



**Developers:**  
**AUM PROPERTIES**

Site: Aadhya Erior, 24 mtr. Road Besides Petal Estar Apartments,  
Behind Priya Cinema - Bhayali, Vadodara-391410.

Call: +91 98249 04640, 98247 34640 | Email: aadhyaelior@gmail.com

Architect: Spaceplus



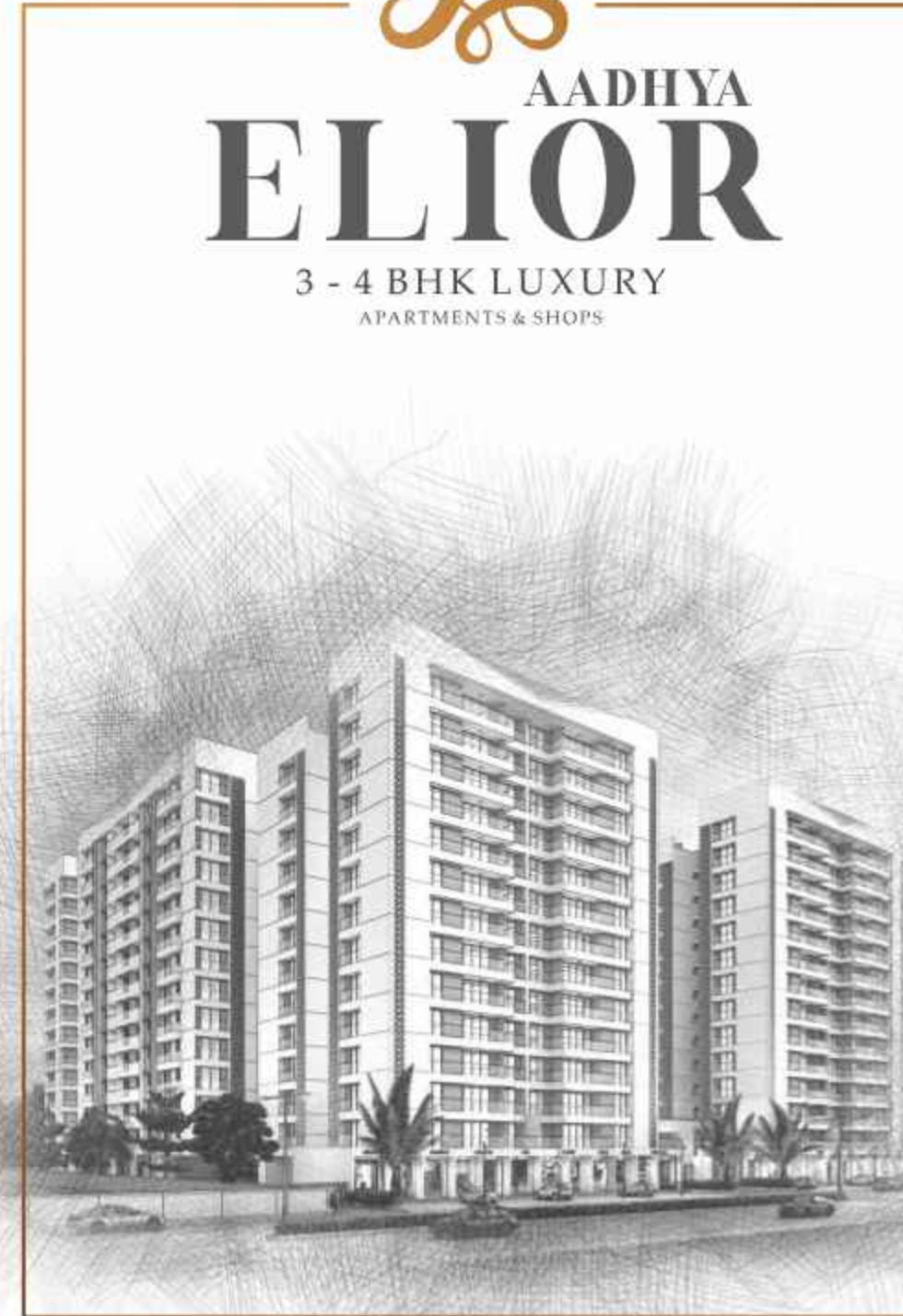
Structural Consultant: A A Desai Consulting Engg.

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/MAA10623/030922  
RERA Website: gujrera.gujarat.gov.in

Design: www.aadhyaelior.com - Aug-22 @ 12:40 2020



**AADHYA**  
**ELIOR**  
3 - 4 BHK LUXURY  
APARTMENTS & SHOPS





AADHYA  
**ELIOR**

We believe as customers you deserve more than the ordinary. Your dream homes must be extraordinary, offer greater value in terms of prices, quality, designs, thoughtful functionality.

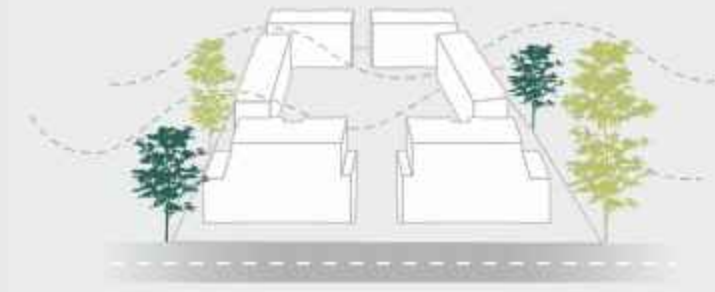
Aadhya Group has been a leading name in bringing you living spaces that exceed your expectations. Our residences blend form and function to offer an unmatched lifestyle filled with all that you have desired and more. Our commitment to quality coupled with proactive real estate services help us create and deliver to our customer's expectations, every single time. Timeless architecture, innovative layouts and on-time delivery has been the hallmark of our steadfast focus on customer delight.



## Arrivals, a class apart

A grand entryway invites you into a stunning campus embellished with lush greens and landscape features. The broad driveways lead to the basement parking ensuring clutter-free in-campus traffic and safety for pedestrians and children. The limited access offers enhanced privacy and 24/7 security to your loved ones.





### Planning, a level higher

At Aadhya Elixir we have taken care of the smallest detail so that you can live a life of bliss. The East facing entrance way and smart layout of the towers in the campus ensure that every home enjoys the right amount of sunlight all year round. The south-side breeze will flow through your abodes and the common areas and fill your days with freshness.



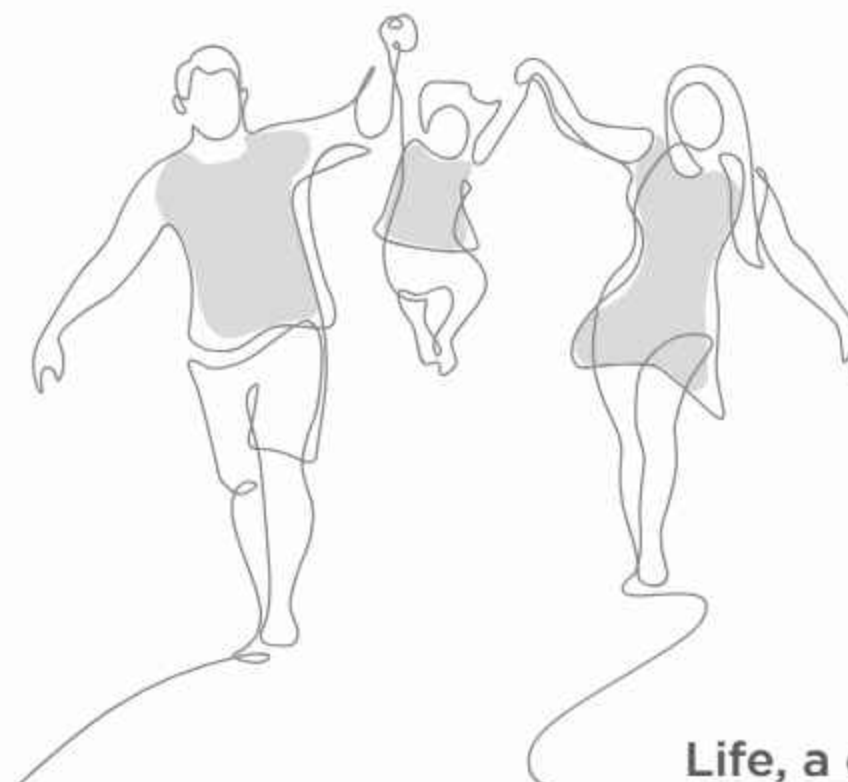
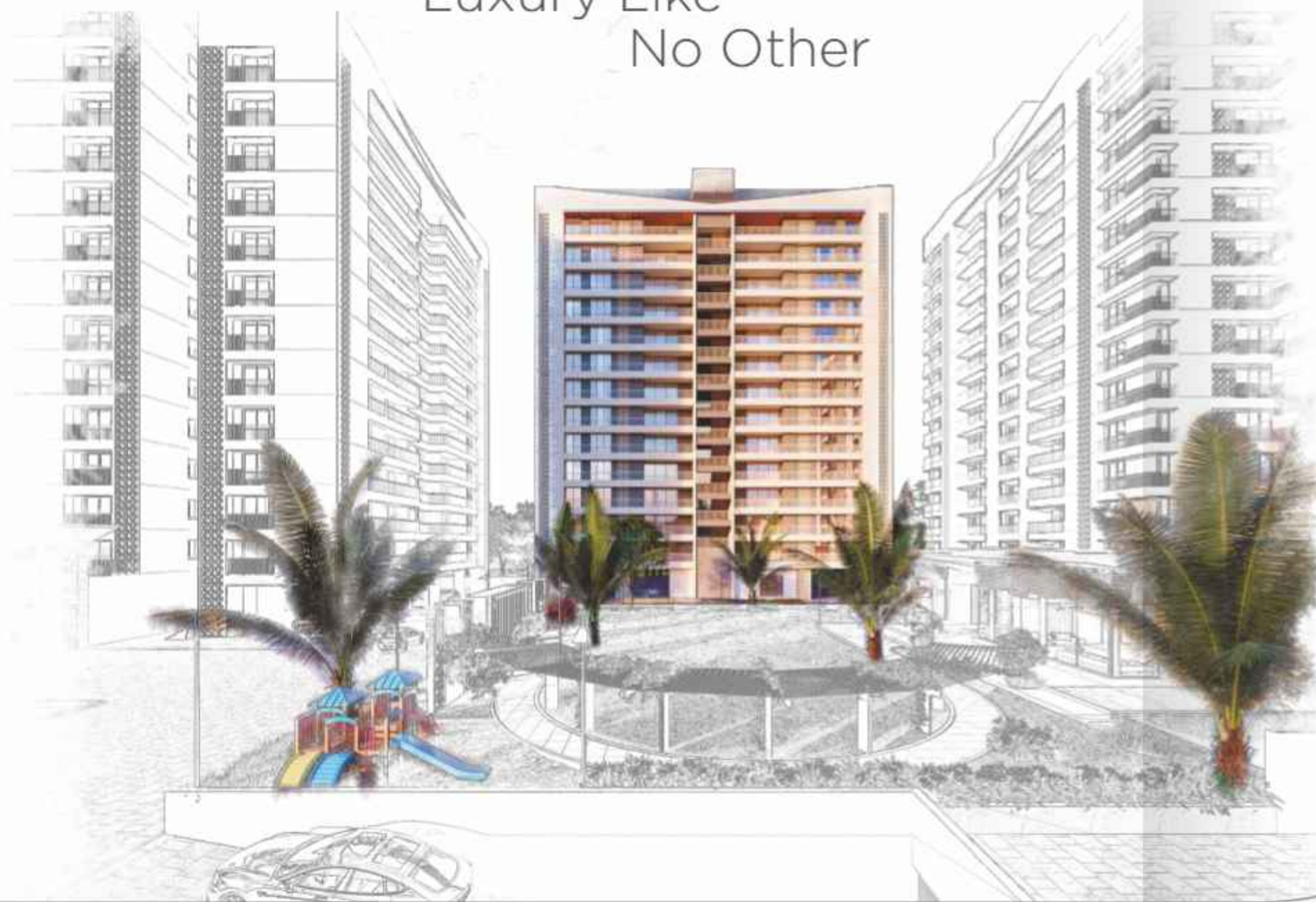
### Architecture, a league above

The simple yet classy façade of Aadhya Elixir is truly a sight to behold. The modern textures, sleek straight lines and interplay of glass and concrete imparts a sense of timeless luxury to your homes. The inclusion of smart retail units on the ground floor adds to the convenience of the residents while ensuring business for the shop owners.

- **40+ Amenities**
- **Garden & Open Space : Almost 85000 sq. ft.**
- **All towers not overlapping any other**
- **All bedrooms with attached toilet: All master bedrooms**
- **2 Allotted parking. Basement offers height for additional stack parking.**



Luxury Like  
No Other



**Life, a cut above**

When it comes to dream homes, we know you expect nothing but the best. Precisely why we offer you excellence in every detail. A secure gated community that nestles in elegant 3 & 4 BHK residences along with premium leisure amenities designed for a lifetime of bliss. Welcome to Aadhya Elior, your gateway to luxury.

  
AADHYA  
**ELIOR**



## Leisure Amenities

- |    |                                |    |                      |    |                        |    |   |
|----|--------------------------------|----|----------------------|----|------------------------|----|---|
| 01 | Semi Carpet Lawn               | 12 | Library              | 23 | Visitor Parking        | 34 | Power Back-up for Common Areas          |
| 02 | Children Play Area             | 13 | Gymnasium            | 24 | Bike Parking           | 35 | 2 Automatic Elevators for each Tower    |
| 03 | Swimming Pool<br>Changing Room | 14 | Kids Floor Chess     | 25 | Reception & Lounge     | 36 | 24 Hours Water supply                   |
| 04 | Entertainment Hall             | 15 | Game Room            | 26 |                        | 37 | Elegant entry lounge                    |
| 05 | Spa/saloon                     | 16 | Board Game           | 27 | Thick Plantation       | 38 | Rain water harvesting                   |
| 06 | Banquet Hall                   | 17 | Work from Home Space | 28 | Seasonal Flower Garden | 39 | Underground Cabling of wires            |
| 07 | Kitchen/store                  | 18 | Foyer                | 29 | Palm Tree Hedgerow     | 40 | Efficient planning                      |
| 08 | Outdoor Kitchen/utility Area   | 19 | Walk Way             | 30 | Allotted Car Parking   | 41 | Well-ventilated & Breezy Infrastructure |
| 09 | Meter Room                     | 20 | Water Body           | 31 | Entrance Gate          | 42 | Minimum Wastage of Space                |
| 10 | Toddler Area                   | 21 | Security Cabin       | 32 | 24 x 7 Security        | 43 | Easy Maintenance Design in Common Area  |
| 11 | Cards Room                     | 22 | Drop Off             | 33 | CCTV enabled Campus    |    |   |





Balcony View



Indoor Game Room



Swimming pool with Deck



Entertainment Hall

# GROUND FLOOR

## LEGEND

- 01 SEMI CARPET LAWN
- 02 CHILDREN PLAY AREA
- 03 SWIMMING POOL
- 04 ENTERTAINMENT HALL
- 05 SPA/SALOON
- 06 BANQUET HALL
- 07 KITCHEN/STORE
- 08 OUTDOOR KITCHEN/UTILITY AREA
- 09 FOYER
- 10 TODDLER AREA
- 11 CARDS ROOM
- 12 LIBRARY
- 13 GYMNASIUM
- 14 MULTIPURPOSE COURT
- 15 GAME ROOM
- 16 BOARD GAME
- 17 WORK FROM HOME-OFFICE SPACE
- 18 METER ROOM
- 19 WALK WAY
- 20 WATER BODY
- 21 SECURITY CABIN



SHOP NO:1	28'-8" X 12'-0"
SHOP NO:2	28'-8" X 10'-0"
SHOP NO:3	28'-8" X 10'-0"
SHOP NO:4	28'-8" X 10'-0"
SHOP NO:5	28'-8" X 10'-0"
SHOP NO:6	28'-8" X 10'-10"
SHOP NO:7	28'-8" X 10'-10"
SHOP NO:8	28'-8" X 10'-0"
SHOP NO:9	28'-8" X 10'-0"
SHOP NO:10	28'-8" X 10'-0"
SHOP NO:11	28'-8" X 10'-0"
SHOP NO:12	28'-8" X 11'-0"

SHOP NO:13	28'-8" X 10'-8"
SHOP NO:14	28'-8" X 10'-0"
SHOP NO:15	28'-8" X 10'-0"
SHOP NO:16	28'-8" X 10'-0"
SHOP NO:17	28'-8" X 10'-0"
SHOP NO:18	28'-8" X 10'-10"
SHOP NO:19	28'-8" X 10'-10"
SHOP NO:20	28'-8" X 10'-0"
SHOP NO:21	28'-8" X 10'-0"
SHOP NO:22	28'-8" X 10'-0"
SHOP NO:23	28'-8" X 10'-0"
SHOP NO:24	28'-8" X 12'-0"

24 MTR. WIDE ROAD



# TYPICAL FLOOR

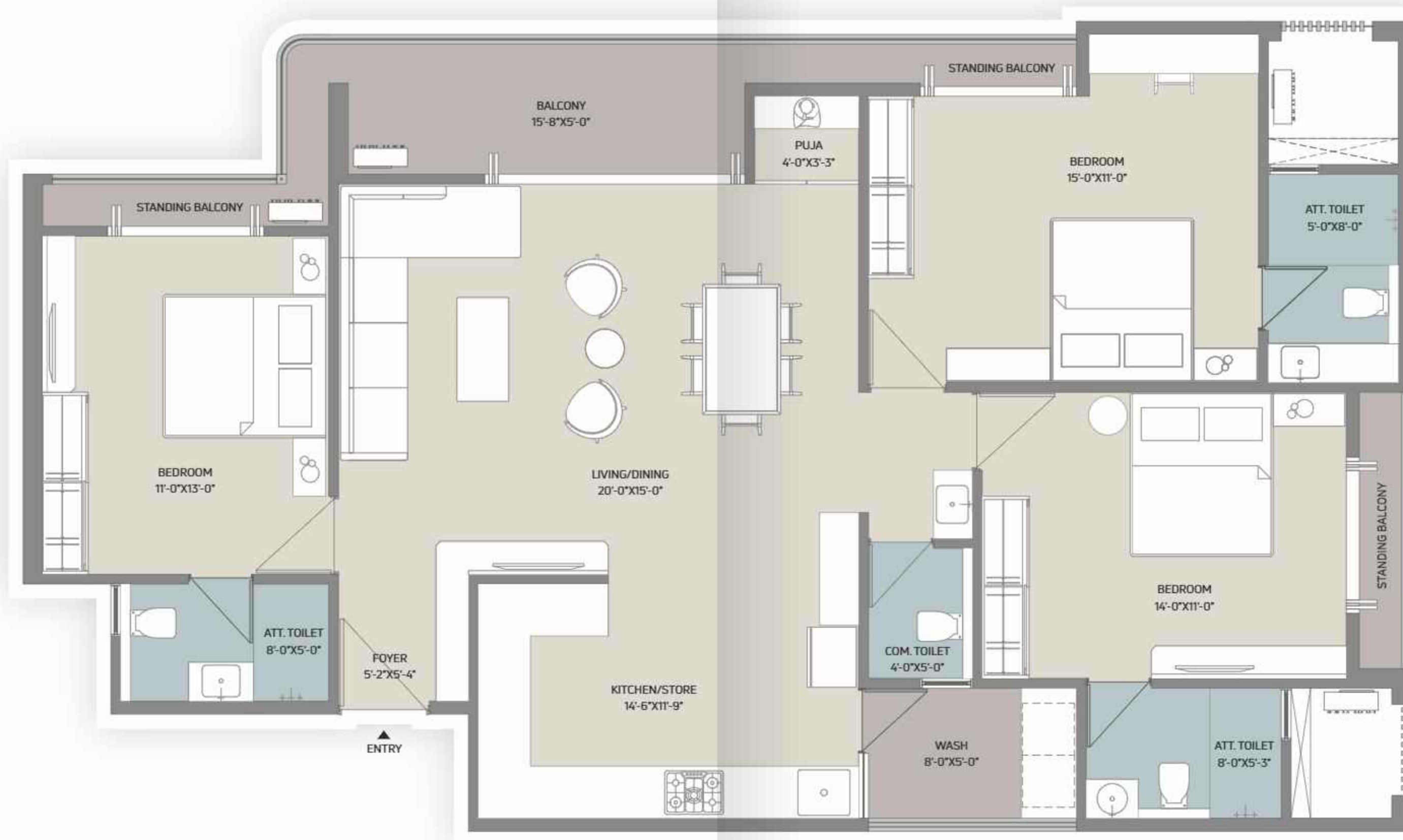
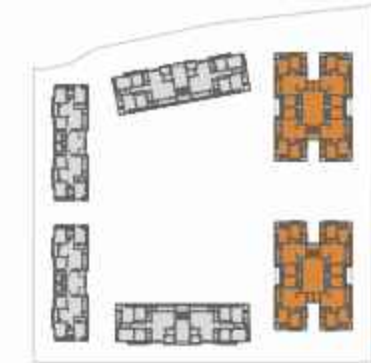


24 MTR. WIDE ROAD



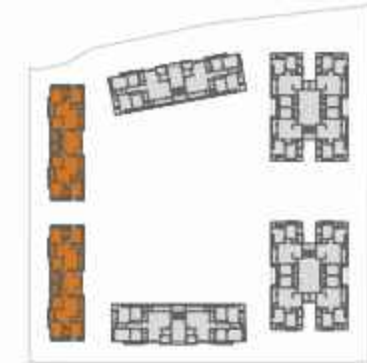
# TOWER A & B

3 BHK



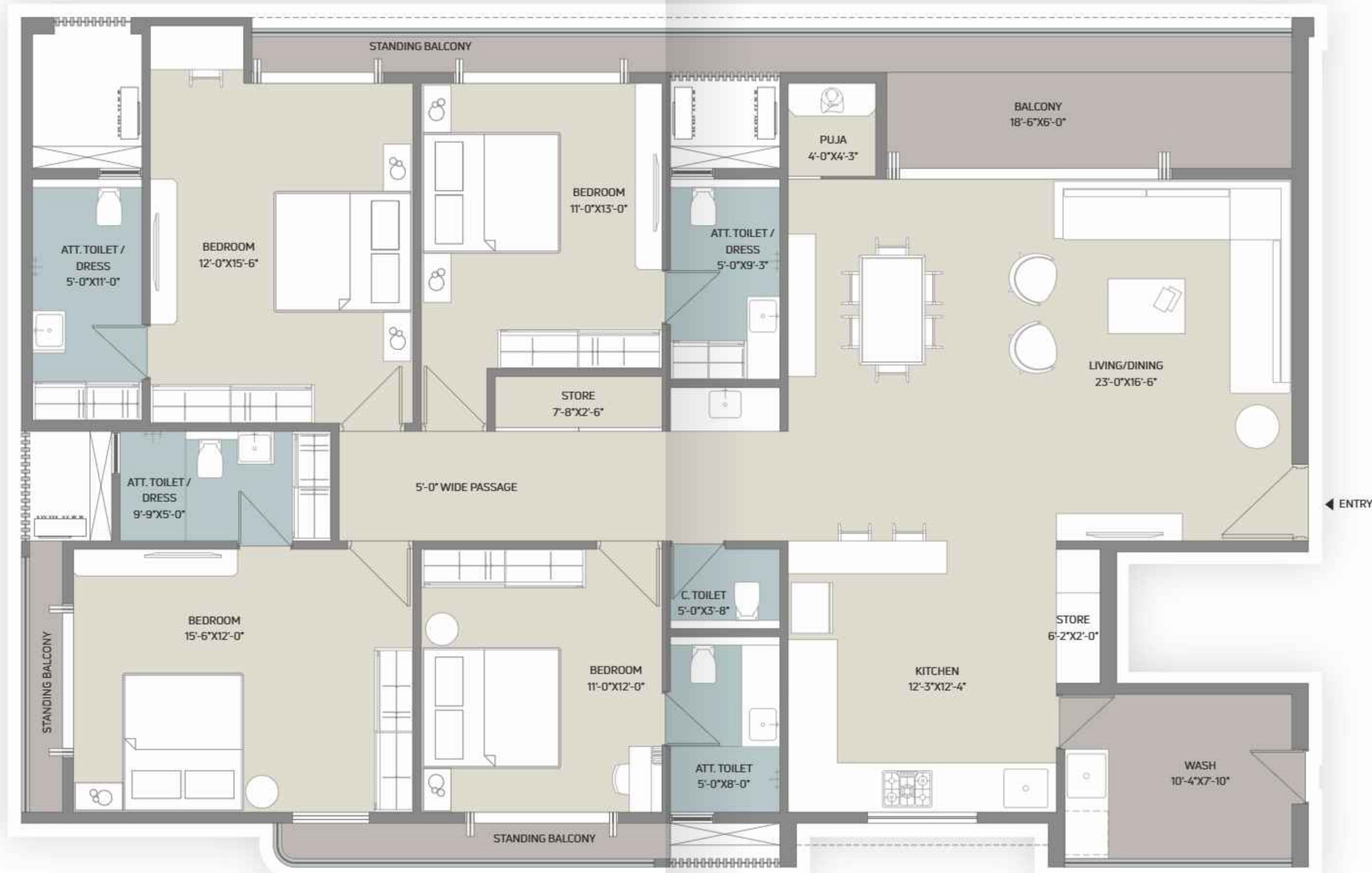
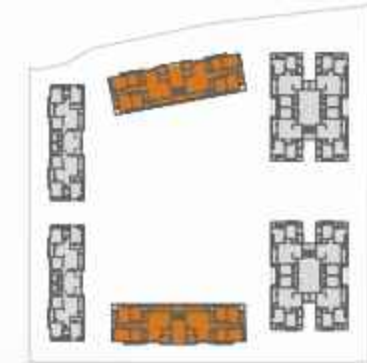
# TOWER D & E

3 BHK



# TOWER C & F

4 BHK





## SPECIFICATIONS

Part of the Fortune Select lineage, Aadhya Elior offers exclusivity a notch above. Only the best material specifications, premium quality brands and superior craftsmanship ensures a stellar home for you and your family!

### PLUMBING:

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design. Plumbing with CP fittings from Roca / Grohe / Vitra / Toto / equivalent. CPVC pipes for hot and cold water.



### STRUCTURE:

Well designed RCC frame structure as per structural engineer's design.



### DOORS:

Main door: Wooden frame with decorative veneer finish. Internal Doors: Wooden frame with Premium quality flush doors with both sides laminates. Door lock stopper and Hingis from Hafele / Hettich / equivalent.

### FLOORING:

Premium vitrified tiles flooring (Large Size). Anti skid ceramic tiles as per architect's design in balcony area.



### WINDOWS & BALCONY DOORS:

Premium quality of Dural / UPVC / equivalent with mosquito net.



### KITCHEN:

Exclusive quartz / granite / full body vitrified platform with SS sink from Nirali / Franke / equivalent. Work area sink in SS. Ceramic tiles dado and anti-skid flooring for wash area.



### ELECTRIFICATION:

Concealed copper ISI wiring from Polycab / RR / Finolex / equivalent with MCB/ ELCB. Sufficient electrical points in all areas with branded modular switches from Legrand / Schneider / equivalent.

### BATHROOMS:

Premium quality wall tiles and anti-skid flooring. Sanitary fittings from Roca / Duravit / Vitra / Toto / equivalent. Shower mixer in all bed - bathrooms.



### FINISHING:

Interiors: Wall punning with Premium quality primer. Exteriors: Weather resistant paint with texture from Asian / Jotun / Dulux / equivalent.

