



Developers: **Swastik Infra**

Site: Valencia II, Behind Priya Talkies, Sevasi TP-II, Vadodara.

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Structural Consultant:
B.A. Desai Associates

RERA No.:

RERA Website : gujrera.gujarat.gov.in

Valencia-II
CREATING LIVING AURA...



4 BHK PREMIUM BUNGALOWS



*A well crafted home is
the gateway to a blissful life.*

Welcome to Valencia II, an extraordinary living experience, designed to wrap you in luxury. An elegant residential community of charming 4 BHK Bungalows that brings together every element required for a life of your dreams.

Located in the emerging residential neighbourhood of Sevasi TP-II, your home will offer much more than a just roof above your head. The campus is a serene world which holds the best of urban lifestyle within its walls. From premium abodes to assured safety to modern amenities to great connectivity, Valencia II offers it all!





From the Architect...

Valencia-II an adobe for magnificent living; profounds to deliver with luxurious bungalows of 4-BHK. It crafts a gateway for a blissful life. The whole campus with 22 number of plots is designed with utmost sophistication and elegance.

The play of contemporary and traditional of the masses is done in a very planned way. The sloping canopy balances well with exposed brick work and corner windows adding charm to it.

The entrance gateway with the security cabin provides a welcoming aura to step into the lavishness of the whole premises. It holds the best of urban lifestyle within the campus surrounding with lush green landscapes to serenity for a pleasurable livelihood.

For not breaking the monotony of the campus the club house is designed in the same language as the other bungalows.

Ar.Chirag Patel







Structure: All R.C.C & Brick Masonary work as per structural engineer's design & Architect design



Flooring: Vitrified Flooring in all rooms.



Kitchen: Granite or equivalant material platform with S.S Sink, designer tiles upto Lintel level.



Bathrooms & Toilets: Designer bathrooms with Premium Quality fitting & Vessels. designer tiles upto lintel Level



Plumbing: Concealed Plumbing work with 'C' PVC & UPVC pipes for hot and cold water Supplies & SWR Pipe for drainage



Electrification: Concealed Copper ISI wiring & branded Modular Switches with Sufficient point.



Terrace Finish: Elegant china Mosaic finish with water proofing treatment



Stair case: Furnished with granite & railing



Doors: Main doors:-Teak wood frame & flush door with both side decorative veneer
Internal doors:- Teak wood frame/stone frame, flush door with both side laminate



Windows: Good Quality powder coated Aluminium /upvc windows with mosquito net & safety grill



Wall Finish :- Internal Single coat plaster with acrylic paint & expose brick work as per Architect design.



Anti Termite Treatment: Termite Resistance Treatment



Hot Water: Centralised Solar/Electric water geyser for Each Unit

Specifications

Layout Plan

PLOT NO.	PLOT AREA
1	1599.78
2	1436.06
3	1436.06
4	1436.06
5	1436.06
6	1436.06
7	1633.85
8	1795.83
9	1387.5
10	1387.5
11	1387.5
12	1387.5
13	1387.5
14	1387.47
15	1918.44
16	1441.89
17	1442.01
18	1442.13
19	1442.26
20	1442.38
21	1442.5
22	1674.17

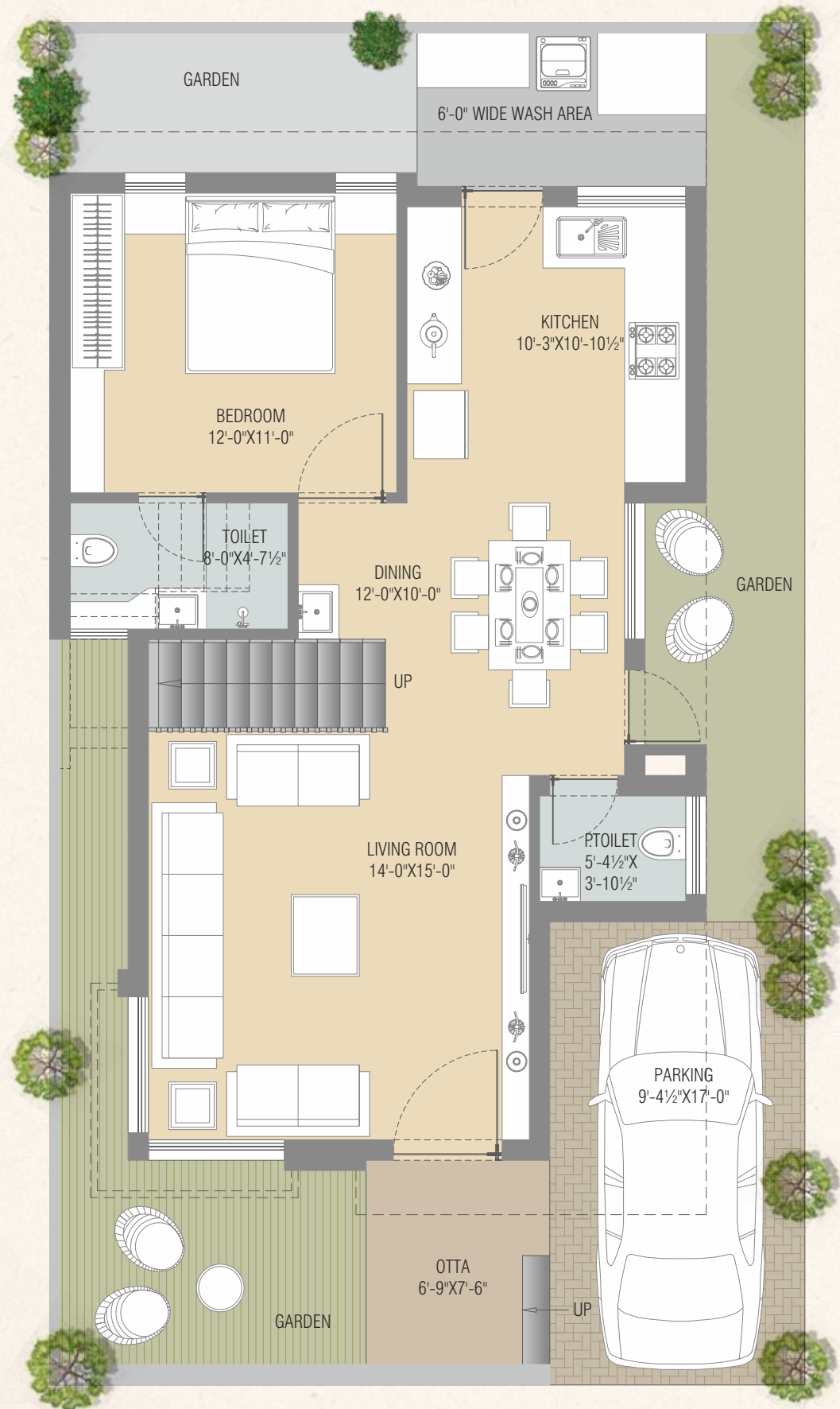
Area in sq.ft.



-  Impressive Main Entrance gate with Security Cabin
-  R.O water purifier to each unit
-  Beautiful arrangement of sitting & walking path
-  Both side Paver R.C.C road with Ample street light
-  Underground cabling for electricity, T.V telephone & Internet for wire free look
-  Rain Water Harvesting
-  C.C. TV Surveillance
-  Video Door Phone

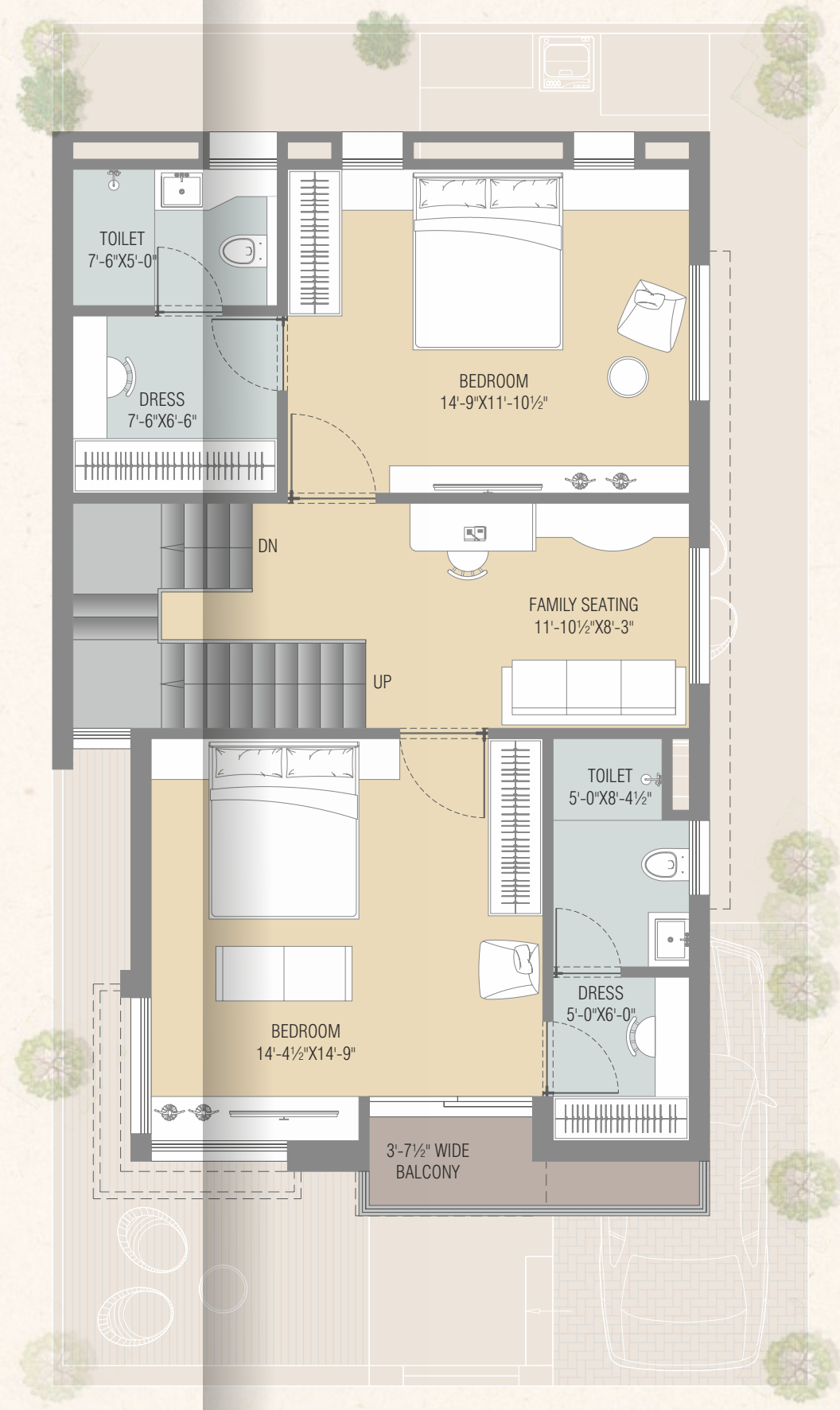
Value
Added
Amenities

Unit Plan



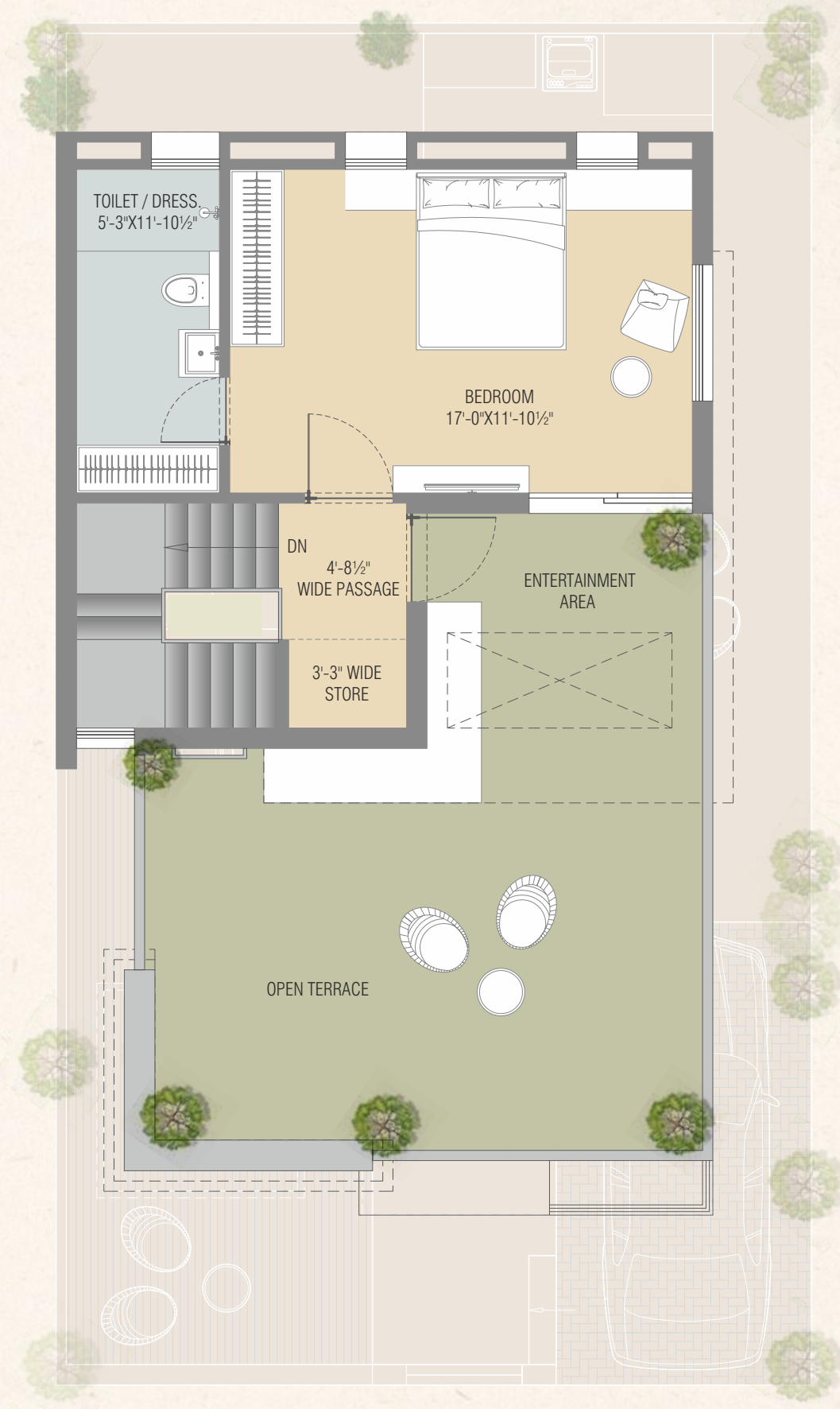
GROUND FLOOR PLAN

B.UP AREA : 843.11 sq. ft.



FIRST FLOOR PLAN

B.UP AREA : 843.11 sq. ft.





SECOND FLOOR PLAN

B.UP AREA : 431.14 sq. ft.





Joy-filled evenings and starlit nights are always right outside your home. Experience limitless fun at the delightful clubhouse & garden with an array of thoughtfully picked leisure amenities. Simply de-stress and relax after a long day and watch your kids play.

 Children Play Area


 Landscaped Garden

 Senior Citizen Sitting Area


 Indoor Games Zone

 Splash pool

 Yoga Deck at terrace

 Well Equipped Gym

 Well designed Gazebo

 A.C Multipurpose Hall

 Walking Track

Leisure
Amenities



Key Plan

- School
- Haveli
- Jain Derasar
- Shree Kashi Math
- Multi Specialty Hospital
- Malls
- Restaurant & cafes
- Club



Disclaimer: 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.