



Site: Solitaire 56
Shrimay Campus, Opp. Gujarat Public School (GPS),
Pipaliya, Waghodia Road, Vadodara.



+91 - 96620 09392, 97250 04226

Architect:



Structural Consultant:



SOLITAIRE 56

5BHK LUXURY BUNGALOWS



LIFE,
Set like a Solitaire

Solitaire 56 - Where Premium feels Personal

Most homes are plentiful. A rare few are precious. With just fifty-six **individual bungalows**, Solitaire 56 offers a neighbourhood that values space, calm, and a sense of privacy that's hard to come by today. Each 5BHK home is thoughtfully planned for families who enjoy generous living and unhurried days. Not overcrowded. Not overwhelming. Just the right number of homes, in a world that feels comfortably yours.







VALUE ADDED Amenities



Covered Car Parking with EV Point



Provision for Lift



Underground & Overhead Water Tank



11 Ft. Ceiling Height at Ground Floor



Centralized Anti-termite Piping System



Video Door Camera / Phone



8.00 & 7.50 M Internal Road (RCC/Paved)





CLUBHOUSE



LEISURE Amenities



Swimming Pool with Deck



Box Cricket



AC Gymnasium



Indoor Games



Kids Play Area



AC Banquet Hall



Landscaped Garden & Party Lawn



Jogging Track



Senior Citizen Seating



Outdoor Yoga Deck





VALUE ADDED **Amenities**



CCTV Cameras all around the campus



Main Entrance Gate with Security Cabin



Rainwater Harvesting



24 Hours Water Supply



Underground Electrical Cabling



Compound Wall with Electric Fencing

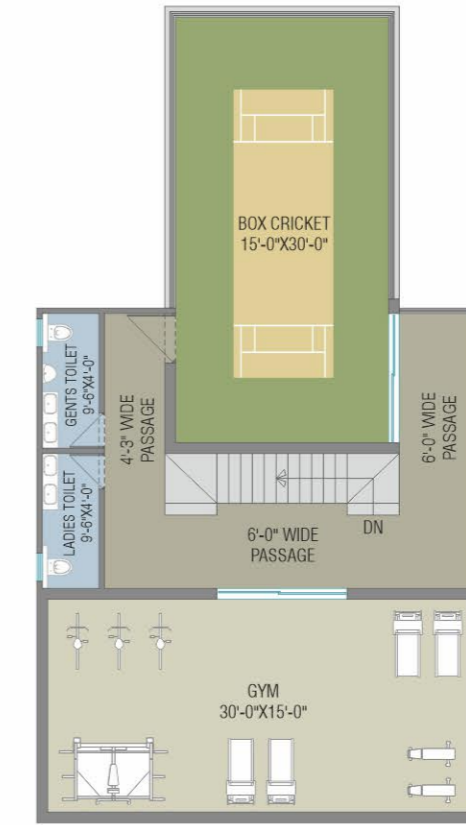


3 KVA Solar for Clubhouse

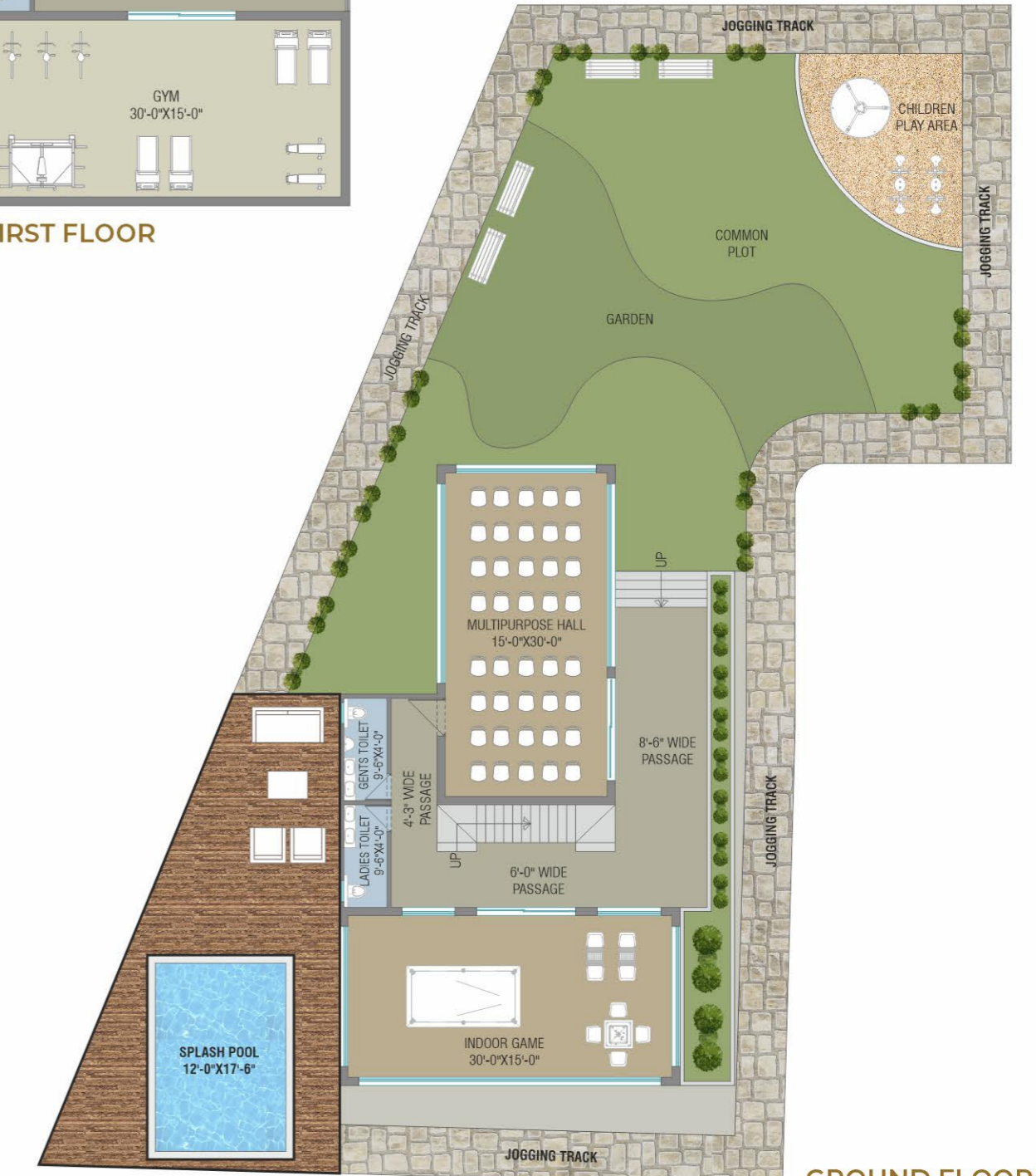




CLUB HOUSE PLAN



FIRST FLOOR



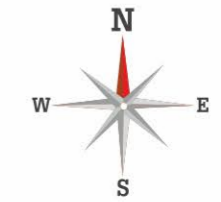
GROUND FLOOR

AREA TABLE

PLOT	SQ.FT.	PLOT	SQ.FT.	PLOT	SQ.FT.	PLOT	SQ.FT.	PLOT	SQ.FT.	PLOT	SQ.FT.	PLOT	SQ.FT.
1	1667.70	9	1100.00	17	1127.40	25	1104.10	33	1870.10	41	1100.70	49	1196.80
2	1100.50	10	1100.00	18	1102.50	26	1104.10	34	1771.60	42	1100.70	50	1100.70
3	1100.40	11	1100.00	19	1101.60	27	1102.20	35	1100.70	43	1478.60	51	1100.70
4	1100.40	12	1100.00	20	1100.60	28	1100.00	36	1100.70	44	1513.90	52	1211.50
5	1100.40	13	1100.00	21	1100.00	29	1100.00	37	1100.70	45	1100.70	53	1395.10
6	1100.20	14	1100.00	22	1101.90	30	1100.00	38	1100.00	46	1100.70	54	1100.70
7	1100.10	15	1100.00	23	1104.10	31	1100.00	39	1100.00	47	1139.10	55	1100.70
8	1100.00	16	1329.90	24	1104.10	32	1100.00	40	1100.70	48	1110.40	56	1100.00

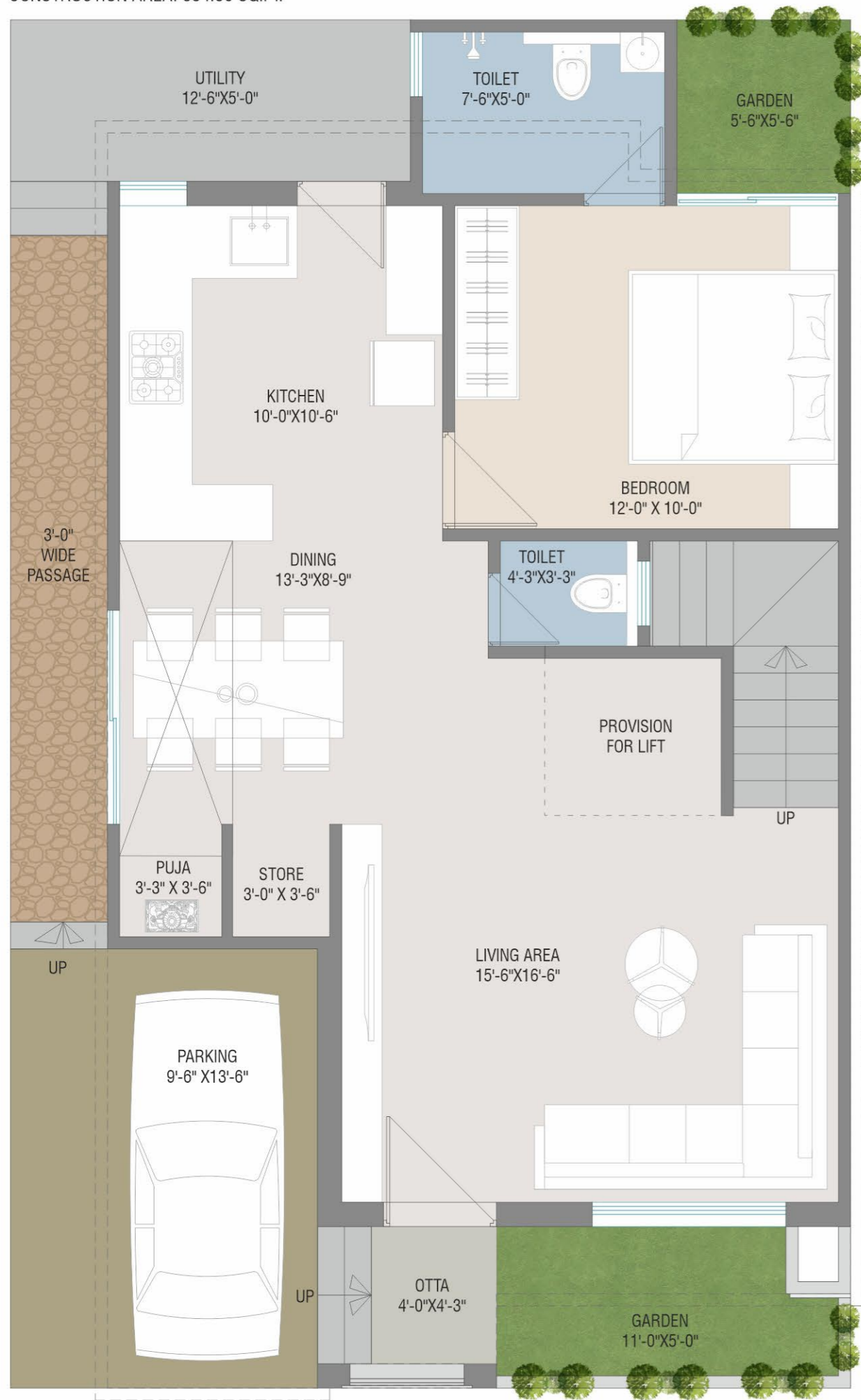


LAYOUT PLAN

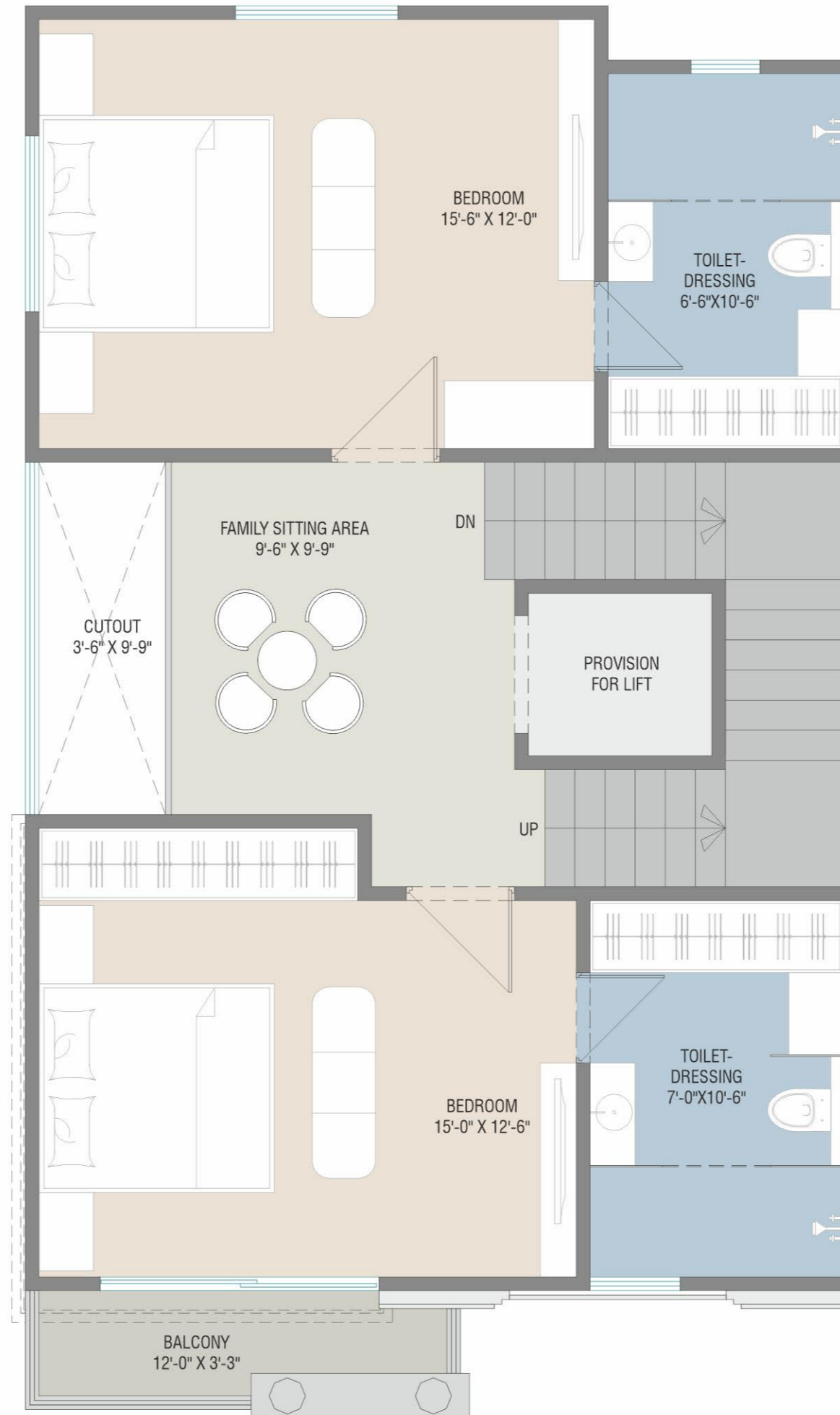


UNIT FLOOR PLAN

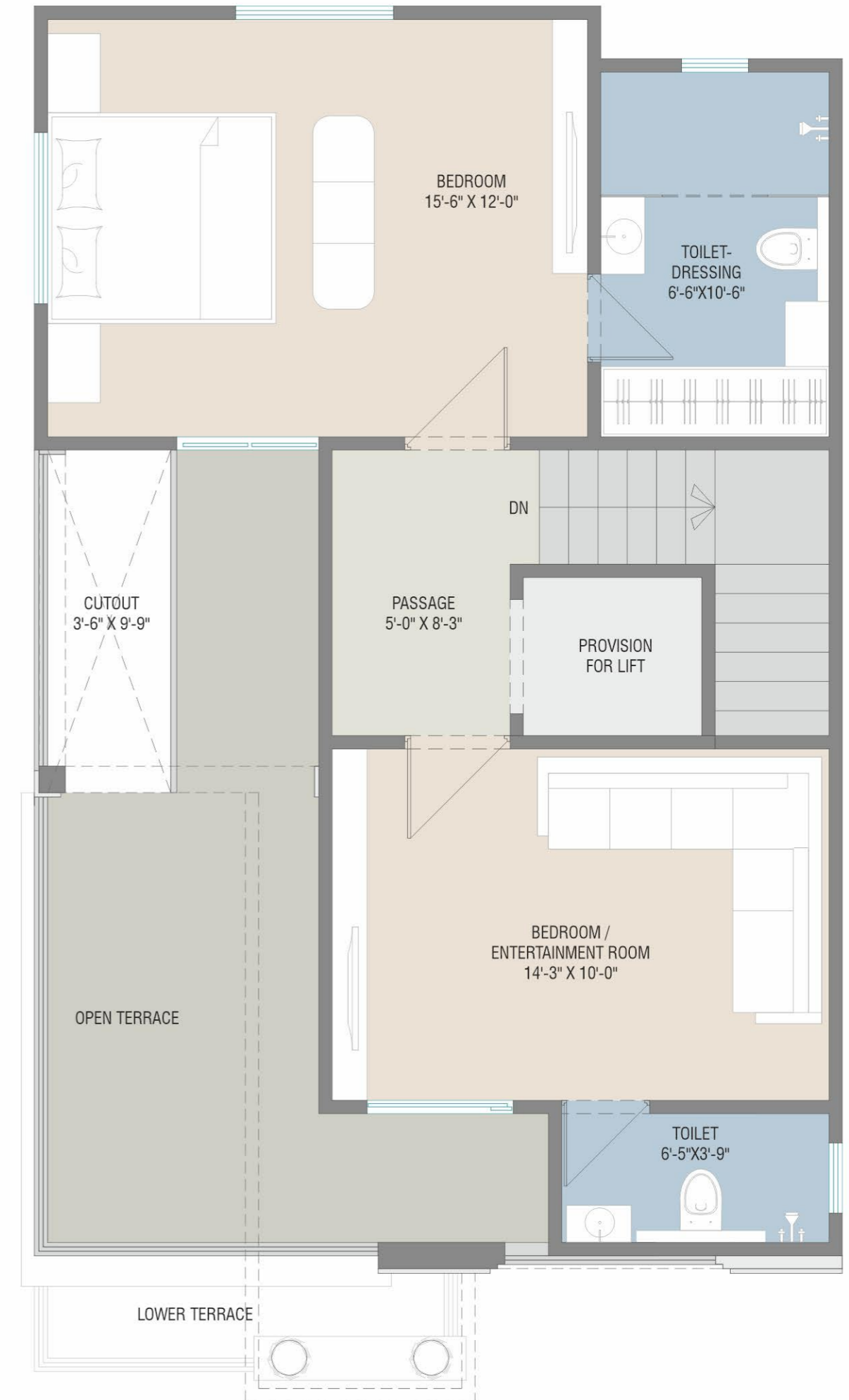
GROUND FLOOR
CONSTRUCTION AREA: 884.30 SQ.FT.



FIRST FLOOR
CONSTRUCTION AREA: 834.90 SQ.FT.



SECOND FLOOR
CONSTRUCTION AREA: 716.70 SQ.FT.



Specifications

STRUCTURE

- Earthquake resistant RCC frame structure & Brick masonry as per structural engineer's design

FLOORING

- Premium quality glazed Vitrified tiles in all rooms Varmora /Simpolo or equivalent

DOORS

- Main door: High quality wooden frame door with veneer panelling and polish
- Internal doors: Granite or equivalent door frame with laminated flush door

TERRACE

- Elegant China Mosaic or Ceramic tiles finish with water proofing treatment

WINDOWS

- Sliding windows: High quality aluminum windows with mosquito net. (Domal Sections or equivalent)
- Glass : Saint-Gobain / Modiguard or equivalent

WALL FINISH

- Interior: Smooth finish plaster with 2 coat putty and primer
- Exterior: Double coat plaster with weather Resistant paint

BATHROOMS

- Designer bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado upto lintel level

ELECTRIFICATION

- Concealed copper wiring as per ISI Standard Apar or equivalent
- Modular Switches: Adequate electric points in each room as per Architect's planning
- Geyser point in each bathrooms
- AC Points in all bedrooms

KITCHEN:

- Granite or Quartz Kitchen platform with designer tiles upto lintel level



Quality Brands we use or equivalent

Steel				
Cement				
Electric & Switches				
Plumbing & Pipes				
Colour				
Bathroom Fixture & Sanitary				

QR Code for website



QR Code for location



Payment Terms:

At the time of Booking	10%	S.F. Slab	10%
Plinth Level	25%	Plaster Level	10%
G.F. Slab	15%	Flooring Level	10%
F.F. Slab	15%	Before Possession	05%

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. In case of cancellation of booking, an administrative charge of Rs. 51000/- and the amount for the extra work done (if any) would be deducted from the refund amount and refund would be done after the new booking of same unit, Subject to Vadodara Jurisdiction.

