

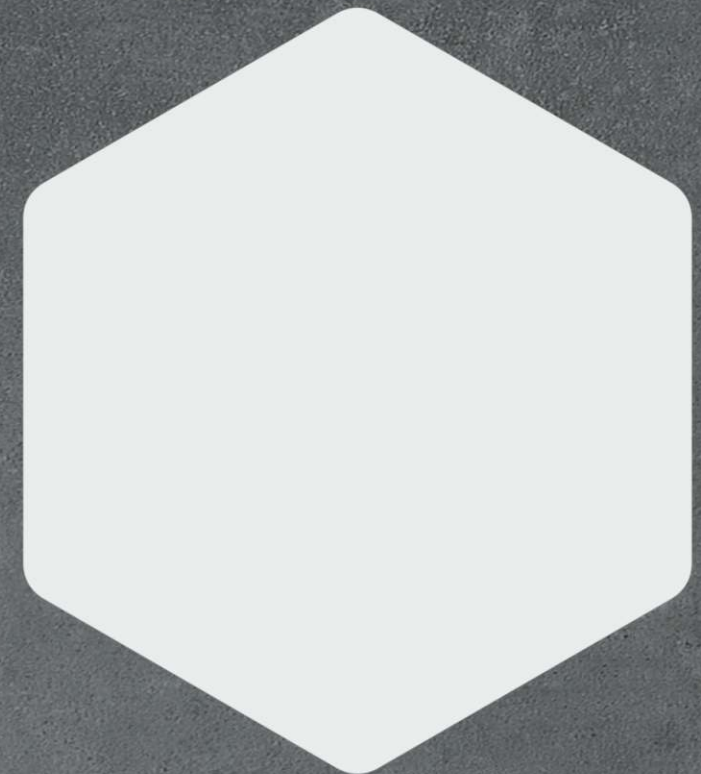
COME HOME TO
HAPPINESS



2&3 BHK FLATS & SHOPS



WELCOME TO A MODERN CAMPUS OF **PREMIUM RESIDENTIAL & COMMERCIAL SPACES** THAT SHALL HELP YOU REALIZE YOUR DREAMS



Kisan Ambrosia offers a premium campus with residences & commercial spaces located at the well developed vicinity of Gotri Sevasi Road. Offering the residents a truly modern residential environs, great care has been taken in designing the project. Be it privacy, abundant natural light & aeration, optimum room sizes, a perfect interior & exterior finish...we go all the way to create a picture perfect, efficient and elite residence for your family.

Choose from the multiple options of 2 & 3BHK Apartments apart from the road facing commercial spaces on Ground & First Floor. The commercial spaces facing the road compliment the residential project allowing greater convenience to the residents as well as offering a ready clientele to the showrooms.

With the upcoming Gotri Sports Complex within walking distance and premium retail development on the Gotri Sevasi Main road just a stones-throw away...this location is set to become the most premium residential locality.

Enjoy a premium lifestyle at **Kisan Ambrosia**, a truly blissful experience for life!





ELEGANT STYLING & INTELLIGENT PLANNING

FOR A LIFE FULL OF BLISS!

Kishan Ambrosia offers an excellent lifestyle for its residents. The central area of the campus overlooks the 6 towers with a smart Clubhouse, Landscaped Garden and Swimming Pool.

A rare feel of spaciousness prevails all around the campus, apart from use of premium material specifications and an excellent finish to create a remarkable abode.

All this and more comes at the most affordable price tag makes your investment at Kishan Ambrosia an ideal decision.





LIFESTYLE AMENITIES THAT ENRICH YOUR LIFE!



SWIMMING POOL



LANDSCAPE GARDEN



GYMNASIUM



MULTIPURPOSE HALL



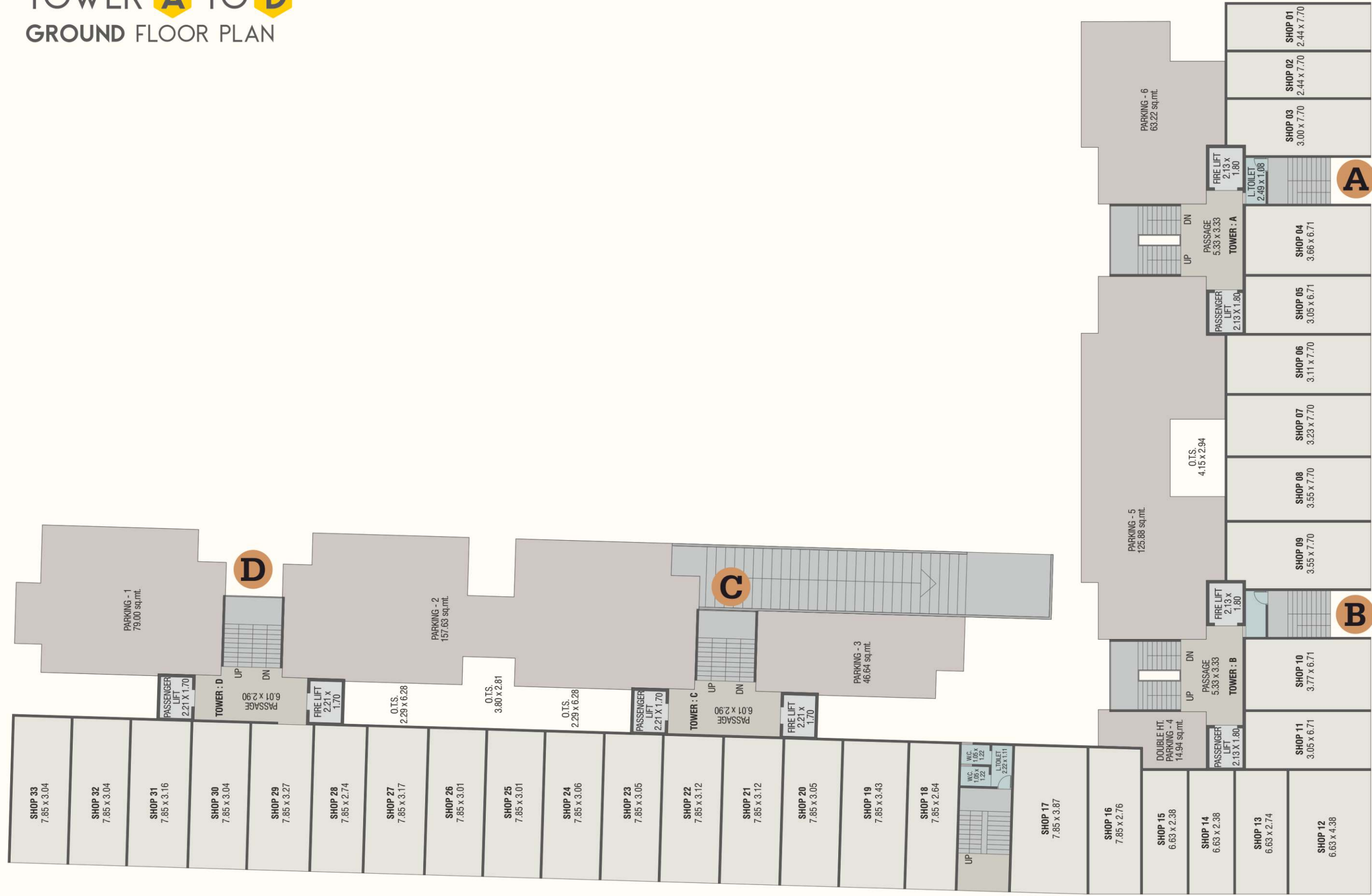
CHILDREN PLAY AREA



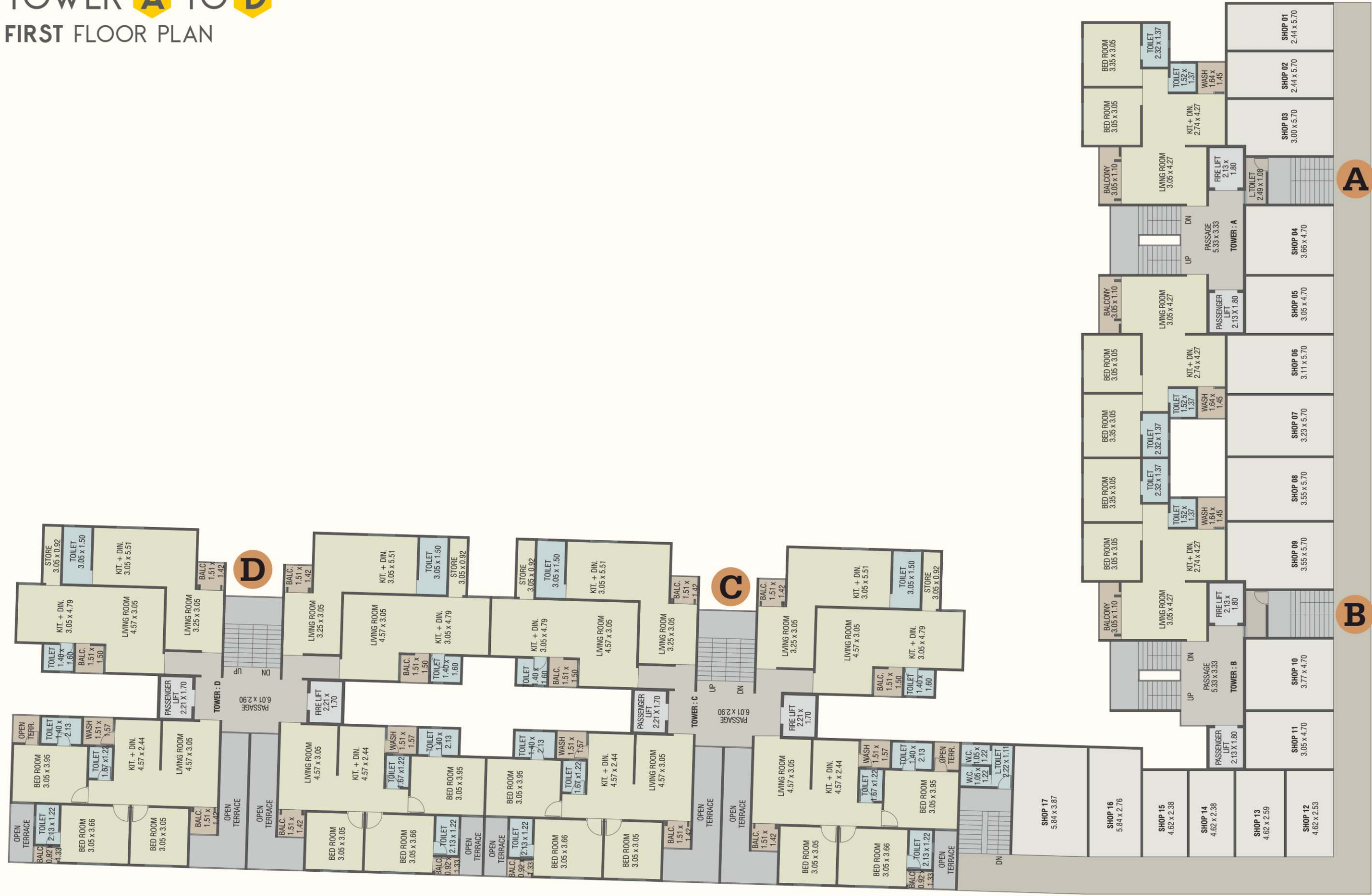
SENIOR CITIZEN SITTING



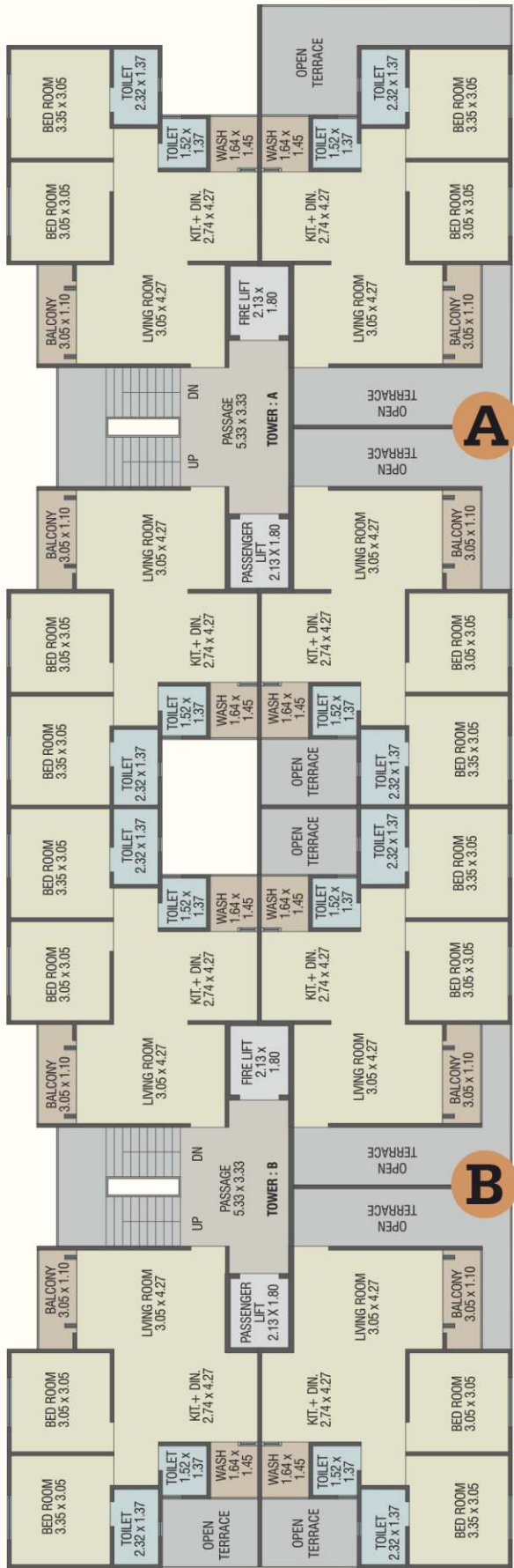
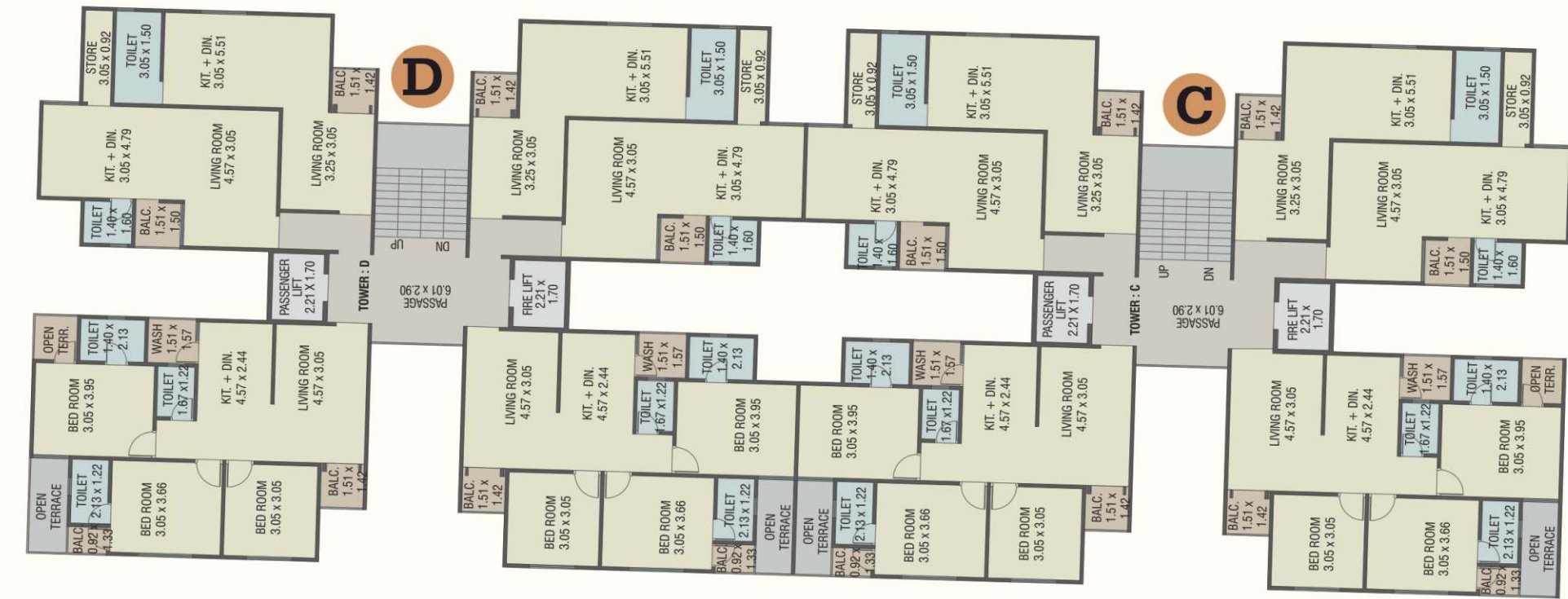
TOWER A TO D
GROUND FLOOR PLAN



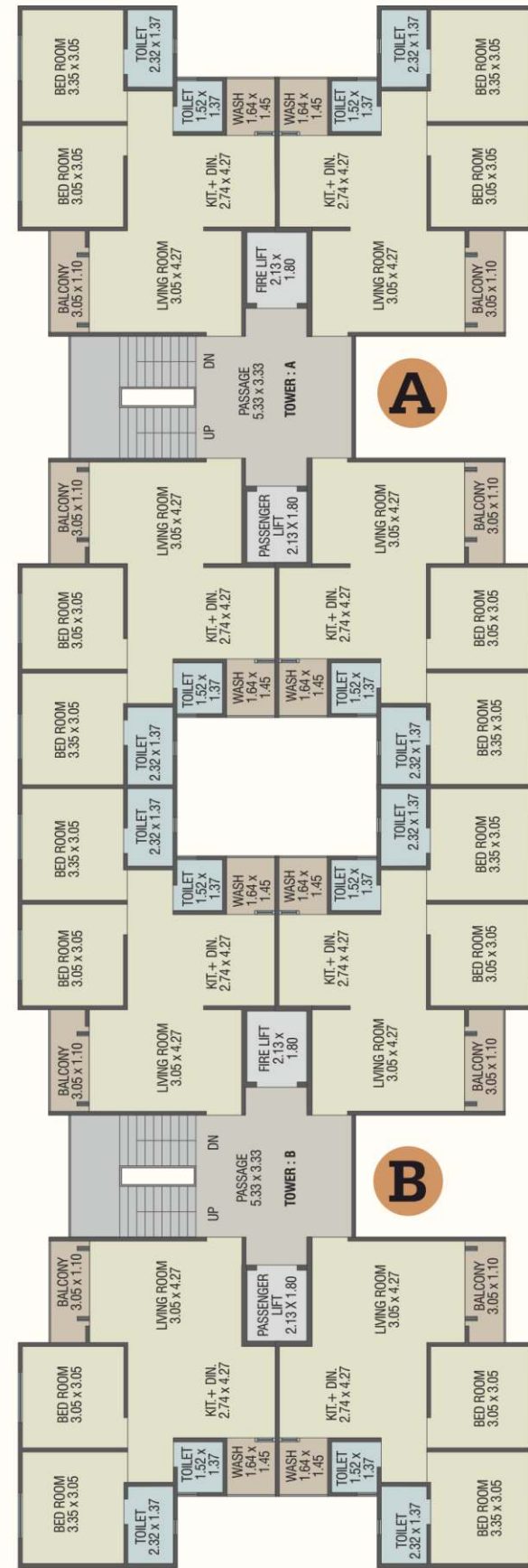
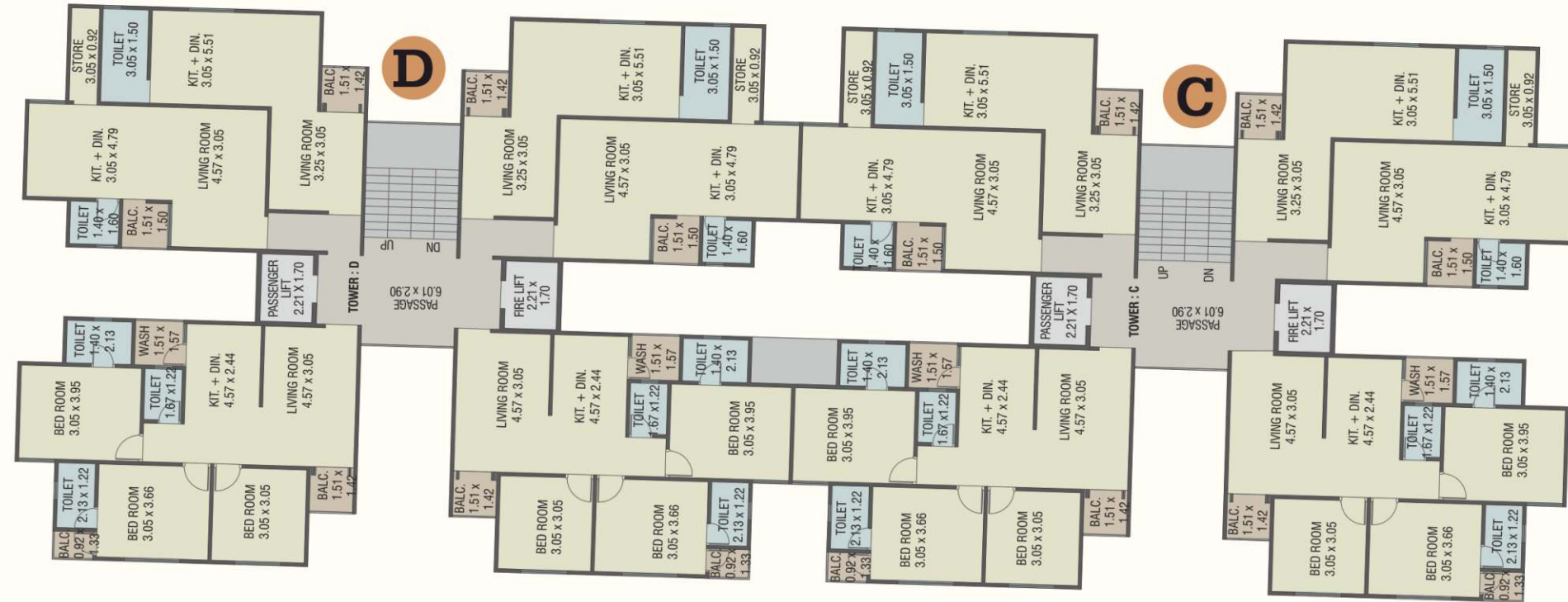
TOWER A TO D
FIRST FLOOR PLAN



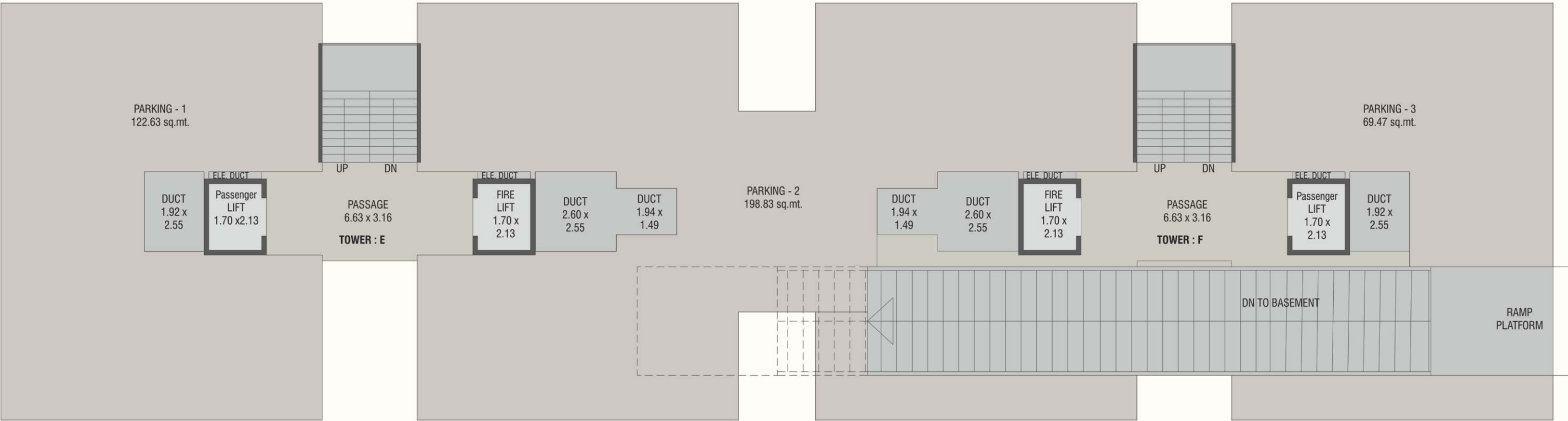
TOWER A TO D
2nd FLOOR PLAN



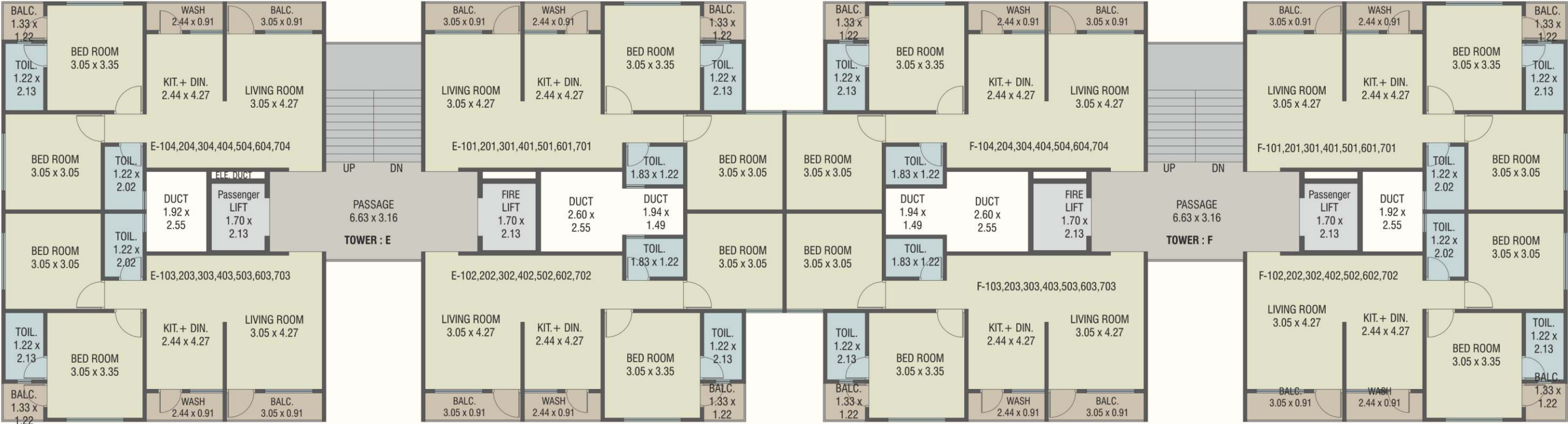
TOWER A TO D
TYPICAL PLAN 3rd to 7th FLOOR



TOWER E & F
GROUND FLOOR PLAN



TOWER E & F
TYPICAL PLAN 1st to 7th FLOOR





SPECIFICATIONS

- **STRUCTURE:**
 - All RCC & Brick masonry as per structural engineer's design.
 - Earthquake resistant RCC framed structure design, Internal & External masonry work with brick.
- **WALL:**

White putty for interior wall, color weather proof paint for exteriors.
- **FLOORING:**

Vitrified tiles flooring in all rooms.
- **DOOR:**

Decorative main door with standard fittings, all internal doors with good quality laminated doors.
- **WINDOWS:**

Aluminum section windows with tinted glass.
- **KITCHEN:**

Granite kitchen platform with S.S. sink & Glazed tiles dedo up to lintel level.
- **PLUMBING:**

U-pvc plumbing with good quality fittings.
- **BATHROOM:**

Designer Ceramic tiles, Premium Bath Fittings and Premium Sanitary wares with extra bath accessories like Towel Rack, Napkin Holder, Soap Dish Etc. in each Toilet.
- **ELECTRIFICATION:**

Concealed copper wiring of approved quality with good quality switches sufficient electrical points as per Architect's plan. AC Points in both Master Bed & Living Room.
- **WATER:**

Underground and overhead tank (with automated sensors) for 24 hours water supply.



DEVELOPERS:
KORIYA
 INFRA. PVT. LTD.

"Kishan Ambrosia", Behind OSIA Mall,
 Nr. Somnath Duplex, Gotri-Sevasi Main Road, Vadodra-21.

Architect: **Alter Architects**
 Structural Consultants: **Zarna Associates**

PAYMENT TERMS:

Flats:

Booking: **10%** | Basement: **20%** | Plinth Level: **15%** | Slab level: **25%** | Masonry Work: **5%**
 Plaster Level: **5%** | Finishing Level: **5%** | Common Work: **10%** | Before Possession: **5%**

Shops:

Booking: **10%** | Basement: **20%** | Plinth Level: **20%** | 1st Slab level: **20%**
 2nd Slab level: **20%** | Masonry & Plaster Work: **5%** | Finishing Level: **5%**

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction.

Note: The Developers reserve all the rights to make amendments in plan & specification. This brochure does not form a part of agreement or any legal document, it is for information purpose only.