



Distances : Airport - 6.25 km
 Railway Station / Central Bus Stop - 7.5 km
 School - 4.3 km

bhate padharo!





Terms & Conditions

- While every reasonable care has been taken in preparing this brochure, the developers can not be held responsible for any inaccuracy in its contents.
- All plans, images, illustrations, information and specifications are subject to change as and when required by the developers and do not form part of any offer, contract or agreement.
- Electricity connection, Legal, Stamp Duty, Registration, Water Connection, Maintenance and Development charges shall be extra, will be pleased to provide detailed conditions as may be requested by the buyer.



Shaping your Dreams

Since its inception in late 1990s, Pratham Enterprises has evolved into one of the most prominent real estate developers in and around Vadodara. In-depth knowledge, expertise and a dedicated team of highly qualified personnel make sure we deliver the best in industry standards. Our masterpieces carved in bricks & concrete span over 1 million sq. ft. taking living to ecstatic levels. Going forward in the next 2 years, projects totaling 2 million sq. ft. shall change the landscapes of many cities in Gujarat.

Pratham is committed to fair, transparent dealings and cost effectiveness. We at Pratham, in all our activities, display the same fundamental qualities – integrity, honesty, treating everyone with respect and dignity, striving for mutual advantage and contributing to human progress.



Vasna-Bhaily Road



Akota



Gorwa - IPCL Road



Tarsali



Bhaliy



Gotri Sevasi Road



Bhayli

Pratham Residency

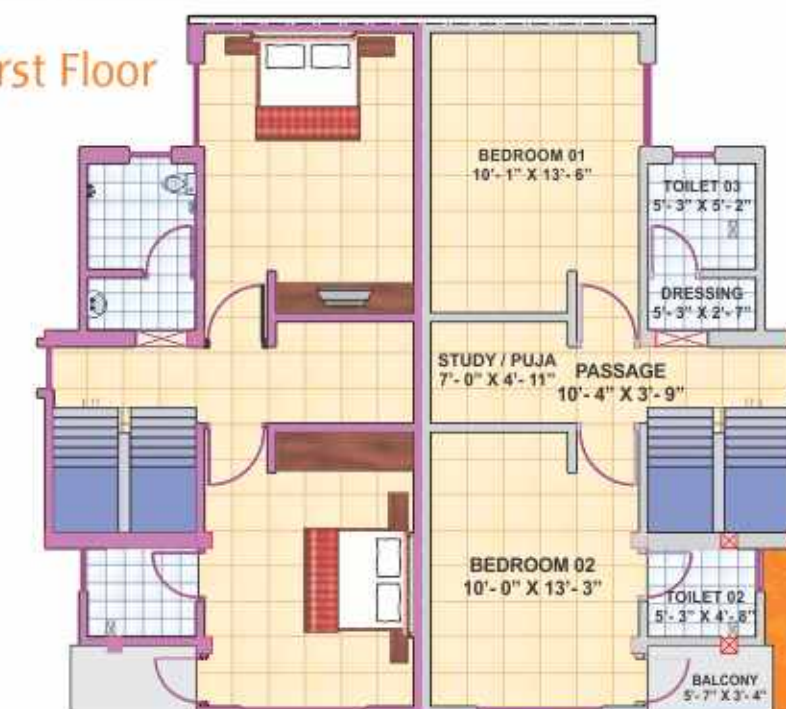
Pratham Residency, elegantly elevated villas that re-define comfort and luxury. Aesthetically designed villas encompassing hi-tech security and modern amenities like swimming pool, jogging track, play area, etc., it beckons a new era of stylish homes which makes it a one-of-its-kind residential delight.



Manor - Ground Floor



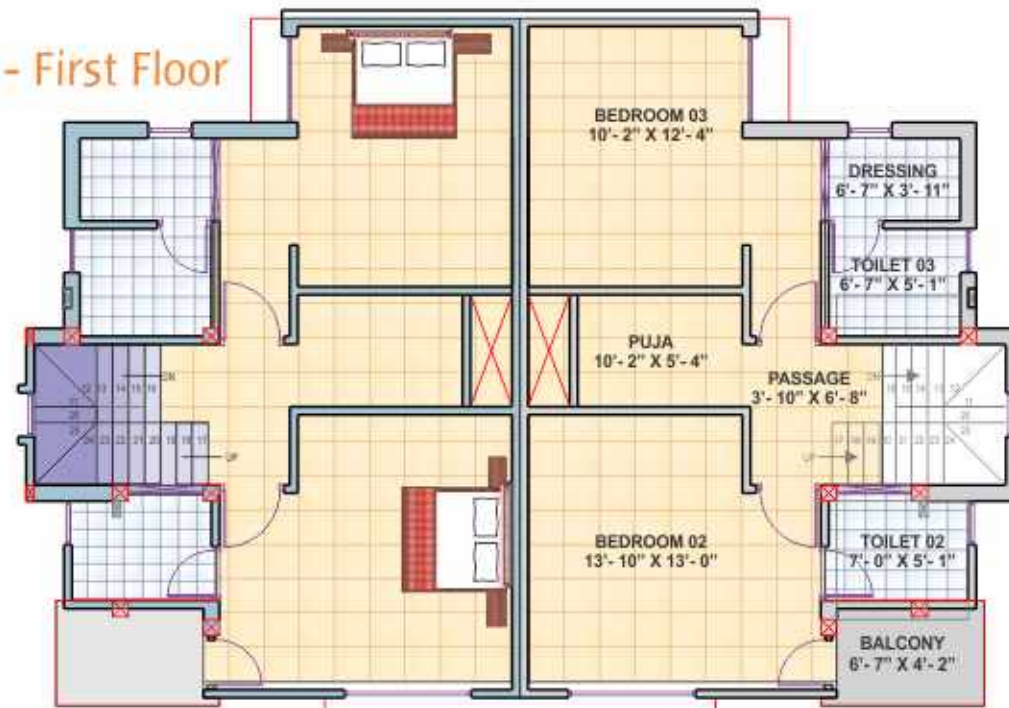
Manor - First Floor



Villa - Ground Floor



Villa - First Floor



Club House



Project Features

- Project design certified by famous vastu consultant
- Wide internal road with Tremix finish and part Kotah carriage way
- Single gate secured community
- Streetlights at adequate distances
- Bore well with Submersible pump
- Underground electrical cables with conduits for low voltage cabling

Common Amenities

- Well developed common plots spread over more than 50,000 sq. ft. of area
- Tremix finish multipurpose play court
- Children Play Park with equipment
- Swimming pool & toddler's pool
- Space for office work of maintenance body

Club House

- Gymnasium with area for Yoga & floor exercises
- Indoor Games - Table Tennis, Carrom, Chess
- Separate changing rooms for gents & ladies
- Toilets



External Features

Elevation: Paint finish

Structure

- Earthquake resistant structure
- Continuous RCC band at lintel level
- Optimized planning & space allocation
- Four stage anti - termite treatment
- Water proofing on terrace

Unit features

- Arrangement of garden space in front of every unit
- Parking space

Doors & Windows

- Concrete or season wood doorframes
- Decorative main door with brass handle, eyepiece, tower bolt, night latch and door catcher
- Powder-coated aluminum windows
- Safety grills for all windows

Flooring

- Kitchen platform - Kesaria Green Marble
- Kitchen Dado - Glazed Ceramic tiles upto lintel level
- Staircase tread & windows sills - Shingroli Marble

- Drawing, dining, kitchen, puja room, balcony, staircase risers & front otta - Porcelano ceramic tiles
- Toilets - Matt finish ceramic tiles
- Toilet Dado - Glazed Ceramic tiles
- Parking Area - Chequered tiles or Paver blocks
- Wash Area - Polished Kotah flooring with glazed ceramic tiles dado

Plumbing

- Concealed Hydro tested plumbing
- Overhead water tank of 1000 ltr
- Underground water tank of 2500 ltr
- One point of Hot & Cold water piping in toilets
- Chrome plated Yonex or equivalent brand plumbing fittings
- Stainless steel Kitchen sink

Electrical

- Concealed external & internal wiring
- Polycarbonate switches - Anchor Nova or equivalent
- Sufficient number of electrical points

Painting

- Doors and grills shall be painted with synthetic enamel paint
- Internal walls should be painted with lime wash



Project Layout Plan

