

A PROJECT BY



H-CUBE  
BUILDER

Site Address: **AL-HAYAT**, Nr. Bahar Colony, Opp Taj Complex,  
Besides VMC Ward No.9, Ajwa Main Road, Vadodara-19.

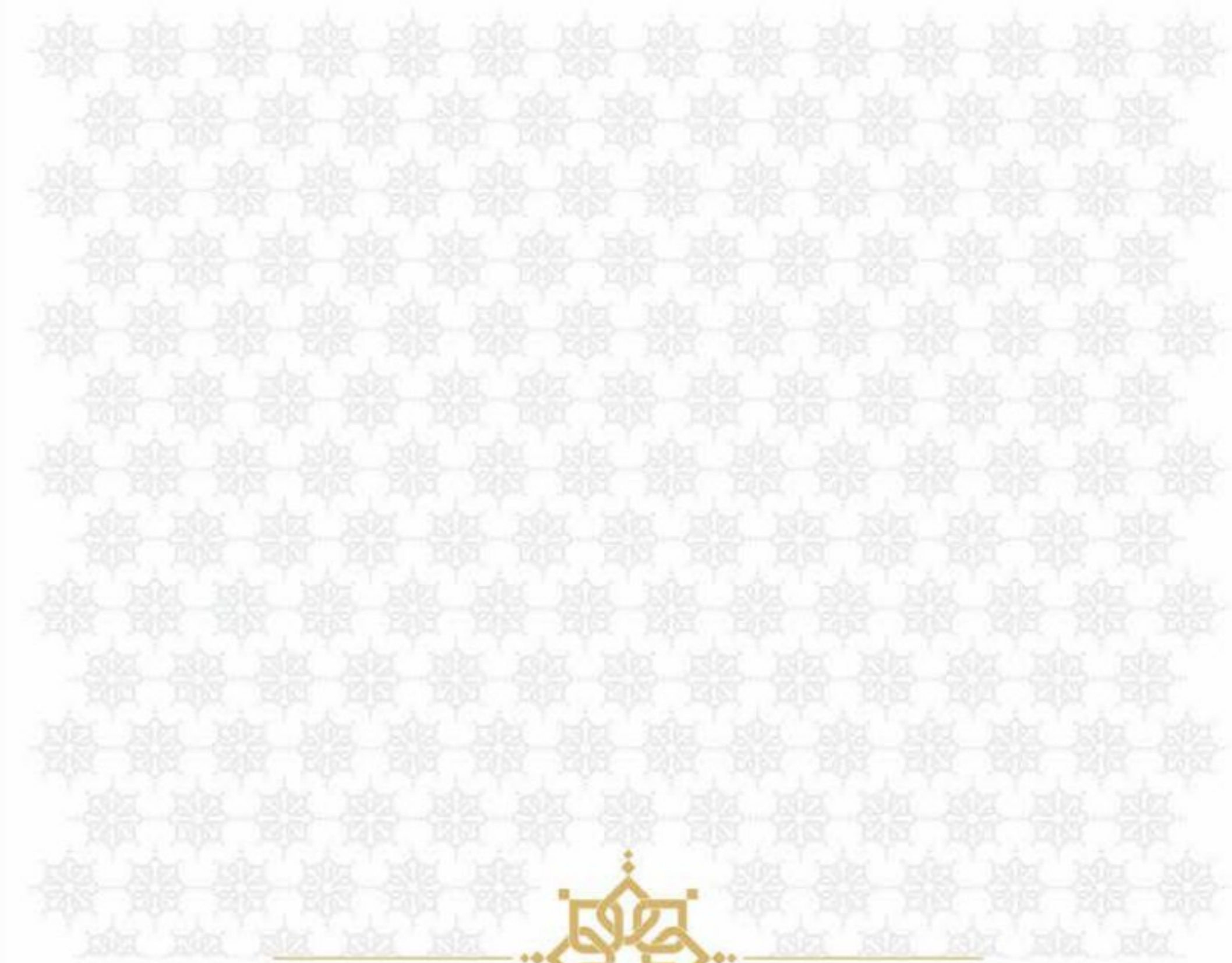
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A NEW LIFE AWAITS YOU AT AL-HAYAT



**AL-HAYAT**

2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS

A NEW LIFE AWAITS YOU AT AL-HAYAT



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The quality of life you wished for depends  
on the quality of house you live in.  
We believe in this truth and here we are presenting you that  
quality life filled with joy and fulfilment.

**H-CUBE** is Pioneering in making dream homes in the air.  
We want you to see the world from a new horizon.  
Discover the feeling of staying above the earth.  
With state of the art Elevation and Design,  
be a part of this iconic structure at **AL-HAYAT**



# ENGROSSING BEAUTY



AJWA ROAD  
FIRST 15 FLOORS  
SUPER PREMIUM RESIDENCES  
WITH TERRACE SWIMMING POOL  
&  
LIFESTYLE AMENITIES







## LIFESTYLE AMENITIES

- SKY DECK SEATING
- TERRACE LANDSCAPED GARDEN
- TERRACE SWIMMING POOL
- 6 BRANDED ELEVATORS
- COMMUNITY HALL
- GYM



## 7.50 M. ROAD



**AL-HAYAT**  
2 + 3 BHK FLATS | 3 + 4 BHK PENTHOUSES & MORE



# 1ST FLOOR PLAN



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



## 2ND FLOOR PLAN (2 & 3 BHK FLATS)



7.50 M. ROAD

13.50 M. T.P.S. ROAD

40.00 M. WIDE T.P.S. ROAD



**AL-HAYAT**  
2-3 BHK FLATS | 3-4 BHK PENTHOUSES & SHOPS



# TYPICAL FLOOR PLAN (3 BHK FLATS)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



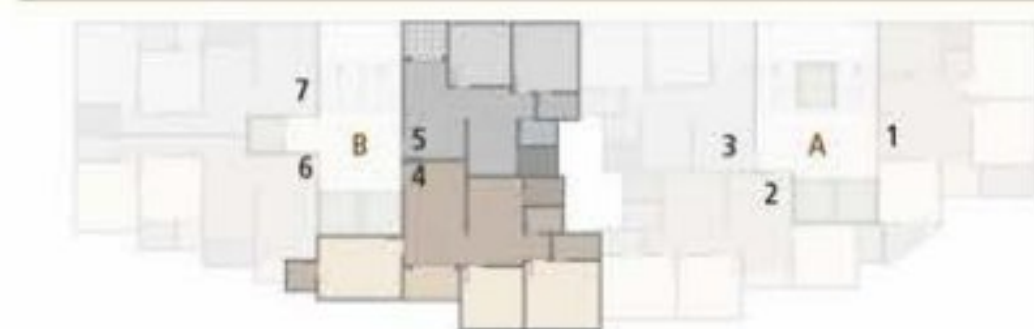
# TYPICAL FLOOR PLAN (2 & 3 BHK FLATS)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



TYPICAL FLOOR PLAN (2 & 3 BHK FLATS)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



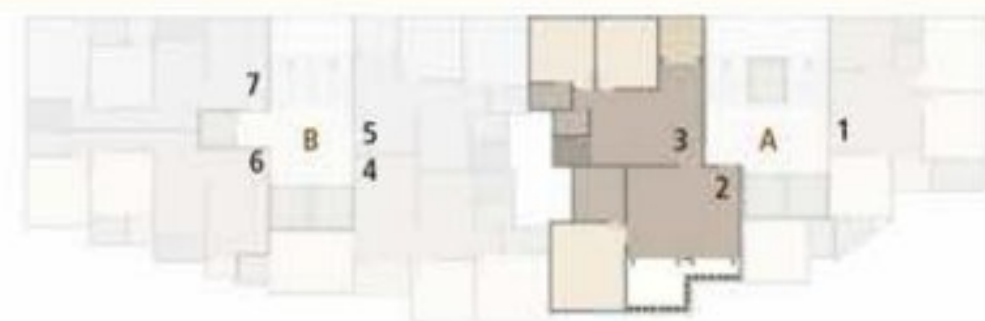
# TYPICAL FLOOR PLAN (2 BHK FLATS)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



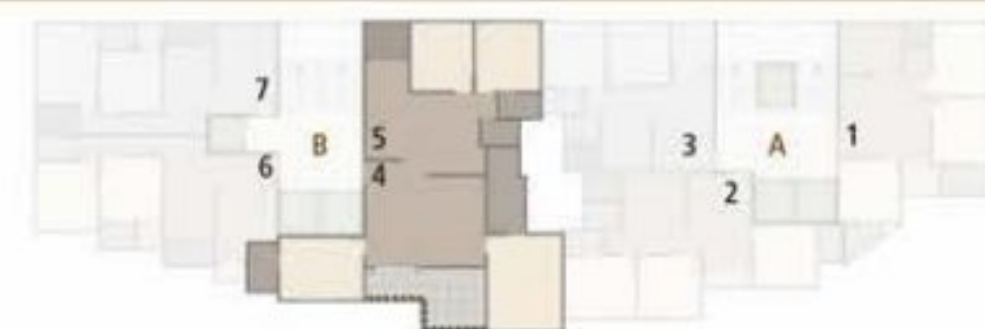
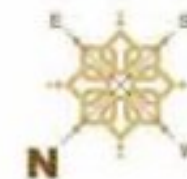
# 13TH FLOOR PLAN (3 BHK PENTHOUSE WITH OPEN TERRACE)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



13TH FLOOR PLAN  
(4 BHK PENTHOUSE WITH OPEN TERRACE)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



# 13TH FLOOR PLAN (4 BHK DUPLEX PENTHOUSE LOWER WITH OPEN TERRACE)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



# 14TH FLOOR PLAN (DUPLEX PENTHOUSE UPPER)



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS



## TERRACE FLOOR PLAN



LUXURIOUS RECEPTION & WAITING LOUNGE

## PREMIUM VALUE ADDITIONS

- Tiles: Premium Range Tiles
- Interior Walls Colour: Asian Paints Royale or equivalent
- Plumbing: Premium series of Jaquar or equivalent
- Electric: Premium Switches with 3-phase main line
- Kitchen platform: Korian / Quartz / equivalent
- Main Door: Veneer Finish Main Door. Wooden grill door with SS Rods
- Air-conditioning: Provision of AC point in all rooms
- Individual ELCB in each Flat
- Decorative Glass Name Plate
- Heavy Aluminium Window Sections with Mosquitos Net



**AL-HAYAT**  
2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS

## AMENITIES

- Double Basement Car Parking with provision for stack parking
- Glass Railing
- 24 Hour CCTV surveillance by night vision
- Access Control from reception to each flat
- Back-up Generator for common amenities
- Fire Safety Provision
- Designated area for fixing the AC outdoor units
- False Ceiling in entire flat
- Specially designed junction box in parking for telephone landline, for a wire-free look in the campus
- Trimix concrete internal road with tree plantation & Streetlights
- Underground and overhead tanks for 24 hours water supply with auto control mechanism
- Ample Parking Space with Decorative Paving
- Anti-termite Treatment



TERRACE POOL WITH ELEGANT SEATING DECKS





**AL-HAYAT**

2 - 3 BHK FLATS | 3 - 4 BHK PENTHOUSES & SHOPS

## SPECIFICATIONS



### STRUCTURE

Earthquake resistant RCC framed structure as per structural consultant's design



### DOORS & WINDOWS

**Doors:** Attractive Flushed Internal Door

with wooden figure Laminate and Granite Framing with Safety Lock.

**Windows:** Anodized Heavy Aluminium Section windows with Granite Framing



### FLOORING & CLADDING

**Flooring:** 32" X 32" Vitrified Tiles with skirting in entire apartment

**Kitchen:** High quality Granite platform with S.S. Sink and designer full height dado tiles

**Bathroom:** Premium designer tiles with matt finished



### PLUMBING & SANITARY WORK

Concealed PVC / CPVC Plumbing with branded Fittings and Fixtures



### ELECTRICAL

Branded ISI concealed Copper wiring with suitable ELCB in each flat.

Elegant Modular Switches & Sockets. Sufficient electrical points as per architect's design.

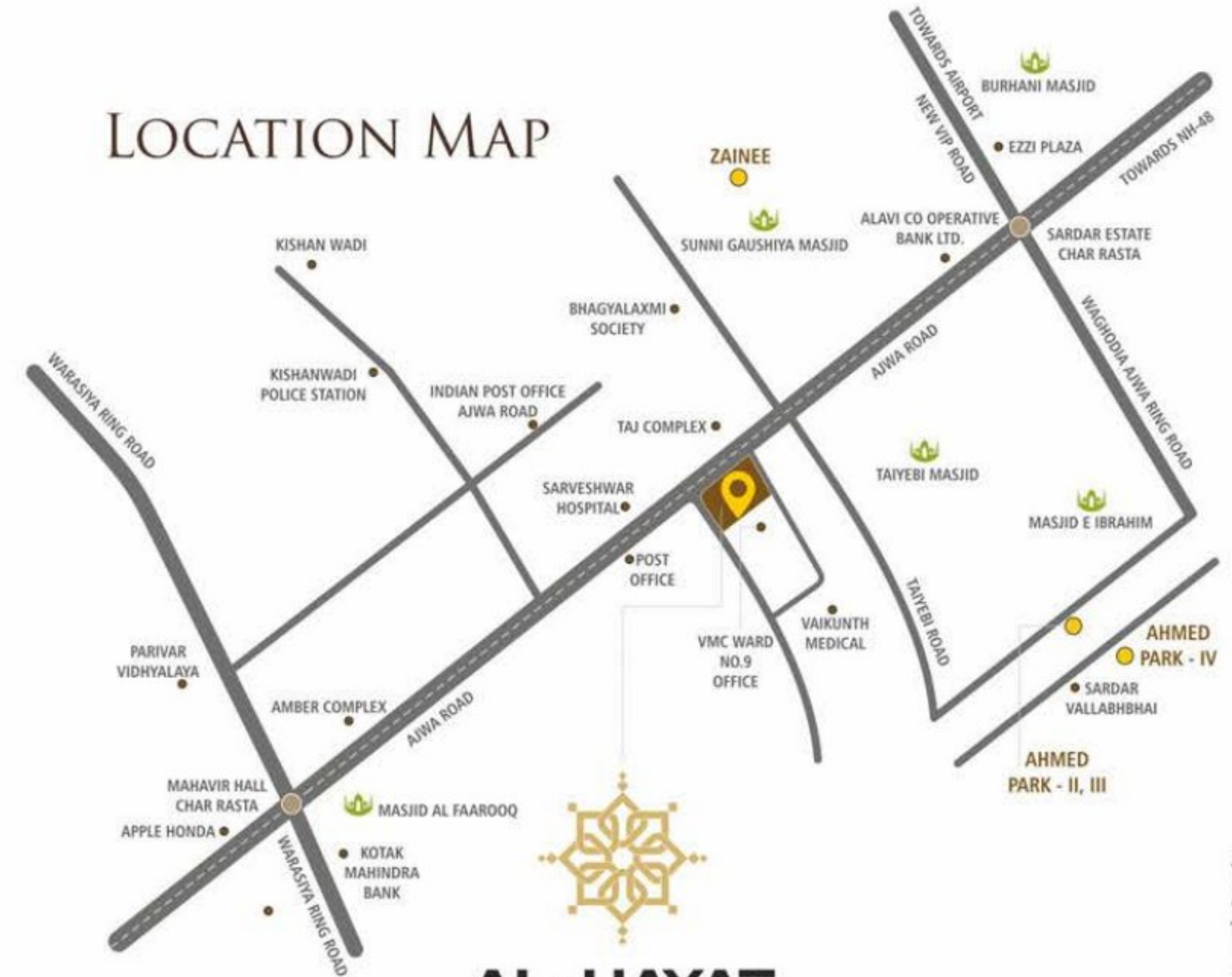


### WALL FINISH

**Internal walls:** Mala Plaster.

**External walls:** Double Coat Plaster with weather resistant, exterior textured paint

## LOCATION MAP



**AL-HAYAT**

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**H-CUBE  
BUILDER**

Architect  
Design Studio



**DESIGN STUDIO**  
architects & interiors

Structural Engineer  
Zarna Associates

3-D Visualisation  
Param Interactive



Google Coordinates:  
22°18'26.6"N 73°14'01.0"E

## PAYMENT TERMS:

- 10% AT THE TIME OF BOOKING
- 20% AT THE TIME OF AGREEMENT
- 15% PLINTH LEVEL
- 25% SLAB LEVEL
- 5% OUTSIDE PLASTER
- 5% INSIDE PLASTER
- 5% FLOORING LEVEL
- 10% SANITARY FITTING / COLOUR
- 5% AT THE TIME OF SALE DEED / POSSESSION



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Rera No.: PR/GJ/VADODARA/VADODARA/Others/MAA04010/131118

### WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / VMC charges, society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & all other Taxes levied in future will be borne by the purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the scheme like VMC Tax, will be borne by the purchaser.
- In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted life time.
- Any RCC member (beam, column & slab) must not be damaged life time.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior face.
- Common passage area is not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

### NOTES

- All rights for Alteration / Modification and development in design or specifications by architects and / or development shall be binding to all the members.
- BUC (Building Use Certificate) as per VMC rules, clear title for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

### LEGAL DISCLAIMER

- ★ All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.