

A Project By



M.K.CONSTRUCTION

Architect



Structure Consultant

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Site Address

Opp. Kameshwar School B/H Shell Petrol Pump,
100' Anand Nagar Road, Prahalad Nagar, Ahmedabad - 380051.

FROM CONCEPT TO
CREATION



joint venture



The Vraj Group has raised the bar of quality, luxury, living and infrastructure with its Buildings, The group has derived its name from an Elegant, the most Beautiful in Indian History, Vraj has become a name that is synonymous with affordable housing and efficient after-sales services. One of the leading Developers in Ahmedabad City. This highly reputed group has been the catalyst for change for a decade-and-a-half now.

Vraj Group creates healthy, pleasant and comfortable communities with its team of competent engineers and a large numbers of supervisory level Employees. With its strong financial base and technical expertise, the group has played a long innings in the industry. Its well planned luxurious abodes are located at prime locales and adorned with ultramodern facilities that are an epitome of comfortable lifestyle.



M.K. CONSTRUCTION

M.K. Construction has over the years earned a reputation that is Rock Solid. While its Reputation is reflected in the edifices that it has built, the respect and trust that it continues to enjoy can be gauged from the words of its Clients....To M.K., Professionalism is a combination of competence, Technology, Skill and Dedication, unified and strengthened by a code of ethics.



Vraj Oriana Spectacular Apartments are not only stylish but are also designed to meet all needs of a Family. The project has 42 units with all 3BHK. This Premium 7 story Residential Apartment's offers its Resident's a redefine blend of living lifestyle.

The planning focuses on the providing dedicated flexible spaces for Drawing & Dining, spaces with Ample light & air through large balconies. The exclusiveness for the units is achieved by developing a design that gives individuality to each apartment.

The Top level opens into a large multi-uses Terrace to provide the Resident's an elevated garden with a sitting space & an imperious social space overlooking the surrounding greenery.



 THE QUALITY
OF LIFE

Meet your life wrapped in comfort, convenience and every standard you ever wished.

Vraj Oriana is a self-sufficient, well-planned and high-quality residency.







DREAM HOME

Tranquility and serenity imparts utmost peace at the end of the day. Awake fresh. Your new neighbors are temple, swings, lawns, whispering benches, birds, colours, music. Go for yoga kirtan or even fun-parties.



A perfect handshake of inspired global architecture and traditional values.

Family gets vibrancy by means of beautiful landscape, exquisite interior, club-house and chosen top-class amenities.

VRAJ
ORIANA





THE BEAUTY

Having permitted space and precious resources, Vraj Oriana changes rules of the game. Eco centric, serene and integrated. The residency premium possession in the elite locality.



It is synonymous to the highest class of being. Vraj Group is that veteran pioneer of innovative edifices which boasts of astoundingly successful and reputed construction sites in the city.



Vraj Oriana preserves your smile for lifetime. Be it an outdoor game or indoor game, you'll love to be addactive. Game relaxes, meeting energizes, and celebrations purifies.





SPECIFICATION

Flooring

- Drawing, dining and kitchen area 800 x 800 or equivalent size premium quality vitrified tiles.
- Wooden flooring in master bedroom.
- Premium quality vitrified tiles flooring in other bedroom and other area.
- Granite (Sandwich) platform in kitchen and counter for wash basin in toilet area.
- Dado above kitchen platform and toilet area with designer tiles up to lintel level.
- Kota stone shelves in store room.
- 4" height tiles dado in utility area.
- Complete stone lining jambs in all windows.

Door

- Main Entrance door with best quality w/p. flush door with both side veneer and leaping, with mat finish polish.
- Other doors with both side laminates.

Window

- Powder coated aluminum sliding window with safety grill.

Sanitary Ware :

- CERA, hindware or equivalent brand sanitary vessels.
- Jaquar or reputed brand bathroom fittings.

Electricals

- 3 Phase good quality ISI copper wiring & cabling with modular accessories, MCB for all distribution panels.

A.C.

- A.C. copper piping with drain line, indoor & outdoor power supply points as per our A.C. consultant's design.

Note

- A.C. related work will be provided to maintain esthetical value of the building.

Water Supply

- 24 hours water supply with pressure system from own bore well.
- Sufficient U.G. water storage for water supply.
- Separate tank for narmada water storage.
- Provision of Narmada water supply for drinking in kitchen.

Paint Work

- Complete internal surface will be with good quality wall putty, ready for paint work.
- External surface with different type of materials for excellent esthetic looks.

GENERAL AMENITIES

- Attractive entrance foyer
- Well landscaped and complete dust free paved campus
- Senior citizen sit out
- Club house
- Gymnasium
- 24 hours security
- Surveillance system with CCTV camera
- Sufficient parking for car & two-wheelers
- Fully automatic (Reputed make) elevators

SPECIFIC WORK DESIGNED BY SPECIFIC DESIGNER.
SPECIFIC WORK EXECUTE WITH SPECIFIC EXPERTISE.



HEAVEN ON EARTH

Stroll aimlessly or float on the pond.
Nature around you is always ready to sooth your senses.

The sun hangs low just before it sinks beneath the horizon.

Location Map



Terms

- Stamp duty registration charges, VAT, service tax, Legal charges, Power company charges & society maintenance charges, etc. shall be borne by purchaser.
- Any new taxes announced by the Government / S.M.C / Authority will be born by the member / buyer during the project.
- Irregular payment may lead to cancellation of booking.
- Purchasers are strictly NOT PERMITTED to make changes alteration on any including elevation, external colour scheme or any other change affecting the overall design concept & outlook of the building.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal document.
- The developer reserves all rights to make any changes in the scheme including technical specification, designs, layout plan & all the purchaser shall abide by such changes.