

NYSA

CROSSWIND

3 & 4 BHK FINE LIVING

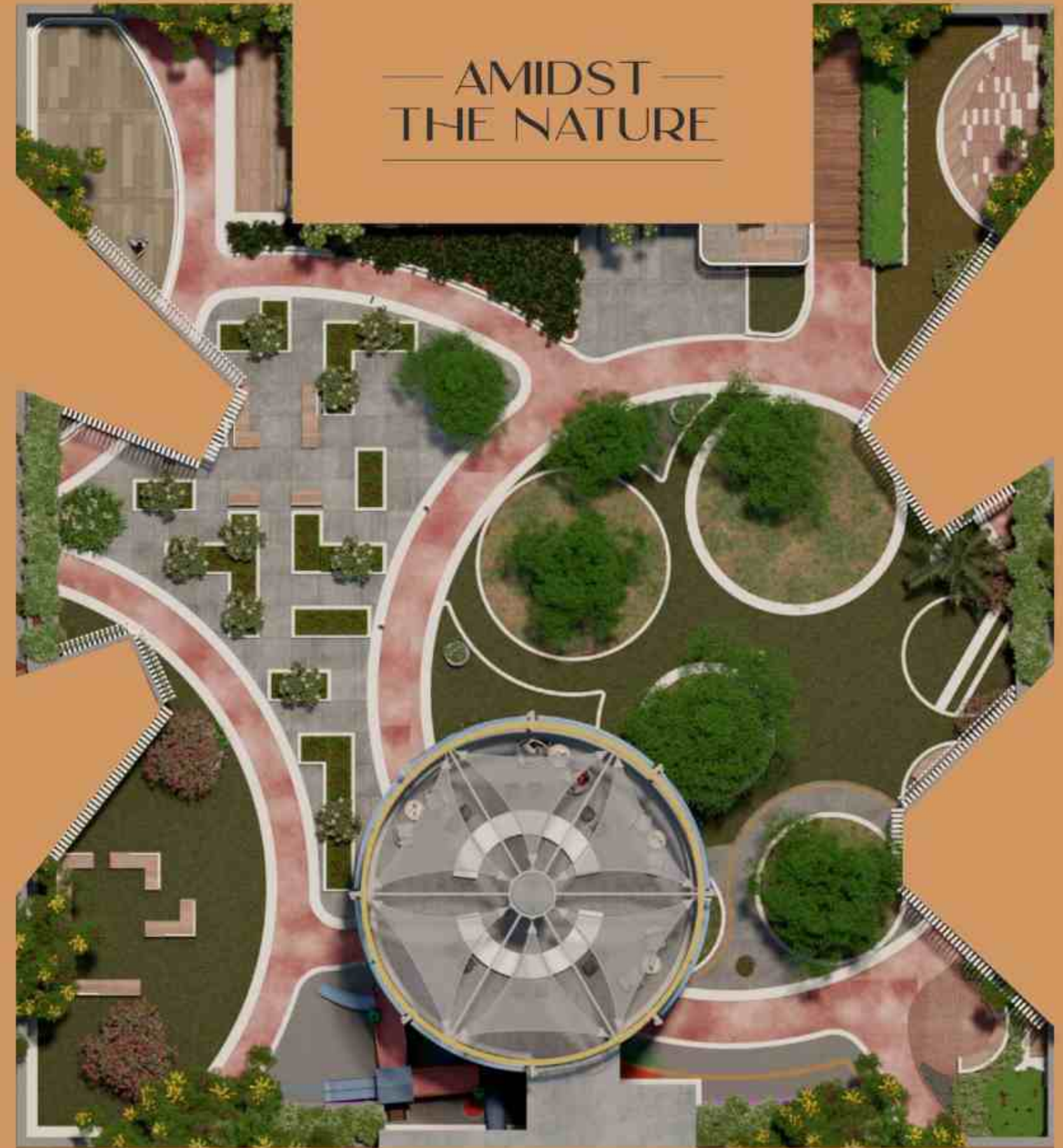
## FEEL THE JOY

Home is not a space. It's a feeling. A feeling of belonging, security, comfort and peace. A luxurious development in the prestigious locale adorned with the most amazing lifestyle amenities is destined to be the next big thing in real estate.

At Nysa Crosswind, our goal was to create spaces where joy flows with air and luxury shines like a light, where you and your family can live a perfect life. Where the lucky few can truly enjoy the many privileges of modern living.

3R  
RESIDE · REVIVE · REJOICE

— AMIDST —  
THE NATURE



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# RES

This thoughtfully planned development stands tall at the most well-connected and developed area of Vadodara city, offering remarkable connectivity and convenience to its residents.



13 STORY  
APARTMENT



256  
FAMILIES



ABUNDANT  
LANDSCAPE

— THE FINER —  
THINGS IN LIFE

3 & 4 BHK FINE LIVING

# IDE





— AN ELEVATION —  
YOU WILL FALL IN  
LOVE WITH

Such an extraordinarily gorgeous structure is bound to earn  
your adoration and awe.

— SPECTACULAR —  
SIGHT TO BEHOLD



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**CROSSWIND**  
3 & 4 BHK FINE LIVING



— THE BEST —  
OF EVERYTHING

Smartly planned residences with dedicated spaces  
for all your needs ups the comfort quotient.



ENTRANCE GATE | DROP OFF ZONE  
SECURITY ROOM | ALLOTTED PARKING SPACES



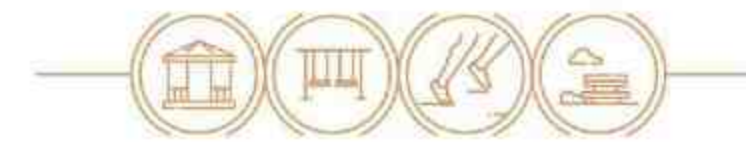


— ENVELOPED IN —  
SERENE NATURE

—  —  
TROPICAL GARDEN | BOTANICAL GARDEN  
ZEN GARDEN | WATER BODY

— BREATHE LIFE —  
— INTO YOUR DAYS —

Wrap yourself in a lush greenery as you relish serene yet sensational garden amenities.



GAZEBO | SWING PROMENADE  
JOGGING TRACK | SIT-OUTS



— INDULGENCE —  
IS THE WAY TO GO

45+ EXCLUSIVE AMENITIES

# REVIEW

Come and treat yourself to the most fantastic lifestyle amenities that will ever be. We promise there will not be a single moment of boredom when you live at Nysa Crosswind. Anything your heart desires, you shall receive here.



EXCLUSIVE CLUBHOUSE



DEDICATED SWIMMING POOL



OUTDOOR SPORTS





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**CROSSWIND**  
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— DOUBLE —  
**THE FUN**

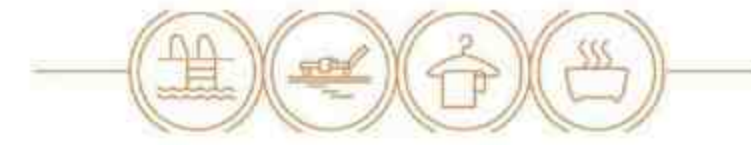
Not just the ground level even the first floor space is loaded with exciting and delightful amenities.



LANDSCAPED GARDEN | SENIOR CITIZEN AREA  
TEMPLE | SKATING RINK

# — AN OASIS OF — REJUVENATION

A lavishly built swimming pool shimmering with calming waters.  
Just dive in to lose yourself in utmost bliss.



SWIMMING POOL | DECK | CHANGING ROOM | STEAM BATH

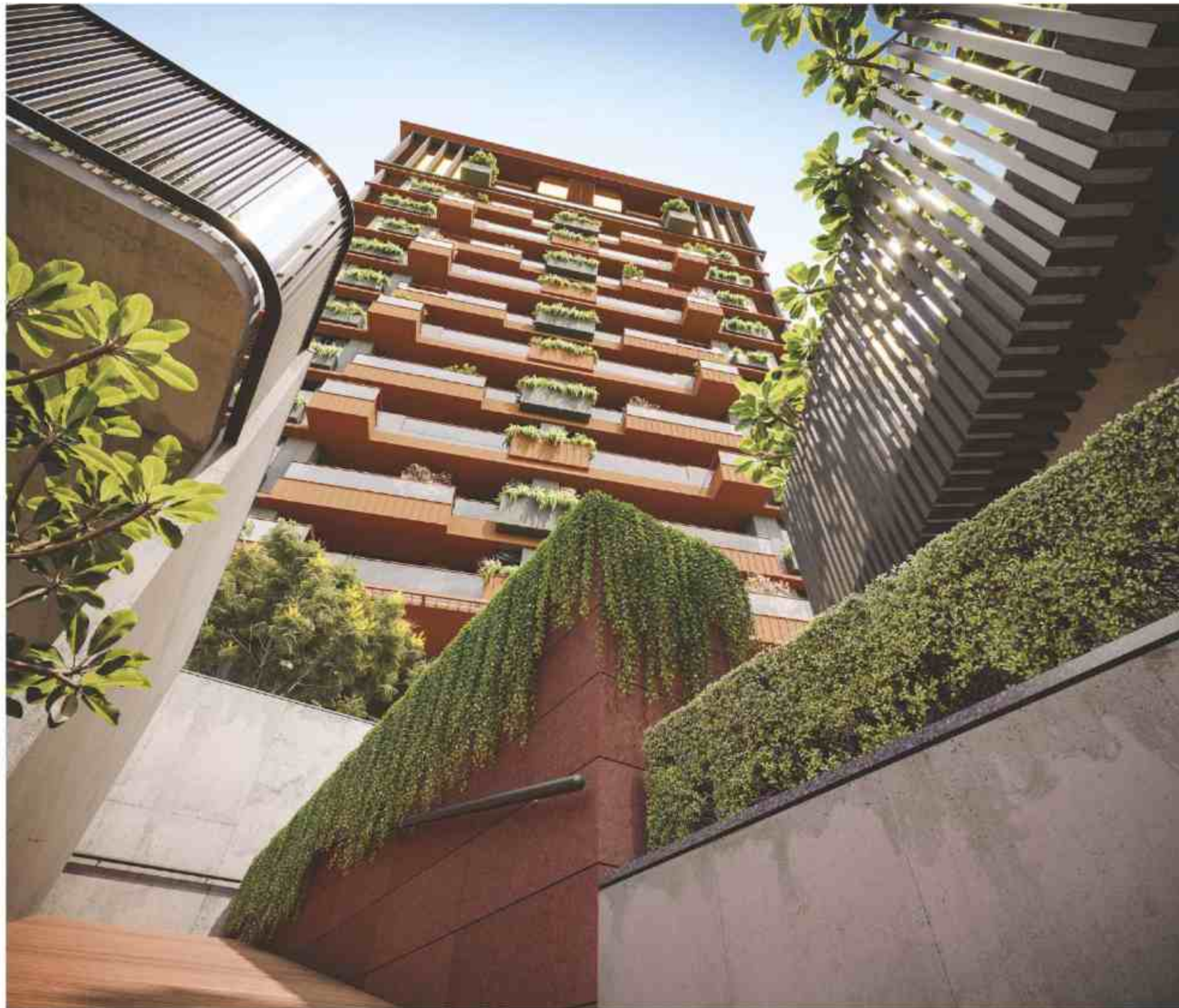


# — WHERE LIFE — TRULY BLOOMS

There are plentiful choices for you to enjoy making living here  
a one-of-its-kind experience.



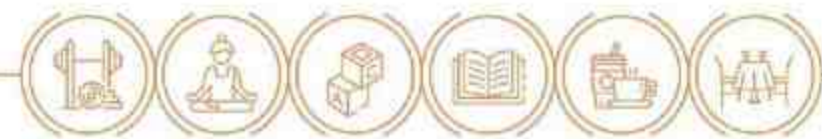
MINI THEATER | INDOOR SPORTS LOUNGE  
OPEN CAFETERIA | CYCLING TRACK





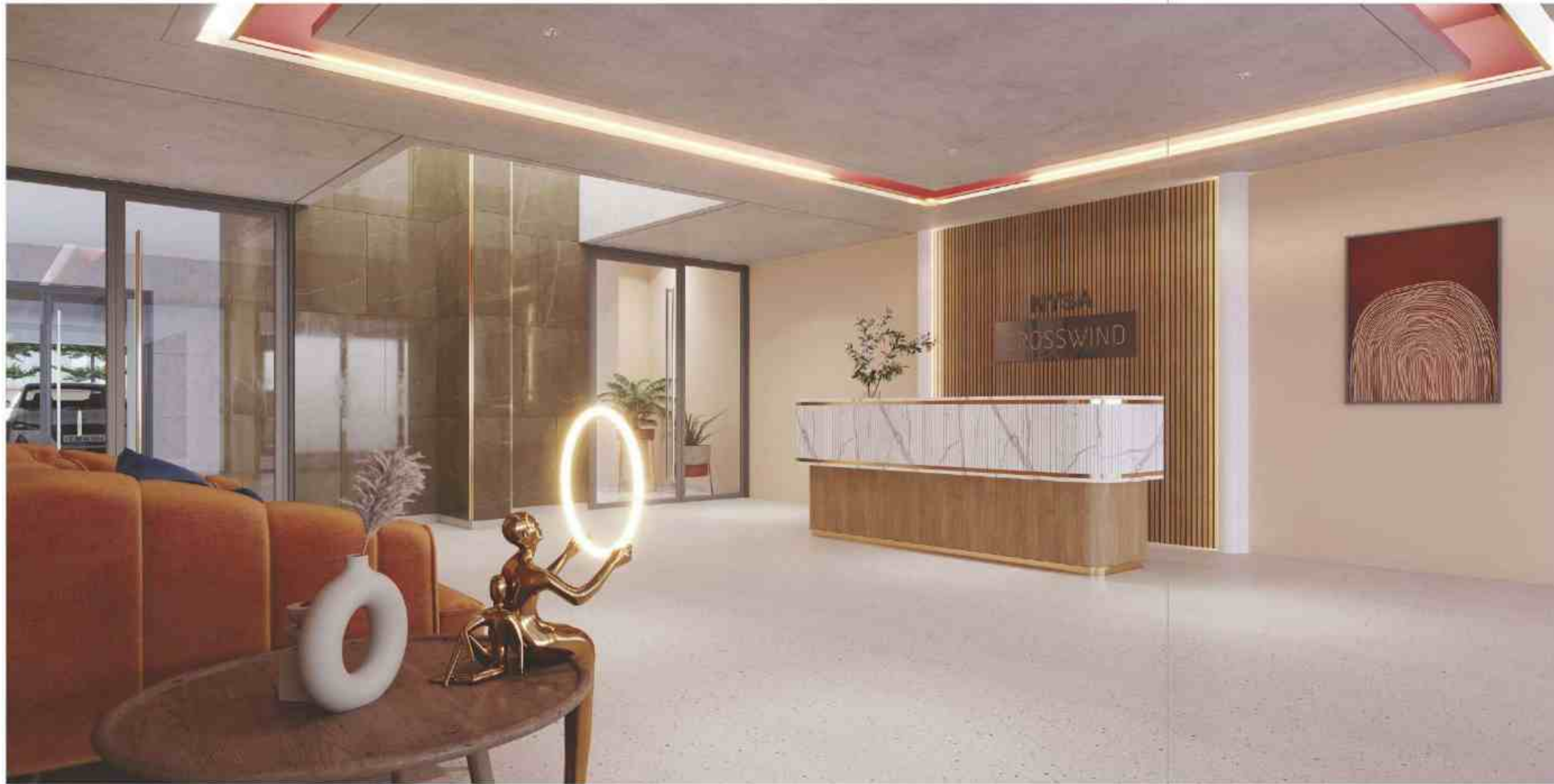
## WHAT A WONDERFUL WAY TO LIVE

Double storey, fully equipped gymnasium along with many other amenities to keep you occupied. There's no space for tedium here.



GYMNASIUM | YOGA ROOM | TODDLER ZONE | TUITION & LIBRARY  
CAFETERIA | BANQUET HALL





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## — FEEL LIKE — A CELEBRITY

An abundance of dreamlike privileges makes your living experience here like a fairy tale. It doesn't get more delightful than this.



ENTRANCE LOUNGE | CO-WORKING SPACE  
CONFERENCE ROOM | BUSINESS CENTER

# FOR ALL THE PLAY TIME

Enough sports amenities to keep you happy and excited.  
If life is a game, this is the best ground to play on.



BASKETBALL COURT | CHILDREN PLAY AREA | BADMINTON COURT  
VOLLEYBALL COURT | BOX CRICKET



# GROUND FLOOR PLAN

## LEGEND

- |  |                                  |
|--|----------------------------------|
| 01) WATER BODY                         | 23) THICK PLANTATION             |
| 02) ALVAR AALTO DEN                    | 24) SEASONAL FLOWER GARDEN       |
| 03) CROSSWIND PLAZA                    | 25) SWING PROMENADE              |
| 04) DROP OFF                           | 26) LEISURE SPACE                |
| 05) VISITOR PARKING                    | 27) JOGGING TRACK                |
| 06) SENIOR CITIZEN SEAT OUTS           | 28) TETRIS PLAZA                 |
| 07) DAYCARE / TODDLER                  | 29) SKATING RINK                 |
| 08) ENTRANCE LOUNGE                    | 30) TROPICAL GARDEN              |
| 09) METER ROOM                         | 31) BOTANICAL GARDEN             |
| 10) MINI THEATER                       | 32) PLAY STORE                   |
| 11) GUEST ROOM                         | 33) ZEN GARDEN WITH SITTING      |
| 12) MEDICAL / PROVISION STORE          | 34) SECURITY CABIN               |
| 13) SOCIETY MAINTENANCE OFFICE         | 35) BASKETBALL COURT             |
| 14) INDOOR SPORTS LOUNGE               | 36) SITTING UNDER TREE           |
| 15) AIR HOCKEY, TABLE TENNIS & SNOOKER | 37) CHILDREN'S SANDPIT PLAY AREA |
| 16) BANQUET HALL                       | 38) BADMINTON COURT              |
| 17) SOCIAL CAFETERIA                   | 39) AMPHITHEATER                 |
| 18) STORE ROOM                         | 40) VOLLEYBALL COURT             |
| 19) SWIMMING POOL                      | 41) BOX CRICKET                  |
| 20) DECK                               | 42) FOREST                       |
| 21) CHANGING ROOM                      | 43) PALM TREE HEDGEROW           |
| 22) STEAM BATH                         | 44) ALLOTTED CAR PARKING         |
|  | 45) BIKE PARKING                 |



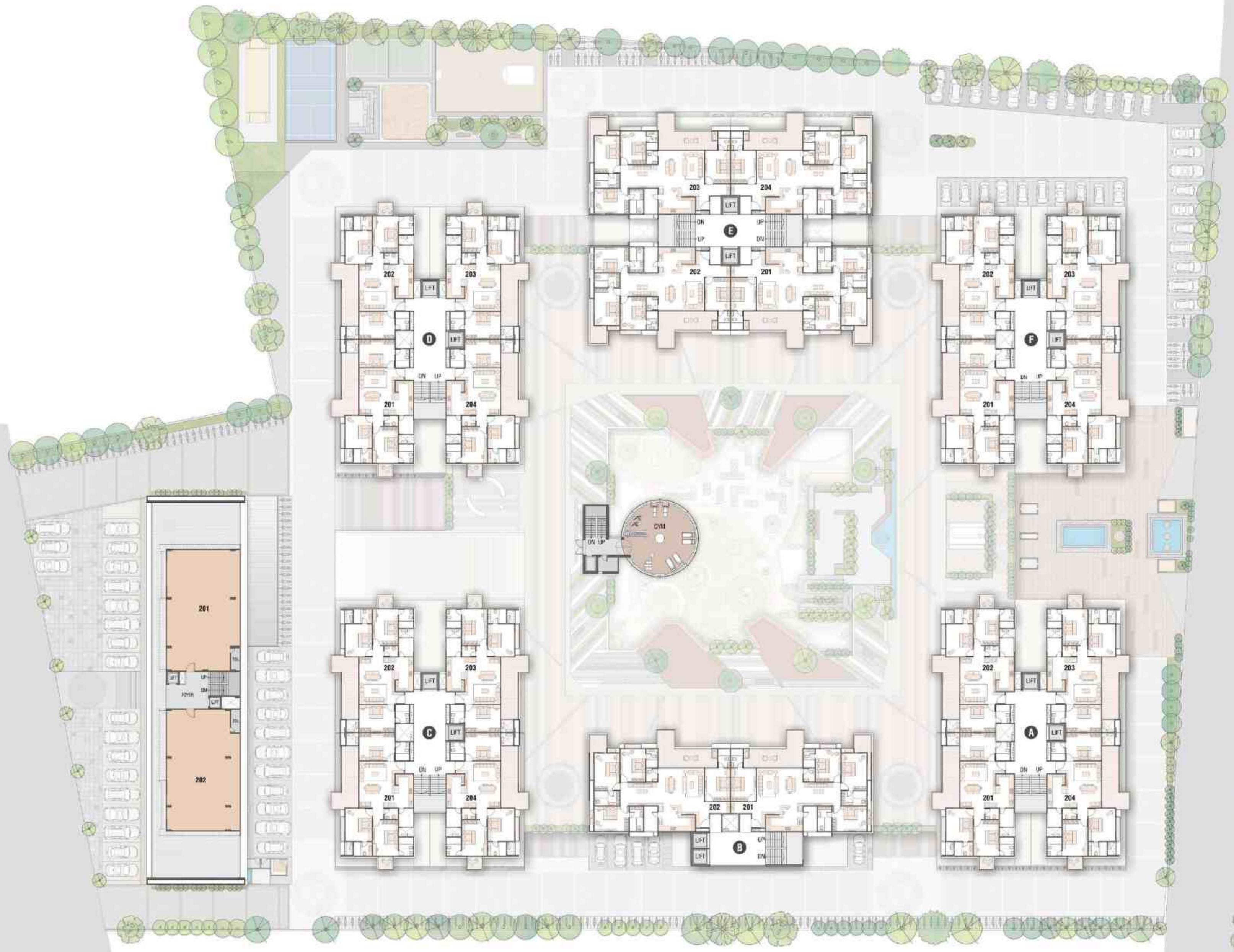
# 1ST FLOOR PLAN

## LEGEND

- |  |                                      |
|--|--------------------------------------|
| 01) TEMPLE   | 13) LIBRARY                          |
| 02) ENTRANCE LOUNGE                                      | 14) PROJECTOR / TUITION ROOM         |
| 03) DANCE, ZOMBA, MUSIC AND AEROBICS                     | 15) CONFERENCE ROOM, BUSINESS CENTER |
| 04) YOGA MEDITATION ROOM                                 | 16) CO-WORKING SPACE                 |
| 05) NORTH GAZEBO   | 17) EAST GAZEBO                      |
| 06) INDOOR SPORTS (AIR HOCKEY, TABLE TENNIS, POOL TABLE) | 18) INDOOR SPORTS ACTIVITIES         |
| 07) INDOOR SPORTS (BOARD GAMES LOUNGE)                   | 19) SENIOR CITIZEN LOUNGE            |
| 08) MEDIA ROOM / VIRTUAL GAME ZONE                       | 20) CYCLE TRACK                      |
| 09) WEST GAZEBO  | 21) WATER BODY                       |
| 10) CHILDREN DEN   | 22) OPEN TERRACE                     |
| 11) CYCLE PARKING  | 23) RAMP                             |
| 12) SOUTH GAZEBO   | 24) OPEN SITTING SPACE               |
|  | 25) SITTING DECK                     |
|  | 26) CLUB HOUSE                       |



**TYPICAL** FLOOR PLAN



— OPULENCE —  
IN EVERY CORNER

3 & 4 BHK FINE LIVING

# REJOICE

Celebrate the finest things in life as you live in these ultra-luxurious spaces created for your utmost comfort. Every square feet of your residence is lavishly conceived and marvellously built.



LARGE LIVING  
& DINING



DEDICATED  
FAMILY ROOM



EXTENDED  
BALCONIES



# HIGH-END LIVING

Where every wall exhibits craftsmanship and every corner portrays elegance. It is a home that embodies luxury in the most exquisite way possible.





## — THE BALCONY — OF YOUR DREAMS

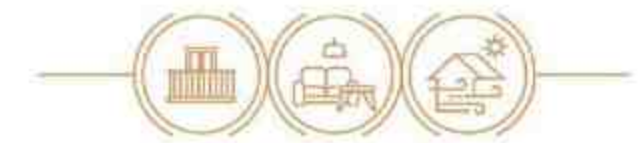
You wished for an ultra-spacious balcony from where you can enjoy the glorious shades of sky; where you can simply relax and have a conversation with your loved ones.





## — THE VALUED POSSESSION —

The moment you step inside these homes, you are bound to overcome with a sense of pride and accomplishment.



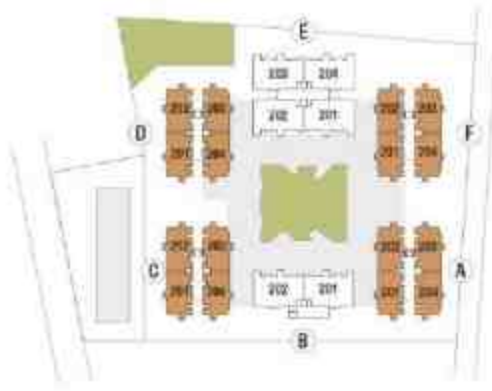
SPACIOUS BALCONY | MORE SPACE  
AMPLE NATURAL LIGHT



**3 BHK**

2, 4, 6, 8, 10th Floor

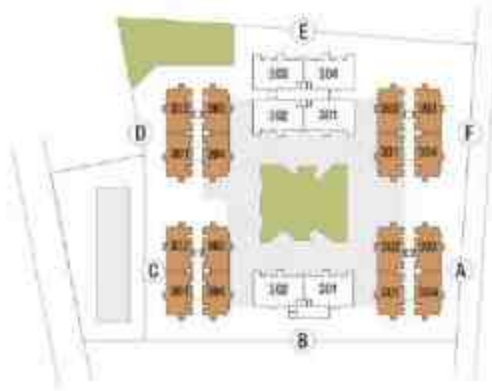
BLOCK-A, C, D & F



**3 BHK**

3, 5, 7, 9, 11th Floor

BLOCK-A, C, D & F

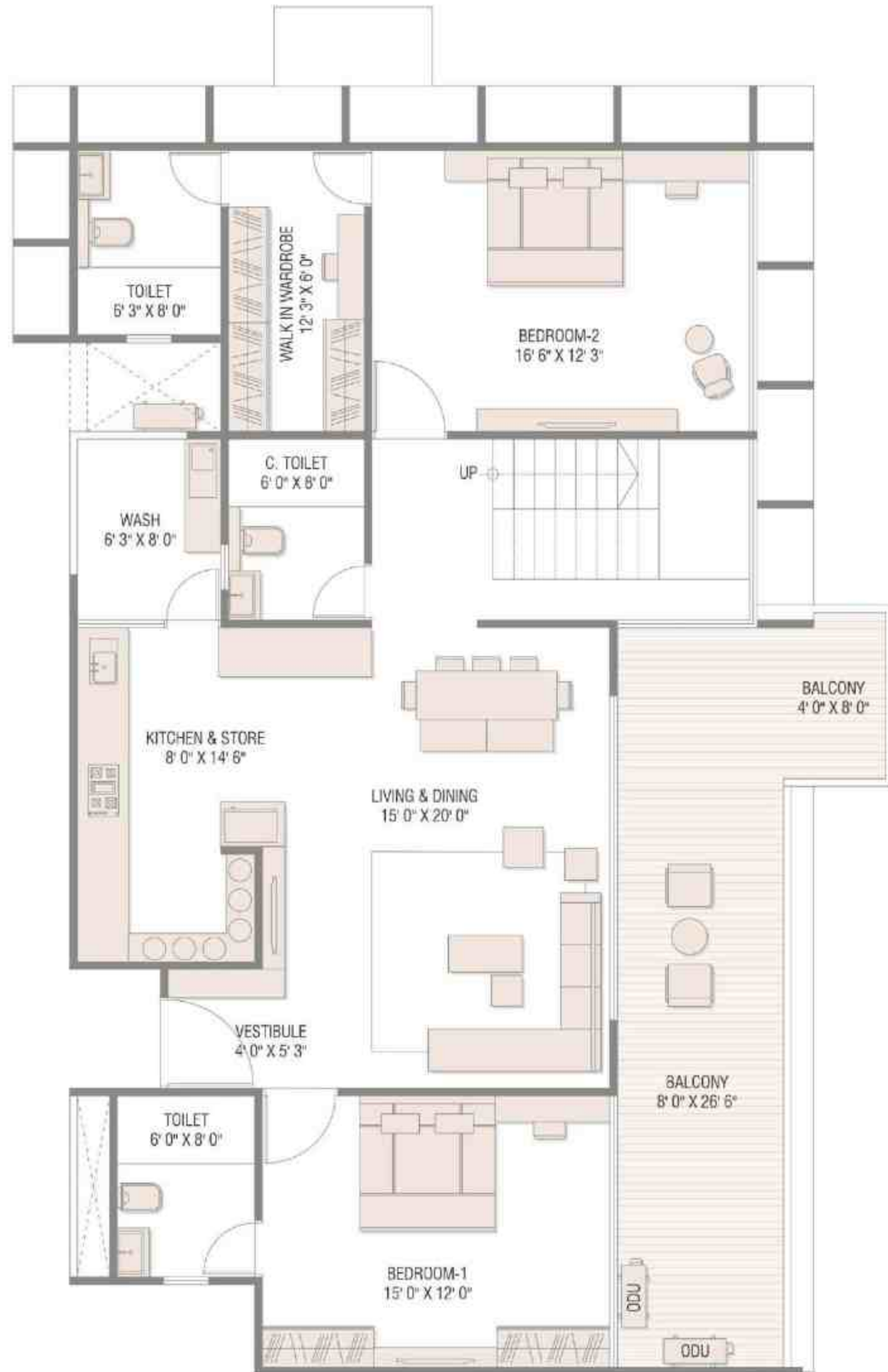
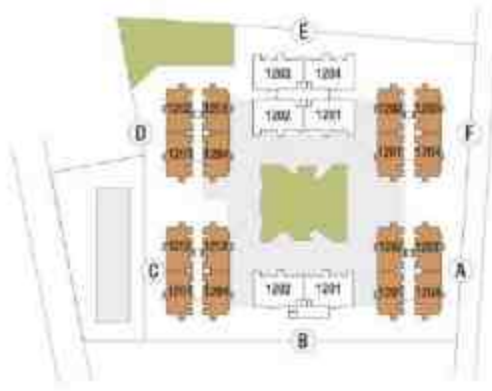


4 BHK

12th Floor

LOWER PENTHOUSE

BLOCK-A, C, D & F

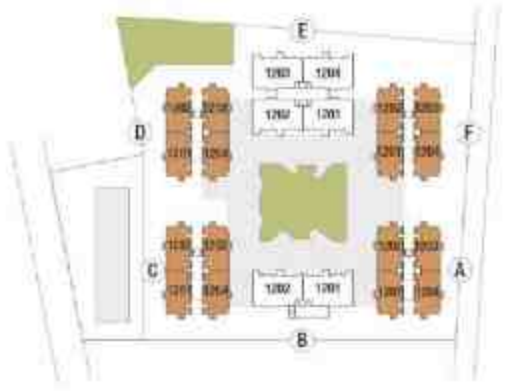


4 BHK

13th Floor

UPPER PENTHOUSE

BLOCK-A, C, D & F



4 BHK

2, 4, 6, 8, 10th Floor

BLOCK-B & E



4 BHK

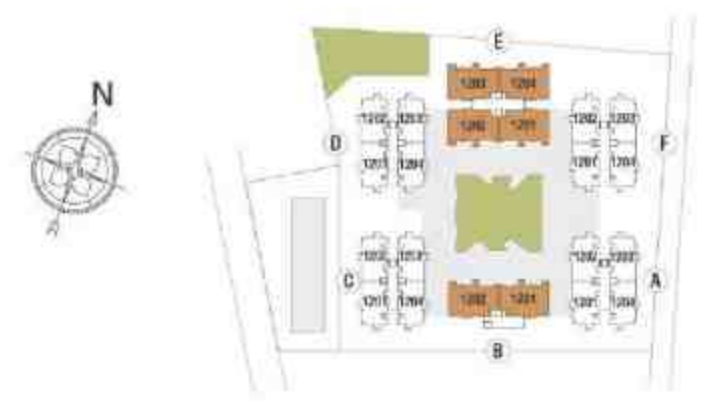
3, 5, 7, 9, 11th Floor

BLOCK-B & E



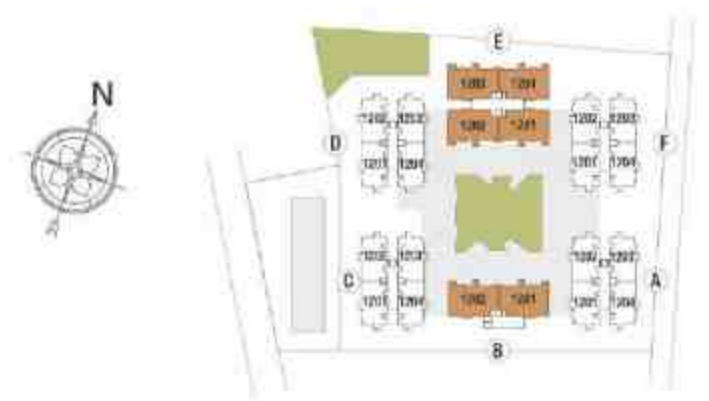
**5 BHK** 12th Floor | LOWER PENTHOUSE

BLOCK-B & E



**5 BHK** 13th Floor | UPPER PENTHOUSE

BLOCK-B & E



— AN ABODE —  
LIKE A PARADISE

So come and make Nysa Crosswind your home to live the life everyone wishes for but only the fortunate few can live.





### FLOORING

- Vitrified tiles flooring in the drawing, living, dining, kitchen and all passages
- Vitrified tiles in all bedrooms & store areas
- Anti skid rustic tile flooring for deck



### PLUMBING WORK

- C.PVC. / U.P.V.C. Water supply pipes & PVC pipes for soil, waste & drainage systems
- Plumbing fittings Jaquar or equivalent
- Sanitary ware Duravit or equivalent



### ELECTRICAL

- 3 phase concealed copper wiring with adequate numbers of points in all rooms
- Branded modular switches
- Provision for DTH and internet points
- Provision for ELCB, MCB distribution box



### EXTERNAL & INTERNAL FINISHES

- External double coat mala plaster with texture paint
- Internal single coat mala plaster with putty finish

### KITCHEN



- Platform-mirror polished granite with S.S. Sink
- Ceramic tile dado up to the lintel level on the walls above platform
- D.P. Kota stone shelves in the store room with glazed tiles dado up to lintel level



### BATHROOMS

- Vitrified / ceramic / glazed tiles dado up to the lintel level
- Granite / composite marble basin counters and wash basins
- Door frame polished stone or granite

## SPECIFICATIONS

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3 & 4 BHK FINE LIVING



### DOORS & WINDOWS

- Main entrance door - fire resistant door with handles
- Other bedrooms - flush doors without fitting & fixtures
- Door frame teak or equivalent
- Windows sill & jams polished stone or granite
- Windows aluminum sections



### AIR CONDITIONER

- We are provide AC piping



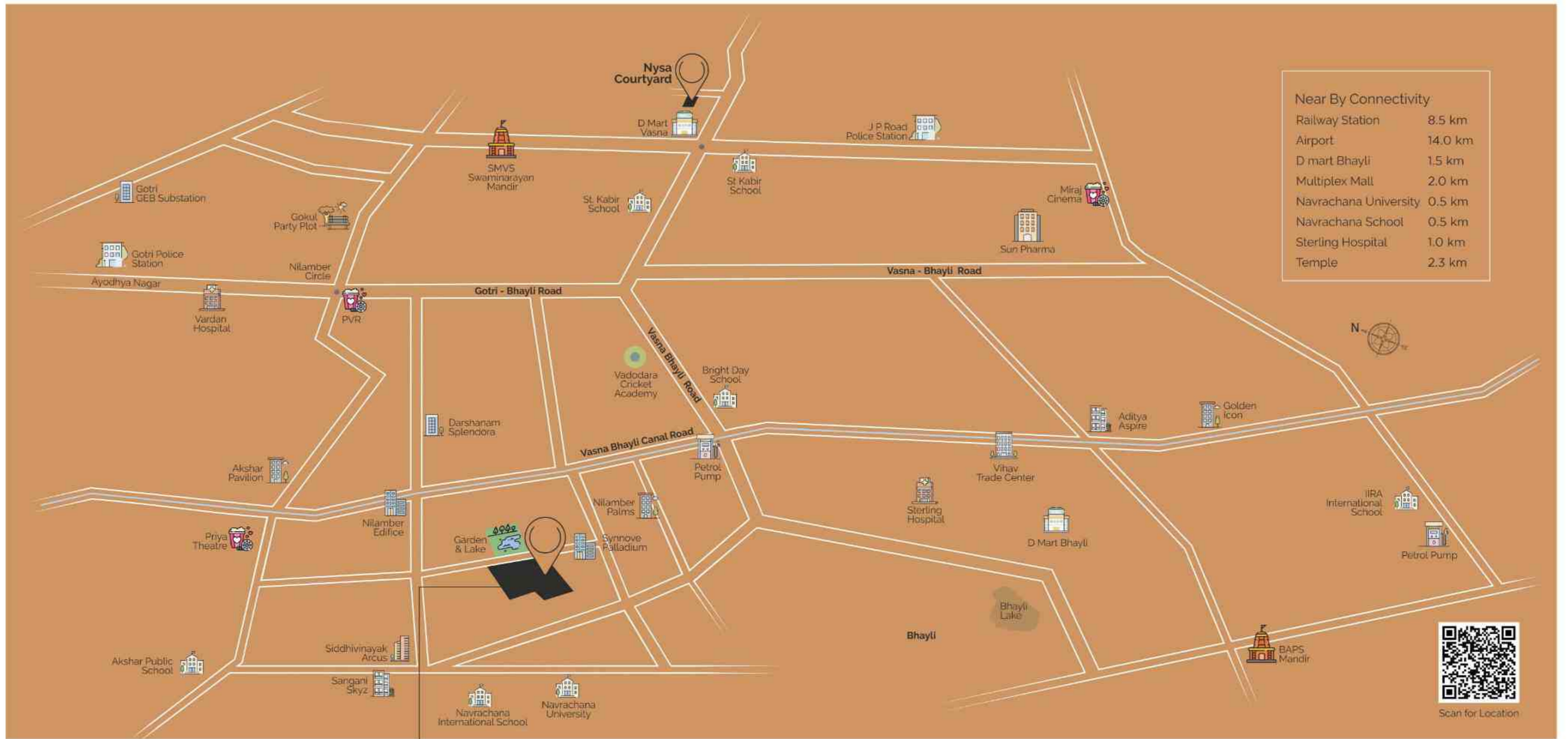
### SALIENT FEATURES

- Well landscaped garden with well designed seat out area
- Main gate with security cabin & automated boom barrier
- Bore well for 24 hours water supply with softener plant
- Allotted car parking in basement & ground floor
- DTH connection to each flat
- Intercom facility and video door phone
- CCTV camera surveillance for all common area
- Generator for lift / water supply & common lightings
- Solar panel at roof-top generates clean energy for common utility energy consumption



### WASH AREA

- Anti-skid flooring with dado of ceramic / glazed tiles up to sill level
- Provision for washing machine with electric and plumbing point



Near By Connectivity	
Railway Station	8.5 km
Airport	14.0 km
D mart Bhayli	1.5 km
Multiplex Mall	2.0 km
Navrachana University	0.5 km
Navrachana School	0.5 km
Sterling Hospital	1.0 km
Temple	2.3 km

NYSA  
**CROSSWIND**  
 3 & 4 BHK FINE LIVING

Site : Nysa Crosswind, Nr. Synnove Palladium,  
 Opp. Navrachana Internationl School, Bhayli, Vadodara, Gujarat 391410

Office : A-806, Titanium Square, Thaltej Cross Road, S.G. Highway, Thaltej, Ahmedabad - 380054  
 Contact : +91 79 4800 2568

Booking Contact : 96877 25625, 77780 48660

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Architect / Master Planning  Umang Goswami contact@uadesign.in   www.uadesign.in	Licensing Architect <b>ANJALI</b> Associate	Structural Consultant <b>सक्षम्</b> Consultants	MEP Consultant <b>JHAVERI</b> ASSOCIATES	3D & Graphics Design <b>eyecon</b> www.eyecodesign.in
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**DISCLAIMER**  
 • Possession will be given after one month of settlement of all accounts. • Documentation charges, stamp duty, service tax & common maintenance charges will be extra. • Any new central or state government taxes, if applied shall have to be borne by the members. • Extra work shall be executed after making full payment. • Continuous default payment leads to cancellation. • Developers shall have the right to change the plan, elevation, specification or any detail which will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. • Terrace rights & future FSI rights will be exclusively of the developers only. • Any plans, specification or information in this brochure can not form part of an offer contract agreement or legal documents. • Disputes if any are subject to Ahmedabad jurisdiction.

