

Developer:  
**Shiv Developers**



**Aashray Primero**  
Near Avadh Upvan-2, Old Atladra - Bill Road,  
Kalali, Vadodara - 390012



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[aashrayprimero@gmail.com](mailto:aashrayprimero@gmail.com)

Architect:



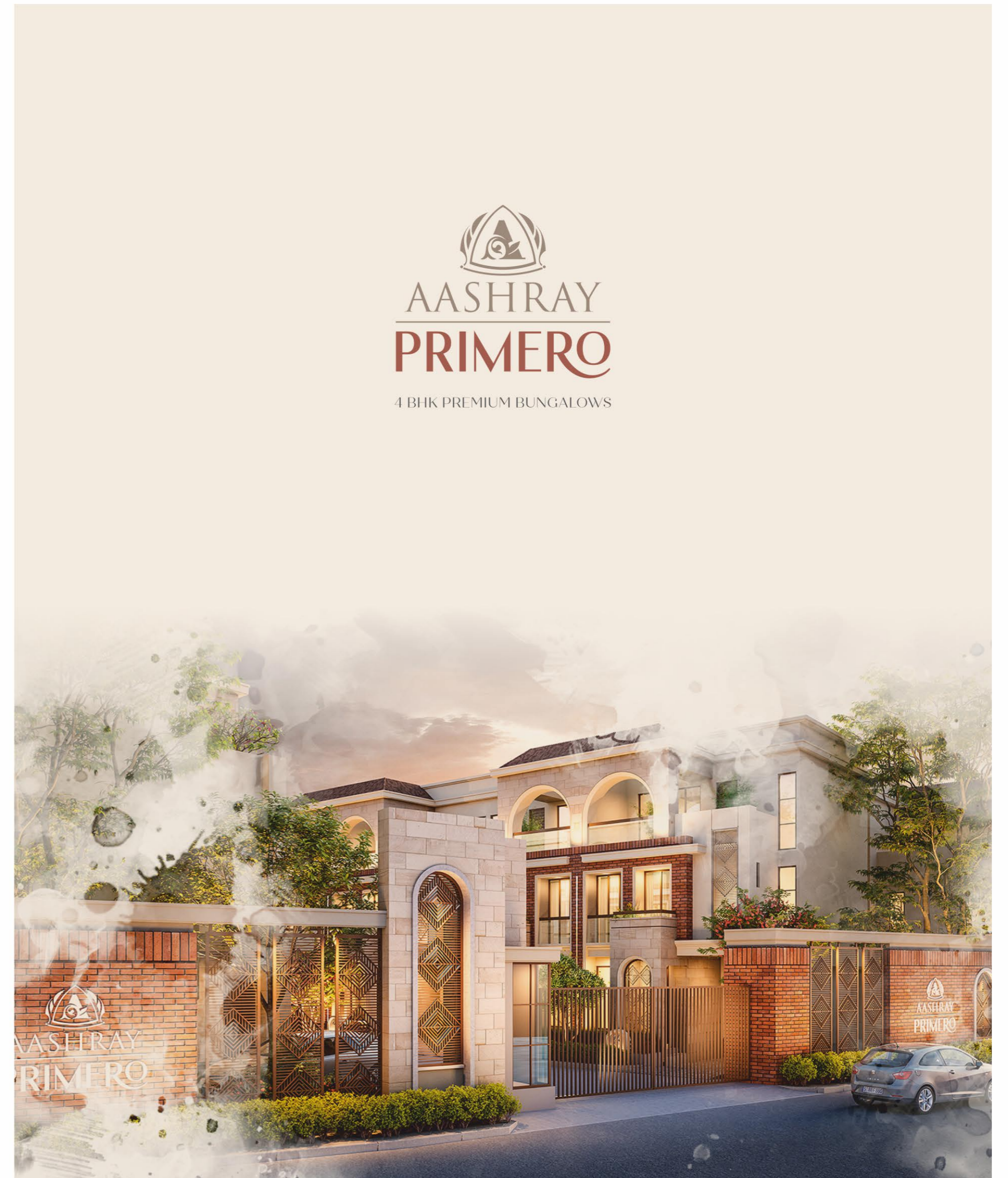
Structure Consultant:



Design: smoke&arrow@ 98240 92010



**AASHRAY**  
**PRIMERO**  
4 BHK PREMIUM BUNGALOWS





# An Arrival That's Exceptional

Everyone loves coming back home but at Aashray Primero your arrivals will be so much more than just that. Drive through an impressive entrance gateway into a stunning campus with wide driveways embellished with beautiful landscape elements.









# A Home That's Enchanting

Timeless is probably the only word that can describe your grand villas at Aashray Primero.

A seamless blend of classic architectural elements with modern textures ensures that your homes stand out with class. The arches, pillars, exposed brick highlights and stone finishes reflect royalty while the clean lines, large panoramic windows, laser cut panels bring in modern sophistication.





An Abode That's Endearing







# LAYOUT PLAN



## Area Table

No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.
01	1254.00	11	840.00	21	1166.00
02	1175.00	12	840.00	22	860.00
03	1175.00	13	840.00	23	860.00
04	1175.00	14	840.00	24	860.00
05	1175.00	15	840.00	25	860.00
06	1175.00	16	840.00	26	1377.00
07	1175.00	17	1322.00	27	1248.00
08	1842.00	18	1387.00	28	1386.00
09	1334.00	19	991.00	29	1433.00
10	840.00	20	1537.00		





An Escape That's Extravagant





CLUB HOUSE

# Leisure Amenities



GYMNASIUM



BANQUET HALL



INDOOR GAMES ROOM



LANDSCAPED GARDEN



SWIMMING POOL



SENIOR CITIZEN SITTING AREA

# Value Added Amenities



ELEGANT SOCIETY ENTRANCE GATE



NUMBER PLATE TO MAINTAIN THE UNIFORMITY OF THE PROJECT



UNDERGROUND CABLING FOR ELECTRICITY



CCTV CAMERAS IN COMMON AREAS FOR ROUND-THE-CLOCK SURVEILLANCE



WATER & DRAINAGE FACILITY



INDIVIDUAL 3-PHASE ELECTRIC CONNECTION



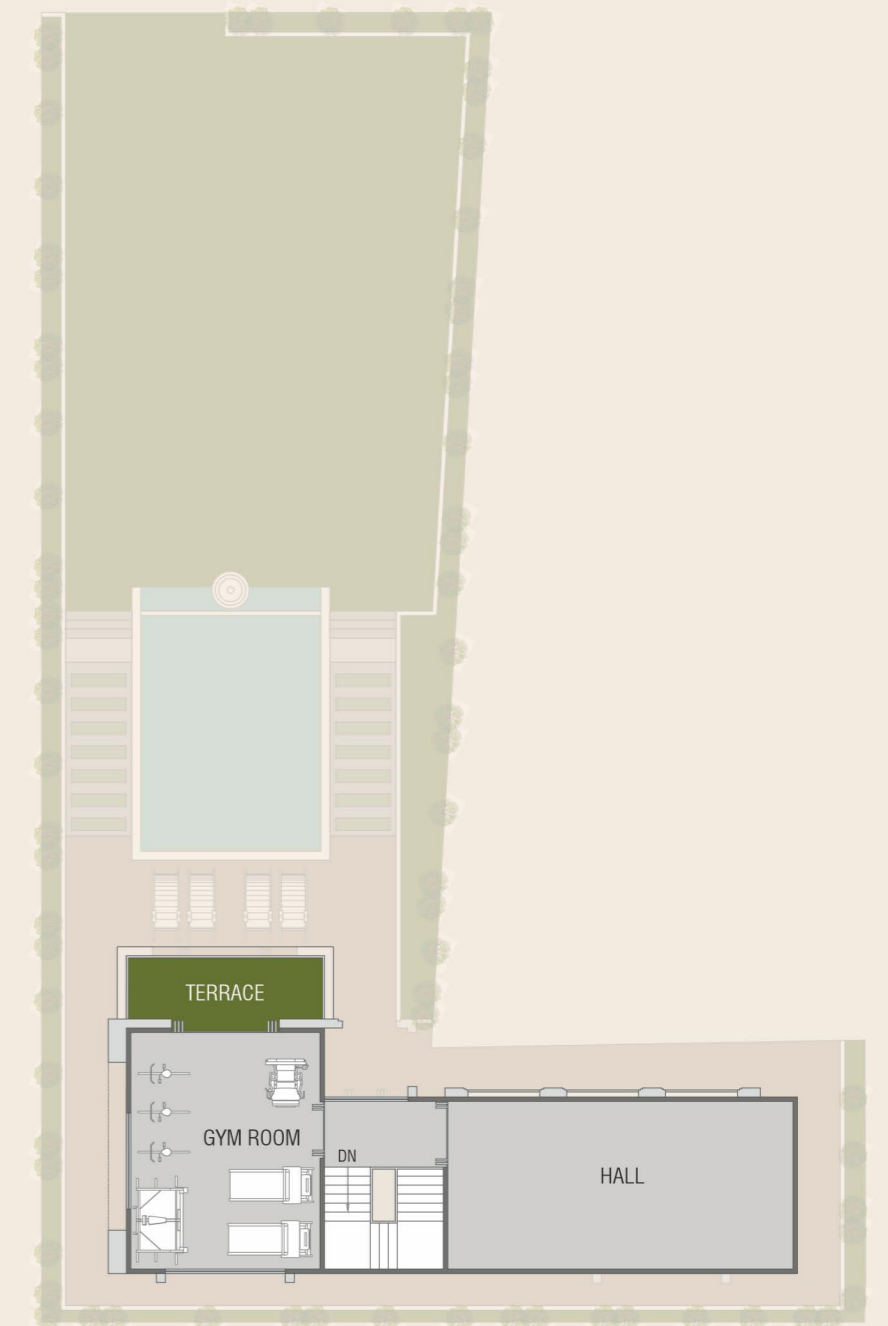
TREMIX CONCRETE / HEAVY PAVER BLOCK INTERNAL ROAD WITH DESIGNER STREET LIGHTS



GROUND FLOOR



1ST FLOOR



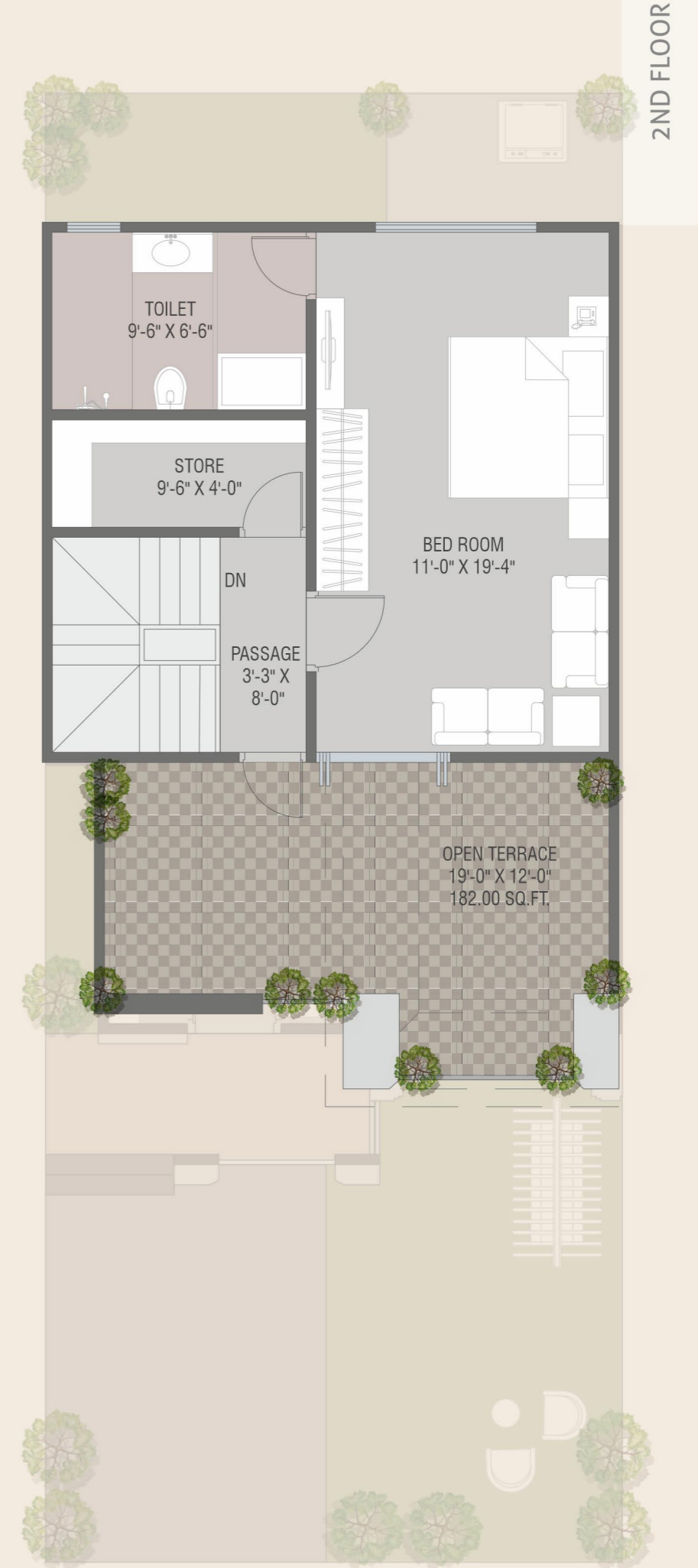
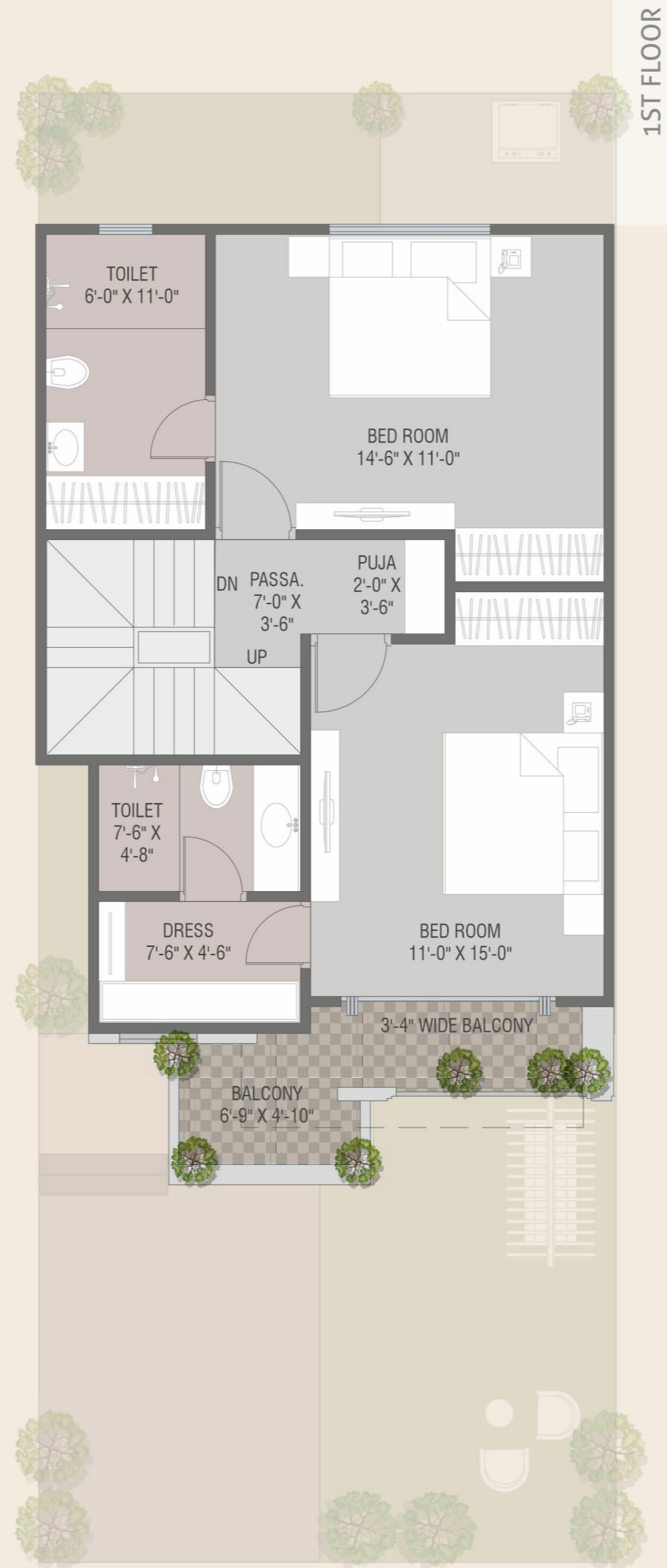




# PLOT - 1 TO 8

TOTAL B.U.P. AREA  
1735.00 SQ.FT.

TOTAL CARPET AREA  
1550.00 SQ.FT.

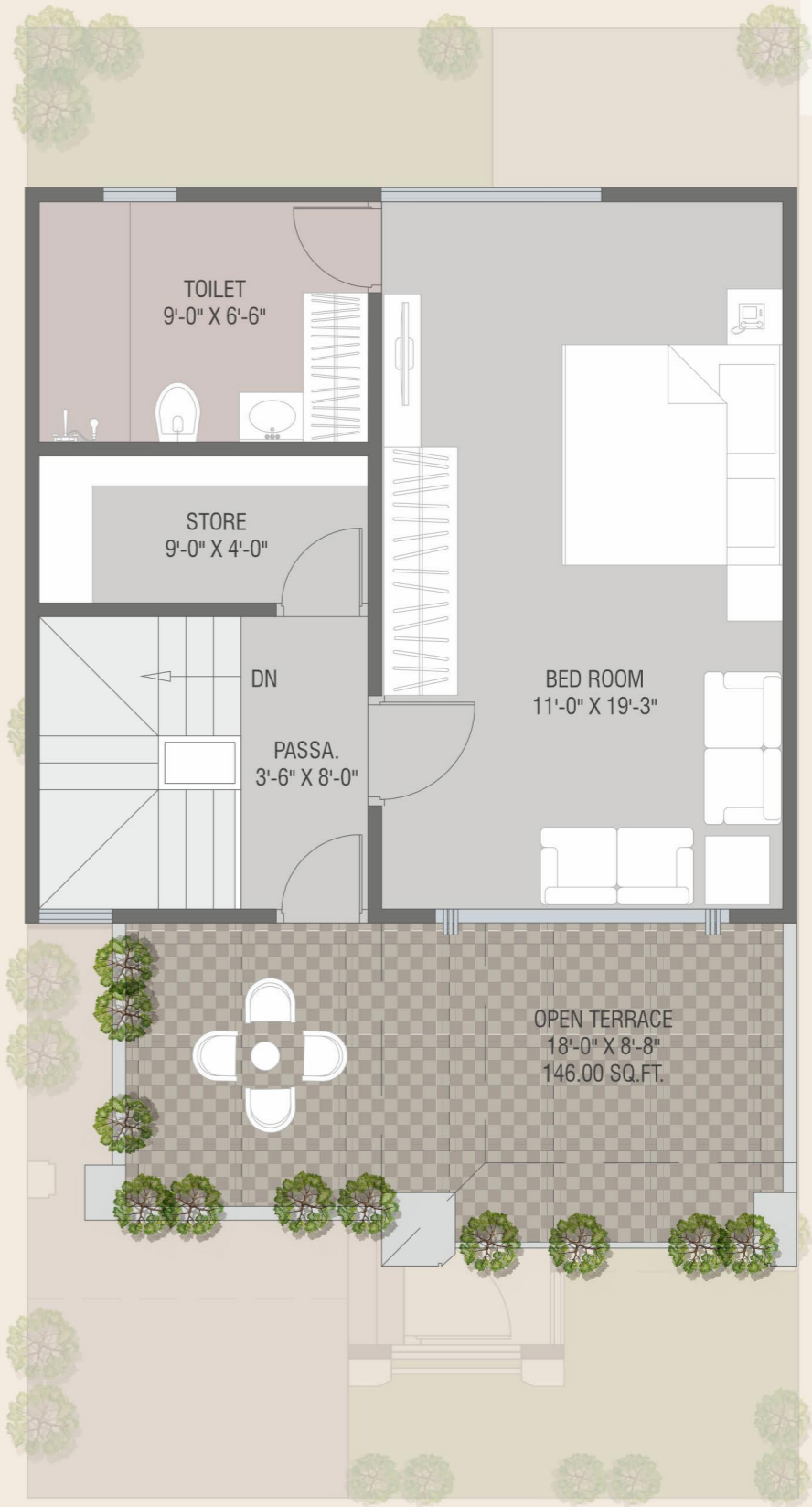
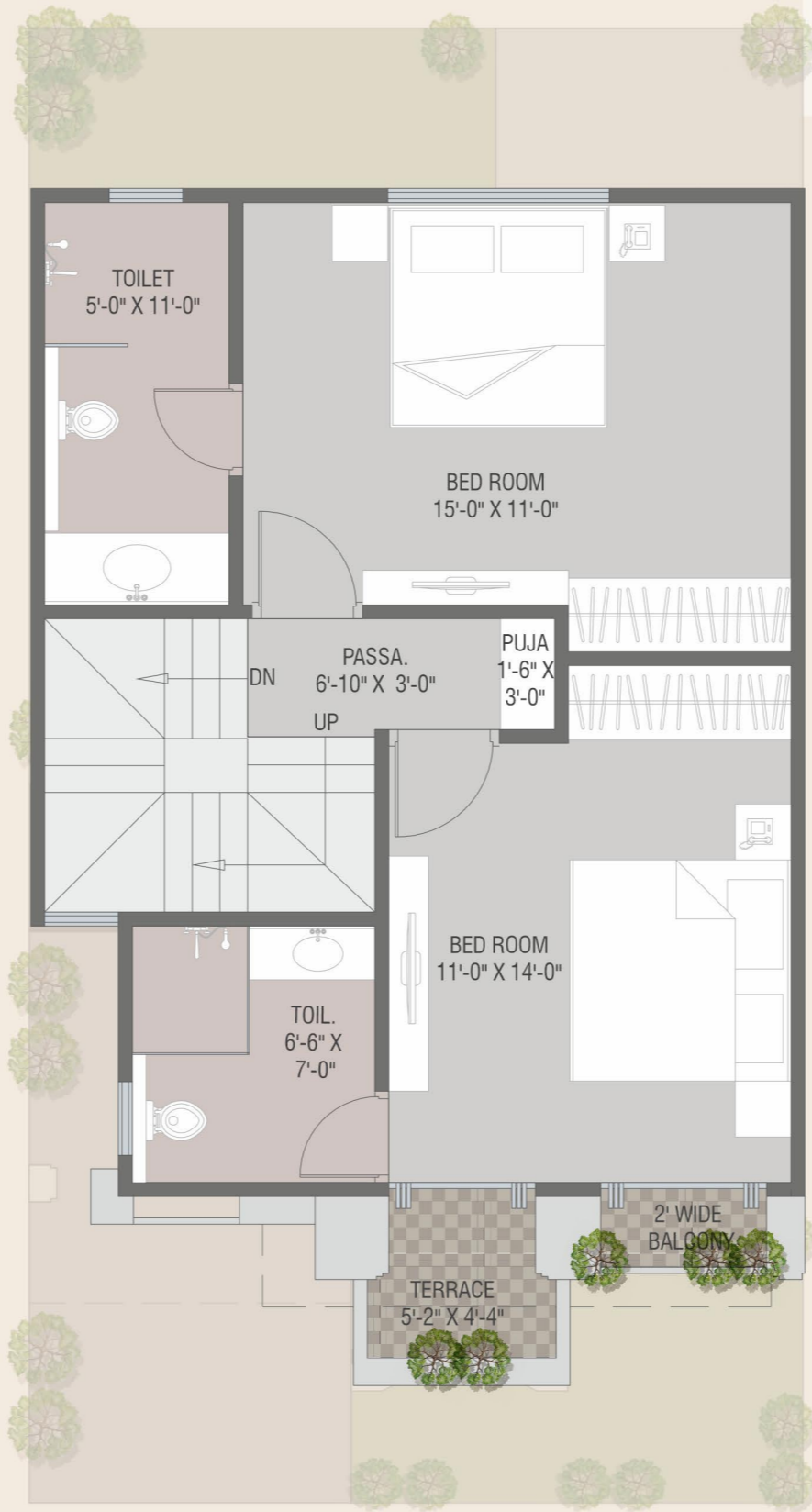
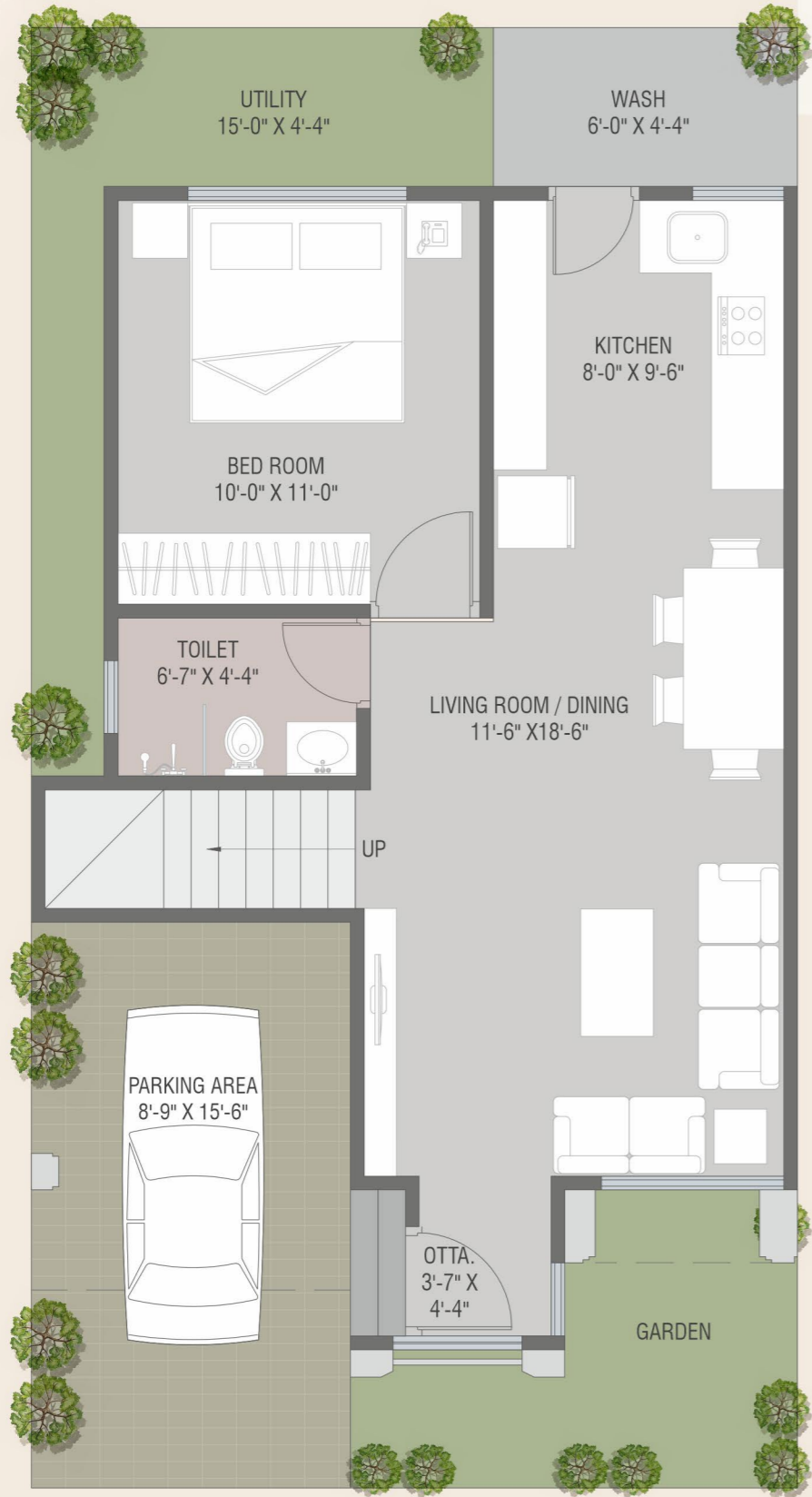




# PLOT- 9 TO 17

TOTAL B.UP. AREA  
1516.00 SQ.FT.

TOTAL CARPET AREA  
1381.00 SQ.FT.

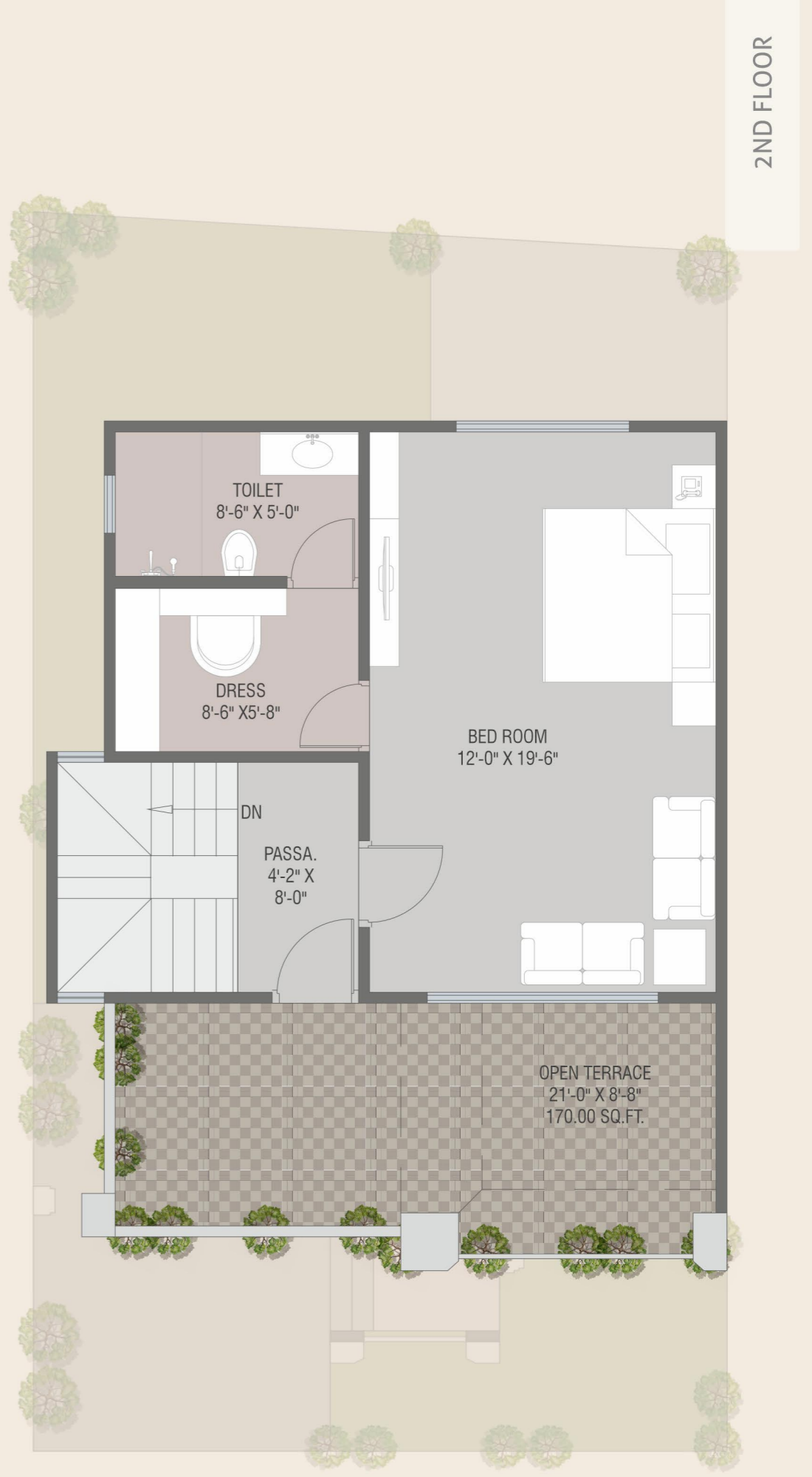
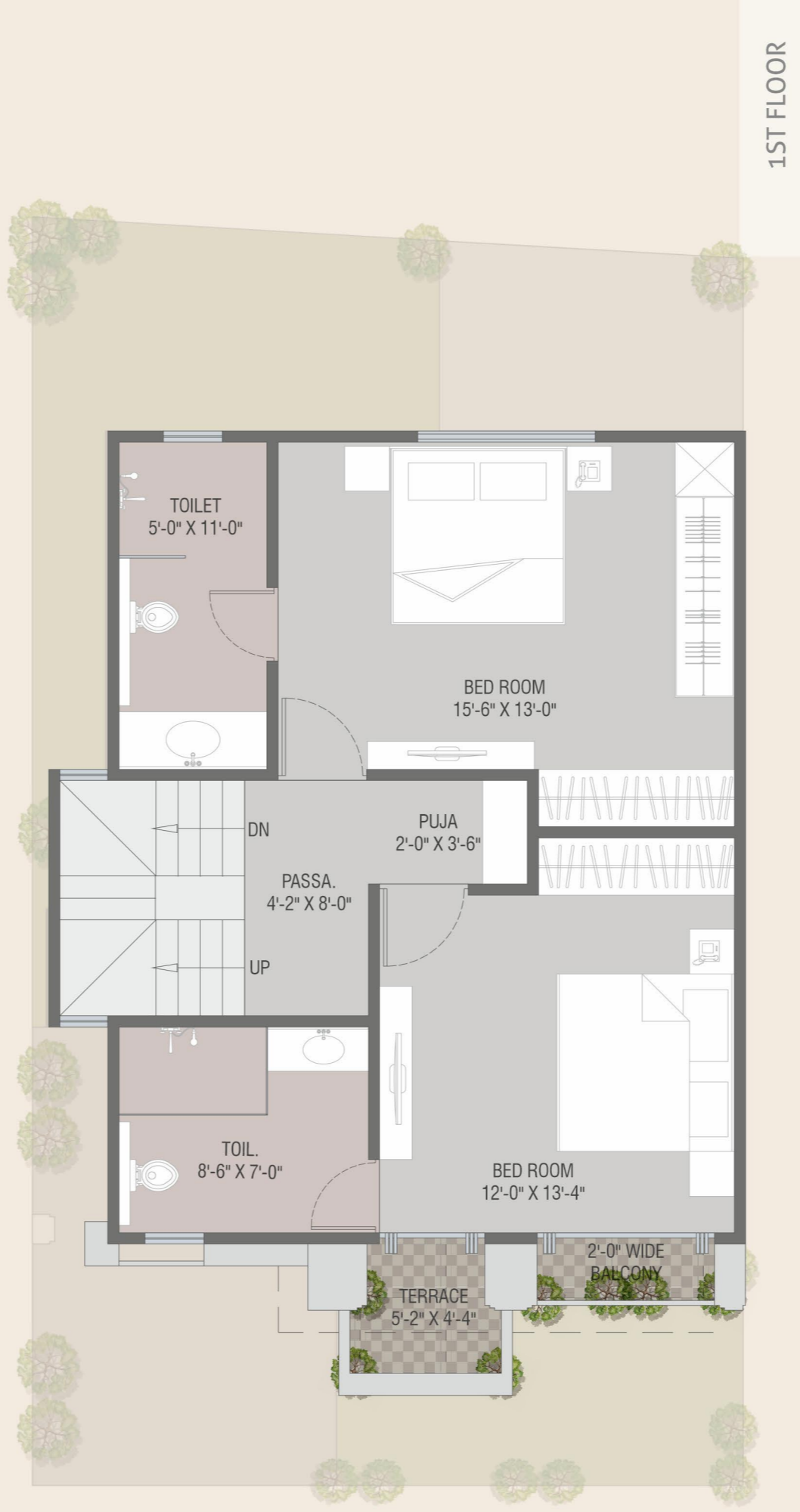
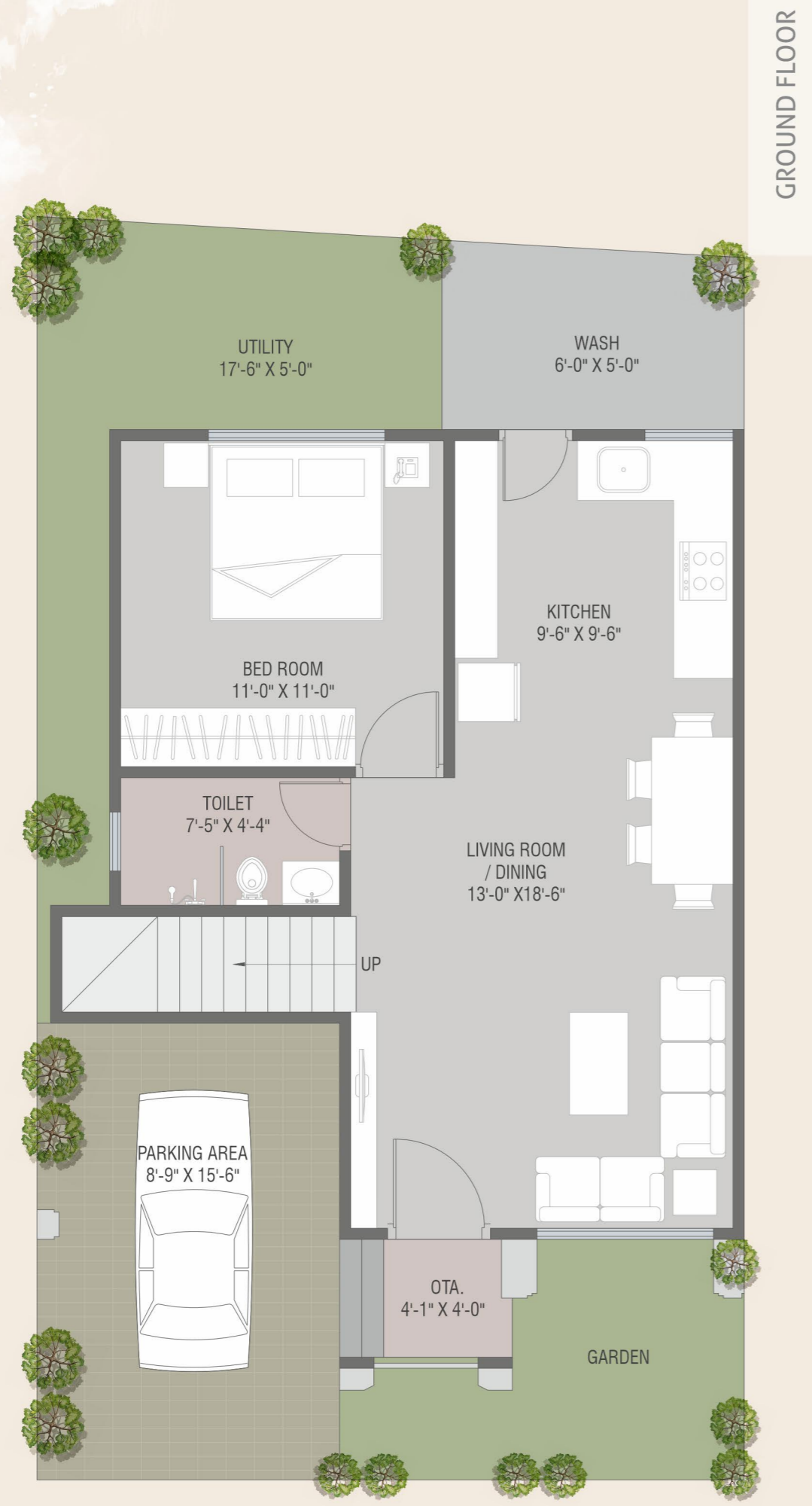




# PLOT- 18 TO 20

TOTAL B.U.P AREA  
1516.00 SQ.FT.

TOTAL CARPET AREA  
1381.00 SQ.FT.

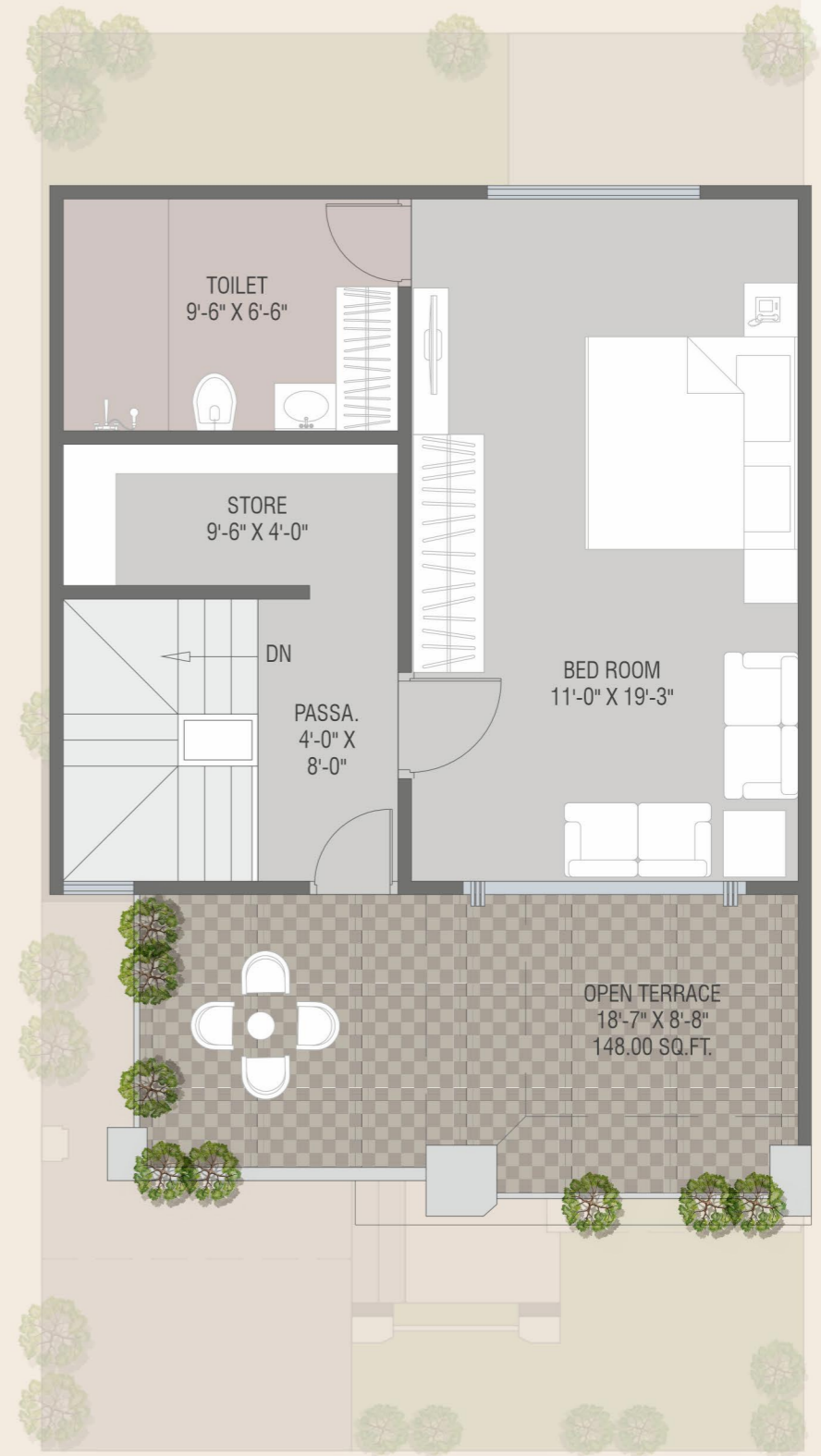
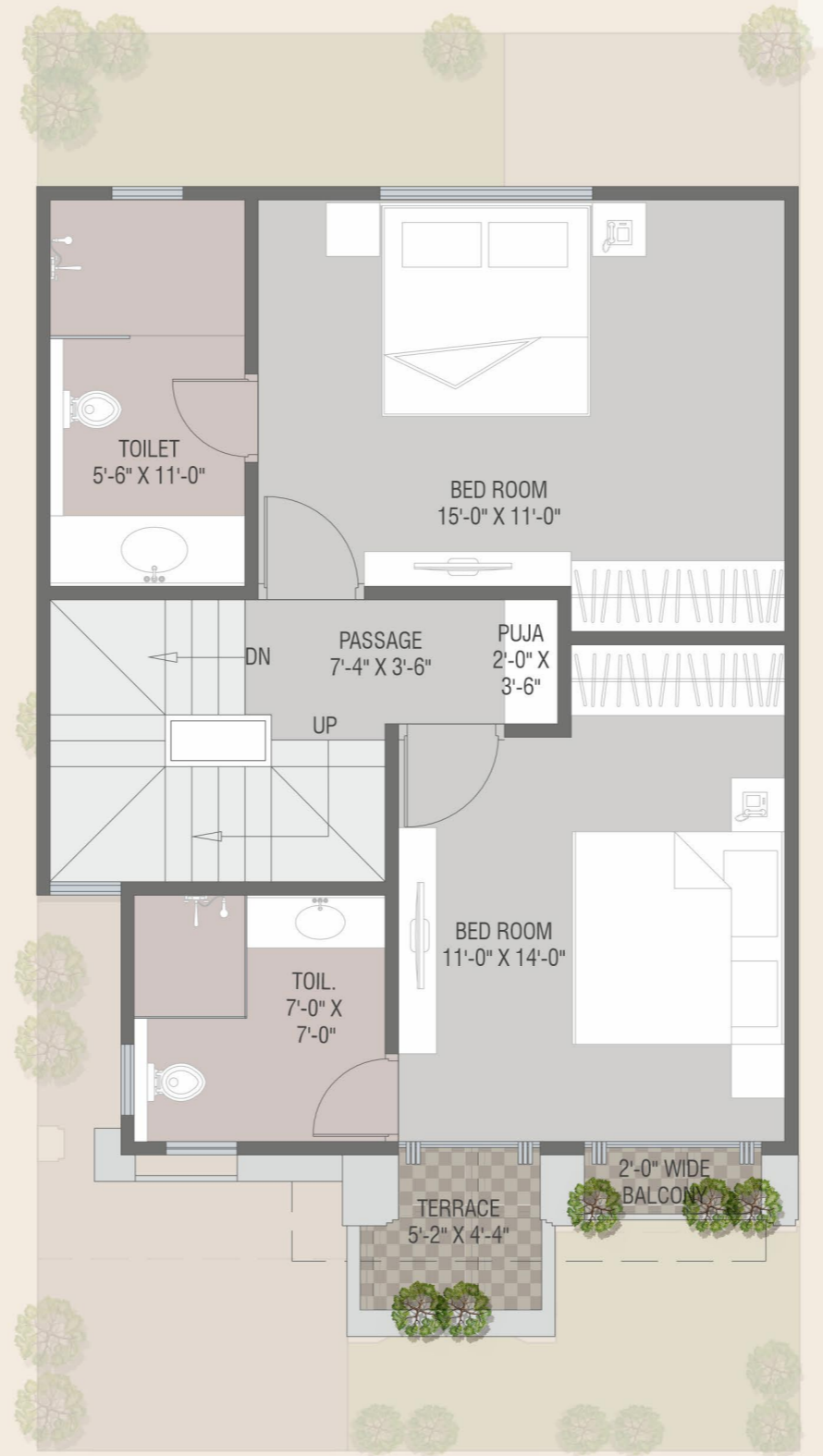
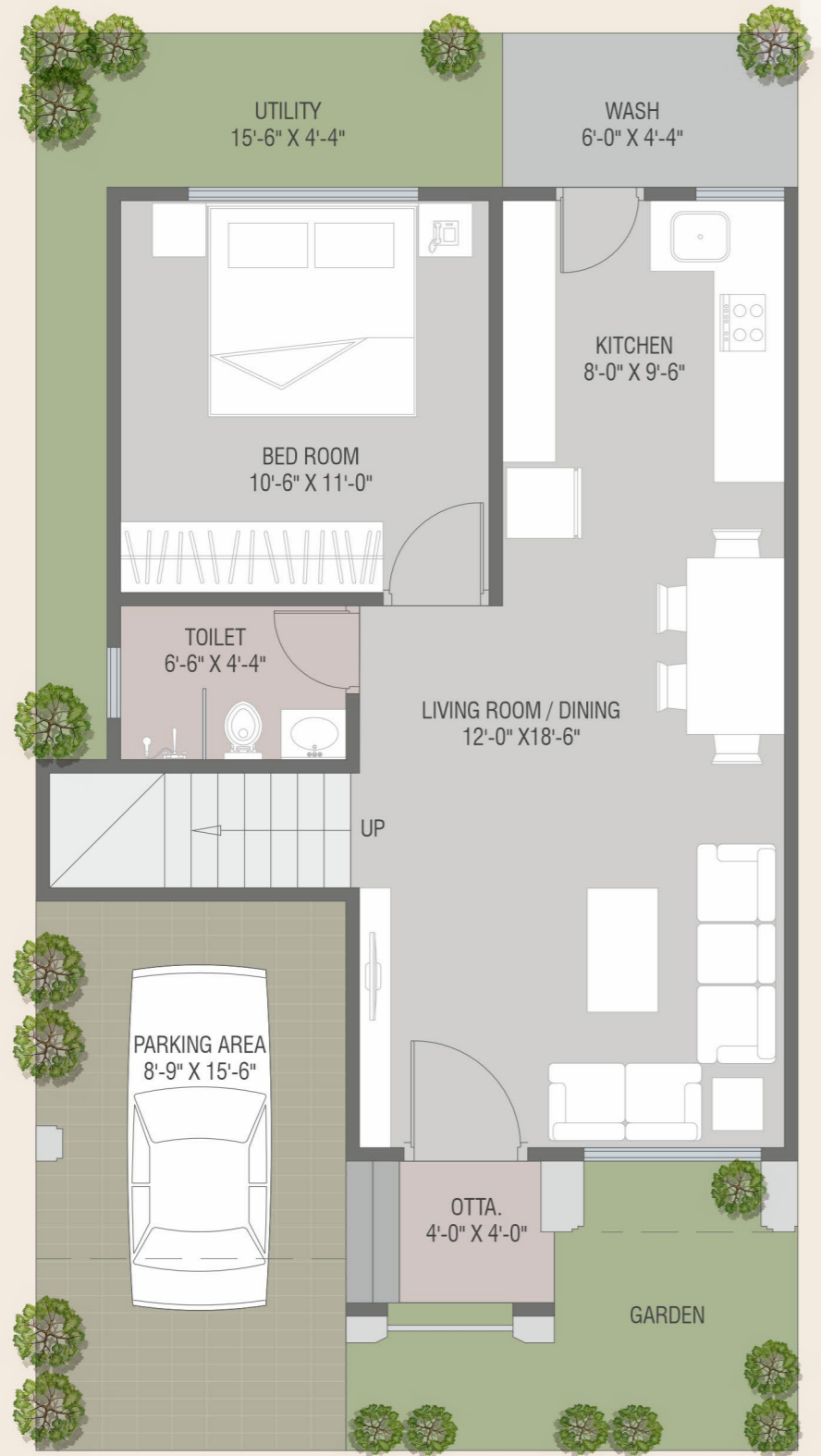




# PLOT- 21 TO 26

TOTAL B.U.P. AREA  
1551.00 SQ.FT.

TOTAL CARPET AREA  
1393.00 SQ.FT.



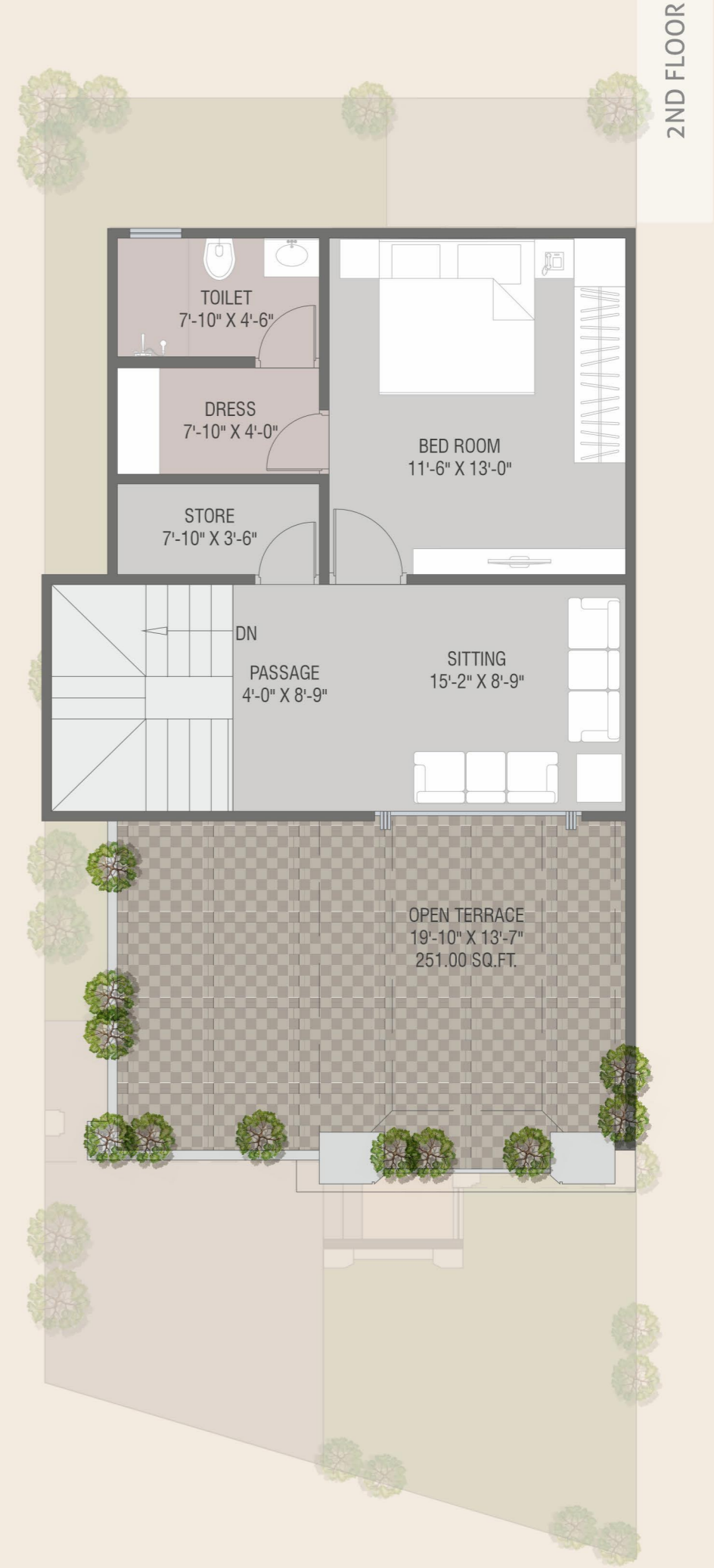
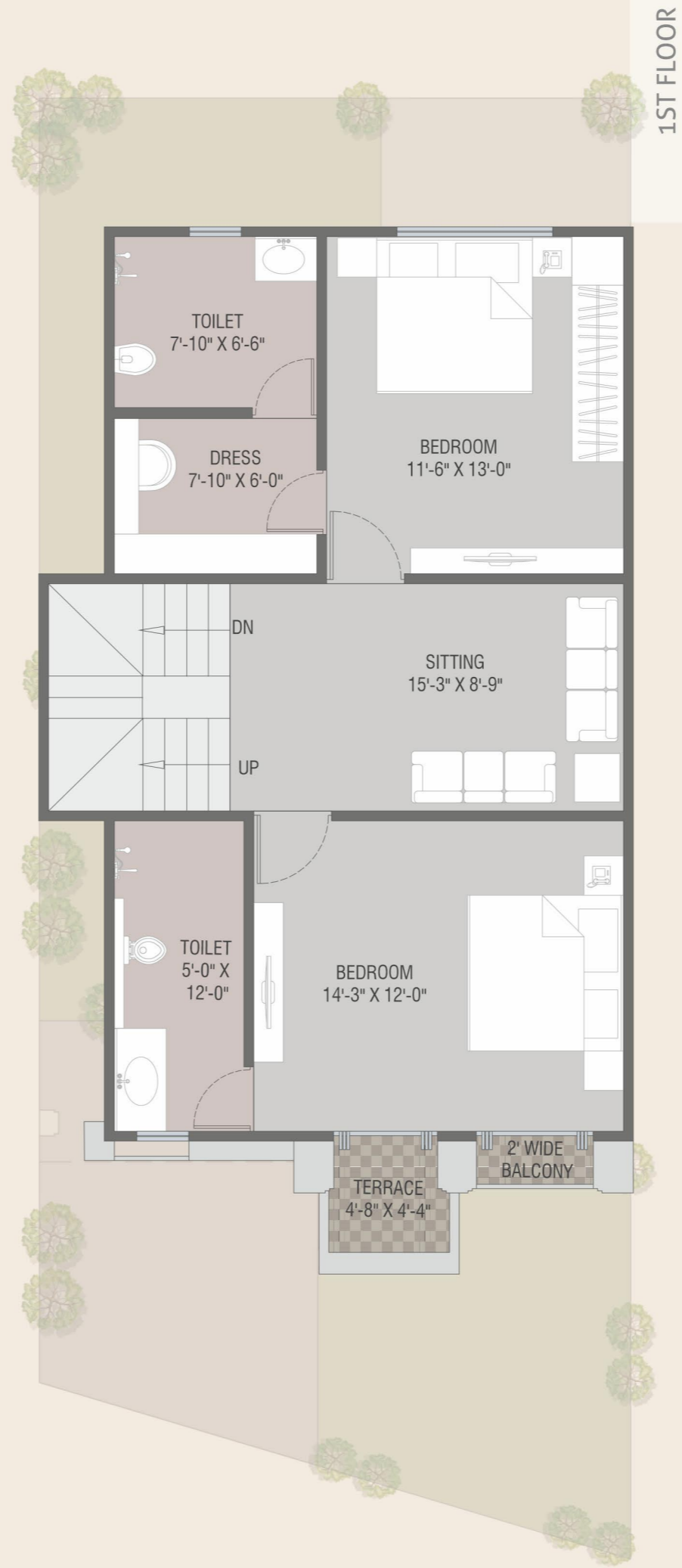
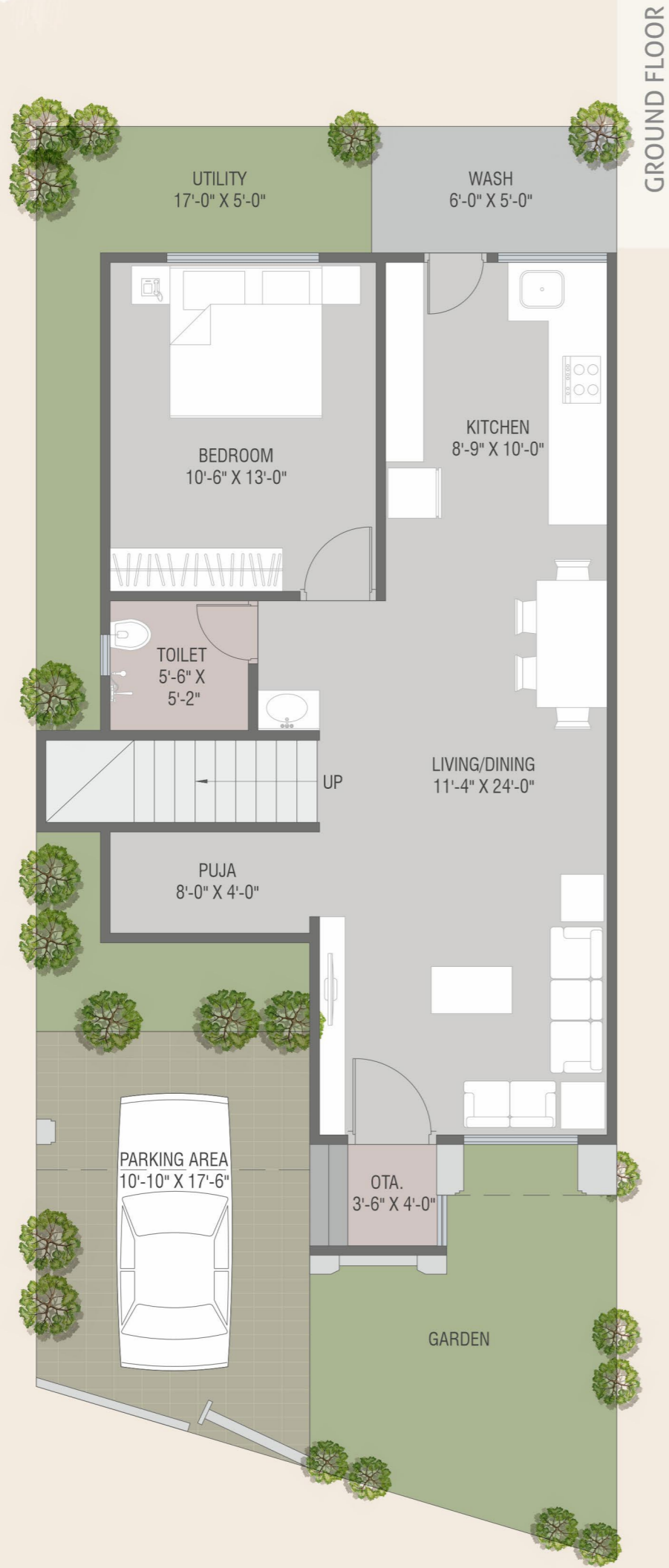




# PLOT- 27

TOTAL B.U.P. AREA  
1947.00 SQ.FT.

TOTAL CARPET AREA  
1794.00 SQ.FT.



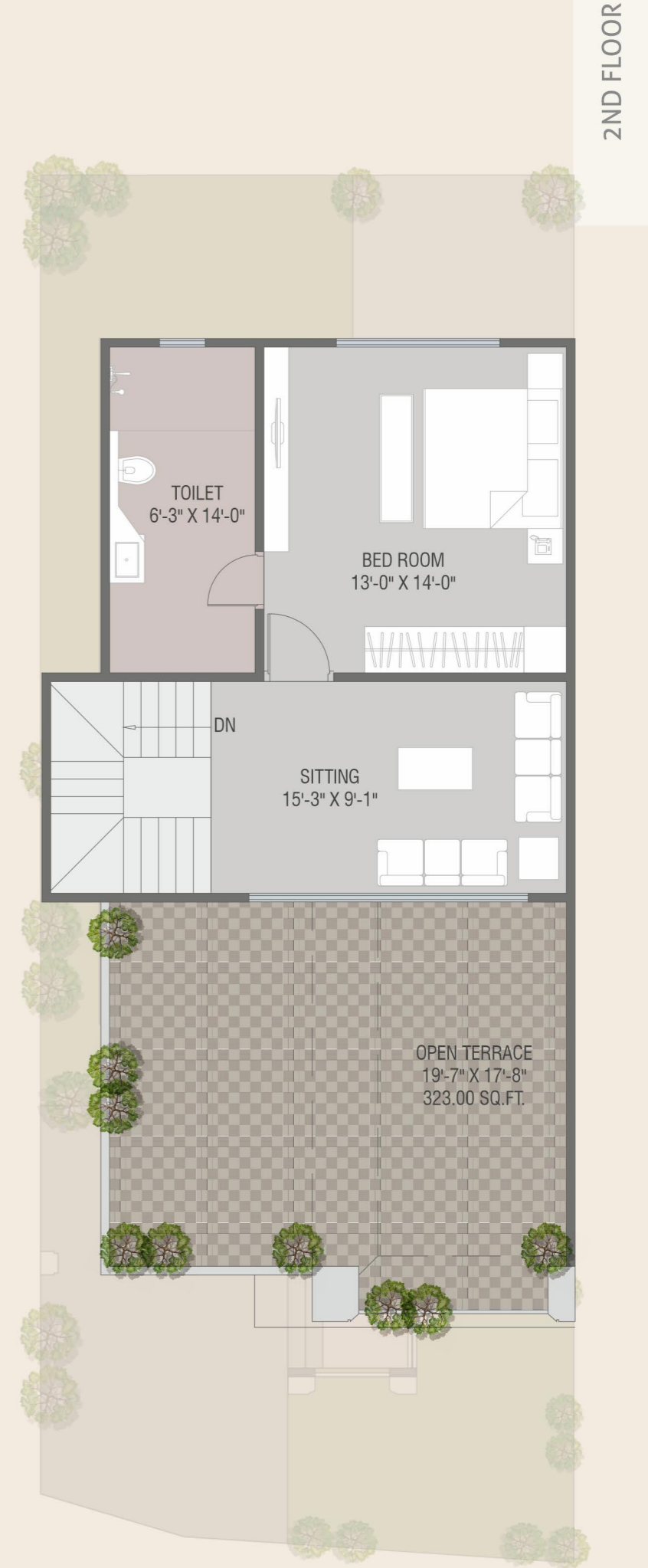
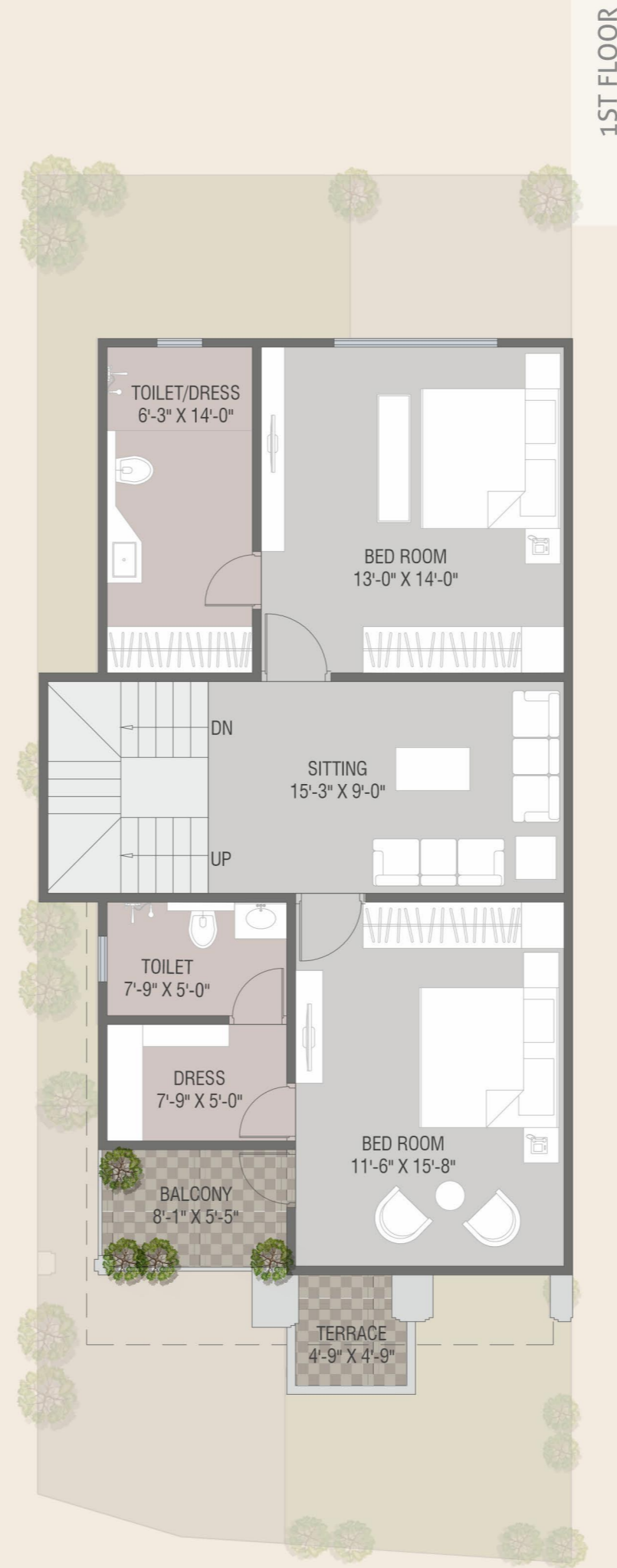
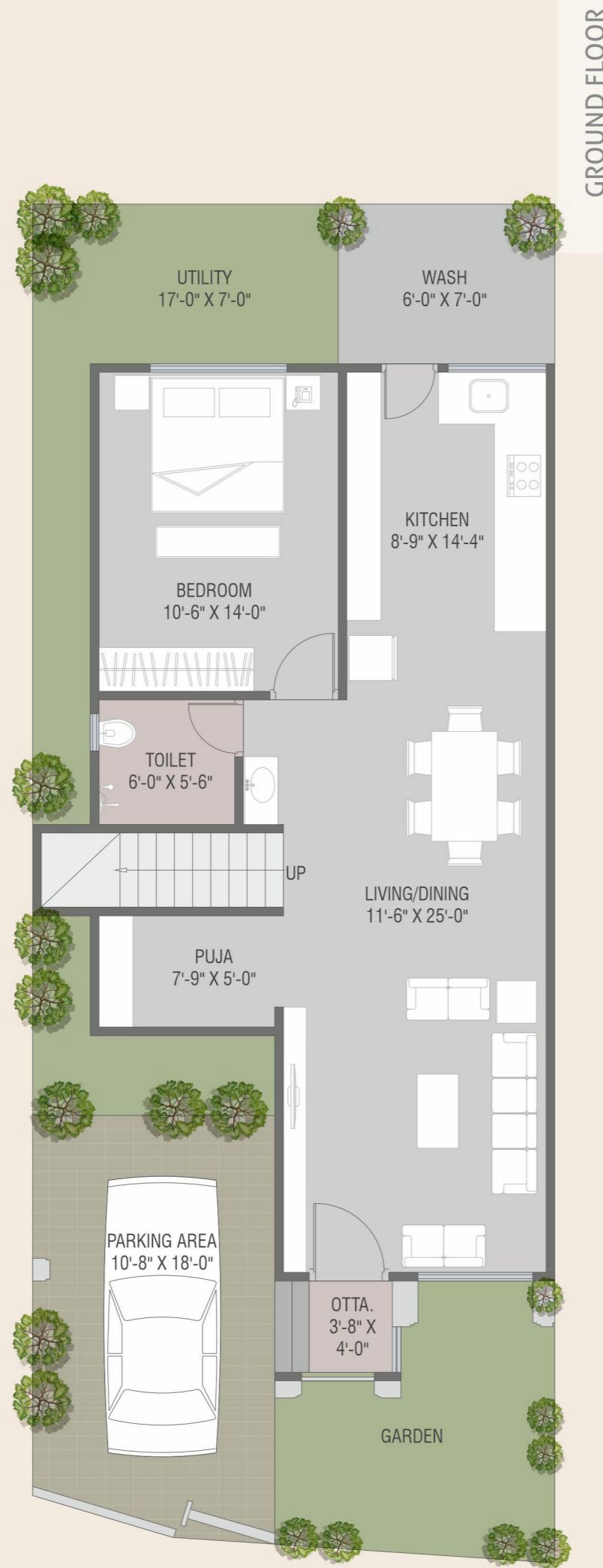




# PLOT- 28 & 29

TOTAL B.U.P AREA  
2156.00 SQ.FT.

TOTAL CARPET AREA  
2005.00 SQ.FT.







## KEY PLAN



## SPECIFICATIONS

### STRUCTURE:

- All RCC & Brick Masonry Work as per Structural Engineer's Design.

### FLOORING:

- High Grade Nano Finish Vitrified Tile Flooring
- Kota Stone Flooring in Parking Area

### PAINT & FINISH:

- Interiors: Smooth Plaster with Wall Putty & Primer
- Exteriors: Double Coat Plaster with Water Proof and Fungal Resistant Paint

### DOORS & WINDOWS:

- Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Granite Frames in all Doors
- Windows: Anodized Coated Aluminium Section Windows with and Safety Grills

### KITCHEN:

- Granite Kitchen Platform with SS Sink, Glazed Tiles Dado up to Lintel Level

### TERRACE:

- Open Terrace Finished with Chemical Water Proofing and China Mosaic Flooring/Tiles

### BATHROOMS & TOILETS:

- Designer Bathrooms with Premium PGVT Tiles upto Slab Level
- Branded Premium Bath Fittings
- Premium Branded Plumbing Fixtures and Vessels

### ELECTRIFICATION:

- Concealed Copper Wiring of Approved Quality
- Branded Premium Quality Modular Switches with Sufficient Electrical Points as per Architect's Plan

### WATER SUPPLY:

- 24 Hours Water Supply Through Overhead & Underground Tank of Sufficient Size

### Payment Schedule :

On Booking **10%** | On Completion of Plinth **25%** | On Completion of Ground Floor Slab **15%** | On Completion of First Floor Slab **15%** | On Completion of Second Floor Slab **10%** | On Completion of Plaster Level **10%** | On Completion of Flooring Level **10%** | Before Possession **05%**

**Note:** An administrative charge of Rs. 50,000 will be deducted from the refund amount if booking is cancelled 30 days after the date of booking.

**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.

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