Developers:
PRAYOSHA DEVELOPER

Site: **Aman Bungalows**,
Opp. Kumar Palace,
Manjipura Road, Nadiad.
Ph.: 98250 19921, 98240 74444

Architects:

Ace Associates
www.aceassociates.in

Structural Consultant:
Jaimin Desai, Nadiad.

Aman
BUNGALOWS

5 BHK LUXURIOUS BUNGALOWS



DRIVE IN TO A HOME THAT SPELLS CLASS

Aman
BUNGALOWS

Enter the gate of Aman Bungalows to a sanctuary of serenity, opulence and convenience. A place where you come back home to smiling faces of your family.

Redefining Luxury Living in Nadiad!



TIMELESS CHARM, UNDERSTATED LUXURY!

Paradise is closer than you think. The residences at Aman Bungalows are simply a paradise to behold. A project that has your best interests at heart, from pleasing aesthetics to soothing features, everything has been thought of specially for you.

Featuring fine detailing, distinguished features as well as premium branded fixtures and fittings, the living areas, kitchen, bath areas and the bedrooms will keep you mesmerized forever.

The elegance of the elevation of the bungalow extends into all living spaces. Exquisite finishing will ensure that you are dazzled every time you step into your abode. Be wowed by a home that is both gorgeous to the eye and calming to the soul.



A HOME THAT BRINGS HAPPINESS

Aman Bungalows with its thoughtful planning, premium finish and luxurious amenities brings to you a premium lifestyle.

Effective space planning, green campus development and an eye on quality ensures a campus that shall stand out for its sheer quality of life. Taking luxury living to newer heights, this project shall indeed be a benchmark for this segment in Nadiad.

Spacious room sizes, generous open spaces, landscaping all around the campus, thoughtful leisure amenities, a secure campus helps create a distinctive community of like-minded residents...which shall be a pleasure to live-in today and the future.

Happiness and a blissful life is synonymous to Aman Bungalows!





View of the Landscaped Decorative Water Body adjacent to spacious driveway

AMENITIES

AESTHETICS

- Designer landscaping at entrance
- Compound wall as per architect's design
- Serene landscaping all around the campus with water elements and designer plantation
- Ambient lighting all around the campus

LEISURE

Clubhouse with a host of recreational facilities like:

- Gym / Health Club
- Indoor Games Room
- Splash Pool
- Steam Room
- Children's Play Area
- Landscaped Garden with Gazebo (Covered) & Open Sit-out Areas
- Projector with Mini Theater
- Party Lawn



Common Plot with Landscaped Garden, Multi-Court, Splash Pool and Club House

VALUE ADDITIONS

SECURITY

- Security Cabin at Entrance Gate
- 24 Hours Security around the campus
- Provision for CCTV cameras in common areas for round the clock surveillance

CORE INFRASTRUCTURE

- Decorative Main Gate with Security Cabin
- Spacious internal RCC road with pavement and street lights
- Underground Cabling for Electricity and Telephone
- Underground Reticulated Gas pipeline
- Individual Bore-water supply
- Provisions for connectivity with City Sewage network



LAYOUT PLAN

Aman
BUNGALOWS



UNIT 01 to 16 & 20 to 25

GROUND FLOOR PLAN



FIRST FLOOR PLAN



UNIT 26 to 30

GROUND FLOOR PLAN



FIRST FLOOR PLAN



UNIT 31 to 35

GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPECIFICATIONS

KITCHEN / UTILITIES

Premium Granite Surface stone (Separate Dry and Wet areas) with branded Stainless Steel sink.

Premium Wall Tiles

All faucets from Jaquar

BATHROOMS

Faucets from Jaquar

Premium Tiles on floor and dado

Chemical base waterproofing

WINDOWS

Aluminium section Windows with Reflective glass as per architect's design

DOORS

Solid Imported wood Main Door with Veneer finish

Excellent quality Solid-Core Flush Internal Doors with wooden finish and Double side Laminates

BALCONIES & TERRACES

Balustrade posts and Railings made of S.S. sections with Toughened Glass sections

Waterproofing in all Balconies and Terraces

UTILITY AREA

Utility (outdoor) Stone-Top Platform with Stainless Steel Sink

ELECTRICAL

Concealed Copper Wiring for Three Phase Electric Connection

Finolex / Polycab / Anchor / RR Kabel / equivalent company wires with necessary gauge

Indoor: Conveniently placed Modular Switch Boards with sufficient 15A and 5A Sockets, Switches and Regulators from Legrand or equivalent brands

All units will be provided with proper Conventional and Chemical Earthing Systems with MCB Panel & ELCB etc.

Telephone and Television Cabling Points will be provided in Living, Dining, Entertainment space and all Bedrooms.

WALL AND CEILING FINISHES

Internal: Smooth Plaster with 1 coat of Primer & 2 coats of Putty finish

External: Smooth Plaster with Weather Resistant Acrylic Texture Finish

WATER SUPPLY

Provision for Overhead Water Tank (2000 ltr triple layer PVC type water tank with manufacturer's warranty)

Hot Water Supply to all basins through Water Mixer Faucets

GENERAL

- Anti-Termite and Pest Treatment At Foundation Level
- Tubular Piping System at Plinth Level



SCAN QR For Location

ADDITIONAL CHARGES:

Maintenance Deposit.

Electricity Charges & Meter Deposit MGVCL.

Stamp Duty, Registration Fee, GST, Legal Document Charges etc.

Charges for Additional Alterations & Modifications.

PAYMENT SCHEDULE:

30% On Booking | **15%** at Plinth Level | **15%** Ground Floor slab

15% First floor slab | **10%** Plaster Level | **10%** Flooring Level

05% Before Possession / finishing

Disclaimer: • All plans are subject to amendments and approval by the relevant authorities. • All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. • The dimensions and areas shown are from block to block, without considering any plaster & finish. • The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change. • The finishes - flooring, paint colour, door finish/colour, and any other finishes are only indicative and are subject to change.• While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • Subject to Nadiad Jurisdiction.

*This brochure is not legal document, this is only for presentation of the project.

