

A Project by



Site: AVISA, Behind Elevate Sports,
Nr. Sai Sudha Lawns & 75 Mt. Ring Road,
Khanpur, Vadodara - 391101.

: +91 97371 30100



Location

AVISA

“A SANCTUARY VILLA COLLECTION”

A NEW STANDARD OF EXCLUSIVE GATED LIVING

Warm colours, natural themes and hand-selected materials have been carefully blended to create a sanctuary that inspires inner peace and a feeling of calm.

This feeling encroaches on you as you enter the community gates, drive calmly into your private garage, and finally walk into your home.



CONNECTING DESIGN AND NATURE

Welcome to a place that you call home, where contemporary design, the beauty of nature, and the comfort of a secure community unite to create a truly extraordinary living experience.





SPACES THAT ENTERTAIN

Designed with family gatherings and entertainment in mind, the villas feature generous room sizes that effortlessly accommodate large groups, ensuring every moment spent with loved ones is memorable.



CRAFTED FOR CHERISHED GATHERINGS

Bathed in natural light, the dining room offers a perfect blend of elegance and warmth, creating an inviting space for family meals and celebratory feasts. Designed to make every dining experience unforgettable, it's where cherished moments come to life around the table



AVISA

LAYOUT PLAN



NO.	PLOT AREA	NO.	PLOT AREA	NO.	PLOT AREA	NO.	PLOT AREA
01	2180	06	1841	11	2297	16	1841
02	2200	07	2212	12A	1841	17	1841
03	2551	08	2186	12B	1841	18	1841
04	2212	09	2035	14	1841	19	2251
05	1841	10	2551	15	1841	Area in Sq.Ft.	


A ● A1 ● B ● C ●



CLUB HOUSE PLAN

AN ACTIVE & BALANCED LIFESTYLE


Swimming Pool


Yoga Deck


Gym


Serenity Garden


Multipurpose Hall


Kids Play Area

Ground Floor Plan



First Floor Plan



INDULGE IN A LIFE OF COMFORTS



9.00 Mt. Internal
Road (RCC/Paved)



CCTV
Cameras



Secured Campus
With Access Control



Rain Water
Harvesting



Connectivity Near
75 Mtr. Ring Road



EV Charging Point
in Each Villa



12 Ft. Ceiling Height
in Villa



Provision for Elevator
in Each Villa



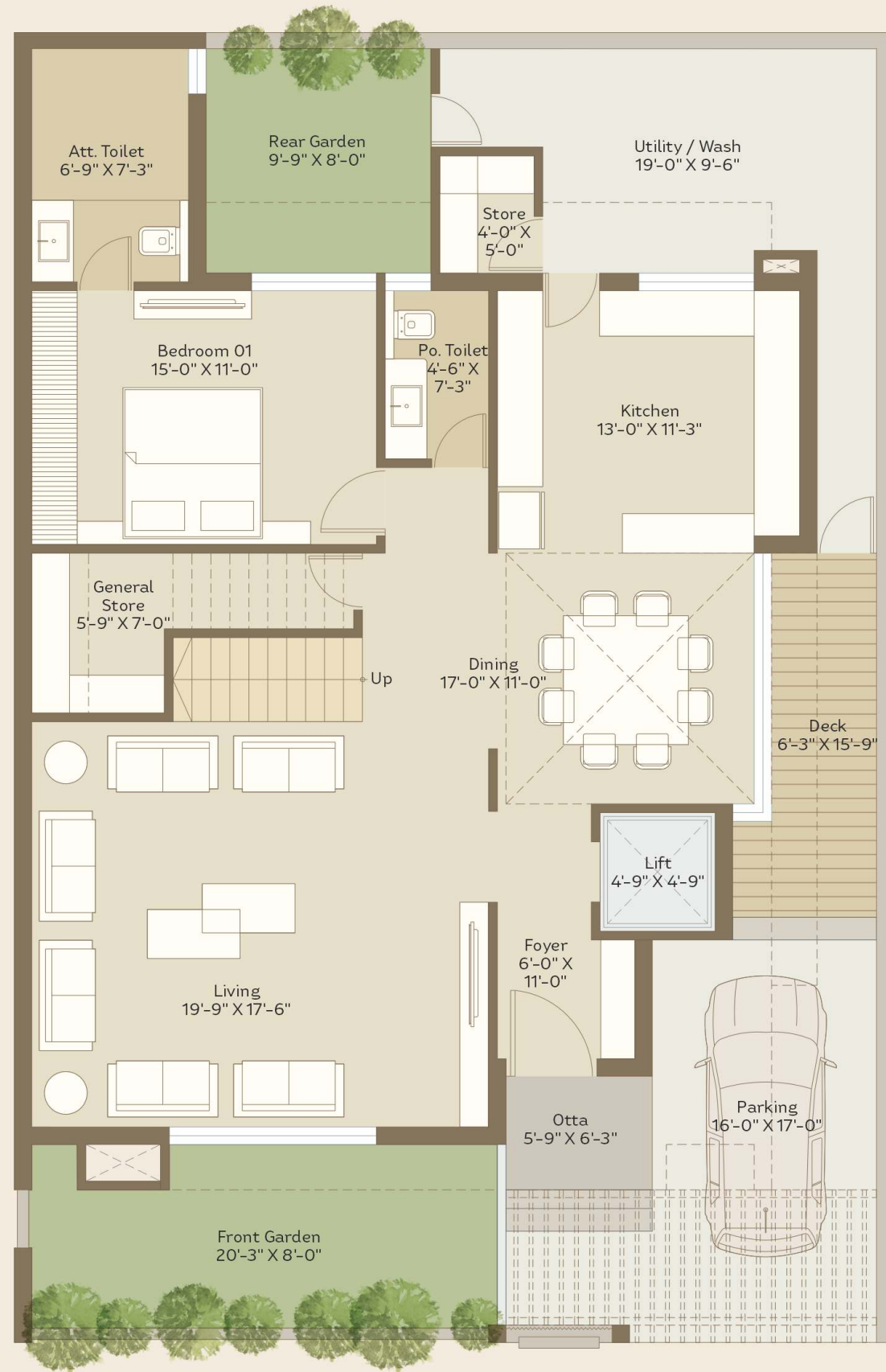
Video Door
Phone



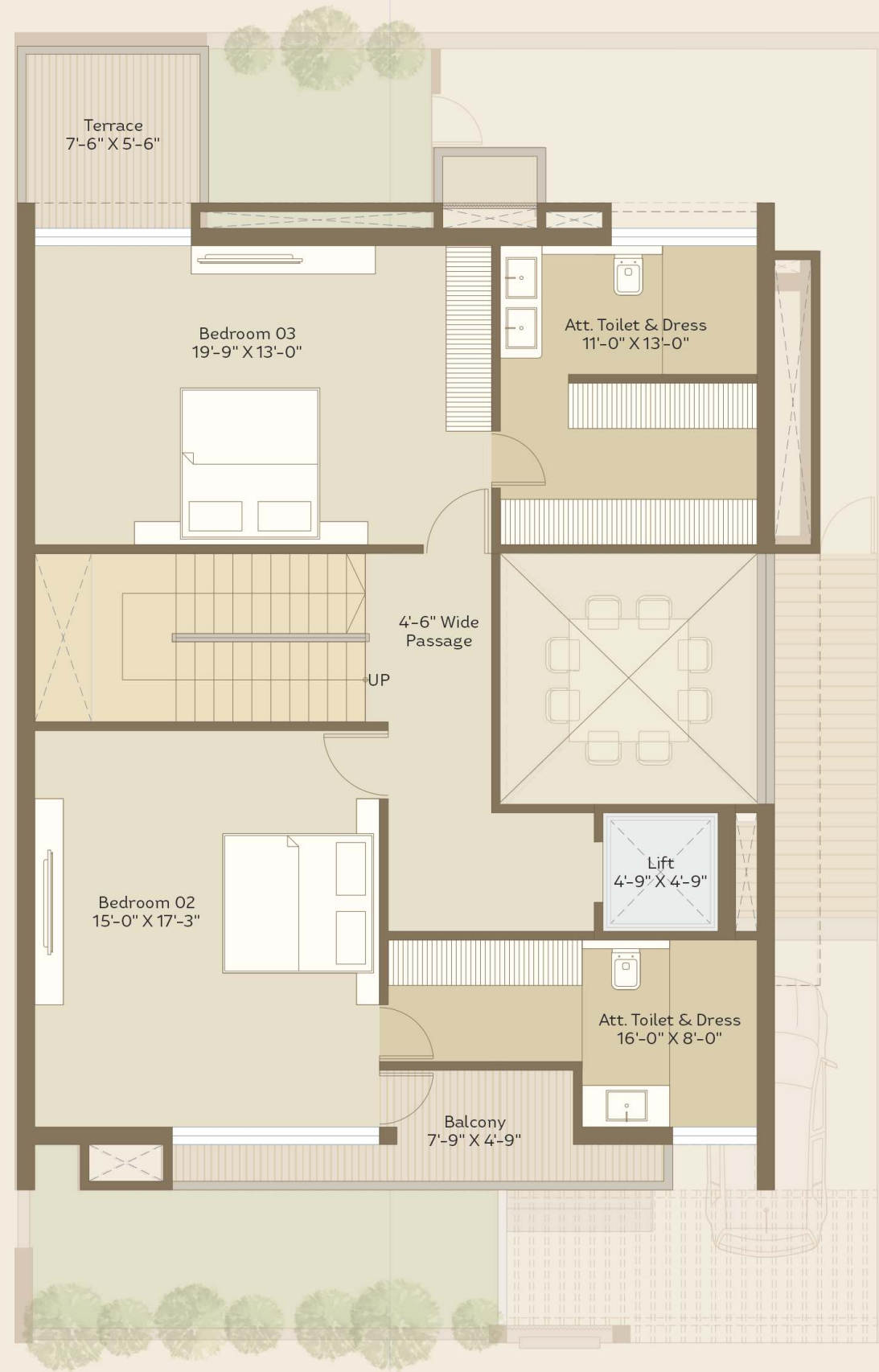
PLOT:
2,3 &
8,9,10

TYPE A

Ground Floor Built up Area = 1343 SQ.FT.
 First Floor Built up Area = 1405 SQ.FT.
 Second Floor Built up Area = 1160 SQ.FT.
 Total Built Up Area = 3908 SQ.FT.



Ground Floor Plan



First Floor Plan



Second Floor Plan



PLOT:
1

TYPE A

Ground Floor Built up Area = 1277 SQ.FT.
First Floor Built up Area = 1353 SQ.FT.
Second Floor Built up Area = 1090 SQ.FT.
Total Built Up Area = 3720 SQ.FT.



Ground Floor Plan



First Floor Plan



Second Floor Plan



SPECIFICATIONS

STRUCTURE:

- RCC & Brick Masonry work as per Structural Consultant & Architect's design

WALL FINISH:

- Interior Single coat plaster with wall putty and Exterior double coat plaster with color texture and paint. Exterior cladding in stone and brick as per Architect's selection

FLOORING:

- Italian marble in living, dining and kitchen area
- Vitrified tiles flooring in rest of the area

TOILETS:

- Designer Bathrooms with premium quality fittings & vessels. (Kohler, Roca or equivalent)
- Designer tiles upto lintel level

PLUMBING:

- Concealed CPVC / UPVC plumbing as per plumbing consultant's design

KITCHEN:

- Quartz Kitchen platform with Quartz sink & designer tiles upto lintel level

DOORS:

- Decorative main door with standard safety lock & fittings
- All other internal doors are flush doors with both side veneer

WINDOWS:

- UPVC / Dumal aluminum windows with provision of mosquito net

ELECTRIFICATION:

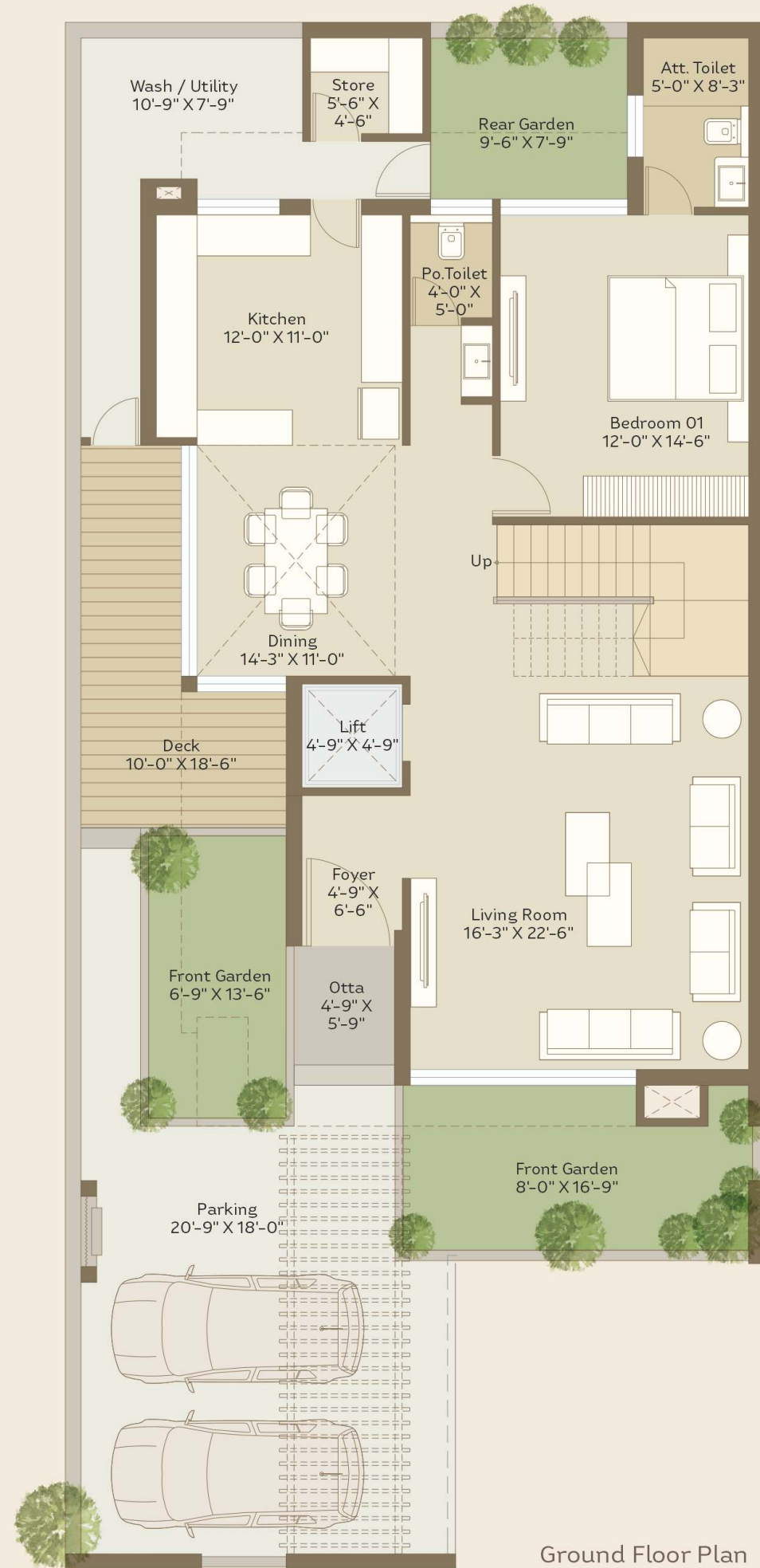
- Concealed Copper ISI wiring, MCB / ELCB
- Branded modular switches
- Provision for installation of solar panels



PLOT:
4,7,11 & 19

TYPE B

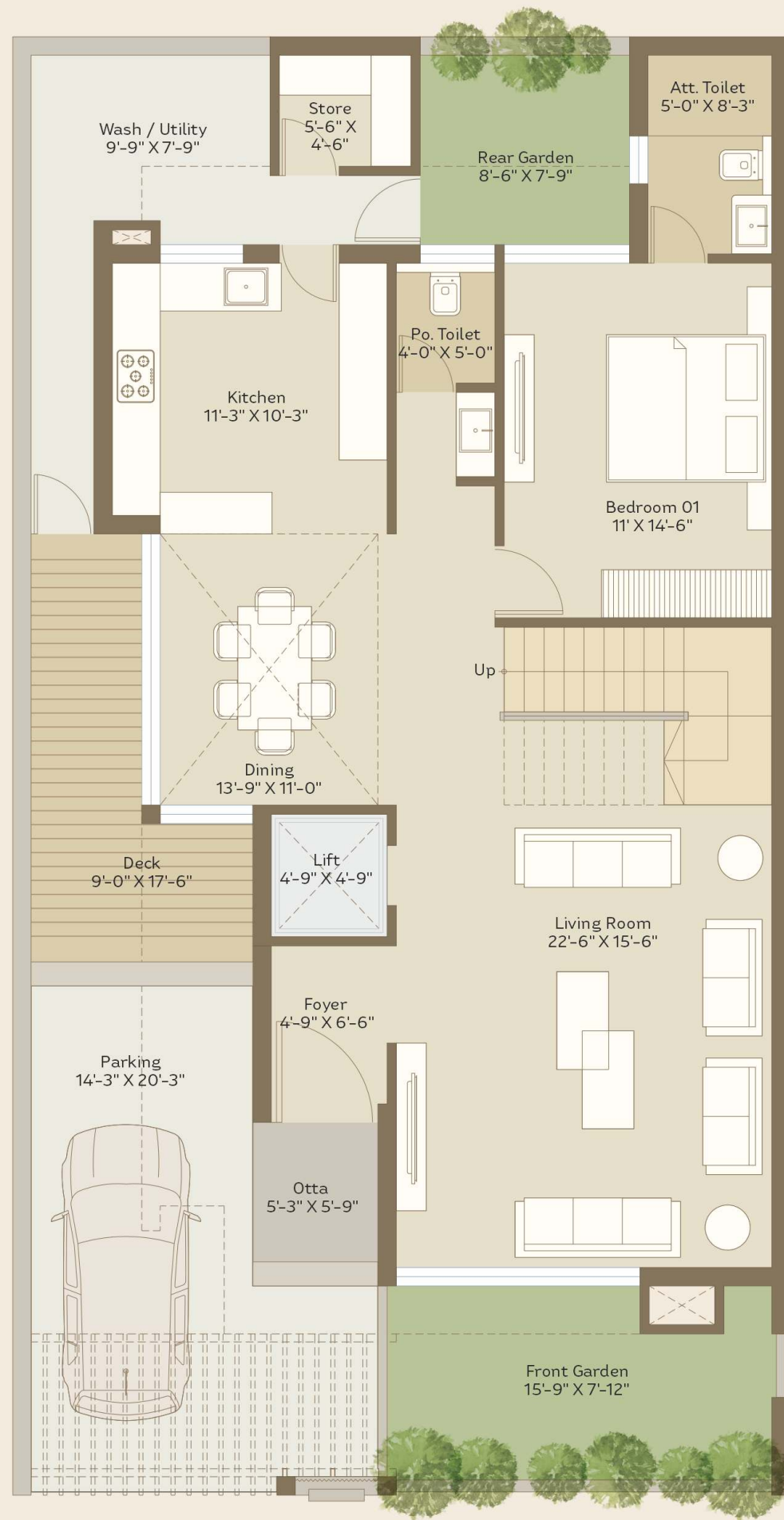
Ground Floor Built up Area = 1303 SQ.FT.
 First Floor Built up Area = 1352 SQ.FT.
 Second Floor Built up Area = 994 SQ.FT.
 Total Built Up Area = 3649 SQ.FT.



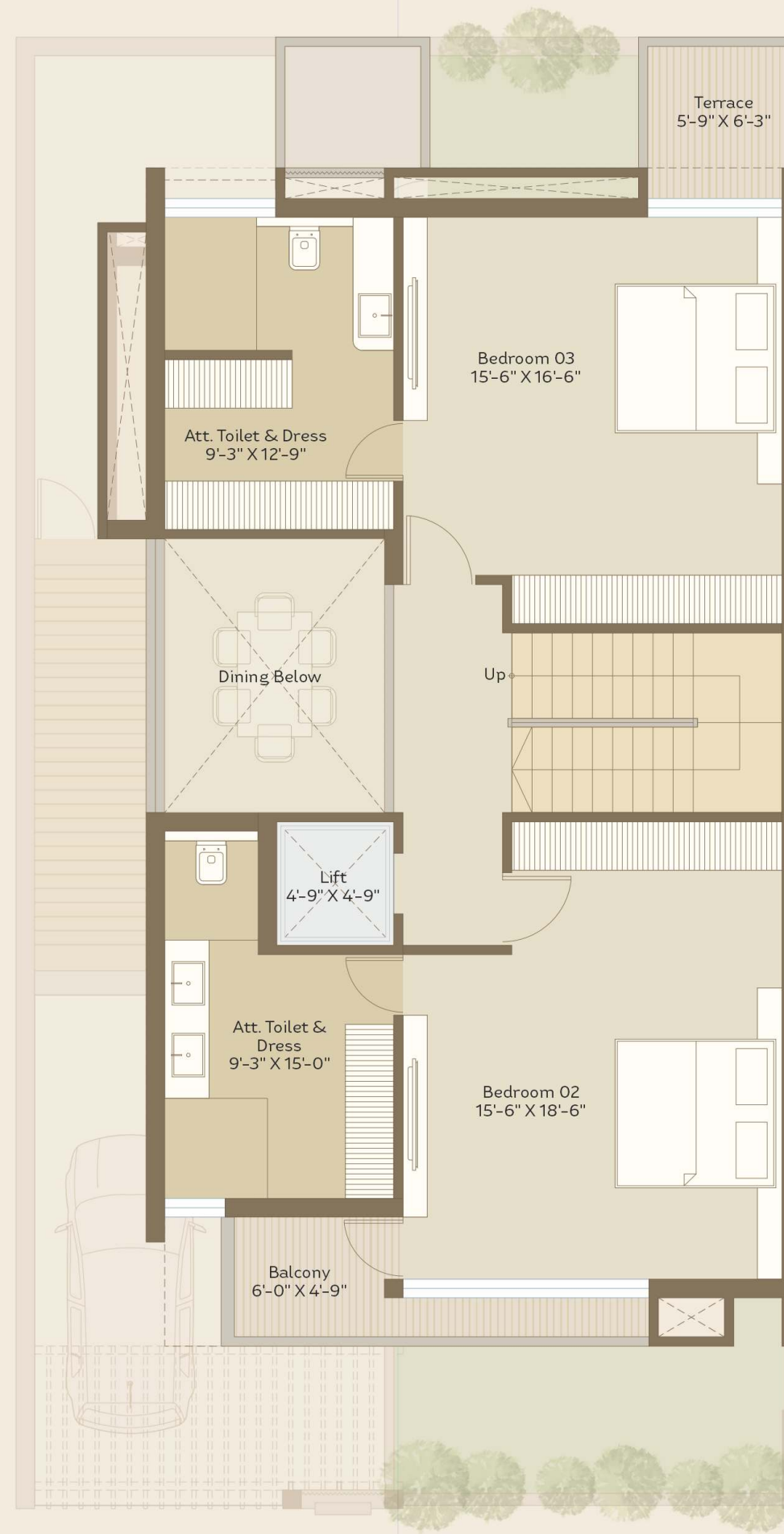
PLOT:
5, 6 & 12A,
12B & 11-18

TYPE C

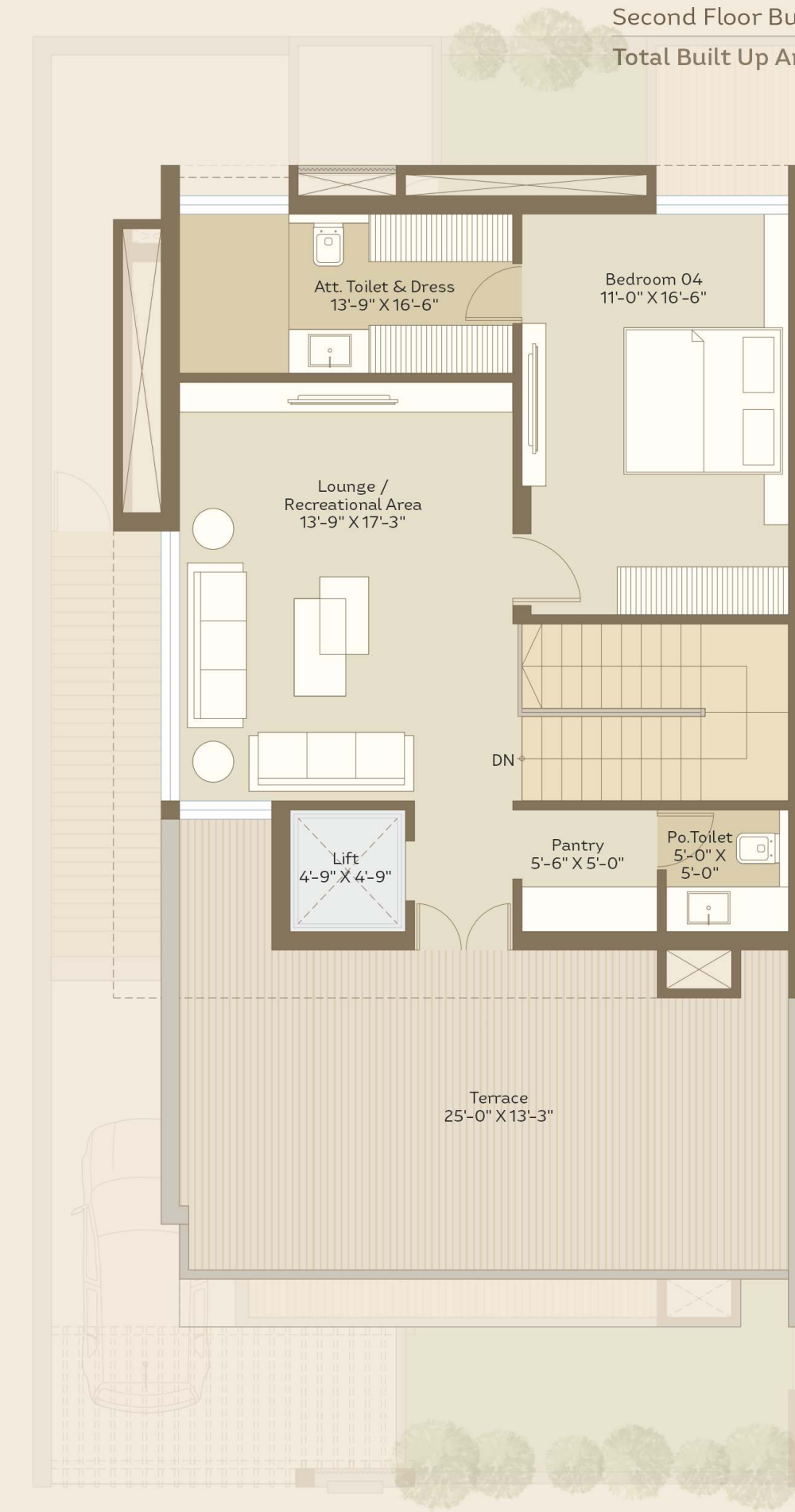
Ground Floor Built up Area = 1242 SQ.FT.
First Floor Built up Area = 1292 SQ.FT.
Second Floor Built up Area = 944 SQ.FT.
Total Built Up Area = 3478 SQ.FT.



Ground Floor Plan



First Floor Plan



Second Floor Plan





LOCATION



MATAI Associates
ARCHITECTURE | INTERIORS | LANDSCAPE

Architect:
Matai Associates

Structural Consultant:
Aashutosh Desai

MEP Consultant:
Technobrain MEP Consultants

Disclaimer:

(1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given one month after full payment. (7) Extra work will be done at additional cost with prior estimate approval.

RERA No.:

RERA Website.: gujrera.gujarat.gov.in

