Aman
VILLA

Developers:
PRAYOSHA DEVELOPER

Site: Aman Villa, Beside L-Sqaure,
Opp. D- Mart, Uttarsanda Road, Nadiad.
Ph.: 98250 19921, 98240 74444, 76 004 98777, 76 005 37555
www.amangroups.in

Architects:

SHREEM DESIGN

Structural Consultant:
Jaimin Desai, Nadiad.

Landscape Designer:
Ashish Teli

brochure design: strokeskarrow_apr'21@9824092010

LAVISH VILLAS FOR LUXURY LIFESTYLE

Aman
VILLA

3, 4 & 5 BHK LUXURIOUS VILLAS





Homes.
A class apart.

You've arrived in life. You're a class apart, at the top of your league. All you need now is a home that reflects your status. A home so distinctive, so luxurious it clearly stands out.

Presenting Aman Villa, fine residences at Nadiad.
Fine residences truly a class apart, like you.



Privilege.
A class apart.

Stately 5 BHK Villas for those who love the royal touch.

A harmony of European and Indian architecture is what makes these homes one of a kind. Indeed, the stunning façade exudes richness and grandeur. The use of columns further enhances the element of opulence to your abode.

The pleasing external aesthetics only get better with the interiors. Premium living spaces spread across two floors boast of fine detailing, superior finishes, branded fittings and fixtures and abundance of natural air and light. Split between the ground and the first floor the 5 bedrooms are thoughtfully placed to offer privacy and space. Attached balcony for the master bed rooms so you wake up to crisp green mornings with the sun. You may even develop one of these rooms into a library or a home office to suit your requirement.

All this and more for a privileged lifestyle...



Luxury.
A class apart.

Exquisite is word for our majestic 4 BHK Villas at Aman Villa.

A unique blend of rustic and modern architecture styles, these homes reflect class and luxury. The interesting interplay of brick, mortar, glass and wood bring in a feel of exotic getaways while retaining the coziness of homes.

Step into a world of privilege in your villas with plush interiors, expansive floor plans and perfect finishing. Created for a lifetime of opulence, these impressive residences offer optimum space utilization for maximum value and functionality. Branded fittings and fixtures add that extra touch of class to your dream homes.

All this and more for maximum luxury...



Style.
A class apart.

The 3 BHK villas at Aman Villa are styled to impress. Iconic in design and magnificent in planning these homes will transform the way you live.

The elegant exposed brick façade renders a timeless look to your abode. Crafted to exude sophistication, every element has been put together with great care. Each detail has been designed for effortless ease and comfort in these beautifully styled living spaces with finest finishes.

Spacious rooms, seamless layout, abundant natural light and fresh air will be highlights of your home at Aman Villa. Luxury takes on a whole new meaning in these residences that are nestled in the warmth of a sprawling gated community of like-minded residents.

All this and more for the ultimate living experience...

Clubhouse




GROUND FLOOR
BANQUET HALL
33'0" X 65'0"
UP
VERANDAH
12'0" X
18'10½"
KITCHEN &
SERVICE AREA
BANQUET UTILITY
11'0" X 12'0"
WASH
4'6" X
1'3½"
F.TOL
4'0" X
6'0"
9'0" X
4'6"
3'0" X
4'6"
M.TOL
4'0" X
6'0"
OFFICE
11'0" X 10'0"
FIRST FLOOR
INDOOR GAMES
33'0" X 21'6"
BALCONY
12'0" X
18'10½"
GYM
19'0" X 47'7½"
TOILET
6'0" x 3'6"
CHANGE
ROOM
5'0" X 3'6"
CHANGE
ROOM
5'0" X 3'6"
G.TOILET BLOCK
STEAM BATH
6'6" x 6'0"
STEAM BATH
6'6" x 6'0"
L.TOILET BLOCK
TOILET
6'0" x 3'6"
TOILET
6'0" x 3'6"
CHANGE
ROOM
5'0" X 3'6"
CHANGE
ROOM
5'0" X 3'6"
OPEN COURT
23'6"X23'6"

A Beautiful life awaits you

Experience bliss in every nook and corner



Lifestyle.
A class apart

You own world of spectacular leisure and entertainment





PASTING



PASTING

Aman
VILLA

Layout plan

Layout plan

N
W E
S

1
GARDEN
GAZEBO
POND
CHILDREN PLAY AREA
SEAT OUT WITH PERGOLA
WALKWAY

2
GARDEN
WAITING
BANQUET HALL
INDOOR GAMES
A.C. GYM
STEAM BATH
OPEN COURT
SOCIETY OFFICE

3
GARDEN
SEAT OUT
CHILDREN PLAY AREA
WALKWAY

4
GARDEN
SWIMMING POOL
SKATING RING
VOLLEY BALL
BOX CRICKET
BADMINTON
OPEN GYM
WALKWAY

5 BHK 01 to 59 (Platinum)

4 BHK 60 to 139 (Diamond)

3 BHK 140 to 287 (Gold)

3 BHK 288 to 392 (Silver)



5
PARTY LAWN
TEMPLE
LAKE
SEAT OUT
GAZEBO
COFFEE SHOP
STAGE & YOGA PLACE
WALKWAY

6
GARDEN
CHILDREN PLAY AREA
SWIMMING POOL
STEAM BATH
WALKWAY

7
COMMON PLOT
CHESS
SEAT OUT
YOGA PLACE
OPEN GYM



Value.
A class apart.

CORE INFRASTRUCTURE

Decorative Main Entrance 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

24 Hours Security around the campus

Provision for CCTV cameras in common areas for round the clock surveillance

5 BHK VILLA 01 to 34 PLATINUM

GROUND FLOOR PLAN



FIRST FLOOR PLAN



5 BHK VILLA **PLATINUM**

GROUND FLOOR PLAN



FIRST FLOOR PLAN



5 BHK VILLA 35 to 59 PLATINUM

GROUND FLOOR PLAN



FIRST FLOOR PLAN



4 BHK VILLA 60 to 139 DIAMOND

GROUND FLOOR PLAN



FIRST FLOOR PLAN



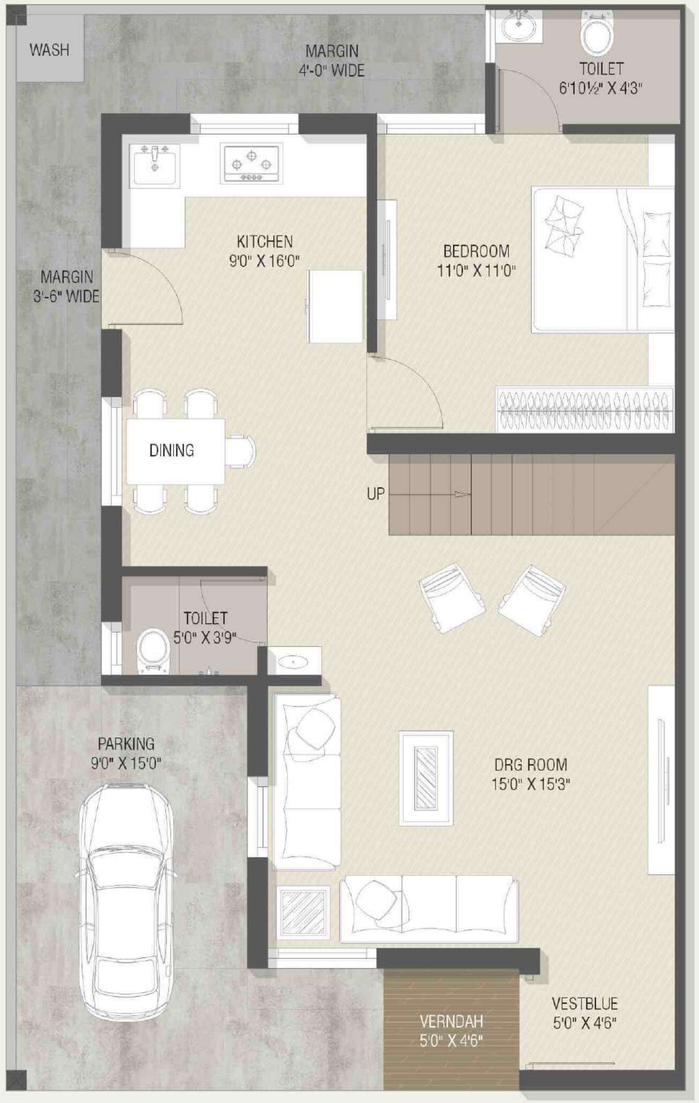
4 BHK VILLA **DIAMOND**





3 BHK VILLA 140 to 287 GOLD

GROUND FLOOR PLAN



FIRST FLOOR PLAN

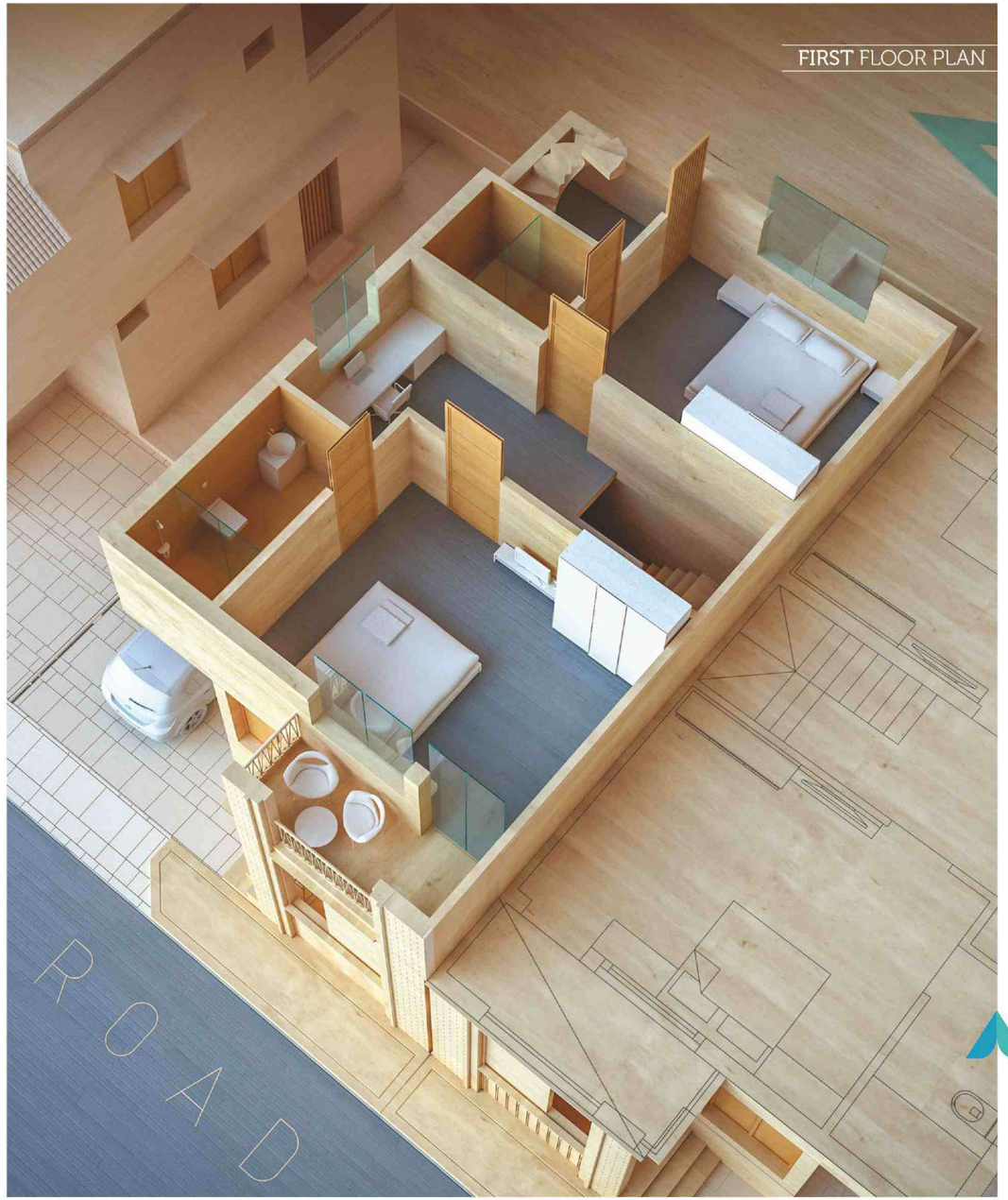


3 BHK VILLA **GOLD**

GROUND FLOOR PLAN



FIRST FLOOR PLAN



3 BHK VILLA 288 to 392 SILVER

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Speciications

KITCHEN / UTILITIES

- Premium Black Granite Surface stone with branded Stainless Steel sink.
- Premium Wall Tiles
- All faucets from 'Jaquar / Parryware / American Standard' other equivalent make fittings.

BATHROOMS

- Western concept designed toilets. Concealed plumbing with 'Jaquar / Parryware / American Standard' other equivalent make fittings.
- Branded anti-skid ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.

DOORS

- Solid Imported wood Main Door with Veneer finish
- Excellent quality Solid-Core Flush Internal Doors with wooden finish and Double side Laminates

WINDOWS

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

BALCONIES & TERRACES

- Balcony Railings made of decorative M.S.
- Waterproofing in all Balconies and Terraces

WALL AND CEILING FINISHES

- Internal: Smooth Plaster with 1 coat of Primer & 2 coats of Putty finish
- External: Smooth plaster with weather resistant arcylic texture finish and exterior color using Asian Paints

WATER SUPPLY

- Provision for Overhead Water Tank (Triple layer PVC type water tank with manufacturer's warranty)



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.
- Television Cabling Points will be provided in Living and all Bedrooms.
- AC point in Living room and all Bedrooms.

GENERAL

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

SCAN QR FOR LOCATION

SCAN QR FOR WEBSITE

22°43'13.0"N 72°51'15.7"E

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:
25% On Booking | **15%** at Plinth Level | **20%** 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.

