

ATHA AURA

3 BHK APARTMENTS & SHOPS

Peace resides here...



Elegance Begins Here...

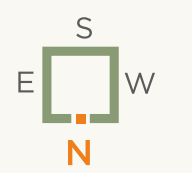




premium
lifestyle
starts
here..

Athashree Aura offers elegant 3 BHK apartments and premium shops designed for modern living. With large open layouts, high-class amenities, and a prime location. It's crafted for those who seek comfort and class. Discover a lifestyle where convenience meets luxury - truly a perfect space to live and grow.

GROUND FLOOR PLAN

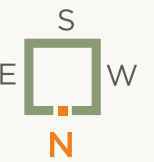


FIRST FLOOR PLAN

30.00 METER WIDE ROAD



12.00 METER WIDE ROAD



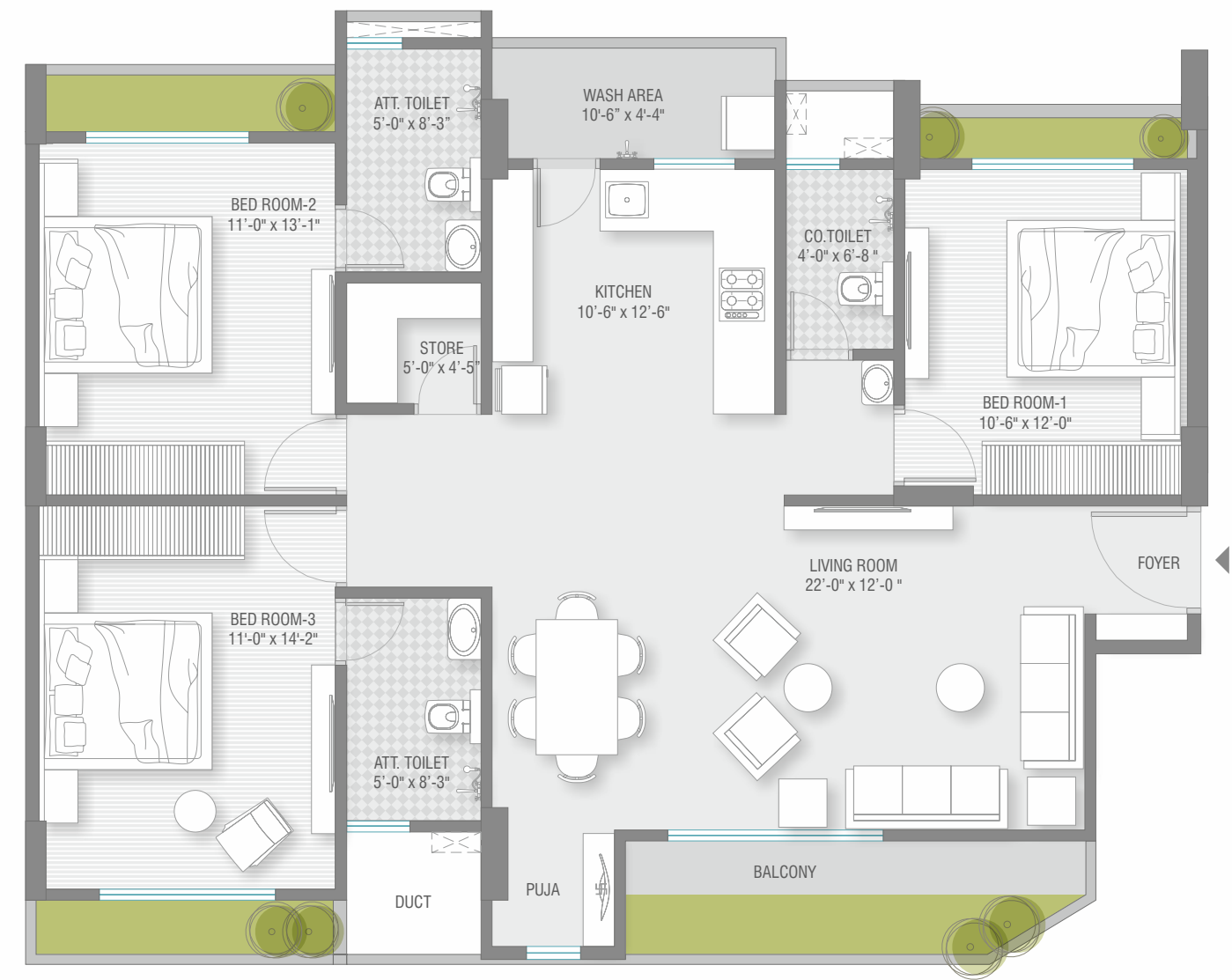
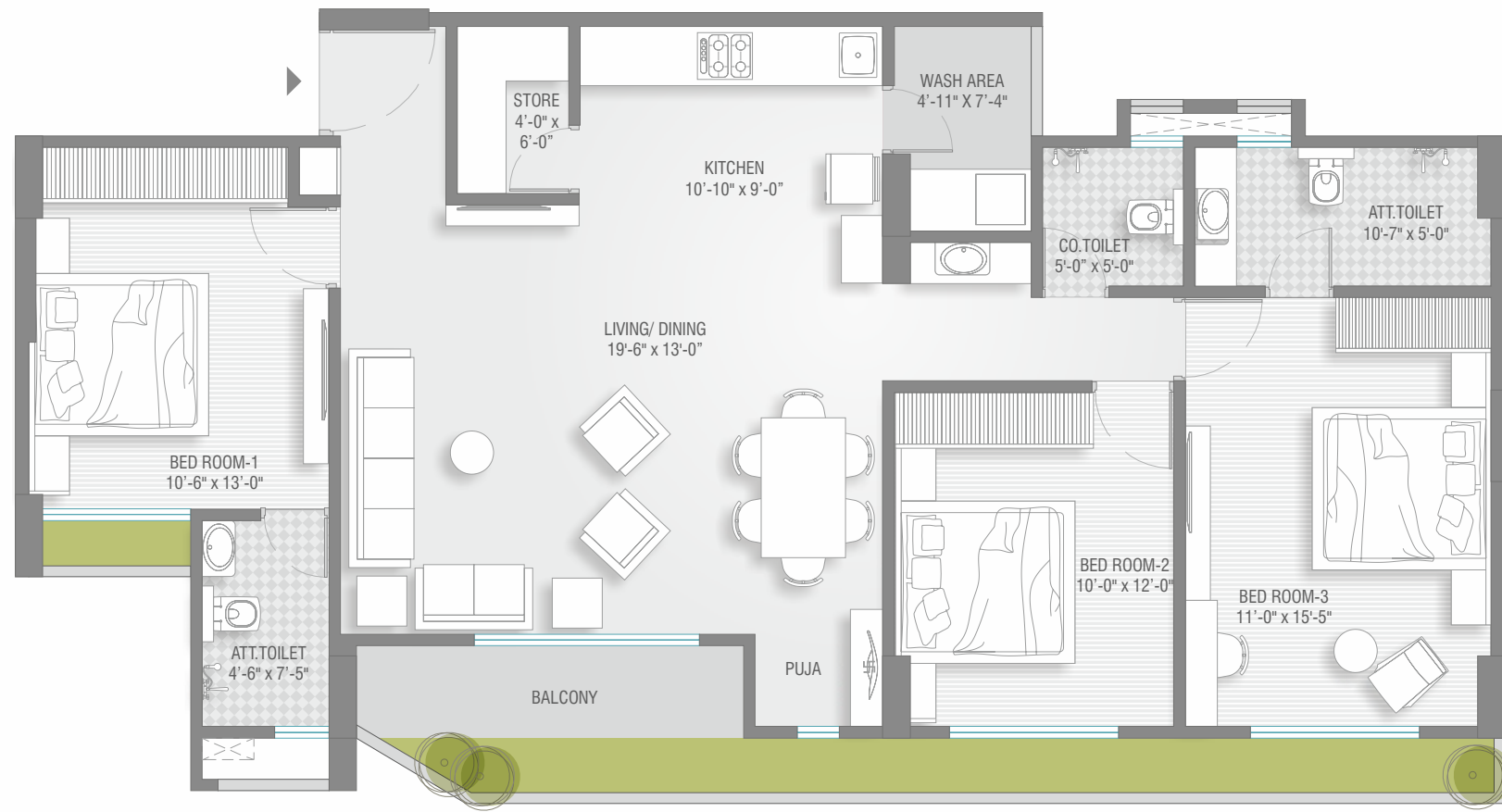
TYPICAL FLOOR PLAN

30.00 METER WIDE ROAD



12.00 METER WIDE ROAD



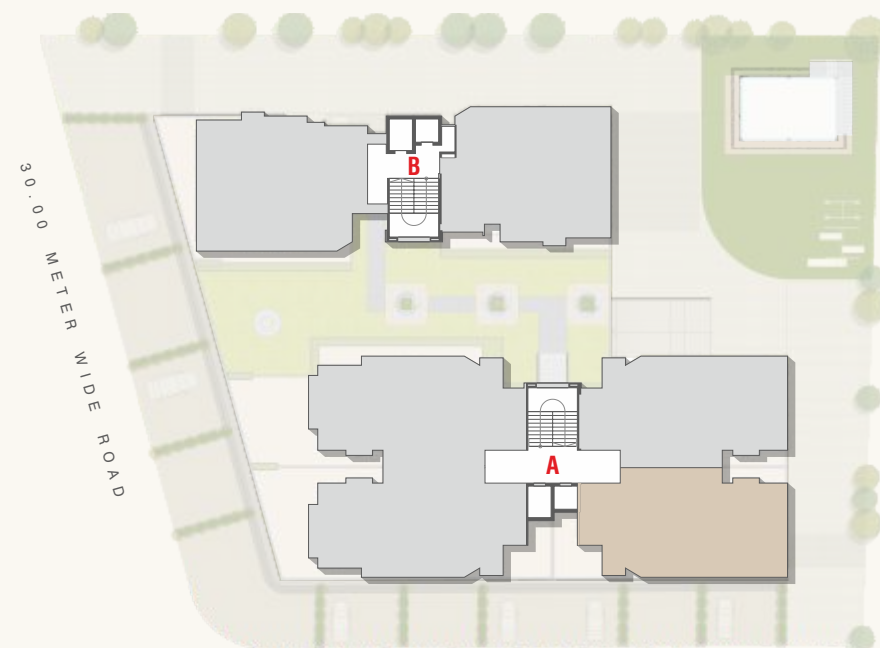


Tower A

2ND TO 14TH FLOOR

3 BHK UNIT PLAN

B.UP AREA	: 1162 SQ.FT.
S.B.UP AREA	: 1990 SQ.FT.
RERA C.A.	: 1060 SQ.FT
WASH/BALCONY AREA	: 85 SQ.FT



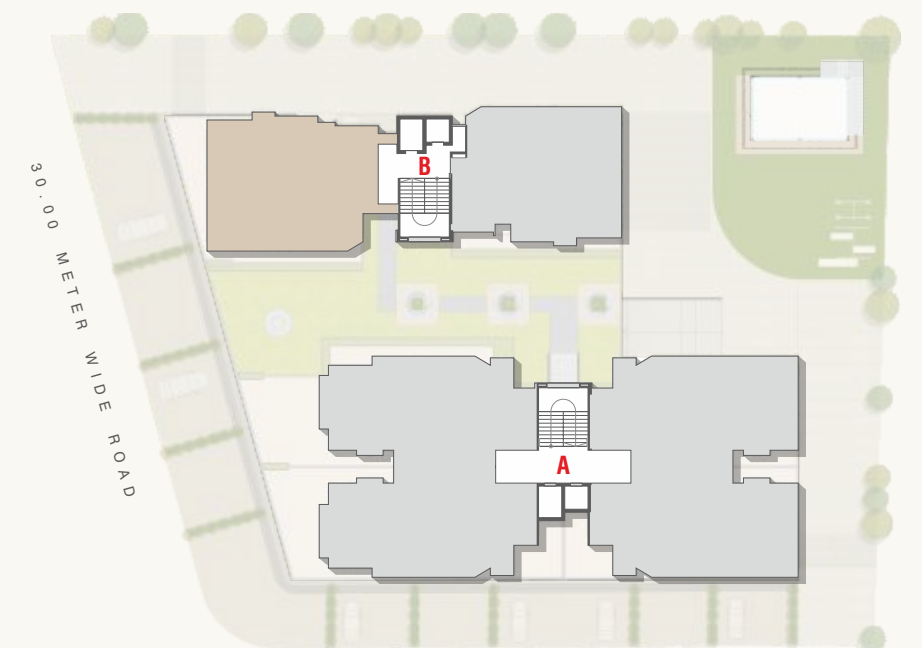
12.00 METER WIDE ROAD

Tower B

2ND TO 14TH FLOOR

3 BHK UNIT PLAN

B.UP AREA	: 1220 SQ.FT.
S.B.UP AREA	: 2090 SQ.FT.
RERA C.A.	: 1070 SQ.FT
WASH/BALCONY AREA	: 80 SQ.FT



12.00 METER WIDE ROAD



Aura shines here...

Athashree Aura offers more than just a home; it brings a lifestyle of elegance, comfort, and convenience. Discover perfectly planned 3 BHK apartments and premium shops that reflect modern luxury, thoughtful living, and timeless charm in every detail.



Amenities

Amenities here are thoughtfully designed to enhance every aspect of your lifestyle. Be it relaxation, recreation, or wellness, each corner reflects purpose, elegance, and comfort, creating a perfect balance between daily life and elevated living.



ARTIFICIAL GRASS ON PODIUM LEVEL



CCTV SURVEILLANCE



OUT DOOR SITTING



INDOOR GAMES



MULTIPURPOSE HALL



24X7 GENERATOR POWER BACKUP FOR COMMON AREAS



ALLOTTED CAR PARKING FOR ALL FLATS



CHILDREN PLAY AREA



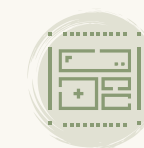
LANDSCAPED GARDEN



AUTO-DOOR BRANDED 2 ELEVATORS IN EACH TOWER



MULTIPURPOSE OPEN SPACE



TWO DISTINCT UNIT LAYOUTS



Specifications



STRUCTURE:

- RCC finish structure designed as per Indian Standard Code for safety aspects.



KITCHEN/STORE:

- Artificial vitrified stone slab for platform top with S.S. sink and designer glazed tiles dado.



DOORS & WINDOWS:

- Decorative main door with Stone frame.
- All internal flushed doors
- Heavy section aluminium sliding windows



TERRACE:

- Double waterproofing with china mosaic flooring on top to ensure reduction in heat transfer.



WALL FINISH & PAINTS:

- Smooth finish internal plaster.
- External surface finished in double coat mala plaster with textured paint.
- Internal putty finish and outside premium



FLOORING:

- GVT Tiles flooring with skirting and epoxy grout as per detail.
- Branded anti-skid ceramic tiles in bathrooms for flooring and dado with epoxy grout as per



BATHROOMS & TOILETS:

- Designer bathroom with concealed piping and premium fittings of Jaquar or equivalent.
- Geyser point in each bathroom.



ELECTRIFICATION:

- Concealed copper wiring & decorative modular switches.
- TV/data points in living room as per detail.
- Sufficient electric points as per architect's details.

Location

Nestled in the heart of the city, your homes at Athashree Aura will seamlessly connect you to the major hubs of the city. Enjoy the nexus of convenience and style as you reap the benefits of proximity to all urban essentials and conveniences. A prime location where everything you need is near you.



Educational Institutions:

Phoenix School, Delhi Public School, Vibgyor School, Navrachana University, BAPS Vidhyamandir.

Temples:

BAPS Swaminarayan Mandir, Jagnath Mahadev Temple.

Retail Outlets:


Samanvay Status, Pramukh Bazar.

Developers:

SHREE INFRA

Architect:

 Hardik Viradiya
Dowell Khunt
architect.hva@gmail.com

 Karnav Patel
Ahmedabad
satatyaarchitects@gmail.com

Site:

ATHASHREE AURA,
Behind Narayan,
Kathiyawadi Hotel,
Atladara-padra Road,
Atladara, Vadodara - 390012

Structure Consultant:

Ashok Shah & Associate

LOCATION



BROCHURE



WEBSITE



Mo: +91 99252 42991

Email: athashreeaura@gmail.com

Terms and Condition:

1) Additional charges such as stamp duty, registration fees, GST, MGVCL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2) Changes/alteration of any nature including the elevation, exterior colour scheme or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3) Extra work shall be allowed only with prior written agreement and carried out after receiving full payment in advance. 4) In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. 5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of Rs. 20,000/- and the amount of extra work done (if any) shall be deducted from the refund. 6) Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed in case of incomplete payment. 7) The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8) Any design, specification or information in this

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RERA Website: gujrera.gujarat.gov.in