



LOCATION



*A Serene  
Place To live*

Developer:  
**UNITY INFRA**

Site: "Shantam Luxuria", Opp. Ankhhol Cricket Stadium,  
Waghodiya Road, Khatamba, Vadodara

Mobile:  
**63 56 12 11 21**

Email:  
unityinfravadodara@gmail.com

Architect:  
  
Architect & Interior Designer

Structure:  
**ASHOK SHAH  
& ASSOCIATES**

PAYMENT TERMS: BOOKING :- 10% | AGREEMENT:-15% | PLINTH LEVEL:-15% | GROUND FLOOR SLAB:-15% | FIRST FLOOR SLAB:-15% | SECOND FLOOR SLAB:-15%  
BRICK MASONRY :-5% | FLOORING :-5% | FINISHING :-5%

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, It is easy display of project only.

 shantam   
**LUXURIA**  
3 & 4 BHK PREMIUM DUPLEX & TRIPLEX



*A Grand  
Place To live*

Step into a world of grandeur as you enter Shantam Luxuria through our majestic entrance gate. Crafted with elegance and sophistication, it sets the tone for luxury living. With intricate design details and impeccable craftsmanship, it reflects the exclusivity and grandeur of our duplex and triplex residences.

**SERENE**  
65 Duplex &  
Triplex

*A Beautiful  
Place To live*





*A Exquisite  
Place To live*

Be captivated by the stunning facades of Shantam Luxuria's duplex and triplex residences. With striking architectural features and impeccable design, our front elevations showcase the beauty and elegance of modern living. Enjoy breathtaking views and a sense of pride every time you return home.



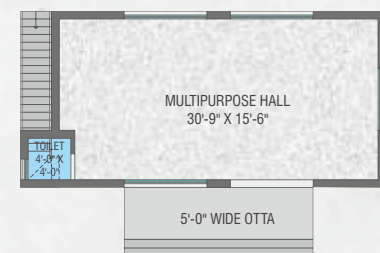


*A Luxurious  
Place To live*

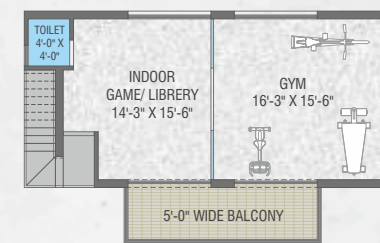


### Club house plan

GROUND FLOOR



FIRST FLOOR



### Layout plan



AREA TABLE (AREA IN SQ.FT.)

PLOT NO.	PLOT TYPE	PLOT AREA	PLOT NO.	PLOT TYPE	PLOT AREA	PLOT NO.	PLOT TYPE	PLOT AREA
01	A	1253	10	C	990	38	F	1568
02	A	1221	11	C	1227	39	E	904
03	A	1220	12 to 18	B	956	40 to 42	E	855
04	A	1219	19	B	1148	43	E	1097
05	A	12179	20	C	1271	44 to 48	E	855
06	A	1216	21 to 27	C	1008	49	G	1294
07	A	1215	28	C	1250	50 to 64	G	894
08	A	1213	29	F	1093	65	G	1587
09	C	1712	30 to 37	F	855			



# Type A

UNIT: 01 TO 08

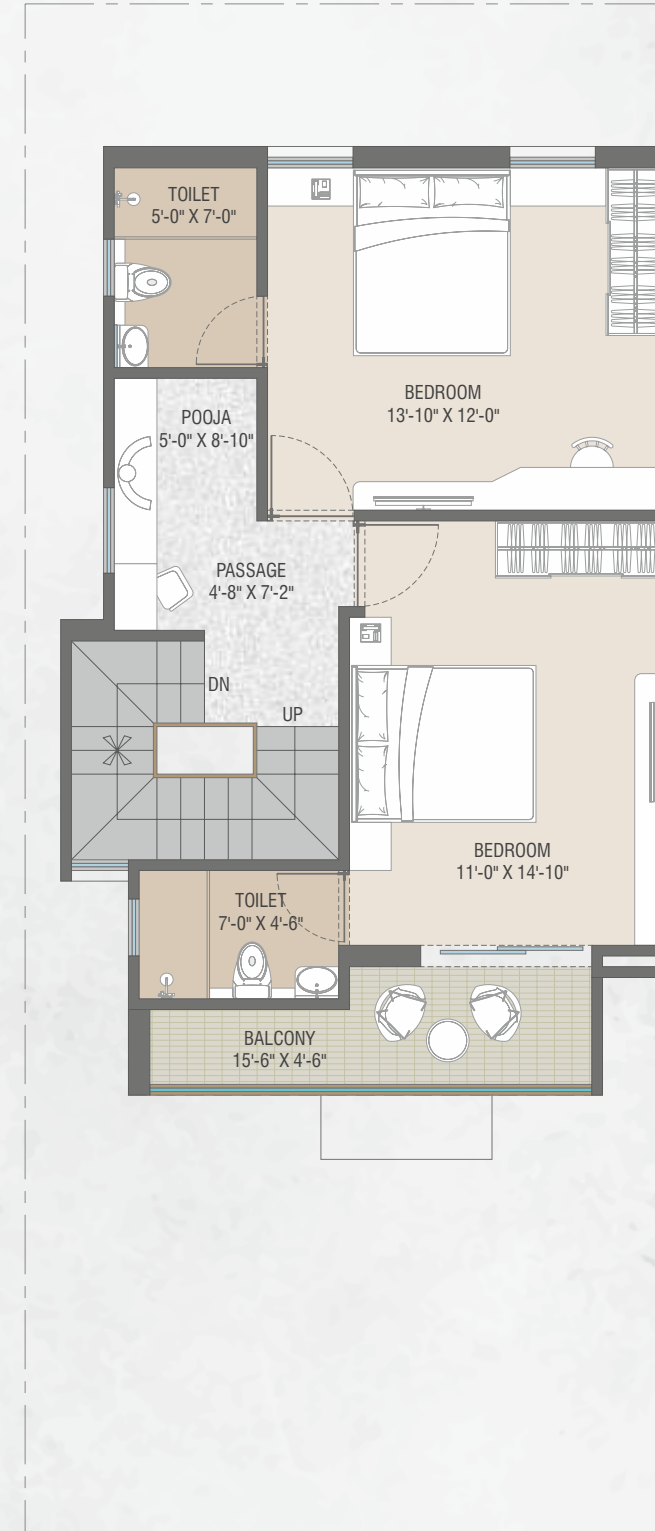


## GROUND FLOOR PLAN



BUILT UP AREA = 712 SQ.FT.  
CARPET AREA = 541 SQ.FT.

## FIRST FLOOR PLAN



B.UP AREA = 662 SQ.FT.  
CARPET AREA = 610 SQ.FT.

## SECOND FLOOR PLAN



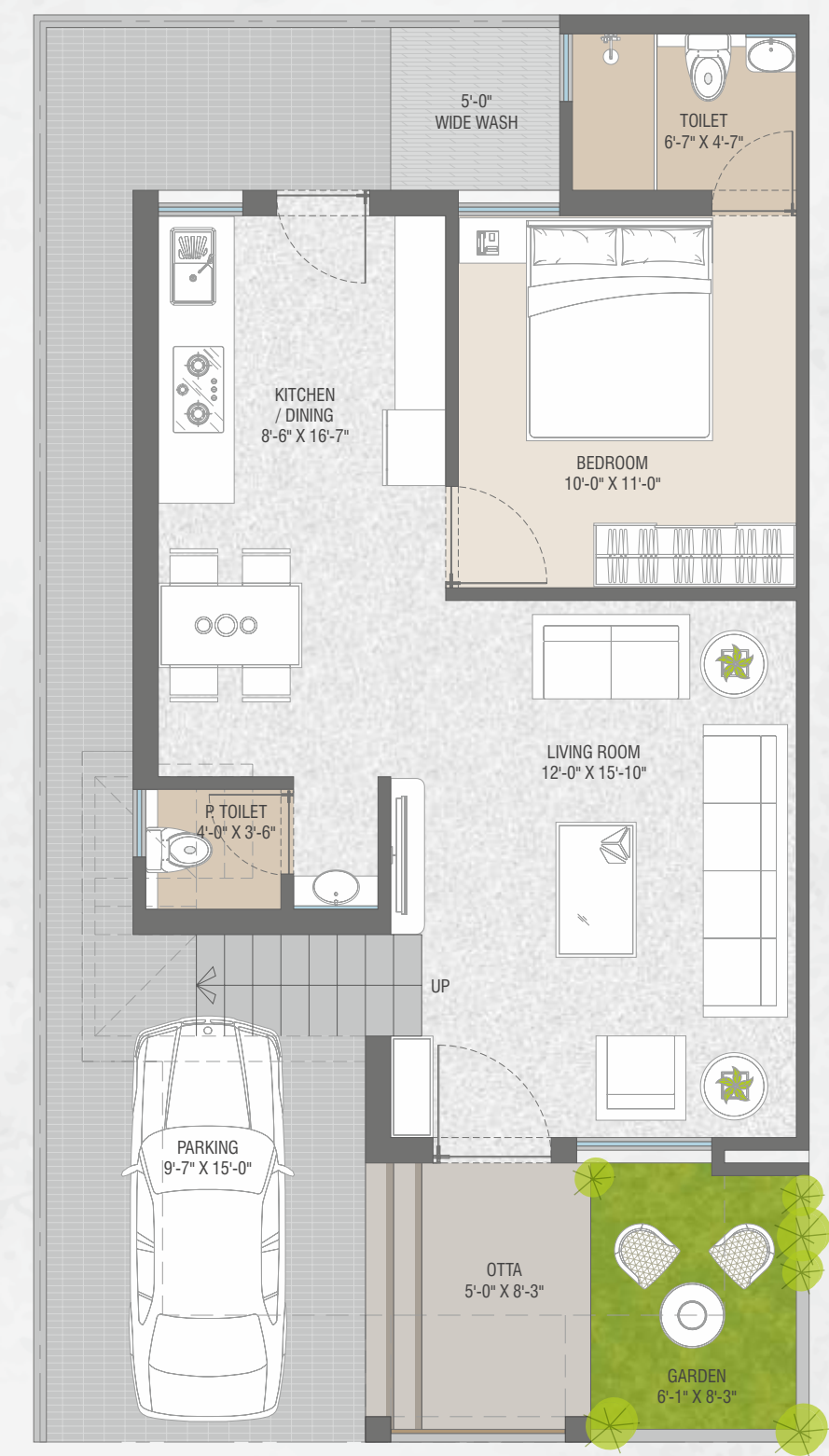
B.UP AREA = 480 SQ.FT.  
CARPET AREA = 414 SQ.FT.



*Type B*  
UNIT: 12 TO 19

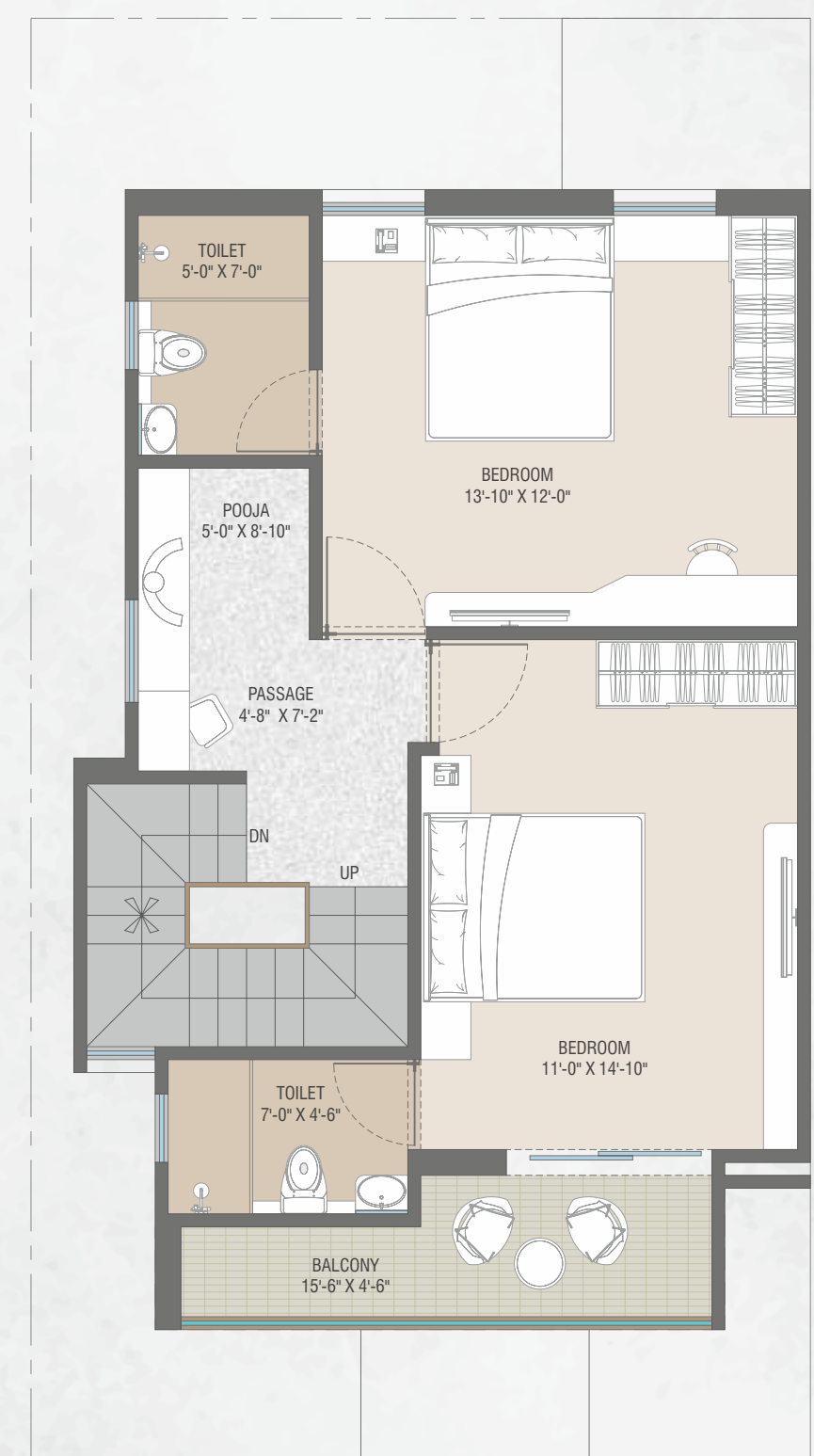


**GROUND FLOOR PLAN**



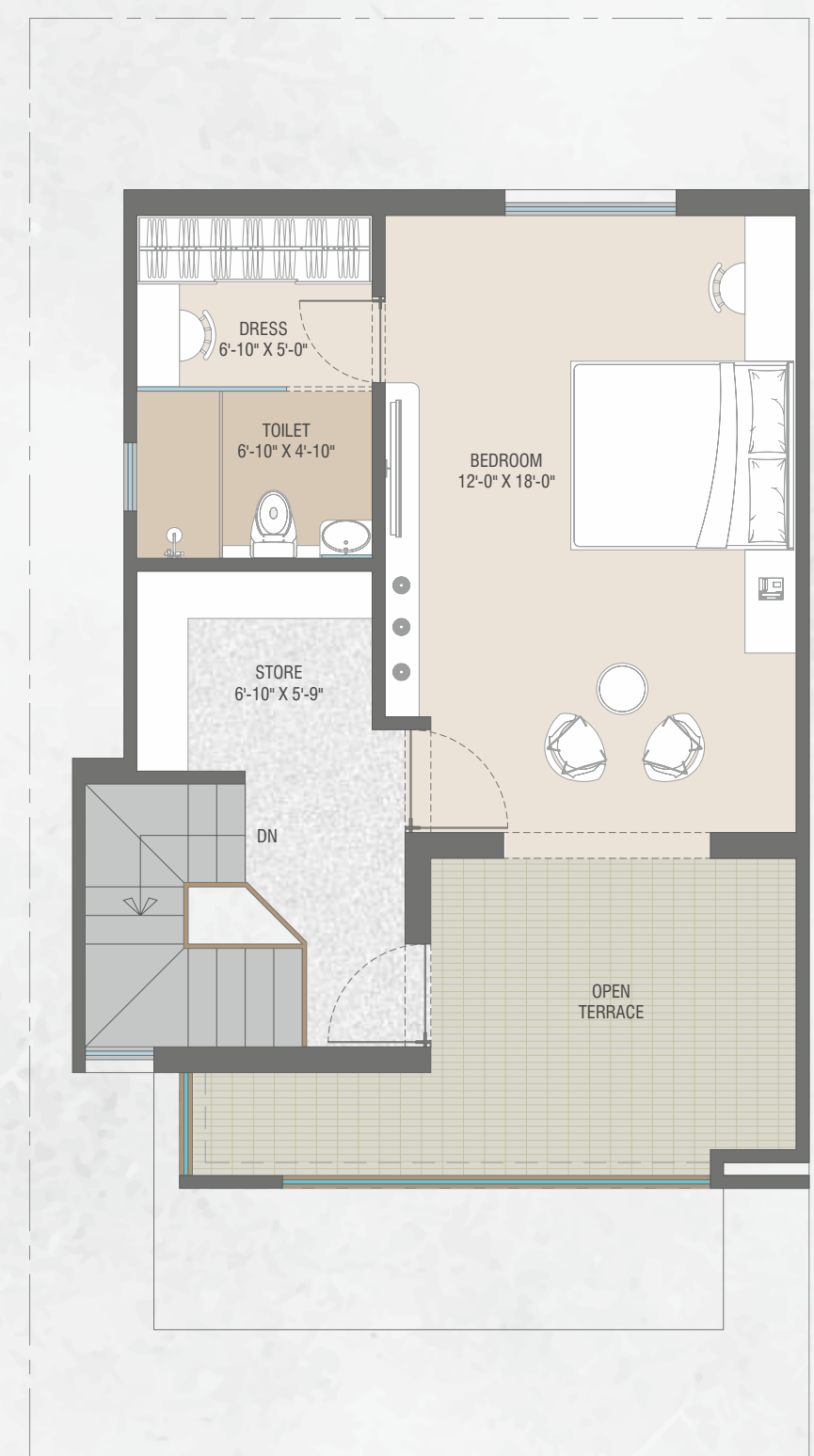
**BUILT UP AREA = 724 SQ.FT.  
CARPET AREA = 508 SQ.FT.**

**FIRST FLOOR PLAN**



**B.UP AREA = 662 SQ.FT.  
CARPET AREA = 610 SQ.FT.**

**SECOND FLOOR PLAN**



**B.UP AREA = 480 SQ.FT.  
CARPET AREA = 414 SQ.FT.**

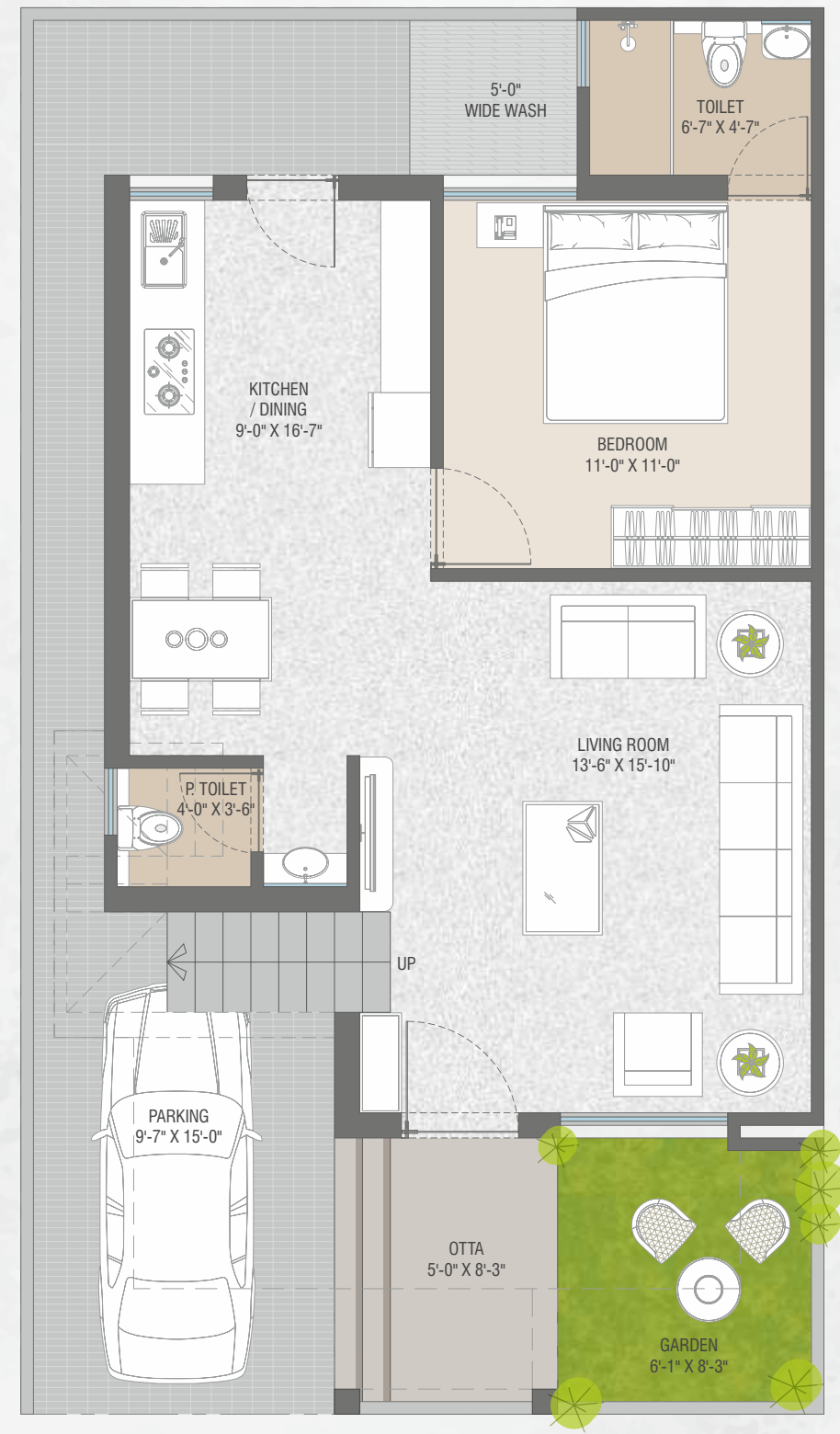


# Type C

UNIT: 09 TO 11  
& 20 TO 28

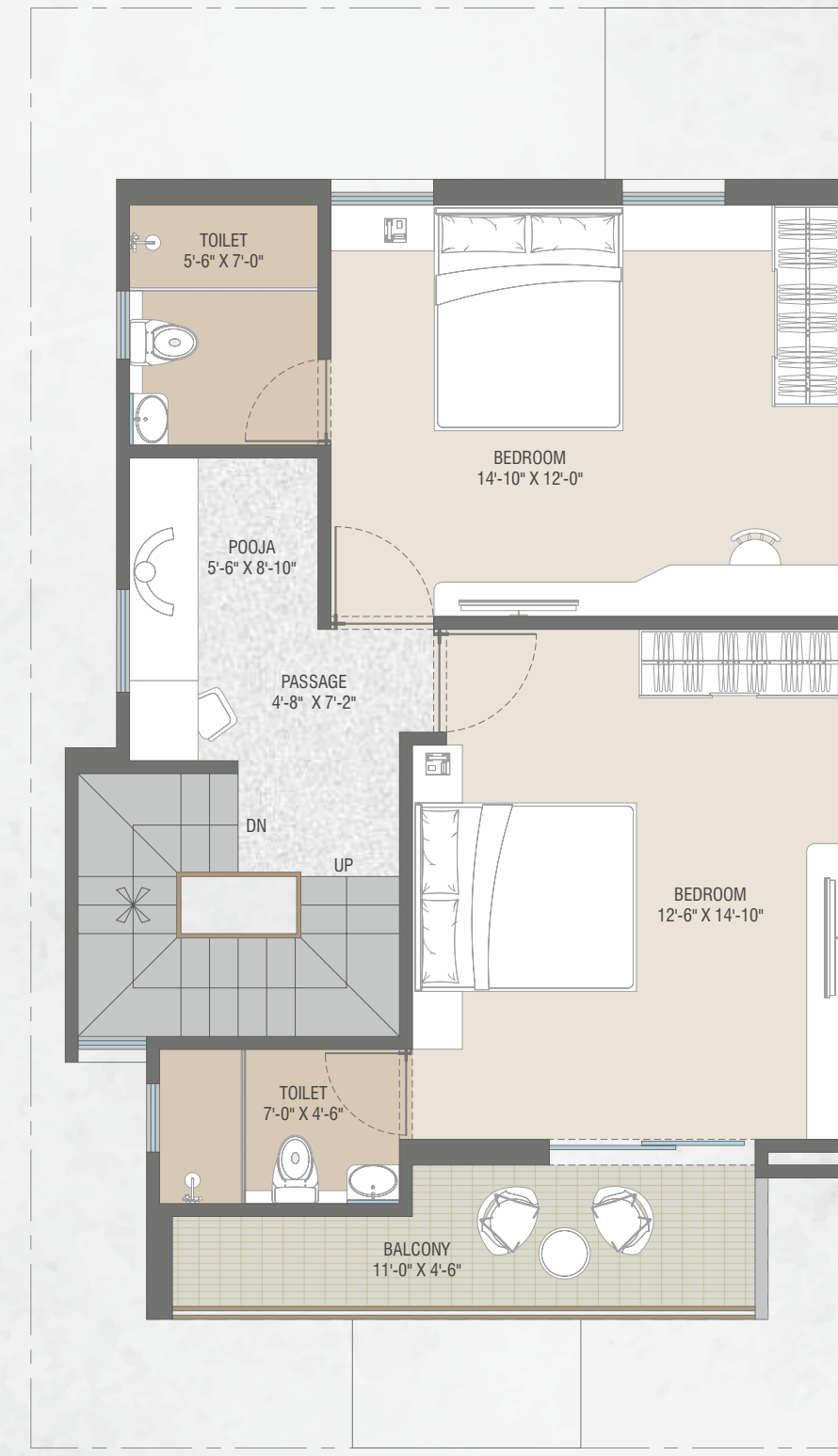


## GROUND FLOOR PLAN



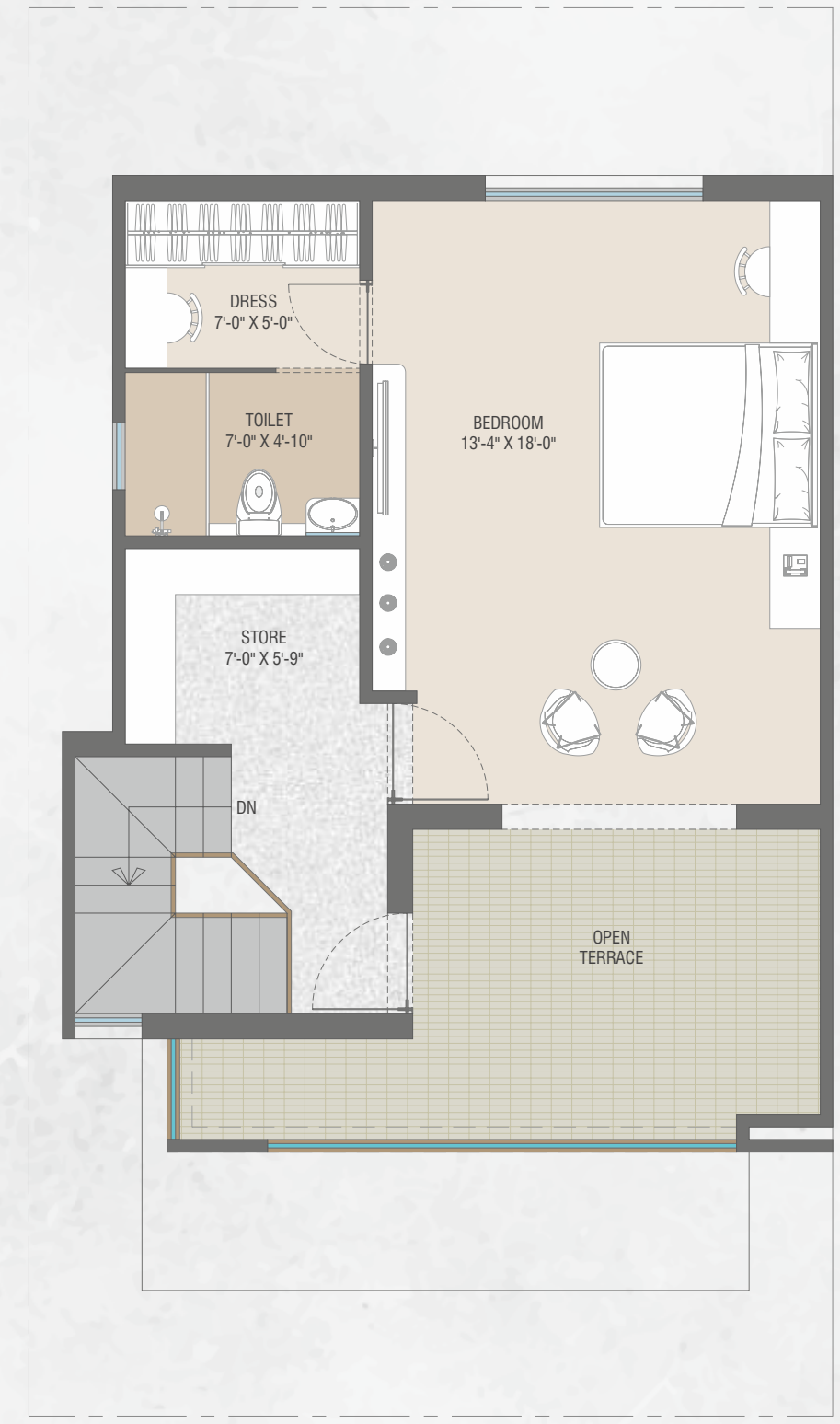
BUILT UP AREA = 774 SQ.FT.  
CARPET AREA = 550 SQ.FT.

## FIRST FLOOR PLAN



B.UP AREA = 712 SQ.FT.  
CARPET AREA = 658 SQ.FT.

## SECOND FLOOR PLAN



B.UP AREA = 510 SQ.FT.  
CARPET AREA = 442 SQ.FT.

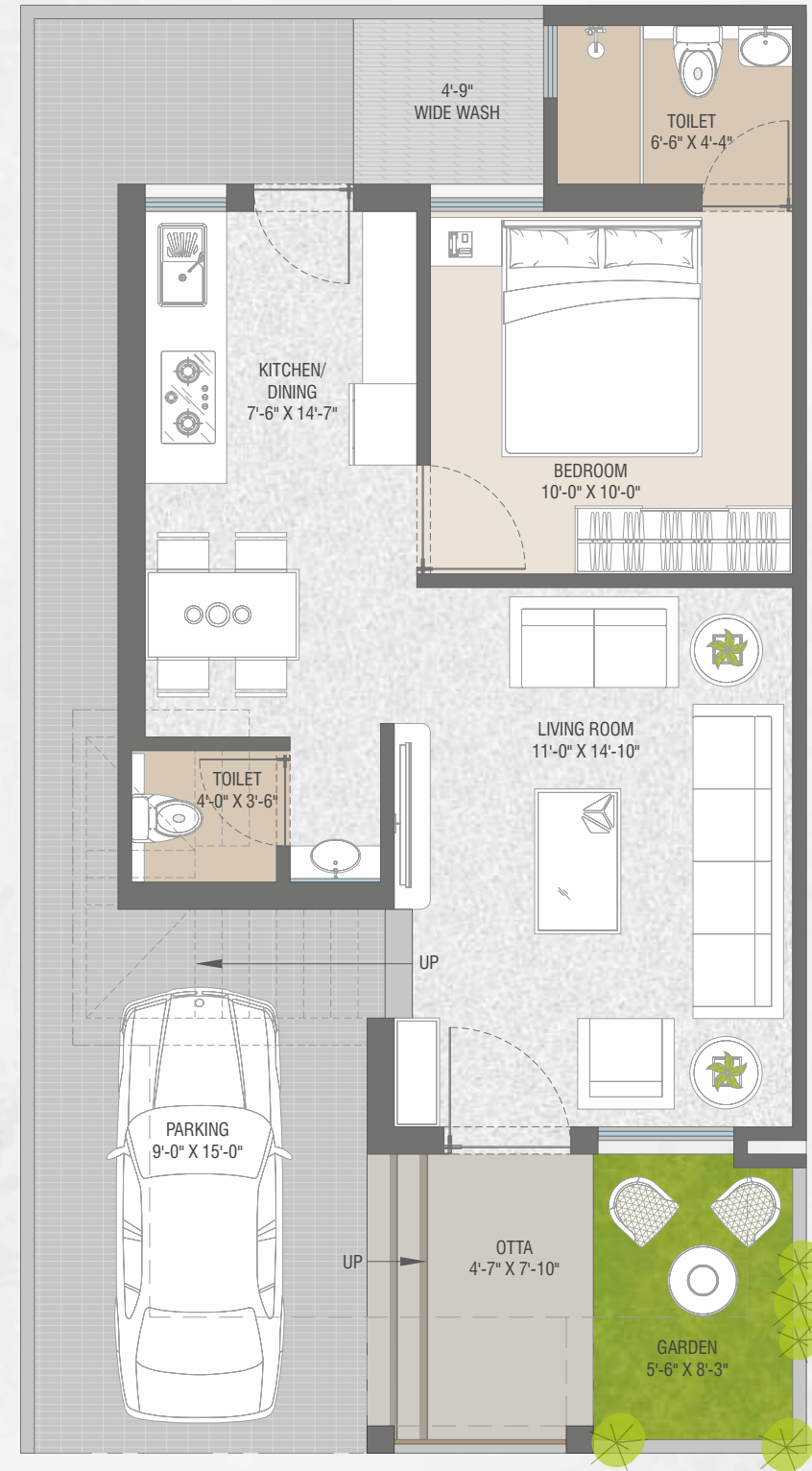


*Type E*

UNIT: 39 to 48

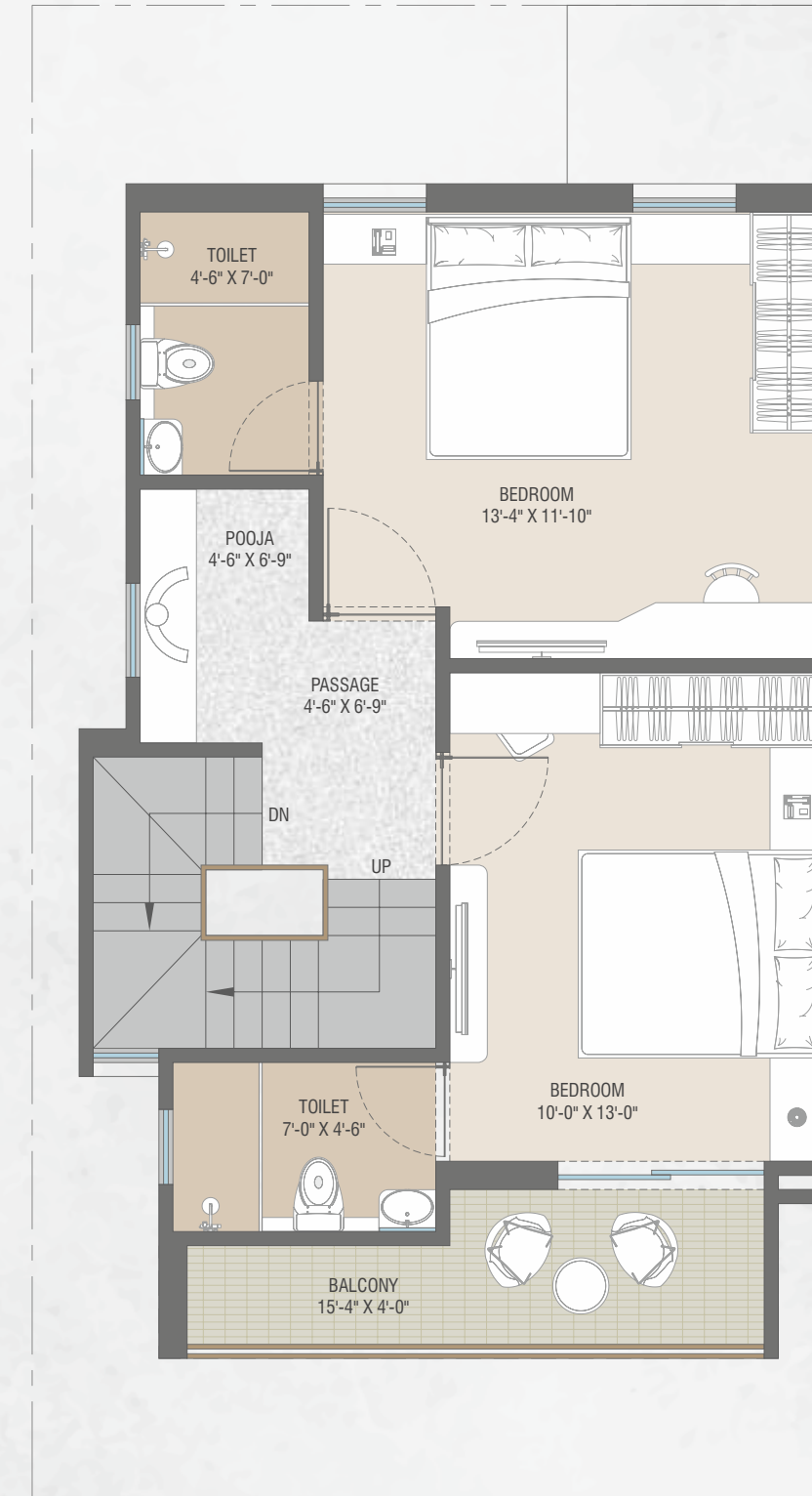


**GROUND FLOOR PLAN**



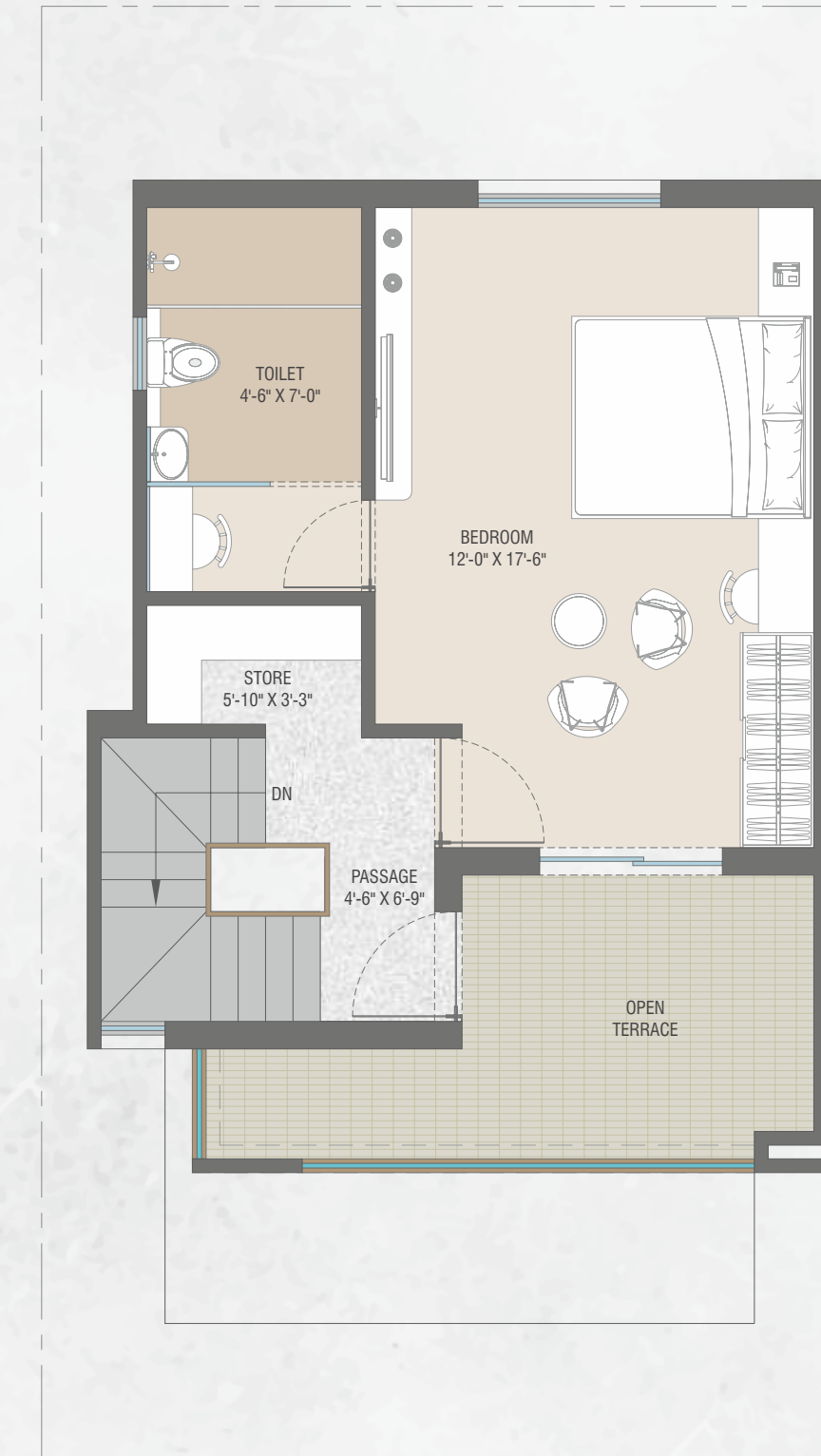
**B.UP AREA = 650 SQ.FT.  
CARPET AREA = 447 SQ.FT.**

**FIRST FLOOR PLAN**



**B.UP AREA = 592 SQ.FT.  
CARPET AREA = 544 SQ.FT.**

**SECOND FLOOR PLAN**

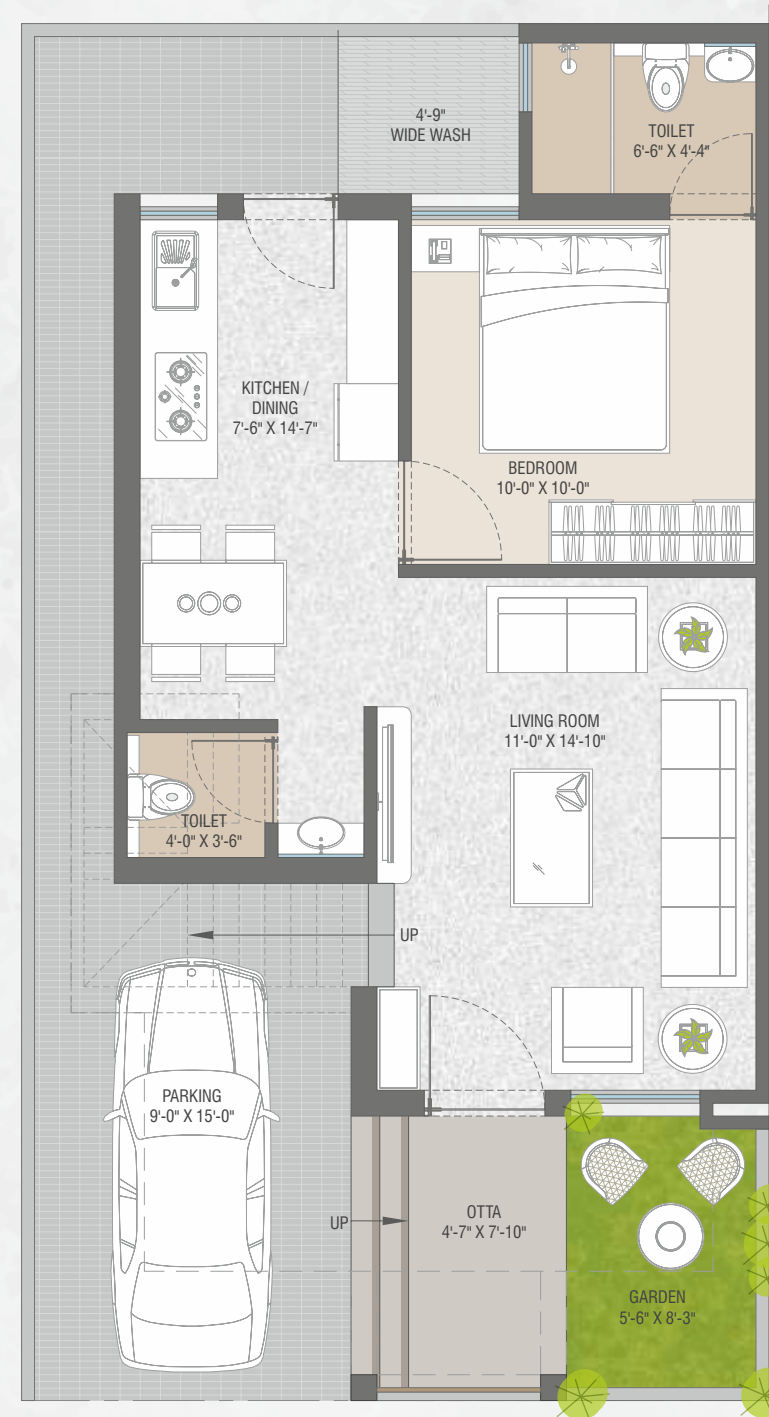


**B.UP AREA = 434 SQ.FT.  
CARPET AREA = 373 SQ.FT.**

Type F

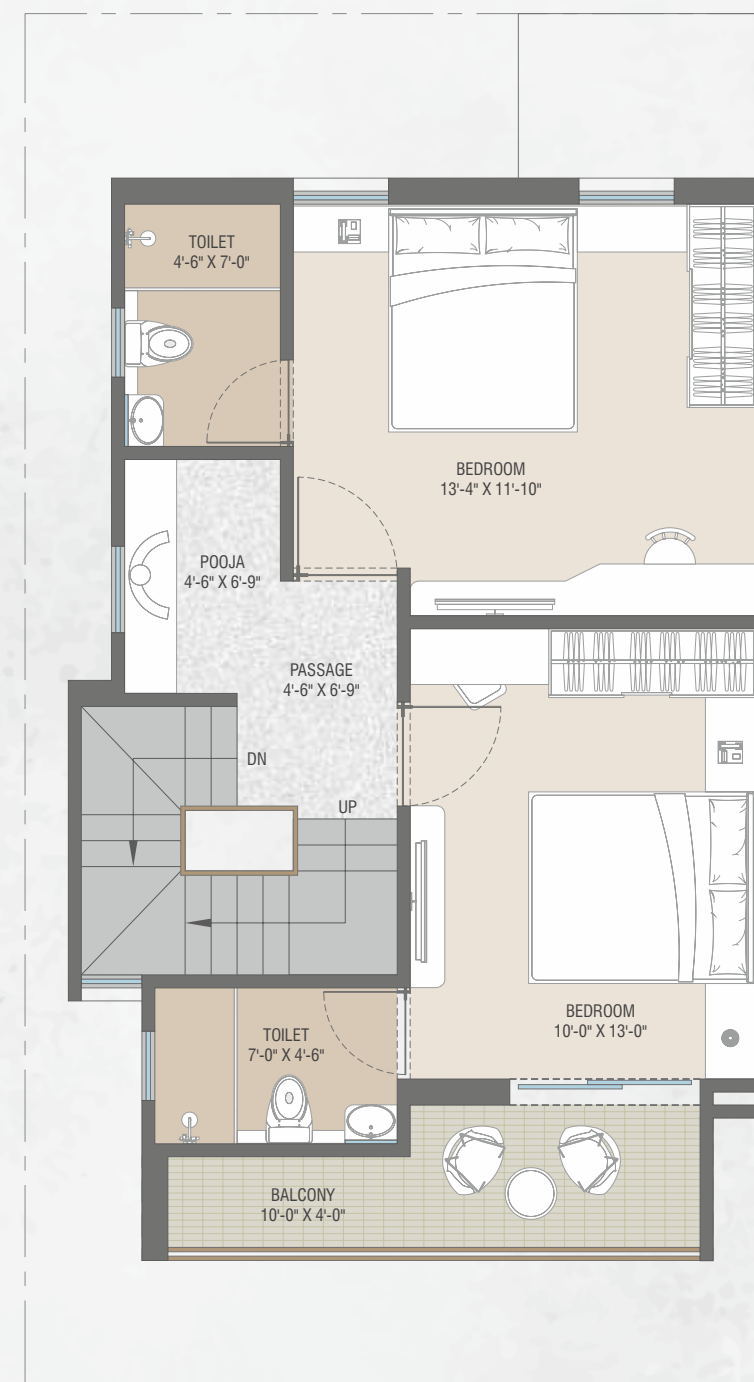
UNIT: 29 to 38

GROUND FLOOR PLAN



B.UP AREA = 650 SQ.FT.  
CARPET AREA = 445 SQ.FT.

FIRST FLOOR PLAN

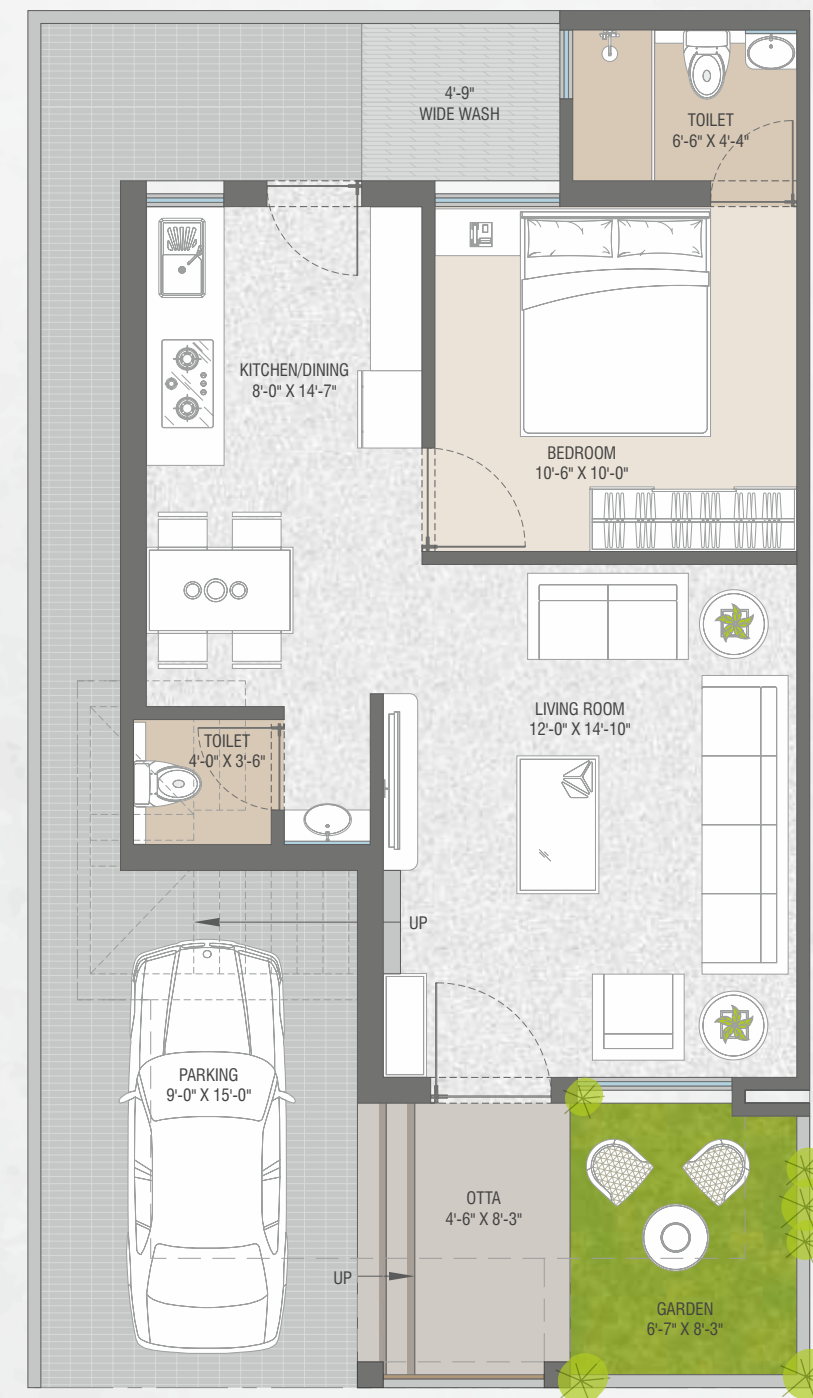


B.UP AREA = 592 SQ.FT.  
CARPET AREA = 543 SQ.FT.

Type G

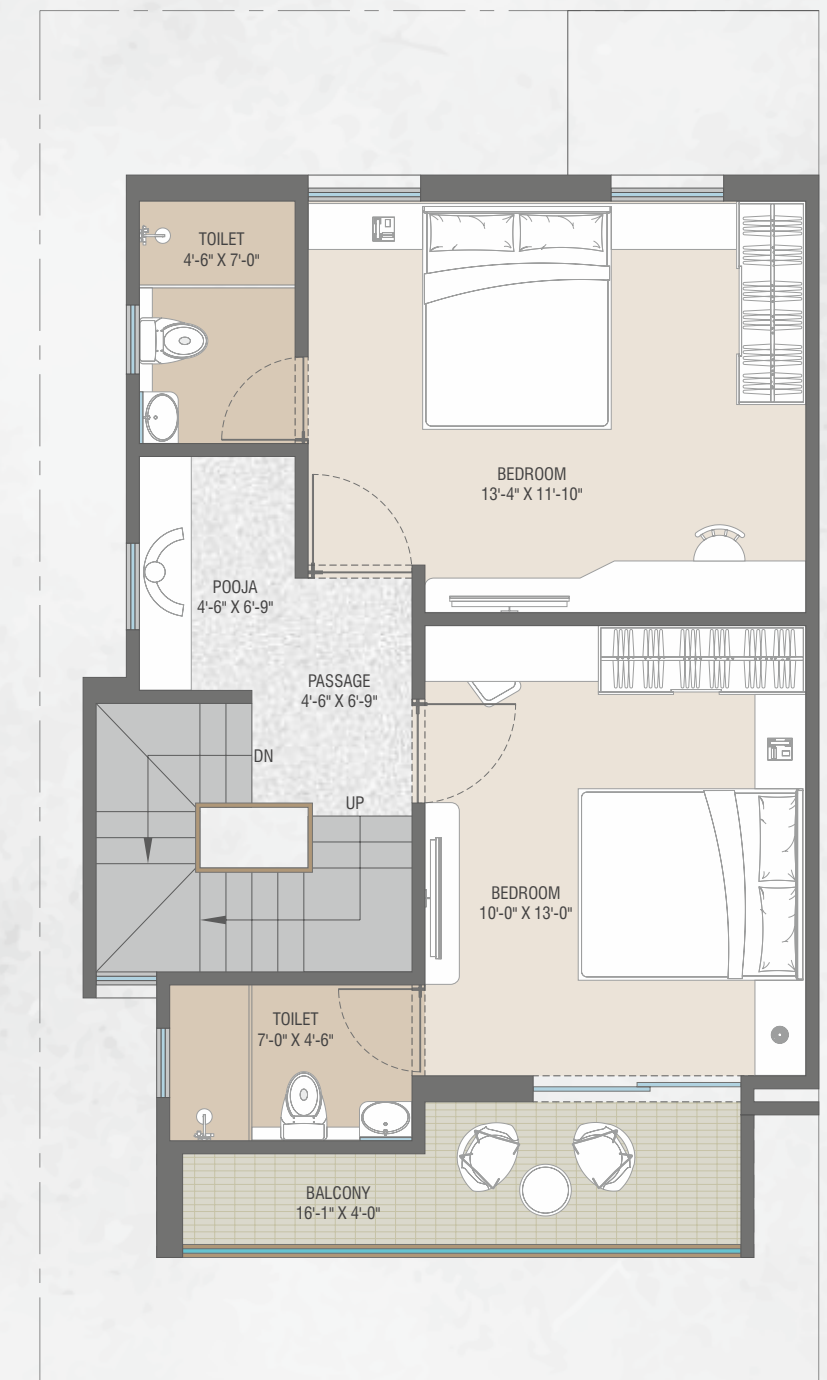
UNIT: 49 to 65

GROUND FLOOR PLAN



B.UP AREA = 680 SQ.FT.  
CARPET AREA = 470 SQ.FT.

FIRST FLOOR PLAN



B.UP AREA = 622 SQ.FT.  
CARPET AREA = 572 SQ.FT.





## Value additions

- An inviting Entrance gate with security cabin
- Double entry campus with CCTV surveillance in common area.
- Trimix concrete internal paved road with streetlight.
- Underground cabling for Wire-Free campus.
- Underground & Overhead water tanks.
- Anti-termite treatment
- R.O. to each unit.
- Centralized water heating provision



## Amenities

- |  |  |   |   |
|--|--|---|---|
| <br>JOGGING TRACK       | <br>CLUB HOUSE        | <br>A/C GYMNASIUM      | <br>INDOOR GAMES           |
| <br>CHILDREN PLAY AREAS | <br>LUSH GREEN GARDEN | <br>MULTI PURPOSE HALL | <br>SENIOR CITIZEN SITTING |
|  |  |   | <br>TEMPLE                 |



## Specification

### STRUCTURE:

- ⊙ Earthquake resistant RCC frame structure designed by approved Structural Consultant.

### FLOORING

- ⊙ Premium quality glazed vitrified tiles in all room.
- ⊙ Anti-skid flooring in Bath, Wash and Balcony.

### WALL FINISH

- ⊙ Interior: Smooth finish plaster with 2 coat Putty and Primer.
- ⊙ Exterior: Double coat plaster with Weather Resistant Paint.

### TERRACE

- ⊙ Elegant China Mosaic finish with water proofing treatment.

### ELECTRIFICATION

- ⊙ Concealed standard quality ISI wiring with Modular Switches
- ⊙ TV point in Living Room and Master Bedrooms.
- ⊙ A/c. point in living & all bedrooms.

### KITCHEN

- ⊙ Premium quality granite platform with S.S. sink
- ⊙ Dado up to Lintel Level.

### BATHROOMS

- ⊙ Designer Bathrooms with premium quality bath fittings and sanitary wares
- ⊙ Premium quality ceramic tiles dado up to Lintel Level.

### DOORS

- ⊙ Main Door: High quality decorative door with veneer Finish and stone frame.
- ⊙ Internal Doors: Laminated flush door with Stone frame all other with Branded lock fittings.

### WINDOWS

- ⊙ Stone Frame with anodized aluminium sliding windows, safety grills.