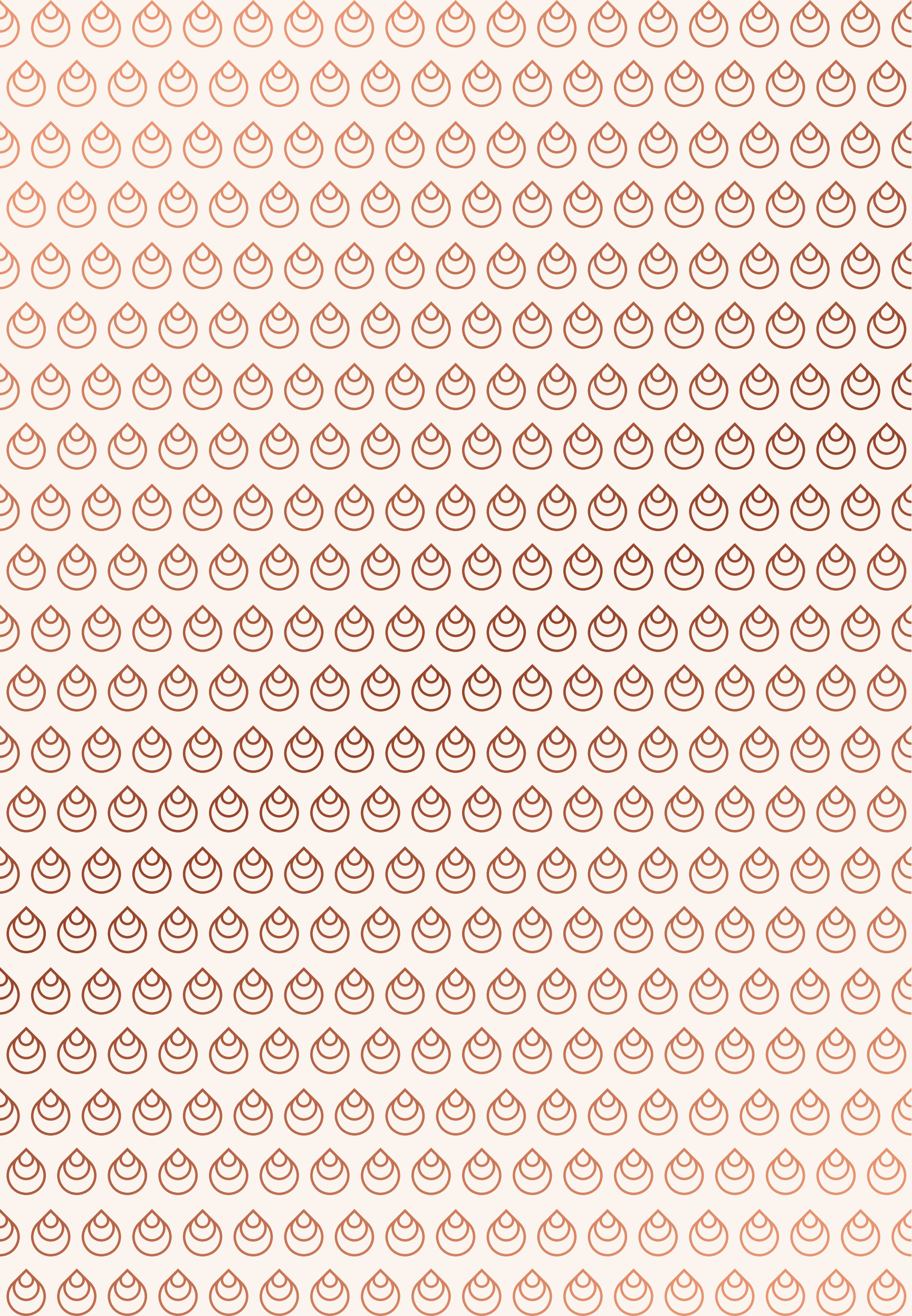


NARAYAN
ARIA

3 BHK JOYFUL LIVING

elevate your living, embrace luxury



The Perfect Address for Luxurious Living in Vadodara



SEAMLESS CONNECTIVITY

Enjoy quick access to major city hubs, including Old Padra Road, Akshar Chowk, Bhayli and Alkapuri, ensuring a hassle-free commute.



EXCELLENT HIGHWAY CONNECTIVITY

Strategically located with easy access to New Vadodara-Mumbai Expressway NE4 and old NH-48 allowing smooth intercity travel and a gateway to major destinations.



THRIVING SOCIAL INFRASTRUCTURE

Surrounded by renowned schools (DPS, GPS & Vibgyor), hospitals (Zydus & HCG), shopping centers, restaurants, malls, and recreational spots everything you need is just minutes away.



PROXIMITY TO WORKSPACES

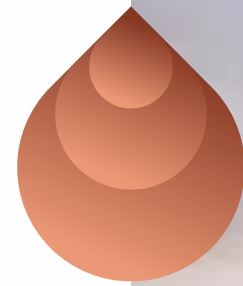
Close to the prime industrial areas of Padra, Makarpura, Por and other key business hubs, reducing travel time and enhancing work-life balance.

Elevate Your Lifestyle with Timeless Luxury

Welcome to Narayan Aria, where luxury meets comfort in the heart of the city. These 3 BHK luxurious apartments are designed for those who seek elegance, space, and modern conveniences. With thoughtfully planned layouts, premium finishes, and a host of world-class amenities, Narayan Aria offers a living experience that redefines sophistication.

Step into a home that blends contemporary design with timeless charm, providing a perfect balance of serenity and connectivity. Whether it's unwinding in your spacious living area, enjoying community spaces, or indulging in the finest comforts, every moment here is crafted to elevate your lifestyle.

Discover a home that resonates with your aspirations at Narayan Aria!





Illuminating Your Evenings
with Grandeur



Ground Floor Plan

- | | | |
|-----------------------|-----------------------|--------------------|
| 1 SECURITY | 6 GYMNASIUM | 11 SWIMMING POOL |
| 2 BUS STOP | 7 SKATING RINK | 12 DECK/ CAFÉ |
| 3 SITING | 8 MULTIPURPOSE HALL | 13 RAIN SHOWER |
| 4 AREA FOR SERVICES | 9 KIDS PLAY AREA | 14 SUNKEN SITING |
| 5 INDOOR GAMES | 10 GARDEN | 15 METER ROOM |



9 M WIDE TP ROAD





Typical Floor Plan

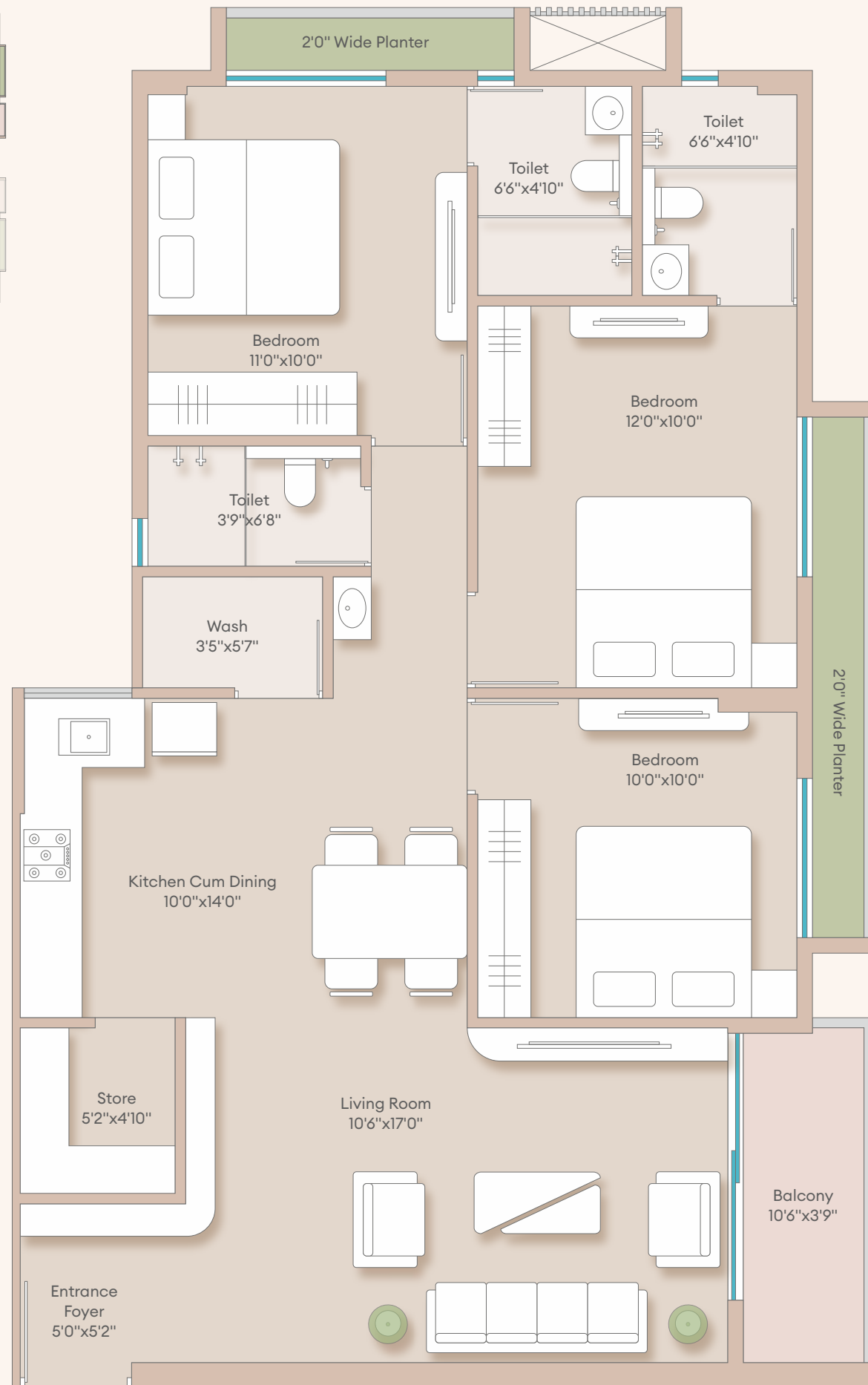
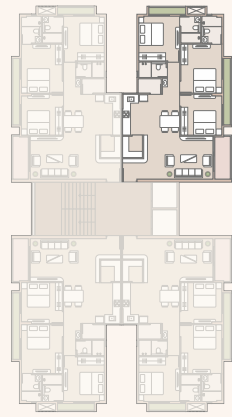
1st to 10th Floor



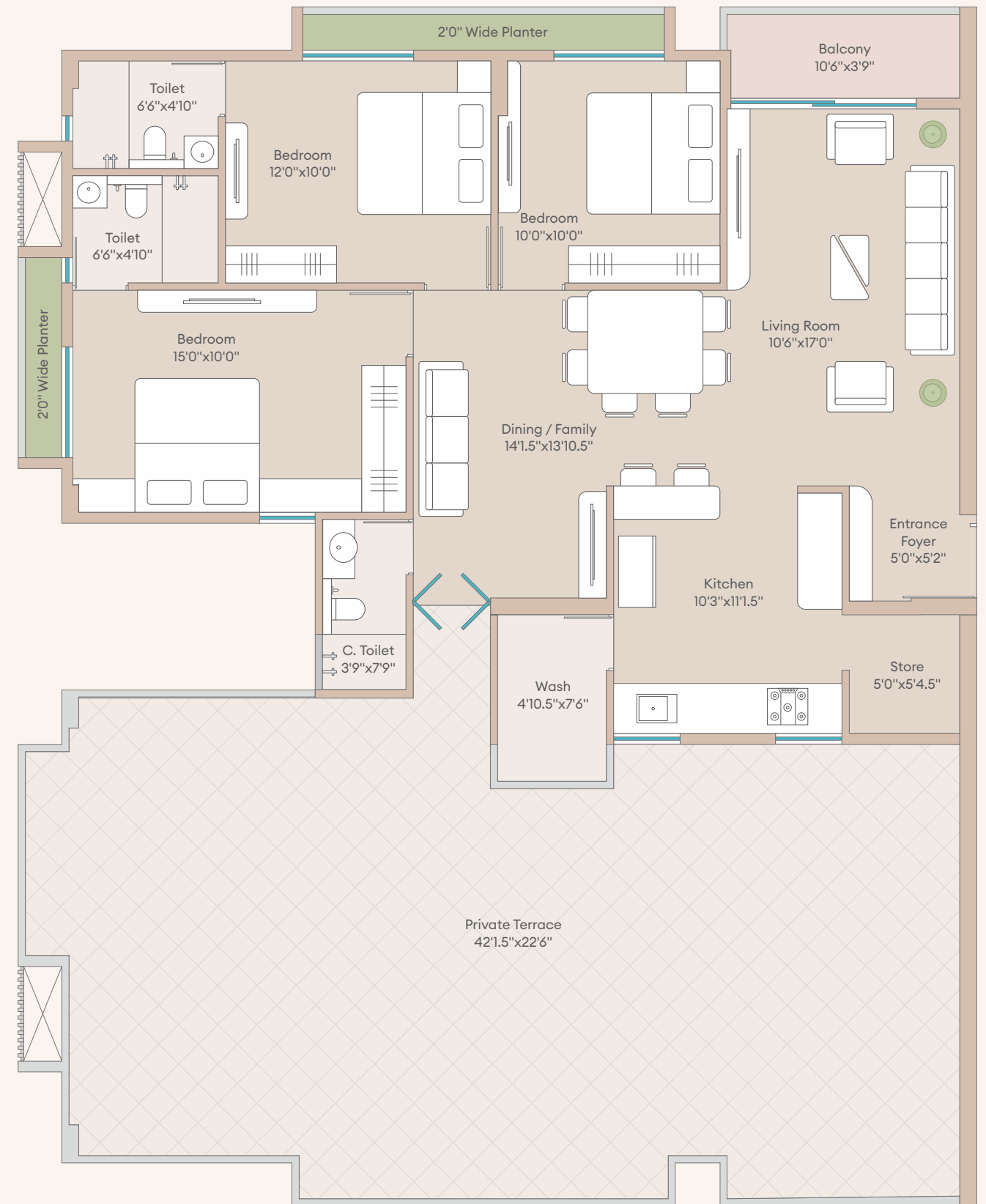
9 M WIDE TP ROAD

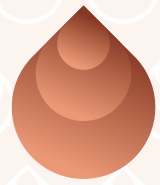


Typical Floor Plan 1st to 10th Floor



11th Floor Plan Terrace Flat





Where Every
Amenity Reflects
Elegance



Elegant Entrance
Gate With Round
The Clock Security



Senior
Citizen Area



Multipurpose
Hall



Swimming
Pool



Sunken Sitting



Name & Number
Plate



Rain Water
Harvesting



Bus Stop



Indoor Games



Kids Play Area



Deck / Café



2 Automatic Lift In
Each Tower With
Power Backup



CCTV



Allotted Car
Parking



Gymnasium



Skating Rink



Landscaped
Garden



Rain Shower



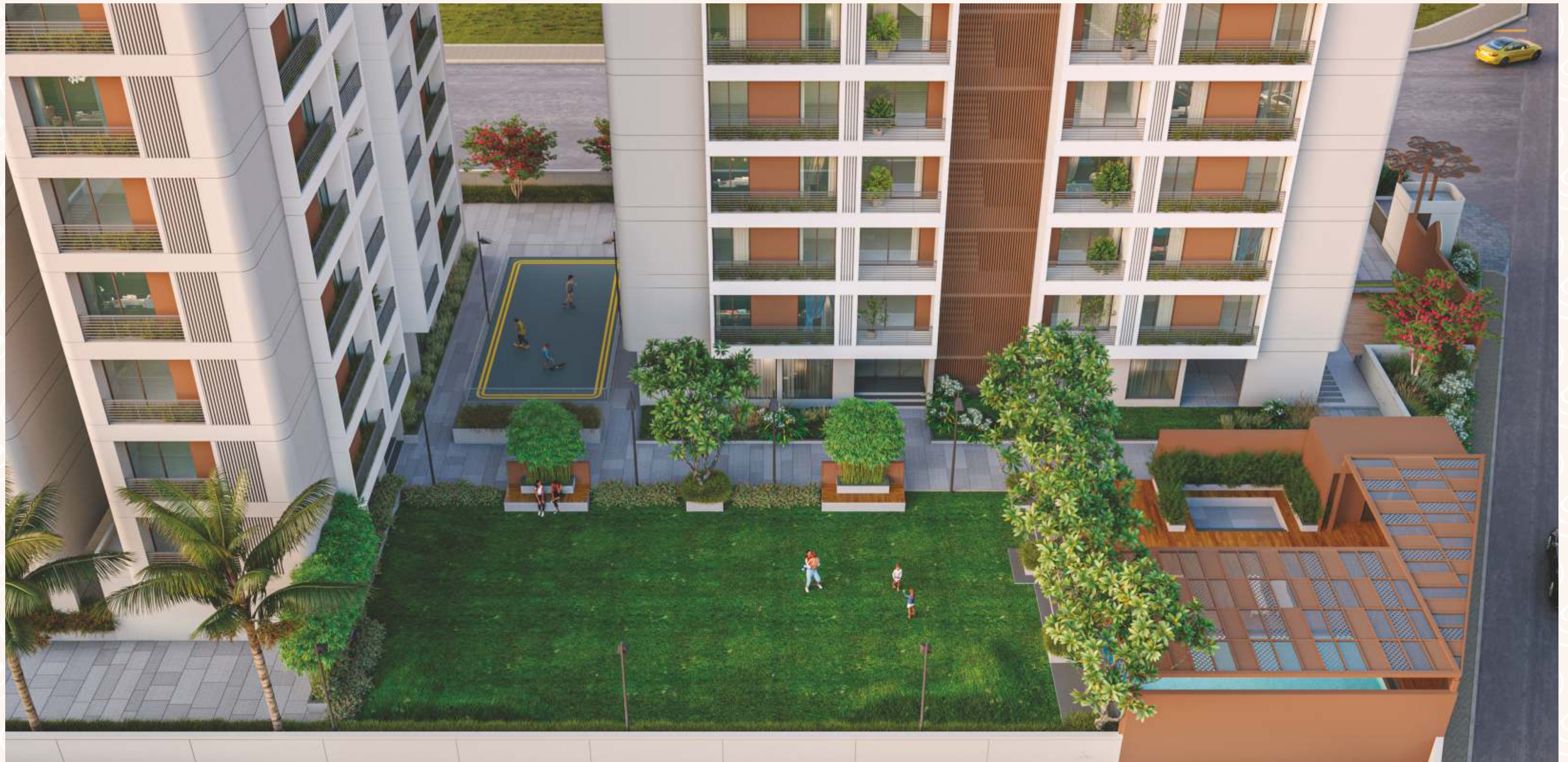
Streetlight, Decorative
Paving & Architectural
Plantation

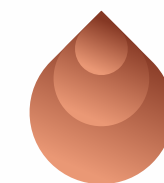


Fire Safety
System

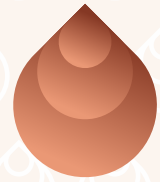


Corporation Water
& Drainage Facility





Relax, Refresh, and Rejuvenate
in Your Private Oasis



Premium Specifications

Structure

- Earthquake resistant RCC frame structure as per structural engineer's design.

Finishing

- Internal walls: Smooth finish plaster.
- External Walls: Double coat plaster.

Doors & Windows

- Main door: Wooden frame with decorative finish
- Internal Doors: Wooden frame with premium quality flush doors with both side laminates
- Windows: Aluminum powder coated window with mosquito Net & Safety Grill

Flooring

- Premium quality vitrified tiles flooring.
- Anti-skid ceramic tiles as per architect's design in balcony area
- Anti-skid flooring for wash area

Bathrooms

- Premium quality wall tiles and anti skid flooring
- Premium quality sanitary ware and C.P. Fittings
- Concealed CPVC/UPVC plumbing as per consultant's design

Kitchen

- Exclusive granite platform with SS Sink
- Good quality tiles dedo

Electrification

- Concealed copper ISI wiring with MCB/ELCB with branded modular switches
- Geyser point in each bathroom
- TV Point in living & Bedrooms. AC points in all bedrooms.

Paint & Finish

- Internal Walls: Smooth plaster with 2 coat Putty & Primer
- External Walls: Double coat plaster with weather resistant paint.

Upper Terrace

- Brick bat waterproofing treatment and china Mosaic on Terrace.



Basement Floor Plan



9.00 MTR. WIDE T.P. ROAD

OUR ONGOING PROJECTS



3B2HK SENSIBLE LIVING
@ Sama-Savli Road.



3 BHK APARTMENTS
@ Waghodia - Dabholi Ring Road.



3 BHK MODERN LIVING
@ Sama-Savli Road.

OUR PAST PROJECTS



@ Sun Pharma - Padra Road.



@ Waghodia - Dabholi Ring Road.



@ Waghodia-Dabholi Ring Road.



@ Sun Pharma Road.



@ Atladara - Sun Pharma Road.



@ Sama-Savli Road.



@ Atladara - Sun Pharma Road.



@ Sama-Savli Road.



@ Gotri.

Key Plan



Payment Terms

- Rs. 100000/- Booking amount
- 30% Within 1 Month of booking (Incl of Booking amount)
- 10% On Plinth Level
- 8% On 2nd Slab Completion
- 8% On 4th Slab Completion
- 8% On 6th Slab Completion
- 8% On 9th Slab Completion
- 8% On 11th Slab Completion
- 10% On Plaster Completion
- 5% On Flooring
- 5% Before a month of Possession

Notes

1. Possession will be given after one month of settlement of all accounts.
2. Extra work will be executed after receipt of full advance payment.
3. Document charges, Stamp Duty, GST, Development charges, MGVCL charges & Common maintenance charges will be extra.
4. Any new central or state government taxes, if applicable, will have to be borne by the clients.
5. Alteration of any nature including the elevation, Exterior color scheme or any other change affecting the overall design concept & outlook of the scheme are strictly not permitted during / after the completion of the scheme.
6. All dimensions are indicative and actual dimension in each room might vary slightly.
7. Continuous default payments lead to cancellation.
8. Refund shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after a same premise is re-booked and payment for the same received from the other customer. We shall deduct actual expense incurred if any and a minimum administrative charges of Rs. 50,000/- shall be applicable.
9. Architect/Developers shall have the right to change or raise any details herein and any change or revision will be binding to all.
10. In case of delay in water supply, drainage, light connection work by the respective authority, developers will not be responsible.
11. Any plans, specification or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of project.

A Project By



Developers

NARAYAN REALTY INFRASTRUCTURE

4/A, Amrakunj Soc-2, B/h, Spandan Apt,
Nr. Nehru Park Soc., Urmi- Vaccine Road,
Vadodara - 390007.

Site Address:

NARAYAN ARIA - Behind Narayan Aura,
Atladara -Sunpharma Road, Vadodara - 390012.

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+91 99252 27880

Call on +91 90996 18888

Email us at sales@narayanrealty.com

Visit us www.narayanrealty.com

Architect : **KARTIK J. PANCHAL & UNEVEN**

Structure : **A. A. DESAI**

Scan For Location



RERA NO. :

www.gujrera.gujarat.gov.in