

NITYAM
LUXURIA

Luxury is in each detail

NITYAM LUXURIA

3&4 BHK HOMES & SHOPS



9 STOREY

2 BASEMENT

23 SHOWROOMS

50+ AMENITIES

5 HOME TYPES

90 FAMILIES

CONSTANT IS NITYAM

Concept of "constant" or "nityam" refers to the eternal and unchanging nature. The material world is transient and subject to change, but the divine is unchanging and eternal. The concept of constant can also be applied to cultivate a sense of stability, consistency, and devotion in one's actions and thoughts.

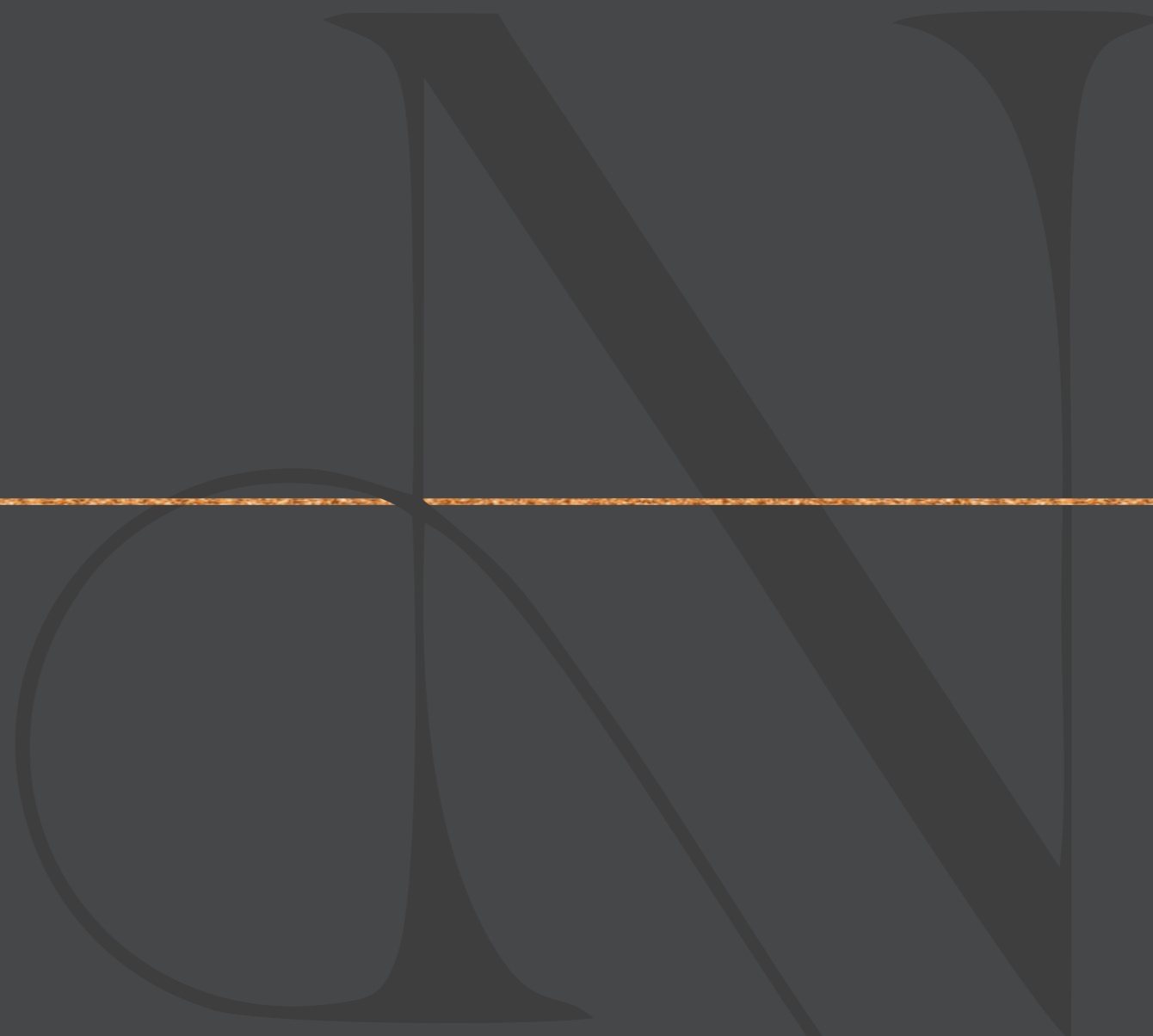
ARCHITECT'S NOTE

In the design process for the 'Nityam Luxuria,' I embarked on a journey to craft a living experience that embodies elegance, luxury, and modernity.

Every element of the building was meticulously considered, from the spatial arrangement and flow to the selection of premium materials and finishes. 'Nityam Luxuria' stands as a testament to the epitome of modern living, offering an utmost comfort for its privileged residents.



HARSHAD MISTRY



N



NATIVE

A **Native Living Space** can offer a unique and meaningful way of life, rooted in a deep appreciation for the environment and community. A native living space can provide a sense of peace, belonging and harmony with the natural world.



INFINITE

An **Infinite space** is a reflection of a lifestyle that prioritizes open spaces, abundant natural light and seamless indoor-outdoor living. These homes can offer a luxurious way of life, with ample room for entertaining, relaxing and enjoying the company of loved ones.





TRANQUIL

T

A **Tranquil Living Space** is a peaceful and serene environment to provide a haven from the stresses of everyday life. Whether you're looking to create a soothing atmosphere throughout your home, a tranquil living space can provide a sense of comfort, balance and rejuvenation.



YAGIMENT

Y

An **Yagiment space** is a reflection of a lifestyle that prioritizes open spaces, abundant natural light and seamless indoor-outdoor living. These homes are designed to feel expansive and airy with an emphasis on creating a sense of connection with the surrounding environment.



XURIA



AESTHETICAL

A

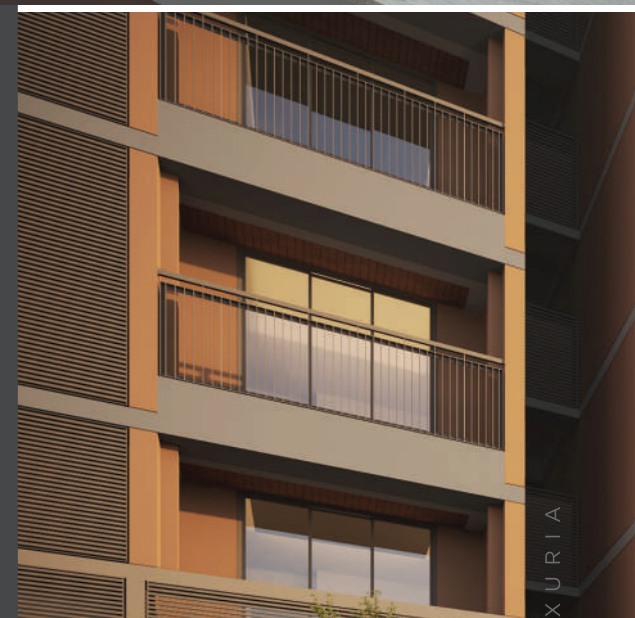
An **Aesthetical** living space is a beautiful and inspiring environment that incorporates art, design and style to create a personalized atmosphere. It is designed to be visually stunning and functional with a focus on creating a space that is both comfortable and stylish.



MAJESTIC

A **Majestic** Living space is a grand and impressive environment that exudes luxury, elegance and sophistication. These homes often feature spacious rooms, classic ceilings and ornate architectural details that command attention and create a sense of grandeur.

M



XURIA

GROUND FLOOR

1. Entry/Exit Plazas

2. Security Cabin

3. Entry/Exit Gates

4. Drop off/Pick up zones

5. Water Wall- water feature with spouts and theme wall

6. Driveway with Granite Flooring

7. Area for Meter Room

8. Toddlers Play Area (gated) with Play Equipments

9. Outdoor Play Area

10. Swimming Pool

11. Indoor Game

12. Office Room / Meeting Room

13. Dry Fountain Plaza

14. Banquet / Multipurpose Hall

15. Kitchen

16. Male Toilet/ Female Toilet

17. Landscape Garden

18. Club House & Library

19. Bicycle Stand

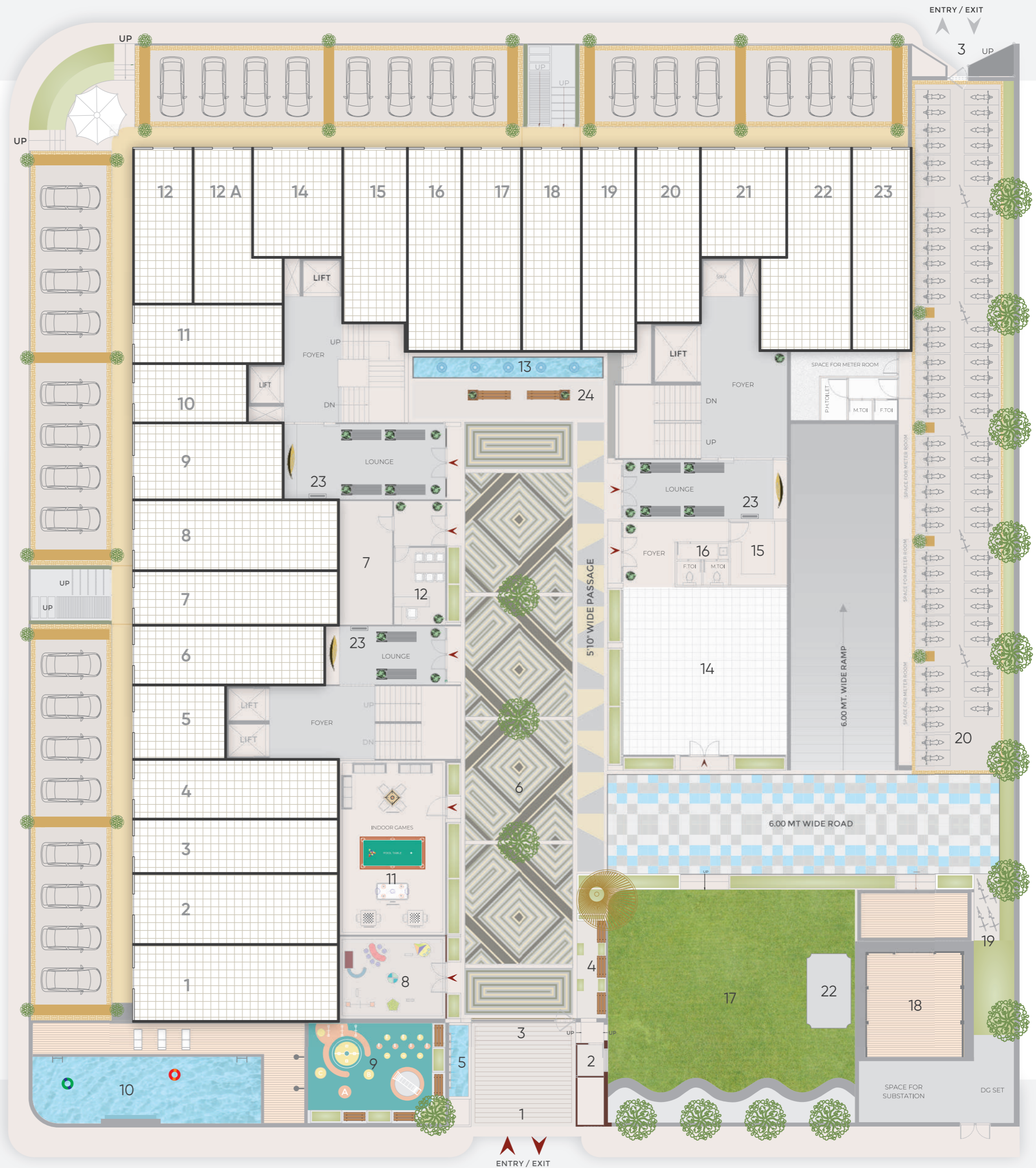
20. Bike Parking

21. Skating Rink

22. Function Stage

23. Letter Box

24. Senior Citizen Sit-out



TYPICAL

1ST-9TH FLOOR

BLOCK B

4 BHK - TYPE A & B

TYPE A	1
TYPE B	1

BLOCK A

3 BHK - TYPE A & B

TYPE A	2
TYPE B	2

BLOCK C

4BHK - TYPE B & C

TYPE B	1
TYPE C	3

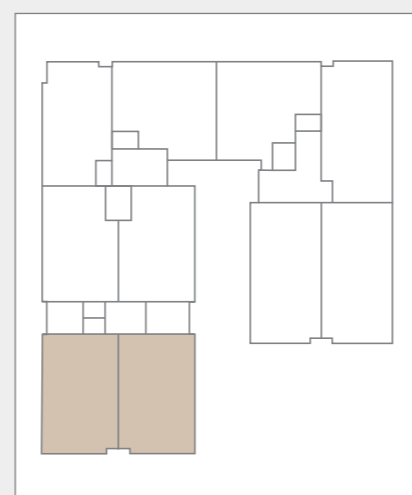


3 BHK



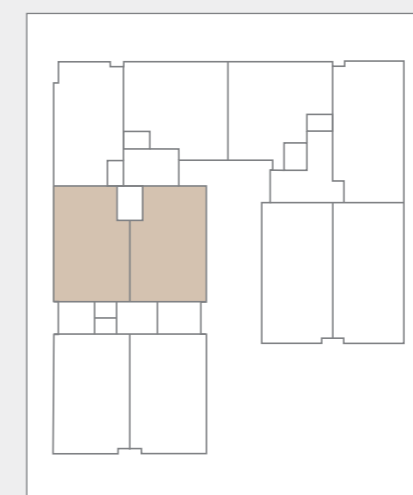
TYPE A

Bed	3
Bath & Toilet	3
Balcony	2
Car Park	2
Builtup Area	1547 Sq. Ft.
S. Builtup Area	2815.00 Sq. Ft.



TYPE B

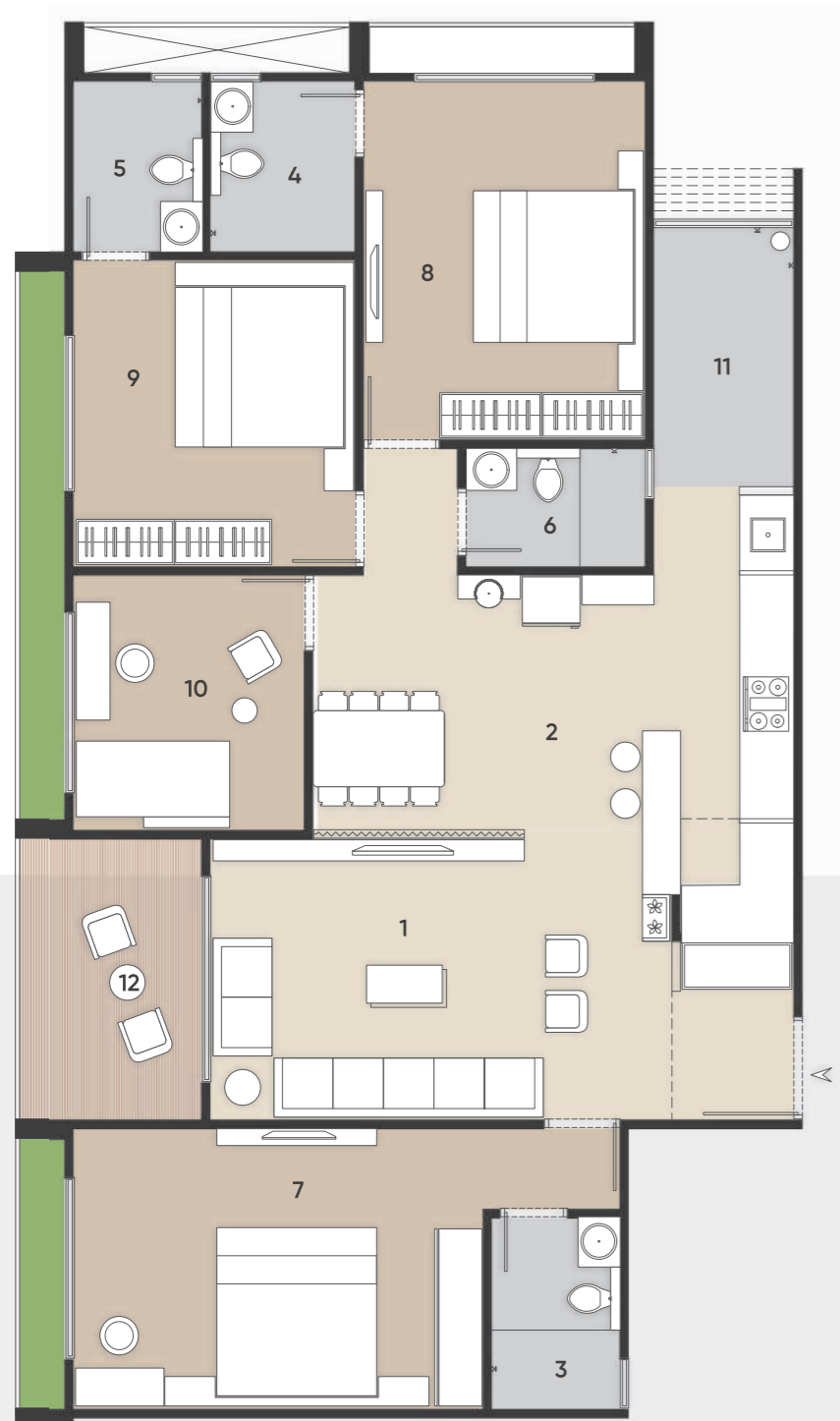
Bed	3
Bath & Toilet	3
Balcony	2
Car Park	2
Builtup Area	1527 Sq. Ft.
S. Builtup Area	2775.00 Sq. Ft.



1. Living Area 19.0' x 11.0'	4. Bath & Toilet 7.3' x 8.0'	7. M. Bed Room 17.0' x 14.3'	10. Washyard 5.0' x 10.0'
2. Kitchen & Dining 19.3' x 10.0'	5. Bath & Toilet 8.0' x 7.0'	8. Bed Room 2 14.0' x 11.5'	11. Balcony 8.0' x 11.0'
3. Storage 5.0' x 6.2'	6. Bath & Toilet 7.3' x 4.9'	9. Bed Room 3 11.0' x 10.0'	12. Balcony 10.0' x 10.10'

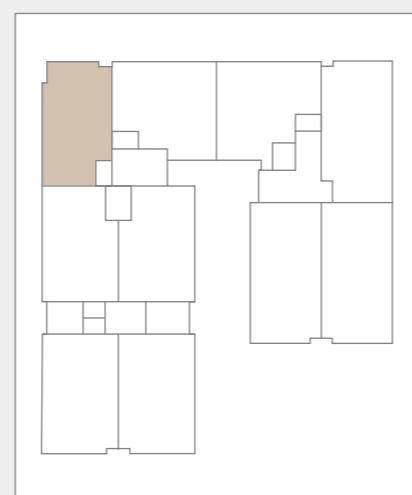
1. Living Area 19.0' x 11.0'	4. Bath & Toilet 7.3' x 8.0'	7. M. Bed Room 17.0' x 14.3'	10. Washyard 5.0' x 10.0'
2. Kitchen & Dining 19.3' x 10.0'	5. Bath & Toilet 8.0' x 7.0'	8. Bed Room 2 14.0' x 11.5'	11. Balcony 8.0' x 11.0'
3. Storage 5.0' x 6.2'	6. Bath & Toilet 7.3' x 4.9'	9. Bed Room 3 11.0' x 10.0'	12. Balcony 10.0' x 8.8'

4 BHK



TYPE A

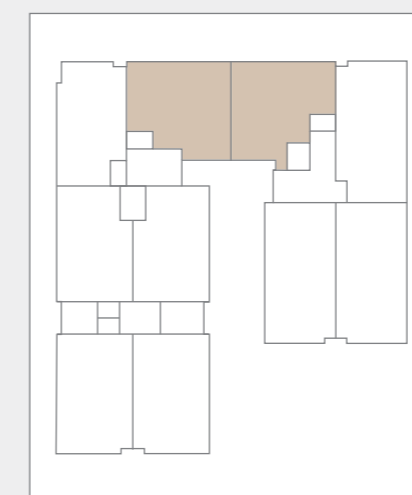
Bed + Study	3 + 1
Bath & Toilet	4
Balcony	1
Car Park	2
Builtup Area	1419 Sq. Ft.
S. Builtup Area	2580.00 Sq. Ft.



1. Living Area 18.0' x 11.0'	4. Bath & Toilet 5.8' x 6.8'	7. M. Bed Room 16.0' x 11.0'	10. Study Room 9.0' x 10.0'
2. Kitchen & Dining 18.9' x 10.0'	5. Bath & Toilet 5.0' x 6.8'	8. Bed Room 2 11.0' x 14.0'	11. Washyard 5.6' x 10.0'
3. Bath & Toilet 5.0' x 7.6'	6. Bath & Toilet 7.0' x 4.6'	9. Bed Room 3 11.0' x 12.0'	12. Balcony 7.0' x 11.0'

TYPE B

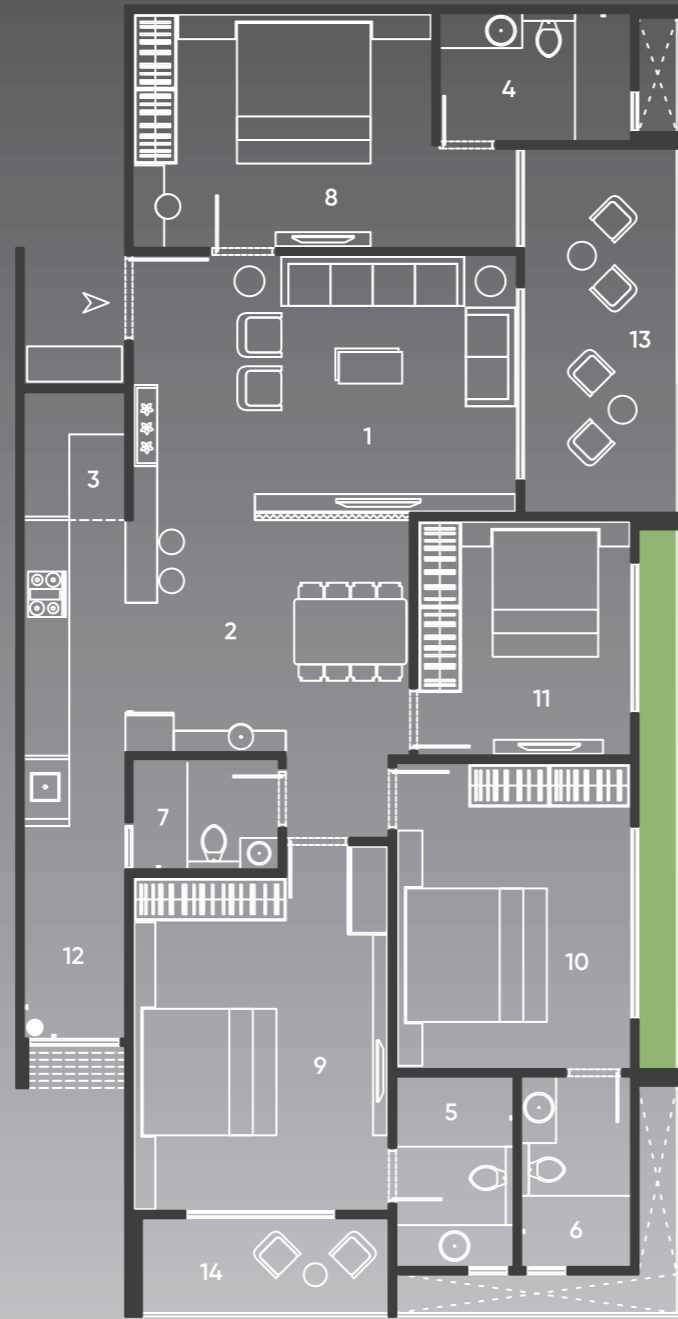
Bed + Study	3 + 1
Bath & Toilet	3
Balcony	1
Car Park	2
Builtup Area	1513 Sq. Ft.
S. Builtup Area	2750.00 Sq. Ft.



1. Living Area 12.0' x 20.0'	4. Bath & Toilet 7.3' x 5.6'	7. M. Bed Room 11.0' x 16.0'	10. Study Room 11.0' x 9.0'
2. Kitchen & Dining 10.0' x 20.5'	5. Bath & Toilet 5.7' x 6.8'	8. Bed Room 2 11.0' x 15.0'	11. Washyard 10.0' x 5.0'
3. Storage 5.3' x 6.0'	6. Bath & Toilet 5.0' x 7.0'	9. Bed Room 3 10.0' x 12.0'	12. Balcony 12.0' x 8.0'

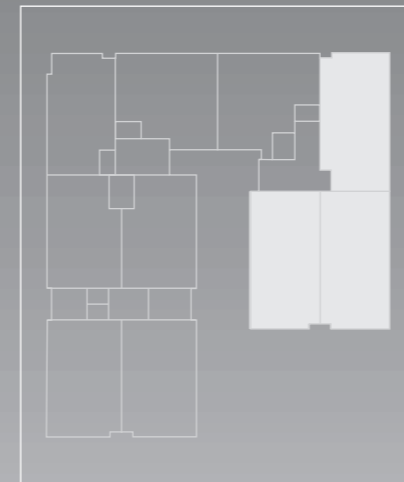
RESIDENCE

4 BHK



TYPE **C**

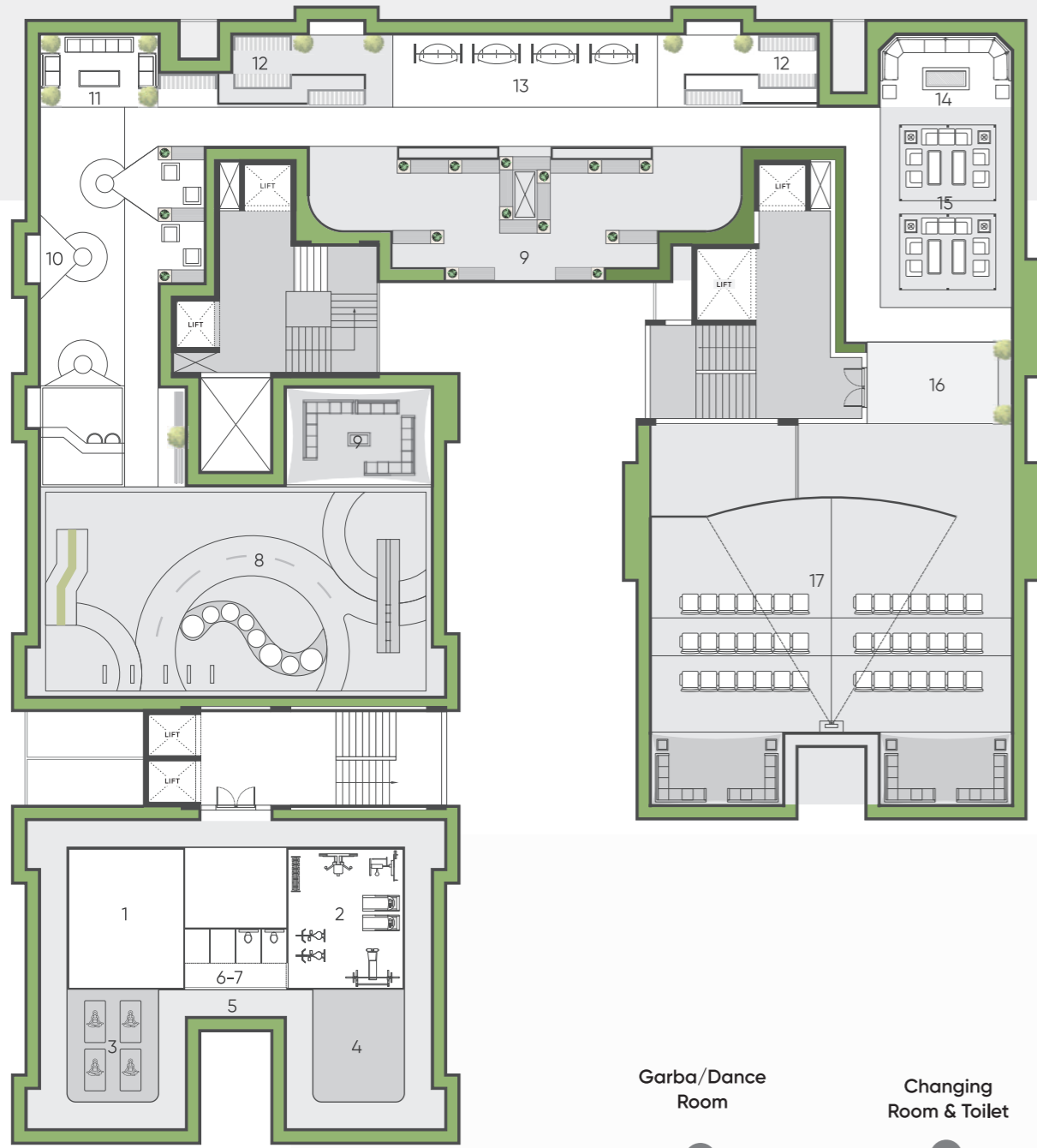
Bed	4
Bath & Toilet	4
Balcony	2
Car Park	2
Builtup Area	1665 Sq. Ft.
S. Builtup Area	3025 Sq. Ft.



1. Living Area 18.0' x 12.0'	4. Bath & Toilet 9.0' x 6.0'	8. M. Bed Room 14.0' x 11.0'	12. Washyard 4.9' x 10.0'
2. Kitchen & Dining 18.0' x 11.0'	5. Bath & Toilet 5.6' x 9.0'	9. Bed Room 2 12.0' x 15.7'	13. Balcony 7.0' x 17.0'
3. Storage 4.9' x 5.10'	6. Bath & Toilet 5.2' x 9.0'	10. Bed Room 3 11.0' x 14.4'	14. Balcony 11.4' x 4.5'
	7. Bath & Toilet 6.10' x 5.0'	11. Bed Room 4 10.0' x 11.0'	



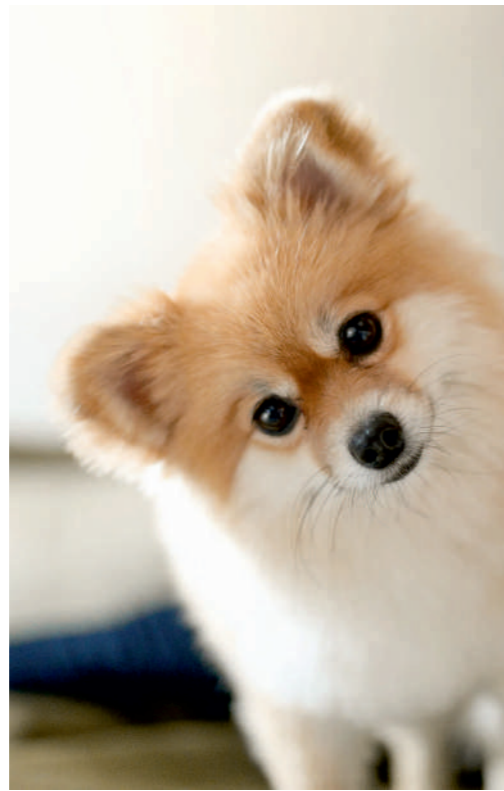
TERRACE FLOOR



SALIENT

FEATURES

These amenities are designed to provide residents with a high quality of life and to foster a sense of community among the residents.



WORK OUT

sweat it out in the gym before work



GRACEFUL AGING

feel comfortable & happy environment at senior citizen area



RIDES ON SWING

relish fun moments on swing ride



RELAX & EAT

enjoy bbq meal on the rooftop



CALM YOURSELF

feel the sound of water at water theme wall



IT'S MOVIE TIME!

watch favorite movies in open-air theater



PERK UP MOOD

just play. have fun. enjoy the at play zone.



MAKE A SPLASH

experience the calming swimming pool, which will soothe your soul



COZY & COMFORT

gather around a fire place



PLAY & MORE PLAY

children play area to have the best time



SIP & SAVOR

sip and socialize in inviting mocktail area, where the atmosphere is always lively



GARDENING THERAPY

flower blooms are good to see in garden



CELEBRATE LIFE

multi-purpose hall is a great place to hold events

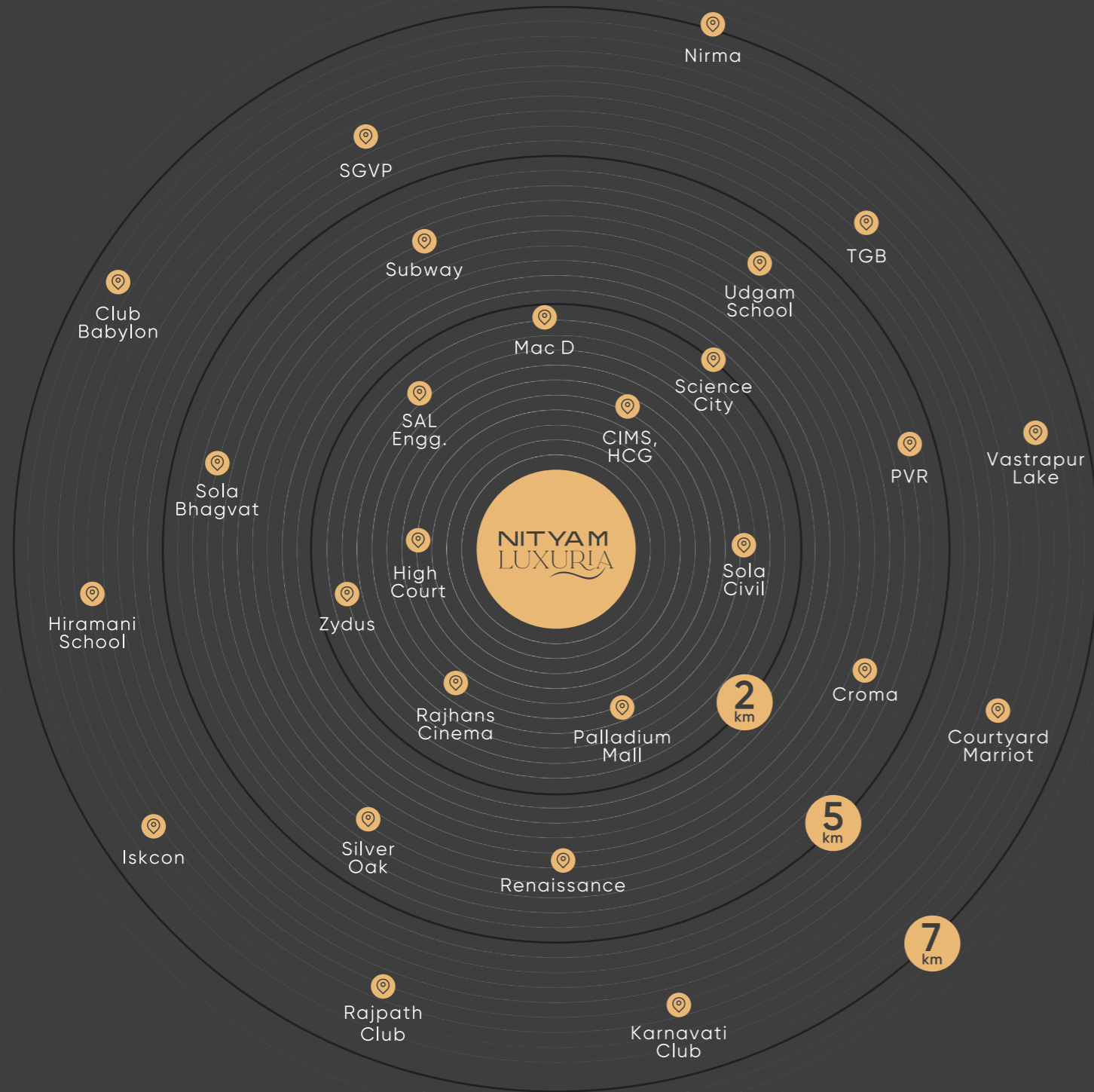


COME TO REJOICE

perfect celebration venue 'banquet hall'

STAY

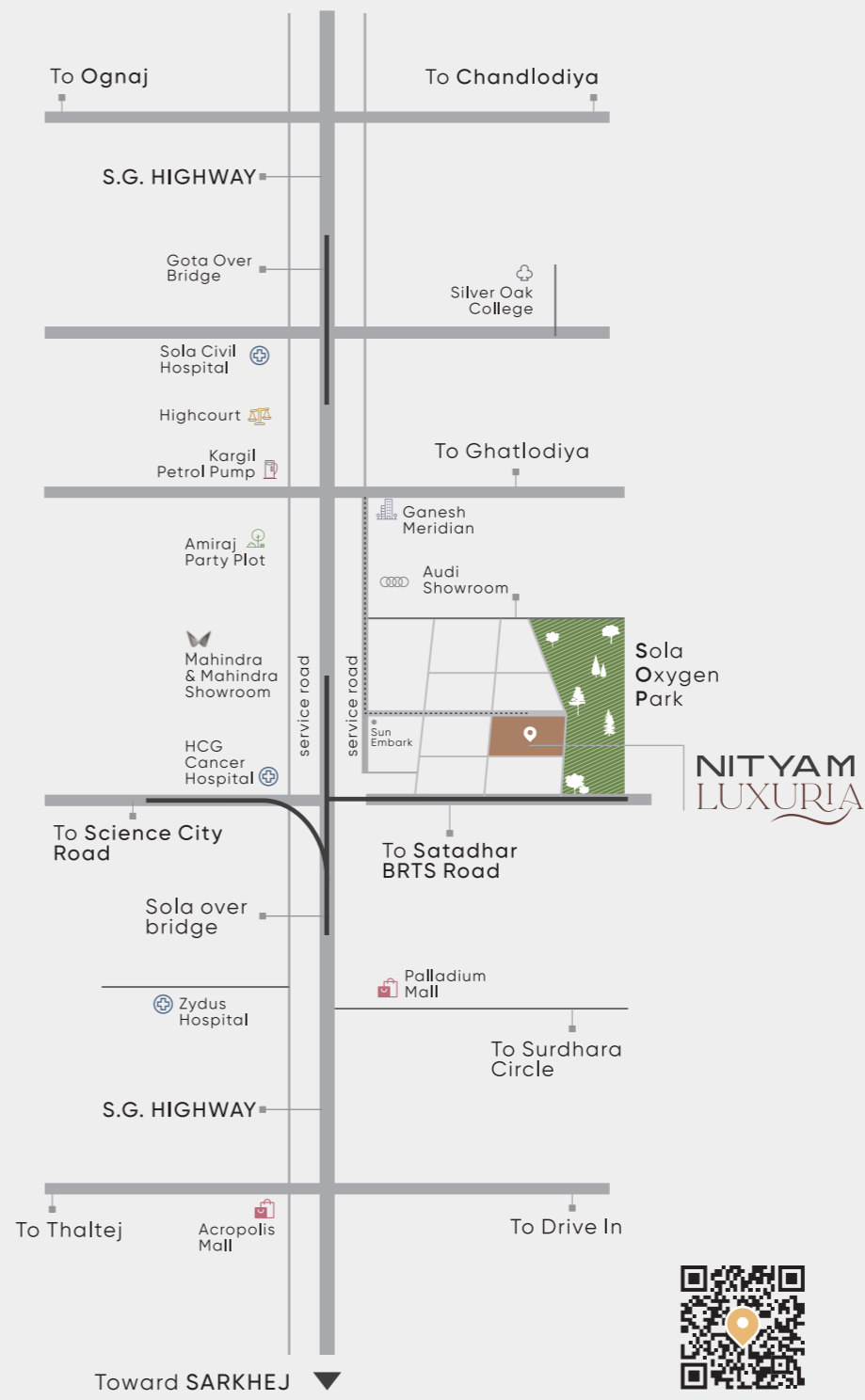
CONNECTED



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Toward GANDHINAGAR ▲



GO & EXPLORE



PALLADIUM MALL

SOLA CIVIL HOSPITAL

NEW HIGH COURT

SCIENCE CITY

NITYAM LUXURIA

SOLA OXYGEN PARK

PRIMARY SPECIFICATION



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STRUCTURE

- Earthquake resistant, RCC frame structure designed for seismic zone as per NBC norms

WALL FINISH

- Internal wall - Smooth finish plaster with white cement base putty
- External wall - Polymer texture with premium acrylic paint

FLOORING

- Premium quality digital/vitrified tile flooring in all rooms
- Premium quality tiles up to lintel level kitchen & all bathrooms

KITCHEN

- Premium quality granite platform with Sink
- Stone shelves in store room
- Designer tiles above platform up to beam bottom level
- Water purifier point provision

DOORS

- Main door with wooden framing
- Flush doors in internal area with wooden framing
- Doors with high quality locking arrangements

FIRE SAFETY

- Govt. approved fire safety system.

WINDOWS

- Premium quality heavy gauge anodized aluminium window with granite jamb for window
- Standard quality window glasses
- Large windows for better air ventilation

PLUMBING AND SANITATION

- Pressurized water supply in each unit.
- Premium quality sanitary ware and fittings in all toilets
- Concealed CPVC/UPVC plumbing for hot & cold water lines

ELECTRICAL

- 3-phase concealed ISI copper wiring with modular switches & ELCB for maximum safety
- Sufficient Electric points in all rooms
- A/C points in all bedrooms, drawing & dining room
- TV points in drawing room & bedroom with DTH wiring
- Geyser points in all toilets

PARKING

- Two level parking with allotted parking spaces
- CCTV with screening & 30 days backup for foyer and parking area

Developer



BALAJI
ASSOCIATES

Architect & Landscape



HM ARCHITECT

Structure



MULLION
- CONSULTANTS -

MEP



SuVed MEP
Consultant

Site Address

"Nityam Luxuria"
Opp. Sola Oxygen Park,
Sola Science City Junction,
SG highway, Ahmedabad.

Contact Detail

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E-Brochure

