



STEP
INTO
THE
WORLD
OF

LUXURY

The logo for Aatmiya Grand Villa 23 Phase II Plot features the company's stylized geometric logo above the project name. The text "AATMIYA GRAND VILLA 23" is in a large, bold, serif font, and "PHASE II PLOT" is in a smaller font below it.

AATMIYA
GRAND VILLA 23
PHASE II PLOT

SCAN FOR RERA PHASE-1

RAA14654/
060125/310828



gujrera.gujarat.gov.in

SCAN FOR RERA PHASE-2

RAA16451/
110226/311230



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AATMIYA
GRAND VILLA 23
PHASE II PLOT

Indulge in
Extravagance



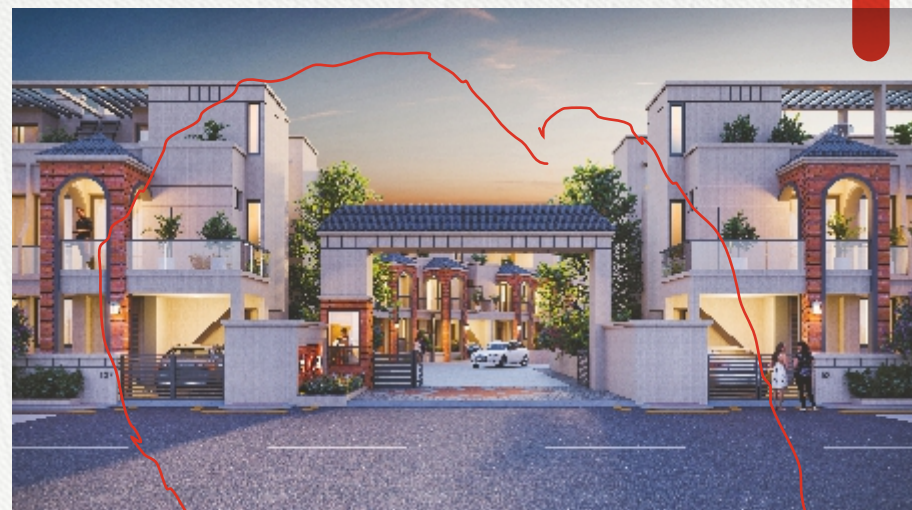
A lifestyle of extraordinary grandeur is waiting to unfold at Grand Villa 23. Every detail is finely crafted here to give you a living you truly deserve. A living that uplifts you to live to the fullest. Set in an expansive neighbourhood that blends convenience with privacy, this exclusive villa community offers the perfect setting to elevate your joys.

The Majestic GATEWAY

Welcome to a world of villa living where luxury ushers you into a new chapter of filled with regal dwellings. Inside, expansive spaces have been thoughtfully crafted to indulge your extravagant taste in fine living to ensure you spend every moment in panache. Each villa is a masterpiece of architectural brilliance, offering an exclusive residence to match your living with ace style. The community also features a wide range of leisure amenities, inviting you to relax and cherish life's most precious moments in full grandeur.



[change this image as per this image](#)







A distinguished
Pathway
of glory

This is the perfect moment to seize. A pathway to enter into a lifestyle that fully complements your achievements. Imagine a life where every detail, from the elegance of your surroundings to the comfort of your living space, is a celebration of your success. It is here you'll discover a home that echoes refined existence. A villa where luxury and sophistication are woven into every aspect, bestowing you with a pampering sense of well-deserved fulfillment. It's time. Embrace a lifestyle where your achievements are matched by the grandeur of your living experience.





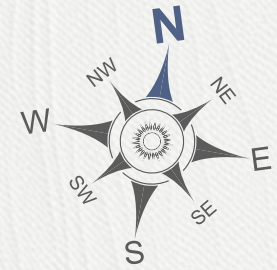
With the finest Around

Keeping you in good company with exceptional connectivity, this community ensures you're always within reach of everything that matters. Be it essential services, key city spots, or leisure destinations. With seamless access to important areas, you'll never have to miss out on the conveniences or opportunities that enrich your daily life. A well-marked plan for developments within the community offers ample breathing space to preserve your sense of independence while enjoying the benefits of a well-connected, thriving community. While the greenery in the neighbourhood will give you serenity and peace of mind.





PHASE - 1 LAYOUT PLAN



Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)	Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)	Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)
50	A2	946.16	82	B2	906.87	174	A2	946.16
51	A1	946.16	83	B1	906.87	175	A1	946.16
52	A2	946.16	84	B2	906.87	176	A2	946.16
53	A1	946.16	85	B1	906.76	177	A1	946.16
54	A2	946.16	86	B2	906.76			
55	A1	946.16	87	B1	906.76			
56	A2	946.16	88	B2	906.65			
57	A1	946.16	89	B1	906.65			
58	A2	946.16	90	B2	906.65			
59	A1	946.16	91	B1	906.65			
60	A2	946.16	92	B2	906.86			
61	A1	946.16	93	B1	907.1899			
62	A2	946.16	94	Plot no 1	1761.313			
63	A1	946.16	95	C2	1129.57			
64	A2	946.16	96	C2	1131.83			
65	A1	946.16	97	C1	1131.83			
66	A2	946.16	98	C2	1131.83			
67	A1	946.16	99	C1	1131.83			
68	A2	946.16	100	C2	1131.83			
69	A1	946.16	101	C1	1131.83			
70	A2	946.16	102	C2	1131.83			
71	A1	950.46	126	B1	908.16			
72	B2	911.39	127	Plot no 1	942.07			
73	B1	907.19	128	Plot no 1	1267.03			
74	B2	907.19	166	B2	907.51			
75	B1	907.19	167	B1	907.51			
76	B2	907.08	168	B2	907.41			
77	B1	907.08	169	B1	907.41			
78	B2	907.08	170	B2	907.41			
79	B1	906.97	171	B1	923.44			
80	B2	906.97	172	A2	962.95			
81	B1	906.97	173	A1	946.16			



PHASE 3 COMMERCIAL

PHASE 1

**PHASE - 2
LAYOUT PLAN**

OPEN PLOT

PLOT NO.	PLOT AREA(Sq.Ft.)	PLOT NO.	PLOT AREA(Sq.Ft.)
187	1103.74	198	1064.02
188	1064.02	199	1064.02
189	1064.02	200	1064.02
190	1064.02	201	1064.02
191	1064.02	202	1064.02
192	1064.02	203	1064.02
193	1064.02	204	1064.02
194	1064.02	205	1064.02
195	1064.02	206	1094.05
196	1064.02	207	1113.64

Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)	Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)	Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)	Plot No.	BUILDING PLAN	PLOT AREA(Sq.Ft.)
1	1	1821.00	31	D2	1171.55	114	B1	907.30	147	B1	907.94
2	A1	1160.79	32	D1	1171.55	115	B2	907.30	148	B2	907.94
3	A2	1160.79	33	D2	1171.55	116	B1	907.30	149	B1	907.94
4	A1	1160.79	34	D1	1169.94	117	B2	907.30	150	B2	907.94
5	A2	1160.79	35	35	1893.92	118	B1	1164.13	151	B1	907.94
6	A1	1160.79	36	36	1965.94	119	B2	997.07	152	B2	907.94
7	A2	1160.79	37	A3	1377.25	120	B1	908.16	153	B1	907.83
8	A1	1160.79	38	A2	946.15	121	B2	908.16	154	B2	1028.61
9	A2	1160.79	39	A1	946.15	122	B1	908.16	155	B1	907.83
10	A1	1160.79	40	A2	946.15	123	B2	908.16	156	B2	907.83
11	A2	1160.79	41	A1	1087.92	124	B1	908.16	157	B1	907.83
12	A1	1160.79	42	A2	946.15	125	B2	908.16	158	B2	907.83
13	A2	1160.79	43	A1	946.15	129	B1	907.94	159	B1	907.83
14	A1	1160.79	44	A2	946.15	130	B2	907.94	160	B2	907.83
15	A2	1160.79	45	A1	946.15	131	B1	907.94	161	B1	907.83
16	A1	1160.79	46	A2	946.15	132	B2	907.94	162	B2	907.83
17	A2	1160.79	47	A1	946.15	133	B1	907.94	163	B1	907.83
18	A1	1160.79	48	A2	946.15	134	B2	907.94	164	B2	907.83
19	A2	1160.79	49	A1	946.15	135	B1	907.94	165	B1	907.94
20	A1	1160.79	103	C1	1131.83	136	B2	907.94	178	A2	947.02
21	A2	1160.79	104	C2	1131.83	137	B1	907.94	179	A1	947.02
22	A1	1160.79	105	C1	1131.83	138	B2	907.94	180	A1	947.02
23	A2	1160.79	105	C2	1131.83	139	B1	907.94	181	A2	947.02
24	A1	1160.79	107	C1	1131.83	140	B2	907.94	182	A1	947.02
25	A2	1160.79	108	108	1298.03	141	B1	907.94	183	A2	947.02
26	D1	1160.79	109	109	1378.44	142	B2	907.94	184	A1	947.02
27	D2	1171.55	110	B1	907.30	143	B1	907.94	185	A2	949.38
28	D1	1171.55	111	B2	907.30	144	B2	907.94	186	A1	1020.21
29	D2	1171.55	112	B1	907.30	145	B1	907.94			
30	D1	1171.55	113	B2	907.30	146	B2	907.94			

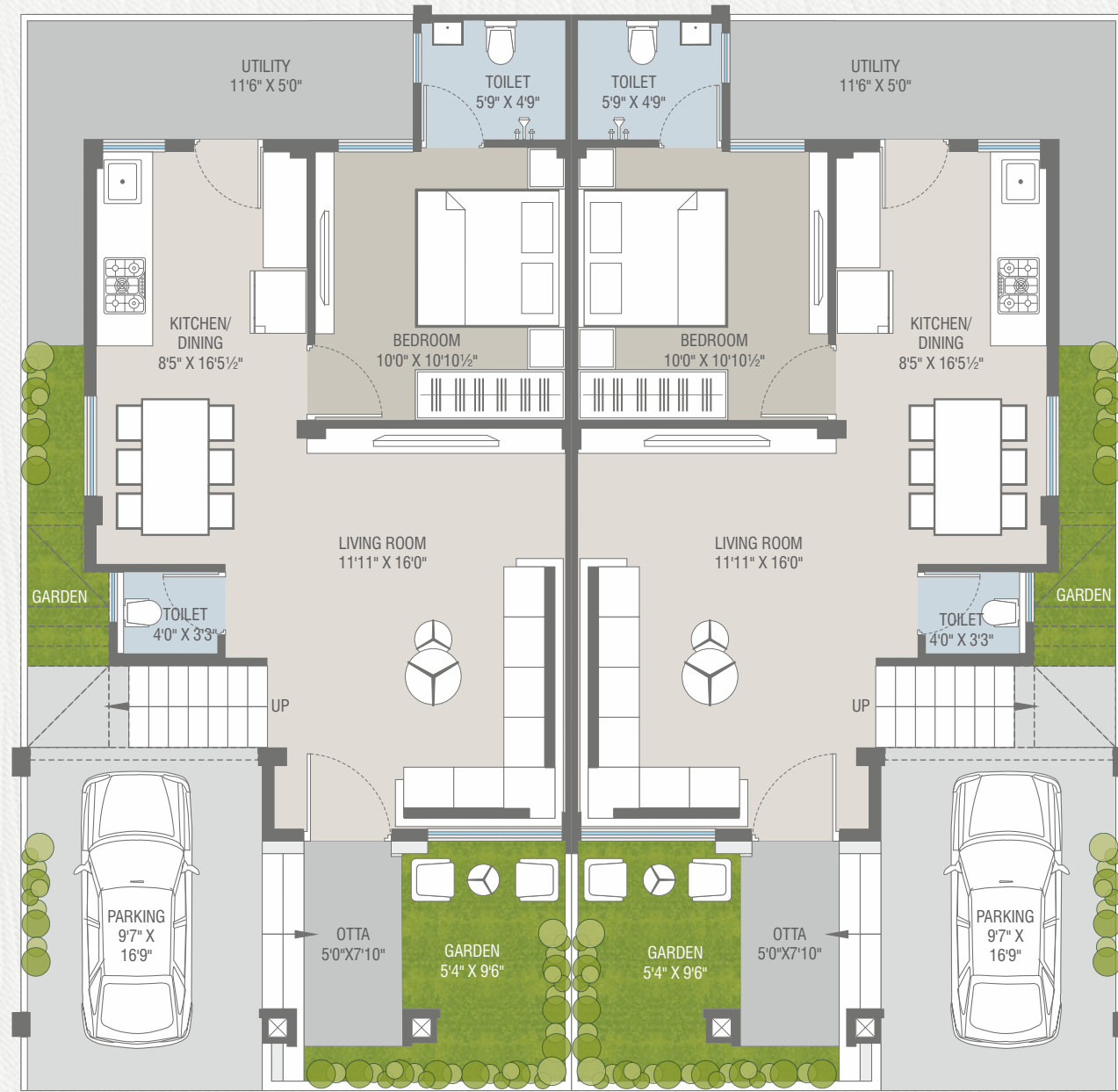


Villas that set a **Standard**

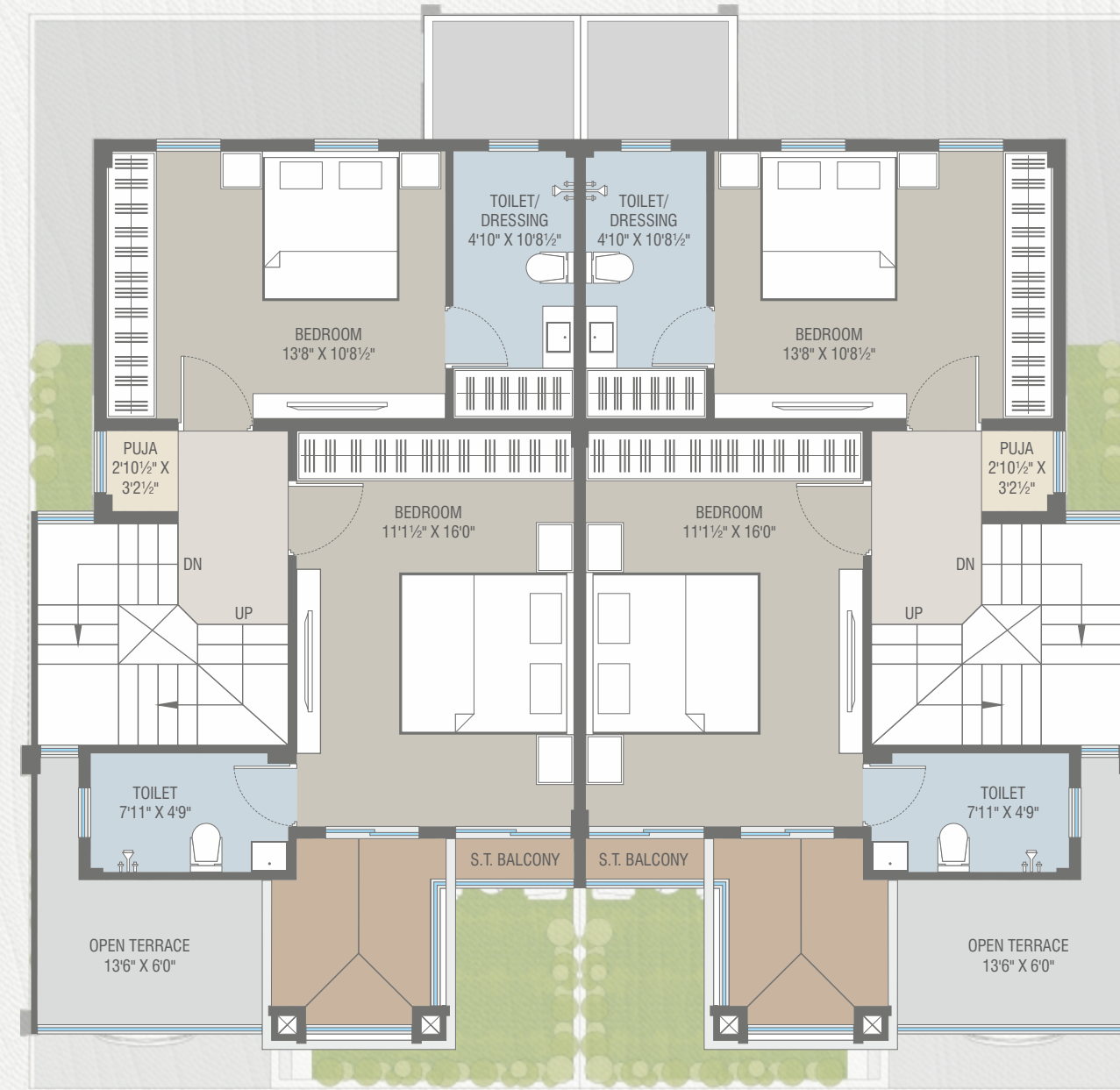
The villas are exclusively designed to complement your lifestyle while placing your desire for privacy at the forefront. Every detail is carefully curated to offer an ambiance of refined luxury. An elegant elevation ensures you always find joy greeting you at the doorstep. The luxury of space lets you unwind and relax with utmost privacy and an openness to cherish the goodness of life. The exquisite design quality and fine materials are just right to add a sense of class, forever.



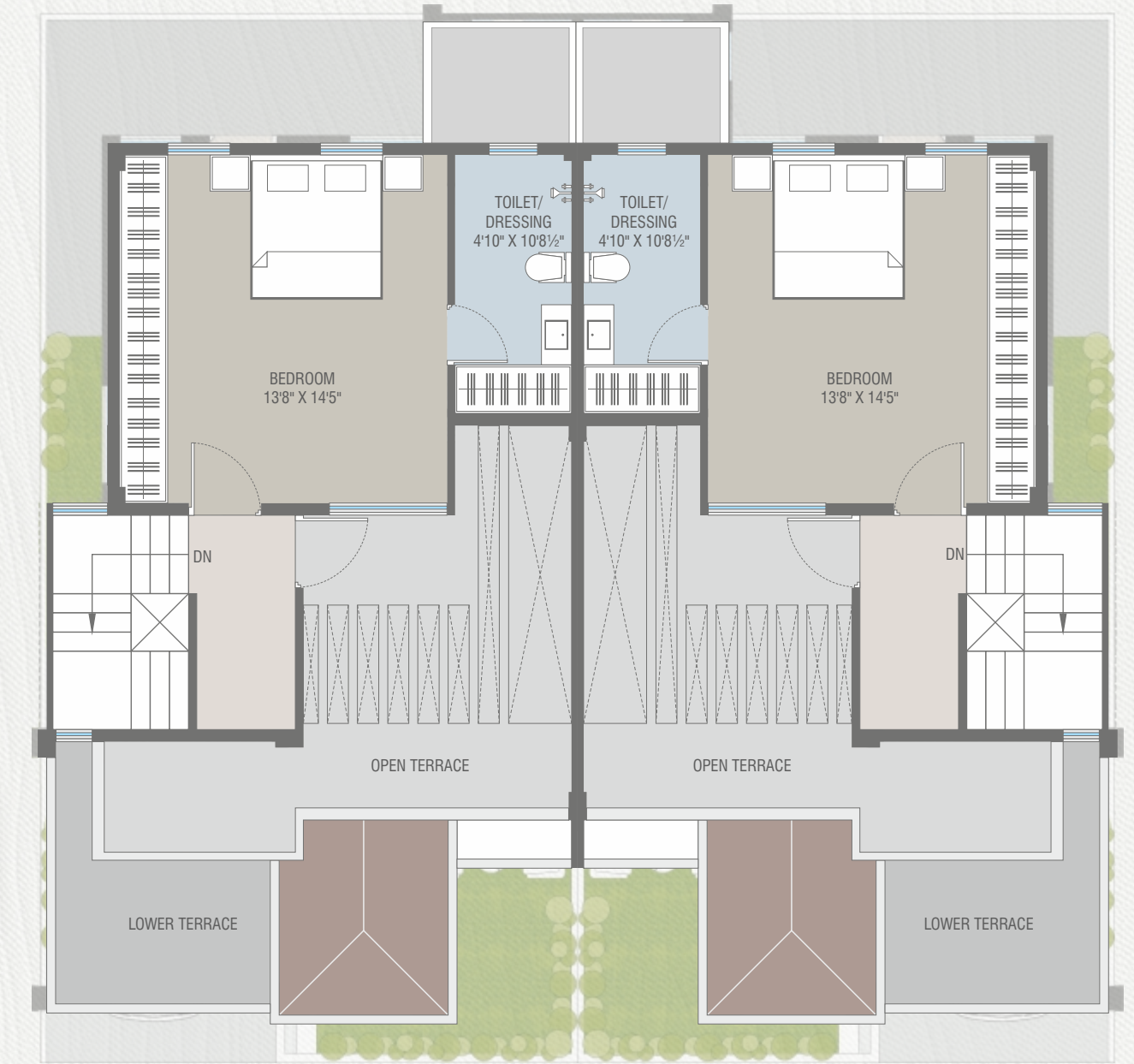
UNIT PLAN PLOT NO: **2 TO 34, 38 TO 72, 172 TO 186** REMOVE THIS NUMBER



GROUND FLOOR PLAN



FIRST FLOOR PLAN



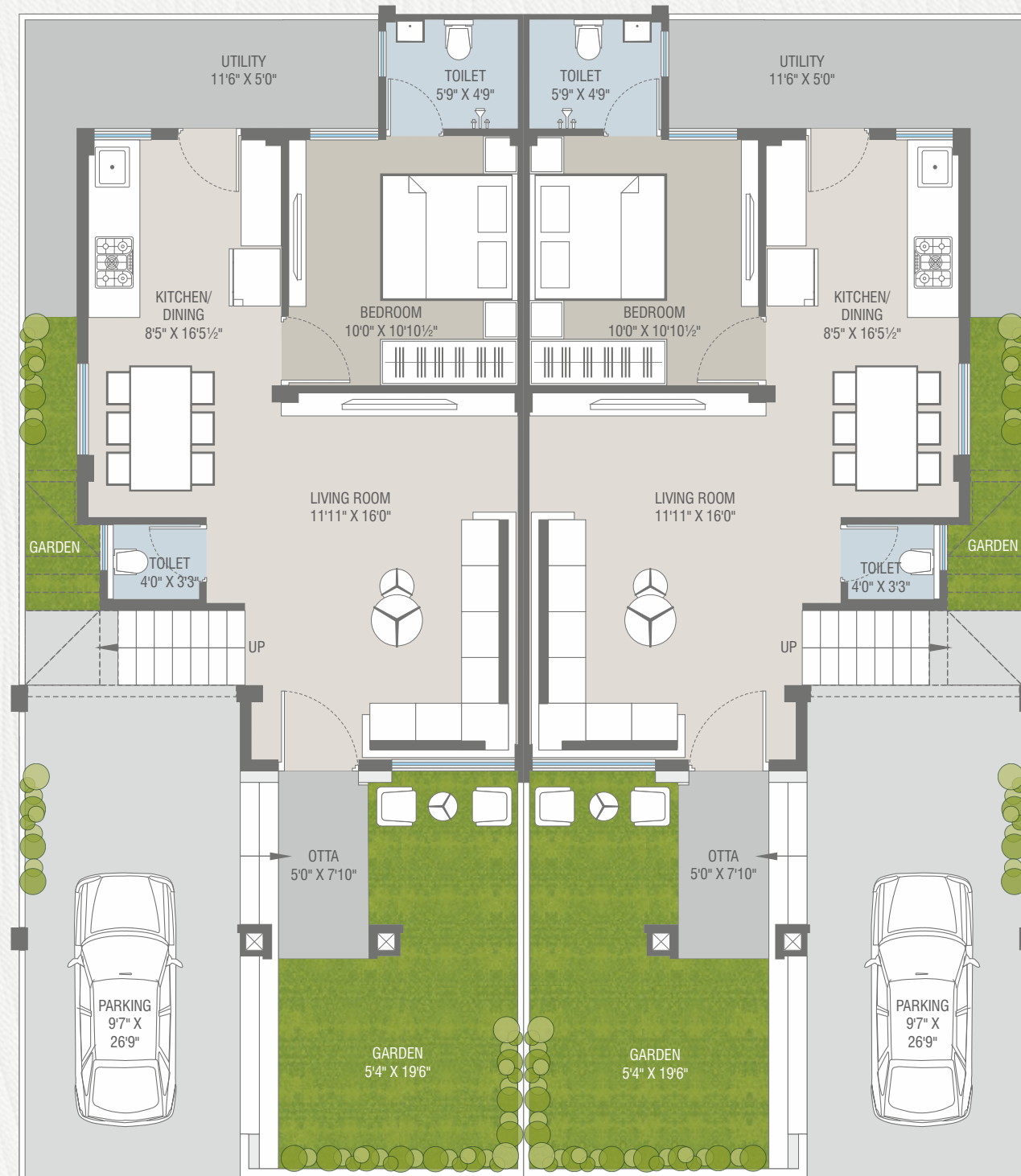
SECOND FLOOR PLAN

2 TO 35

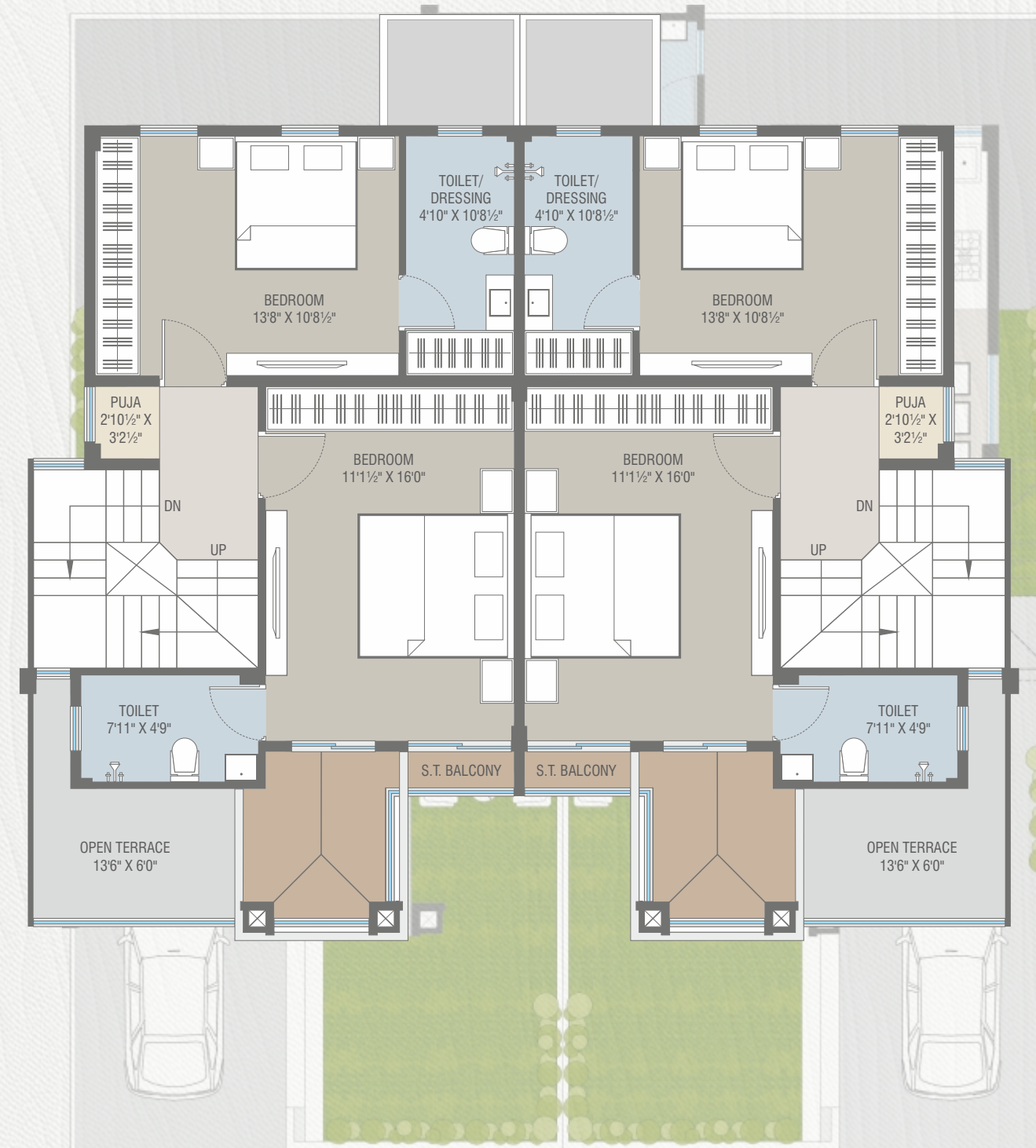
UNIT PLAN

PLOT NO: 2 TO 34, 38 TO 72, 172 TO 186

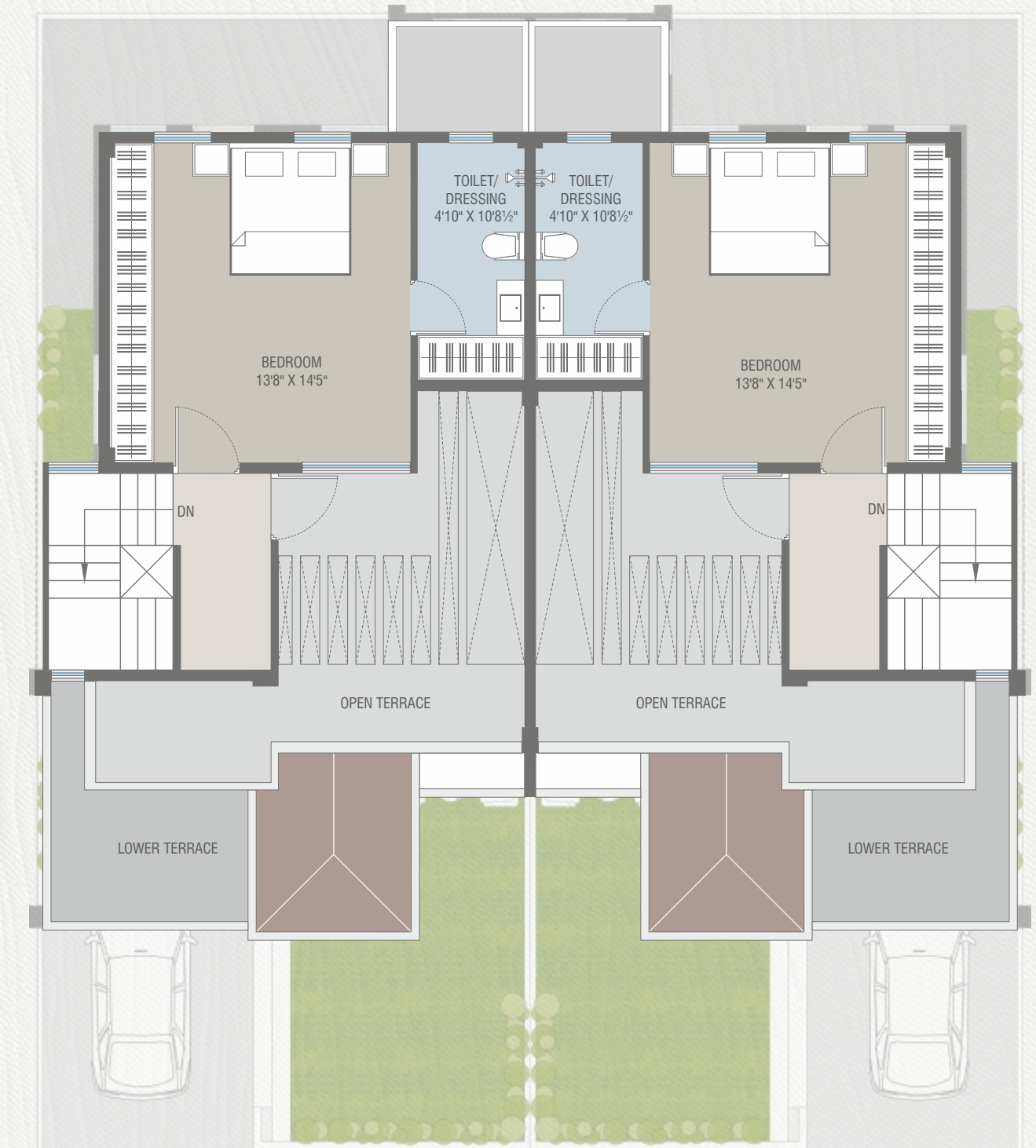
REMOVE THIS NUMBER



GROUND FLOOR PLAN

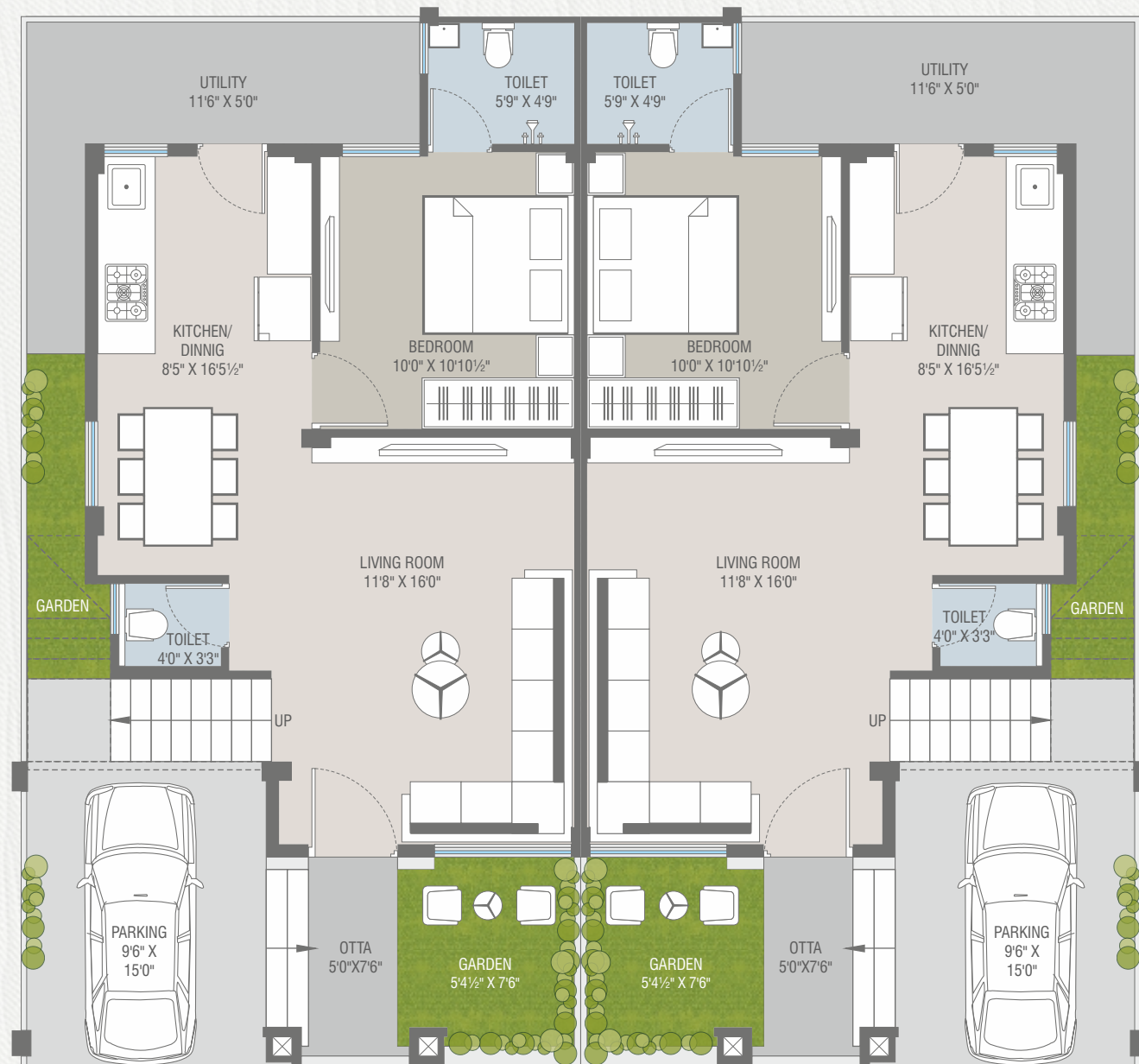


FIRST FLOOR PLAN

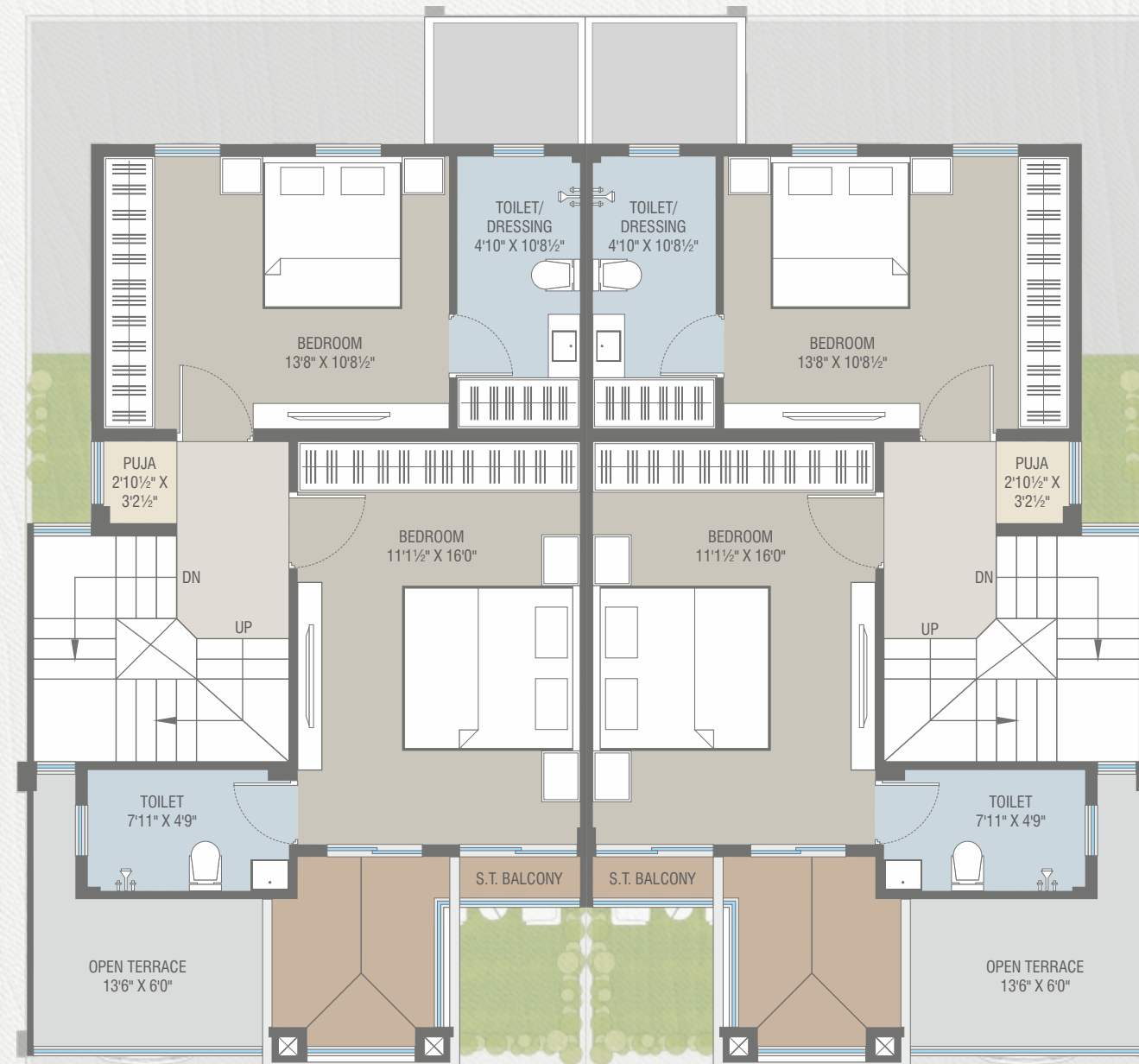


SECOND FLOOR PLAN

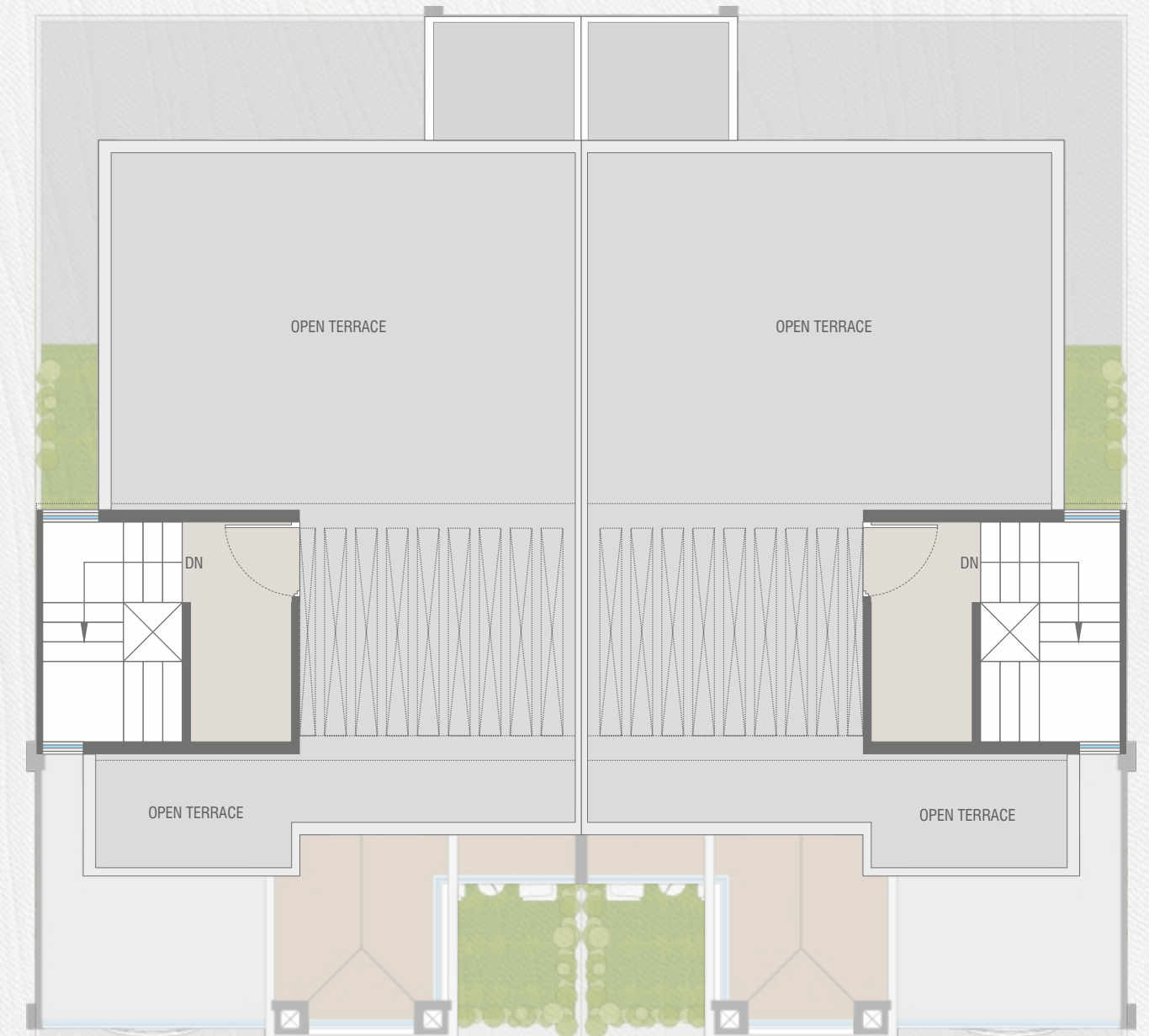
UNIT PLAN PLOT NO: 72 TO 93, 110 TO 171



GROUND FLOOR PLAN

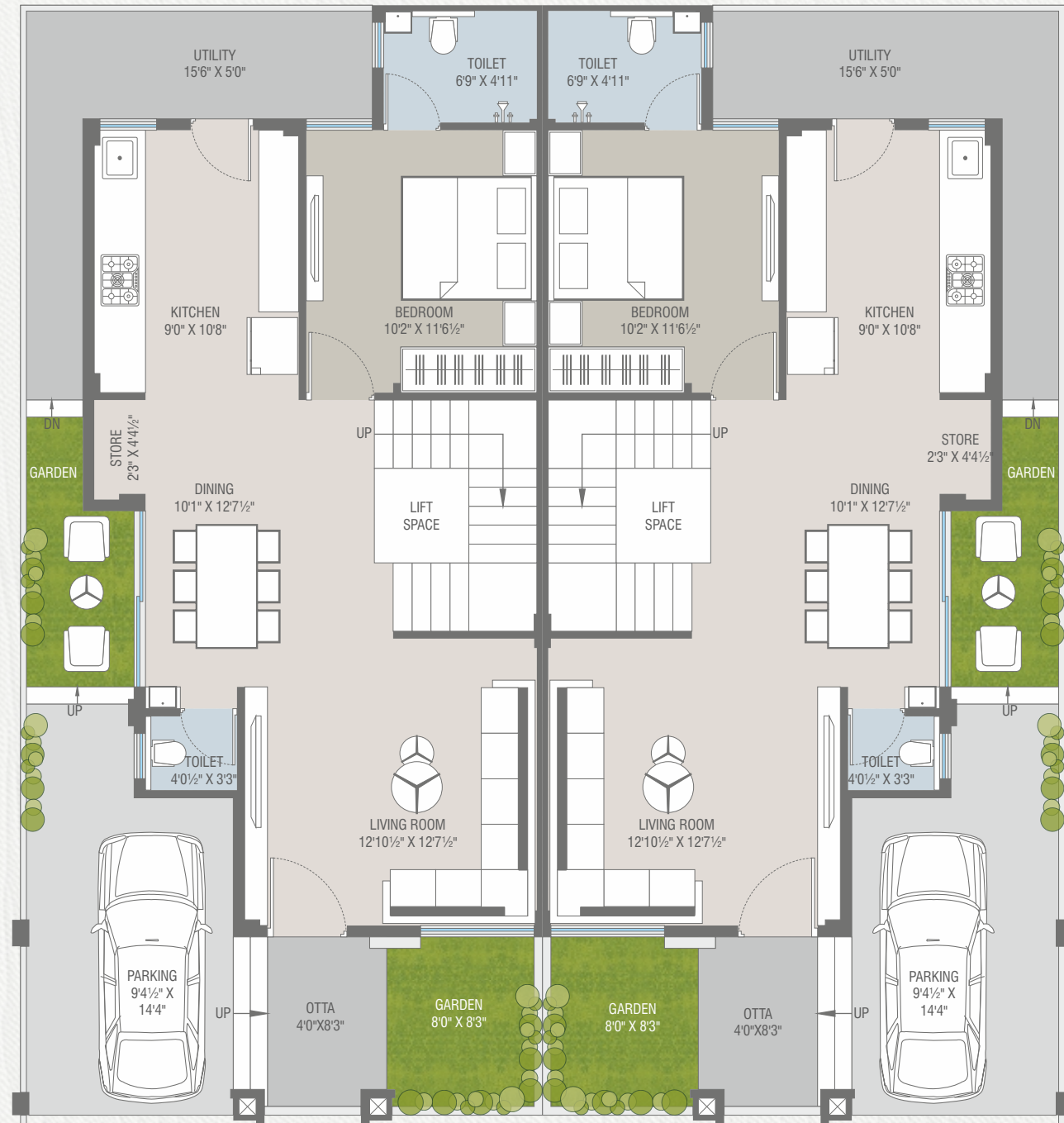


FIRST FLOOR PLAN

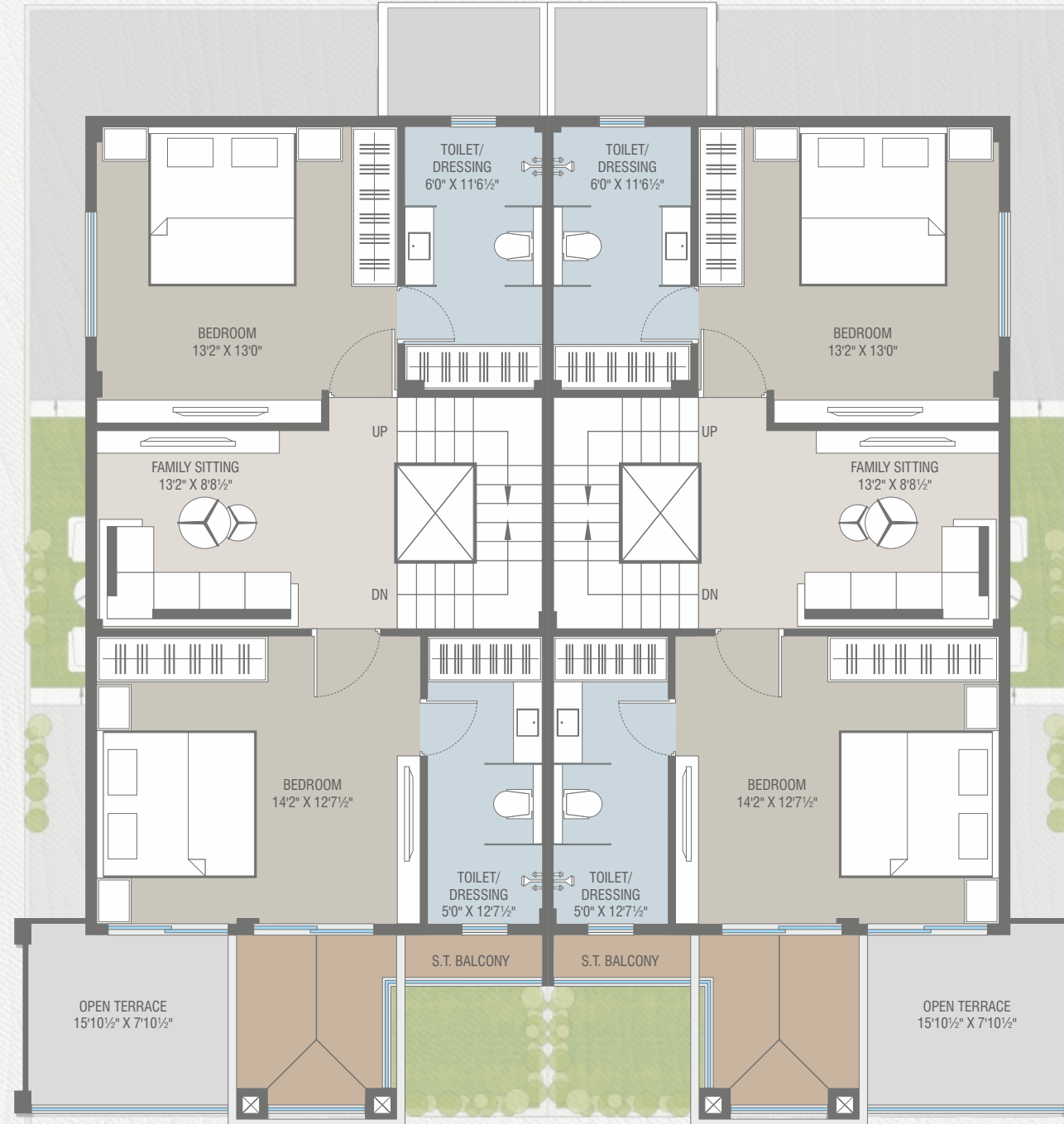


SECOND FLOOR PLAN

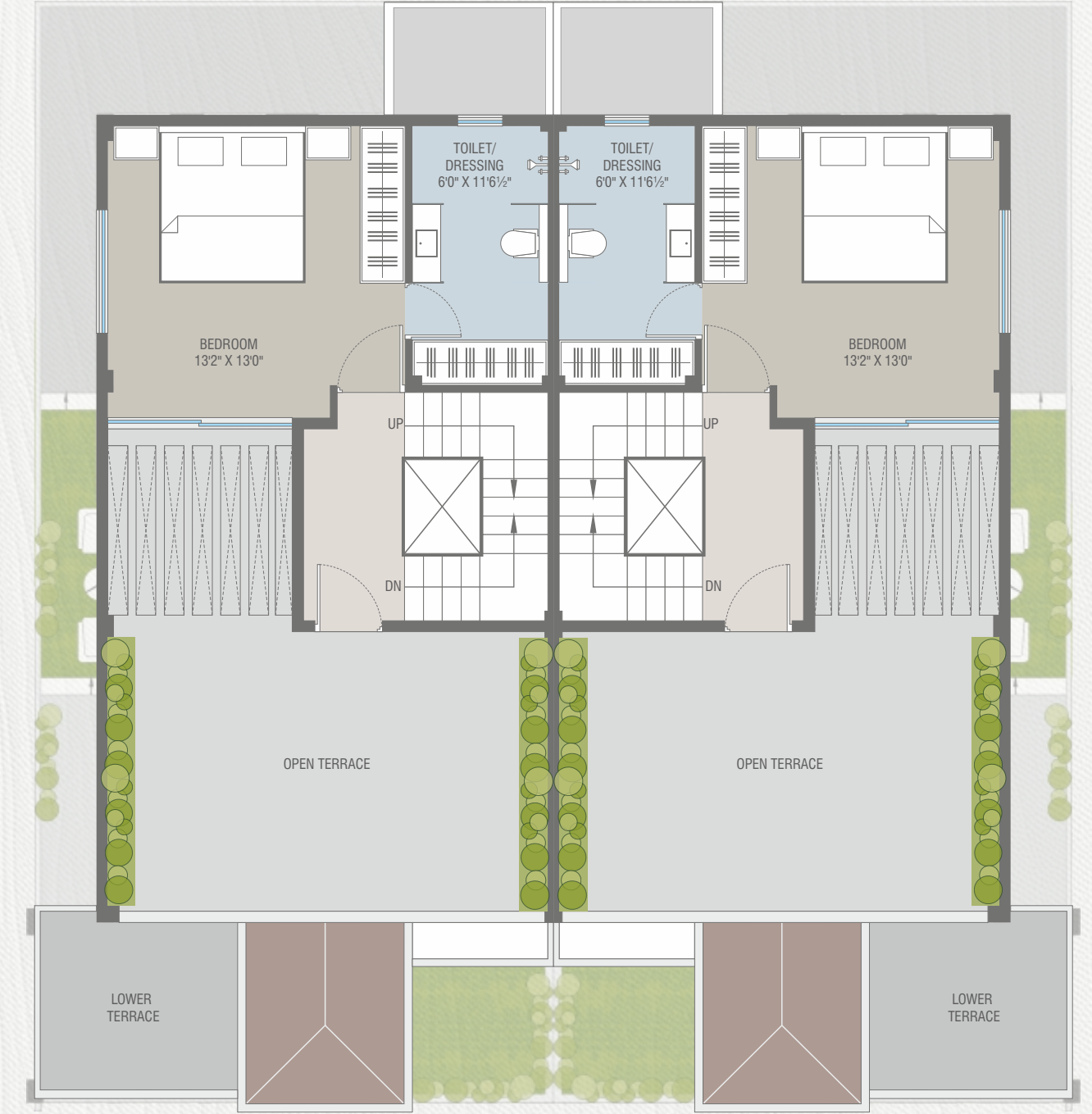
UNIT PLAN PLOT NO: 95 TO 107



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



STRUCTURE:
All RCC & ACC Block work as per Structural Engineer's design.



FLOORING:
High Grade Vitrified Tiles in all rooms. Tiles in compound (Basic Area).



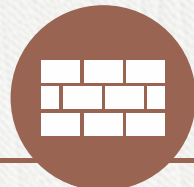
KITCHEN:
Exclusive Granite / Artificial stone Platform with S.S Sink with designer tiles upto lintel level over the platform.



TOILET / BATHROOMS:
Branded bath fitting, good quality plumbing fixtures and sanitary ware. Concealed with good quality fittings.



TERRACE:
Open terrace finished with China Mosaic.



BOUNDARY WALL:
Boundary wall ensuring project safety and privacy.



WATER:
Underground and Overhead water tank, Water Supply Connection from VMC.



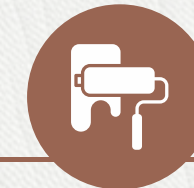
DOORS:
Attractive Entrance with standard safety lock and other decorative fittings. Internal good quality flush door.



ELECTRIFICATION:
Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.



PAINT & FINISH:
Internal mala.. plaster with Putty & Primer finish. External weather resistant paint.



WINDOWS:
Powder coated Aluminium windows.



DRAINAGE:
Underground drainage system connected to municipal line.





Redefining leisure Experiences

There's more to life than work, and we believe that every moment outside of it should be savoured and celebrated. That's why a plethora of recreational and leisure facilities have been thoughtfully integrated within the complex to elevate the simple moments of joy for you and your family. We have created spaces from social gatherings and fitness activities to spaces for spiritual peace and childhood joy offering a perfect balance of leisure and lifestyle.





— AMENITIES —



SWIMMING POOL



CHANGING AREA



MULTIPURPOSE HALL



CHILDREN PLAY AREA



GAZEBO



GARDEN



OPEN GYM



GUEST ROOM



TEMPLE

— LEISURE AMENITIES —

- 24x7 security with security cabin
- Compound wall surrounding the villa
- RCC or Paver block internal roads with street lights
- Decorative paving & architectural plantation
- Rain water Harvesting
- Termite Resistance Treatment with piping
- Underground cabling for wire-free look
- Number plates on each unit to maintain uniformity

Soak in the Exuberance

A wealth of leisure options awaits you in the modern Clubhouse, offering the ideal setting to socialize or find quiet moments for yourself. Dive into the shimmering waters of the pristine swimming pool, or lounge on the stylish deck, soaking up the sun as you unwind in pure serenity. Designed with both luxury and convenience in mind, this is where leisure will evolve constantly with plenty of choices to suit every mood of yours.





**AATMIYA
GRAND VILLA 23
PHASE II PLOT**

Developer:
S AMIN INFRASTRUCTURE PRIVATE LIMITED

Site: **Aatmiya Grandvilla 23 Phase II Plot**,
Project Office : Besides Hotel Ginnar,
Tarsali By Pass, Vadodara 390009

P: +91 9106181495
E: grandvilla23@gmail.com
W: www.aatmiya.in

Architect:
ASQUARE
ARCHITECTURE • INTERIORS
KETAN PATEL

Structure:
**R V PATEL ASSOCIATE
PAYMENT MODE**

3 BHK Units/ Villas

Before Agreement to Sale	10%
Upon Plinth level	30%
On completion of Ground floor slab	20%
On completion of First floor slab	20%
On completion of Second floor slab	0%
On completion of Outside Plaster	5%
On completion of Inside Plaster	5%
On completion of Flooring	5%
On completion of Finishing And Possession	5%

4 BHK Units/ Villas

Before Agreement to Sale	10%
Upon Plinth level	30%
On completion of Ground floor slab	15%
On completion of First floor slab	15%
On completion of Second floor slab	10%
On completion of Outside Plaster	5%
On completion of Inside Plaster	5%
On completion of Flooring	5%
On completion of Finishing And Possession	5%

PHASE-1 RERA NO. : PR/GJ/VADODARA/VADODARA/Vadodara
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www.gujrera.gujarat.gov.in

PHASE-2 RERA NO. : PR/GJ/VADODARA/VADODARA/Vadodara
Municipal Corporation/RAA16451/110226/311230
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SCAN FOR
WEBSITE



SCAN FOR
LOCATION



SCAN FOR
E-BROCHURE



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