

*Nilaya*  
stay alive...



## Luxury in Living

When you're home you are safe and filled  
with the comfort of being somewhere  
**you've already been.**

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*Luxury in Location*

- Located on Off C.G. Road, Navrangpura
- Right in the heart of the city
- Residential Posh Area
- Jain Temple at Walking Distance

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## Luxury of Feeling

Take a deep breath, let the images of new beginnings  
come to you and be transported to a world made for you  
– A home right for you!

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## Luxury of Enriching Life

When home is all about peace, calm and safety; just sit back and enjoy your home around an enriched life.

**Stay alive with memories and moments!**

Beautiful Manicured **Landscaped Garden**  
with Lush Greenery **on Terrace with YOGA Deck.**

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## Luxury of Amenities

Fully equipped air conditioned **Gymnasium**.

Dedicated **Play area** with equipments for children.

Well Decorated **sit outs** in Entrance Foyer.

Branded **Two Elevators**



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## Luxury of Space

Your space is your own. Your special zone. Your space is about you. Give your space the stamp of luxury living.

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## Campus Facilities

Fill up your space with all the facilities that make your life easier. This means more family time and less of maintenance headaches.

### STRUCTURE:

- **Earth – Quake Resistant R.C.C. Frame Structure.**

### ENTRANCE FOYER:

- Grand **Air Conditioner Attractive Entrance foyer** with designer POP **False ceiling.**
- **Well Decorated sit outs** in Entrance Foyer.

### SECURITY PROVISION:

- **Round the Clock Security** by Professional Agency.
- **24 X 7 CCTV Surveillance** at Main Entrance Gate, Basement Entry & Exit.
- **Intercom facility** for internal communication.
- Separate **Security Cabin** with 24 hours Security.

### WATER SUPPLY

- **Corporation & Back-up Bore** – 24 hours Water Supply

### LIFT:

- Two automatic high Speed Lifts  
(Make: Kone / Otis / Mitsubishi / Schindler).

### ECO FRIENDLY FEATURES:

- Rain water Harvesting.

### OTHER:

- Dedicated **Servant Room** with Toilet / W.C.



AMPLE PARKING at Ground Floor and Basement parking with mechanical system.

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## Luxury of Togetherness

Man always has to live with nature. That's why Nilaya is built to give you the best experience of nature in everyday life.

Sunshine, sunset, rains, winds and shade – all can be felt at the appropriate time of the day. Our well-built building plan ensures that you have a natural way of life

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## Specifications

### FLOORING:

- | **Drawing Room:** 3' X 3' Branded Vitrified Flooring Tiles with Skirting.
- | **Living Room:** 3' X 3' Branded Vitrified Flooring Tiles with Skirting.
- | **Kitchen:** 3' X 3' Branded Vitrified Flooring Tiles with Skirting.
- | **Master Bedroom:** Laminated Wooden Flooring. | **Other Bedroom:** 2' X 2' Vitrified Tiles.
- | **Kitchen Yard:** Polished Kota Stones. | **Store Room:** Polished Kota Stones shelf.
- | **Verandah:** Rustic Tiles.
- | **Parking:** Designer Tiles / Kota Stone / Pavit. | **Ug Tank and Oh Tank:** Glazed Tiles.
- | **Staircase:** Polished Kota Stone with Anti skid Grooves. | **Foyer Lobby:** Italian Marble.

### KITCHEN:

- | Modular kitchen with cabinets & stainless steel trolleys. | Granite platform. | Stainless Steel Sink.
- | 5 AMP points for Refrigerator, Exhaust and Aqua guard. | **Chimney:** Provision Only.

### BATH ROOM & W.C.:

- | Ceramic Tiles Flooring. | Colored glazed tiles up to ceiling.
- | Concealed Plumbing with Jaguar or equivalent fittings & designer accessories.
- | Superior sanitary ware. | Wall hung w.c. in all Bathrooms.

### ELECTRIFICATION:

- | 3 Phase Concealed ISI Fire Resistant Copper Wiring with Anchor Roma or Equivalent Modular switches.
- | Havells or Equivalent Distribution Board with MCB & ELCB.
- | Provision of split A.C. in all bedrooms and drawing room.

### DOORS:

- | 35 mm thick Decorative main door with both side veneers and Godrej Lock and other branded SS fittings.
- | 32 mm thick Bedroom flush door with Laminated and other branded SS fittings in SAL wood frames.
- | Granite door frame & Water proof doors for bathrooms and wash area.

### WINDOWS:

- | Heavy -section Aluminum anodized sliding window with Marble/Granite Revil.

### WALL FINISH:

- | Internal smooth plaster with putty finish and External double coat plaster with 100 % Acrylic paint.

### TERRACE:

- | China Mosaic over Waterproof coat on 3" Thick Brick Bat Concrete, for Thermal Insulation.

### TERMITE TREATMENT:

- | Anti Termite Treatment shall be applied by standard materials to complete area.

## DISCLAIMER

- The developers reserve the right to change plans, specifications, amenities and features without prior notice or obligation, at their sole discretion and subject to approval of Government authorities.
- Specification, write-ups, layouts, plans and pictures shown in the booklet are only indicative.
- All rendering pictures and maps are the artist's conception and not actual depiction of the building, roadways or landscaping.

## Plan Presentation

While here we share all the blueprints of the building for you; Hope it helps you recreate memories of solid living for you.

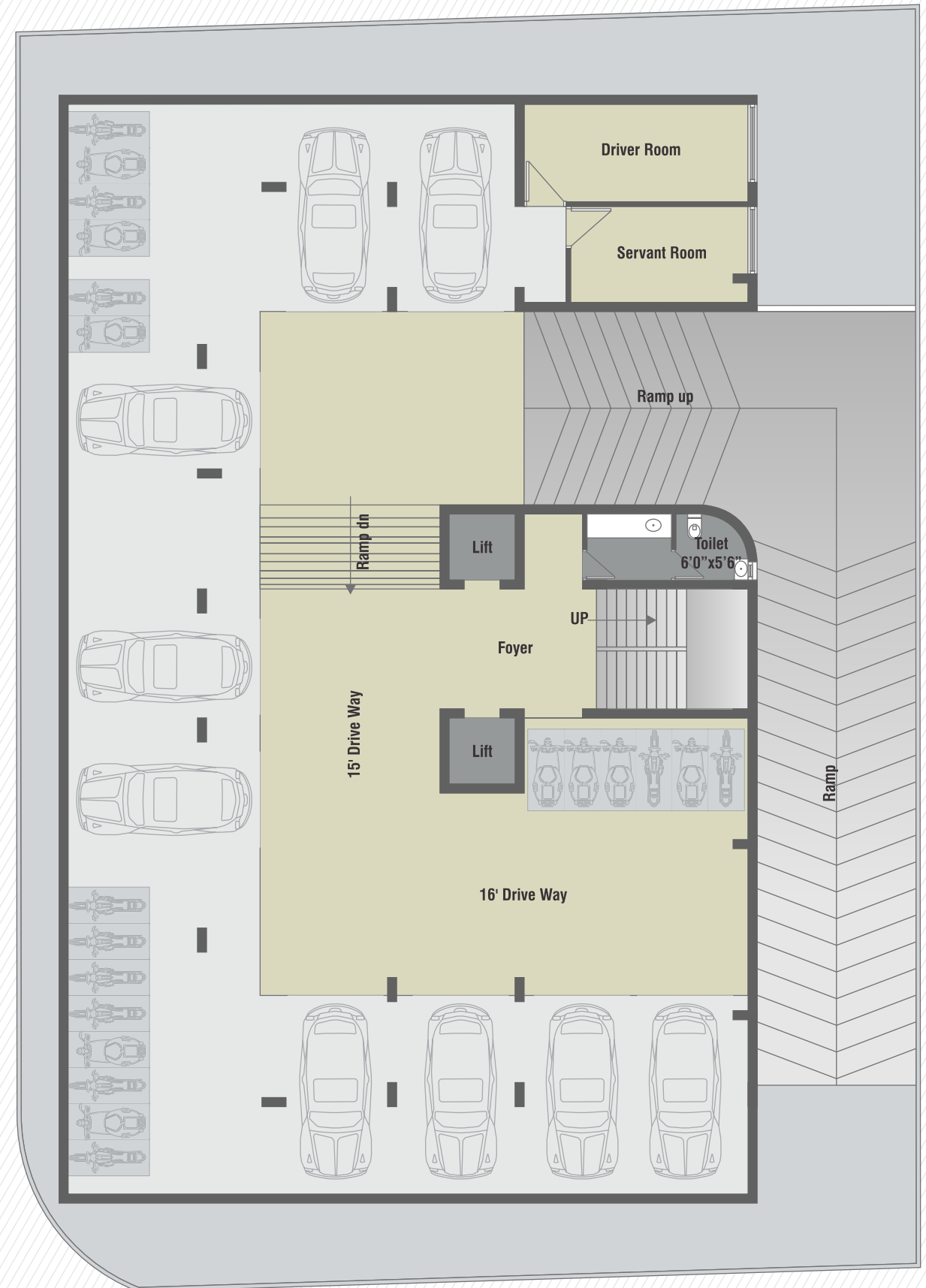
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Hollow Plinth Plan



Basement Plan







Typical Floor Plan

Legend

Type 1		Type 2		Type 3	
1	Drawing Room	19'-0" X 10'-6"	1	Drawing Room	16'-0" X 10'-0"
2	Kitchen	11'-0" X 8'-0"	2	Kitchen	8'-3" X 8'-0"
3	Store	5'-3" X 3'-0"	3	Store	6'-9" X 3'-9"
4	Wash	5'-6" X 5'-6"	4	Wash	3'-9" X 8'-0"
5	Dining	8'-0" X 8'-0"	5	Dining	8'-9" X 8'-0"
6	Bed Room	13'-9" X 10'-0"	6	Bed Room	14'-9" X 10'-0"
7	Toilet	5'-6" X 7'-0"	7	Toilet	4'-0" X 6'-9"
8	Bed Room	10'-6" X 10'-0"	8	Bed Room	11'-6" X 10'-0"
9	Toilet	4'-0" X 7'-6"	9	Toilet	4'-0" X 7'-0"
10	Bed Room	10'-6" X 13'-0"	10	Bed Room	15'-6" X 10'-0"
11	Toilet	5'-0" X 7'-0"	11	Toilet	5'-6" X 7'-0"
12	Balcony	5'-0" X 5'-6"	12	Waiting	4'-6" X 5'-0"



Type 1





Type 2



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Type 3





Developer:



Call: **77780 44455 / 44466**

Architect :  
**9th street architect**

Structure Engineer:  
**Achal Parikh**

Legal Adviser:  
**K.Nanavati & Gandhi Associates.**