

a lifestyle project by:



Site: Pancham Pushp, New Alkapuri,  
Off Gotri-Sevasi Road, Vadodara.

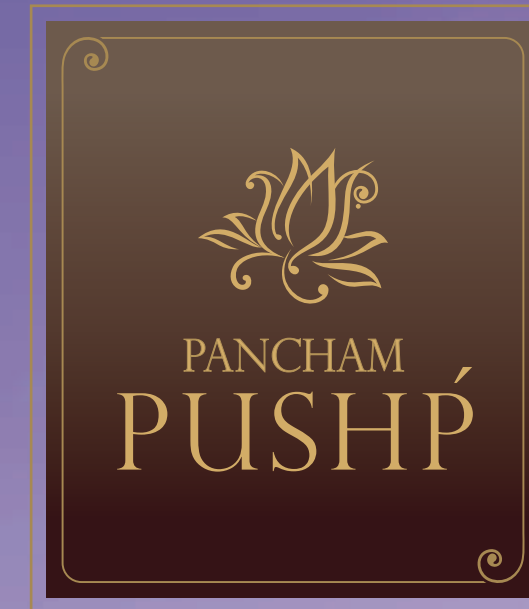
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3D Illustrator:  
Param Interactive



ULTRA LUXE LIVING

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**Luxe n.**

[from French, from Latin *luxus*  
extravagance, luxury]

*refined and tasteful in appearance  
or behavior or style*



## 12 Exclusive Villas

With only 12 Luxe Villas, Pancham Pushp reflects the essence of community living. Here, exclusivity is found in dramatically limited units and genuine friendship is struck in an enclave of like-minded neighbours. The villas exude a modern resplendence and a statement which says

*‘you have arrived!’*





## One lane..

— शेटशेरी —

The layout of Pancham Pushp is inspired by the ancient concept of "Sheth Ni Sheri", a lane where the "Bhadralok" or the elite would reside. Living in such coveted company would elevate one's status in the society. Similarly, Pancham Pushp is planned as a small cluster of Villas enveloping one approach road. Care however has been taken not to place bungalows in front of each other—thus offering more privacy to each of the villas.







## Spaces for Living Spaces for Leisure

With numerous spaces for entertaining friends & family, as well as personal spaces to rest, your Villa at Pancham Pushp considers all the factors. Your family now has space to gather for a time of bonding, or each member can retreat to his or her own private and spacious living space spread across floors. Walk into a grand, imposing Double Height Entrance Foyer which welcomes you in style. While the Private Garden allows you to spend those tranquil moments in the lap of nature.





~  
A vivid celebrity in the neighbourhood of New Alkapuri, inviting instantaneous recognition of its outstanding craftsmanship, Pancham Pushp truly captivates hearts. With hints of glamorous vim and vigour at every sight, it stands out in majestic awe during the day and illuminates with unflustered tranquility, for you to indulge in unforgettable moments at night!  
~





## 'Courtyard Living'

A new dimension in lifestyle living

The open to sky Courtyard attached to the Dining room allows you to be in touch with nature. It also makes you feel as if the open spaces merge seamlessly into the enclosed spaces, allowing you to breath freely, yet without compromising on security.









## Abundance of Spaces

{Inside & Out}

In such a prestigious neighbourhood, space is almost a given. Yet, at Pancham Pushp, we go a step further to present you with generous spaces that go beyond the norm, spanning all three levels of your private villa. The Covered Verandah adds a new dimension to the living room while the 4-side Open Villa allows you the added privacy that you desire from your stately abode.

Lifestyle comforts include an Indoor Lift, Automation System, Centralized Water Pressure & Softening System & much more!







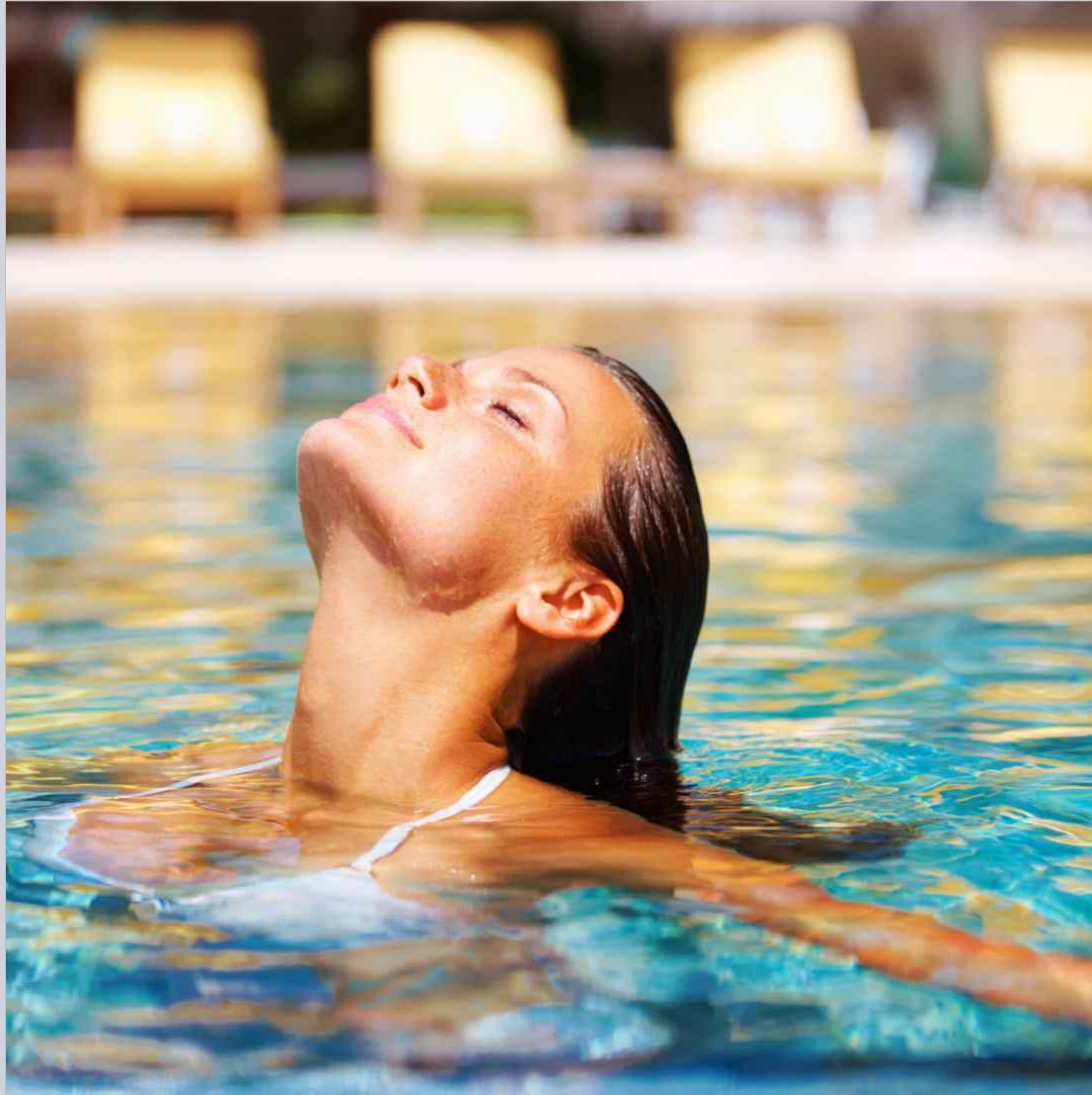
## Amenities

- Secured, Single Gated Designer Entrance
- ~
- RCC Internal Road with designer street lights
- ~
- Plantation around the boundary walls and on internal roads
- ~
- Underground electricity cabling for a wire-free look
- ~
- Comprehensive security system with intercom & CCTV
- ~
- Provision for Automation System in villas
- ~
- Elevator for each Villa (optional)
- ~
- Power Backup for common amenities
- ~
- 3-Phase Power Connection









Where prestige is omnipresent,  
it's the harmonious blend of  
elements embracing you that brings  
peace to the mind, body & soul

*The common amenities include:*

Swimming Pool with wooden deck



A large Landscaped Garden with Outdoor Kitchen (for small events)



Covered (Gazebo) & Open Sitting





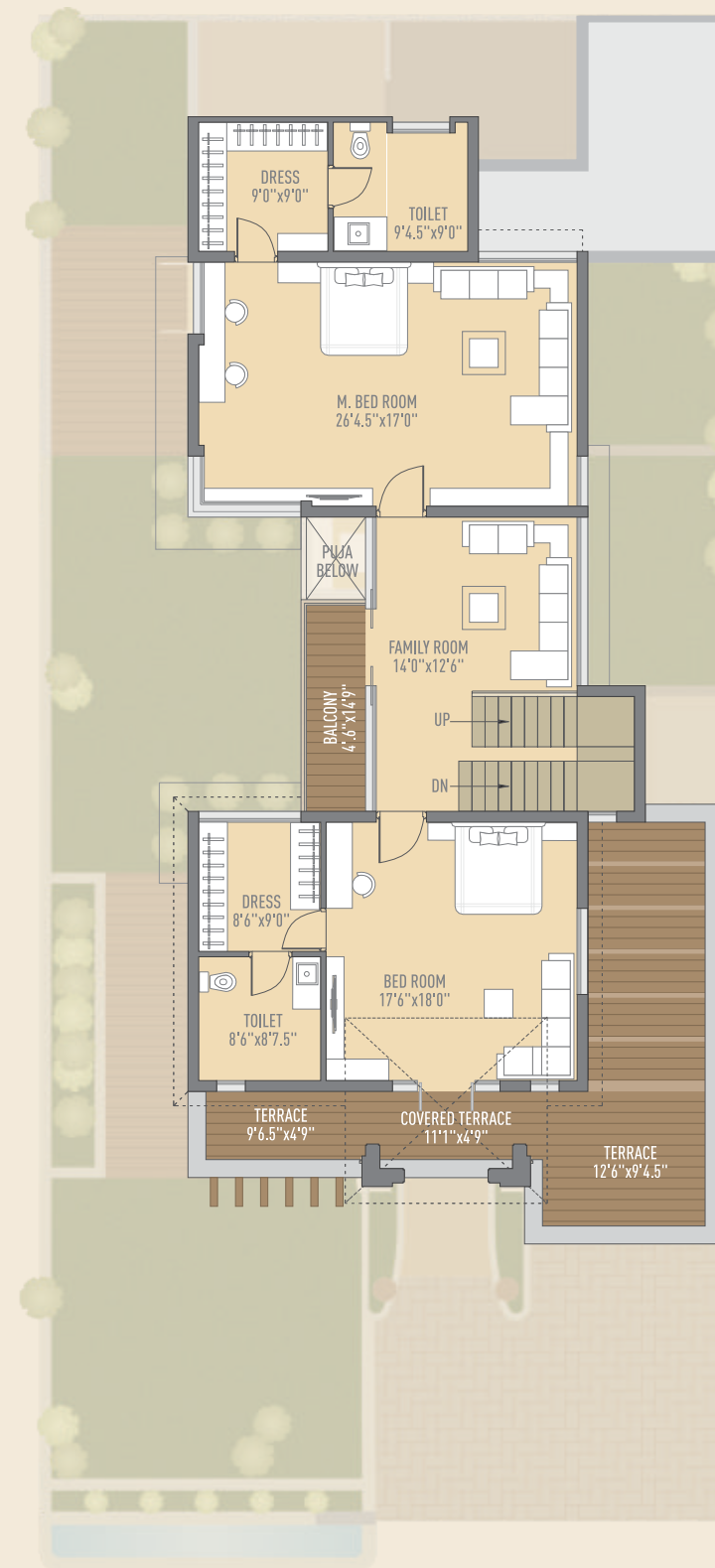




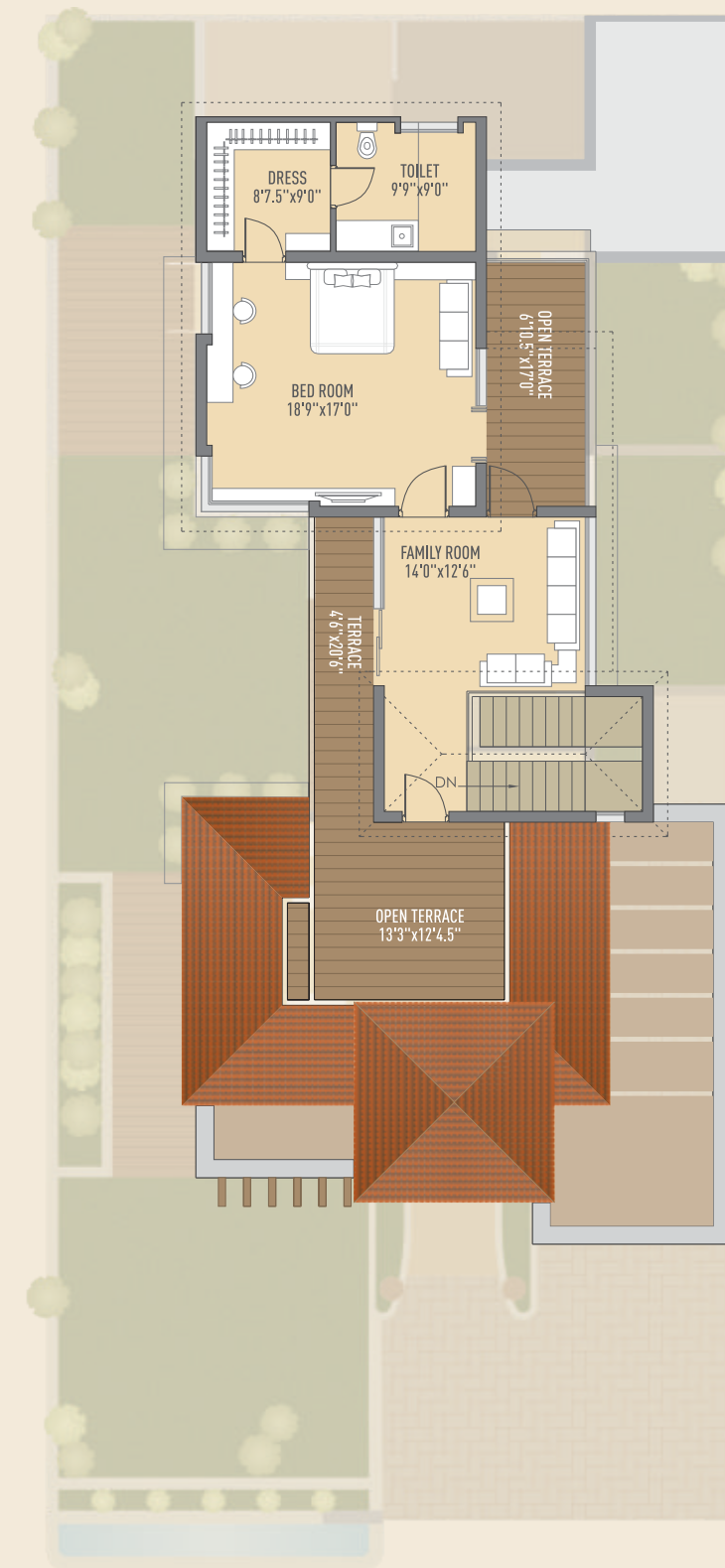
Ground Floor Plan



First Floor Plan



Second Floor Plan





# Specifications

**Structure** All RCC & Brick Masonry works as per structural engineer's design

**Wall Finish** Inside smooth plaster with Putty, painted with Plastic paint & outside surface painted with weather proof Acrylic paint

**Flooring** Italian Marble Flooring in Living Room, Wooden Flooring in Master Bedroom, Vitrified Flooring in all other areas

**Doors** Decorative main door with brass fittings & all internal doors of quality water-proof flush doors with figure sheet & melamine polish

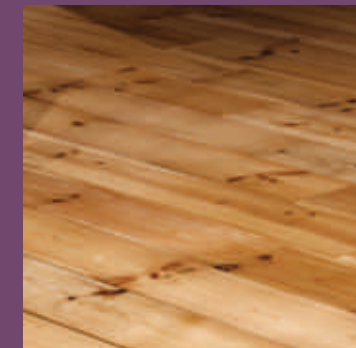
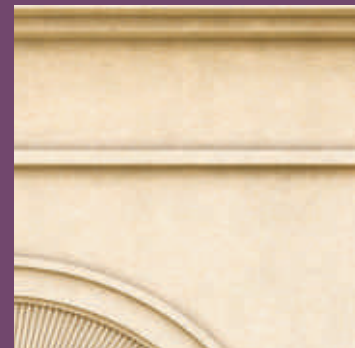
**Windows** Fully glazed anodized aluminium section windows

**Terrace** Open terrace finished with chemical water proofing and china mosaic flooring/tiles

**Kitchen** Granite kitchen platform with SS Sink, glazed tiles dedo up to lintel level.

**Toilets** Designer Bathrooms with premium fittings & vessels (Kohler or equivalent). Glazed tiles dedo up to door level.

**Electrification** Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan. Solar point in all bathrooms.



# A desired Address

The address is one of prestige and convenience. Located in the heart of New Alkapuri, facing yet another iconic luxury Villa project named Vedant Villas, Pancham Pushp embodies all the qualities of an elite luxury residence. For those who appreciate the finer things in life, this is a home that not only serves as an escape from the hectic urban lifestyle, but also stands as a reflection of timeless style and elegance.



We Request : ∞ Possession will be given after one month of settlement of all accounts. ∞ Documentation charges, stamp duty & common maintenance charges will be extra. ∞ Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. ∞ Extra work shall be executed after making full payments. ∞ Continuous default payments leads to cancellation. ∞ 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. ∞ In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. ∞ Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense & the amount of extra work (if any) will be deducted from refund amount. ∞ Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.