



Developer:
SHAH ASSOCIATES

Site Address: Near Krishna Hotel (N.H. 8),
Kapurai Crossing to Dabhoi, Beside Canal,
Vadodara - 390 004, Gujarat (INDIA)

Contact: +91 95 37 27 4545

E-mail: kesar45villas@gmail.com

Planning & Passing By:
Hitesh Engineers -
Architect & Engineers Vadodara.
Contact: 0265-2467974

Elevation, Design & Development By:
UNEVEN
Website: www.uneven.in



Structural Engineer:
Zarna Associates - Vadodara.



Brochure by: khushman@9825066516



DESIGNED FOR LUXURY

RERA Registration No. PR/GJ/VADODARA/VADODARA/Others/RAA06651/210120 | Website: www.gujrera.gujarat.gov.in



DESIGNED FOR LUXURY

When form and function work in tandem monumental art takes shape as reflected in our majestic 3 BHK villas at Kesar 45 where class meets splendour.

Drive into an airy and bright gated estate, perfect for a close-knit community to flourish. Our bungalows are more than just residences. They are the epitome of luxury living. An unconventional combination of colonial aesthetics, contemporary planning, natural greenery and thoughtful lifestyle amenities, life here is designed for pure bliss. Located at the Kapurai crossing, our homes are set in surroundings that are private, yet well connected to daily urban life. Come, gift your family a lifetime of luxury!

STATE-OF-THE-ART CLUBHOUSE
AND LEISURE SPACES



AMENITIES

- ◆ Mini Theater
- ◆ Multipurpose Hall
- ◆ Landscape Garden
- ◆ Jogging Track
- ◆ Children Play Area
- ◆ Gymnasium
- ◆ Senior Citizen Sitting
- ◆ Underground Cabling
- ◆ Decorative Main Gate with CCTV
- ◆ Decorative Name & Number Plate for Each Unit
- ◆ RO in Each Unit



VILLA SPECIFICATIONS

Structure: Fully RCC frame structure, as per structural engineer's design

Flooring: High Grade Vitrified Tiles in all rooms. Paving Tiles in compound. Anti skid vitrified tiles in bathrooms and balconies.

Kitchen: Exclusive Granite Platform with high quality S.S Sink. Designer tiles upto Door Height.

Toilet: Designer wall tiles upto lintel level. Premium Quality Bath fittings. Superior quality plumbing fixtures and sanitary ware. Hot water pipeline for each bathroom.

Doors: Attractive Wooden Entrance Door with standard safety lock & other Decorative Fittings. Internal Flush Doors - Laminated with Wooden Frame.

Windows: Powder Coated Aluminum Windows with Safety Grill.

Electrification: Concealed copper wiring of standard make. Premium modular switches with sufficient points. Provision for solar heaters.

Paint & Finish: Internal smooth finish plaster with Plastic Paint. Exterior Walls with Double coat plaster and quality weather resistant paint.

Terrace: Open terrace with waterproofing & high grade China Mosaic.



PALATIAL HOMES AND EXCEPTIONAL LIFESTYLE



TYPE 1

B. No. 40 & 45

(Buildup Area - 1256.88 sq.ft.)

(Plot Area - 816.50 sq.ft.)

B. No. 41 to 44

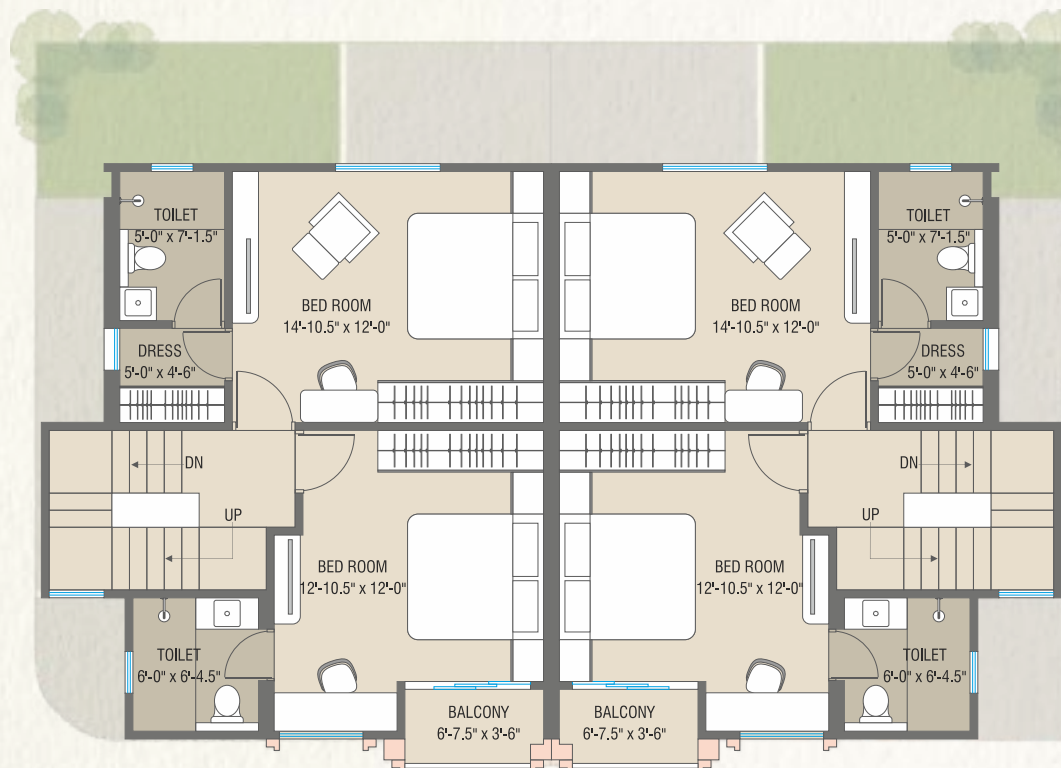
(Buildup Area - 1256.88 sq.ft.)

(Plot Area - 810.04 sq.ft.)

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE 2

B. No. 13 & 18

(Buildup Area - 1300.48 sq.ft.)

(Plot Area - 1058.22 sq.ft.)

B. No. 14 to 17

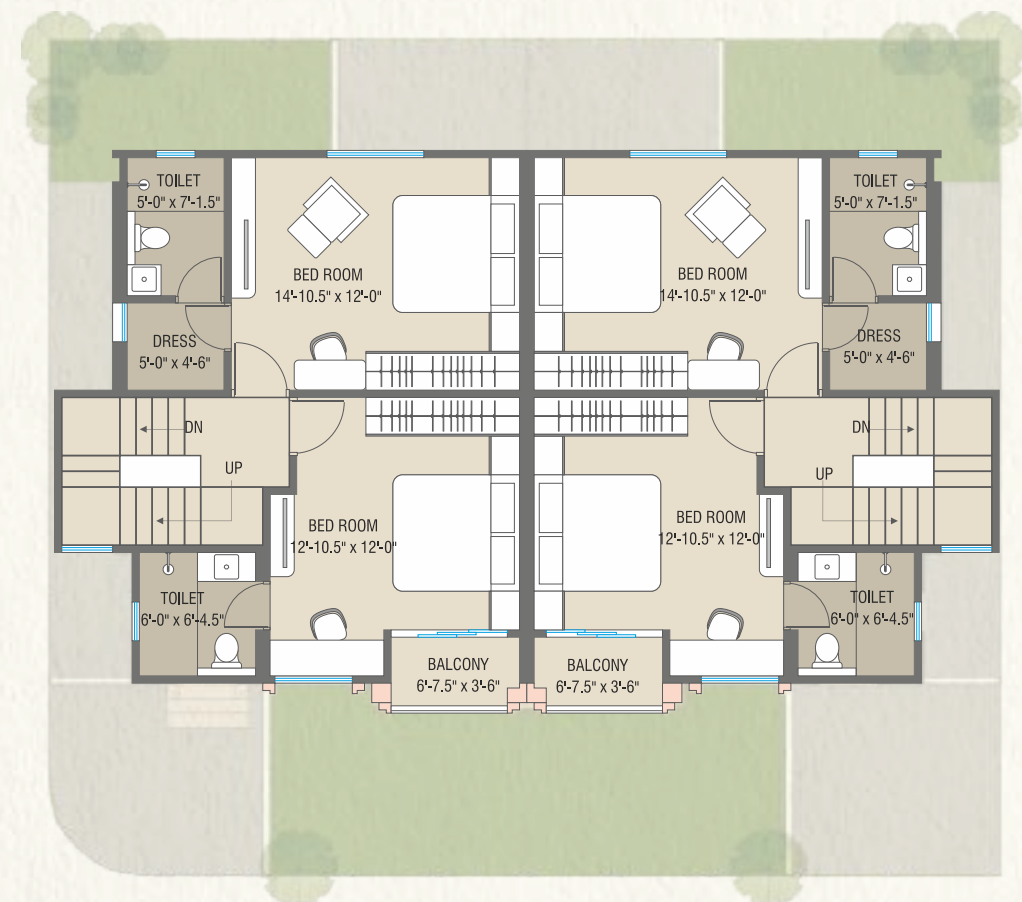
(Buildup Area - 1300.48 sq.ft.)

(Plot Area - 1050.75 sq.ft.)

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE 3

B. No. 1, 9, 10, 21, 22, 30
(Buildup Area - 1297.08 sq.ft.)

No.	Plot Area:
1 & 30	1345.51 sq.ft
9 & 22	1273.58 sq.ft
10 & 21	1287.88 sq.ft

B. No. 2 to 8, 11, 12, 19, 20, 23 to 29
(Buildup Area - 1262.47 sq.ft.)

No.	Plot Area:
2 to 8 & 23 to 29	1014.65 sq.ft
11 & 20	1033.89 sq.ft
12 & 19	1112.38 sq.ft

GROUND FLOOR PLAN



FIRST FLOOR PLAN

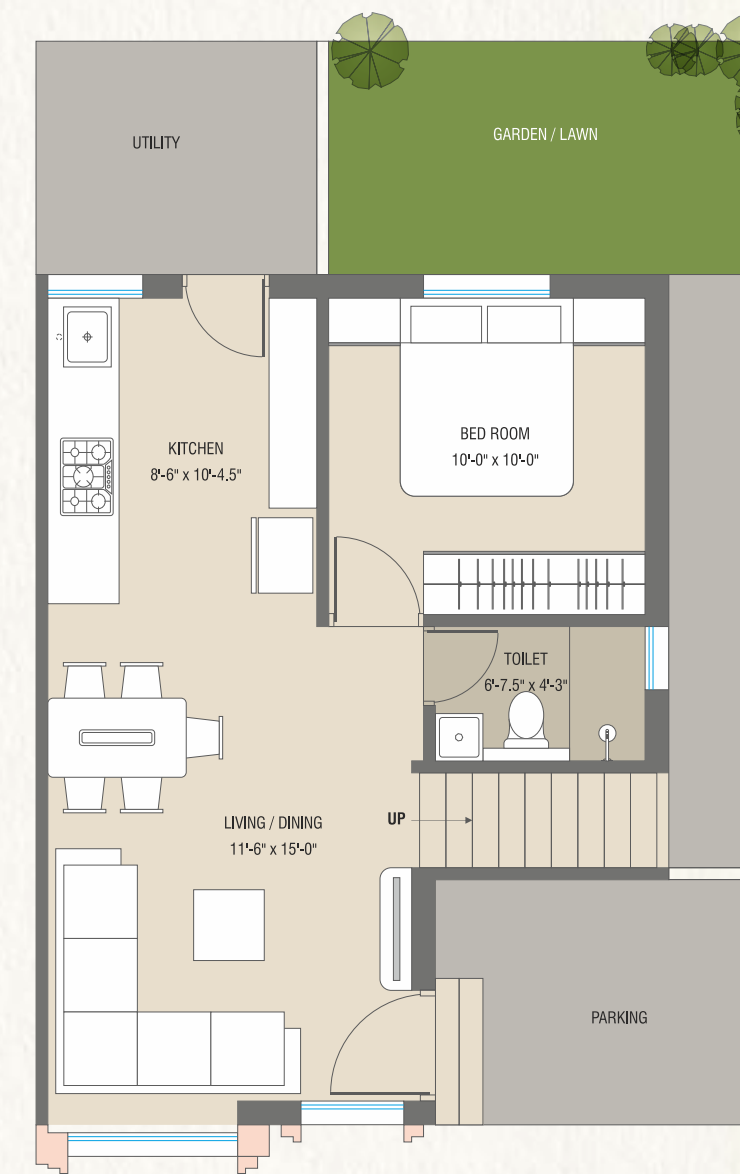


TYPE 4

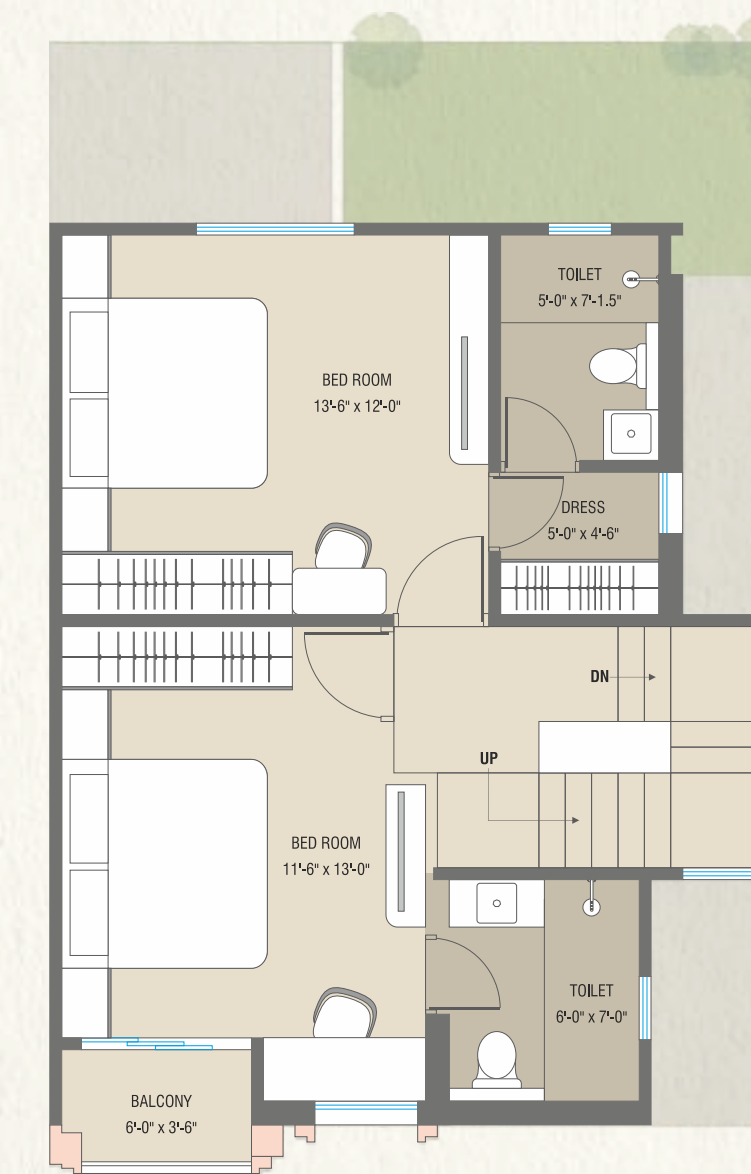
B. No. 32 to 38 & 47 to 53
(Buildup Area - 1212.505 sq.ft.)

B. No. 32 to 38 & 47 to 53
(Plot Area - 787.75 sq.ft.)

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE 5

B. No. 31, 39, 46, 54 & 62
(Buildup Area - 1297.08 sq.ft.)

No.	Plot Area:	No.	Plot Area:
31	1166.11sq.ft.	54	1166.11sq.ft.
39&46	988.77sq.ft.	62	1137.44sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

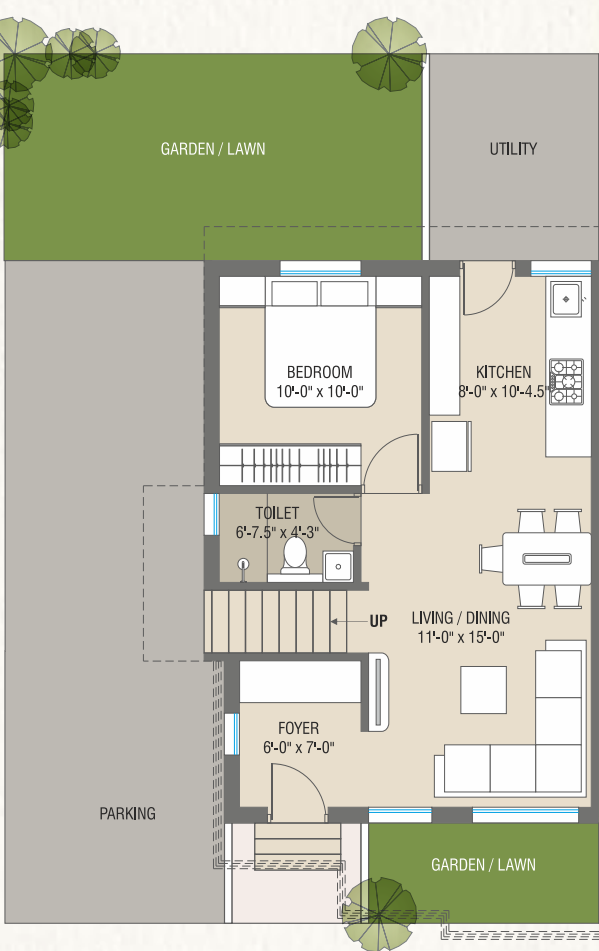


TYPE 6

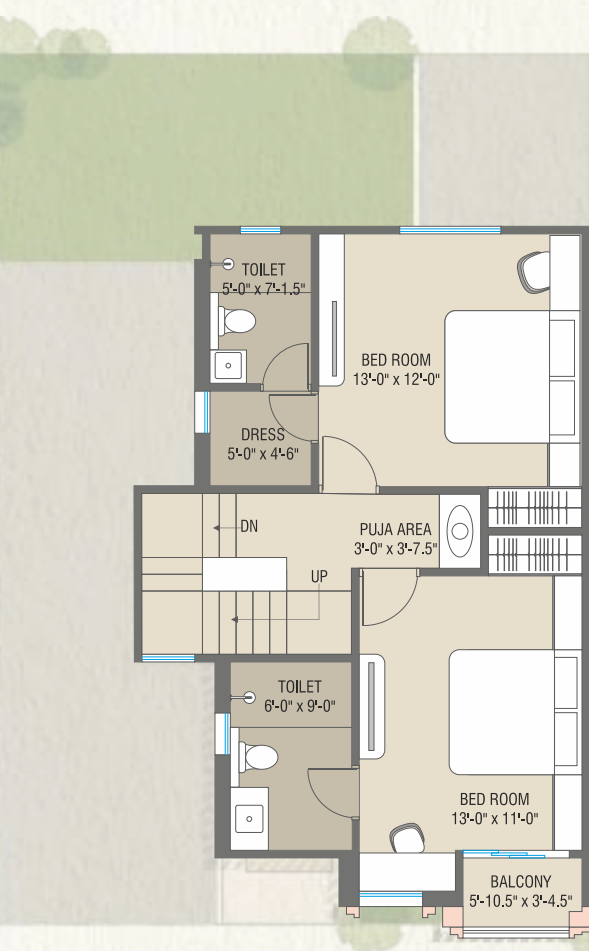
B. No. 55, 61, 63 & 69
(Buildup Area - 1280.17 sq.ft.)

No.	Plot Area:
55	1341.71 sq.ft.
61&63	931.20 sq.ft.
69	1341.71 sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

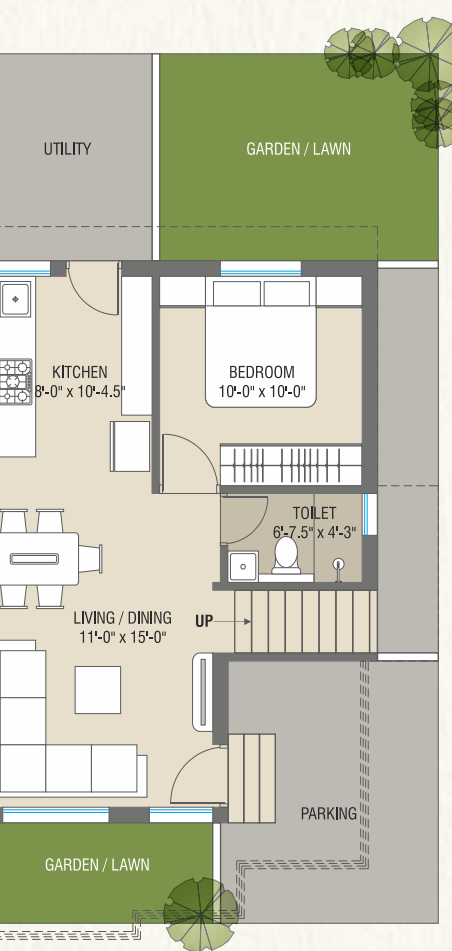


TYPE 7

B. No. 56 to 60 & 64 to 68
(Buildup Area - 1230.76 sq.ft.)

No.	Plot Area:
56 to 60 & 64 to 68	934.64 sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

