



SUNRISE

— RESIDENCY —

Shops & 2/3 BHK Premium Flats





Amenities...

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

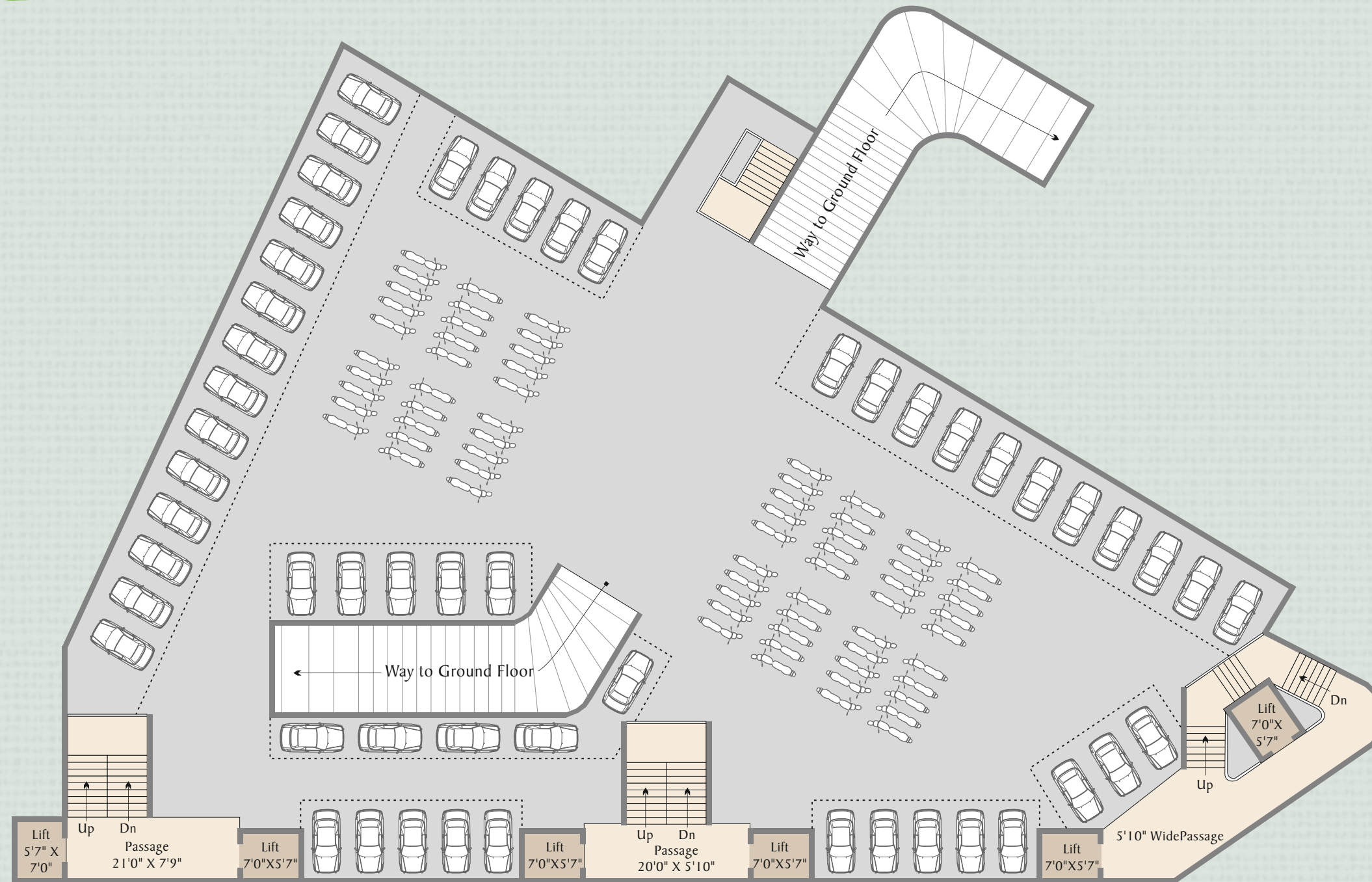
Complete with the amenities for an alluring lifestyle, **SUNRISE RESIDENCY** exemplifies style and comfort to suit all your needs. Surrounded by pleasant environs and greenery rarely seen in the city, it is a new lease of life. The strain of city life withers away as you discover a new enthusiasm.

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.



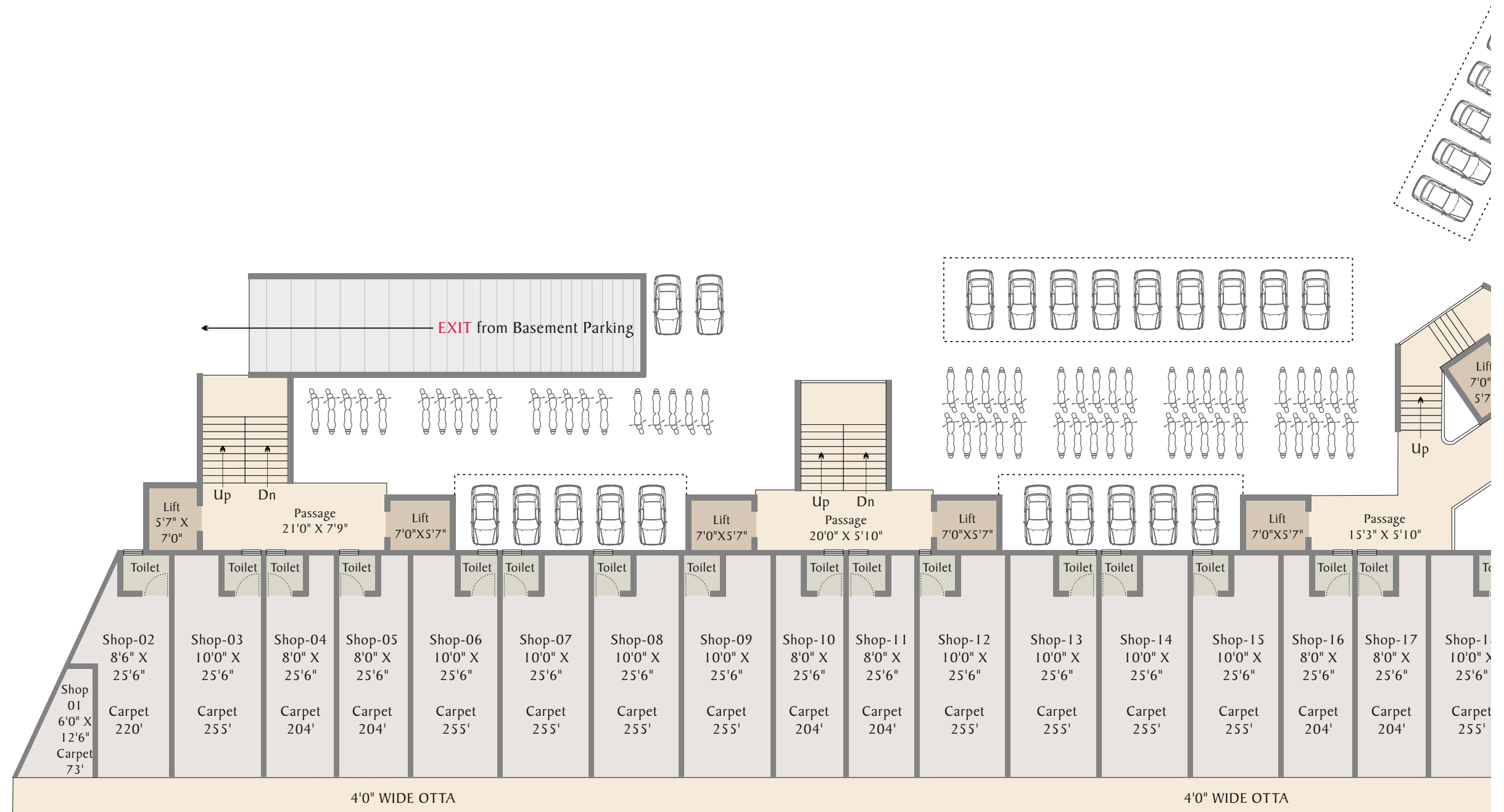


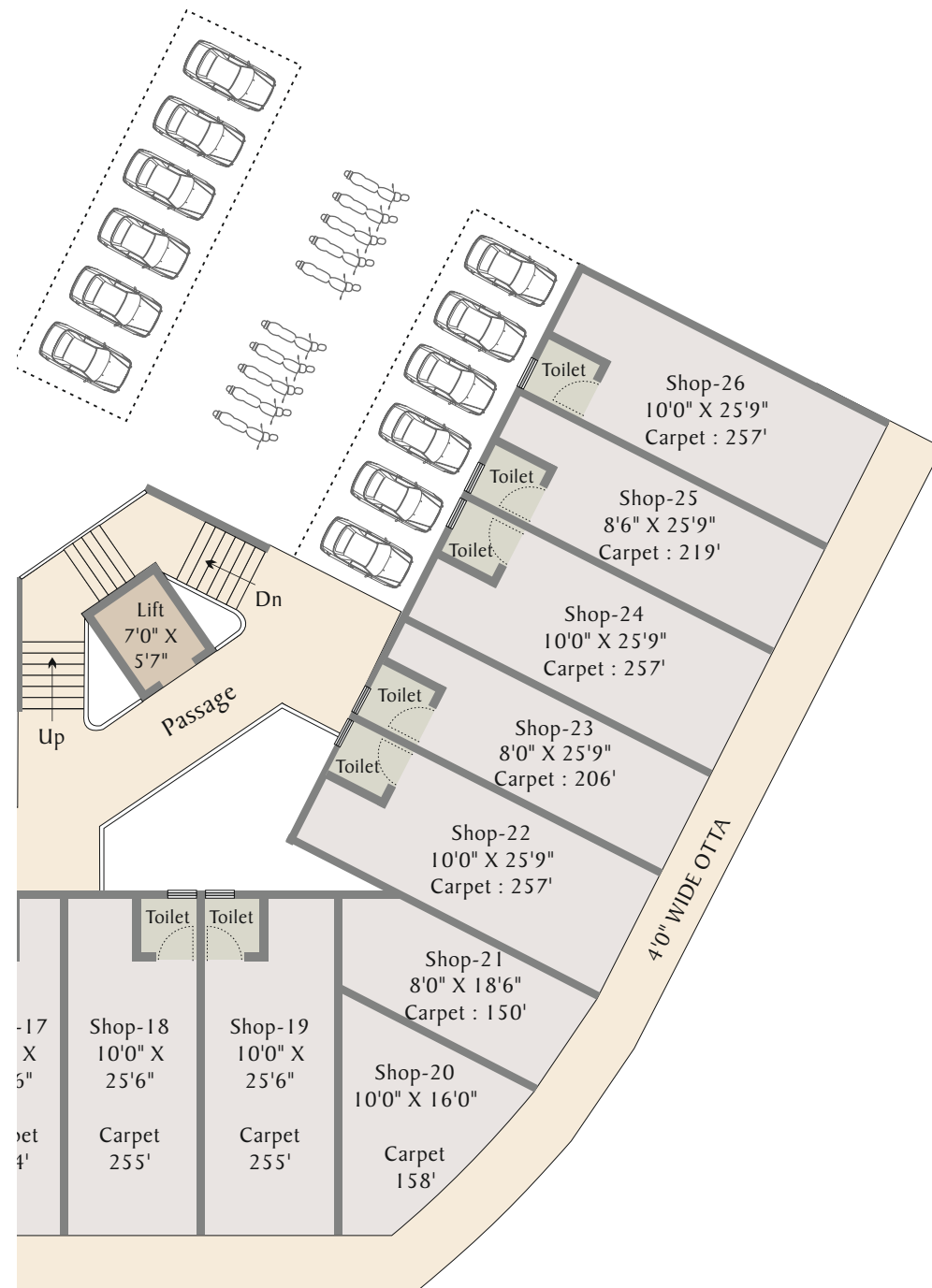
 Basement Plan (Parking)





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





Specifications



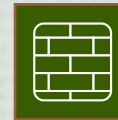
STRUCTURE

- 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

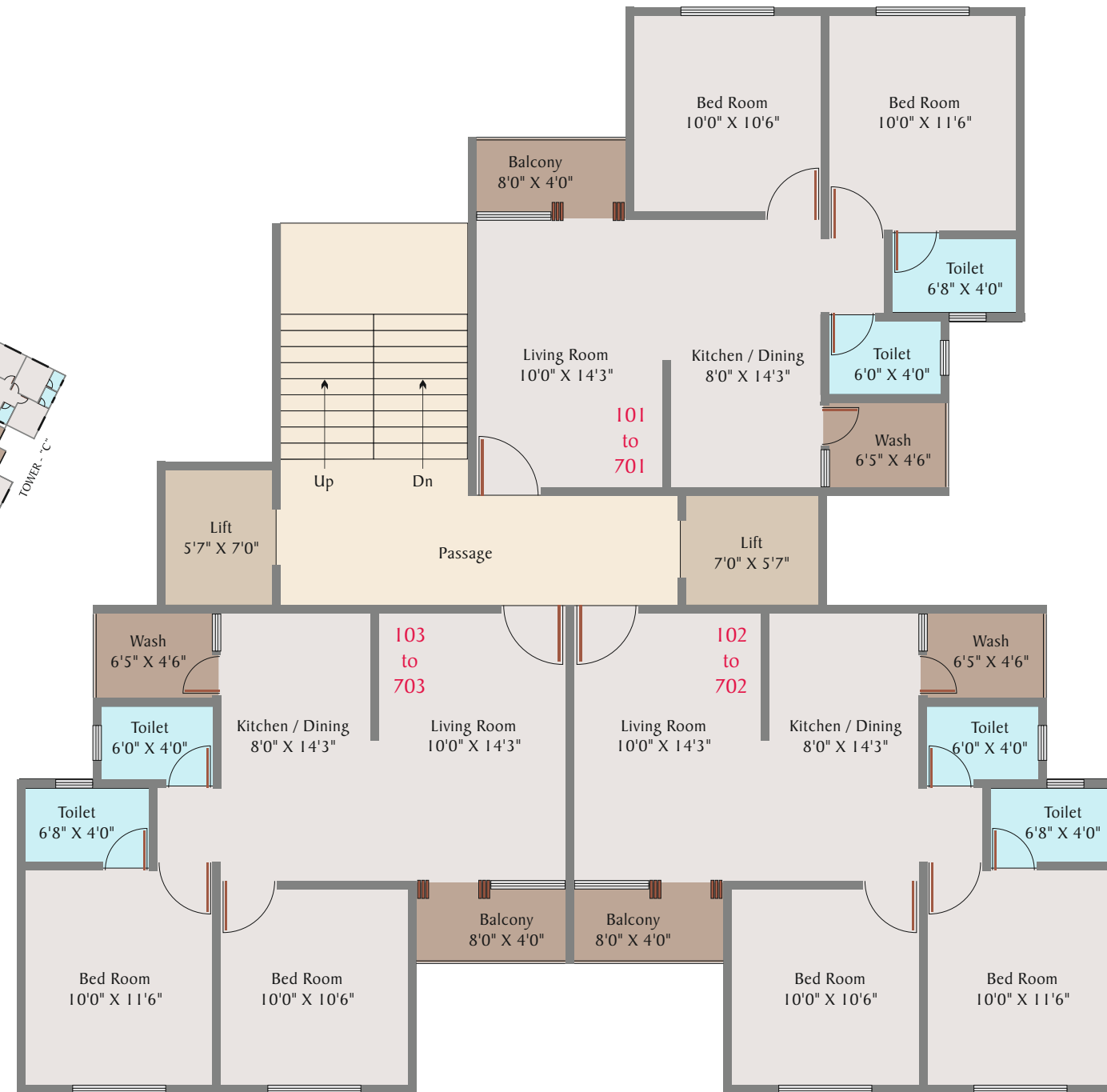
- Sanitary ware and C. P. Fitting standard Quality.
- Designer wall Tiles in all Bathrooms up to Lintel Level.



Typical Floor Plan (Tower - A) 2BHK



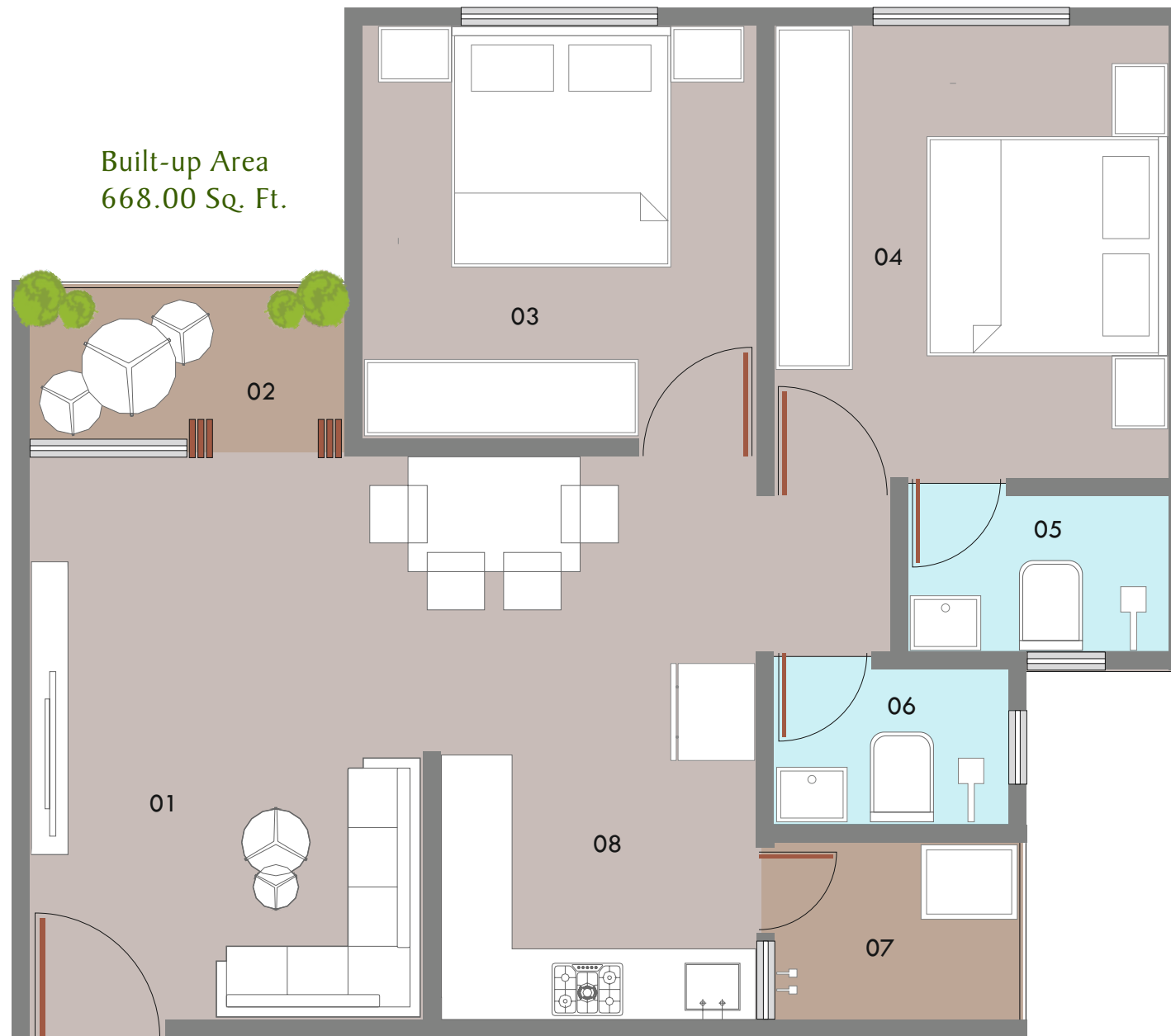
Built-up Area
668.00 Sq. Ft.



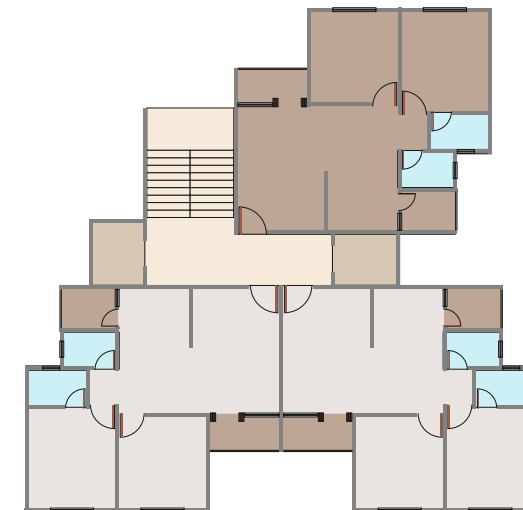


2BHK Flat Plan
Tower - A, B & C

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"

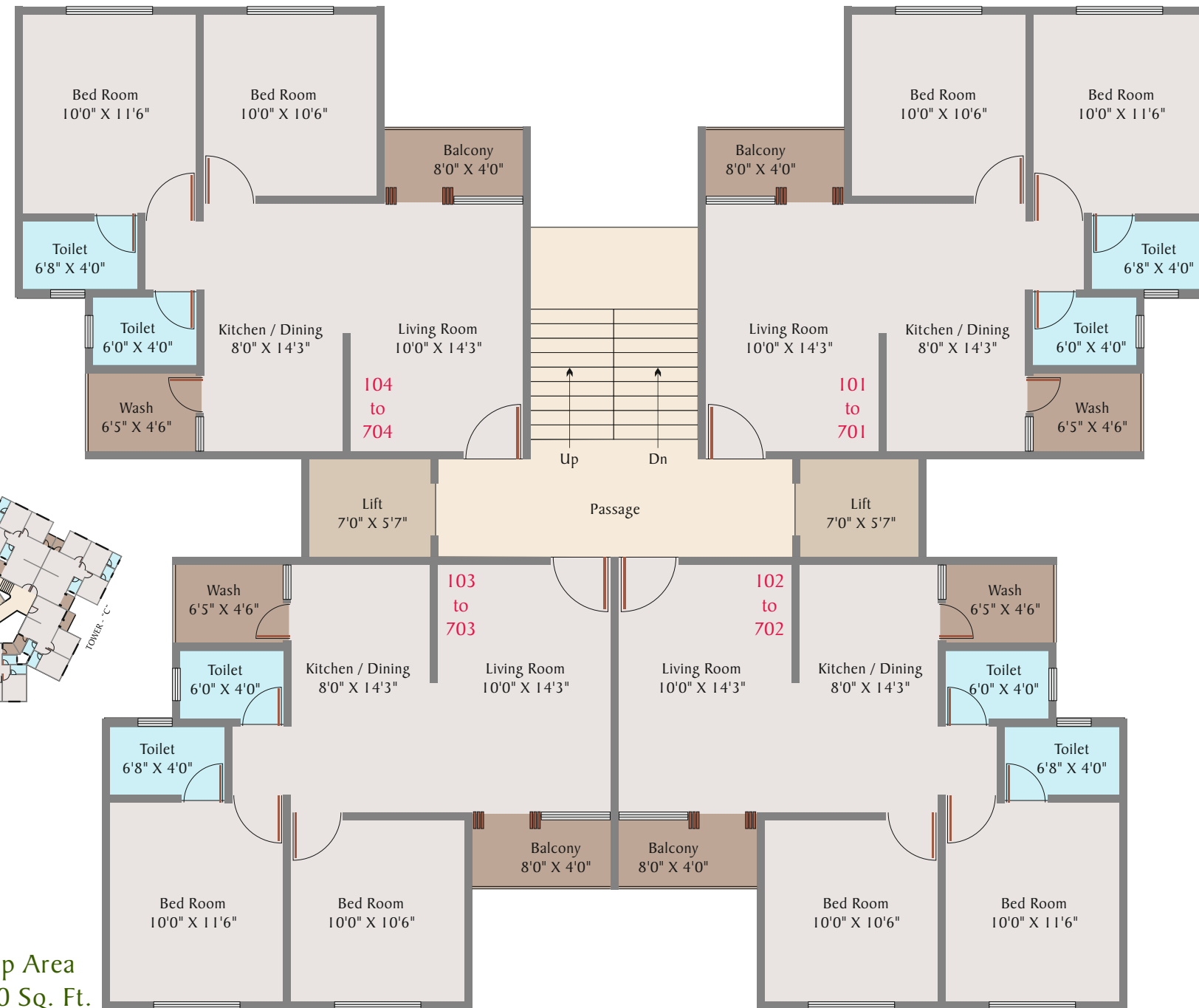


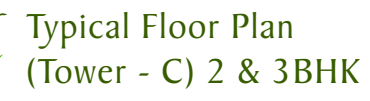


Typical Floor Plan
(Tower - B) 2BHK



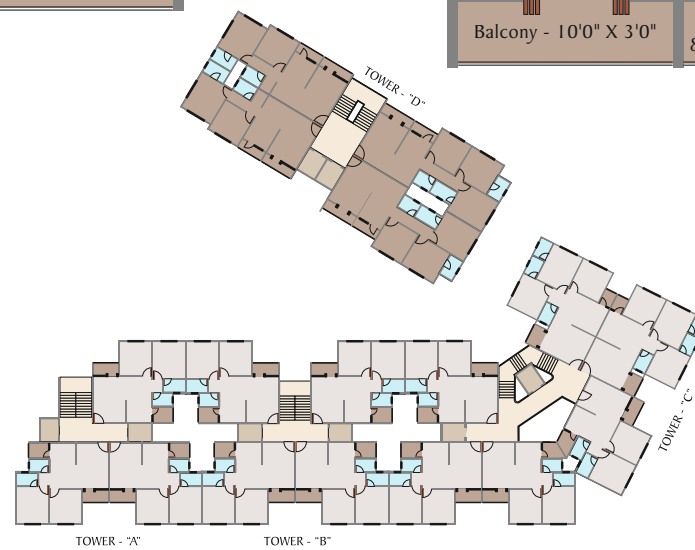
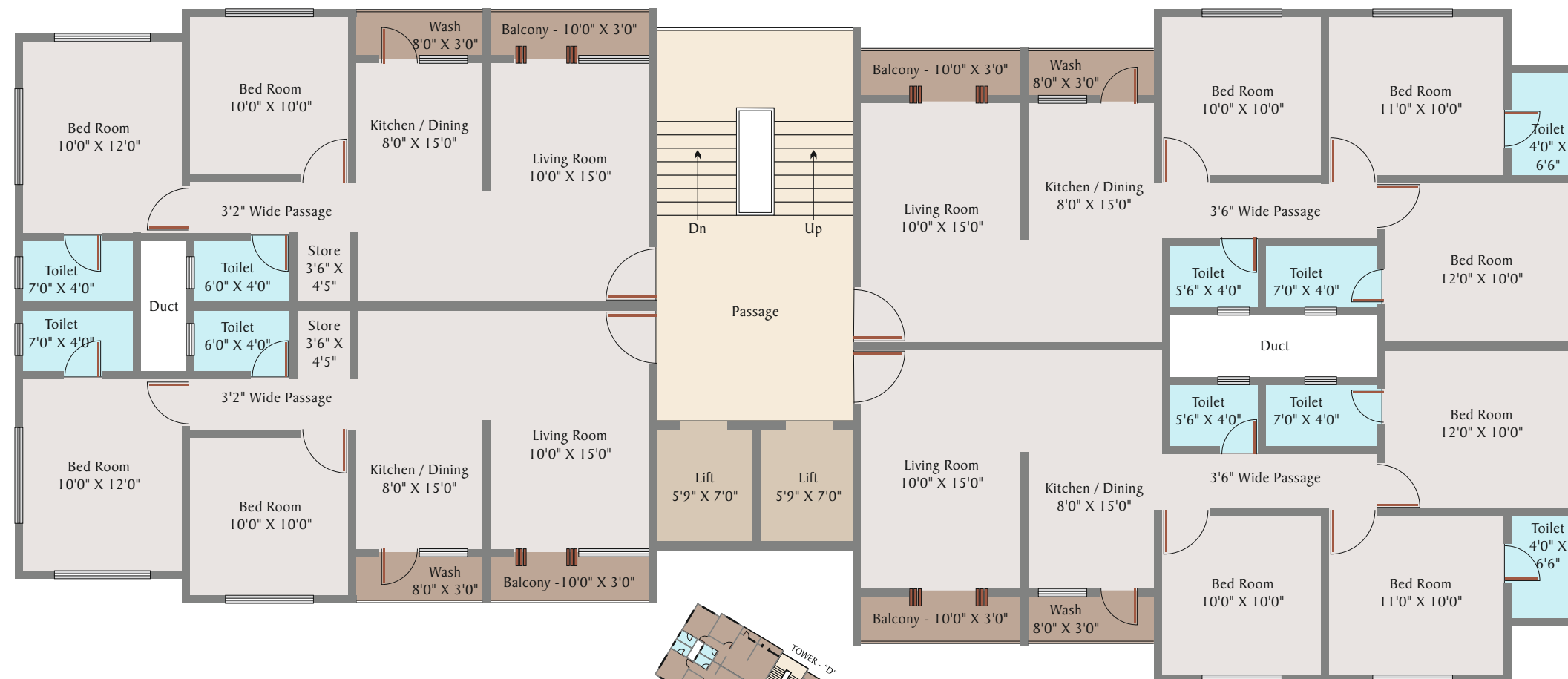
Built-up Area
668.00 Sq. Ft.





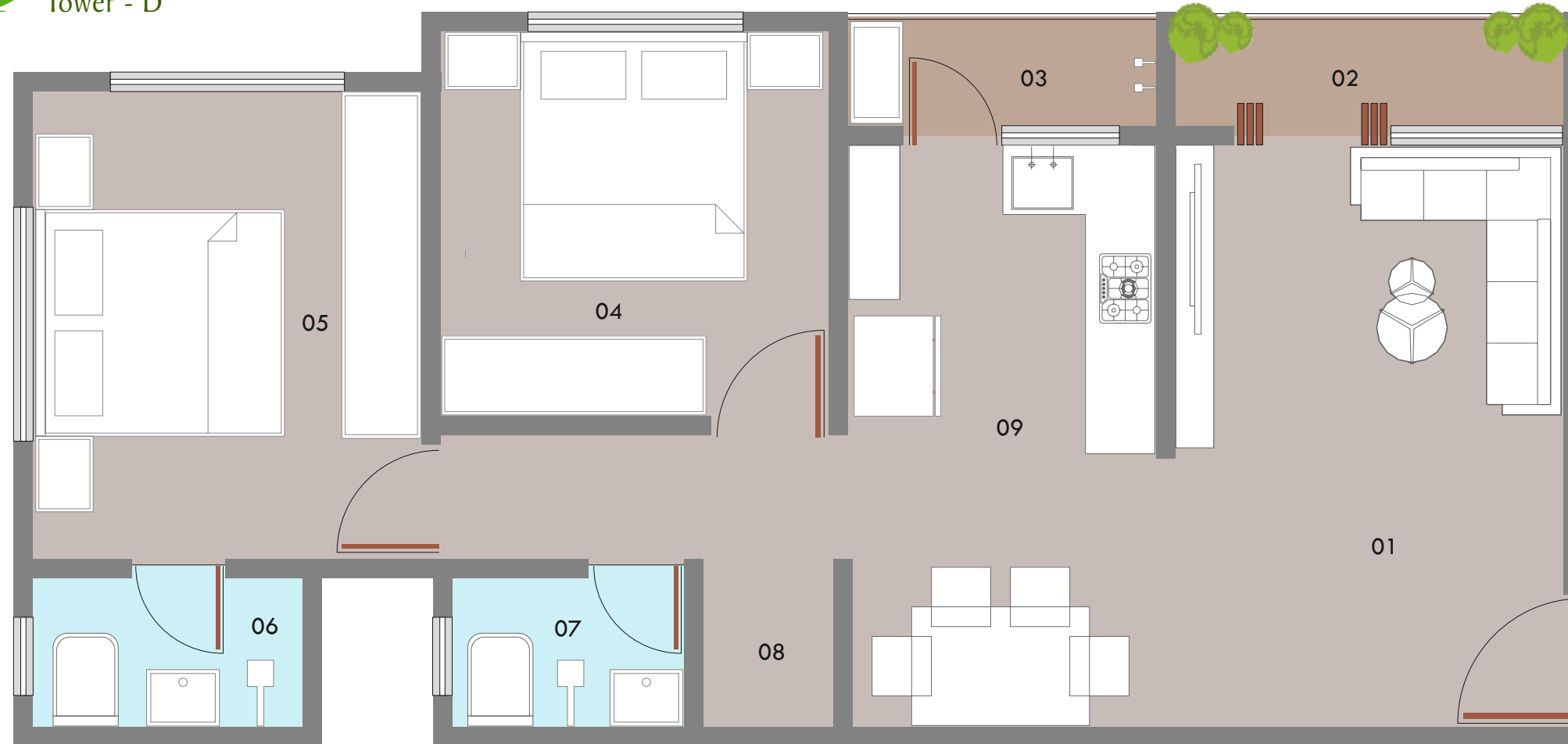
Built-up Area
2BHK : 668.00 Sq. Ft.
3BHK : 840.00 Sq. Ft.

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

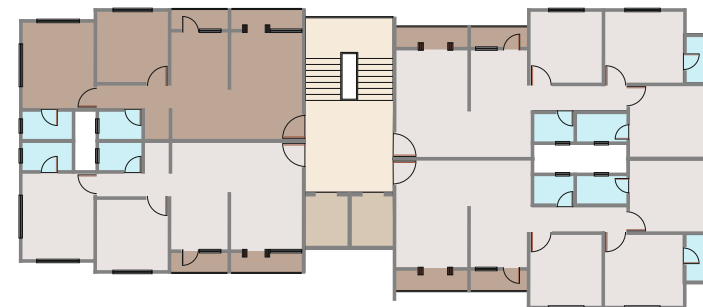


Built-up Area
2BHK : 710.00 Sq. Ft.
3BHK : 862.00 Sq. Ft.


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"



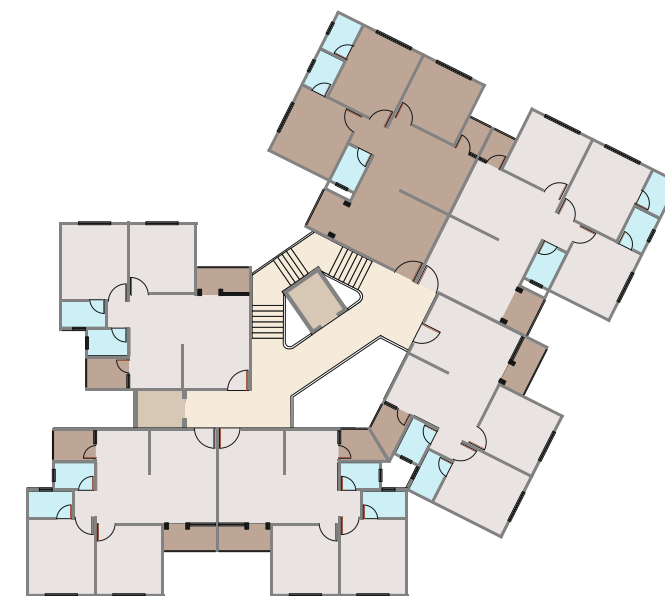
Built-up Area
710.00 Sq. Ft.

 3BHK Flat Plan
Tower - C

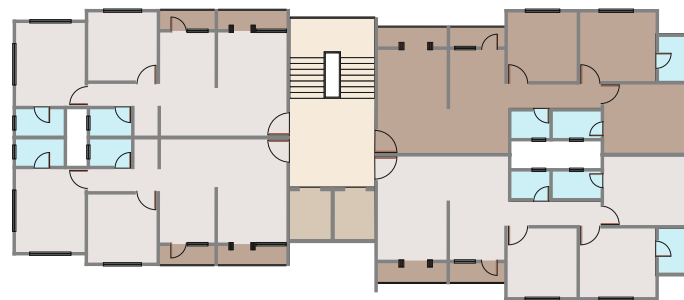
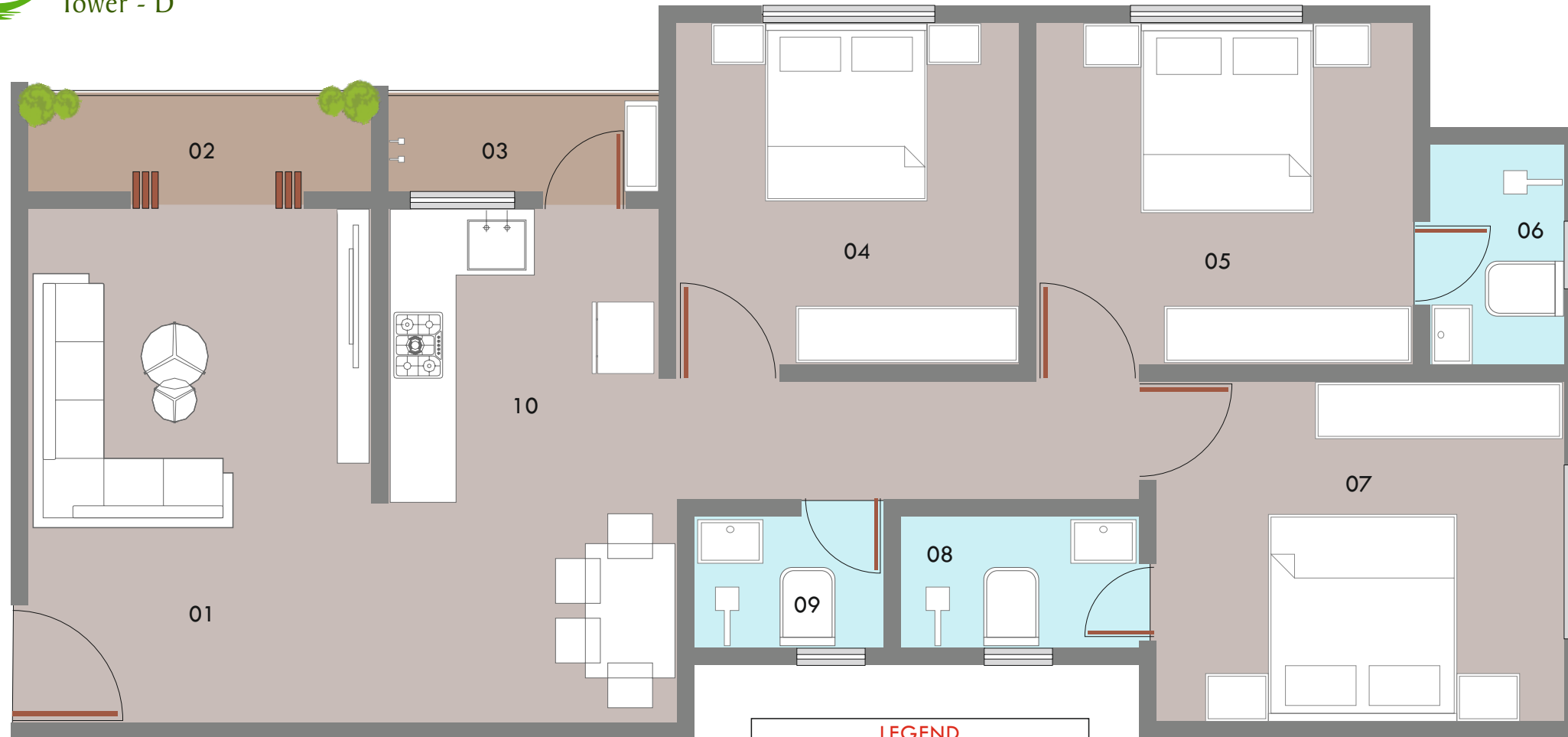


LEGEND		
01	Living Room	14'2" X 11'0"
02	Balcony	6'0" X 4'0"
03	C. Toilet	6'0" X 4'0"
04	Bed Room	10'0" X 11'0"
05	A. Toilet	4'0" X 6'0"
06	A. Toilet	4'0" X 6'0"
07	Bed Room	10'0" X 12'0"
08	Bed Room	10'0" X 10'0"
09	Wash	5'0" X 4'0"
10	Kitchen	14'2" X 9'6"

Built-up Area
840.00 Sq. Ft.



3BHK Flat Plan
Tower - D

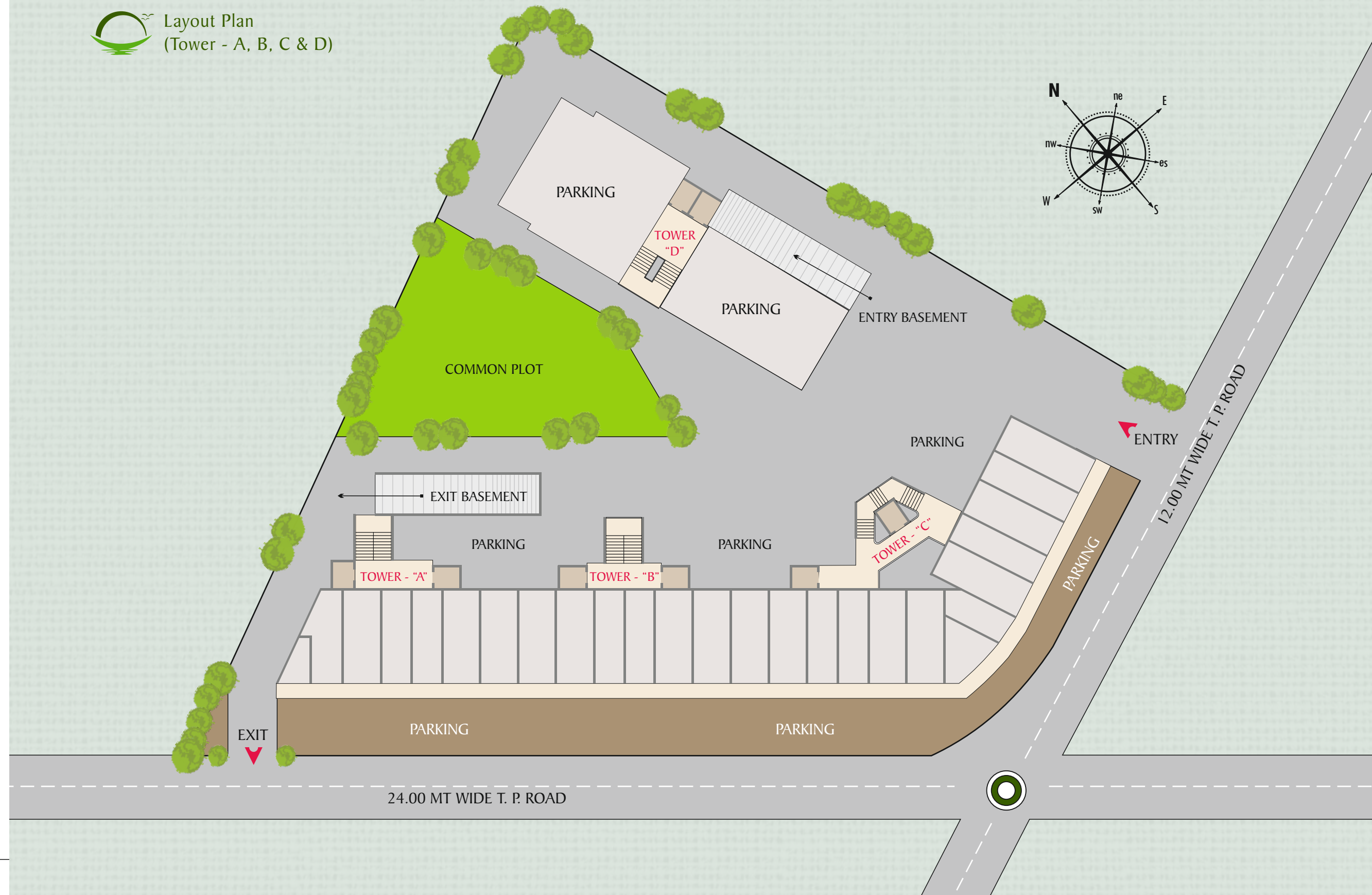
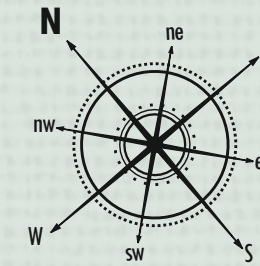


LEGEND		
01	Living Room	10'2" X 15'0"
02	Balcony	10'0" X 3'0"
03	Wash	8'0" X 3'0"
04	Bed Room	10'0" X 10'0"
05	Bed Room	11'0" X 10'0"
06	A. Toilet	4'0" X 6'6"
07	Bed Room	12'0" X 10'0"
08	A. Toilet	7'0" X 4'0"
09	C. Toilet	5'6" X 4'0"
10	Kitchen	8'0" X 15'0"


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