

A PROJECT BY



DEVELOPERS:
SHREEJI BUILDCON

SITE:
DREAM OPULENT
Nr. Aaradhya Ornate,
Opp.Aaradhya Sunshine,
Sama-Savli Road, Vemali,
Vadodara, Gujarat 390008

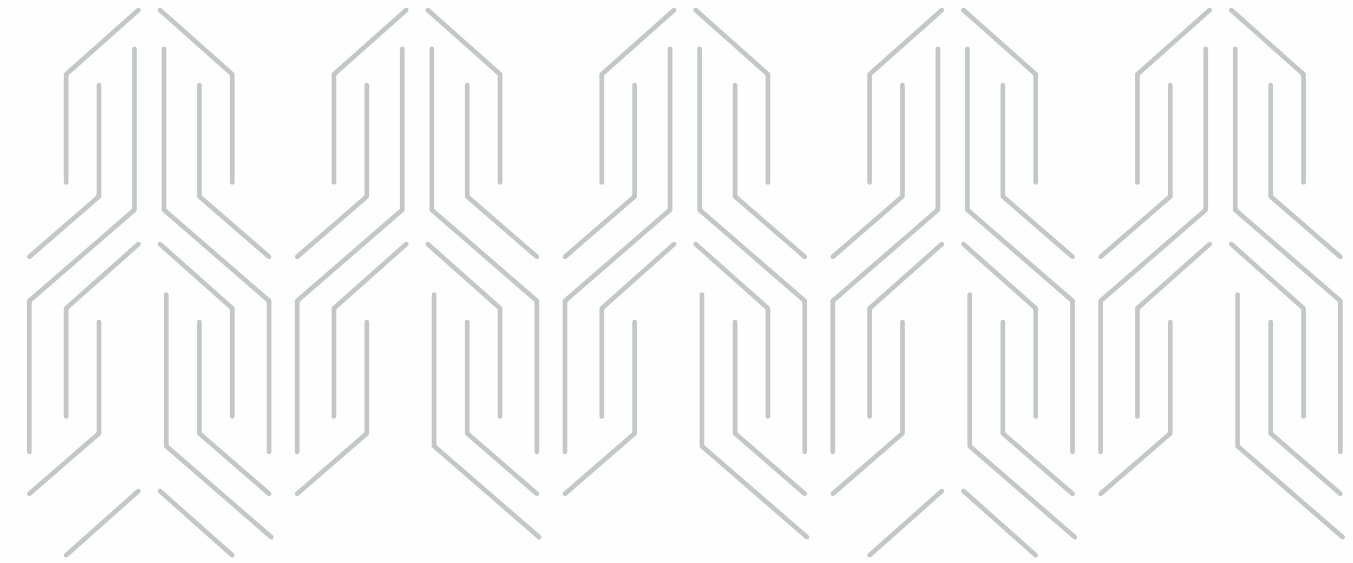
CALL.:
+91 88660 66694
+91 98253 16183
+91 99989 03084

EMAIL:
shreejibuildcon26@gmail.com

WEBSITE:
www.shreejibuildcon.com

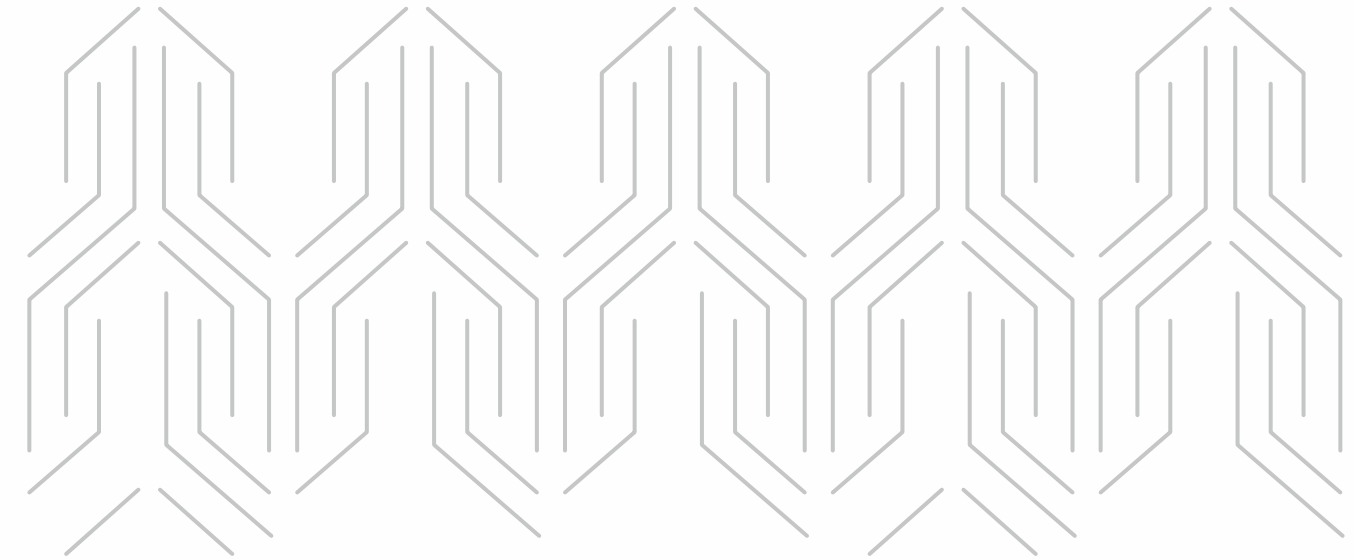


LOCATION




Dream
opulent

11 LUXURIOUS VILLA

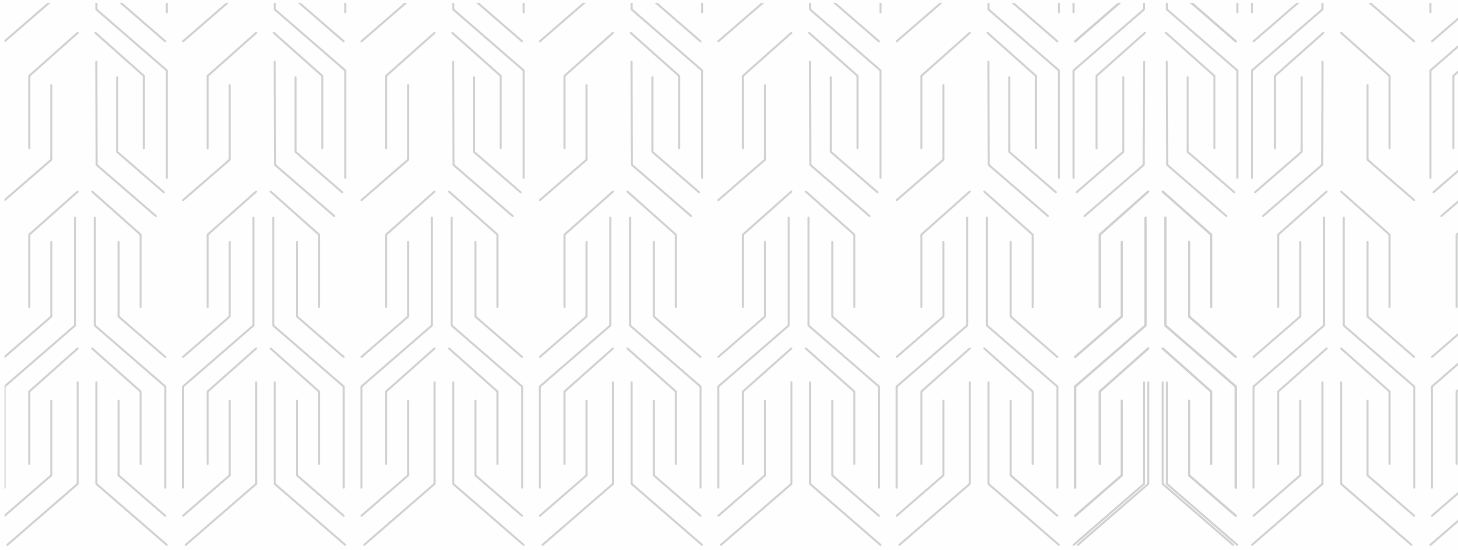


5B2HK ULTRA LUXURIOUS VILLA

Dream
opulent
5B2HK ULTRA LUXURIOUS VILLA

Experience a home where every moment feels effortless. Wake up to peaceful surroundings, unwind in beautifully crafted spaces, and embrace a lifestyle designed for comfort, privacy, and timeless elegance. Every detail is thoughtfully created to make everyday living truly exceptional.

**ONLY 11
FAMILY**

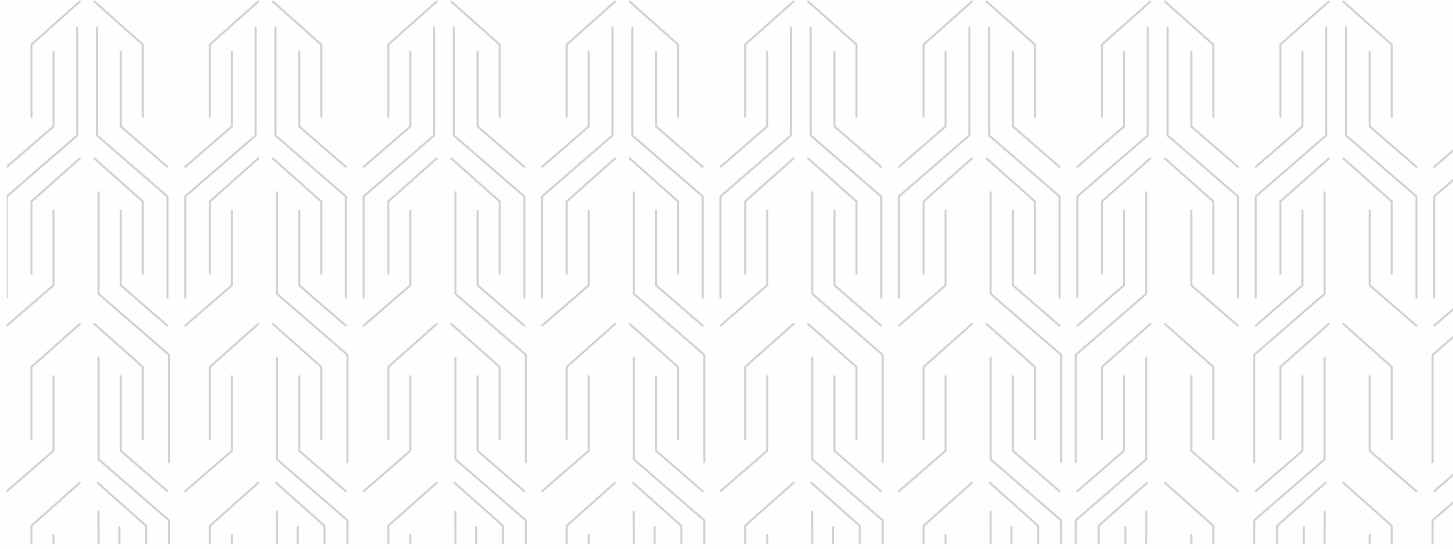




GATEWAY TO GRANDEUR

A magnificent entrance sets the tone for an extraordinary lifestyle. Thoughtfully designed with contemporary architecture, elegant landscapes, and refined detailing, Every arrival reflects the prestige, comfort, and exclusivity that define Dream Opulent.

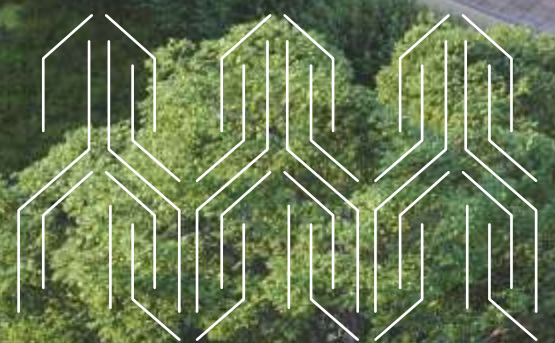




A BOULEVARD OF DISTINCTION

Every street reflects refined architecture, elegant landscapes, and thoughtful planning. Designed to create an exceptional neighborhood, Dream Opulent offers a private boulevard where luxury, comfort, and prestige come together in perfect harmony.





EXCLUSIVITY,
PERFECTLY
PLANNED



LAYOUT PLAN

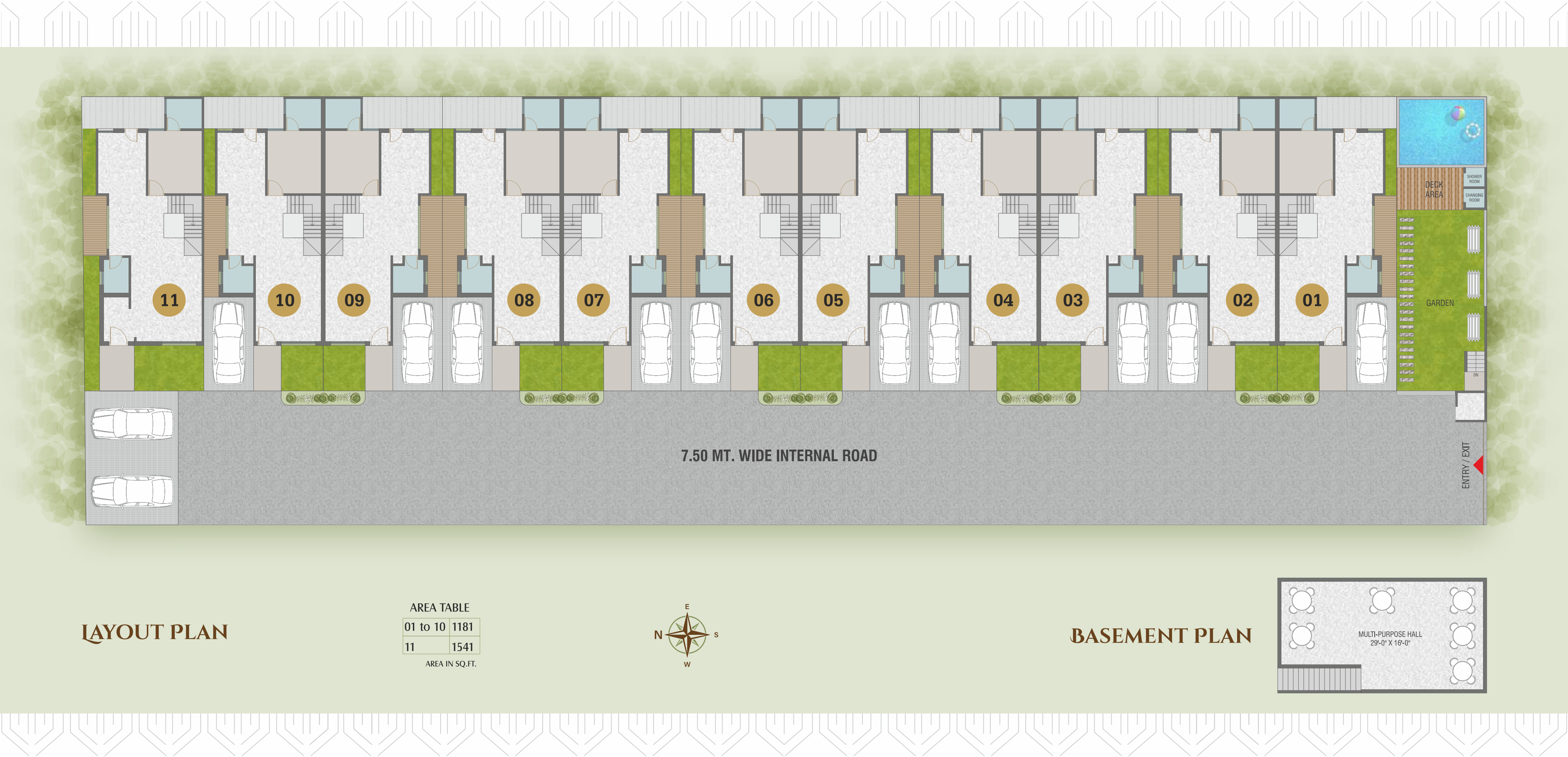
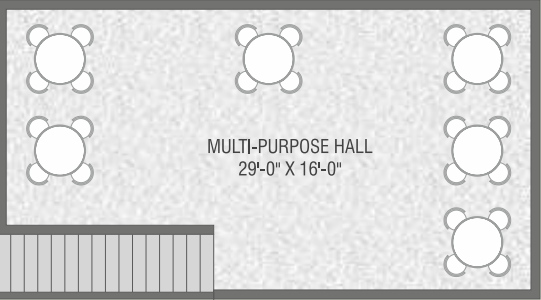
AREA TABLE

01 to 10	1181
11	1541

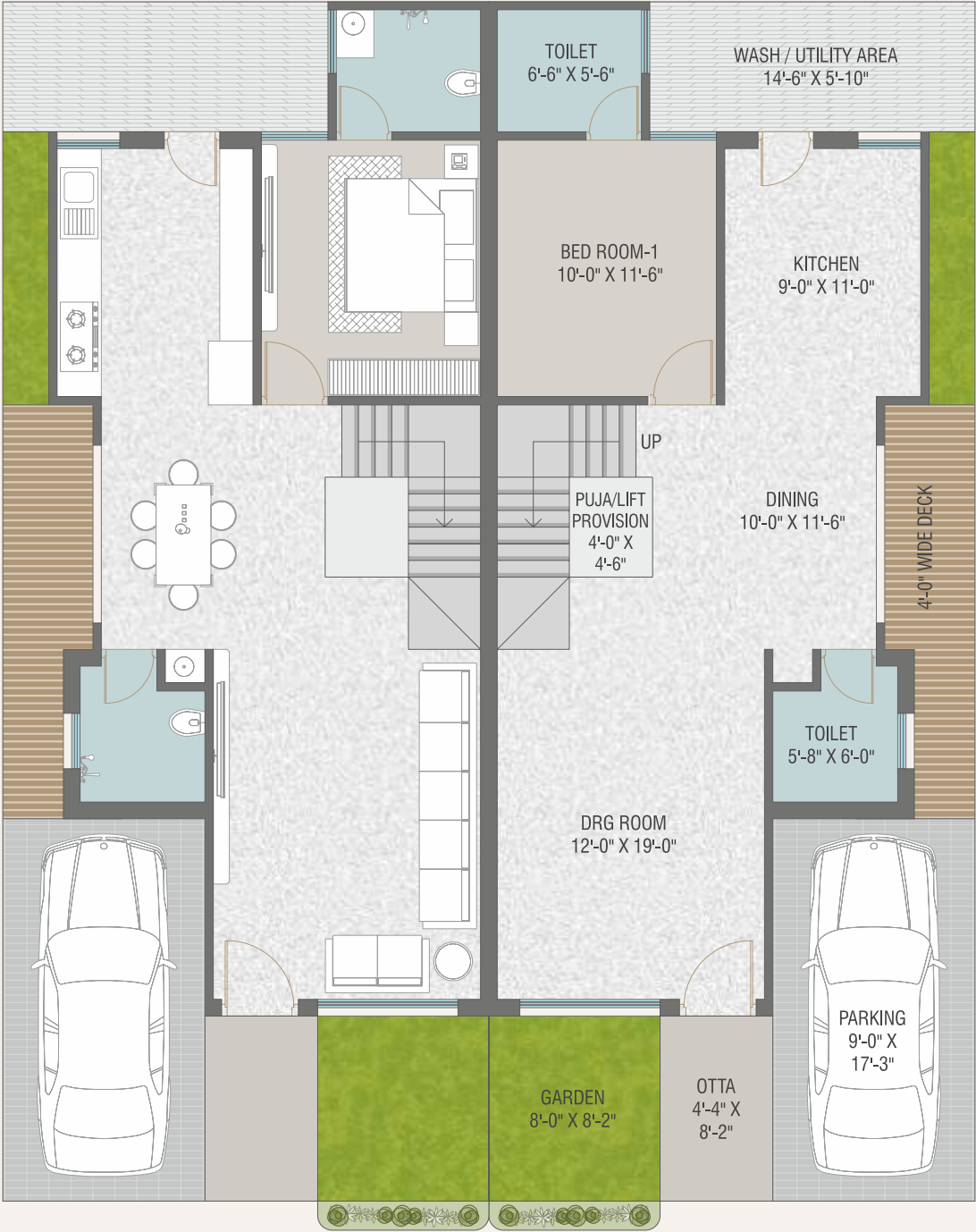
AREA IN SQ.FT.



BASEMENT PLAN

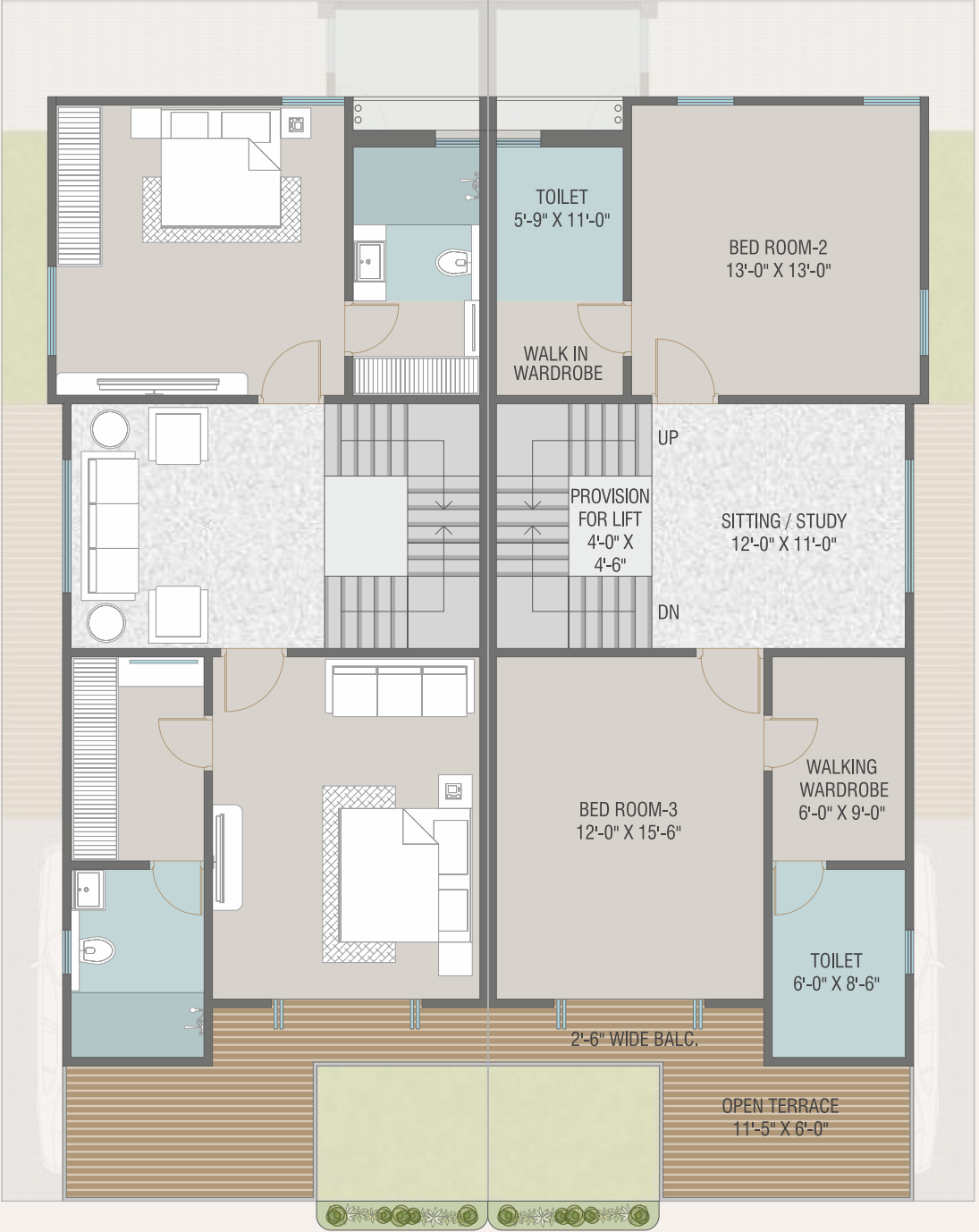


GROUND FLOOR PLAN
01 TO 10



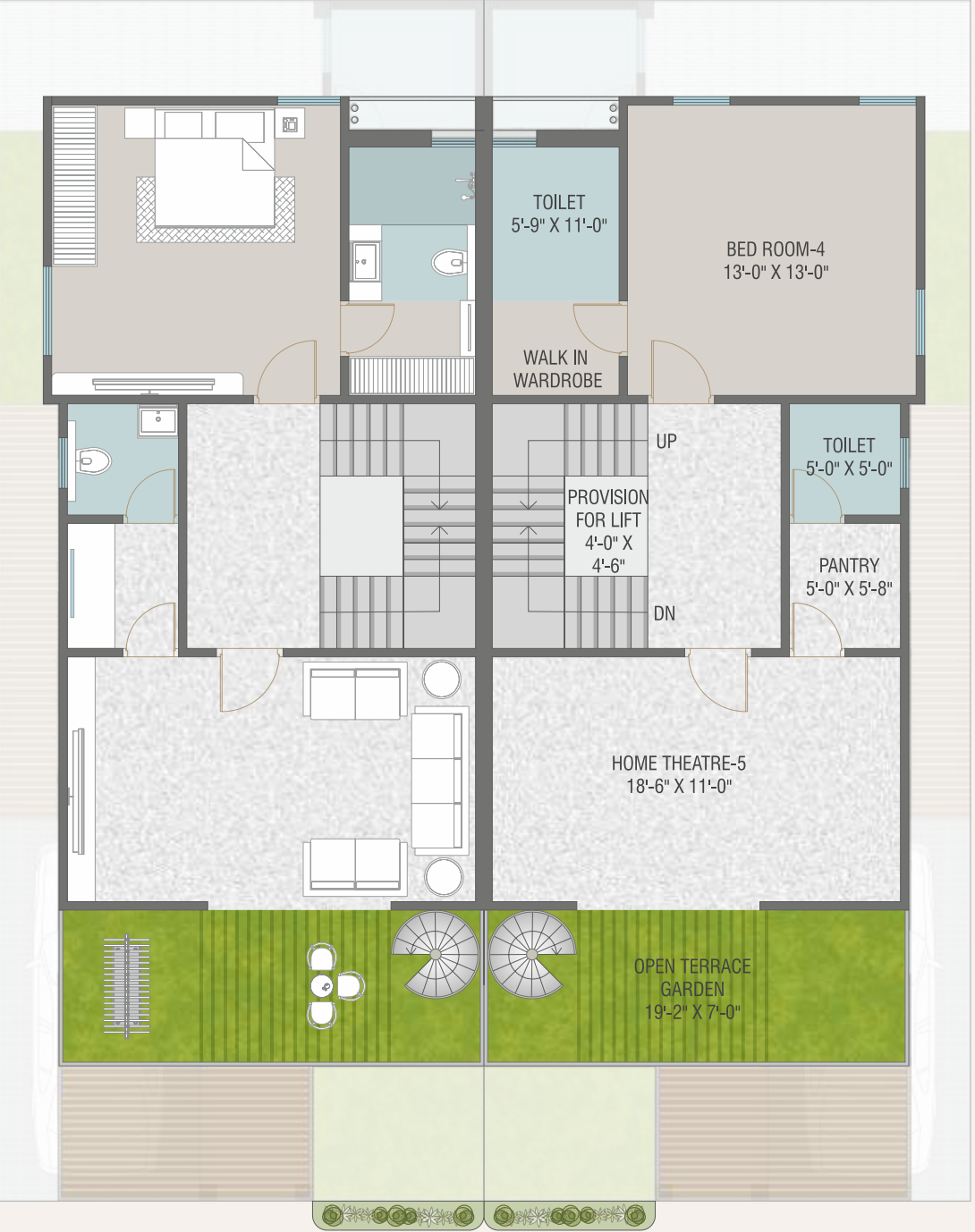
SLAB AREA = 944.00 SQ.FT.
B.UP AREA = 725.00 SQ.FT

FIRST FLOOR PLAN
01 TO 10



SLAB AREA = 842.00 SQ.FT.
B.UP AREA = 842.00 SQ.FT

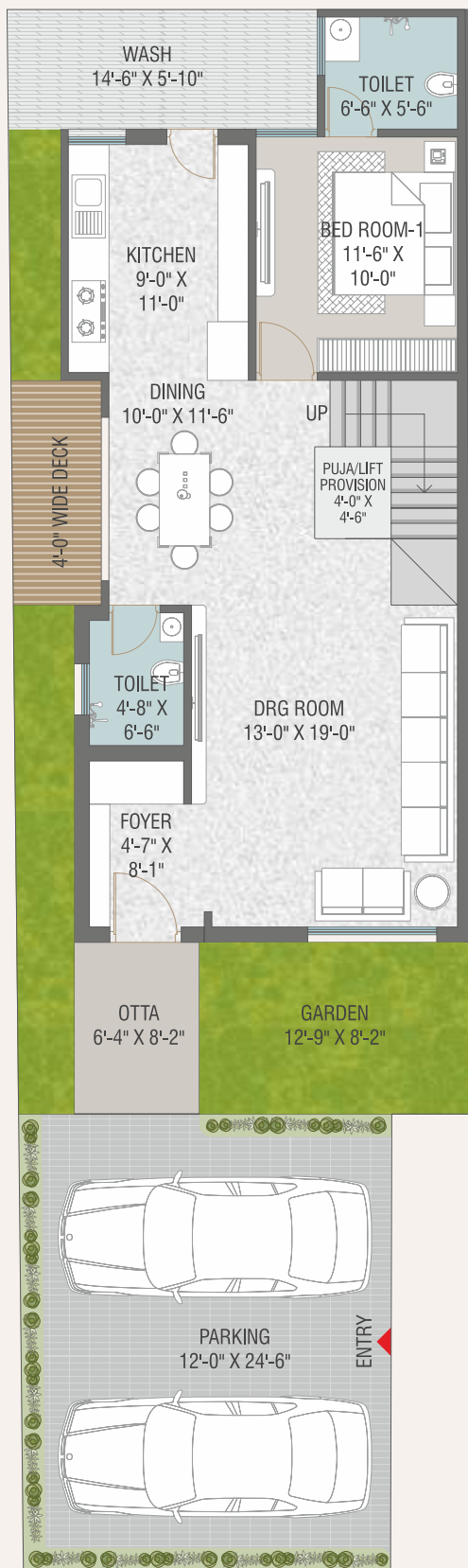
SECOND FLOOR PLAN
01 TO 10



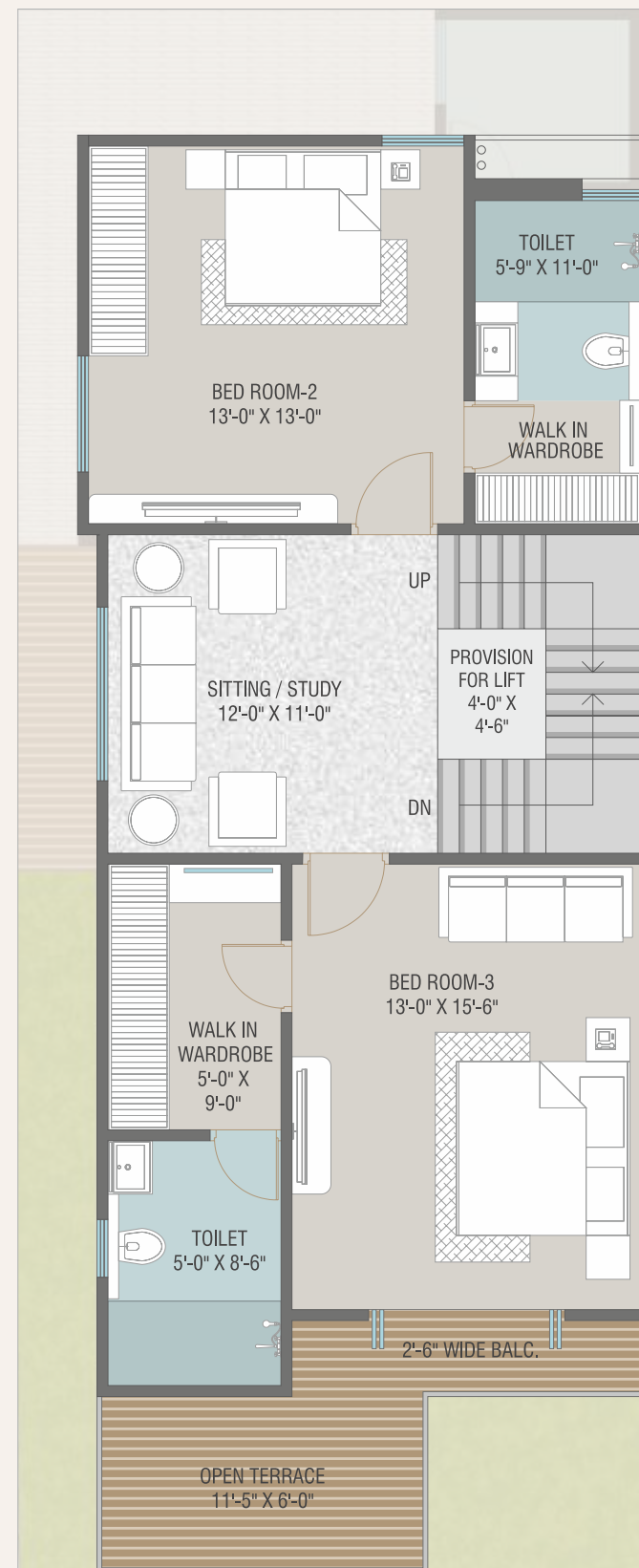
SLAB AREA = 727 SQ.FT
B.UP AREA = 708.00 SQ.FT
PARGOLLA = 90.00 SQ.FT

PLOT NO.
11

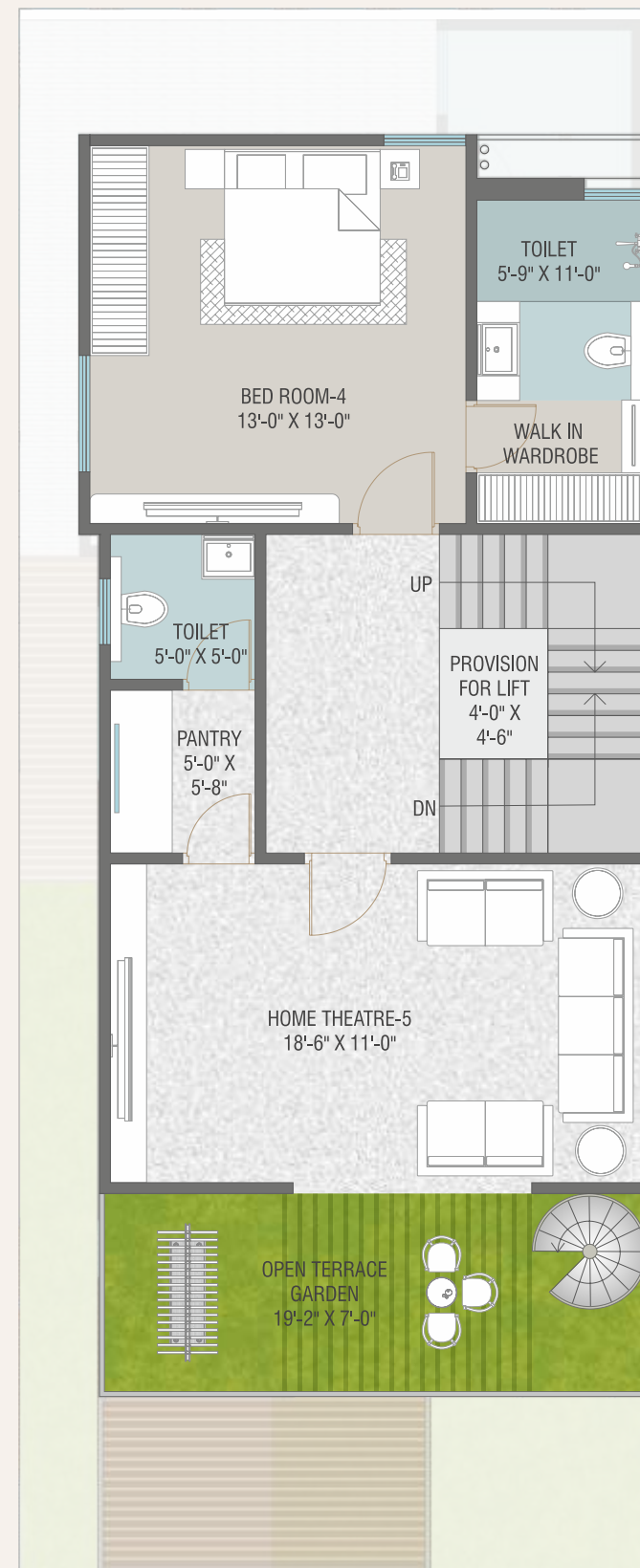
GROUND FLOOR PLAN
B.UP AREA = 725.00 SQ.FT

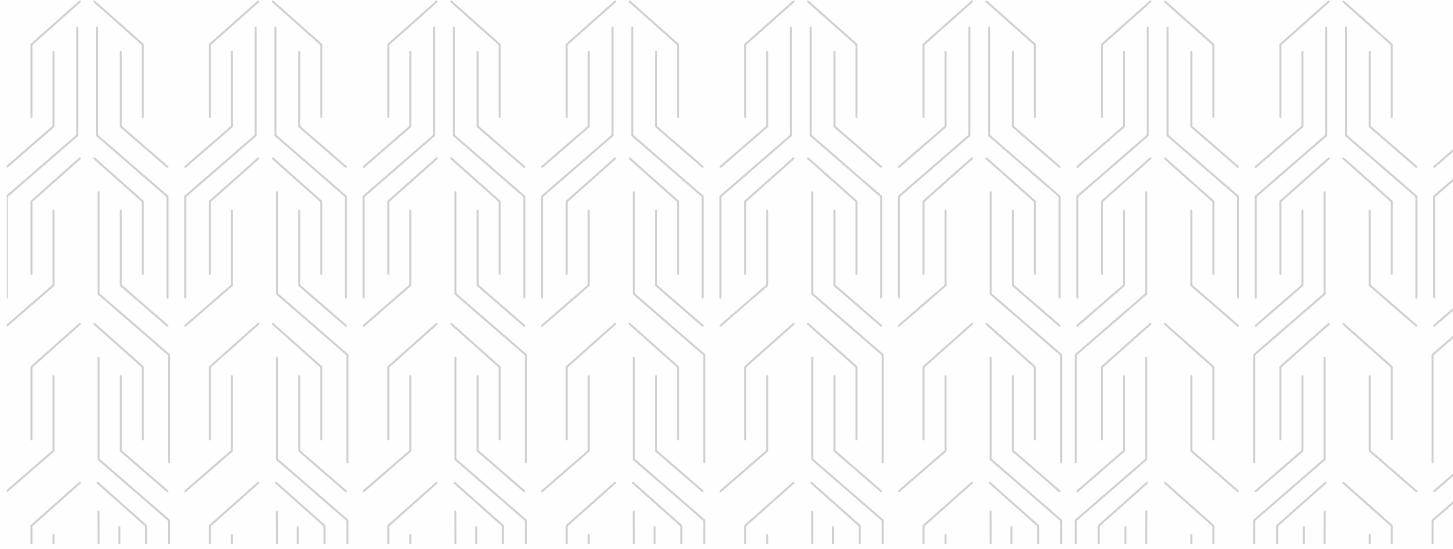


FIRST FLOOR PLAN
B.UP AREA = 842.00 SQ.FT



SECOND FLOOR PLAN
B.UP AREA = 708.00 SQ.FT





CRAFTED TO IMPRESS

From striking elevations to premium finishes, every detail reflects meticulous craftsmanship and a commitment to delivering an extraordinary lifestyle.





LEISURE AMENITIES



Designer Elevation Gate
with Security Cabin



CCTV Camera
in Common Area



Underground &
Overhead Tank



Designed Led
Street Light with Poles



24 Hours
Water Supply



Underground
Cabling



Rain Water
Harvesting System



Name Plate
in each Villa



Pressure
Pump



Internal Trimix
Road with
Paved Blocks



Compound Wall
Surrounding the
Community



AC. Concealed Pipe
in all Bed Rooms &
Drawing Room



Anti-termite Treatment
with Porus Pipe in each Villa

AMENITIES



Multipurpose
Hall



Landscape
Garden



Jogging Track



Children Play Area



Indoor Game Room



Swimming Pool
Kids Pool



Senior Citizen
Seating



SPECIFICATIONS



STRUCTURE:

- All RCC & Masonary work as per structural Engineer's design
- Elevation work as per Architect Design.



DOORS & WINDOWS:

- Attractive Entrance Door with wooden frames with standard quality safety lock
- Others are flush doors with granite frames and Both side decorative laminate,
- Fully Glazed aluminum powder coated dumat section windows with safety grills & mosquito nets



FLOORING:

- Vitrified tiles Flooring in all rooms.
- Granite flooring in stair case with S.S. railing



BATHROOMS:

- Designer Glazed tiles Fitting
- Designer bathroom with premium quality fitting & vessels
- Concealed internal plumbing



KITCHEN:

- Granite Platform with Modern Sink & designer tiles



ELECTRIFICATION:

- Concealed copper ISI wiring & Branded modular switches with sufficient point in kitchen and all bedroom with ELCB switch for your family safety
- AC points in all bedrooms & living room with copper piping.



PAINT & FINISH:

- Internal : Smooth cement plaster with putty.
- External : Double coat plaster with acrylic paint for weather proof.



WATER SUPPLY

- Underground & Overhead Water tank
- Submersible Pump with auto sensor



TERRACE:

- Open terrace finished with China Mosaic / Tiles Flooring



A PROJECT BY



ARCHITECT:



SONI ASSOCIATES

ARCHITECT & INTERIOR

Dhiren Soni

STRUCTURE:



MODE OF PAYMENT : **10% BOOKING** | **10% AFTER BOOKING OF 1 MONTH** | **20% PLINTH LEVEL** | **10% GROUND FLOOR SLAB** | **10% FIRST FLOOR SLAB** | **10% SECOND FLOOR SLAB** | **10% AT MASONARY** | **10% PLASTER** | **05% AT FLOORING** | **05% ON FINISHING**

Terms & Conditions: • Possession will be given after one month of settlement of account. • Extra work will be executed after receipt of full advance payment • Stamp duty, Registration charge, GST tax or any New Central Govt., VMC taxes. If applicable shall have to be borne by the client. • Continuous default payments leads to cancellation • Architect/Developers shall have the rights or revise the scheme of any details, here in and any change or revision will be binding to all. • Incase of delay in light connection by authority, developers will not be responsible • All dimensions are indicative and actual dimensions in each room, plot area & S.B.A might vary • Common compound wall be as per architect's design • In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded • Any plans, specifications of information in this brochure can not form party of an offer, contract or agreement • All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society by laws. 4 After virtual completion of the work all the repair and the maintenance other drainage, watchman salary, electricity bill etc. shall be borne by society members • Members of society are not allowed to change elevation of duplex in any circumstances • This brochure shall not be treated as a legal document, it is only for the purpose information.

For further details visit: www.gujrera.gujarat.gov.in under registered project. Above project is registered under Gujrera. Rera Reg. No.:

LOADED WITH REPUTED BRANDS OR EQUIVALENT

STEEL



CEMENT



TILES



BATHROOM FIXTURES & SANITARY



PLUMBING & PIPES



ELECTRIC



COLOUR



PUTTY

