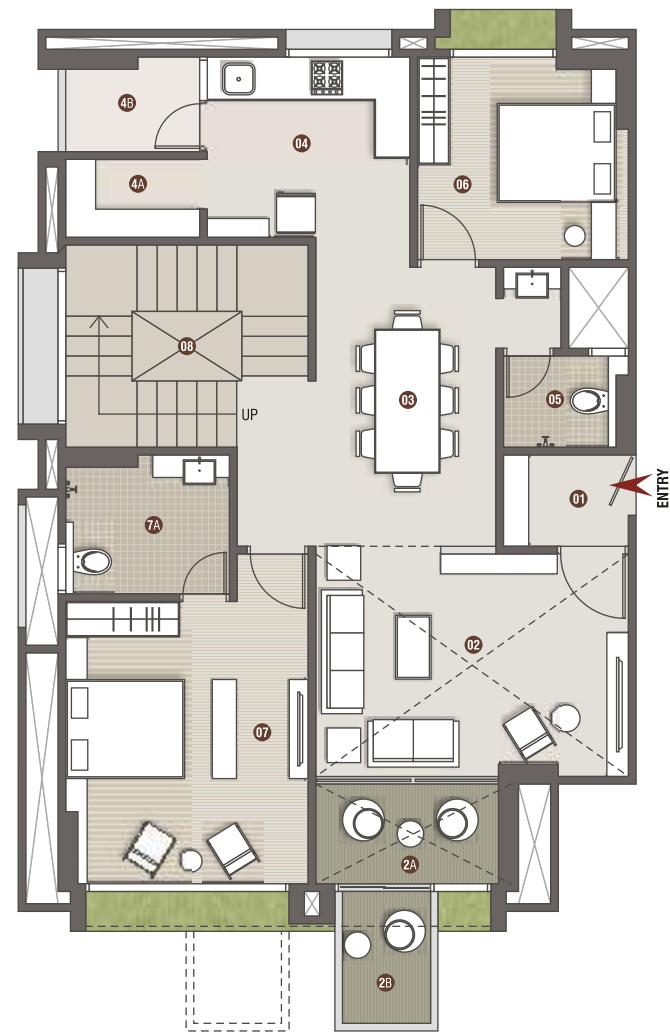


B BLOCK

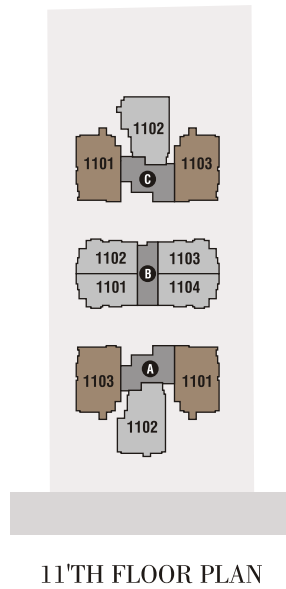
11th FLOOR



PENT HOUSE PLAN



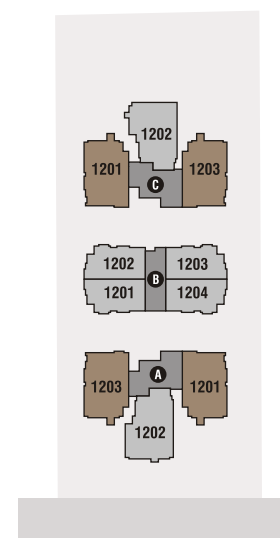
PENT HOUSE - LOWER LEVEL PLAN
TYPE A1 - BLOCK A & C



NO.	LEGEND	DIMENSION
01	VESTIBULE	6'3" X 4'6"
02	DRAWING ROOM	15'6" X 11'0"
2A	BALCONY	9'0" X 4'11"
2B	BALCONY	4'4" X 6'6"
03	DINING	9'0" X 13'9"
04	KITCHEN	10'0" X 9'0"
4A	STORE	6'6" X 3'9"
4B	WASH	6'7" X 4'9"
05	POWDER	5'7" X 4'6"
06	BED ROOM 1	10'6" X 10'0"
07	BED ROOM 2	12'0" X 14'0"
7A	TOILET	8'0" X 6'10"
08	STAIR	12'0" X 10'0"

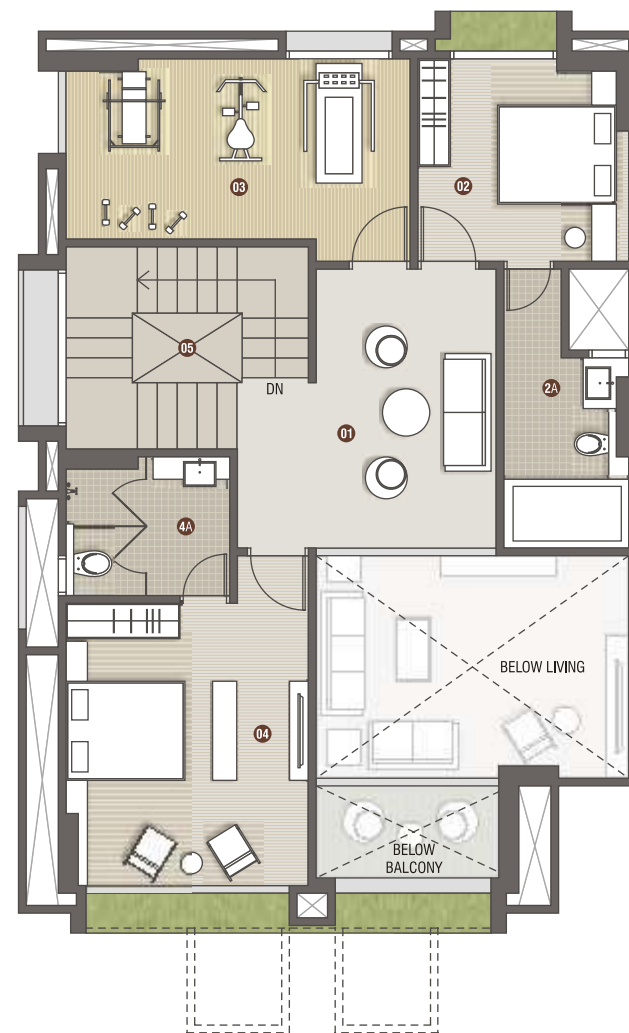
11TH FLOOR PLAN

PENT HOUSE - UPPER LEVEL PLAN
TYPE A1 - BLOCK A & C

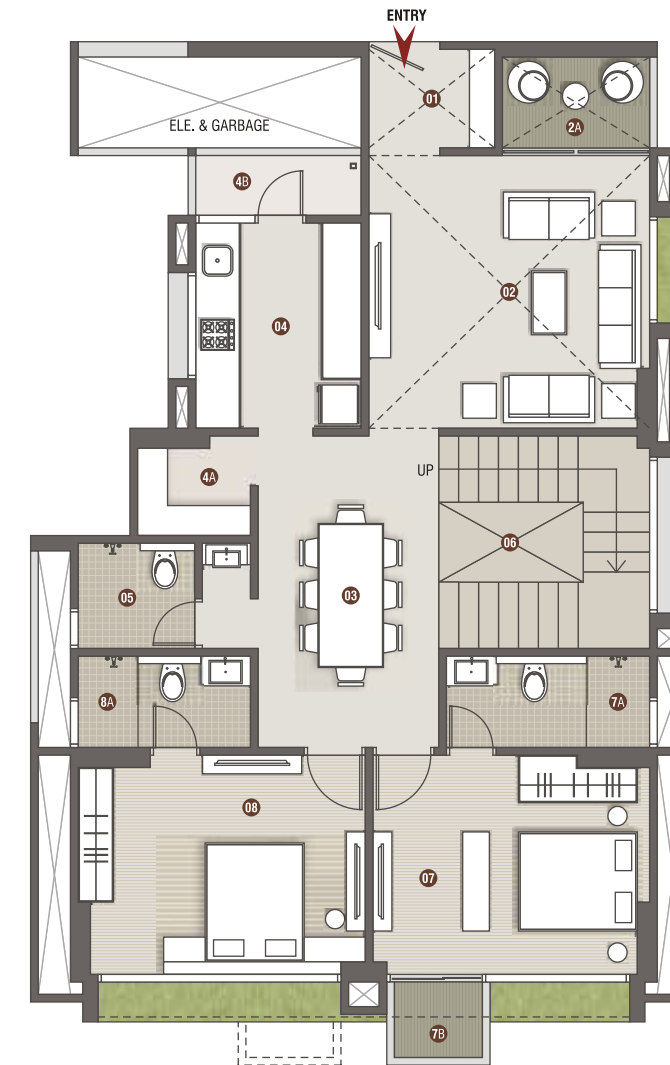


NO.	LEGEND	DIMENSION
01	LOUNGE	9'0" X 13'9"
02	BED ROOM	10'0" X 10'6"
2A	TOILET	6'2" X 9'6"
03	GYM	17'0" X 9'0"
04	BED ROOM	12'0" X 14'0"
4A	TOILET	8'0" X 6'10"
05	STAIR	12'0" X 10'0"

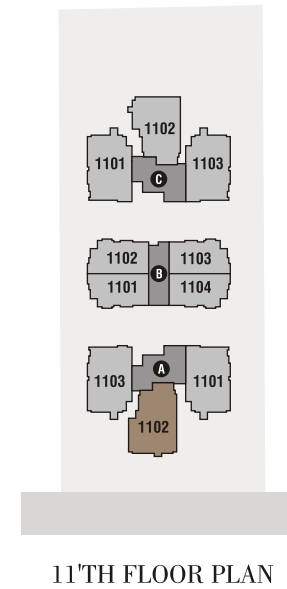
12TH FLOOR PLAN



PENT HOUSE PLAN



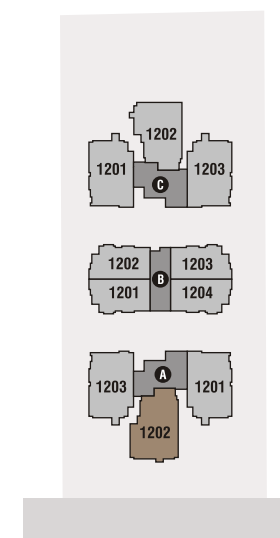
PENT HOUSE - LOWER LEVEL PLAN
TYPE B - BLOCK A



NO.	LEGEND	DIMENSION
01	VESTIBULE	6'3" X 4'9"
02	DRAWING ROOM	13'9" X 13'6"
2A	BALCONY	7'9" X 4'6"
03	DINING	9'0" X 15'6"
04	KITCHEN	8'3" X 10'3"
4A	STORE	5'6" X 5'0"
4B	WASH	8'6" X 2'11"
05	POWDER	5'9" X 5'3"
06	STAIR	10'6" X 10'6"
07	BED ROOM 1	13'9" X 10'9"
7A	TOILET	10'0" X 4'6"
7B	BALCONY	4'4" X 3'9"
08	BED ROOM 2	14'3" X 10'9"
8A	TOILET	8'6" X 4'6"

11TH FLOOR PLAN

PENT HOUSE - UPPER LEVEL PLAN
TYPE B - BLOCK A

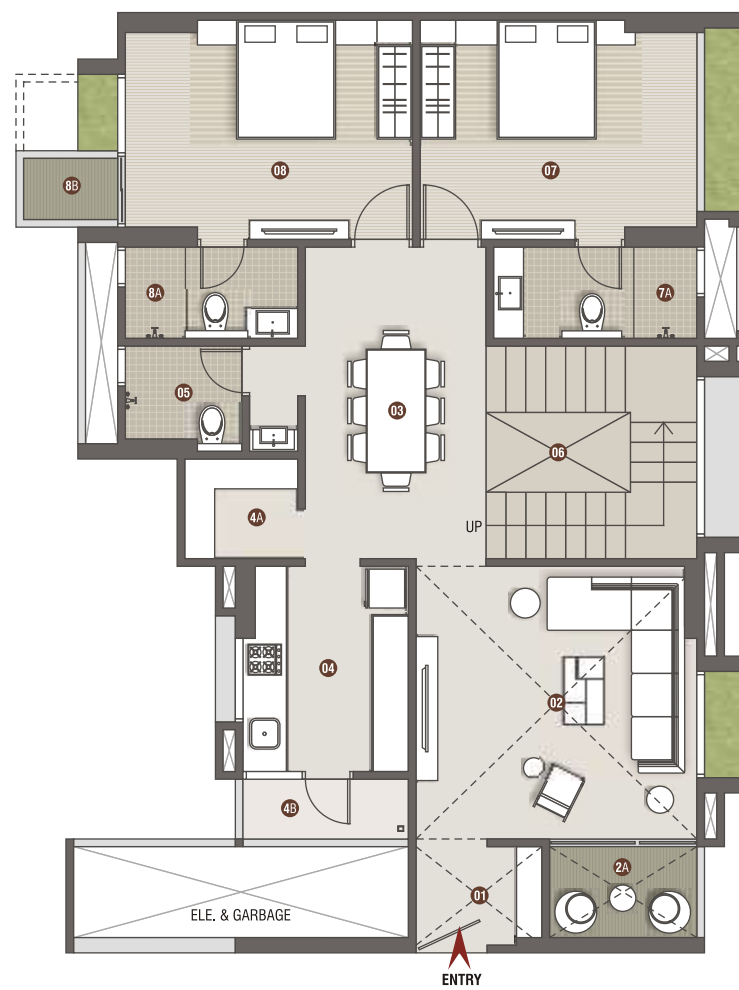


NO.	LEGEND	DIMENSION
01	LOUNGE	9'0" X 10'6"
02	BED ROOM	13'8" X 10'10"
2A	TOILET	10'0" X 4'6"
03	BED ROOM	14'2" X 15'9"
3A	TOILET	8'6" X 5'2"
3B	BALCONY	4'4" X 3'9"
04	PANTRY	5'7" X 4'4"
05	GYM	8'2" X 13'6"
06	STAIR	10'6" X 10'6"

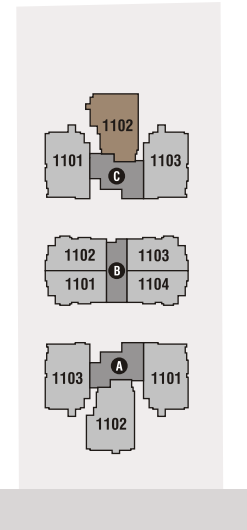
12TH FLOOR PLAN



PENT HOUSE PLAN



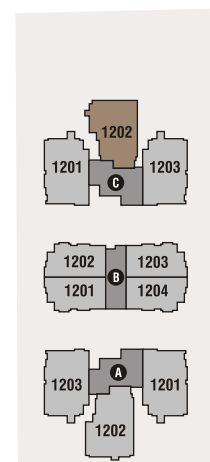
PENT HOUSE - LOWER LEVEL PLAN TYPE B1 - BLOCK C



11TH FLOOR PLAN

NO.	LEGEND	DIMENSION
01	VESTIBULE	6'3" X 4'9"
02	DRAWING ROOM	13'9" X 13'6"
2A	BALCONY	7'9" X 4'6"
03	DINING	9'0" X 15'6"
04	KITCHEN	8'3" X 10'3"
4A	STORE	5'6" X 5'0"
4B	WASH	8'6" X 2'11"
05	POWDER	5'9" X 5'3"
06	BED ROOM 1	10'6" X 10'6"
07	BED ROOM 2	13'9" X 10'9"
7A	TOILET	10'0" X 4'6"
08	BED ROOM 3	14'3" X 10'9"
8A	TOILET	8'6" X 4'6"
8B	BALCONY	4'8" X 3'0"

PENT HOUSE - UPPER LEVEL PLAN TYPE B1 - BLOCK C



12TH FLOOR PLAN

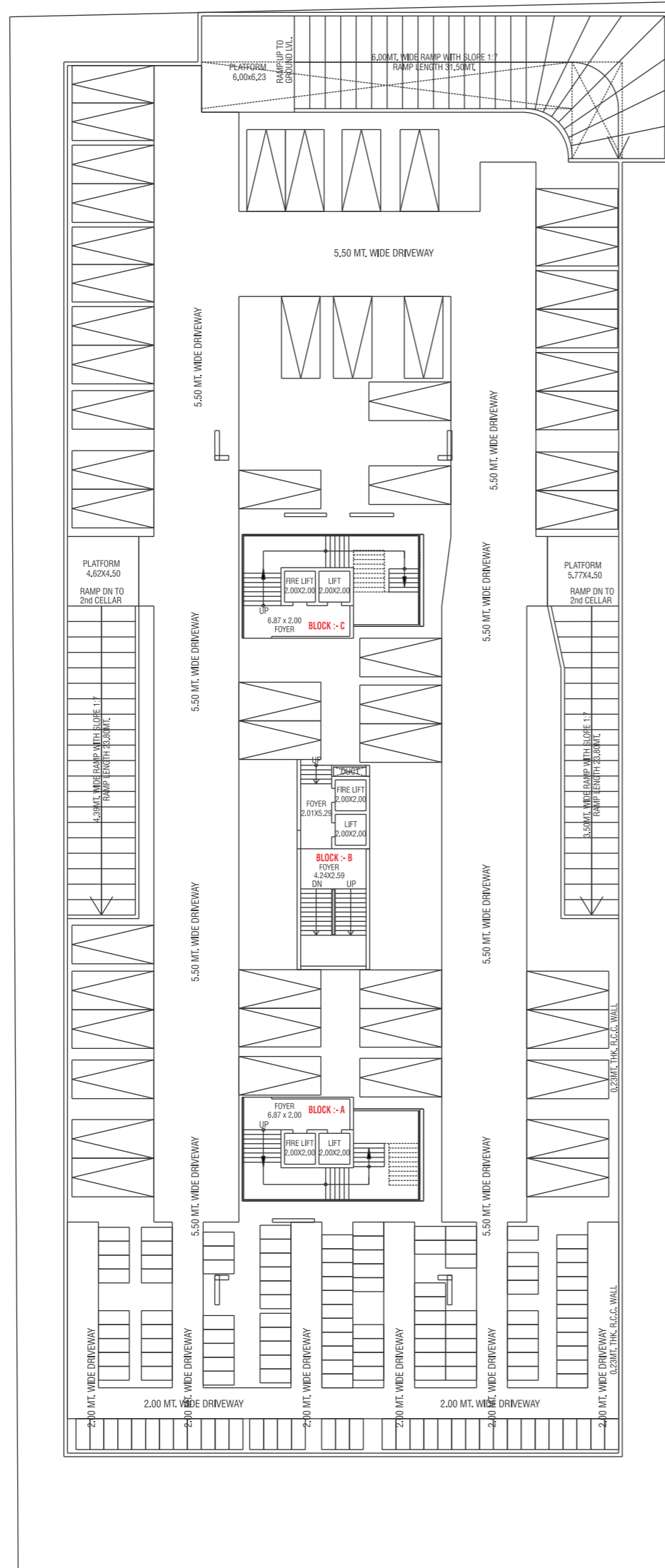
NO.	LEGEND	DIMENSION
01	LOUNGE	9'0" X 15'6"
02	GYM	8'2" X 13'6"
03	PANTRY	5'7" X 5'0"
04	TOILET	5'9" X 5'2"
05	BED ROOM	14'2" X 10'10"
5A	TOILET	8'6" X 4'6"
06	BED ROOM	13'8" X 10'10"
6A	TOILET	10'0" X 4'6"
07	STAIR	10'6" X 10'6"



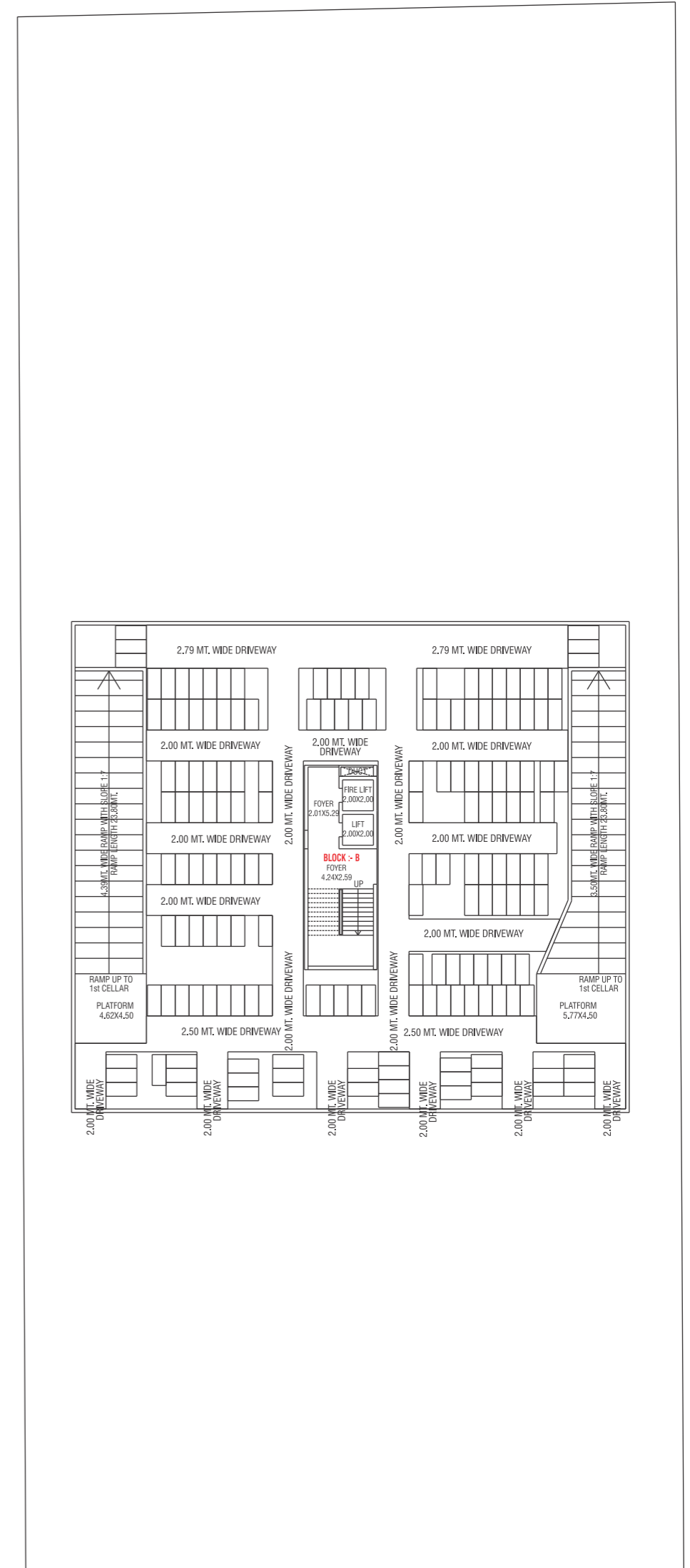
GRANDEUR AT A GLANCE

- * PRIVATE POOL IN ONE OF THE PENTHOUSES
- TERRACE GARDEN
- BREATHTAKING VIEW

1st
BASEMENT PLAN



2nd
BASEMENT PLAN



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TAKING DETAILS TO A WHOLE NEW LEVEL

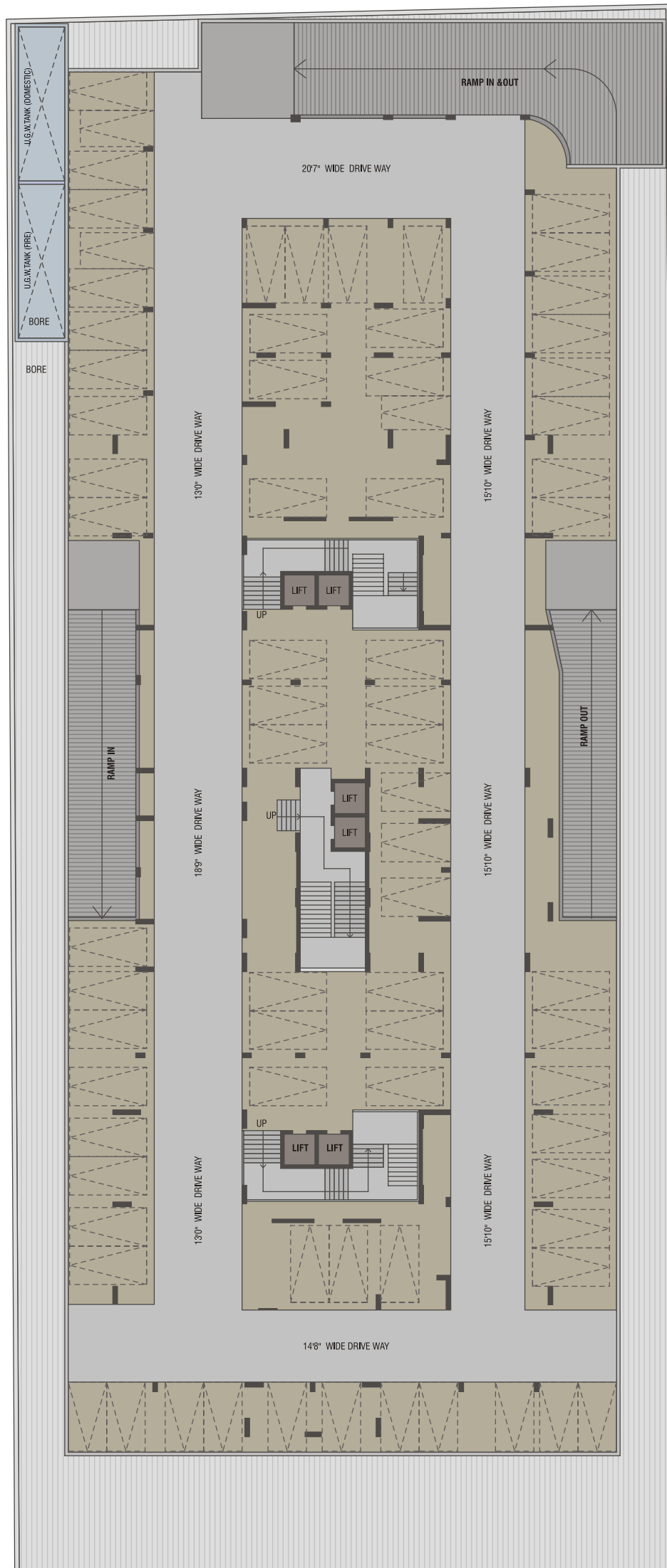
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If God is in the details, you'll see him everywhere at Opulence. In the quest to offer you the best of everything we have left no stone unturned. We have taken care of every small thing, no matter how trivial it may seem to others. Just like our esteemed clients, we don't believe in settling for anything less than the best.



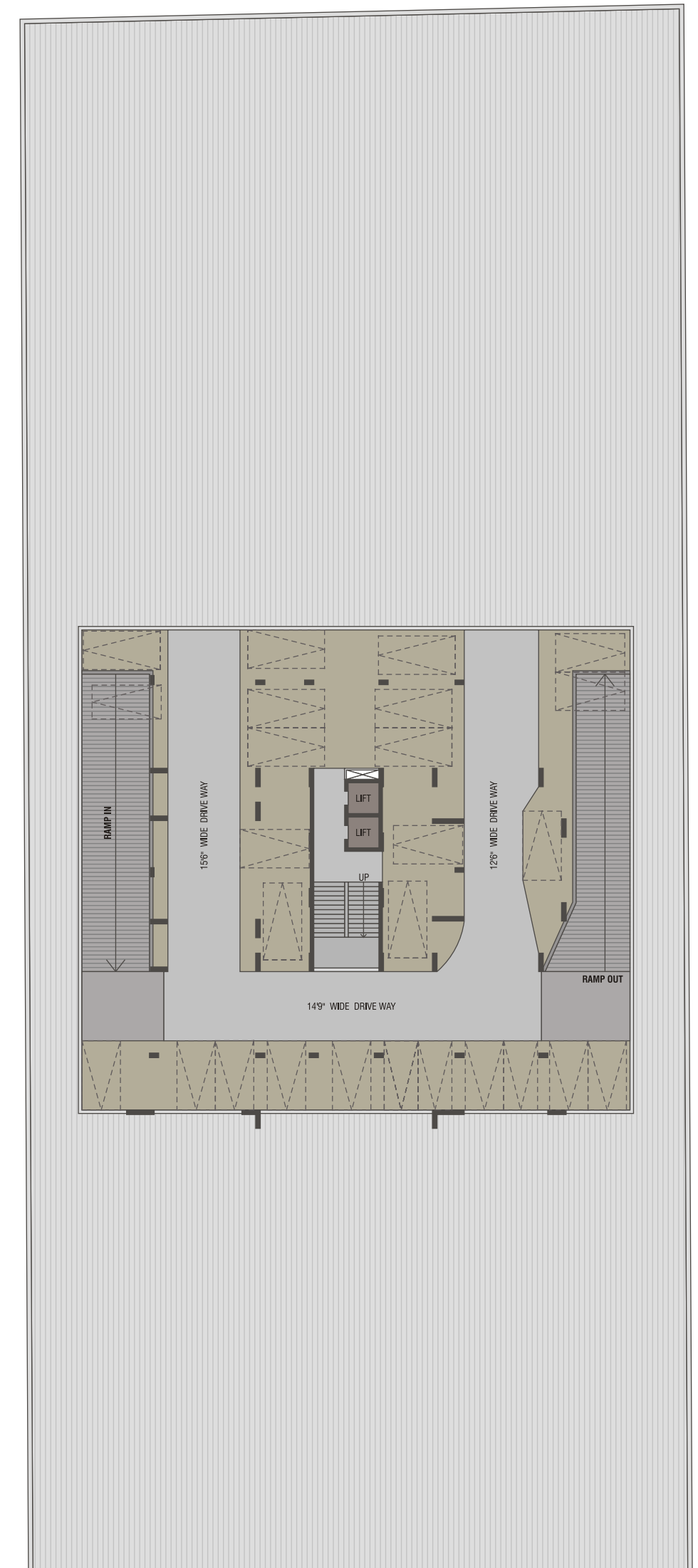
STRUCTURE	<ul style="list-style-type: none"> • RCC Structure designed with Earthquake resistant frame
FLOORING	<ul style="list-style-type: none"> • Italian marble flooring in Living room and Dining areas • Wooden Flooring in the master bedroom and other areas with vitrified flooring • Entrance foyer on ground floor with Italian marble flooring • Lift Lobbies with granite flooring for all the floors • Granite cladding on the lift walls • Staircase with granite flooring for all the floors.
KITCHEN	<ul style="list-style-type: none"> • Vitrified flooring • Dado till 2' above platform with designer ceramic tiles • Stainless steel sink • Granite Platform
WASH AREA	<ul style="list-style-type: none"> • Flooring with antiskid tiles • Dado till 3' with designer glazed tiles
BALCONY VERANDAH	<ul style="list-style-type: none"> • Flooring with anti skid designer tiles /rough finish granite • Glass Railing.
WINDOWS	<ul style="list-style-type: none"> • Aluminum anodized windows with sliding doors • Marble on all window sills
DOORS	<ul style="list-style-type: none"> • Main Door - Flush Doors with Veneer finish and wooden frame finish • Other Doors - Flush Doors with Veneer
TOILETS BATHROOMS	<ul style="list-style-type: none"> • Concealed Plumbing • Flooring with rough finish vitrified tiles • Bathroom dado with rough finish vitrified tiles. • Branded sanitary wares and CP fittings.
ELECTRIFICATION	<ul style="list-style-type: none"> • Concealed 3 phase electrical wiring • Modular switches • ISI wires, MCB and ELCB
COLOR	<ul style="list-style-type: none"> • Internal walls finished with wall putty • Weather shield acrylic emulsion paint for exteriors
FIRE PREVENTIVE MEASURES	<ul style="list-style-type: none"> • Entire design comprises of the internal Building Code (IBC). • Automatic fire sprinklers installed in the passages. • Panic Alarm provided on each floor for fire safety.

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1st
 BASEMENT PLAN



18.00 MT WIDE ROAD

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2nd
 BASEMENT PLAN



18.00 MT WIDE ROAD



TAKING POSITION TO A WHOLE NEW LEVEL



Being at the right place at the right time is a good thing, but nothing beats living at the right place for the rest of your life. That's because Opulence is strategically located near all the important places, and yet far from the concrete jungle. So that you can leave happily and peacefully everafter.



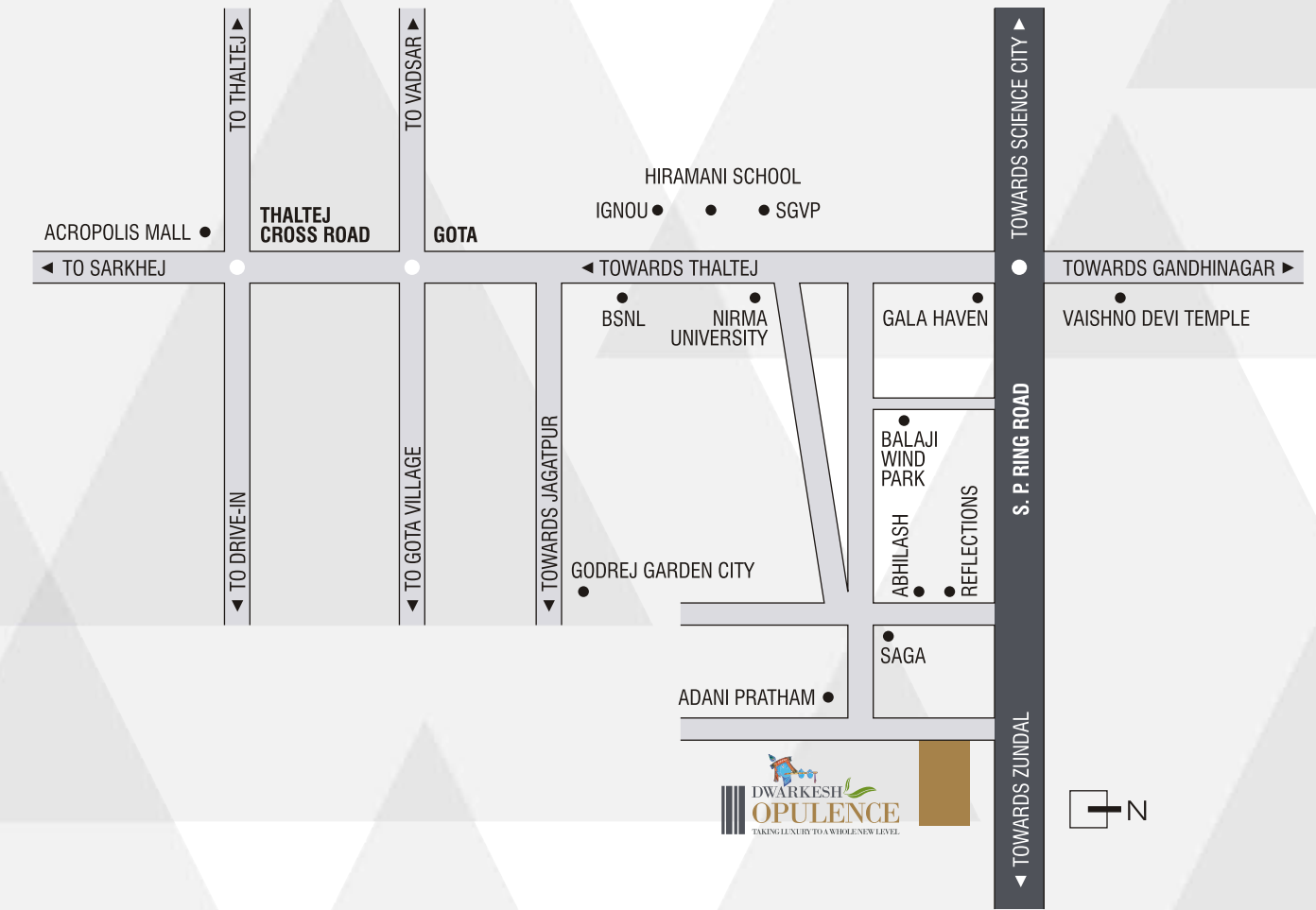
POSITION AT A GLANCE



- | | | | |
|----------------------|------------|-----------------------|------------|
| • RAILWAY STATION | 20 MINUTES | • BHAGWATVIDHYAPEETH | 6 MINUTES |
| • AIRPORT | 15 MINUTES | • CIVIL HOSPITAL | 7 MINUTES |
| • VAISHNODEVI TEMPLE | 2 MINUTES | • GUJARAT HIGHCOURT | 8 MINUTES |
| • SGVP INT. SCHOOL | 3 MINUTES | • SG HIGHWAY, THALTEJ | 10 MINUTES |
| • NIRMA UNIVERSITY | 3 MINUTES | • ISCON MALL & TEMPLE | 12 MINUTES |



LOCATION AT A GLANCE



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DWARKESH
OPULENCE
TAKING LUXURY TO A WHOLE NEW LEVEL

Dwarkesh Opulence is all about this new luxury and much more. A dream project by Dwarkesh Group, Dwarkesh Opulence is all set to take the meaning of luxury a notch above the rest, with extremely high quality construction standards and a professional approach.