



Niilkanth
AARADHYA

where everything feels just
right & saras

A growing portfolio

Established in 2005, Niilkanth has been a cornerstone in the Gujarat real estate landscape for nearly two decades. With a strong foundation built on trust and quality, we have steadily expanded our presence across South Gujarat, encompassing key regions such as Vapi, Valsad, Chanod, and Umbergaon. Our commitment to delivering exceptional living spaces at competitive prices has solidified our position as a leading player in the industry. Niilkanth is synonymous with a harmonious blend of luxury and affordability. We believe that everyone deserves to live in a space that reflects their aspirations without compromising on budget. Our projects are meticulously designed to offer a range of options, from budget-friendly homes that prioritize comfort and functionality to opulent residences that exude elegance and sophistication. Our upcoming projects aim to extend our reach across Gujarat, bringing our unique brand of living experiences to new communities.



14 years of expertise

10+ projects completed

1000+ happy families





Niilkanth
AARADHYA

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Presenting

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Niilkanth

AARADHYA

is more than just a residential project; it is a vision of elevated living crafted for those who believe life should always feel complete. Here, luxury meets comfort, elegance blends with convenience, and every small detail has been carefully thought of. From thoughtfully designed spaces to lifestyle-rich amenities, everything about Niilkanth Aaradhyia assures you that life here is

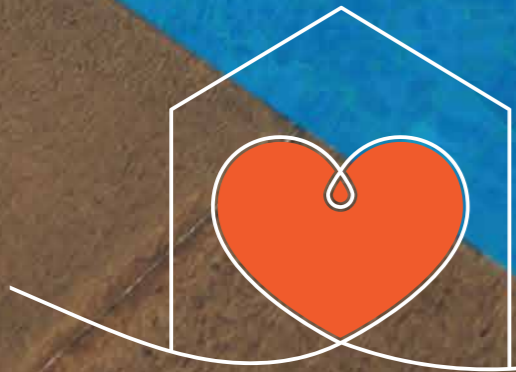
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Amenities

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ਖਰਖ਼ Amenities



Garden



Banquet Halls



Game Room



Toddlers Area



Gym Room



Kid's Play Area



Gazebo



Swimming Pool



Play Court



Allotted Parking



Pickup Area



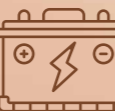
Entrance Plaza



Security Cabin



24 X 7 CCTV Surveillance



Power Backup Common Area



Two Elevators Per Tower



Fire Fighting System



Temple

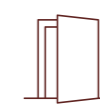


ਖਰਖ਼ Specifications



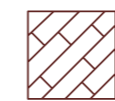
Structure

Earthquake Resistant RCC Frame Structure
Designed By Approved Structural Consultant



Doors

Well Designed Door With Standard Hardware Fittings



Flooring

* Premium Quality Glazed Vitrified Tiles In All Rooms.
* Anti-Skid Tiles Flooring In All Bathrooms.



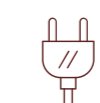
Windows

Aluminium Powder Coated With Mosquito Net.



Bathroom

* Designer Bathrooms With Premium Quality Bath Fittings And Sanitary Wares.
* Premium Quality Ceramic Tiles Dedo.



Electrification

* Concealed Copper Wiring As Per Isi Standard
* Adequate Electric Points In Each Room As Per Architect's Plan.



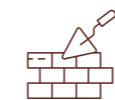
Kitchen

* Premium Quality Granite / Full Body Tiles Platform With S.s. Sink & Dedo Tiles



Terrace

* China Mosaic With Water Proofing Treatment
* Geyser Points In Each Bathroom.
* Ac Point In Living Room And All Bedrooms.
* Separate Mcb For Each Room.



Wall finish

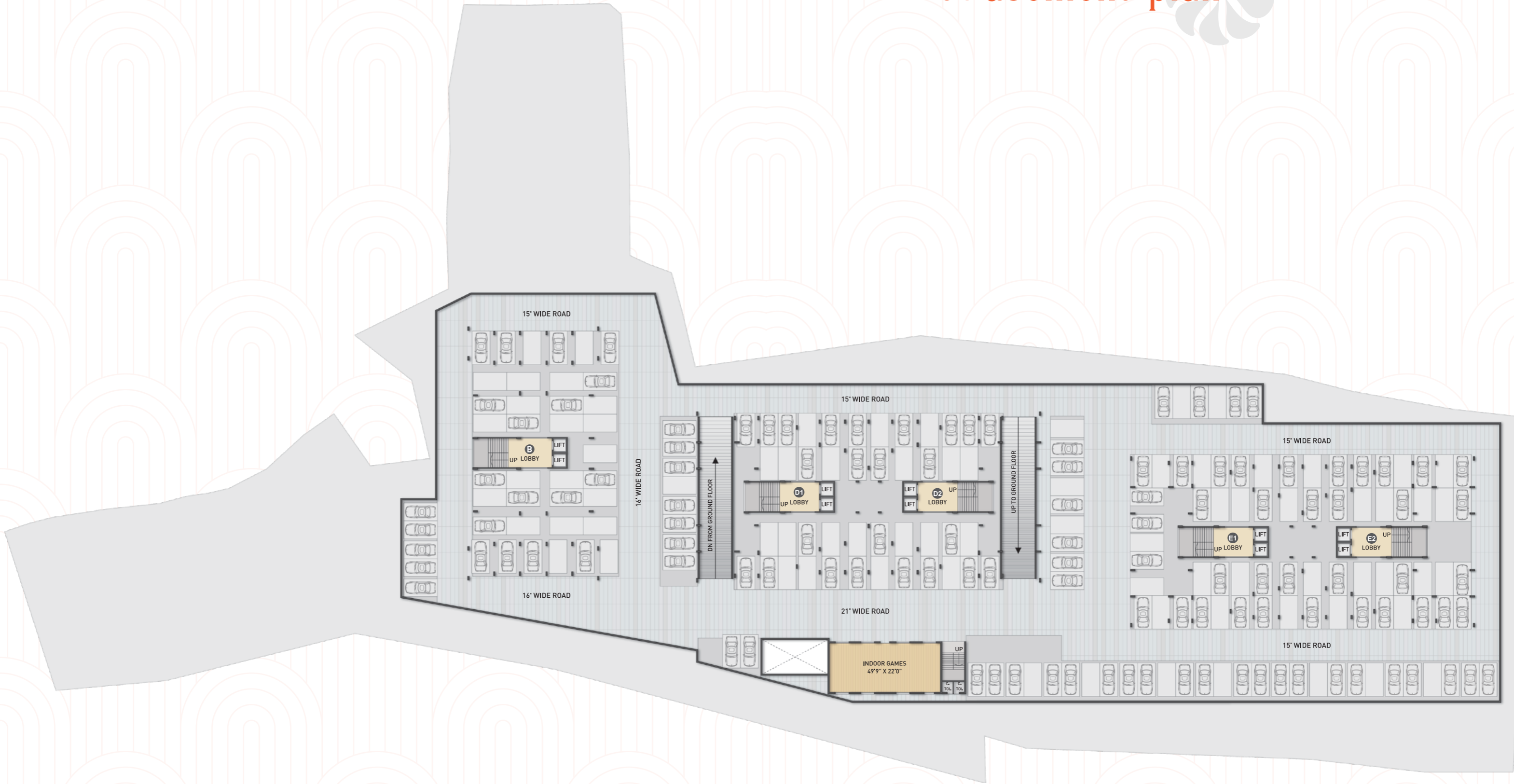
* Interior: Smooth / Mala Finish Plaster With Two Coat Putty
* Exterior: Double Coat Plaster With Weather Eistant Paint.



Lift

Lifts Of Standard Quality For Each Building

Basement plan



Ground floor plan



- 01 - ENTRY/EXIT GATE
- 02 - SECURITY CABIN
- 03 - SECURITY REST CABIN
- 04 - TOILET
- 05 - SCHOOL BUS POINT
- 06 - WATER BODY
- 07 - POTS
- 08 - BANQUET HALL
- 09 - KITCHEN
- 10 - MALE & FEMALE TOILET
- 11 - STORE
- 12 - DEEP SWIMMING POOL

- 13 - SHALLOW SWIMMING POOL
- 14 - DECK
- 15 - TOILET & SHOWER
- 16 - ELECTRICAL PANEL ROOM
- 17 - KID'S PLAY AREA
- 18 - TODDLERS' AREA
- 19 - GAZEBO
- 20 - LAWN
- 21 - PATHWAY
- 22 - SIT-OUT
- 23 - TEMPLE
- 24 - CAR PARKING

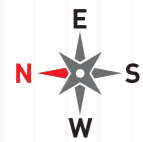


Typical floor plan



TOWER - A & C - 1ST TO 7TH FLOOR

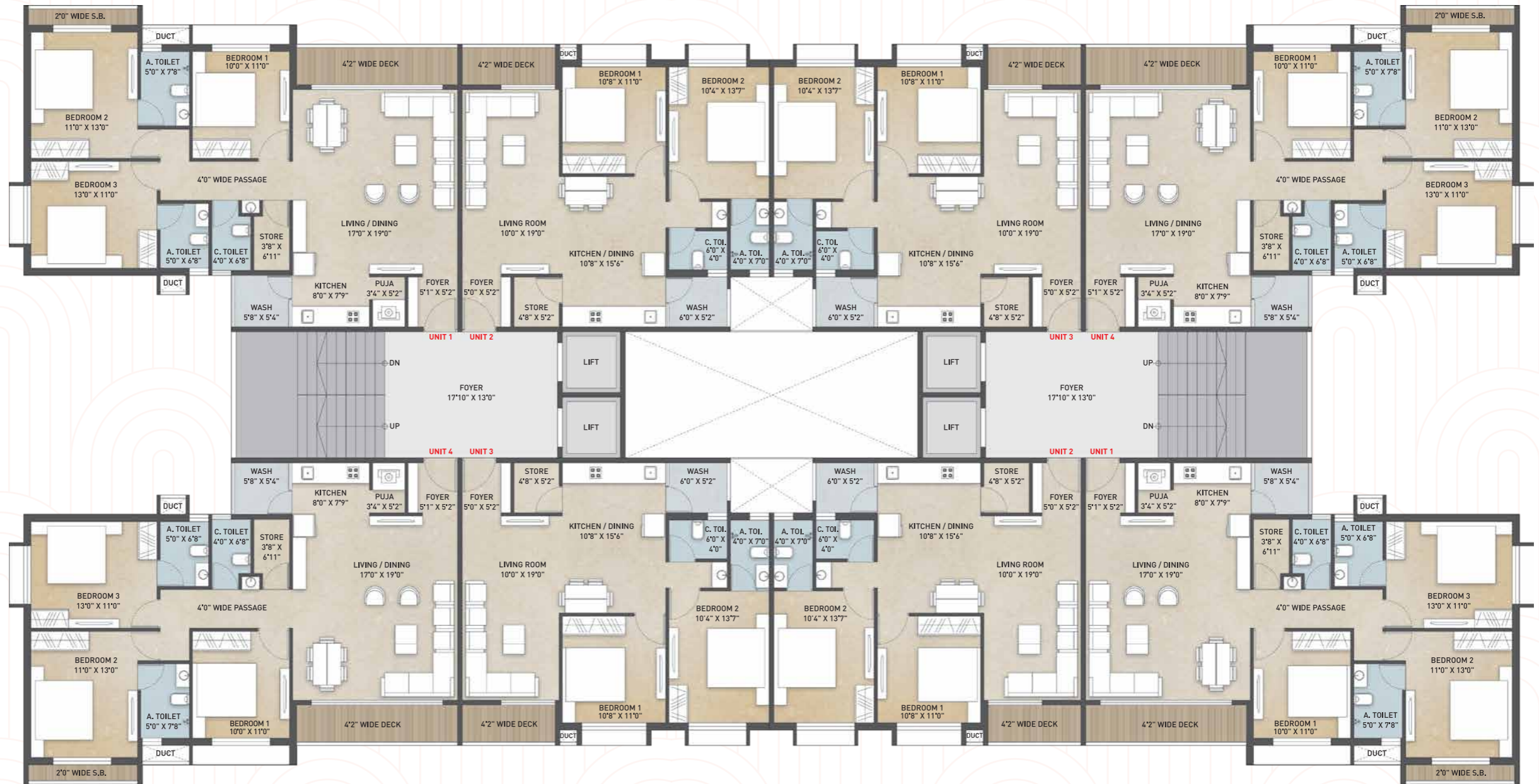
TOWER - B, D & E - 1ST TO 10TH FLOOR



Tower - d & e

2 & 3 BHK UNIT PLAN

1ST TO 10TH FLOOR



Scan For



Location

Scan To



Get Real Time
Response

Sales office

Beside Nilkanth Ashirwad, Thakorji Park, Desai Wad,
Ring Road, Vapi Dist. Valsad. - 396 191



For booking contact

+91 98791 00006 | +91 95377 34111



PR/GJ/VALSAD/VAPI/VAPI MUNICIPALITY/RAA15617/300725/311229

Architect



Structure designer



JAY ASSUDANI

Developers



TERMS AND CONDITION/ DISCLAIMER: The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. · Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. · Development charges, Stamp duty, GST Common maintenance charges, Legal charges, MGVCL, VMSS/AWUDA charges will be paid by the purchaser: · Any new Central or State Govt. Taxes, is applicable shall have to be borne by purchaser. · Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. · For delay in payment as per the above schedule, Interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice. · Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. · In case the procedure or any activity of corporation WUDA, MGVCL or any authority shall be faced united. · Extra work shall be executed only after receiving full payment in advance-subject to approval. · Any kind of alteration or change is strictly not allowed inside or outside of unit which affects the elevation or outer look or strength on the unit or project. · Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. · All images shown are for illustration purpose only. · All disputes are subject to Vapi Jurisdiction.