



DEVELOPER : AARNA Buildtech

SITE ADDRESS :

AARNA 48, Near Aarna39, Beside Priya Cinema,
30 Mtr. Main Road, Bhayli TP 2, Vadodara.

M : 89 80 69 39 39 | 89 80 79 39 39

E : aarnabuildtech48@gmail.com

W : aarnagroupindia.com

ARCHITECT:



STRUCTURE:



LOCATION:



WEBSITE:



BROCHURE:



Bookings start's after RERA.

Terms & Conditions :

1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3.Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7.Internal changes will only be permitted with prior permission. 8.Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (10) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement. (11) This Brochure does not contain any legal Part as per rera.

ZURICH 9825047913 | 3D Visualisation by: LUCID - The Artistry



3 BHK LAVISH FLATS

LIVE LIFE DREAM SIZE



Stylishly designed and stunningly crafted, homes at Aarna infuse good cheer and positive vibes in your life. The well-appointed rooms and large spaces invite you to a world of new possibilities and abundance surrounding it from every direction.

4S



LIFESTYLE OF A LIFETIME

Buying home is a decision of a lifetime, which is the reason why we ensure that you get the best of all worlds to lead a lifestyle that goes beyond the ordinary. The premium amenities at Aarna, coupled with aesthetic appeal makes each day count.

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 **BASEMENT**
FLOOR



30.0 M T W I D E R O A D

15.0 M T W I D E R O A D



GROUND FLOOR



30.0 M T W I D E R O A D

15.0 M T W I D E R O A D





SCENIC SERENE SURROUNDINGS

Surrounded by beautiful landscapes, Aarna is where your imagination finds wings to soar new heights of unstinted luxury. Where fresh breeze greets you from the large balcony and the city's skyline leave you spellbound by the cloud paintings on the sky.





*Extra Open Terrace only on 1st & 2nd Floor.





*Extra Open Terrace only on 1st & 2nd Floor.



4S





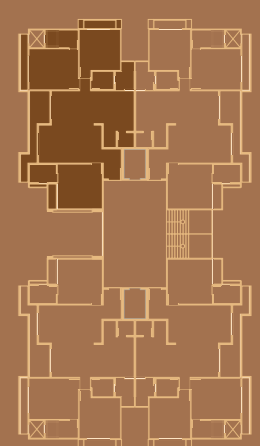
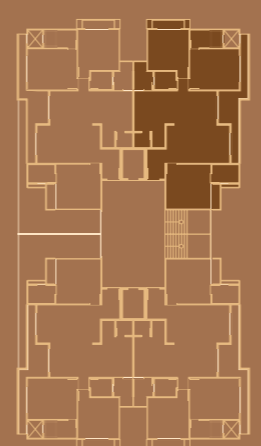
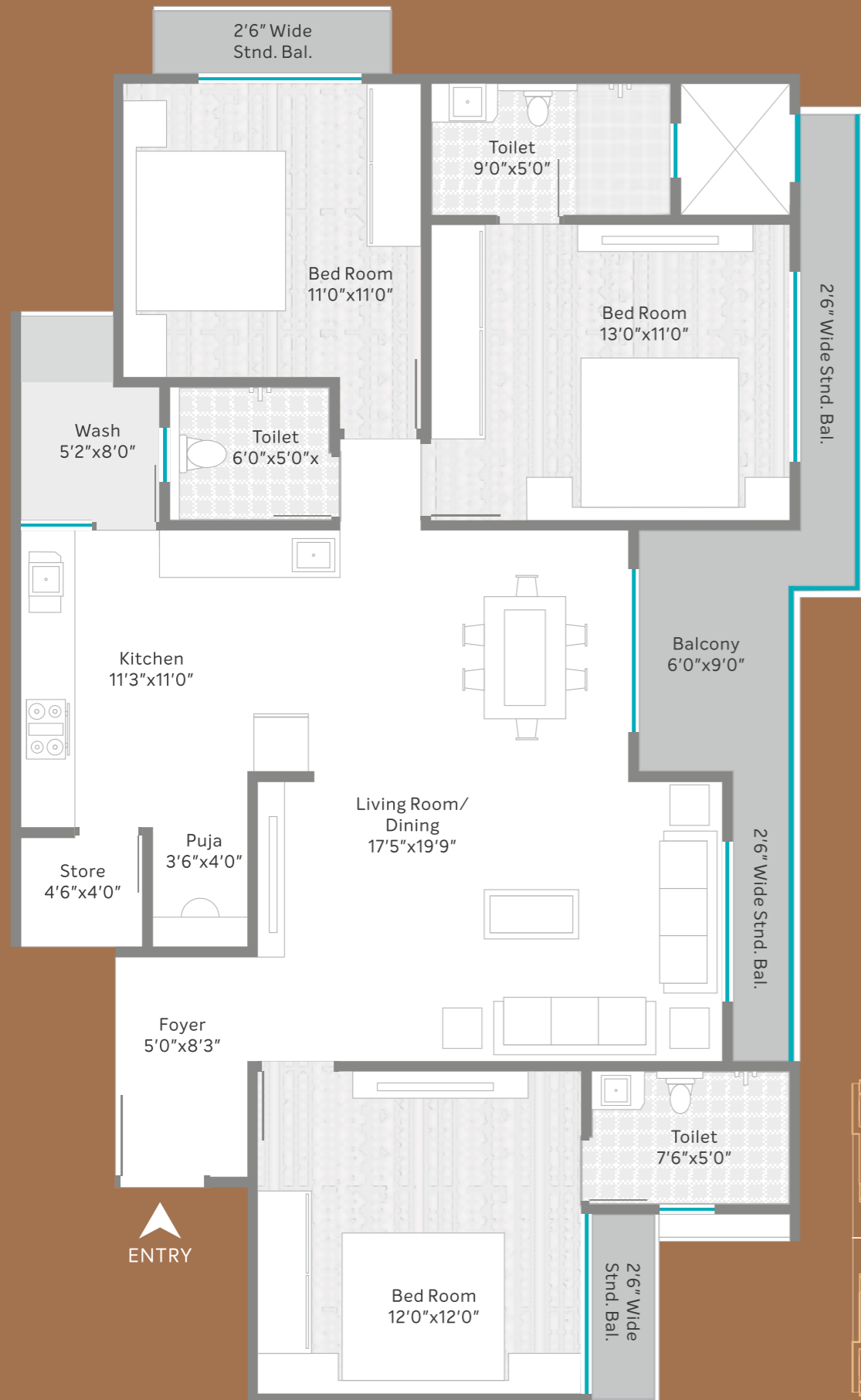
2,4,6,8,10 & 12 FLOOR

Area: 1364 Sq.Ft.



1,3,5,7,9 & 11 FLOOR

Area: 1376 Sq.Ft.





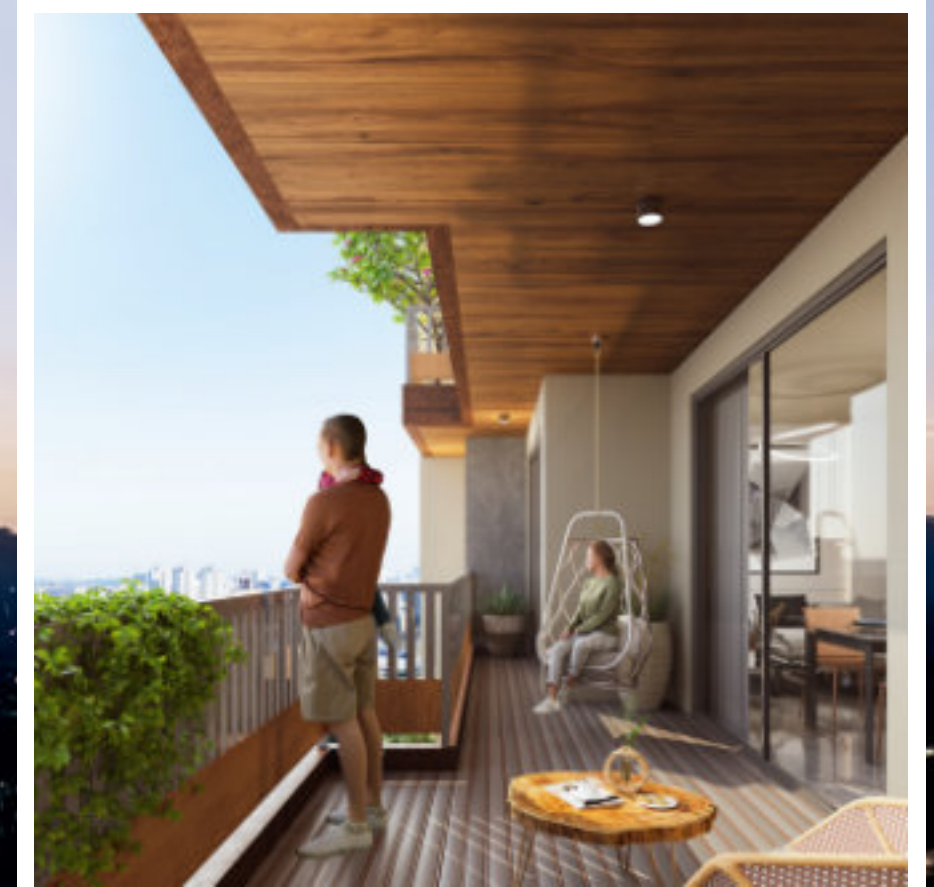
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ADDRESS THAT ADDS VALUE

The instant connectivity to the leading malls, multiplexes, hospitals, and educational institutions makes Aarna the perfect location for you. The fast-developing vicinity of Bhayli is inhabited by the most refined and affluent families, ensuring that you have like-minded neighbours.





AMENITIES



Decorative Main Gate With Security Cabin



Landscape Garden



CCTV Camera For Security In Premises



Children Play Area



Power Backup For Common Areas



Indoor Games



Standard Quality Passenger Elevator



Gazebo



Ac Piping Concealed



Well Equipped Gymnasium / Yoga



Allotted Car Parking With Mechanical Lift Provision*



Multipurpose Hall

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SPECIFICATION

Structure and Wall Construction:

- Earthquake Resistant RCC Frame Structure Design.
- Internal Walls Finished with Putty and Primer.
- External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster.

Electrification:

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches.

Water supply:

- 24 hour Ground Water supply through Overhead and Underground Storage Tanks.

Doors and windows:

- Flush Door with both side Laminate & Safety Locks.
- M.S Rolling Shutter with Colour for Shops / Showrooms.
- Powder Coated Aluminium Sliding / Glazing openable Window.

Flooring and Wall Cladding:

- Premium Vitrified Tiles Flooring with Skirting in all units.
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite.
- Granite or decorative wall cladding on Lift wall.

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Near by Locations / Attractions

SCHOOLS

- Navrachna International
- Podar Jumbo Kids
- Bright School
- Nalanda International

MALLS / SHOPPING

- D-Mart
- Osia Mart
- Bansal Mall

MULTIPLEX

- PVR Nilamber
- Bansal Multiplex

HOSPITALS

- Sarv Muity Speciality Hospital
- Sterling Cancer Hospital

SPORT COMPLEX

- Vadodara Cricket Academy
- Tennis Academy

ATTRACTION

- Adventuraa
- Nilamber Triumph

MAJOR NEAREST CONNECTIVITY

- 75 Mt. Main Ring Road @ 500 Mt.
- Western Bypass Highway @ 2 k.m.
- Mumbai - Delhi Express way @ 3 k.m.