



THIS PROJECT IS BY:



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INDULGE  
In the Art of *Luxurious Living*



4BHK LUXURIOUS VILLA





HERITAGE VILLA 76, where timeless elegance meets modern luxury. Nestled in a serene and prestigious location, our villas are designed to offer a perfect blend of sophistication, comfort, exclusivity, calmness and nature living.

Inspired by heritage and crafted with excellence, each villa is a masterpiece of architectural brilliance and contemporary living.



*Step Into*  
REDEFINED LUXURY LIVING







# *A Majestic Gateway* TO EXCLUSIVE LIVING

Crafted with intricate detailing, premium materials, and a seamless fusion of modern and classical design, it sets the perfect tone for the luxurious lifestyle that awaits inside.





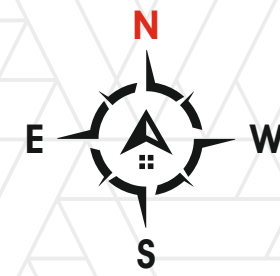


*Grand Living*  
INSPIRED BY ELEGANCE

Every corner of your villa is crafted with meticulous attention to detail, featuring expansive living spaces, grand architectural designs, and premium finishes. High ceilings, large windows, and open layouts bring in natural light, enhancing the beauty of your home.



# LAYOUT PLAN

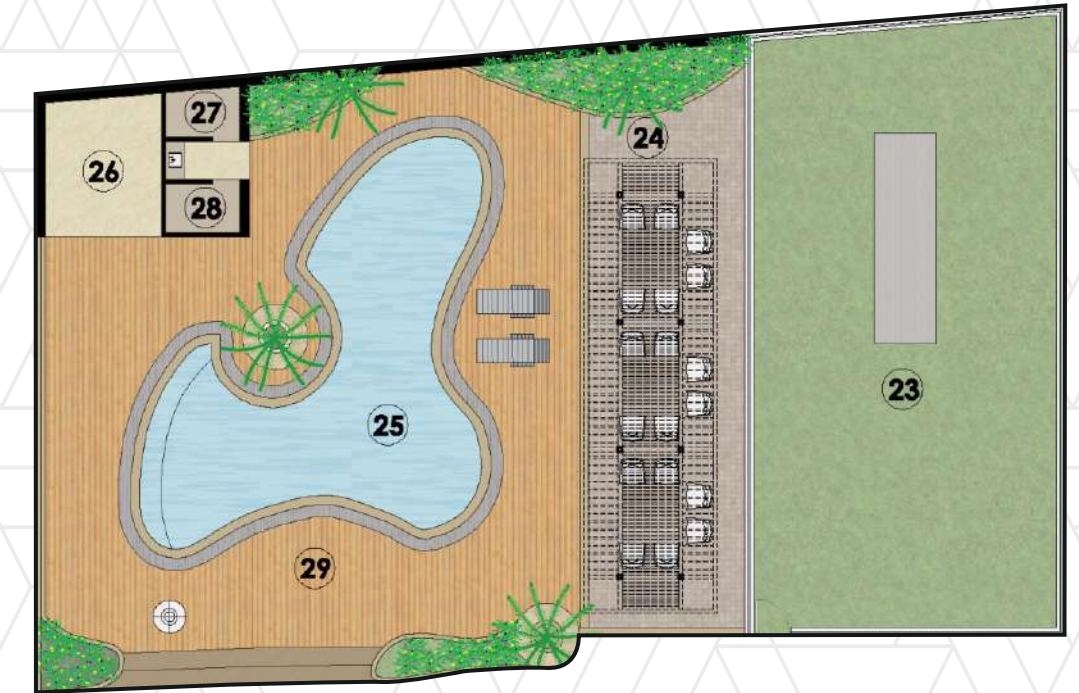


1. Open Lawn
2. Seating Area
3. Banquet Hall
4. Senior Citizen Seating Area
5. Children Play Area

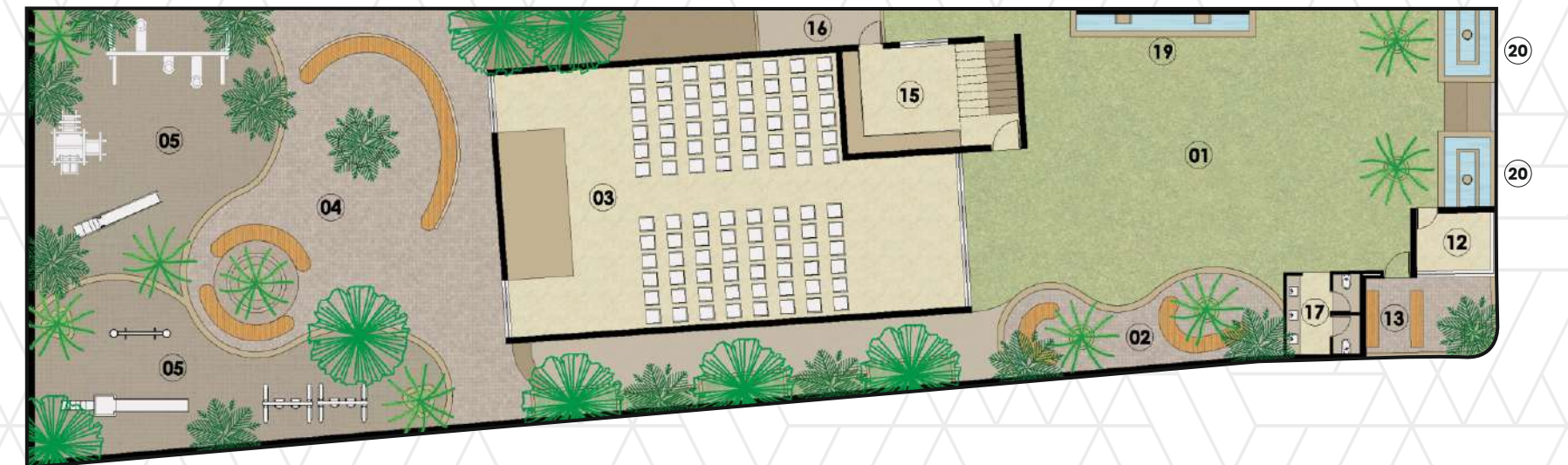
6. Step Seating
7. Semi Covered Gazebo
8. Walk Way
9. Shiv Temple
10. Screen Wall

11. Lily Pond
12. Security Cabin
13. Drop Off Zone
14. Server Room
15. Kitchen

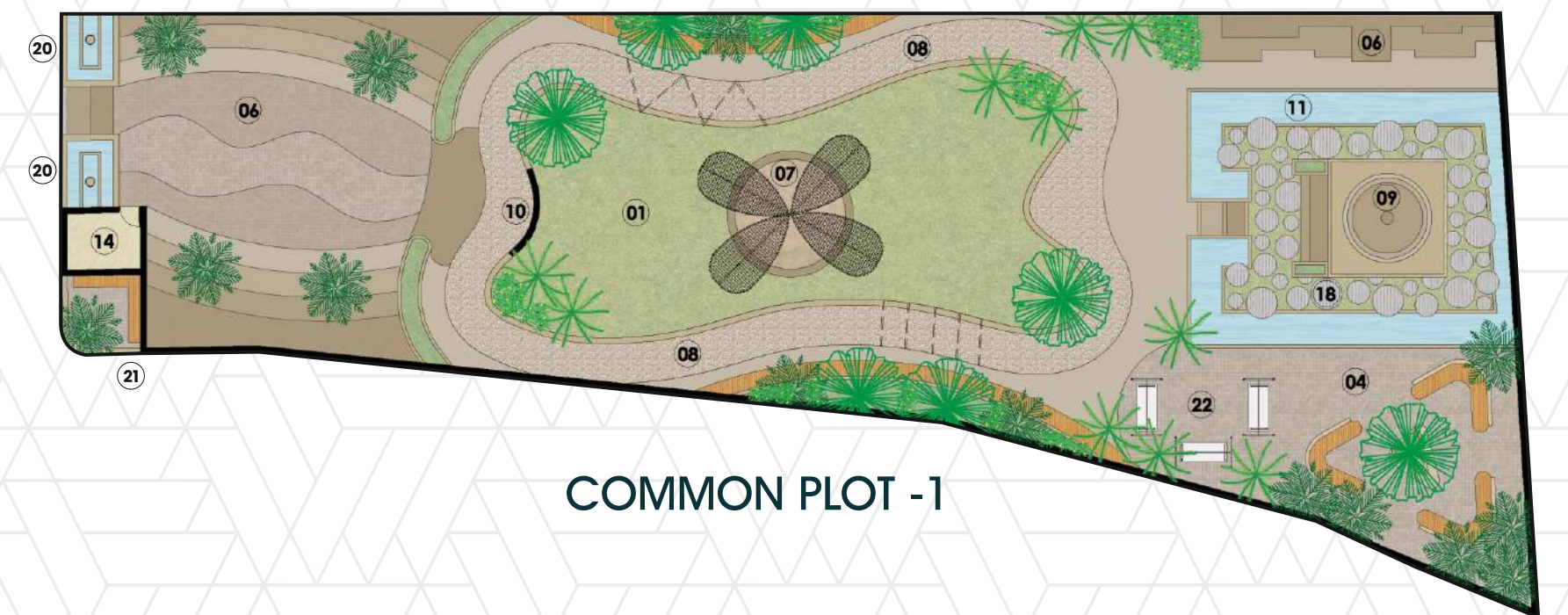
# COMMON PLOT LAYOUT PLAN



COMMON PLOT -3



COMMON PLOT -2



COMMON PLOT -1

16. Wash yard
17. Common Toilet
18. Pradakshina Path
19. Water Feature Wall
20. Floating Water Bodies

21. Seating Area
22. Swing Area
23. Box Cricket
24. Pergola Arbours Seating
25. Swimming Pool

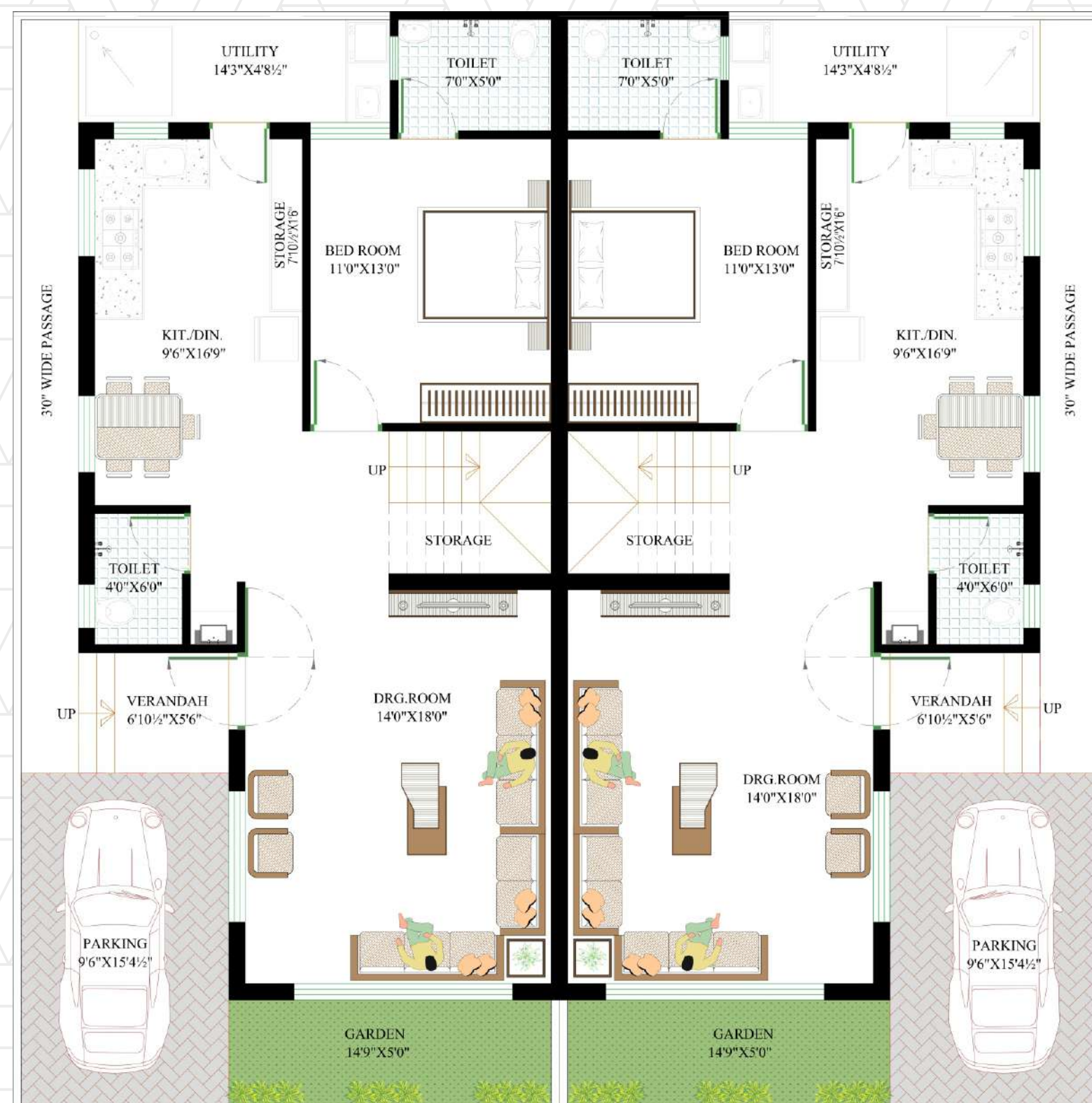
26. Pump Room
27. Toilet & Changing Room
28. Shower
29. Deck
30. Entrance Gate



FLOOR PLAN - TYPE A

UNIT NO. - 1 to 35, 41 to 45, 58 to 69

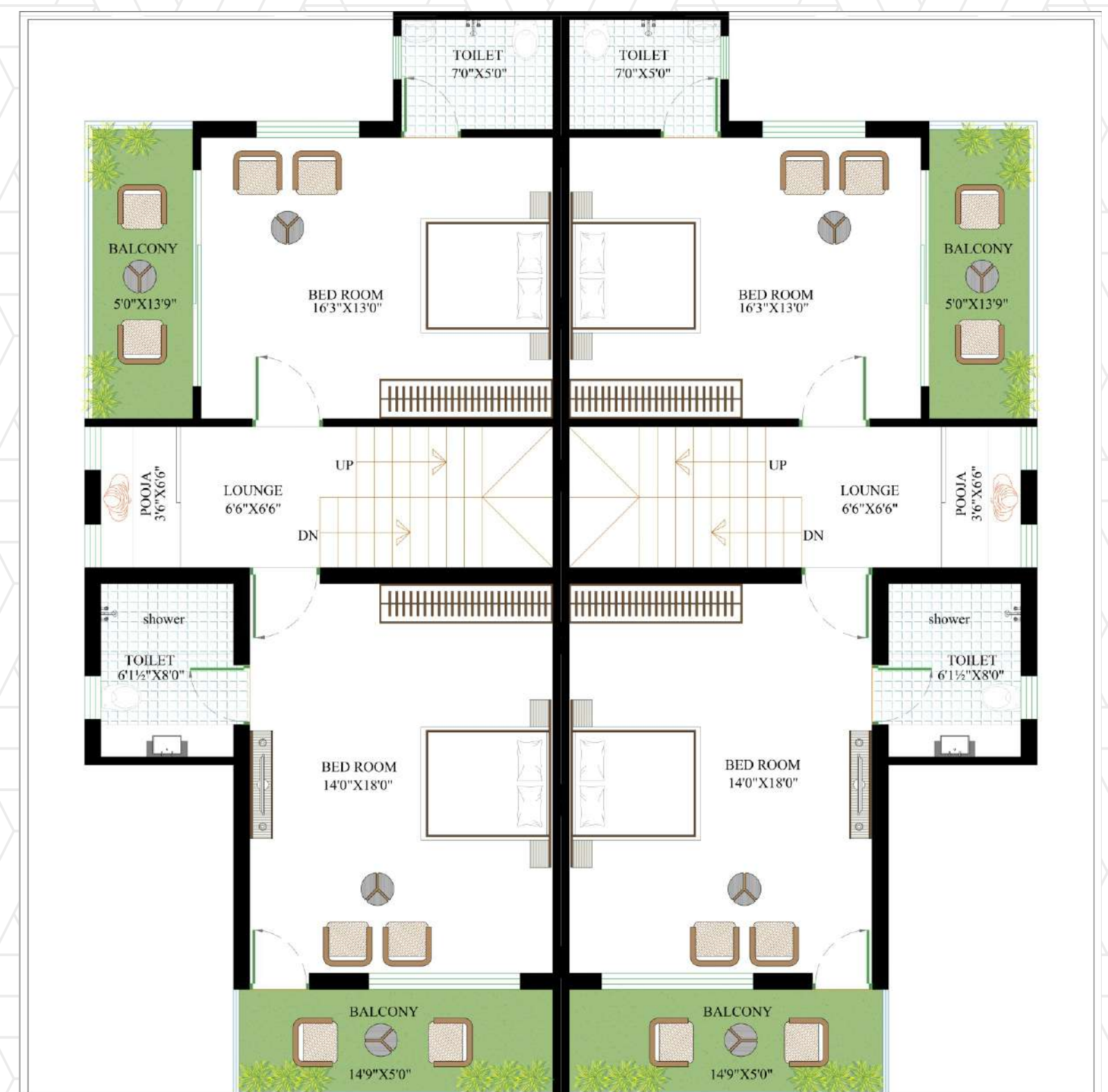
GROUND FLOOR



FLOOR PLAN - TYPE A

UNIT NO. - 1 to 35, 41 to 45, 58 to 69

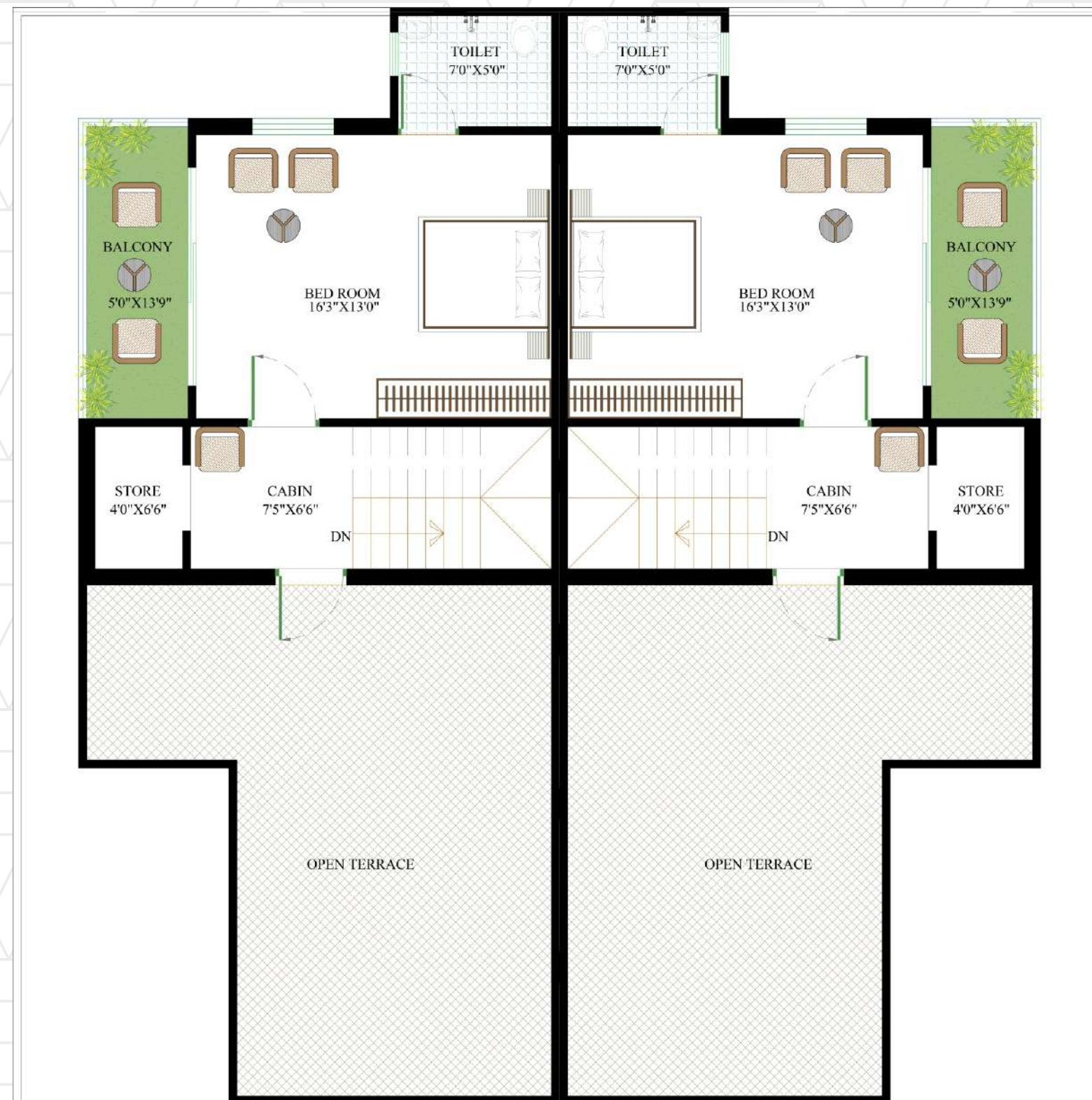
FIRST FLOOR





**FLOOR PLAN - TYPE A**  
 UNIT NO. - 1 to 35, 41 to 45, 58 to 69

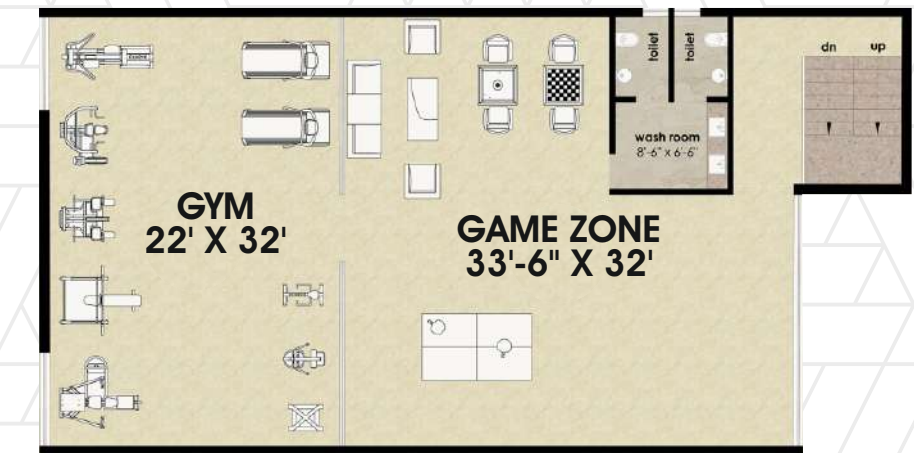
**SECOND FLOOR**



**CLUB HOUSE PLAN**



**GROUND FLOOR**



**FIRST FLOOR**

This Project is located at Kasindra - Tajpur Road, which boosts excellent transportation connectivity, facilitating easy access to key destinations. Strategically positioned along the Ahmedabad - Dholera Highway and upcoming new 90 Mtrs outer Ring Road.

**10**  
Minutes to  
Bavla & Bareja

**15**  
Minutes to  
Karnavati Club

**15**  
Minutes to  
Praladnagar

**20**  
Minutes to  
Vasna

**20**  
Minutes to  
shyamal Cross Road

**45**  
Minutes to Ahmedabad  
Railway Station

**60**  
Minutes to  
Ahmedabad Airport

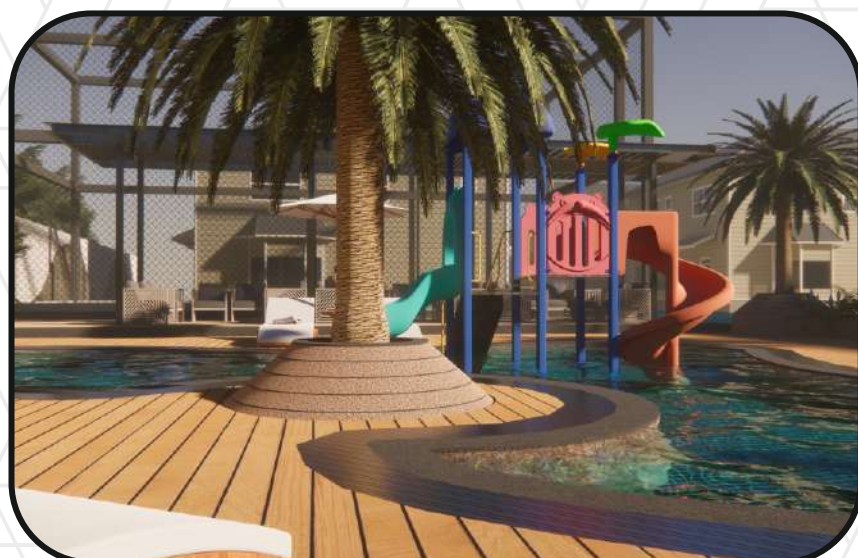
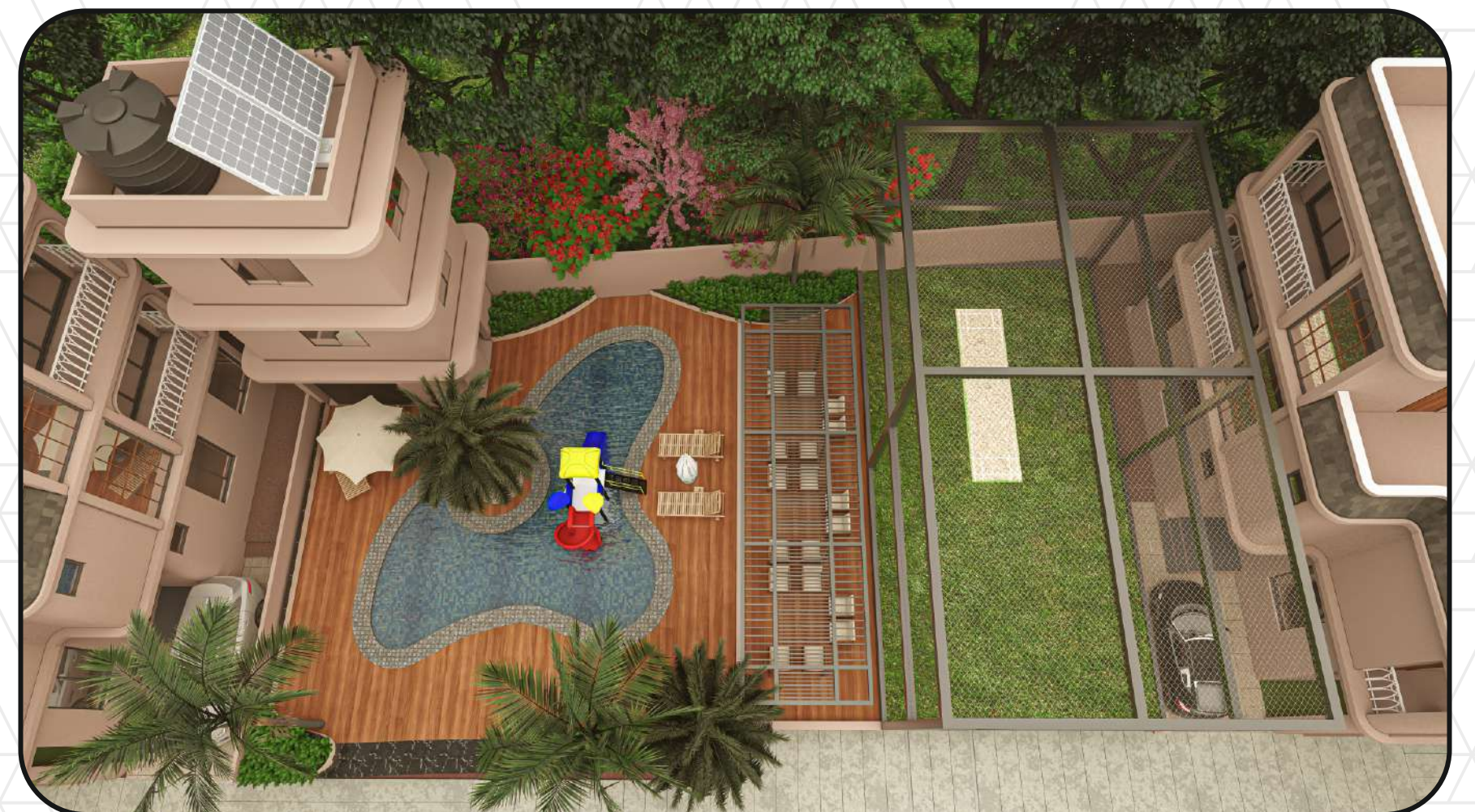
**90**  
Minutes to  
Dholera





# *A Symbol Of* **SUCCESS AND LUXURY**

With a perfect balance of nature and modernity, our villas redefine luxury living for those who seek an exclusive and refined lifestyle.





# 30+ AMENITIES



Club House



Society Office



Gazebo



Kids Play Area



Cricket Box



GYM



Splash Pool



Pickup Zone



Senior Citizen Area



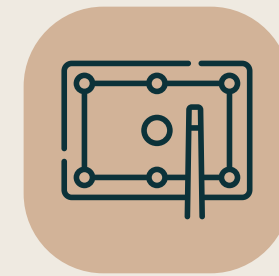
Temple



Yoga Deck



Jogging Track



Indoor Games



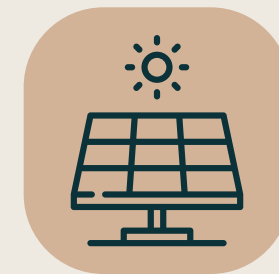
Common Kitchen



Banquet Hall



CCTV Camera



Solar Panel



General Toilet



- Entrance Gate
- Screen Wall
- Open Lawn
- Step Seating
- Walk Away
- Changing Room

- Security Cabin
- Server Room
- Wash Yard
- Pradakshina Path
- Water Feature Wall
- Kids Water Park
- Floating Water Boadies
- Water Tank
- Pump Room
- Deck
- R.C.C Road with Blocks
- Lily Pond & much more...





# Prestigious Luxury Heaven

Designed for families who value peace, privacy, and prestige, every detail of our community is thoughtfully curated to provide an unparalleled living experience.







## THE EPITOME OF LUXURY

Imagine waking up to the serenity of lush green surroundings, spending your days in a home designed for comfort and elegance, and enjoying evenings in your private retreat.



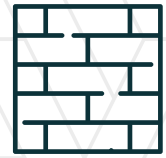


## SPECIFICATIONS



### STRUCTURE

- Safe & sound quality controlled R.C.C frame structure with earthquake resistant design as per IS code.



### PLASTER WORK

- Double coat mala plaster on external walls with texture.
- Single coat mala plaster inside wall with two coat of white putty.



### FLOORING & WALL TILES

- Vitrified tiles flooring in entire villa having greater strength.
- Easily maintainable designer tiles up to lintel level in bathroom and kitchen.
- Granite framing of all windows.



### DOORS & WINDOWS

- Designer main door with wooden frame.
- Internal all flush plain doors.
- Fully glazed powder coated aluminum windows with full glass.



### KITCHEN

- Kitchen platform with granite
- S.S Sink on kitchen platform.
- Dado tiles upto lintel level.



### PLUMBING

- Good quality & stain resistant sanitary ware for spotless and sparkling toilets.
- Corrosion free leak proof ISI CPVC / UPVC pipe & fittings for water supply & PVC + SWR for waste and drainage system.



### ELECTRIC WORK

- Single Phase concealed wiring of ISI copper wire to prevent overloading short circuits and earth leakages.
- Adequate AC, TV, geyser, fridge, lighting, fans & water purifier points with ISI approved good quality electrical accessories.



### WATER PROOFING

- Long lasting & weather resistant paint on all external walls.
- All internal walls with water resistant smooth cement or acrylic based white putty for long life & good luster of your paints.

#### ARCHITECT



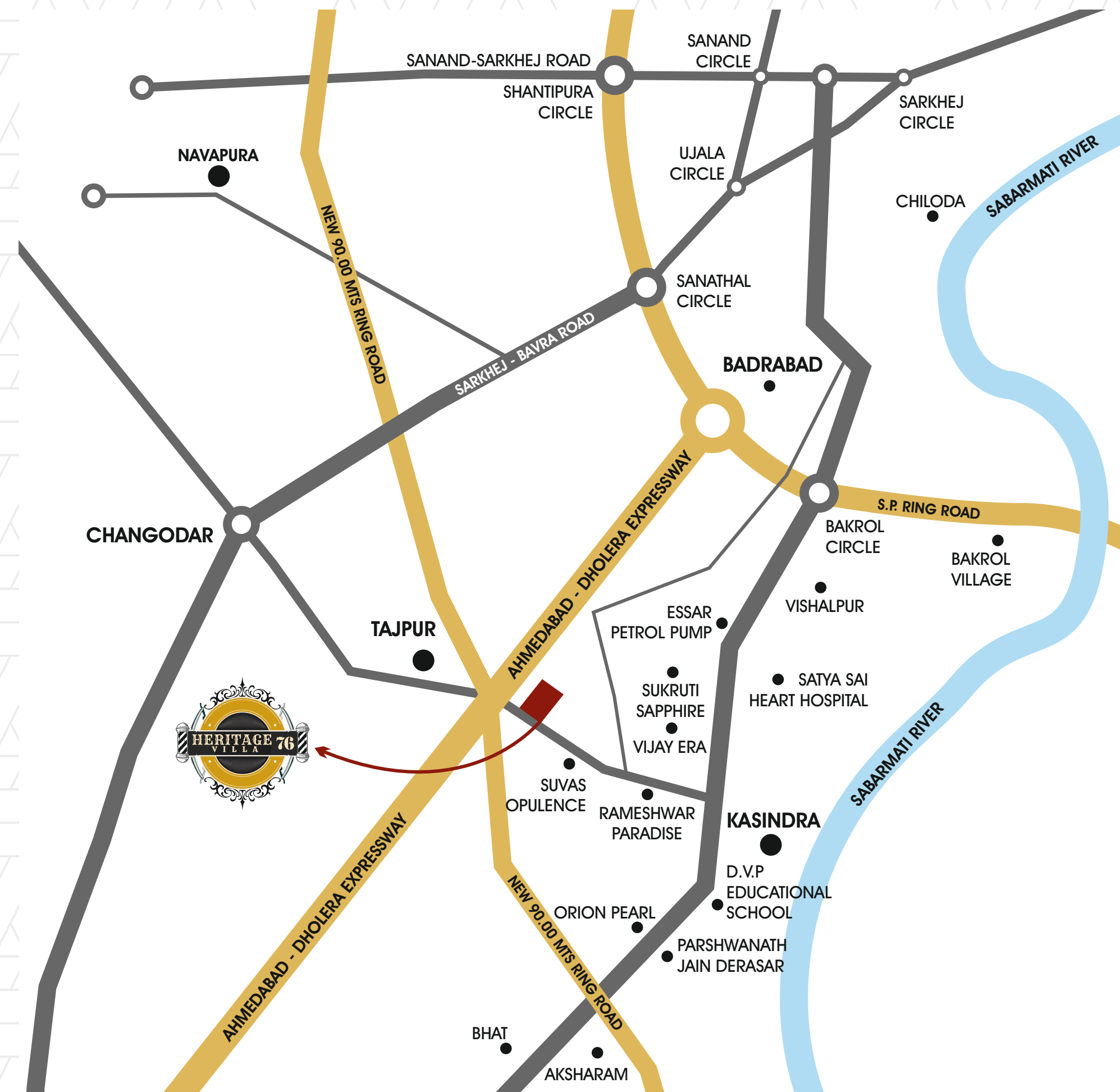
#### STRUCTURE



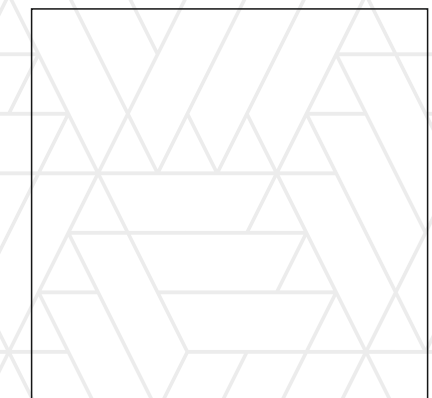
#### LANDSCAPE



#### 3D



SCAN FOR LOCATION



SCAN FOR E BROCHURE

#### NOTES:

- Stamp duty, registration charges, GST, all legal charges, electrical charges including cable and sub-station costs etc. shall be borne by the purchaser.
- Maintenance deposit shall be paid separately. Any additional charges or duties levied by the government/local authorities during or after the completion of the scheme will be borne by the purchaser.
- Rights of undertaking any changes in dimensions, design & specifications are reserved with the developers, which shall be binding for all members.
- Changes/alterations of any nature including the elevations, exterior colour scheme or any other change affecting the overall design concept of the outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Only internal changes shall be allowed with prior permission & shall be charged extra in advance. The changes which affect the elevation or structure system shall not be permitted.
- This brochure is not part of any legal document, it is for the easy display and demonstration of the project.
- Subject to Ahmedabad Jurisdiction.
- All pictures are artistic impressions and are for representation purposes only. All the property/scheme pictures are computer-generated 3D-rendered images.