




# ASTHA

ELEGANCE

## 2BHK APARTMENT

### LOCATION & WE

|                  |        |               |        |
|------------------|--------|---------------|--------|
| SCHOOL           | 150MTR | METRO STATION | 160MTR |
| BANK             | 160MTR | GARDEN        | 160MTR |
| TEMPLE / DERASAR | 180MTR |               |        |

|  |   |                                    |
|--|---|------------------------------------|
| <b>Developer</b><br><br><b>RUDRA INFRASTRUCTURE</b> | <b>Structure</b><br>AMU Consulting<br>Engineering | <b>Architect</b><br>Avasiti Design |
|--|---|------------------------------------|

**Site :** 10, Rangvarsha Society, Sharda Mandir Road, Near Shreya Metro, Paldi, Ahmedabad - 380 007.  
**M.:** 81607 52372 | **W.:** www.rudraadvisory.com

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

Site Location



D&P By: BIRINDZ || 78780 96880 | 94260 82233

*Limited Homes,  
 Unlimited Comfort*



# HOMES DESIGNED FOR CALM LIVING

Life already has enough noise, pressure, and rushing around. Your home shouldn't add to it.

A calm, well-planned living environment that supports daily life without stretching your budget.



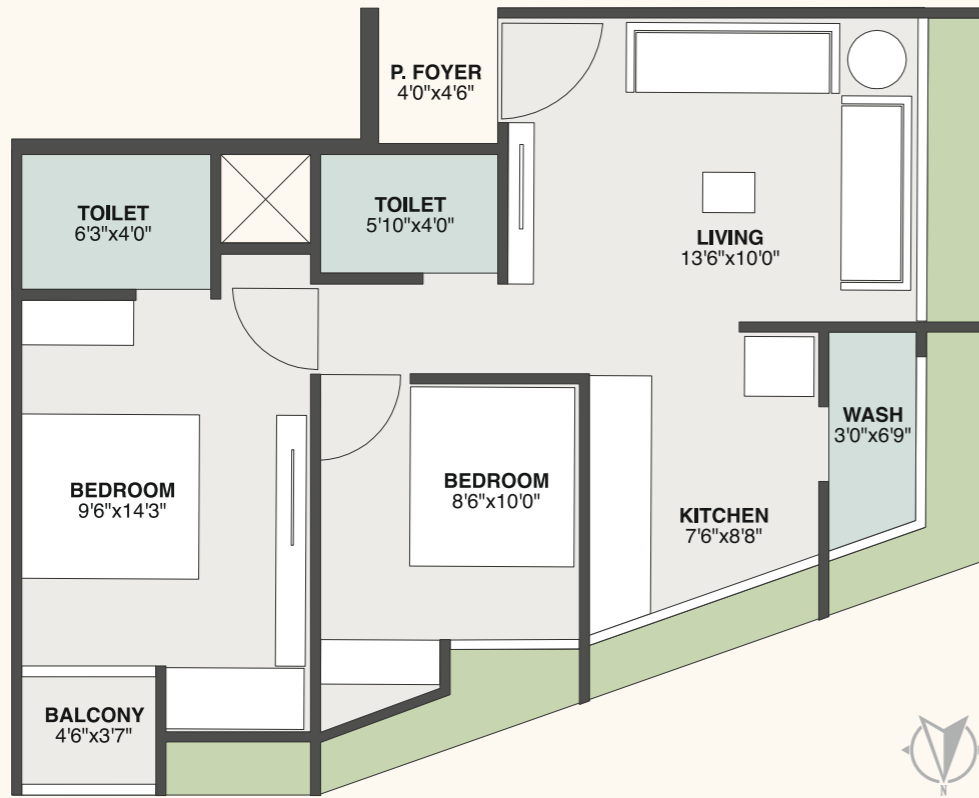
**ASTHA**  
ELEGANCE



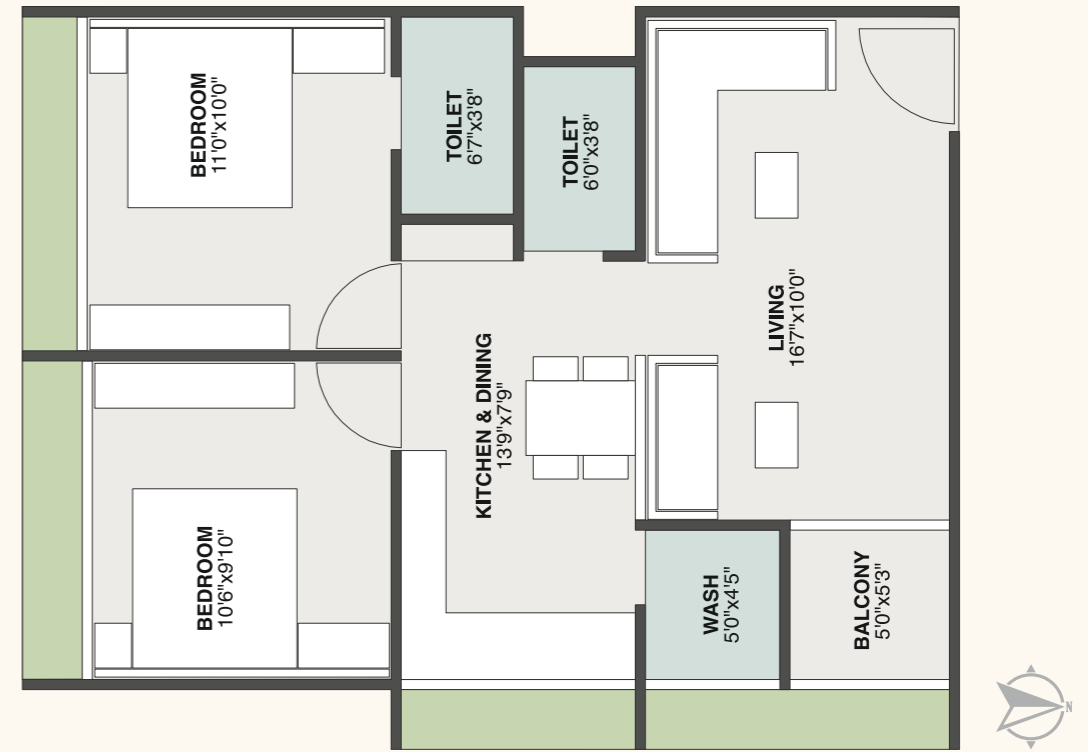
TYPICAL FLOOR PLAN



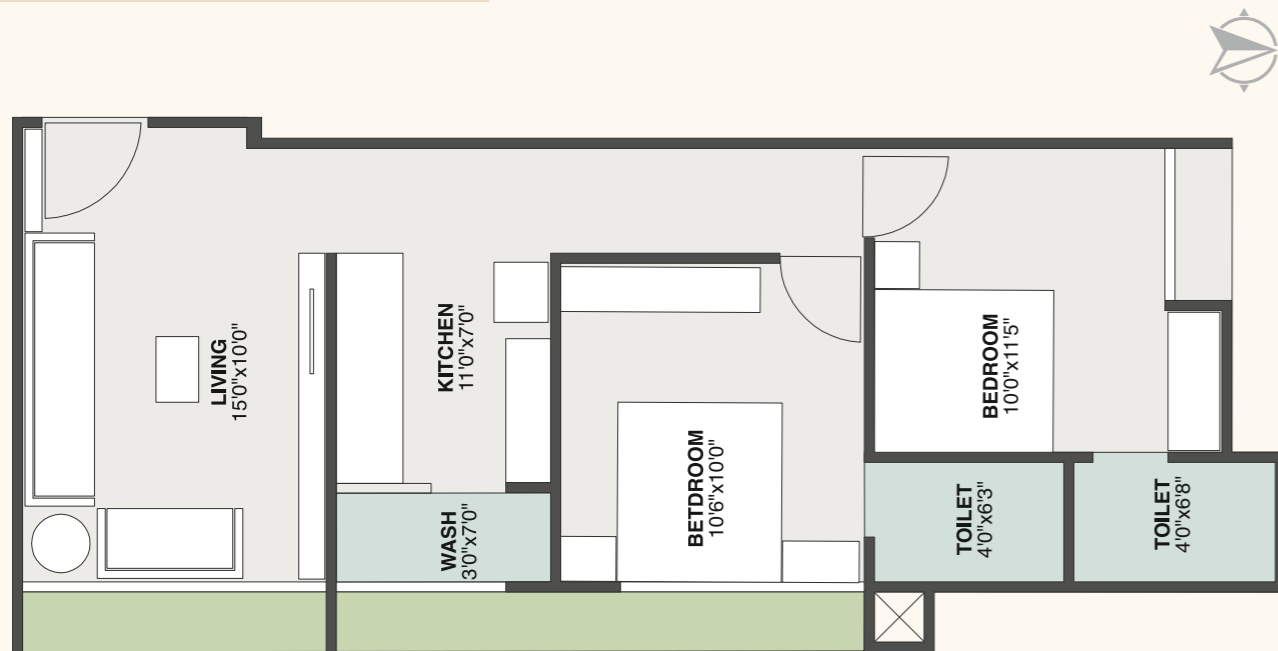
2 BHK UNIT PLAN (101 to 701)



2 BHK UNIT PLAN (103 to 703)



2 BHK UNIT PLAN (102 to 702)



2 BHK UNIT PLAN (104 to 704)















3D SECTION PLAN





## AMENITIES

- |   |   |  |
|---|---|--|
|  TERRACE GARDEN      |  YOGA DECK                 |  METER ROOM               |
|  PARKING WITH VALLEY |  CCTV CAMERA               |  OUTDOOR KITCHEN          |
|  2 LIFT              |  24 X 7 WATER SUPPLY       |  SITTING SPACE ON TERRACE |
|  GAZEBO              |  UNDER GROUND PEST CONTROL |  VASTU COMPLIANCE         |

**Disclaimer:** Torrent Power, AMC, Legal expenses, Govt. Charges & Registration Fees, Any additional liabilities due to change in the Government laws, stamp duty, • All rights are reserved by developers to make any changes in plan, scheme elevation, dimensions and other details there in to comply with statutory regulation and shall be binding to all the members • All dimensions/ area are approximate/ average & subject to variations. • This brochure is not a part of legal document but only for easy presentation to customers. Payments in favour of "Rudra Infrastructure" • Subject to Ahmedabad jurisdiction only.

## SPECIFICATION

### Building Structure

- RCC frame structure with block masonry

### Wall Finish & Colour Works

- Double coat mala plaster on external wall with good quality exterior paint
- Single coat mala plaster on internal walls with putty finish

### Flooring & Tiles

- Good quality vitrified tiles in the entire apartment
- Mirror polished indian granite platform and tiles dedo in kitchen up to lintel level
- Flooring tiles in wash area
- Good quality ceramic tiles flooring and designer tiles dedo in all bathrooms

### CP Fitting and Sanitary ware

- Good quality plumbing fittings like finolex or equivalent
- Good quality sanitary ware like cera equivalent
- S. S. sink in kitchen

### Doors & Windows

- Decorative laminated main entrance door with good quality lock-set
- Internal flush doors with granite seal
- Anodized aluminum sliding window with granite germs

### Electrification

- Single phase concealed conduits with copper wiring of standard ISI brand
- Provision of adequate number of power outlets with good quality modular switches in all areas
- Protective MCB & ELCB for each apartment

### General

- Bore well for 24 X 7 water supply
- CCTV surveillance in common area
- Attractive entrance foyer
- China mosaic on terrace
- Parking space