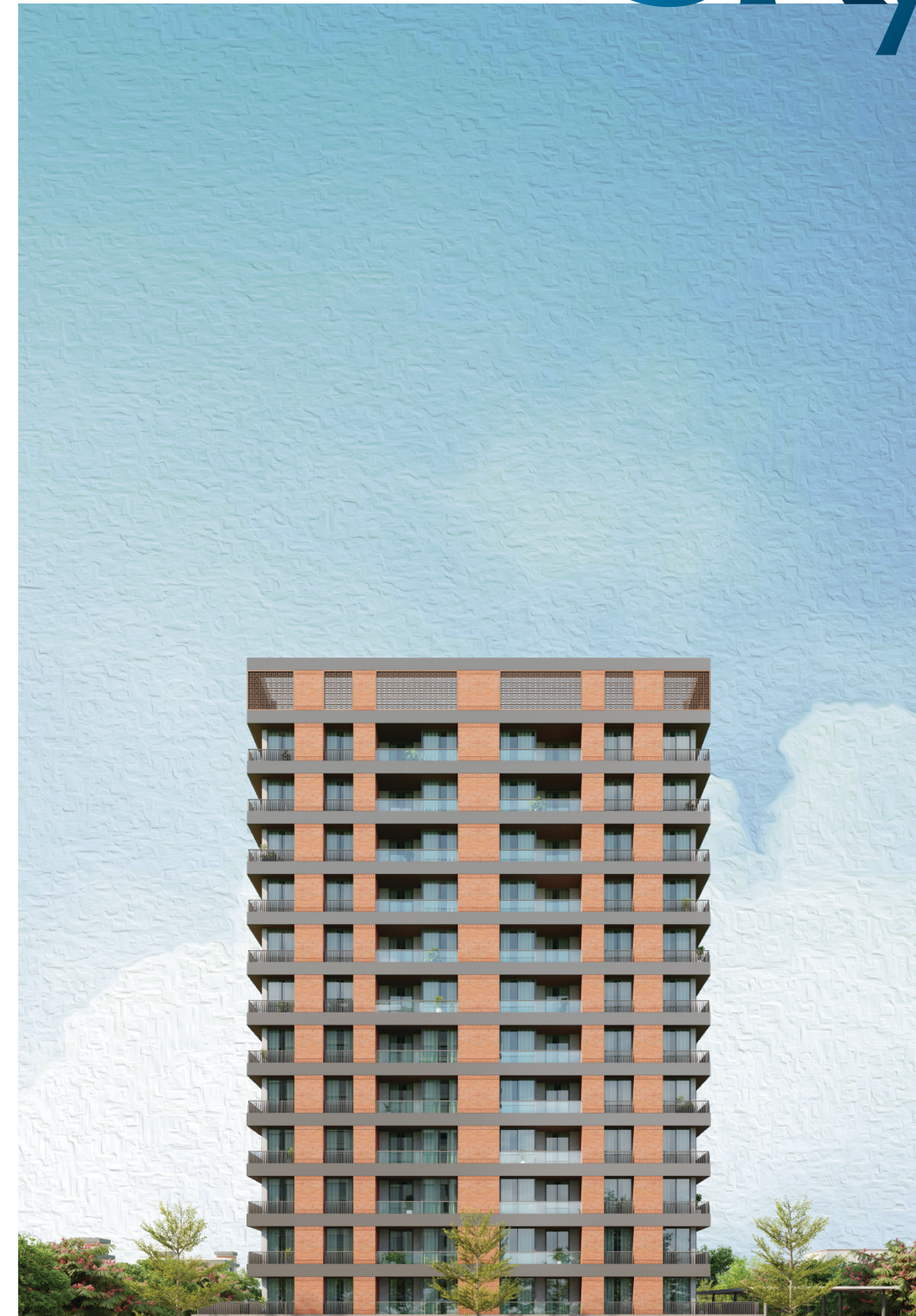


AVADH sky



3 BHK PREMIUM APARTMENTS

Developers:
AVADH REALCON

Site: Avadh Sky, Nr. Avadh Heights,
Near VCA Cricket Ground,
Sevasi TP-II, Vadodara.

M.: 9898490252
9898493770
Email: avadhsky@gmail.com
www.avadhsky.com

Architect: **Ruchir Sheth**



Structural Consultant:
Zarna Associates



SCAN QR FOR LOCATION

Great design is always about enhancing lives. It spreads instant joy through visible aesthetics and invisible detailing aimed at improving lifestyles.

Avadh Sky is a remarkable the manifestation of this thought. A simple timeless façade for a close-knit community made of two majestic towers is a deliberate decision to promote eternal beauty. An expansive, splendidly landscaped campus is an intentional element to improve the scope for a socially vibrant living experience. Intelligently planned homes are thoughtfully laid out to be both cozy and open to ensure warmth and space. Thoughtful leisure is generously sprinkled to add that extra dose of happiness to mundane lives.

All in all, the architecture of Avadh Sky is designed to offer eternal delight.

Architect: Ruchir Sheth



AVADH
sky



A Symbol of Status

What happens when you own something prestigious?

Something that brings you absolute joy, unmatched pleasures and a feeling of accomplishment...

Something that gifts you moments of bliss, days of comfort and a lifetime of pride...

Something that takes on your identity...

Welcome to **Avadh Sky**

Charming 3 BHK apartments designed for distinction

An Object of Envy

Designed for peaceful community living, Avadh Sky houses two majestic towers that hold fine residences and smart retail units. The very attractive contemporary façade is both simple and stylish for timeless elegance. The neat modern lines and textures ensure less clutter and enhance the feeling of openness across the structure. The captivating presence is sure to attract attention and earn appreciation from many.

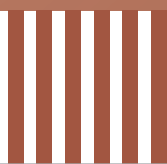




A Life of Luxury

Aesthetic grandeur greets you at every corner of Avadh Sky. Right from the gated entrance to the paved driveways, from the beautiful landscape elements to the abundance of greenery, from the thoughtful leisure layouts to the planned public areas, everything has been arranged for a life of luxury.

The beautiful water bodies perfectly complement the surrounding green gardens where you can sit around watching your kids play in the evenings. Most of our residences also overlook the central green spaces offering you serene views every day.





AVADH sky

A Treasure of Leisure

Walk barefoot over green lawns...

Count the stars on clear nights...

Lose a match and win a friend...

At Avadh Sky you will have the magical power of keeping everyone happy. With an array of recreational amenities to suit different age groups, weekdays will never be boring for anyone. Leisure will begin right inside your homes with morning tea in your balcony and will end with a refreshing dip in the swimming pool. Life will never be the same again.



Swimming Pool



Gazebo



A C Gymnasium



Children's Play Area
Landscape Garden



Magnificent
AC Club House



Open Yoga
Space



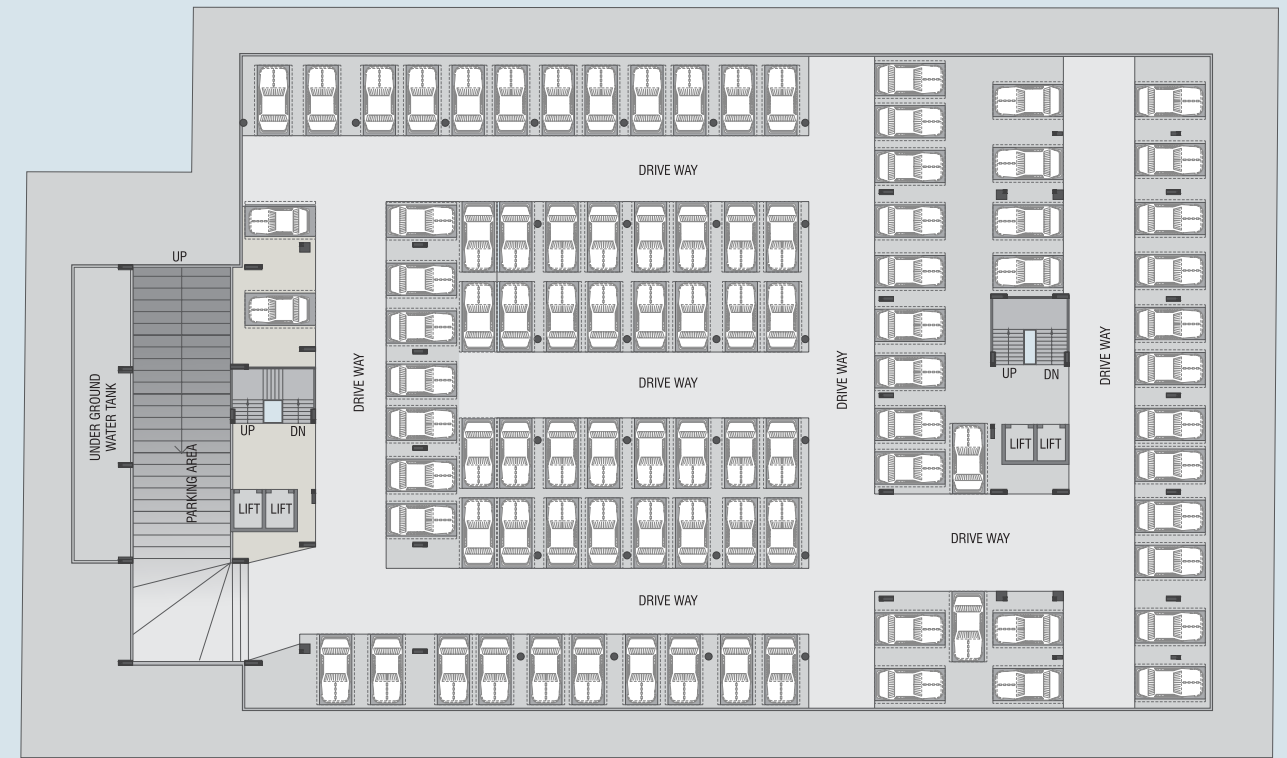
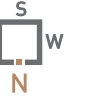
Mini Theater



Indoor Games &
Recreational
Activities



BASEMENT FLOOR PLAN

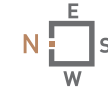




Laze Around With Your
Favourite Book On Our Deck



GROUND FLOOR PLAN

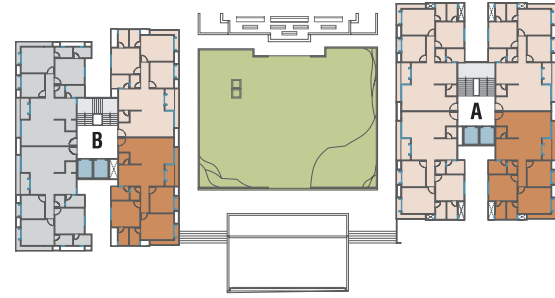


TOWER A & B
TYPICAL FLOOR PLAN (1ST TO 12TH)

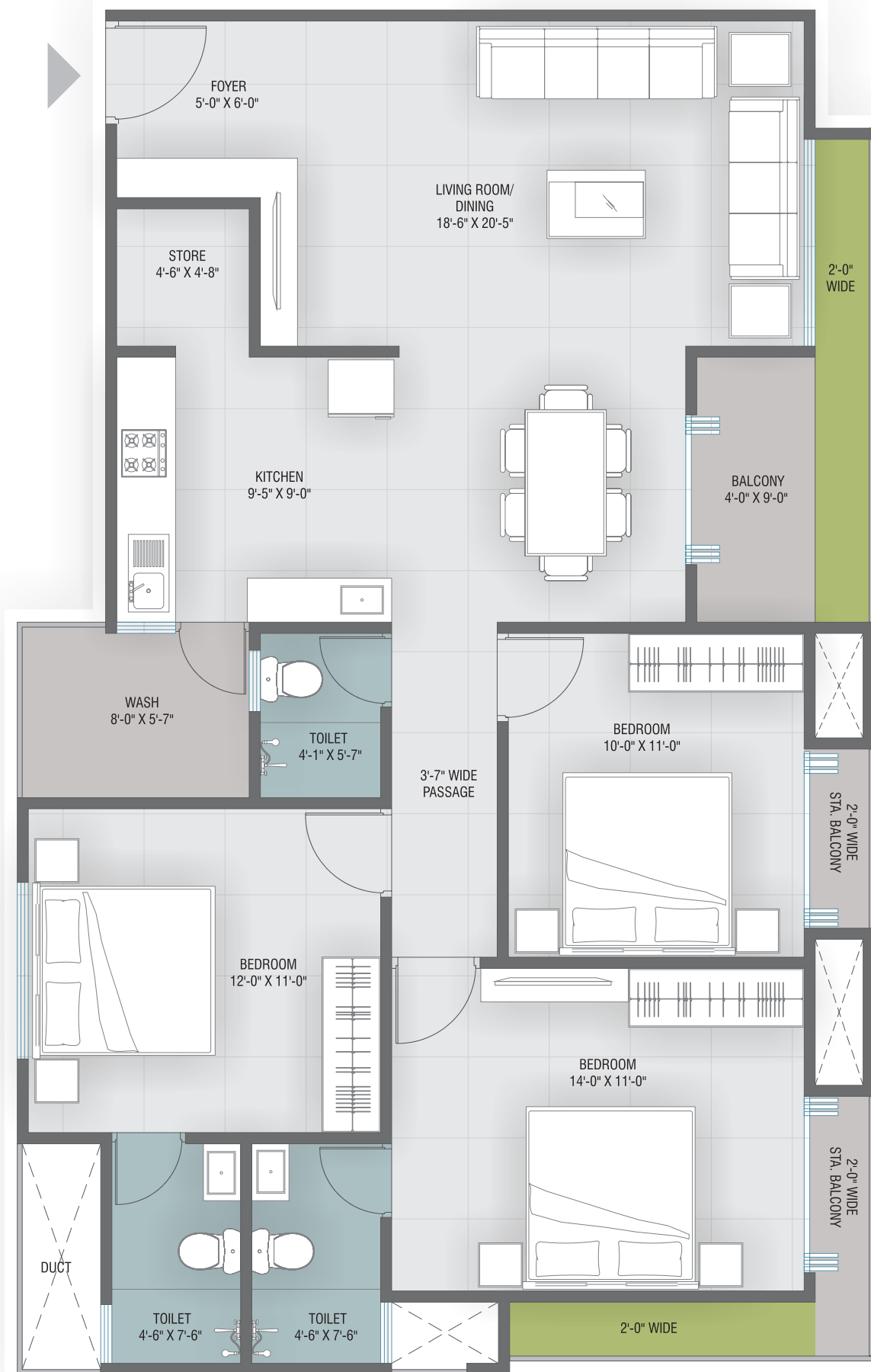


TOWER A & B
TYPICAL FLOOR PLAN
1st to 12th Floor

BUILT-UP AREA: 1295.00 SQ. FT.

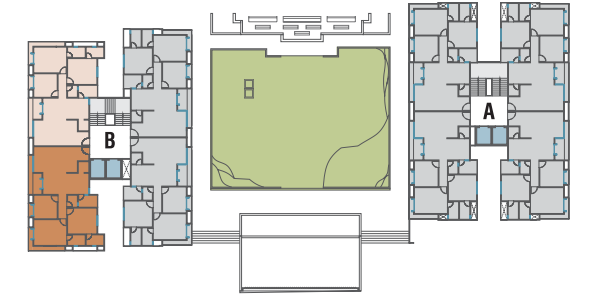


18 MTR WIDE ROAD



TOWER B
TYPICAL FLOOR PLAN
1st to 12th Floor

BUILT-UP AREA: 1276.00 SQ. FT.



18 MTR WIDE ROAD



Value Additions



Allotted Car Parking for All Flats



Auto-door Branded 2 Elevators in each tower



CCTV Surveillance



24x7 Security



24x7 Generator Power Backup for Common Areas



A.C. Point with Concealed Copper Piping in All Rooms



Solar Electricity for Common Areas* (6 KV Each Tower)

*Subject to changes and approval



Specifications

STRUCTURE:

Well designed RCC frame structure as per structural engineer's design.

FLOORING:

Premium vitrified tiles flooring.

KITCHEN:

Exclusive granite platform with ss sink. ceramic tiles dado and kota stone / anti-skid flooring for wash area.

BATHROOMS:

Designer wall tiles and anti-skid ceramic tiles flooring. Plumbing with standard fittings.

PLUMBING:

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

WINDOWS:

Aluminium sections with granite or equivalent frames.

DOORS:

Internal Doors: Both sides laminated flush doors with granite or equivalent frame.

Main Door: Wooden frame with decorative veneered shutter and safety locking system.

ELECTRIFICATION:

Concealed copper ISI wiring, MCB/ ELCB & branded modular switches with sufficient electrical points in all areas.

FINISHING:

Interiors: 2-coat putty with primer finish.

Exteriors: Asian paint apex ultima weather resistant paint.

A Location of Convenience

Set in the pristine environs of Sevasi, you are blissfully close to both nature and the city at Avadh Sky. Surrounded by upscale residential projects and all modern utilities, your home is comfortably located to ensure hassle-free commute to almost anywhere in the city. You might actually have to find new excuses to avoid venturing out on those lazy days.



AVADH Sky



PAYMENT SCHEDULE FOR FLATS

Booking amount(inc.token) **10%** | Agreement for Sale within 2 month of booking **20%** | Plinth Level **07%** | 1st Floor Slab **07%** | 3rd Floor Slab **07%**
 5th Floor Slab **07%** | 7th Floor Slab **07%** | 9th Floor Slab **07%** | 12th Floor Slab **07%** | Plaster Level **07%** | Flooring Level **07%** | Before Sale Dead **07%**

PAYMENT SCHEDULE FOR SHOPS

Booking Amount **10%** | Agreement for Sale **15%** | Plinth Level **20%** | 1st Slab Level **20%** | Plaster Level **15%** | Flooring Level **15%** | Before Sale Dead **05%**

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. Subject to Vadodara Jurisdiction. (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) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

Note: Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative Expenses of Rs. 50,000/- & the amount of extra work (if any) will be deducted from refund amount.