

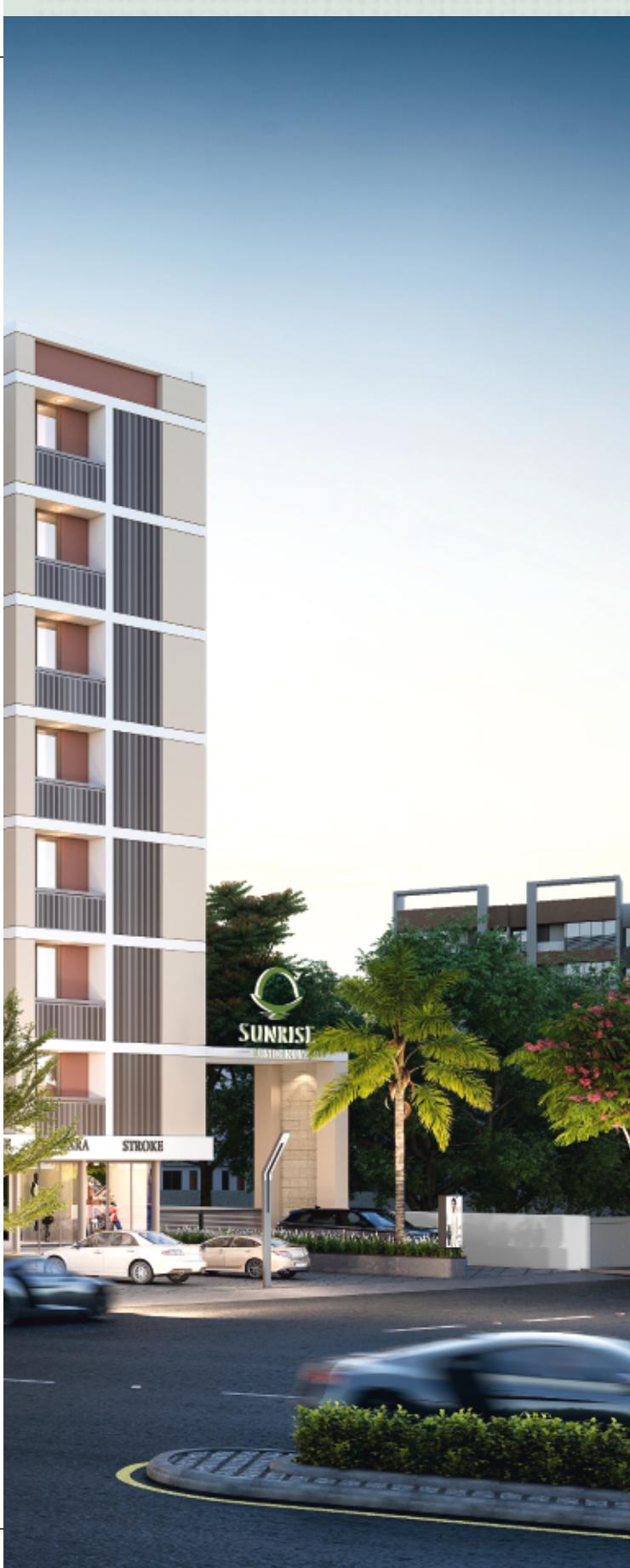


*Shops & 2/3 BHK Premium Flats*



SUNRISE  
RESIDENCY





#### Amenities...

- Entry & Exit Gate
- Street Lights
- RCC Road
- CCTV Camera
- 24 Hours Water
- Lift & DG Power Backup
- Fire Safety System
- Water Harvesting System
- Security

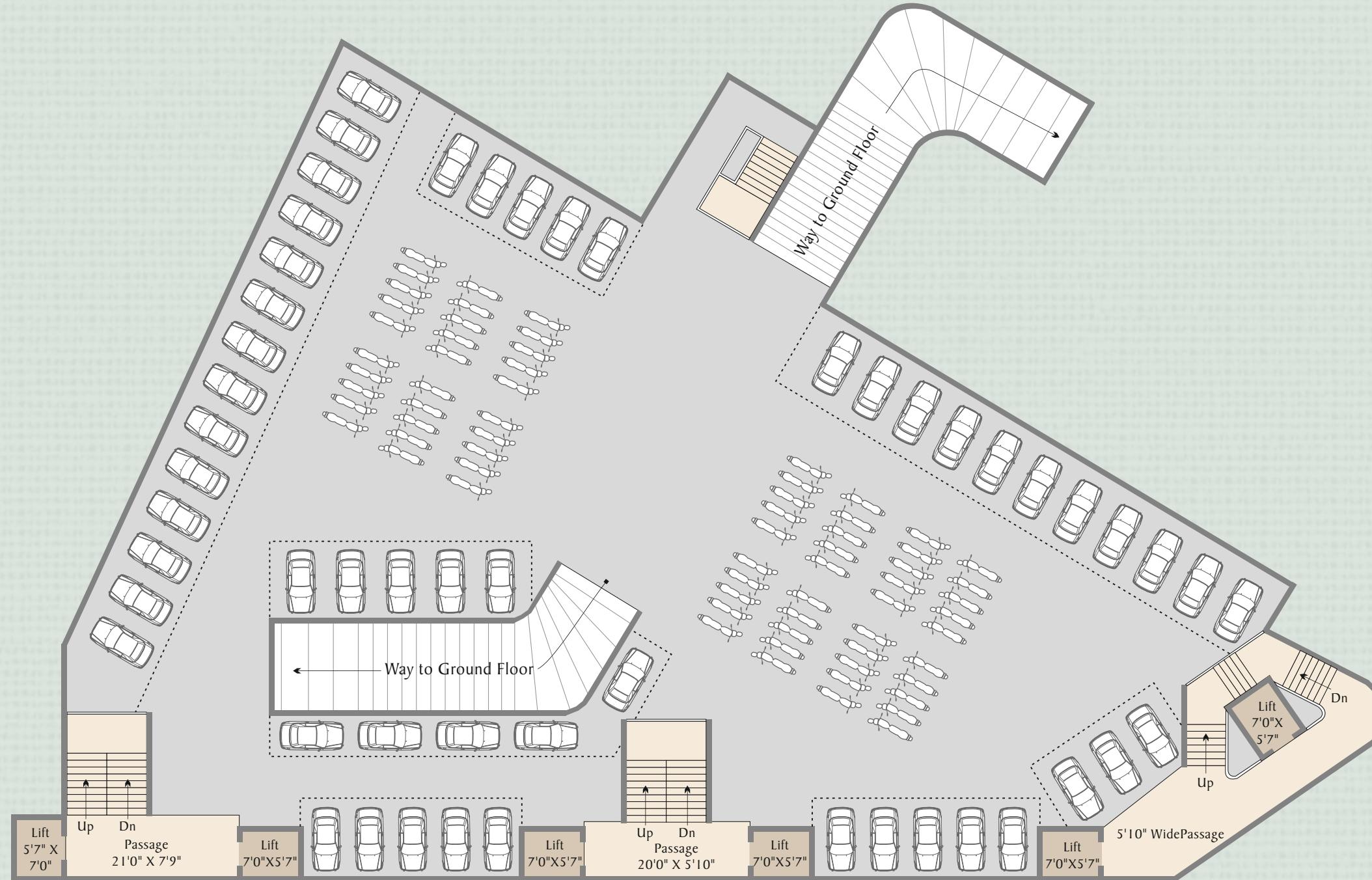
Complete with the amenities for an alluring lifestyle, **SUNRISE RESIDENCY** exemplifies style and comfort to suit all your needs. Surrounded by pleasant environs and greenery rarely seen in the city, it is a new lease of life. The strain of city life withers away as you discover a new enthusiasm.

The spectacular towers, create a stylish facade for the plush living spaces. Spacious layouts make full use of the natural lighting and ventilation to enhance the quality of living. **SUNRISE RESIDENCY** gives home owners the opportunity to take a step towards an ideal lifestyle and a new start to build a healthy and better life.





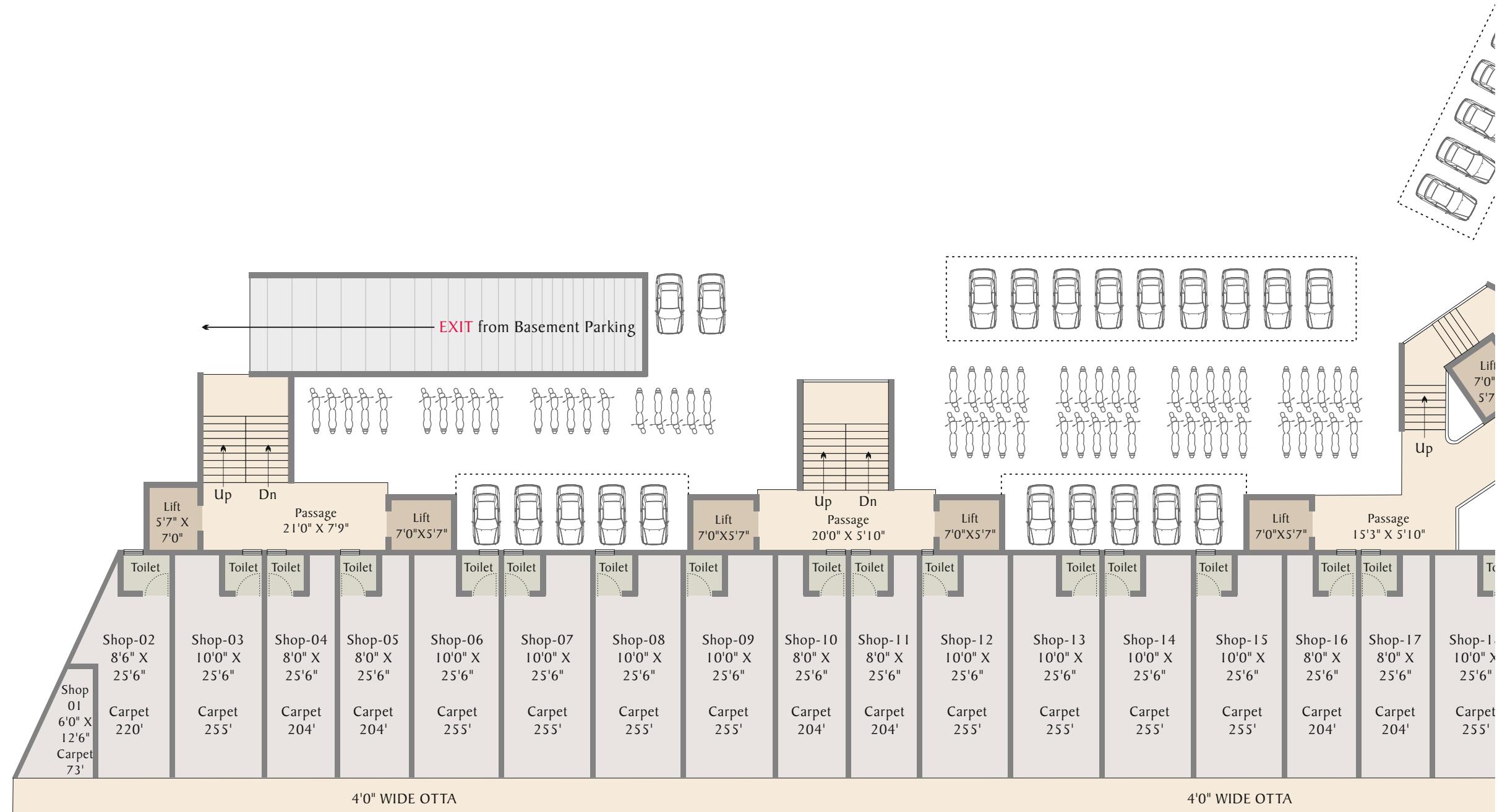
Basement Plan (Parking)

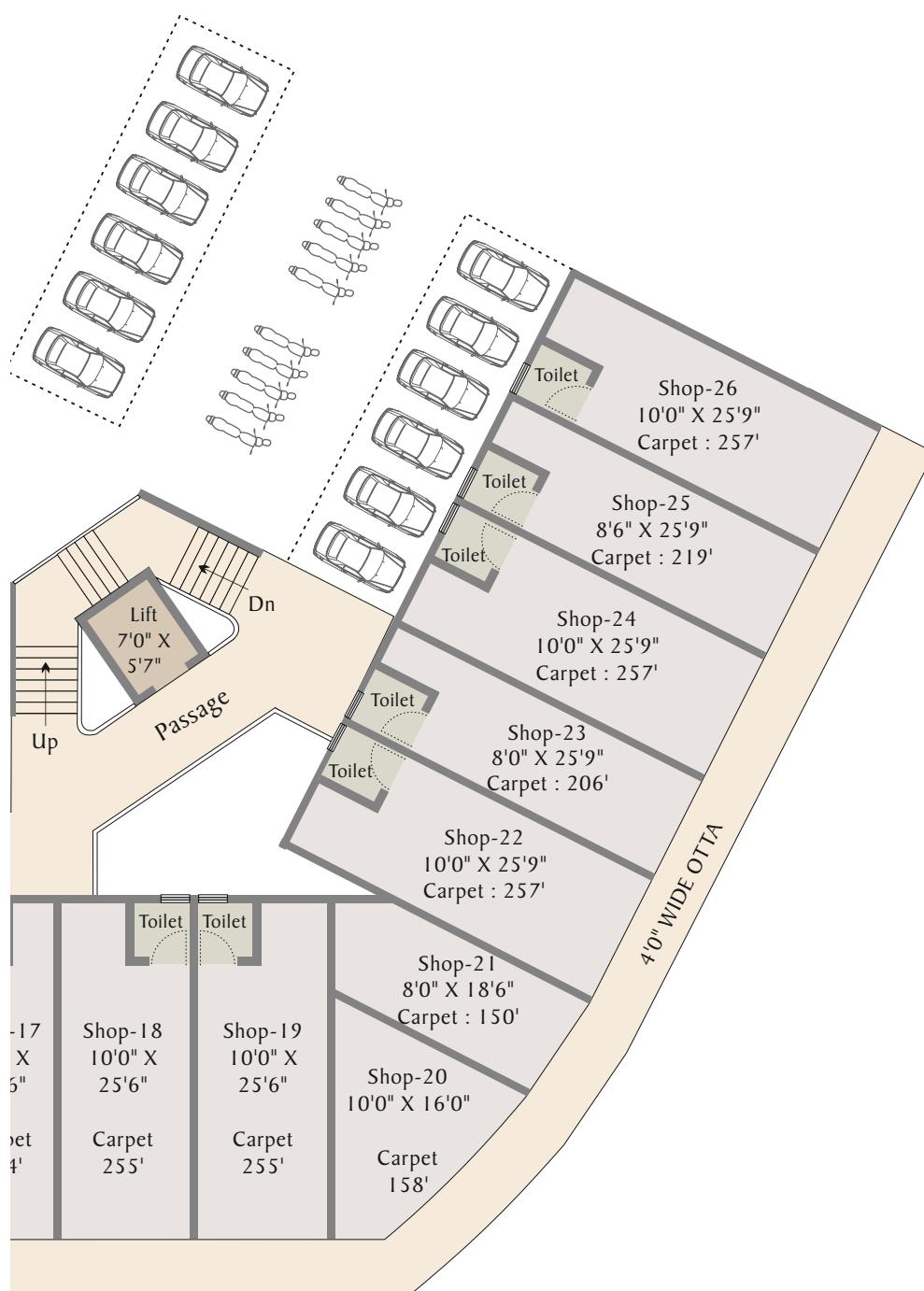






# Ground Floor Plan (Shops & Parking) Tower A, B & C





## Specifications



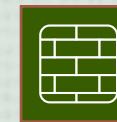
### STRUCTURE

- Earthquake Resistant RCC Frame Structure as per Structure Engineer's Design.



### FLOORING

- High Quality Vitrified tiles.
- Epoxy Joint Filling.
- Anti Skid flooring in Wash Area.



### WALL FINISH

- Interior : Cement Based Putty with Emulsion Paint.
- Exterior : Double Coat Plaster with Weather Proof Quality Texture Paint.



### KITCHEN

- Granite Platform with S. S. Sink.
- Glazed Tiles up to Lintel.



### ELECTRICAL

- Concealed Copper Wiring as per ISI Standard.
- Switches of Reputed Brand.
- Domestic Point in Kitchen.
- Geyser Points in Bathrooms.
- TV Points in Living Area.
- AC Points in all Rooms.



### DOORS & WINDOWS

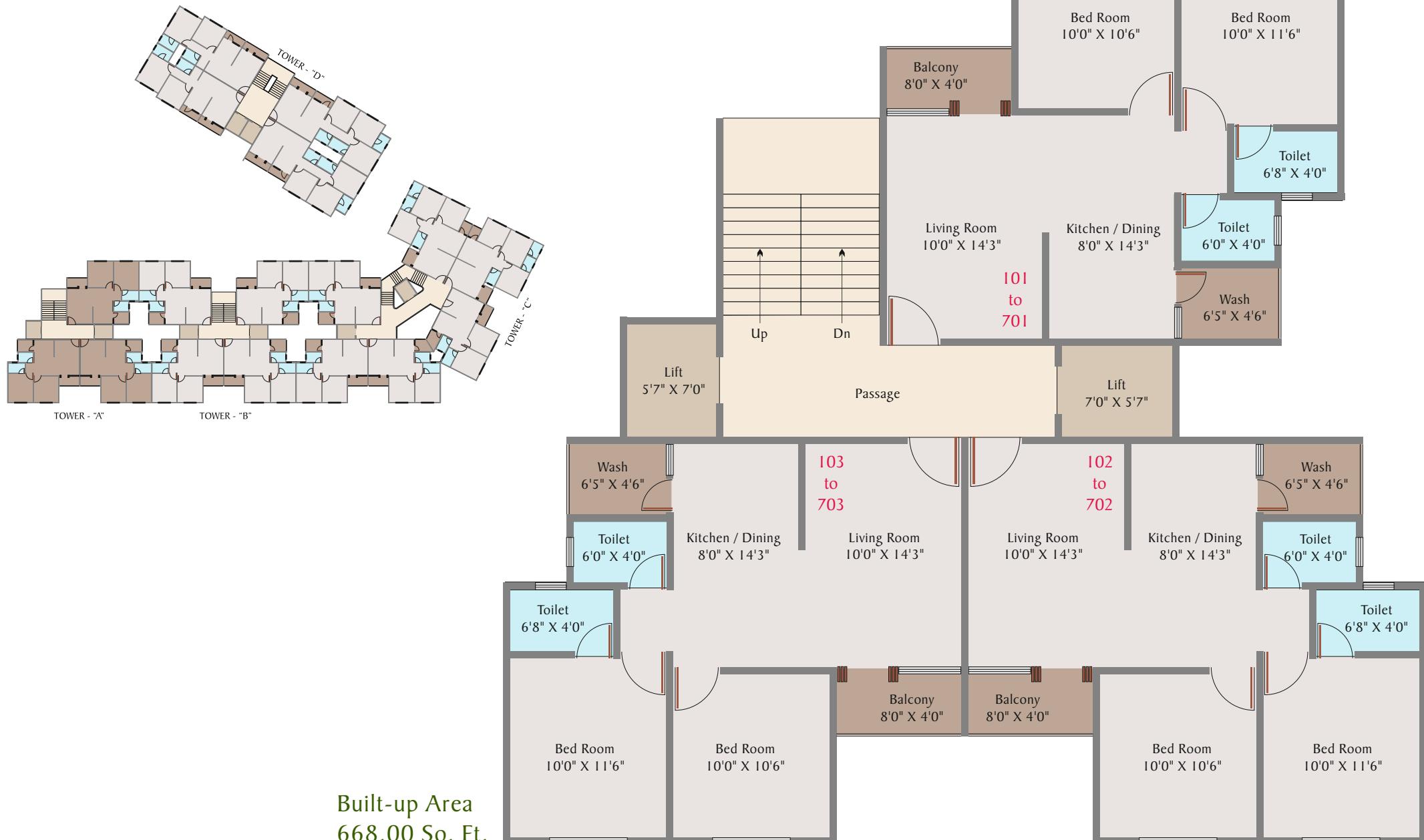
- Main Door : 4' wide Both side Veneer Finish with Wooden Box Frame.
- Bedroom : 3' Wide Both side Laminated Flush Door with Granite Box Frame.
- Laminated Flush Door 2'6" wide in Toilets & Wash.
- Main Door & Bedroom Doors with Standard Safety Lock.
- Anodized Aluminium Windows with Granite Frame.
- S. S. Glass Railing in Balcony.



### BATHROOMS

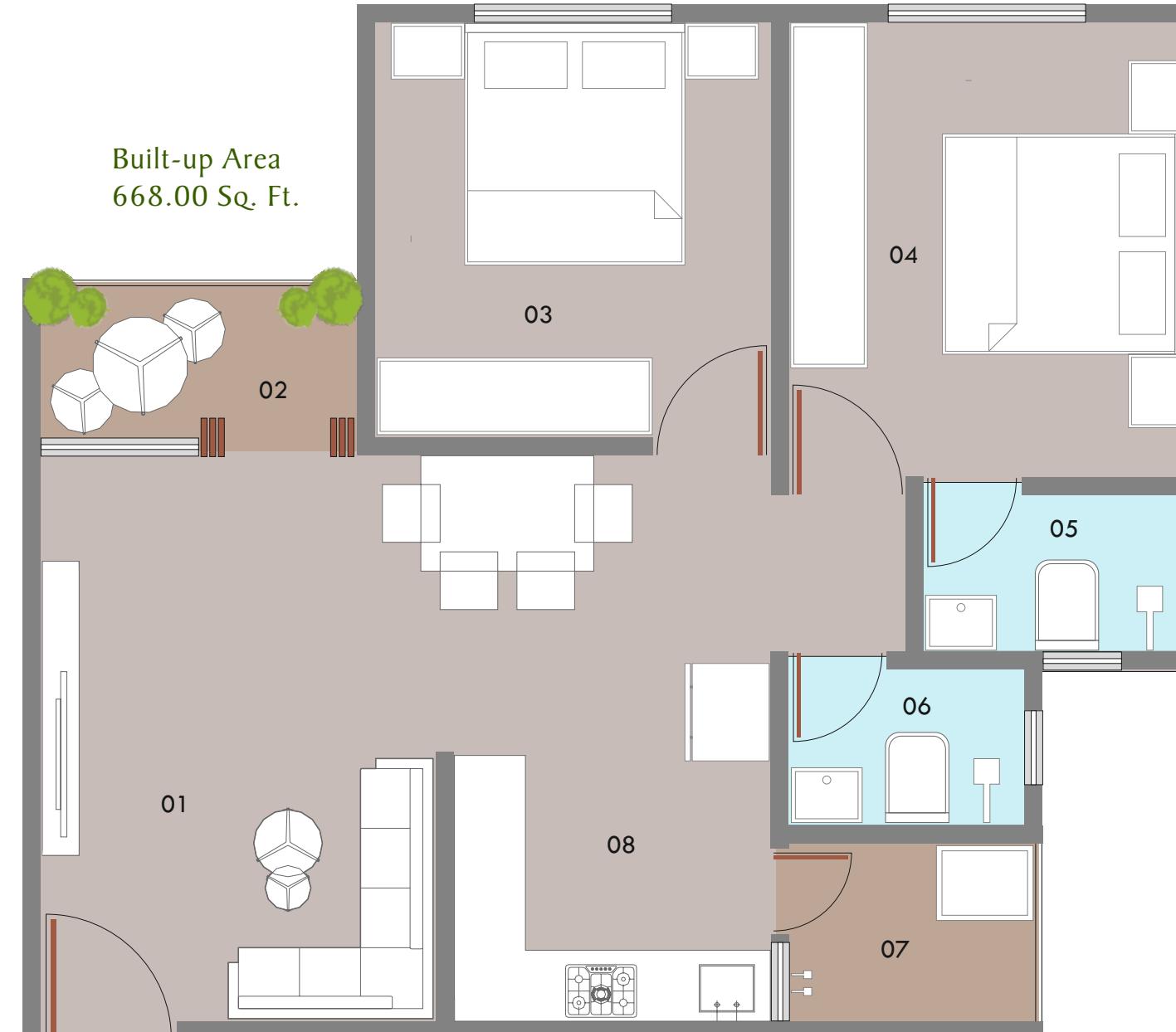
- Sanitary ware and C. P. Fitting standard Quality.
- Designer wall Tiles in all Bathrooms up to Lintel Level.

 Typical Floor Plan  
(Tower - A) 2BHK

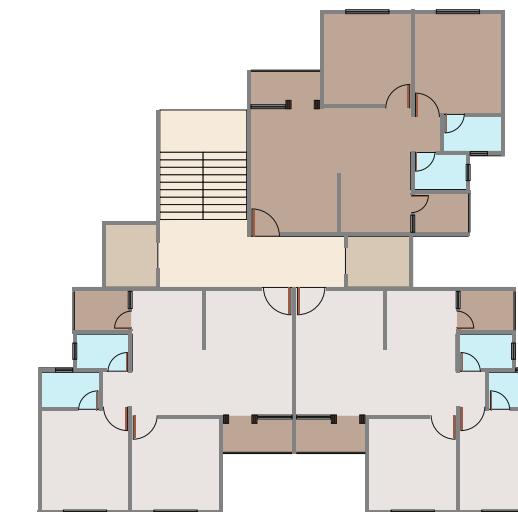


 2BHK Flat Plan  
Tower - A, B & C

Built-up Area  
668.00 Sq. Ft.



LEGEND		
01	Living Room	10'0" X 14'3"
02	Balcony	8'0" X 4'0"
03	Bed Room	10'0" X 10'6"
04	Bed Room	10'0" X 11'6"
05	A. Toilet	6'8" X 4'0"
06	C. Toilet	6'0" X 4'0"
07	Wash	6'5" X 4'6"
08	Kitchen	8'0" X 14'3"

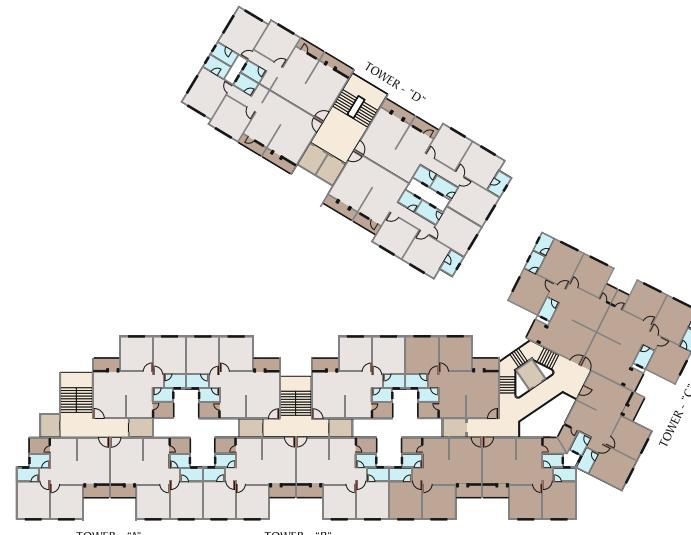


 Typical Floor Plan  
(Tower - B) 2BHK



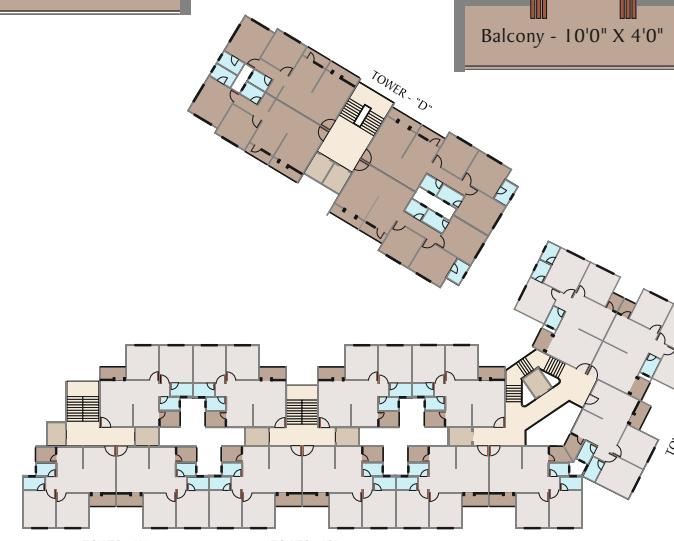
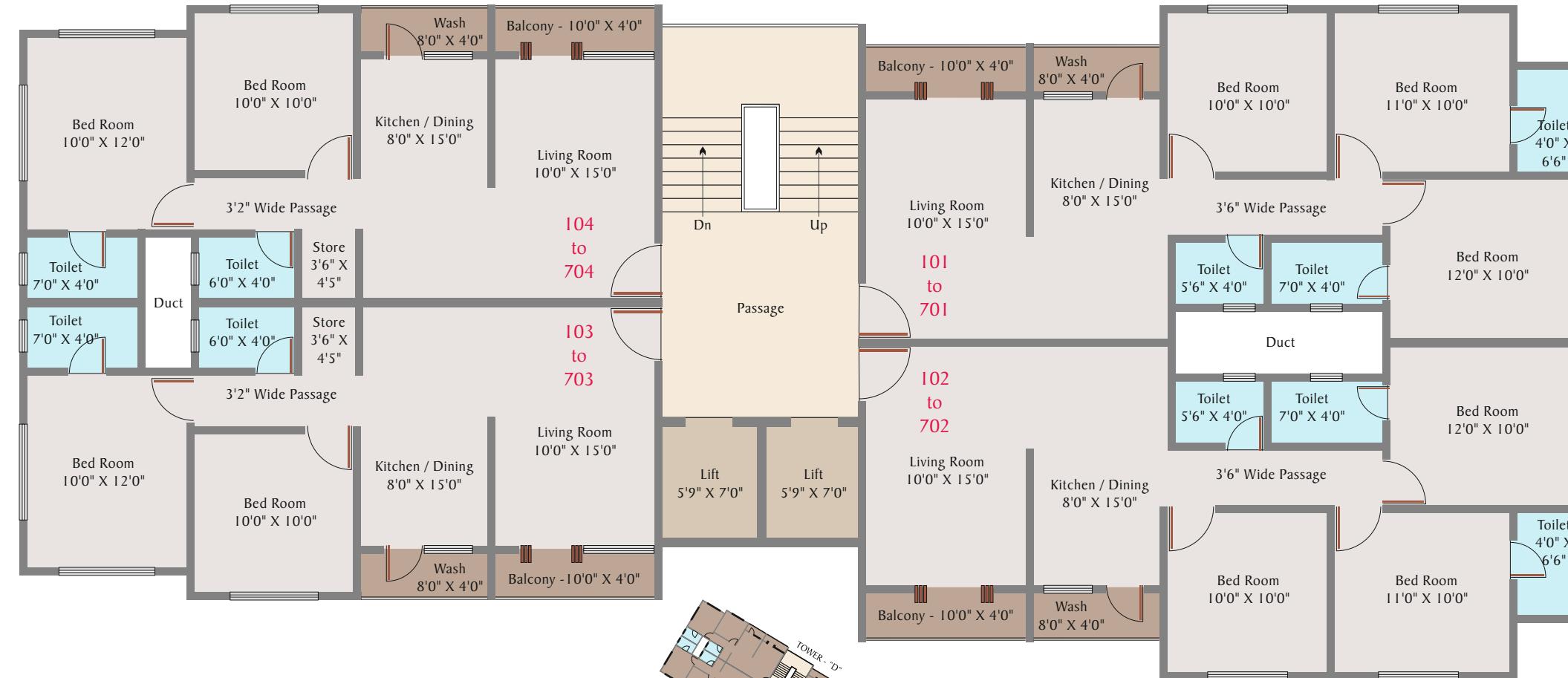


## Typical Floor Plan (Tower - C) 2 & 3BHK



**Built-up Area**  
2BHK : 668.00 Sq. Ft.  
3BHK : 840.00 Sq. Ft.

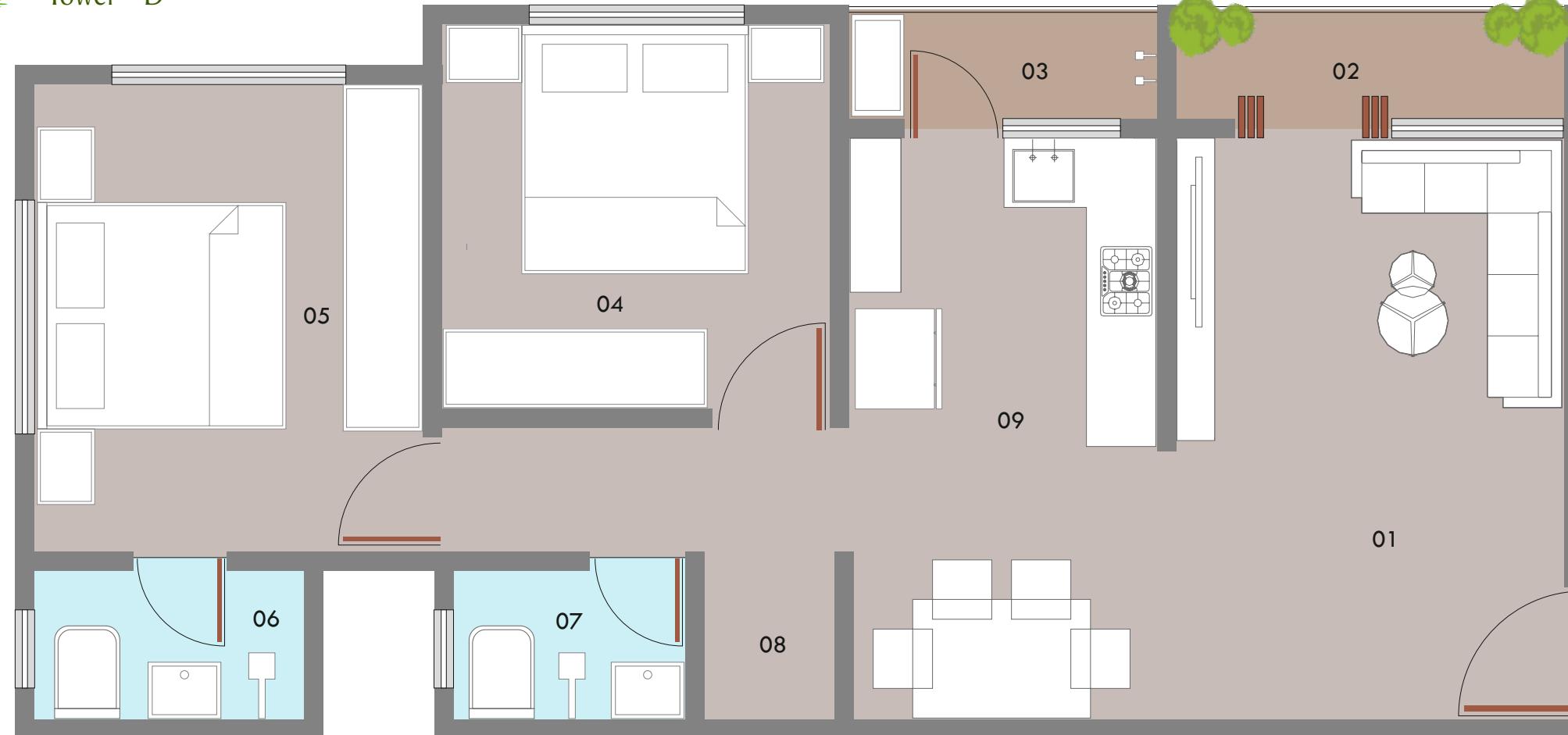
 Typical Floor Plan  
(Tower - D) 2 & 3BHK



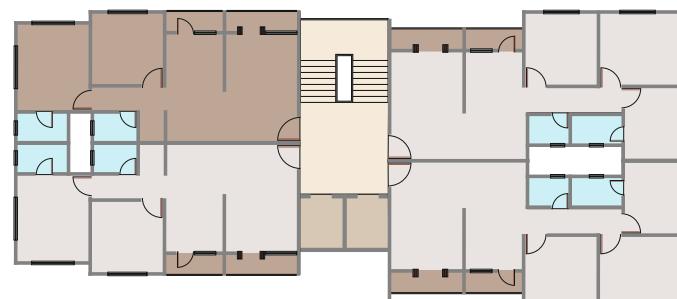
**Built-up Area**  
2BHK : 728.00 Sq. Ft.  
3BHK : 880.00 Sq. Ft.



2BHK Flat Plan  
Tower - D



LEGEND		
01	Living Room	10'0" X 15'0"
02	Balcony	10'0" X 3'0"
03	Wash	8'0" X 3'0"
04	Bed Room	10'0" X 10'0"
05	Bed Room	10'0" X 12'0"
06	A. Toilet	7'0" X 4'0"
07	C. Toilet	6'0" X 4'0"
08	Store	3'6" X 4'5"
09	Kitchen	8'0" X 15'0"

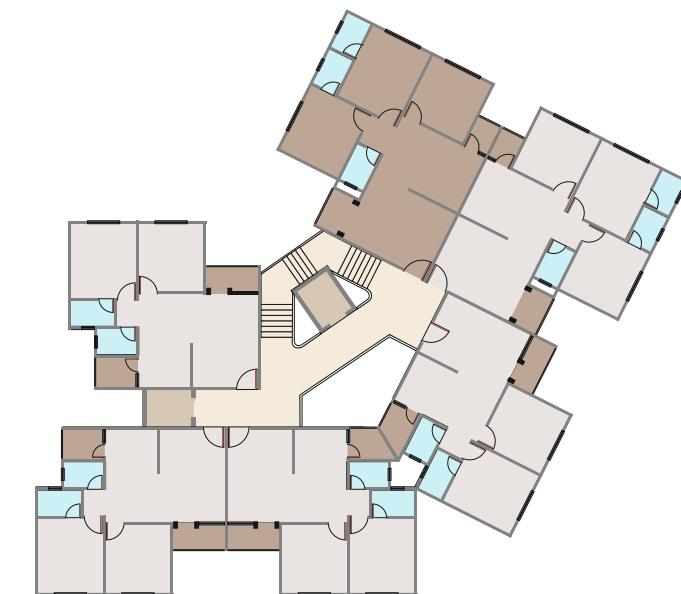


Built-up Area  
728.00 Sq. Ft.

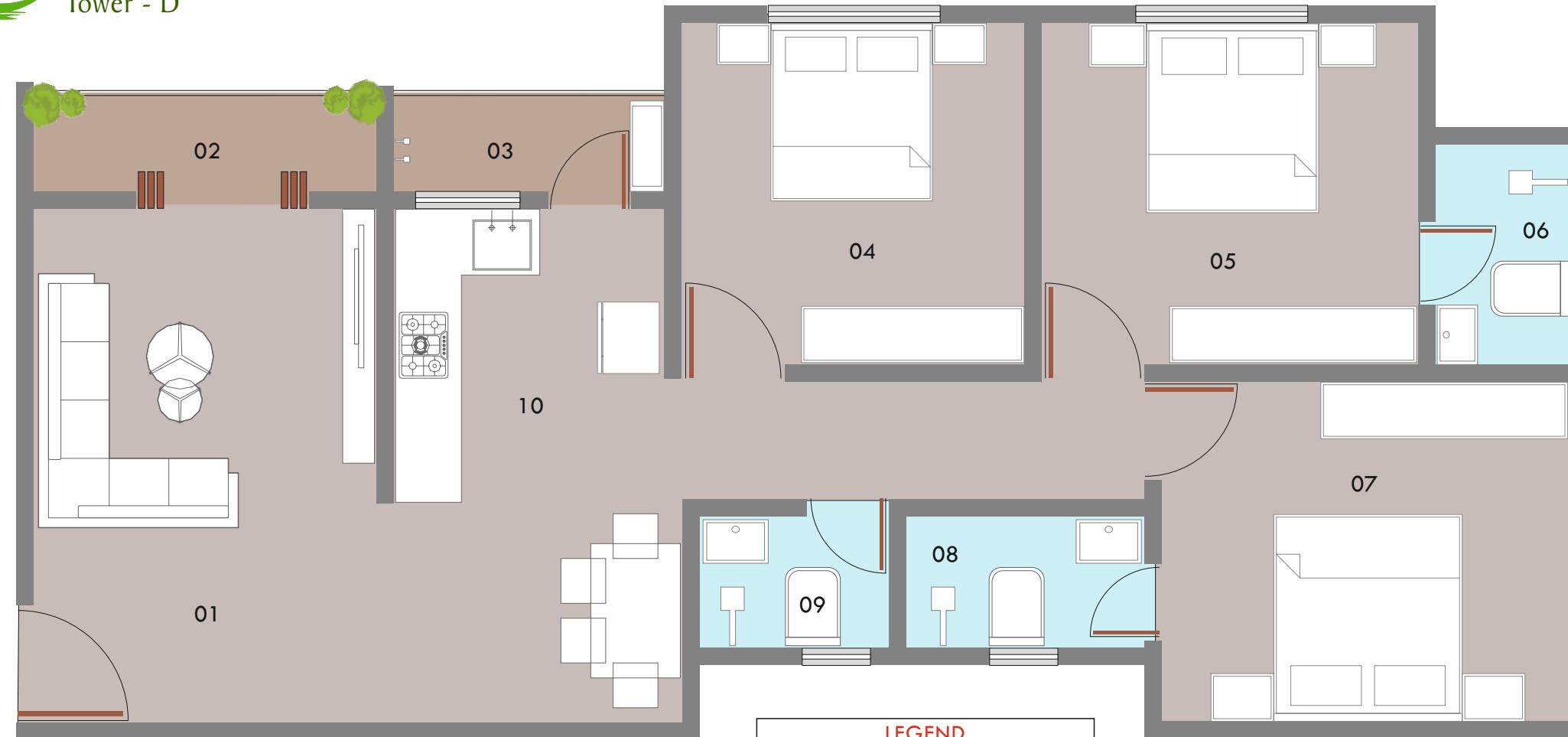
 3BHK Flat Plan  
Tower - C



LEGEND		
01	Living Room	14'2" X 11'0"
02	Balcony	6'0" X 4'0"
03	C. Toilet	6'0" X 4'0"
04	Bed Room	10'0" X 11'0"
05	A. Toilet	4'0" X 6'0"
06	A. Toilet	4'0" X 6'0"
07	Bed Room	10'0" X 12'0"
08	Bed Room	10'0" X 10'0"
09	Wash	5'0" X 4'0"
10	Kitchen	14'2" X 9'6"

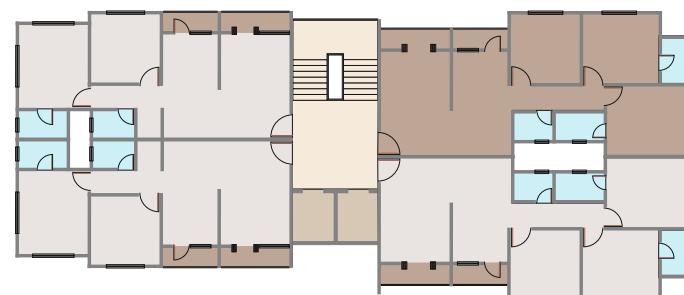


 3BHK Flat Plan  
Tower - D



LEGEND		
01	Living Room	10'2" X 15'0"
02	Balcony	10'0" X 3'0"
03	Wash	8'0" X 3'0"
04	Bed Room	10'0" X 10'0"
05	Bed Room	11'0" X 10'0"
06	A. Toilet	4'0" X 6'6"
07	Bed Room	12'0" X 10'0"
08	A. Toilet	7'0" X 4'0"
09	C. Toilet	5'6" X 4'0"
10	Kitchen	8'0" X 15'0"

Built-up Area  
862.00 Sq. Ft.





 Layout Plan  
(Tower - A, B, C & D)





 Typical Floor Plan  
(Tower - A, B, C & D)





: A Project by :



: Site Address :

Nr. Aamena Heights,  
Opp. Al-Muqam Residency,  
24.00 Mt. High Tension Road,  
New Tandalja, Tandalja, Vadodara.

: Architect :

Alter Architects  
Vadodara  
99099 62896

: Structure Designer :

Zarna Associates  
Vadodara  
83474 13336

: Brochure Design & Print :

T Square Media  
Vadodara  
98982 66193

**Notes :**

- Documentation charge, stamp duty, all government taxes, G.E.B. meter deposit, shall be separate.
- Each member needs to pay maintenance shares separately.
- GST will be charge as per Rera.
- Customer has to pay House Tax from the date of issue Raja Chitthi.
- The developers reserve the full right to make any changes.
- In the case of booking cancellation 80% of the amount refund after booking of same flat.
- Extra work at the cost of client with prior estimate to be give in advance.
- Possession will be given after 30 days from the receipt of final payment.
- This brochure does not from a part of agreement or any legal document, it is only a display of the project.
- Subject to Vadodara Jurisdiction.

**Payment Mode:** 10% on Booking | 20% AFS | 15% Plinth | 25% Still & Slab | 05% Flooring, Colour & Window | 05% Sanitary, Lift & Lobbies | 05% Plumbing, Plaster & Waterproofing | 10% Electric Fittings & Water Pump | 05% At the time of Possession

For Booking Contact : 95588 20089 / 74055 69878 / 72288 48048 / 98989 96882