

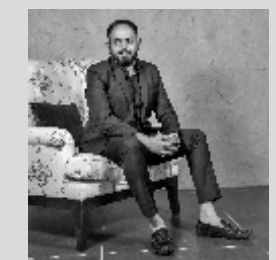


INDIVIDUAL 4 BHK LUXURIOUS VILLA



## EMBRACE THE NOSTALGIC DELIGHTS

Welcome to Orchid Villa 4 BHK, where the allure of vintage charm and timeless elegance await you. Step into a world where the past seamlessly merges with the present, creating an enchanting experience like no other. Embrace the nostalgic delights of a bygone era, where each corner of this vintage concept villa exudes a sense of history and character.



### ARCHITECT'S NOTES

I am more than delighted to bring to your table, a desirable haven for you and your family. Courtyard Bellagio presents you an ultra luxurious living space that will compel you to be put in awe. Every day here begins with an over surprising experience of comfort and elegant living. We're happy we're surpassing standards.







## A VINTAGE GEM

Nestled amidst the picturesque landscape of [Location], Orchid Villa 4 BHK presents a unique blend of classic design and modern amenities. Each 4-bedroom residence has been meticulously curated to preserve the essence of vintage aesthetics, while also offering the comforts of contemporary living.



MODERN COMFORTS,  
VINTAGE CHARMS














## CREATE CHERISHED MEMORIES

Whether you're hosting an intimate gathering or spending quality time with family, Orchid Villa 4 BHK provides the perfect backdrop for creating cherished memories. Revel in the magic of a vintage-inspired living space that celebrates the beauty of the past.





## VALUE ADDITION

-  Entire Campus Under 24 X 7 Cctv Camera Surveillance
-  24 Hours Water Supply
-  Name Plates
-  Anti Termite Treatment In Plinth Area
-  Attractive Main Gate with Telephone System
-  EV - Charging Point (15 A.M.P) For Vehicles In Each Villa
-  Rain Water Harvesting System
-  Bore in Each Villa
-  Ac Copper Piping System In Hall & Bedrooms



CREATE  
CHERISHED  
MEMORIES







LAYOUT  
PLAN

Plot No.	Plot Area in Sq.ft.
01	2143
02	1758
03	1576
04	1820
05	1604
06	1634
07	1280
08	1262
09	1234
10	1336
11	1323
12	1295
13	1297
14	1676
15 to 21	1360
22	1602
23	1578
24	1414
25	1422
26 & 30	1428
31	1504

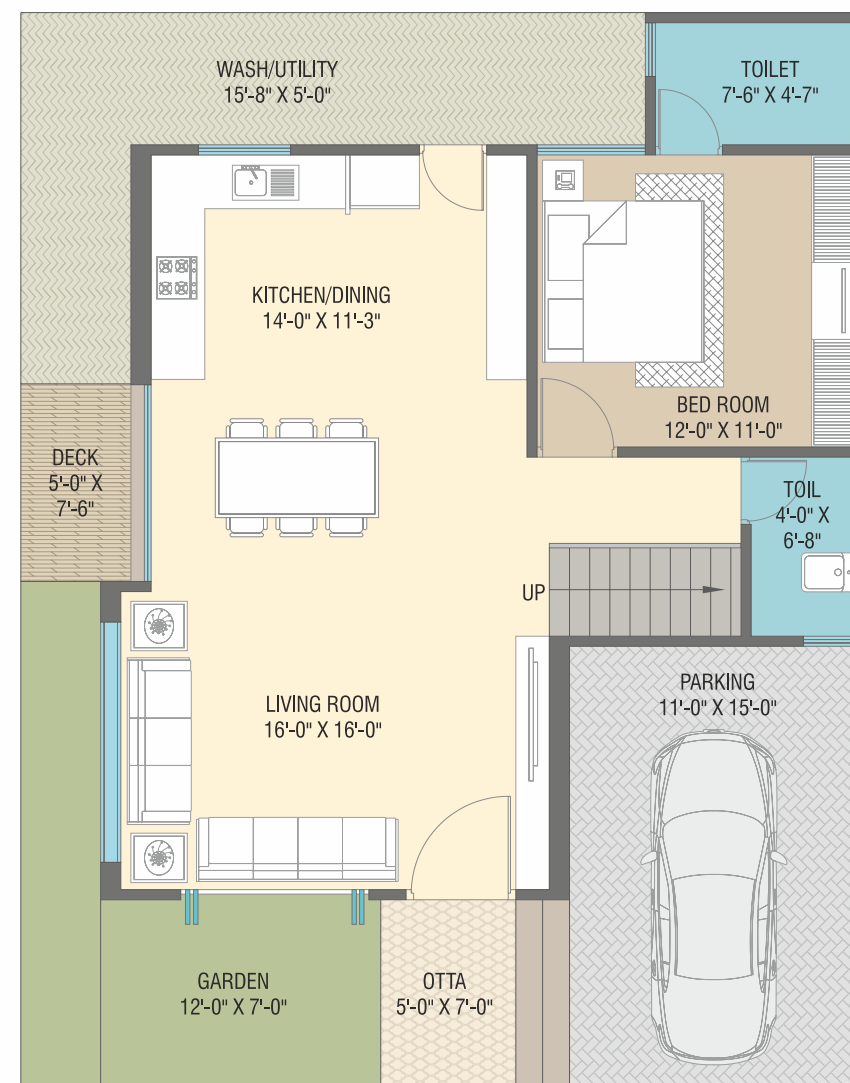




TYPE  
A

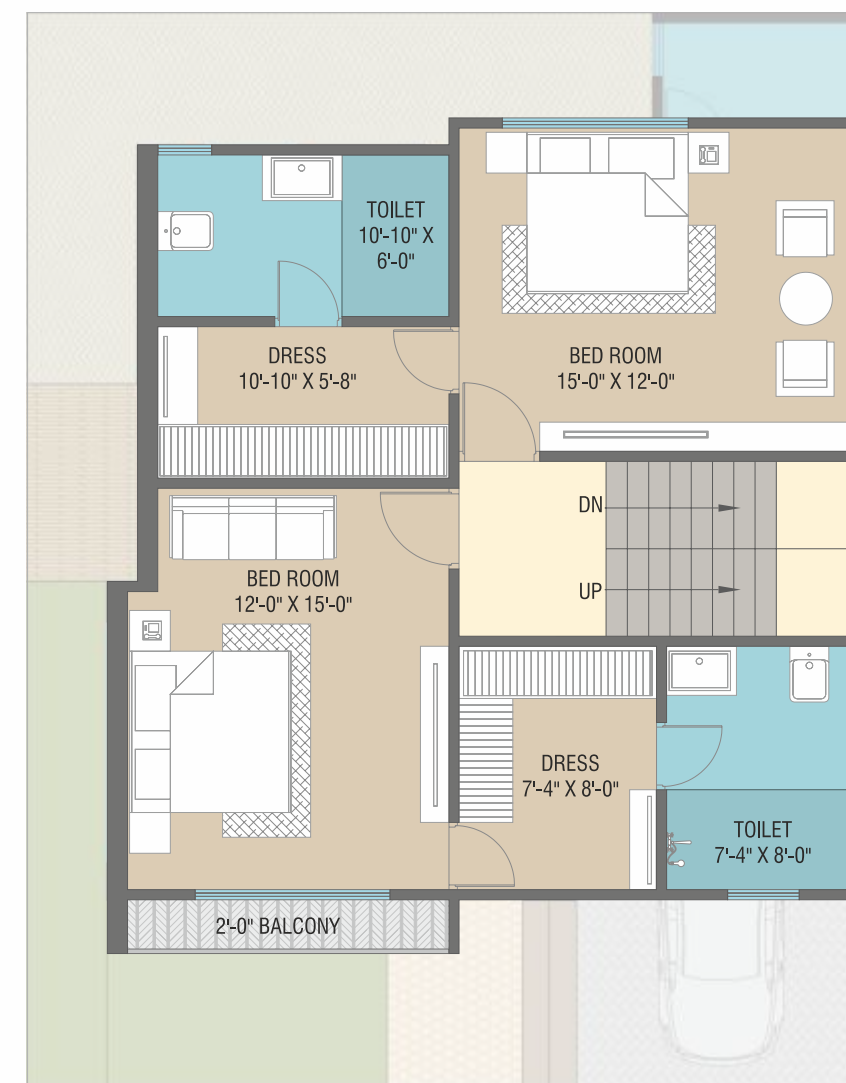
PLOT NO.:  
07, 08, 09, 12, 13

### GROUND FLOOR



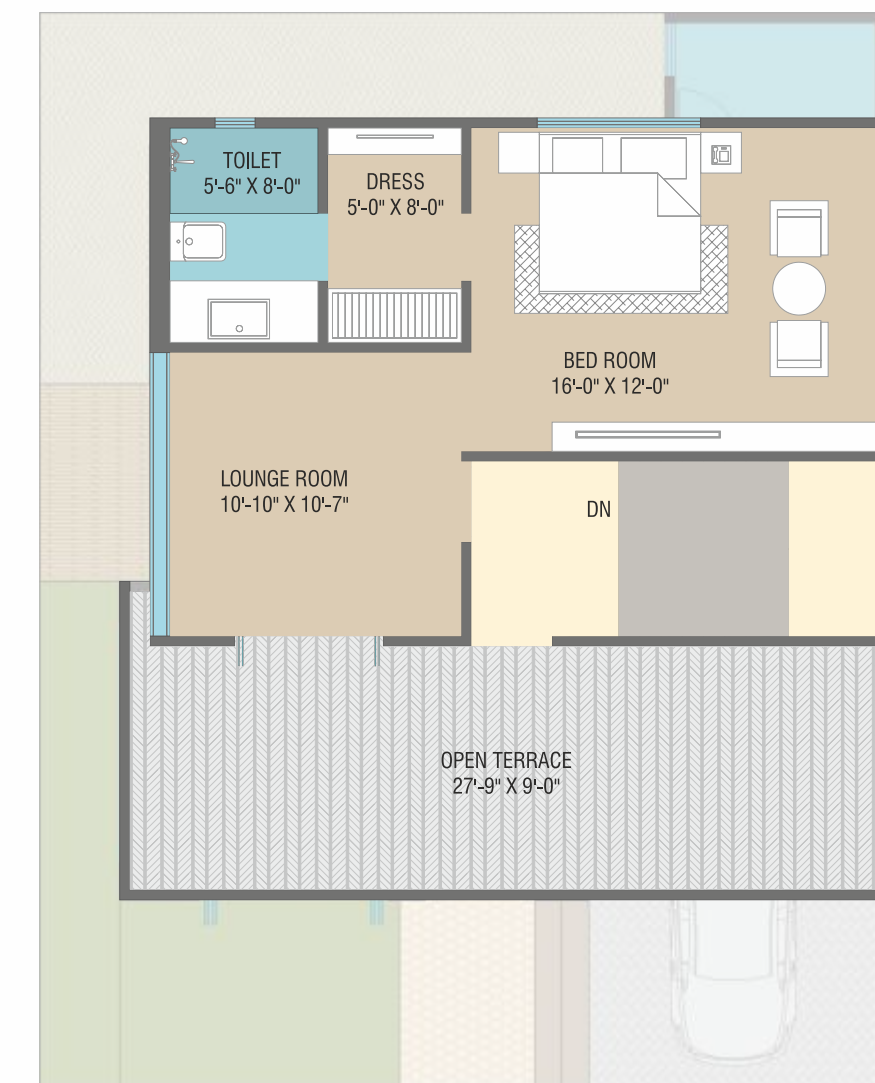
BUILD-UP AREA  
718.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
824.00 SQ.FT.

### SECOND FLOOR



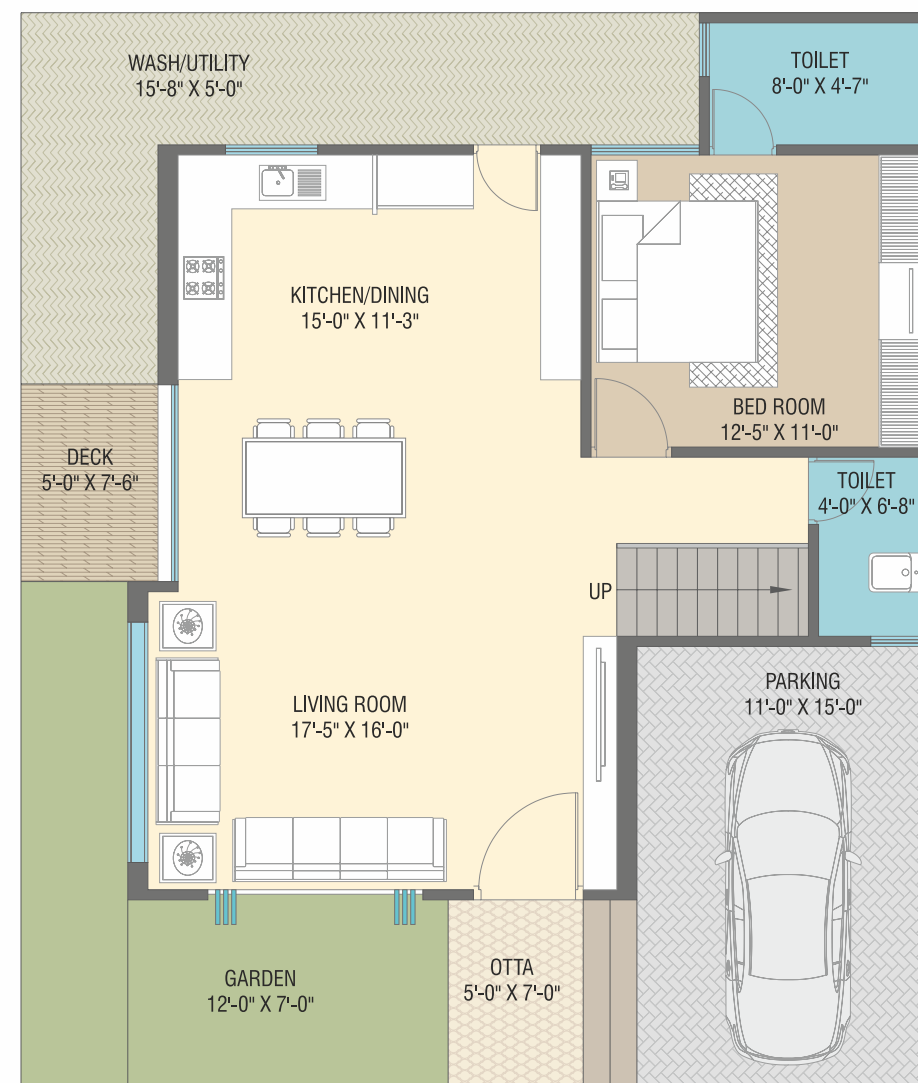
BUILD-UP AREA  
538.00 SQ.FT.



## TYPE B

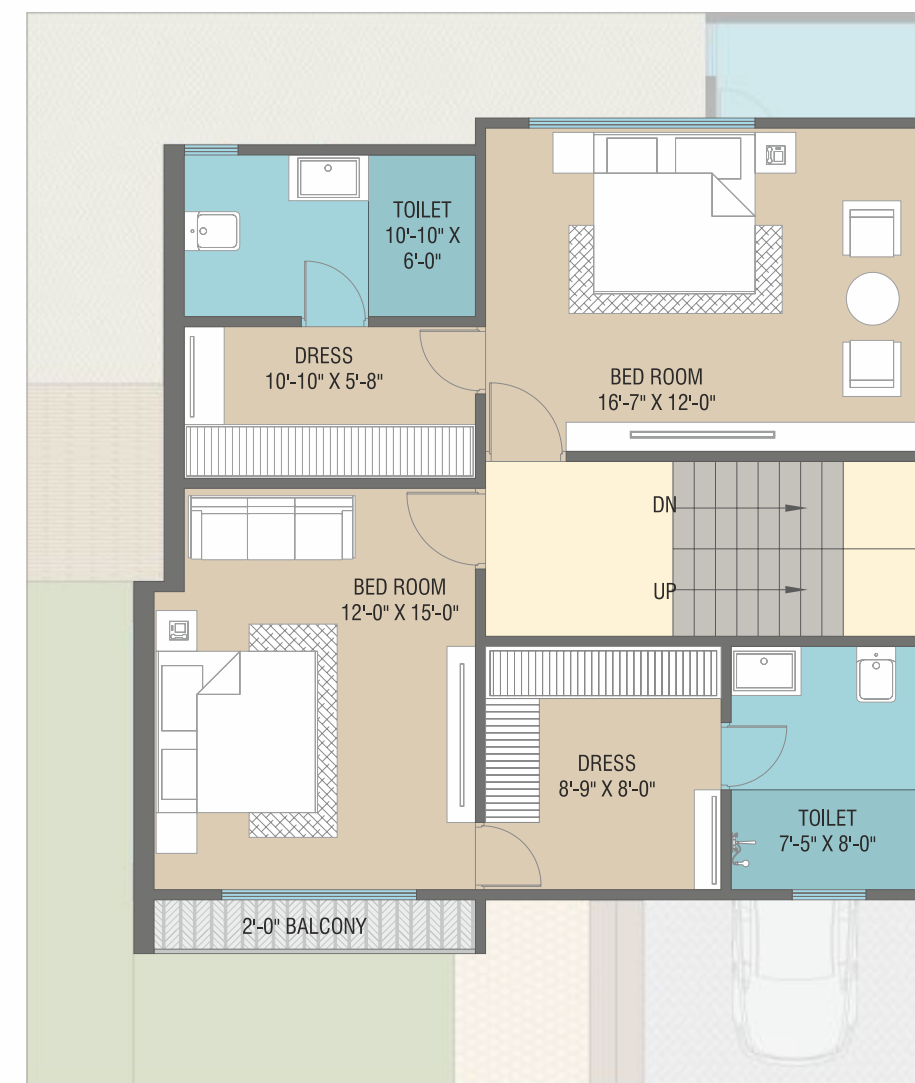
PLOT NO.:  
1, 2, 3, 14 to 22 & 24 to 31

### GROUND FLOOR



BUILD-UP AREA  
770.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
868.00 SQ.FT.

### SECOND FLOOR



BUILD-UP AREA  
567.00 SQ.FT.



TYPE  
B

PLOT NO.:  
23

### GROUND FLOOR



BUILD-UP AREA  
844.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
841.00 SQ.FT.

### SECOND FLOOR



BUILD-UP AREA  
570.00 SQ.FT.



TYPE  
C

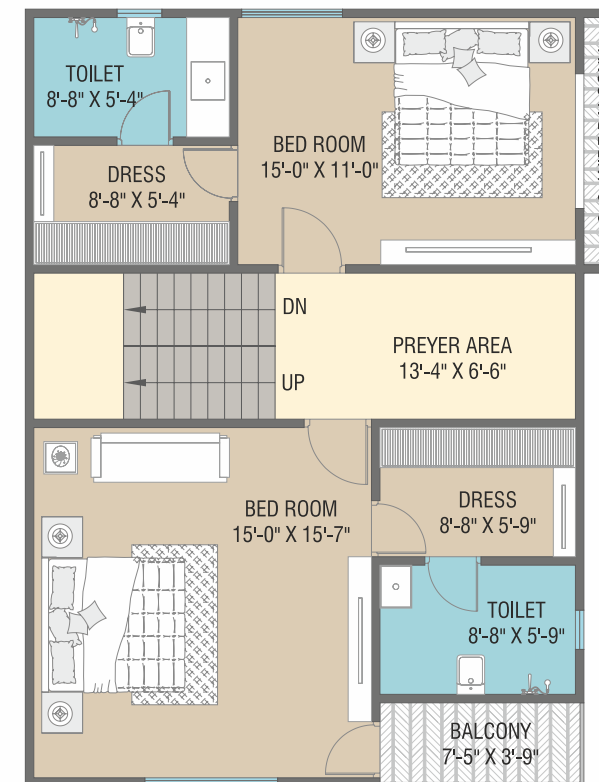
PLOT NO.:  
4

### GROUND FLOOR



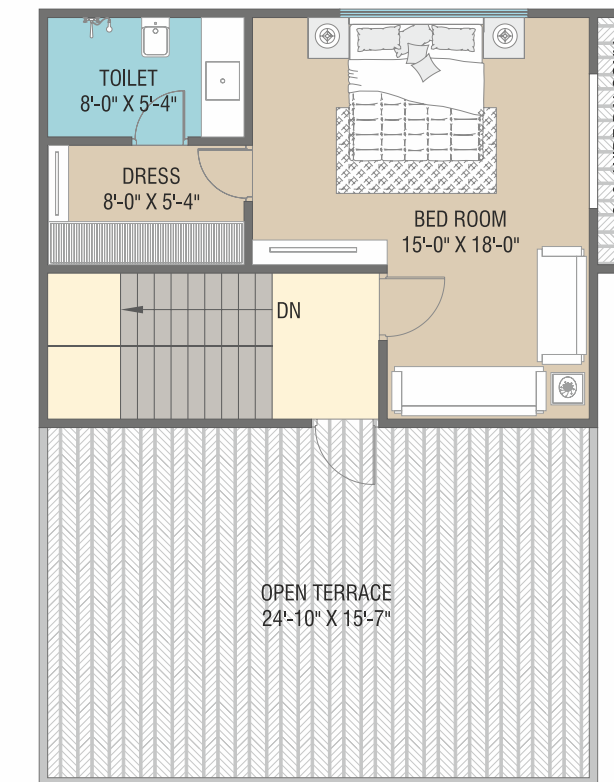
BUILD-UP AREA  
842.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
883.00 SQ.FT.

### SECOND FLOOR



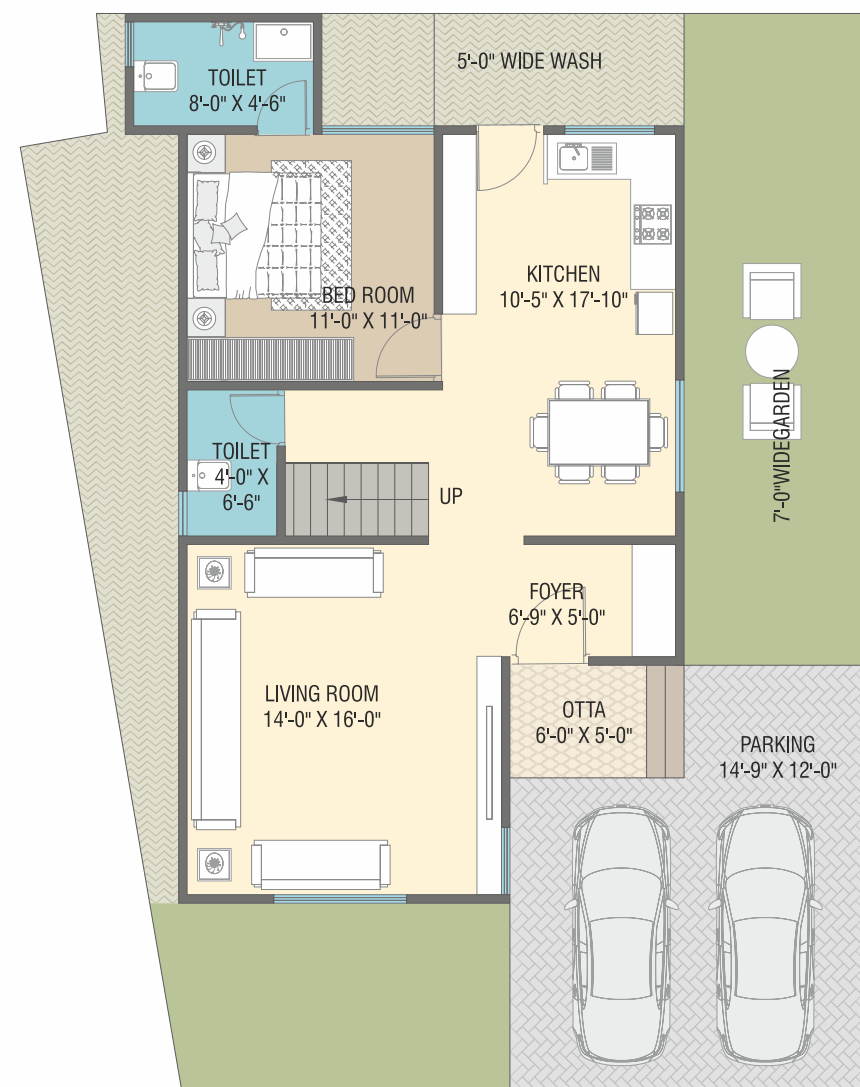
BUILD-UP AREA  
463.00 SQ.FT.



TYPE  
C

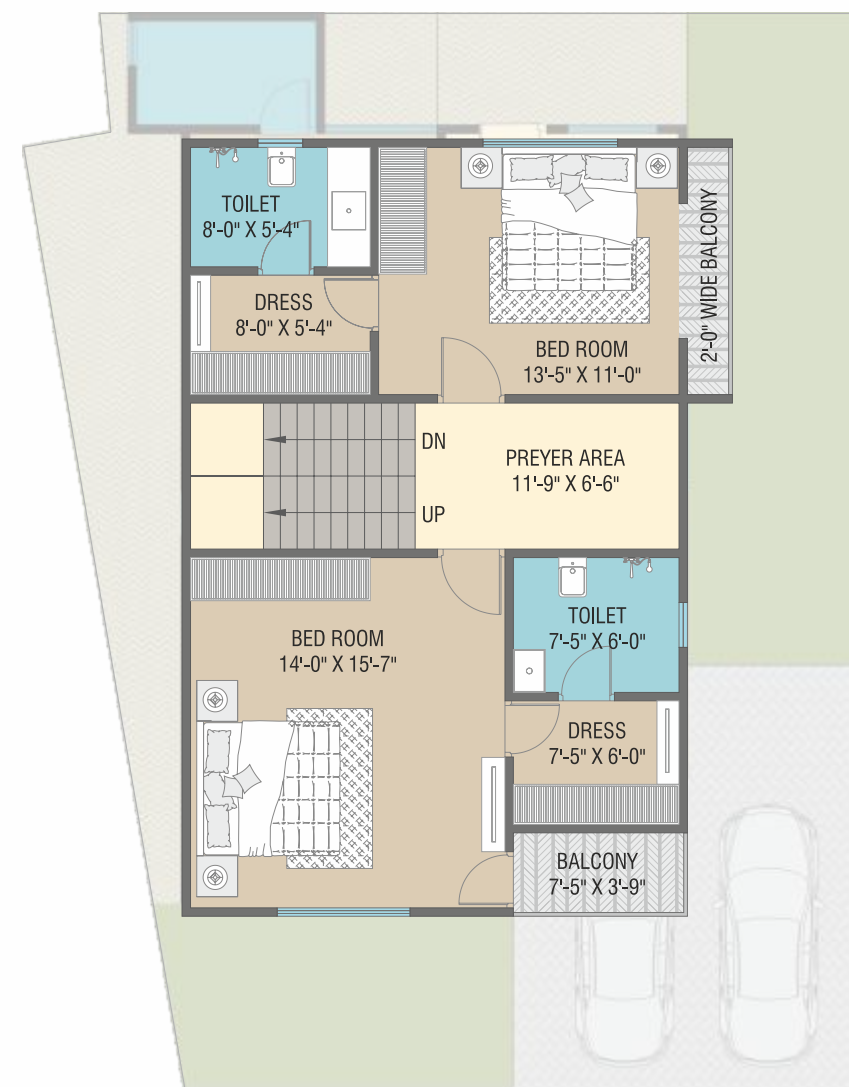
PLOT NO.:  
5, 6

### GROUND FLOOR



BUILD-UP AREA  
740.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
800.00 SQ.FT.

### SECOND FLOOR



BUILD-UP AREA  
419.00 SQ.FT.



TYPE  
E

PLOT NO.:  
10

### GROUND FLOOR



BUILD-UP AREA  
723.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
782.00 SQ.FT.

### SECOND FLOOR



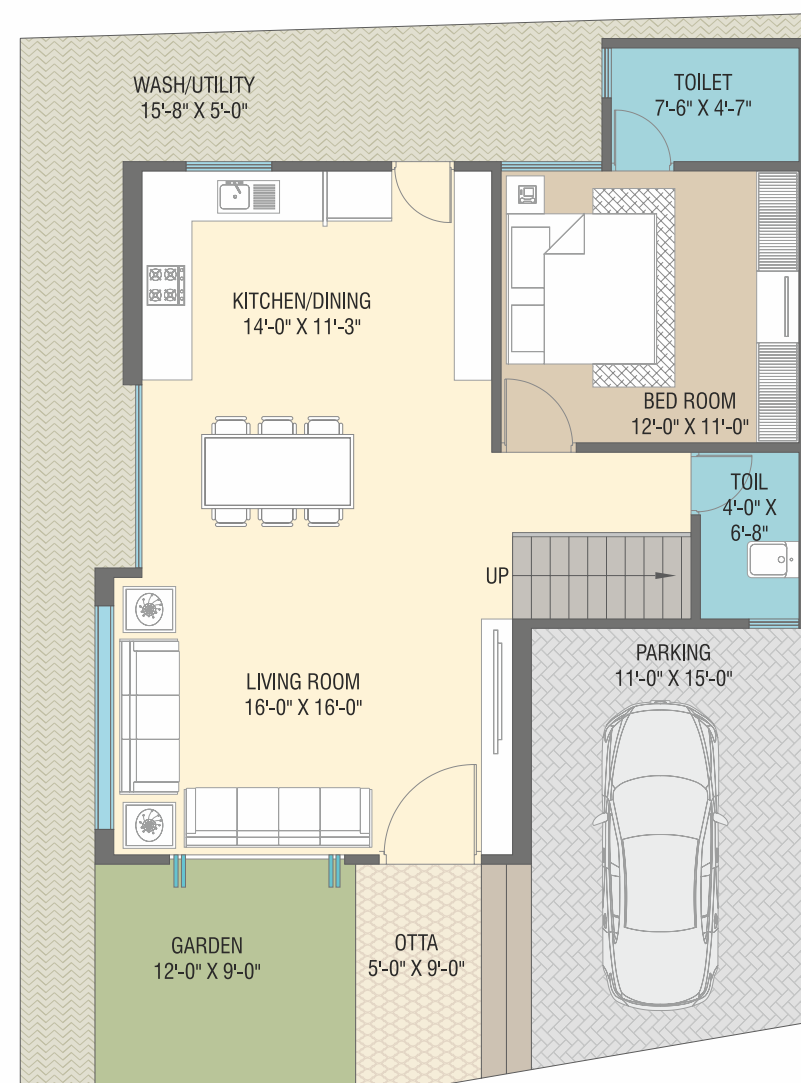
BUILD-UP AREA  
496.00 SQ.FT.



TYPE  
D

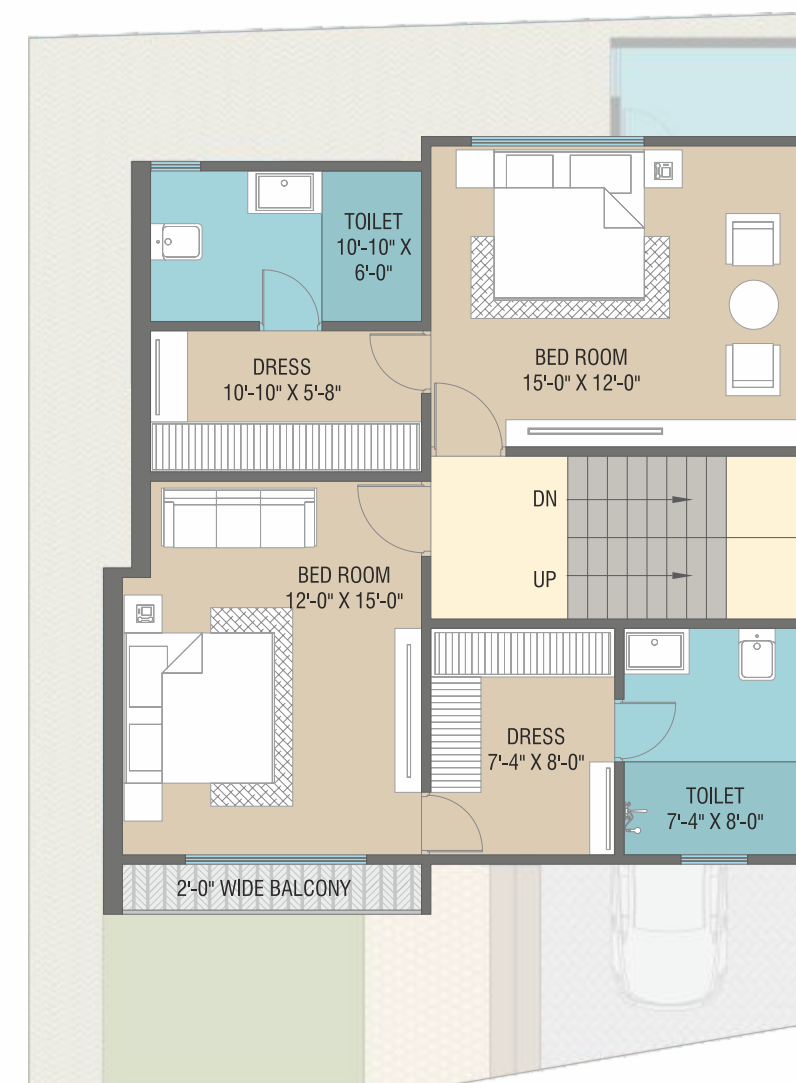
PLOT NO.:  
11

### GROUND FLOOR



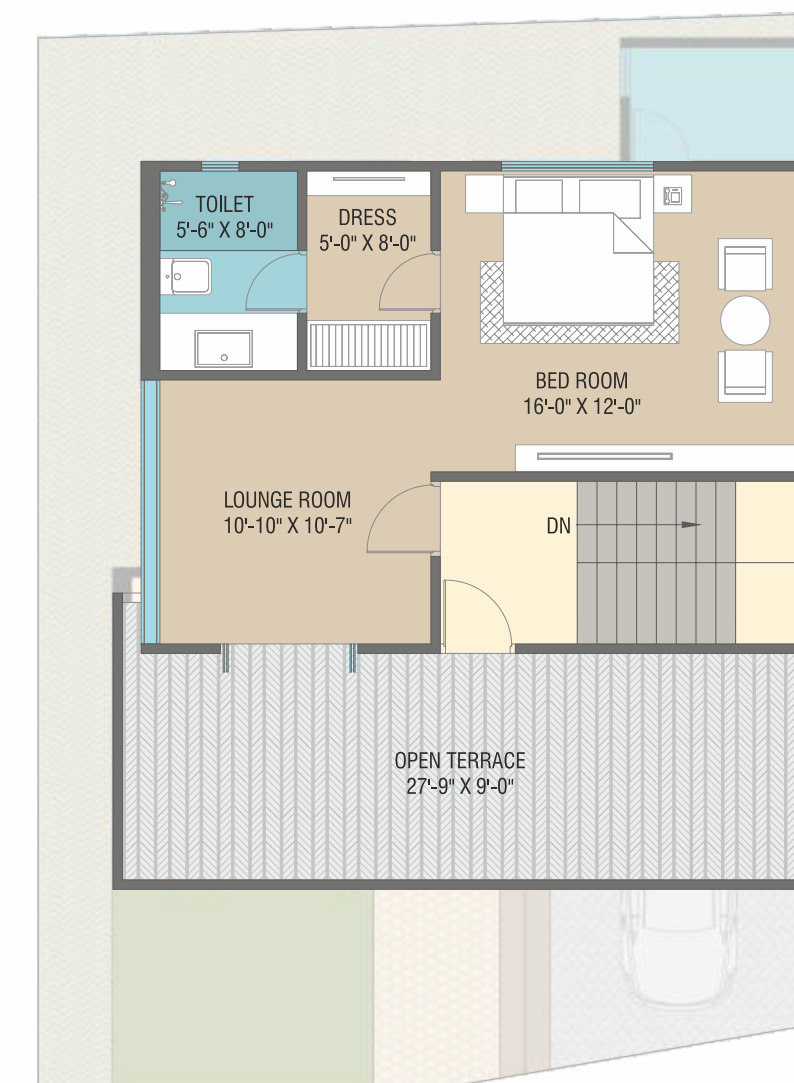
BUILD-UP AREA  
718.00 SQ.FT.

### FIRST FLOOR



BUILD-UP AREA  
824.00 SQ.FT.

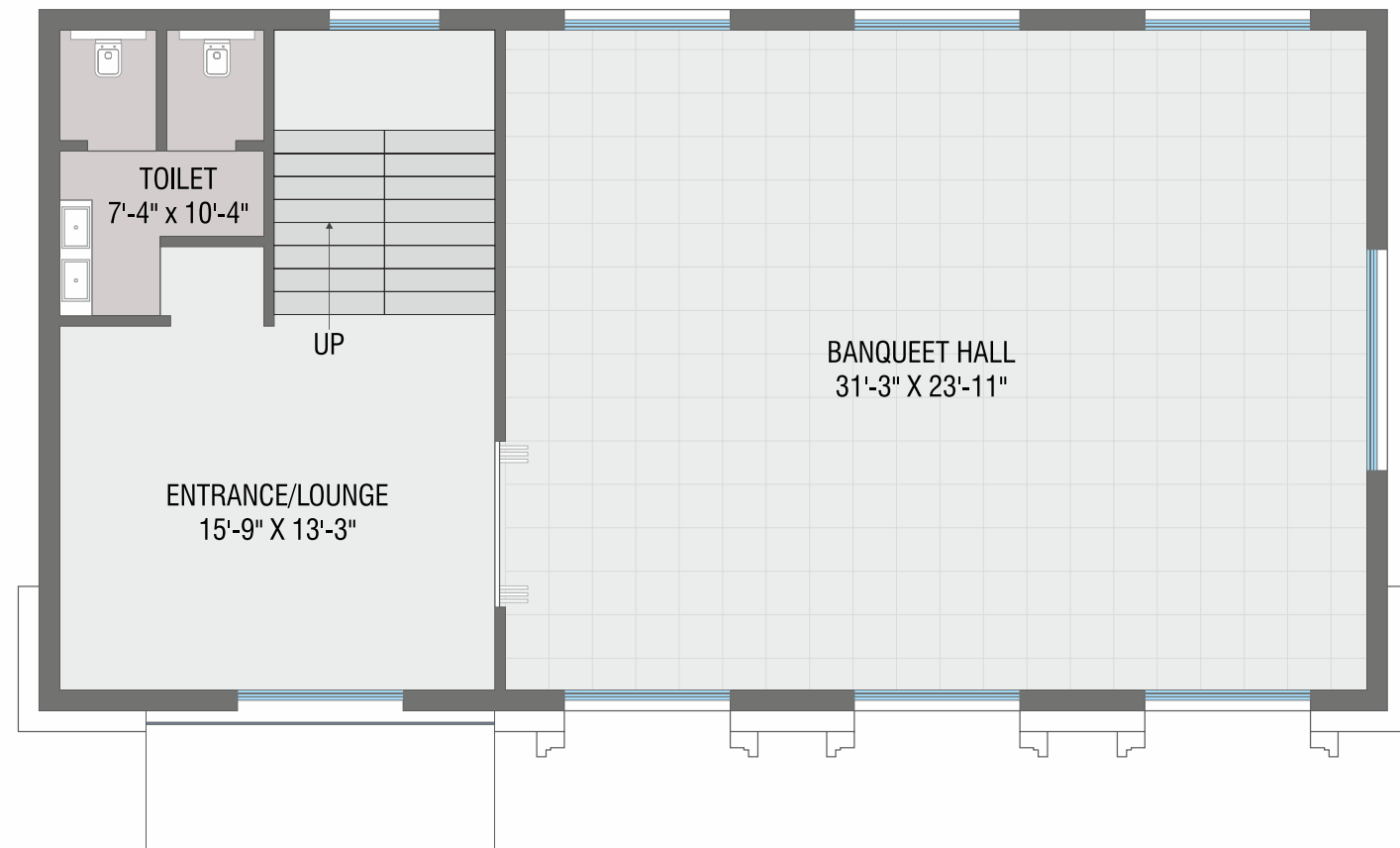
### SECOND FLOOR



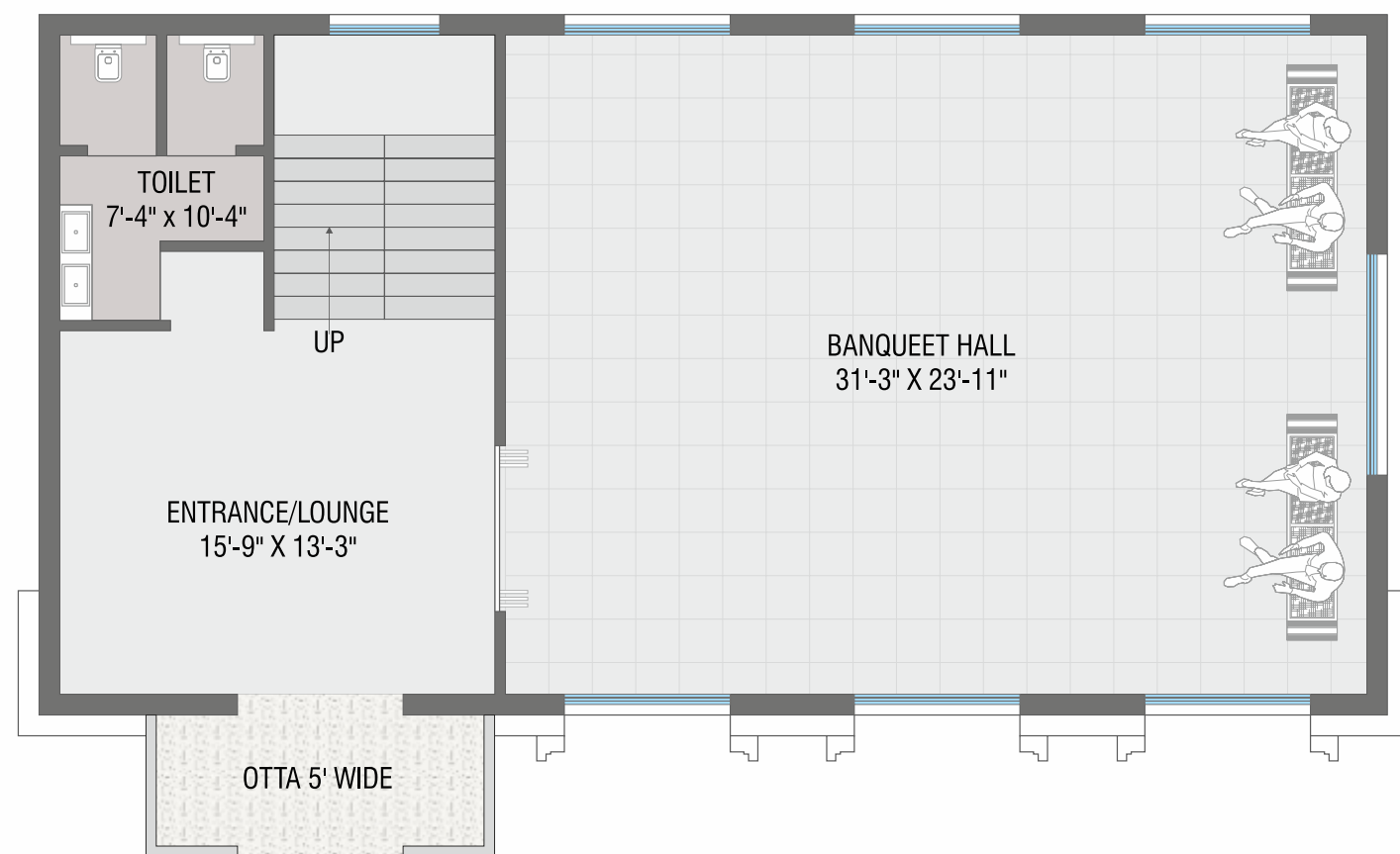
BUILD-UP AREA  
538.00 SQ.FT.

  
CLUB PLAN

FIRST FLOOR PLAN



GROUND FLOOR PLAN





## SPECIFICATION



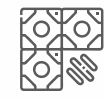
### Structure:

- All RCC & Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.
- Trimix Internal Roads With Designer Street Lights, Decorative Paving



### Doors & Windows:

- Main & internal doors with stone frame finished with Aluminium - Domal / UPVC sliding windows with Safety Grills & Mosquito nets.



### Flooring:

- Durable & scratch resistance tile flooring
- China mosaic with brick bat water proofing on terrace



### Kitchen:

- Granite Platform with S.S Sink & designer tiles upto slab level.



### Bathrooms:

- Designer anti-skid tiles fitting up to lintel levels
- Ultra-modern sanitary fixtures.



### Electrification:

- Concealed wiring of standard quality with TV, Fridge & AC points in all bedrooms & living room with copper piping.
- Concealed A.C copper piping in all bedrooms & living room



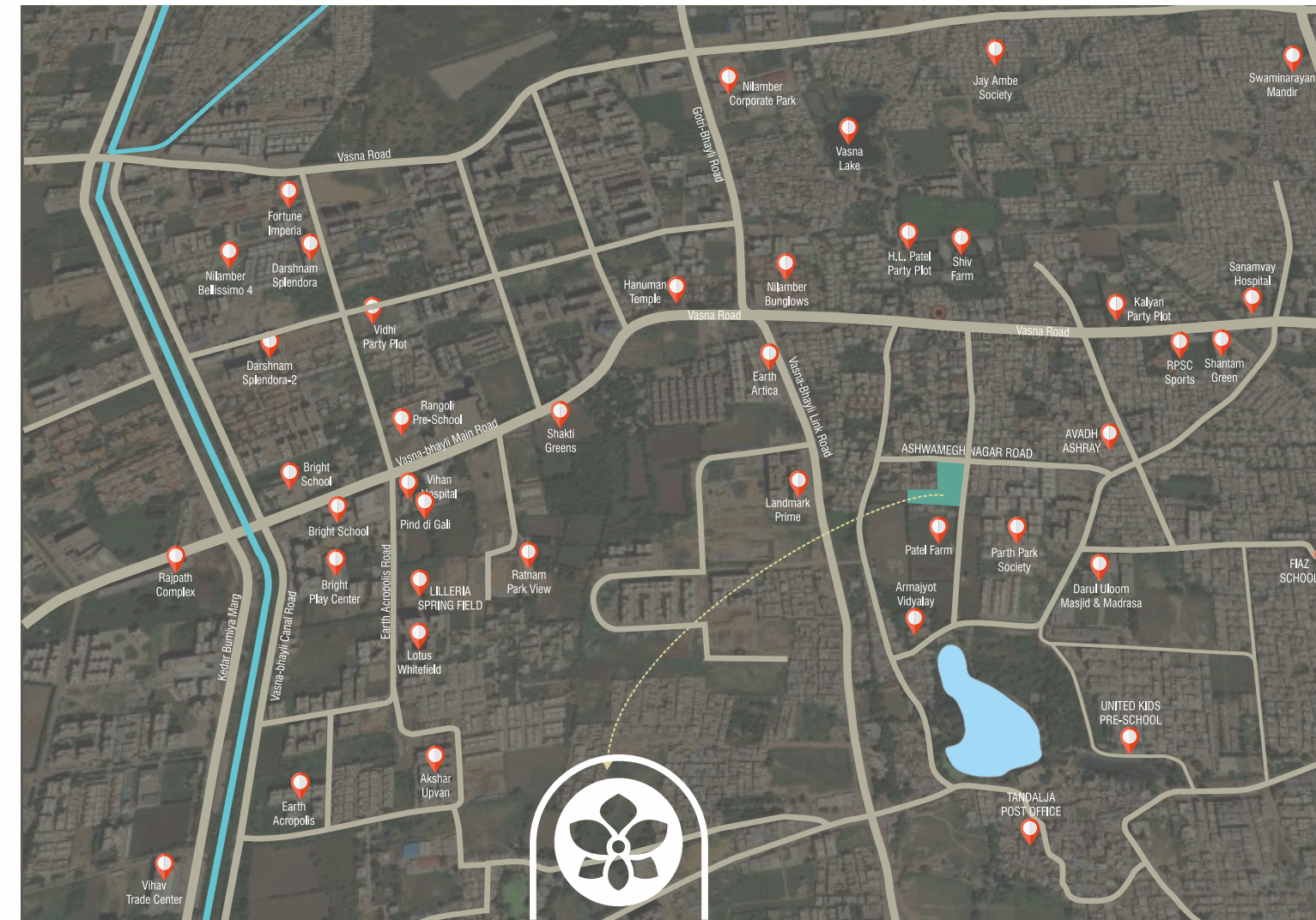
### Paint & Finish:

- External walls finished with weather proof paint with rustic texture
- Internal walls with putty & primer



### Plumbing:

- Concealed internal plumbing with hot water points.



ORCHID  
VILLA

Developers:  
**ROYAL ENTERPRISE**

📍 Nr. Al Amin Bungalows,  
Opp. Vikarama 2, Darul Uloom,  
Tandalja, Vadodara.

☎ +91 7874 777001,  
+91 7874 777009



LOCATION



## LOCATION

### MODE OF PAYMENT :

- 10% Booking
- 20% Within 30 Days
- 15% Plinth Level
- 10% Ground Floor Slab Level
- 10% First Floor Slab Level
- 10% Second Floor Slab Level
- 10% Masonry Level
- 5% Plaster Level
- 5% Flooring Level
- 5% Registration

DISCLAIMER : The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. (c) Development charges & society maintenance will be extra as applicable. • If any new taxes applicable by Central or State Government in future it will be borne by the customer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • MGCVL meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount. • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document. It is easy display of project only. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property.

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Architect



Structural Engineers

