



Developers:
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Site: "Green Emerald", Near Greenwoods,
New Alkapuri, Gotri - Sevasi Road, Vadodara.

design: stroke&arrow @ 9824092010



Green EMERALD



a home that charms you each day

Green Emerald is an elegant building with just a handful of homes, thus creating a small cohesive community, unlike the large impersonal campuses.

Loacted at New Alkapuri, amidst luxury villa & apartment projects, it offers spacious 3 BHK Apartments & super-spacious 4 BHK Duplex Penthouses.

The styling and finish reflects class, which extends inside with the use of the best quality material specifications. It possesses abundant natural light and aeration, apart from complete privacy with just 2 units per floor. It is truly a home built with passion for someone who has refined tastes, like you!





a location that makes living a true delight

The Gotri-Sevasi area has been rightly re-christened as 'New Alkapuri'. This locality with lots of greenery and easy access to most parts of the city, has caught the fancy of the elite of Vadodara . Luxurious Private Bungalows apart from premium Villa & Apartment Project surround your home at Green Emerald.

With all urban utilities like Retail, Educational, Entertainment, Religious, Commercial establishments within close proximity, it is perfect to make your dream abode with fresh air, calm neighborhood and away from the hustle-bustle.

Stay in a location that is convenient and one where serenity prevails!

Refresh your senses at the delightful Terrace

The Terrace with its landscaping and thoughtful planning shall provide the residents with an ideal community space to interact and spend choicest moments amidst nature's bounty.

Comfortable places to sit - covered (gazebo) and outdoor seating, fully equipped Gym, Lounge, Landscape Plantation, apart from the necessary basic infrastructure to host a small event are few of the additions planned.

Take an evening stroll, sit and relax, or host a small gathering...there is so much to do!

An artist's impression of the proposed terrace development



Common Amenities

- S.S Cabin Elevator with Auto door mechanism of reputed brand
- 1 Car Allotted Parking Space with Decorative Paving
- Wire free look
- Water proofing for terrace
- 24 hrs Common bore
- Water pressure system
- Fully Paved Parking with Margin Areas
- Common Toilet for Servant and Drivers
- Plantation in front of building
- Underground & overhead tank for water
- 24 Hours Gated Security & with access control
- Elegant Foyer & Waiting area at Ground Floor
- Solar Water Geyser
- AC Conduit Piping / Points
- Lounge on Terrace for Covered Sitting for Events

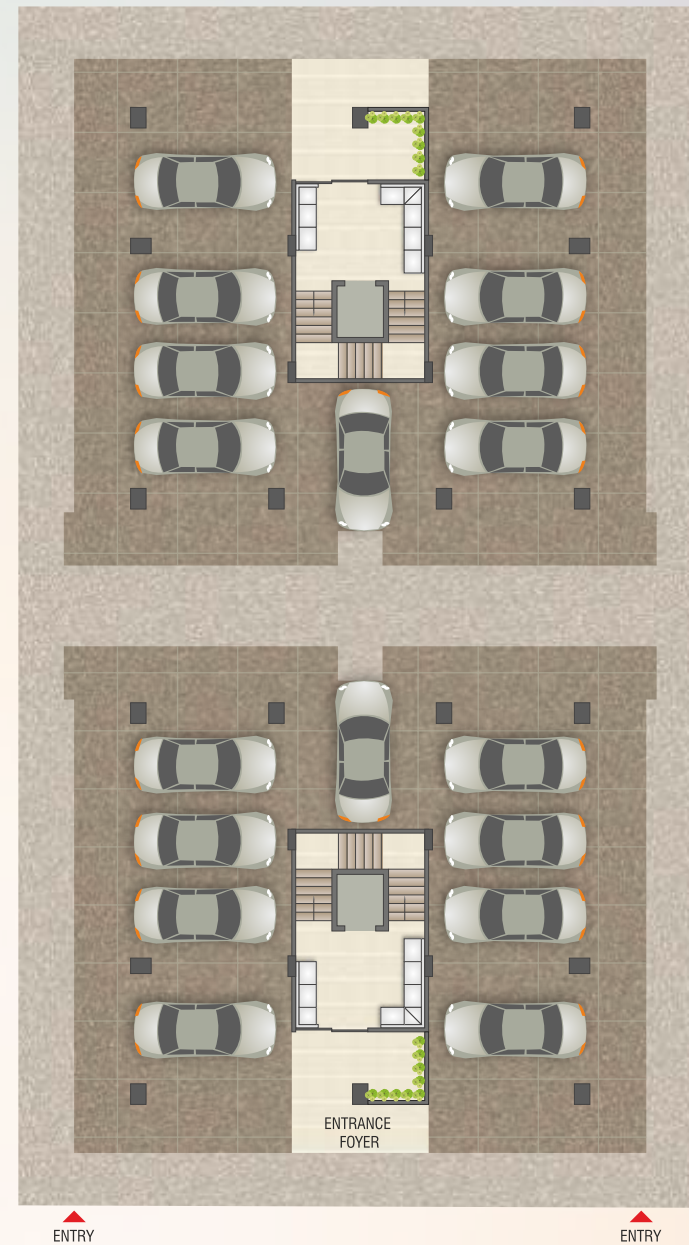
In-house Amenities

- Video Door Phone
- Concealed Anti-termite piping
- Concealed Geyser piping in all bathrooms
- RO Water Purifier
- Provision for washing machine inlet
- Concealed internet point

An artist's impression of the proposed entrance lobby cum waiting area for each apartment block



Ground Floor



1st to 3rd Floor {Typical}



Lower Pent House



Upper Pent House



Specifications

Structure: Earthquake resistant RCC framed structure as per structural engineer's design.

Paint: Internal wall finished with good quality putty. External wall finished with Weather-proof Paint.

Flooring: Designer Vitrified Tiles from reputed brand for floor and Anti-Skid floor tiles in balcony.

Kitchen: Granite Platform with full dado tiles. SS Sink with drain board.

Doors: Attractive Main Door with branded lock. Internal Flush Doors with attractive laminates.

Windows: Aluminum Windows with safety grill, semi-reflective glass & mosquito net.

Bath: Designer anti-skid tile flooring. Branded sanitary ware. Bath fittings from Jaguar (or equivalent).

Electrical: ISI Concealed copper wiring with reputed brand modular switches. Adequate light points for refrigerator, AC, washing machine, Microwave oven & geyser points. TV, telephone point in Living Room & Master Bedroom.

Security: 24hrs gated security. Video phone with intercom facility.

Our Recent Successes



AKARSH-1
(SHOWROOMS | SHOPS | HALLS | OFFICES
3BHK FLATS) @ Gotri 30 mts. Road



PRARAMBH (LUXURY FLATS)
@ Gotri-Sevasi



Payment Schedule: At the time of Booking 25% | On Plinth Level 15% | On Ground Floor Slab Level 15% | On First Floor Slab Level 15% | On Plaster Level 15% | On Flooring Level 10% | Before Possession 05%

Notes: Possession will be given after one month of settlement of all accounts. 5 Documentation charges, Service Tax, Municipal House Tax & common maintenance charges will be extra. 5 Any new Central or State Government Taxes, if applicable shall have to be borne by the members. 5 Extra work shall be executed after making full payment. 5 Continuous default payments leads to cancellation. 5 Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. 5 Refund in case of cancellation will be made within 30 days from the date of booking of new member only. Administrative expense of Rs. 20,000 & the amount of extra work (if any) will be deducted from refund amount. 5 In case of delay of corporation/MGVCL activity, it shall be unitedly faced. 5 Members are not allowed to make changes to facade, elevation before handing over of the society. 5 While every reasonable care has been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specifications are subject to change. This brochure is not a part of a legal document.