

affluence articulated

3-BHK Palatial Living



## luxury redefined

### Just 15 Apartments' Exclusive Project

Find your perfect residence in Giriraj Avinya which is nestled in the posh area of Ambawadi. Giriraj Avinya is a project with just 15 privileged apartments for the ultimate feeling of exclusiveness. It has the right mix of positive energy, purposefully designed spaces, safety and security and everything that gives you a sense of luxury inside out. Everything you need every day is right around the corner - Jain Temple, School, Hospital, Grocery Stores, Shopping Mall and more.





# grandeur elaborated

Uniquely Designed 3-BHK  
Magnificent Homes

Every room of all 15 Apartments is designed particularly to keep them discrete from one another. Each space gives you the liberty to decorate it candidly, exactly as you dreamt.





 Ground Floor



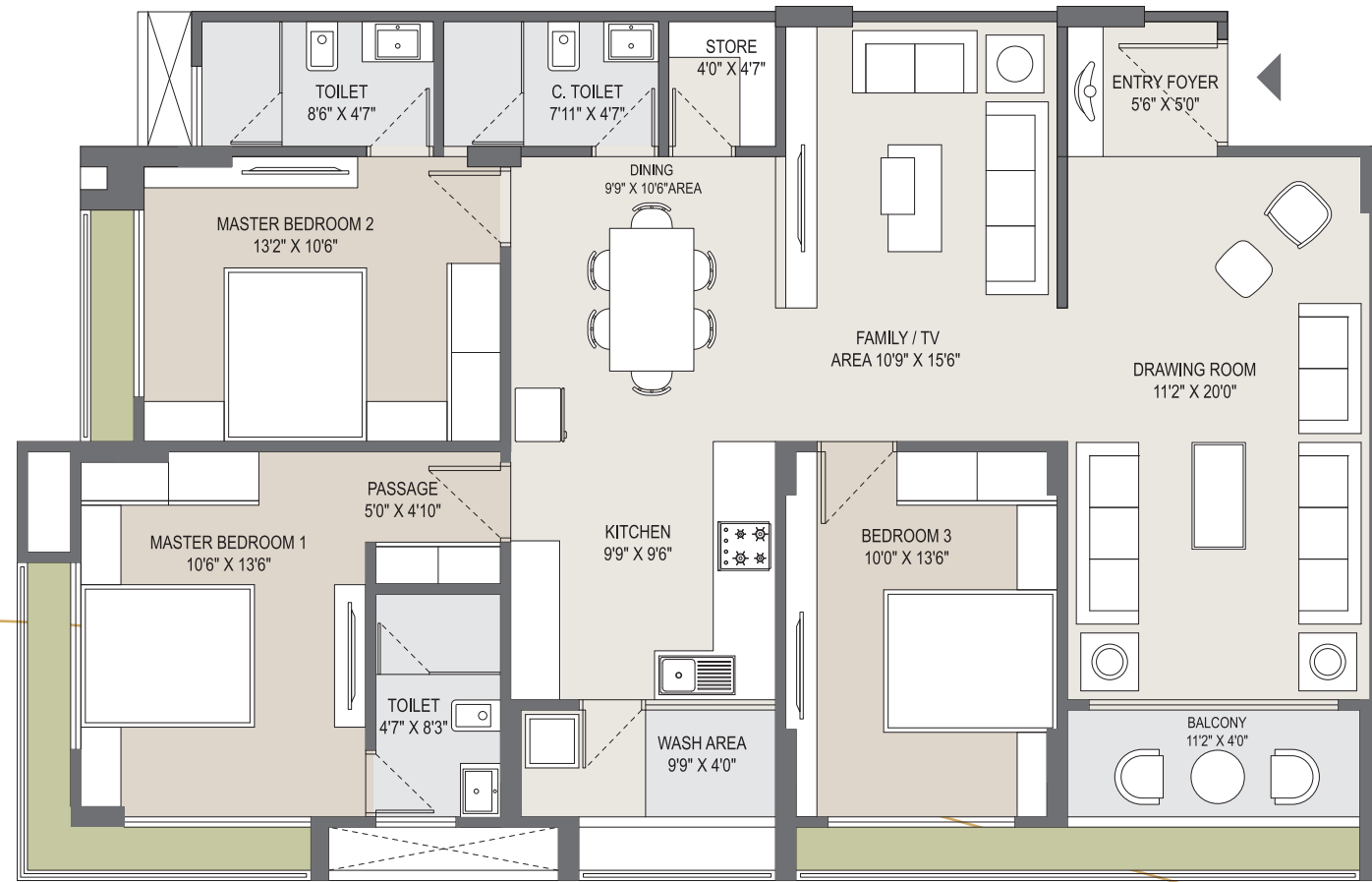
 Typical  
1<sup>st</sup> to 5<sup>th</sup> Floor





*privacy perfected*






**Type 1**  
 3 bhk - 101 to 501



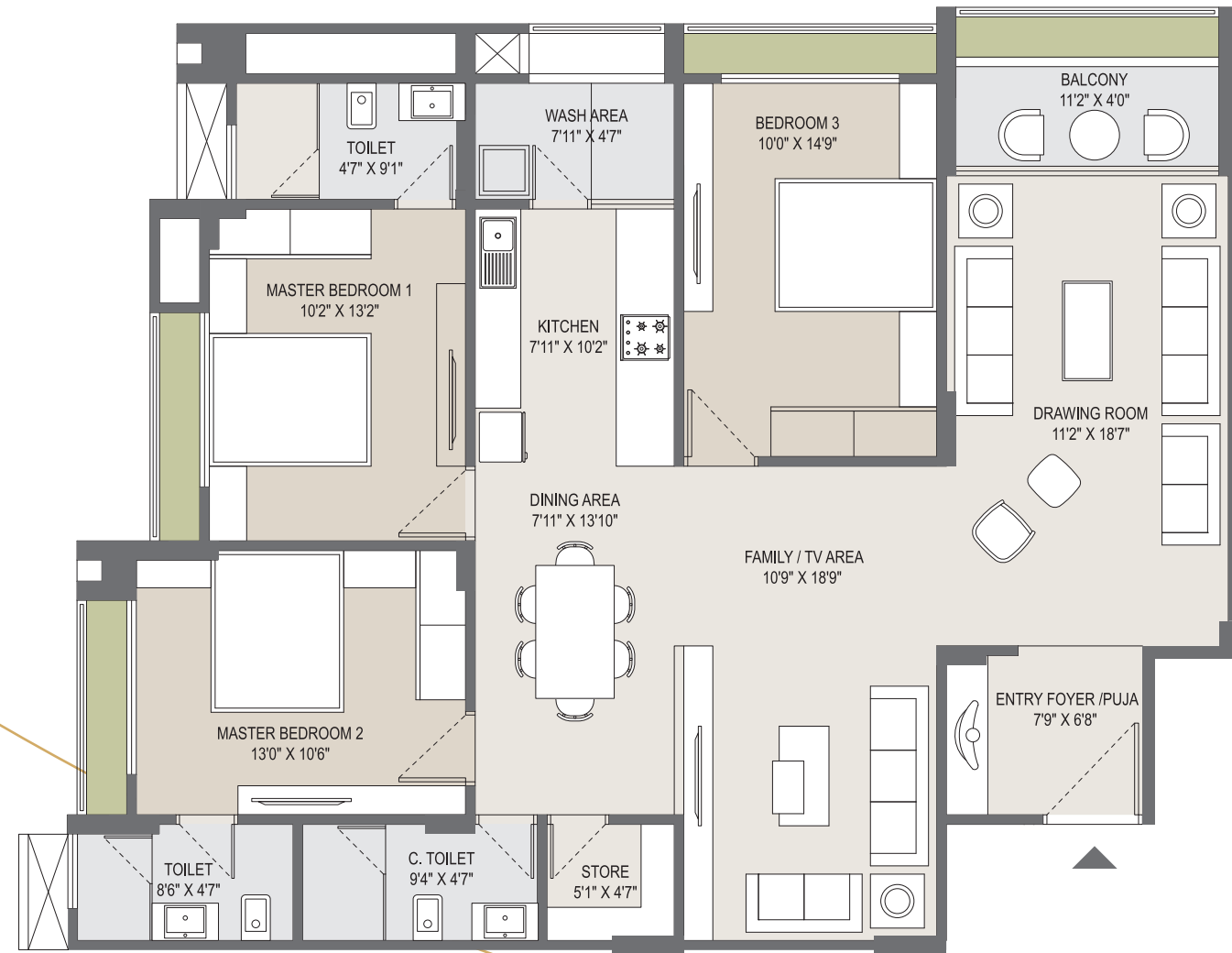
# convenience implemented

VASTU- COMPLIANT Architecture for Positive Energy

Keeping Vastu in mind while designing the architecture, we have created the right mix of positive energies for the abundance of joy, growth and peace of mind for you.







 **Type 2**  
3 bhk - 102 to 502



# grace uprighted

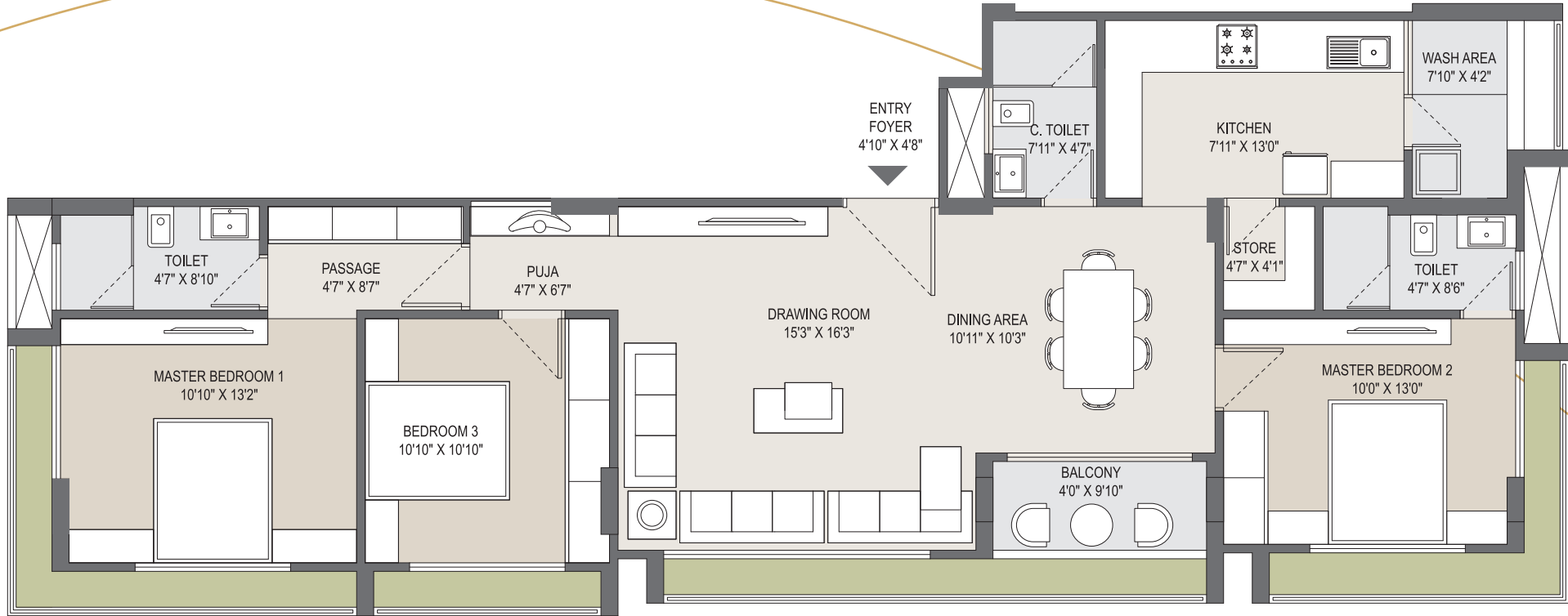
Gorgeous Outside, Spacious Inside





# opulence summited

Stunning Aesthetics with Delightful Features



## Type 3

3 bhk - 103 to 503







*leisure elevated*  
Terrace Space for Relaxation and Celebrations

Spend quality time with your friends and family, gaze at the stars at night or celebrate with parties at the Terrace Space, which has Multipurpose Hall, Sitting Area, Gazebo, and Open Deck.







*bonds celebrated*

A Space for Heart-Warming Conversations





## relaxation navigated

### Dedicated Parking Space and 24x7 Security

Our dedicated Ground Floor Parking with Mechanical Car Parking Facility makes parking hassle-free for you. For safety, we have 24x7 security with CCTV cameras on the entire premises.



# specifications

## FLOORING

- Drawing, Living / Dining & Kitchen: Italian Marble / Branded Large Format Vitrified Tiles
- All Bedrooms: Branded Vitrified Tile
- Kitchen Platform: Natural Granite with Quartz Sink
- Kitchen Dado: Ceramic / Vitrified Tiles up to Full Height
- Wash Area: Kota Stone / Matt Finish Vitrified Tile Flooring with Full Height Wall Tiles
- Store Room: DP Kota stone Shelf and Wall Tiles up to Full Height
- Balcony: Rustic / Matt Finish Non-Slippery Tiles

## TOILETS

- Vitrified Floor and Wall Tiles Up To Full Height
- Granite Counter with Ceramic Wash Basin – Kohler / Toto Equivalent
- WC Wall Hung Type – Kohler / Toto Equivalent
- CP Brass Fitting – Plumber / Kohler / Toto or Equivalent

## WINDOW

- Premium Quality UPVC / Aluminum Sliding Window with Stone Framing

## DOOR

- Main Door: Wooden Frame and Flush Door with Veneer on Both Sides and Premium Quality Door Lock
- Other Doors: Wooden Frame with Flush Door with Laminate Finish on Both Side

## ELECTRIFICATION

- 3 Phase Concealed Conduits with PVC Insulated ISI Grade Copper Wiring: R.R. Cable or Finolex
- Adequate Number of Points for Power and Lighting with Branded Modular Switches: Legrand / Hi-Fi Equivalent

## INTERNAL & EXTERNAL WALLS

- Internal Walls Single Coat Mala Plaster with Putty Finish
- External Walls Double Coat Sand Faced / Texture Plaster with Acrylic Paint

## SALIENT FEATURES

- Exclusively Designed Three Apartments on Each Floor with a Lavish Lift / Staircase Foyer
- Separate Entry Foyer for Each Apartment
- Dedicated Ground Floor Parking with Mechanical Car Parking Facility
- Centrally DTH Satellite TV Connection in Drawing / Living & Master Bedrooms
- S.S. Bathroom Accessories in Master Bedrooms
- Automatic Elevator of Omega, Kone, Otis or Equivalent
- Elevator Access from Ground Floor up to the Terrace
- Lift / Staircase Foyer with Waiting Area on Ground Floor
- 24x7 Security with CCTV on the Entire Premises
- Optimum Use of Natural Light and Ventilation in All Rooms
- Solar Power Generation for Common Purpose
- Adani Gas Connection Provision up to Wash Area
- Design As Per Fire Safety Norms / Standards
- Apartment Design As Per Vastu
- Air Conditioner Piping Provision for Individual Split Units in Each Room
- Slab top to Slab top height: Ground Floor- 4.5 meters. Typical Apartment Floor - 3.25 meters

# location



Developer



**VISHNU**  
developers

Name: Vyomesh Mashru  
M: 9879193993

Architect



STUDIO 04  
architects  
mail@studio04.in

Structural Engineer

**MARUTI CONSULTANT**  
maruticonsultants25@gmail.com

MEP Consultant

**Gallop MEPF  
Consultant**

Legal Advisor

**ANAND G. BAPAT**  
303, 3rd Floor, Shangrila Arcade,  
100 Feet Road, Shyamal Cross Road,  
Ahmedabad 380015

Vastu Consultant



**VASTUYOGI®**  
सर्वे भवन्तु सुखिनः

Site Address: Giriraj Avinya, Near. IPS Colony, Hirabaug Railway Crossing Road, Ambawadi, Ahmedabad-380006

RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11091/281222

RERA WEBSITE : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

**SPECIAL NOTES :** Stamp duty, registration charges, legal documentation charges, service tax, AMC/AUDA charges, maintenance deposits and Torrent Power charges, Narmada water charges, gas pipeline charges shall be borne by the member separately. | Any Additional Charges or duties levied by the Govt. / Local authorities during or after the completion of the scheme will be borne by the member. | The project consultant / developer reserve all the rights to make changes to design or specifications of the project | This brochure is not to be treated as a part of legal documents. It is meant for easy display and general information. | Any modification affecting elevation won't be allowed to be done by members of society.