

Site Address:

Niwas, Beside Pancham Bungalows, Nr. Nilamber 1, Vasna Road, Vadodara - 390 007

Email: niwasdevelopers@gmail.com

Developers

Niwas Developers +91-999 898 3622

Architect

Modi Srivastava & Associates +91-265-2252025

Structure

Zarna Associates +91-265-2341278

Notes:

This brochure shall not be treated as a legal document; it is only for the purpose of information. Possession will be given after 1 month of settlement of accounts. Extra work will be executed after receipt of full advance payment. Documentation charges, stamp duty, service tax, life time maintenance deposit, MGVL meter deposit & DP charges will be extra. Each member will bear municipal taxes from the date of obtaining completion certificate. Any central or state govt. taxes, if applicable shall have to be borne by clients. Continuous default payments from a member lead to cancellation. Architect/Developers reserve the rights to make any addition, alteration and amendments as may be necessary from time to time in lay-out and building plan and it will be binding to all members. Refund in case of cancellation will be made within 30 days, once the same property booked by new client only. Administrative expenses of ₹ 25,000/- and the amount of extra work if any and documentation charges if any will be deducted from the refund amount. Legal disputes are subject to Vadodara jurisdiction only.

For bookings contact: +91-999 898 3622 / +91-982 504 0998

phoenixcreations.brc@gmail.com

NIWAS

2 & 3 BHK LUXURIOUS APARTMENTS



A FRESH BREATH OF DISCRETE LUXURY



Amenities

- Compound wall surrounding the scheme with decorative entrance gate and security cabin.
- Well designed entrance foyer with flat number and name plate.
- Landscaped garden with sand pit.
- Jogging track.
- Children play area.
- Senior citizens sitting.
- Allotted cover parking.
- Elegant paved flooring in parking area.
- Lifts to be provided of approved quality in all towers.
- Tree plantation around the boundary.
- Heat and water proofing treatment at the terrace.
- Anti-termite treatment in all towers.
- Water purifier System in all flats.
- 24 hours security with CCTV camera.

Exclusive Features

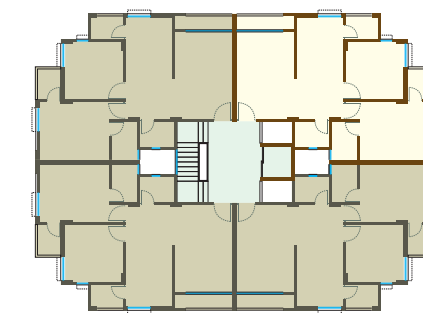
- Niwas is in VMSS (Corporation) limit.
- Corporation drainage and water supply.
- Terrace rights to all members in every tower.
- Posh locality area.
- Niwas is on 9 mtr. & 7.5 mtr. interjection.
- School, International School, CBSE School, University nearby.

Located at walking distance from the green scapes of Vasna Road in Vadodara, Niwas is a project of 2 & 3 BHK apartments. Total 44 apartments divided in three towers with extensive landscaping, inspiring space design and compelling aesthetics, the apartments are an ode to space and the spirit of life. Open on all side with beautiful view, each apartment is a celebration of life. Come, experience the high apartment living...

*Welcome to Niwas
Celebration of life*



2 BHK Unit Plan



Salable Area - 1030 sq. ft.



Salable Area - 1340 sq. ft.

3 BHK Unit Plan - 1



3 BHK Unit Plan - 2

Salable Area - 1475 sq. ft.



Home
is
Forever

Specifications

Structure

- Well-designed earthquake resistance RCC frame structure using superior quality materials, as per structural consultant's design.

Wall Finish

- Inside walls with smooth plaster, painted with tractor emulsion & outside walls painted with weather proof exterior paint and expose brick work.

Flooring

- Premium quality vitrified tiles in all bed rooms, kitchen, dining area, living room.

Kitchen

- Sandwich platform of premium black granite with CERA's SS Sink, premium quality wall tiles above granite platform up to slab level.

Toilets

- Anti-skid ceramic tiles flooring, HINDWARE's sanitary and bathroom fittings, designer tiles on walls up to slab level.

Windows

- Anodized Aluminum windows with Jodhpuri stone frame & safety grills.

Doors

- Decorative entrance Wooden door with melamine polish, designer handle and standard safety lock, internal flush doors with melamine polish.

Plumbing

- Concealed PVC, C PVC, U PVC FINOLEX's plumbing pipes.

Electrification

- Concealed copper wiring with SCHNEIDER modular switches along with sufficient power outlets, fridge, microwave and Water purifier system plug points in kitchen.
- Washing machine plug point in wash area, TV and AC plug points in all bedrooms, MCB provision in main board.

Water supply and drainage

- Uninterrupted 24 hours of water supply through corporation, separate overhead water tanks for all towers, underground water tank.