

a new world  
awaits



*Vishwa*

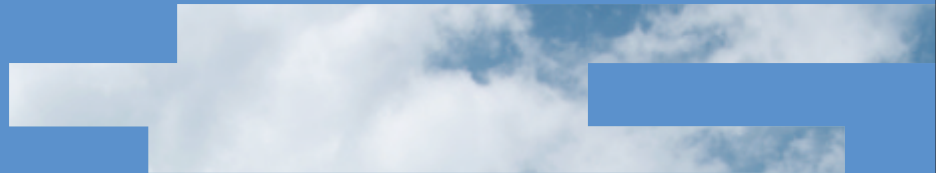
3 BHK LUXURY APARTMENTS  
4 BHK DUPLEX PENTHOUSES



a world of

bliss

# bliss



Experience elegant living beyond compare. Where your dream lifestyle comes alive.

Residing in **Vishwa** is city living with abundant doses of chic and sophistication thrown in. For the discerning individual with a taste for the good life. For the individual who values style as well as substance. For the individual who has arrived in life.

**Vishwa** offers luxurious 3 BHK Apartments & 4 BHK Duplex Penthouses in a central location that will complement your sophisticated lifestyle.

Come home to a contemporary facade and lavish amenities where you can experience a level of comfort that is second to none.



a world of  
luxury







Every apartment is made to enhance your discerning lifestyle. Branded, quality fittings and furnishings adorn the interior of your home, giving it an allure of chic and elegance.

The city is at your beck and call from your abode at **Vishwa**. Centrally located and well-linked, making it easy to get out and explore the myriad sights and sounds that Vadodara has to offer.

luxury










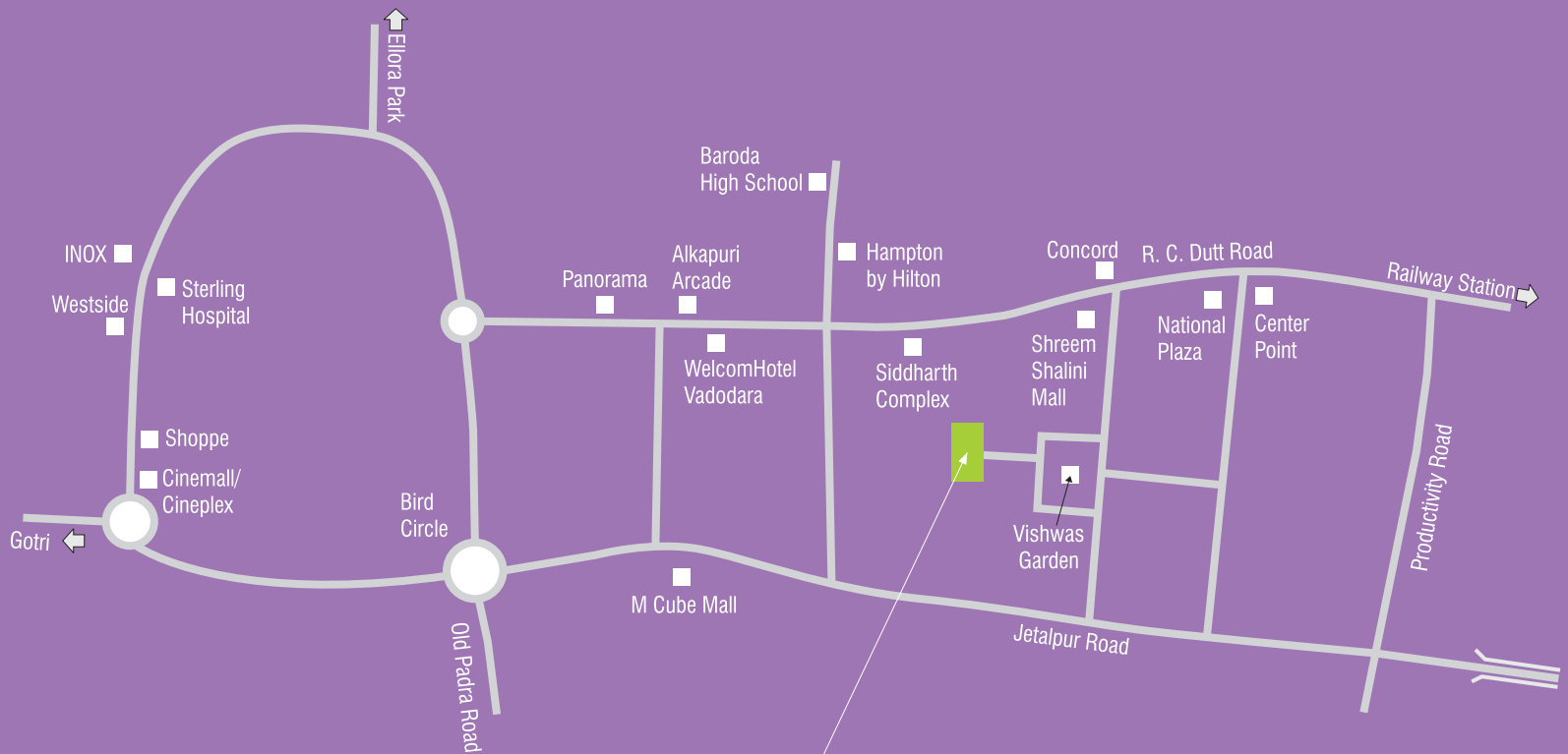
a new world awaits



A photograph of a lush garden with large trees and a paved path. The scene is filled with greenery, including a large tree on the right and a palm tree on the left. A paved path with a circular pattern leads through the garden. In the background, a car is parked near a building.

a world of  
convenience

Actual photograph of Vishwas Garden facing your home at Vishwa



Located in the calm, green & tranquil vicinity of Vishwas Garden in Alkapuri, **Vishwa** is walking distance to both R.C. Dutt Road & Jetalpur Road.

The location is precious for its immense convenience by way of being close to most retail, educational, healthcare & other utilities.

Situated amidst the large bungalows & other premium apartment projects, the plot is facing to the Vishwas Garden offering large green vistas. Truly providing the best of both worlds- peaceful living yet in the heart of the city.

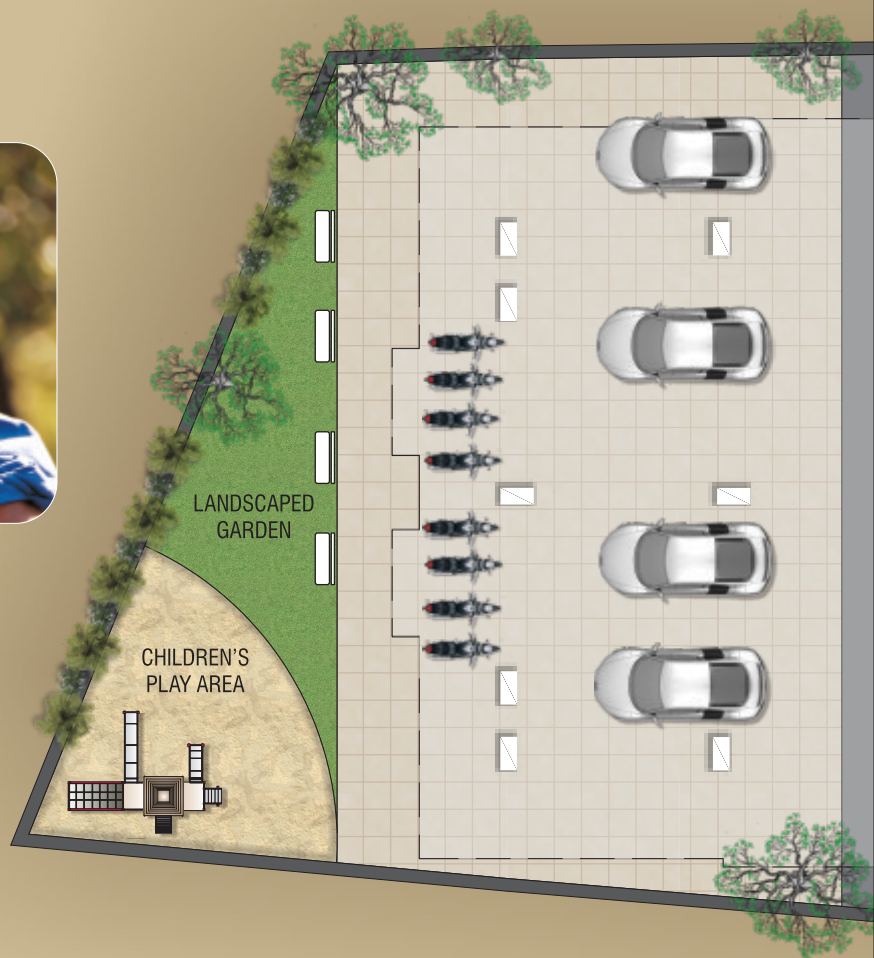
No wonder it offers a world of convenient living!





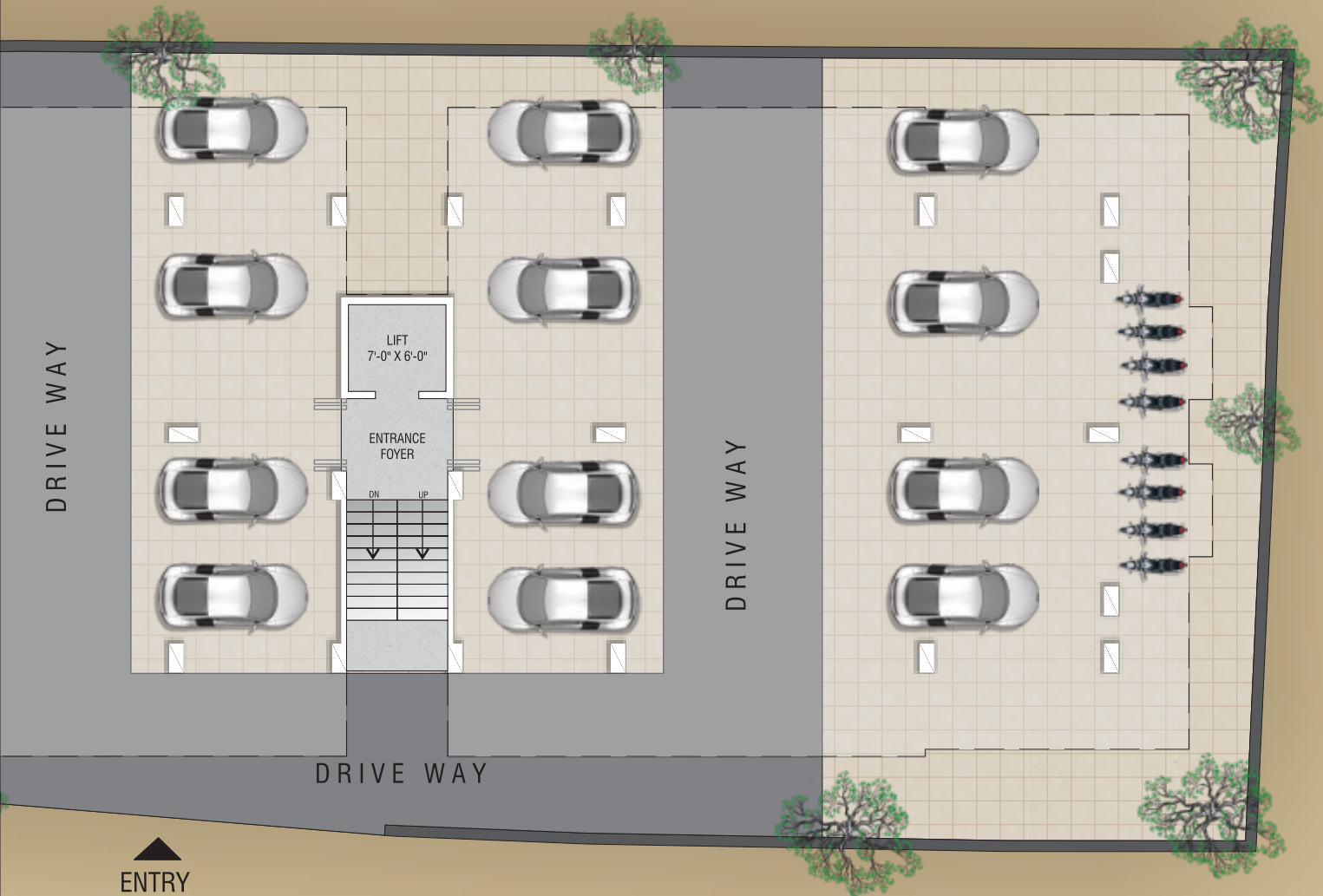








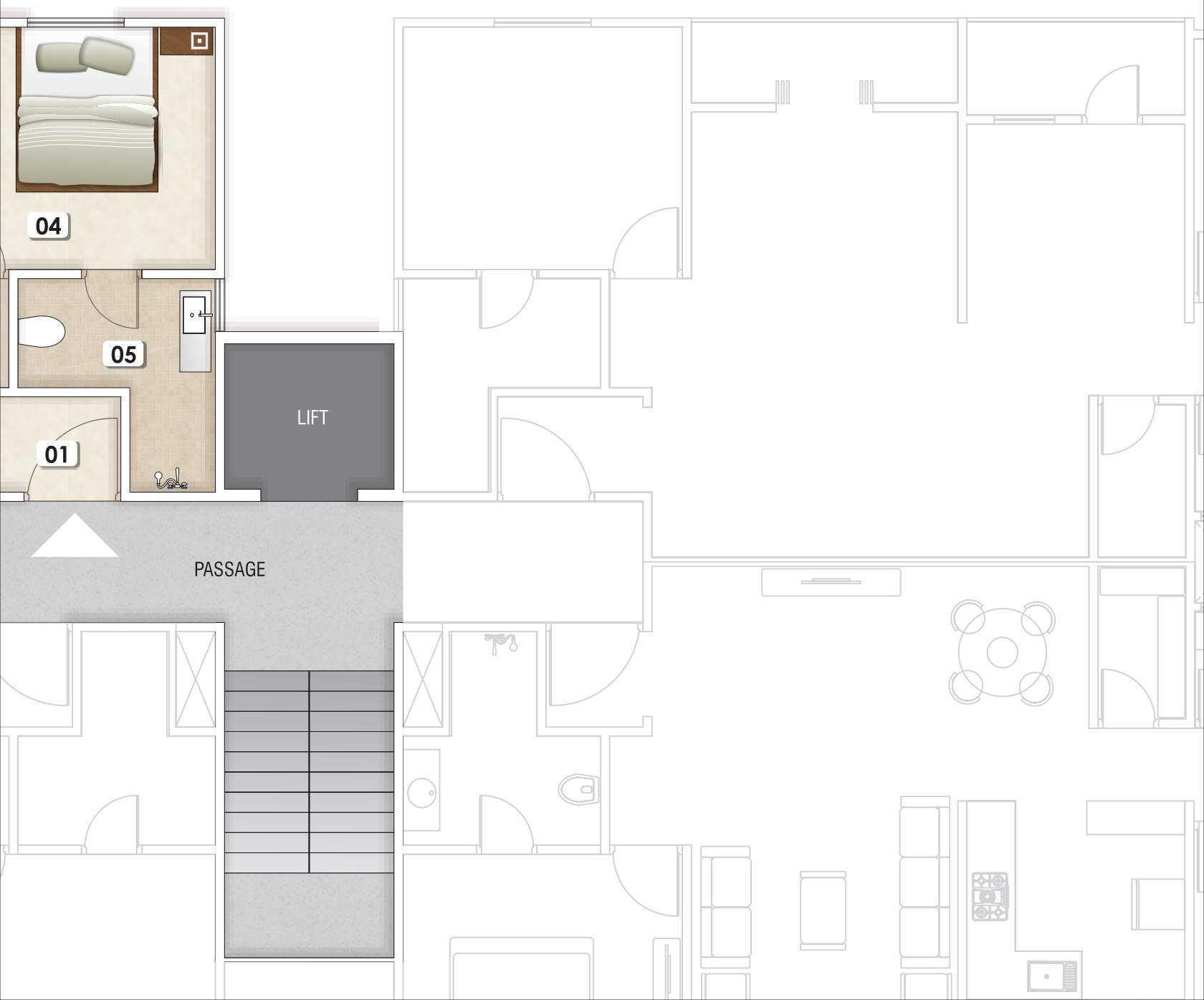
parking plan





# typical floor plan





04

05

01

LIFT

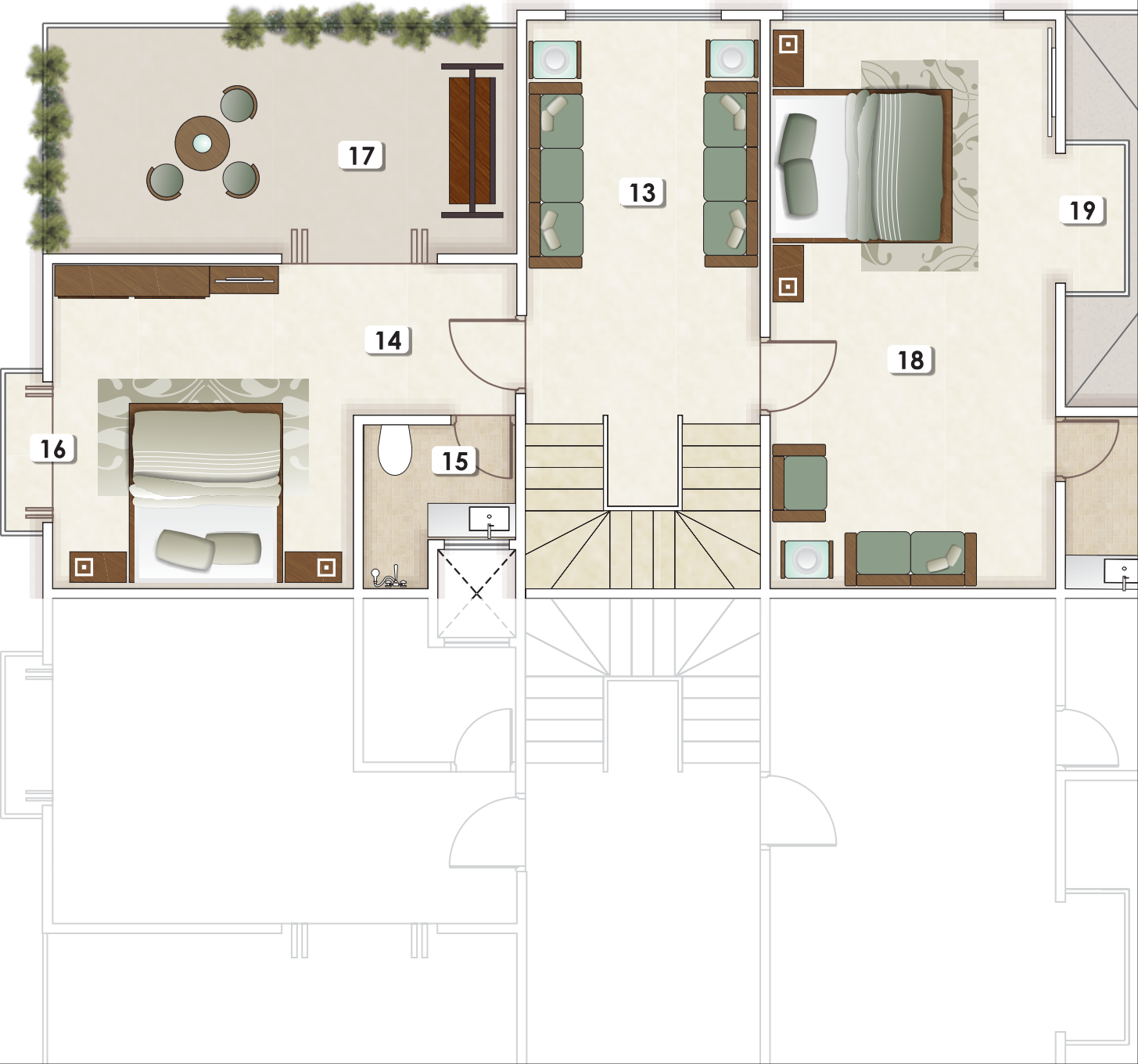
PASSAGE

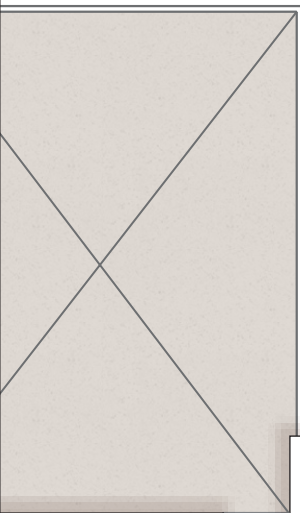






upper pent house

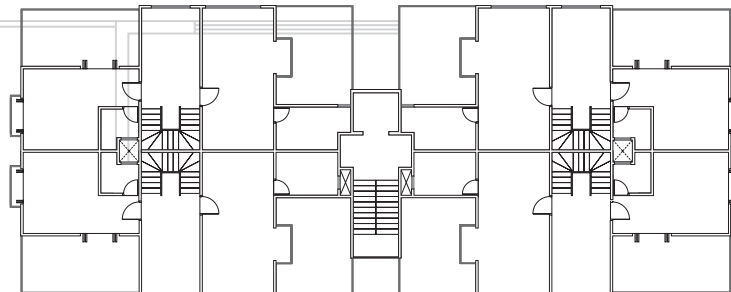
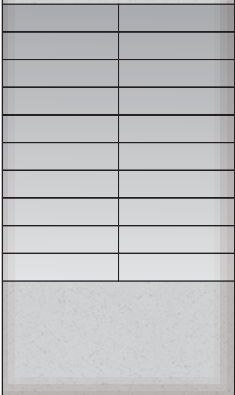




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LIFT

PASSAGE



13	FAMILY ROOM	9'-0" X 15'-2"
14	BED ROOM	10'-6" X 12'-6"
15	TOILET	5'-9" X 6'-3"
16	STANDING BAL.	2'-0" WD
17	UPPER TERRACE	18'-3" X 10'-11"
18	BED ROOM	11'-0" X 21'-11"
19	STANDING BAL.	3'-0" WD
20	TOILET	9'-6" X 11'-6"





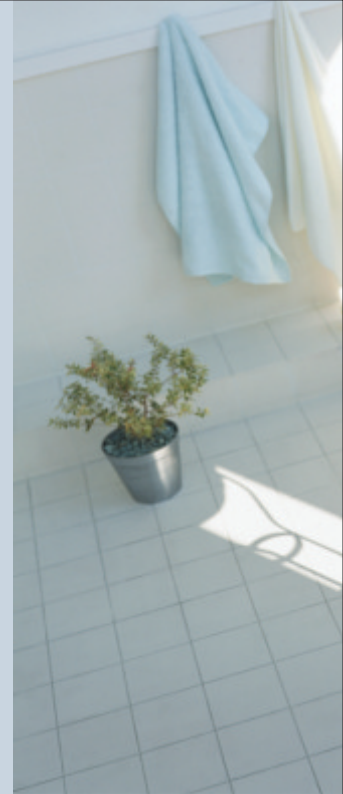
The Duplex Penthouses on the 4th & 5th Floor are a true delight. With large spaces to live and to entertain, the 4 BHK planning allows you to mould it as per your lifestyle needs.

The large terraces on both floors allow you to be one with nature. The family room on the upper floor can also be converted into a high-end Home Theater Room or a personal Gym...the possibilities are endless..so shall be the joy of dwelling in it!









## Amenities

- Designer Compound wall with decorative M.S. Gate
- Landscaped Garden & Children Play Area
- Anti-termite treatment
- Plush entrance lobby with common bathroom
- Elegant plantation all across the ground floor
- Ample Car & 2-wheeler Parking
- Heat & water proofing treatment on terrace
- Automatic Elevator of standard brand (TRIO or equivalent)
- Designer Bath Fittings (KOHLER or equivalent)
- 24 hours security
- Underground Electric Cabling for wire free look. Power backup for common amenities
- Internet & TV cabling in Living room and Master Bedroom
- Centralized Water Softening Plant



## Specifications

**Structure:** Earthquake resistant RCC frame structure as per structural design

**Wall Finish:**

Interior: Mala Plaster with Birla white cement putty

Exterior: Double coat plaster with weather coat paint

**Flooring:** Vitrified flooring in all rooms

**Doors:** Decorative main door. Water proof flush doors for the rest

**Windows:** High quality colour anodized aluminium section windows

**Bathrooms:** Designer bathrooms with premium fittings & sanitary

**Plumbing:** Concealed Internal plumbing with premium CP Fittings

**Kitchen:** Granite platform & SS Kitchen Sink. Store Room finished with Kota stone shelves

**Electrification:** Concealed copper ISI wire with 3 phase connection. AC points with copper conduiting in all bedrooms & Living Room. Branded modular switches (Havells or equivalent)

**Water Supply:** 24 hours through Corporation & Bore well. Auto level control mechanism

**Common Terrace:** Water proofing with ceramic flooring

**Staircase (Penthouse):**

Furnished with Granite steps & wooden railing





Site: Vishwa,  
81 Vishwas Colony,  
Alkapuri, Vadodara.

For Inquiry please call:  
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Email: [sairuchi1@hotmail.com](mailto:sairuchi1@hotmail.com)

Developers:   
**Sairuchi**  
reality

Architect:  
Ruchir Sheth,  
Design Studio

Structural Consultant:  
R.V. Patel Associates

NOTES: > > All documentation charges like Stamp Papers, Registration, MGVL charges & all government taxes shall be borne by the purchaser. > > Maintenance Deposit extra. > > Possession will be handed over after one month of settlement of all due accounts. > > Booking of flat shall be confirmed only on payment of 25% of total value. > > Extra work will be executed after making full payments in advance. > > In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by new purchaser. Administrative charges Rs. 50,000 shall be deducted from refund. > > The developers reserve their rights to make any additions, alterations & amendments as maybe necessary from time to time. >> This brochure shall not be treated as a legal document. It is only for visual depiction & information of the project.