



2 BHK & 3 BHK LUXURIOUS FLATS
PENTHOUSE & SPACIOUS SHOPS



HEAVENLY HOMES
FINE LIVING

WELCOME TO



ELEGANT HOMES.
INCREDIBLE LIFESTYLE.
UNMATCHED CONVENIENCE.
IT'S ALL COMING TOGETHER.

FOR A LIFE THAT IS CLOSE TO PERFECTION.





EXQUISITE

Feel the warmth

At Park Heavens, we have made sure that our 2 and 3 BHK apartments and penthouses exude exquisite warmth that will make you feel at home instantly. Elegantly crafted and smartly planned our homes offer unmatched luxury and comfort. The premium finishing and meticulous detailing add to the charm of every residence. Spacious layouts ensure there is more room for sunlit mornings, breezy afternoons and starry nights. Simply put, your will agree that there is no place like your home at Park Heavens.



QUALITY
IS OUR
STRONG
POINT



DELIGHTFUL

Experience convenience

Our in-campus commercial outlets ensure a lifetime of convenience for our residents at Park Heavens. All your everyday needs will be practically met 'in-house' with these shops right below your homes. Be it daily essentials, a quick coffee outing or shopping these spaces are crafted to suit all these businesses. And a captive customer base means assured business for the shop owners too.










BLISSFUL

Relax and unwind

At Park Heavens, living spaces extend beyond your homes. Thoughtful leisure spaces with carefully handpicked amenities are ready to offer you and your family a lifetime of fun memories and relaxing moments. Get fit, meet friends, get-together or simply watch your children play in our recreational haven designed for bliss.

AMENITIES

-  Clubhouse
-  Indoor Games Room
-  Children's play area
-  Air conditioned GYM
-  Banquet Hall
-  Landscaped Garden
-  Senior citizens sitting



GROUND FLOOR LAYOUT PLAN

FIRST FLOOR LAYOUT PLAN



No.	C.A	B.A	S.B.A
1	226	249	417
2	272	299	501
3	220	242	405
4	233	256	429
5	256	282	472
6	272	299	501
7	387	426	714
8	284	312	523
9	280	308	516
10	289	318	533
11	291	320	536
12	233	256	429
13	256	282	472

No.	C.A	B.A	S.B.A
14	221	243	407
15	233	256	429
16	233	256	429
17	221	243	407
18	256	282	472
19	233	256	429
20	233	256	429
21	256	282	472
22	221	243	407
23	233	256	429
24	233	256	429
25	221	243	407
26	256	282	472

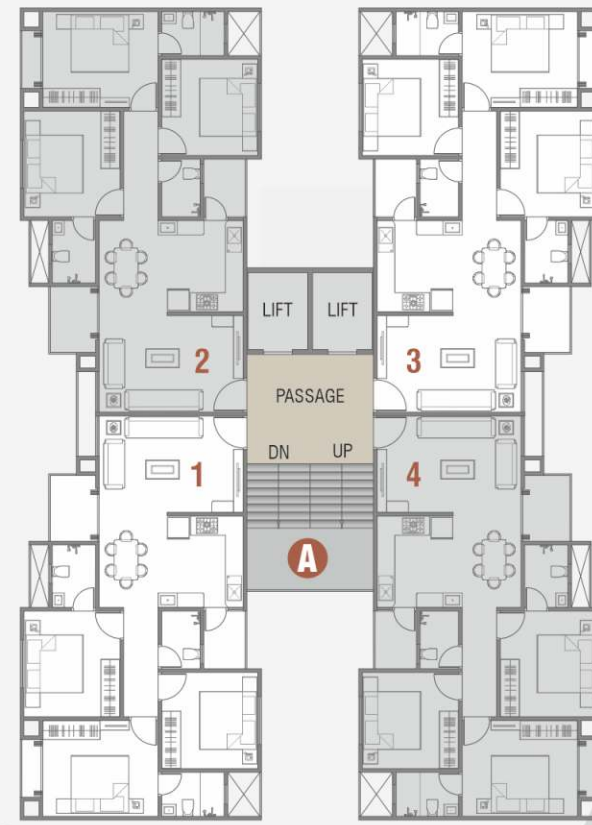
No.	C.A	B.A	S.B.A
27	240	264	442
28	208	229	384
29	235	259	434
30	208	229	384
31	189	208	348
32	189	208	348
33	180	198	332
34	189	208	348

No.	C.A	B.A	S.B.A
35	189	208	348
36	180	198	332
37	189	208	348
38	189	208	348

No.	C.A	B.A	S.B.A
1	225	248	415
2	199	219	367
3	158	174	291
4	167	184	308
5	183	201	337
6	167	184	308
7	187	206	345
8	221	243	407
9	219	241	404
10	226	249	417
11	295	325	544



TYPICAL FLOOR LAYOUT PLAN
(2nd to 10th floor)



ENTRY
↓
9.00MT WIDE ROAD



9.00MT WIDE ROAD

ENTRY
←

TOWER A
2nd Floor

6.00MT WIDE APPROCH

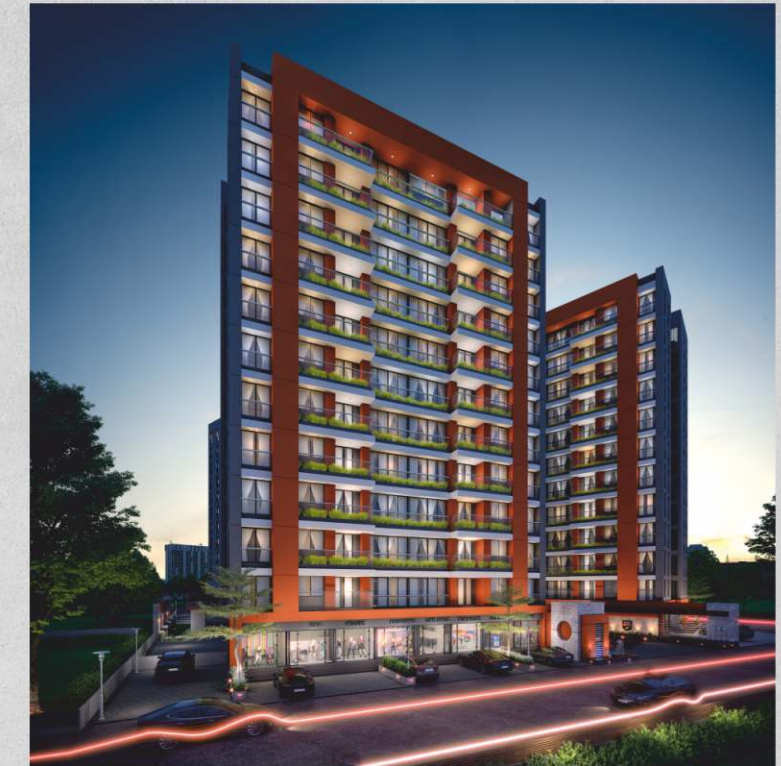


11th FLOOR LAYOUT PLAN



VALUE ADDITIONS

- Allotted car parking
- 24 Hrs Water Supply
- Water cascade at main gate
- Fire Fighting Systems
- Decorative Entry Gate and Compound Wall.
- Branded Elevators
- Wire-free Campus
- Anti-termite Treatment
- CCTV Surveillance D.G. Backup for Common Area Illumination/Lifts
- Water Harvesting System
- D.G. Backup for Common Area Illumination/Lifts
- Tree Plantation around the boundary at the terrace



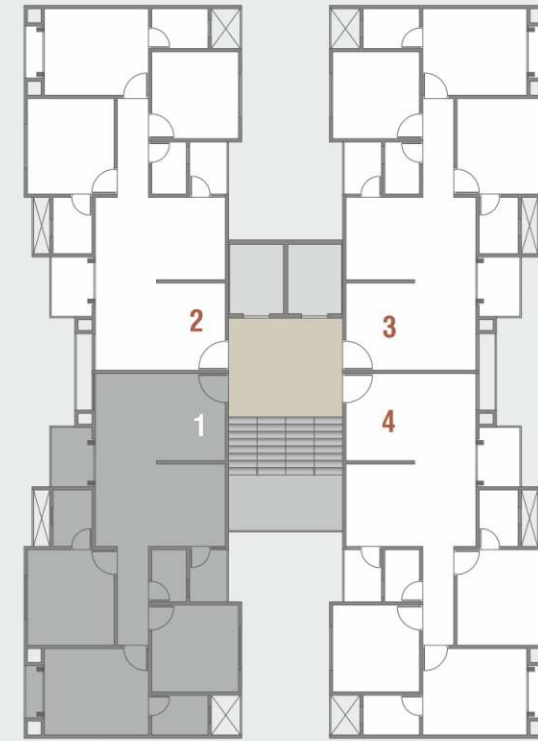
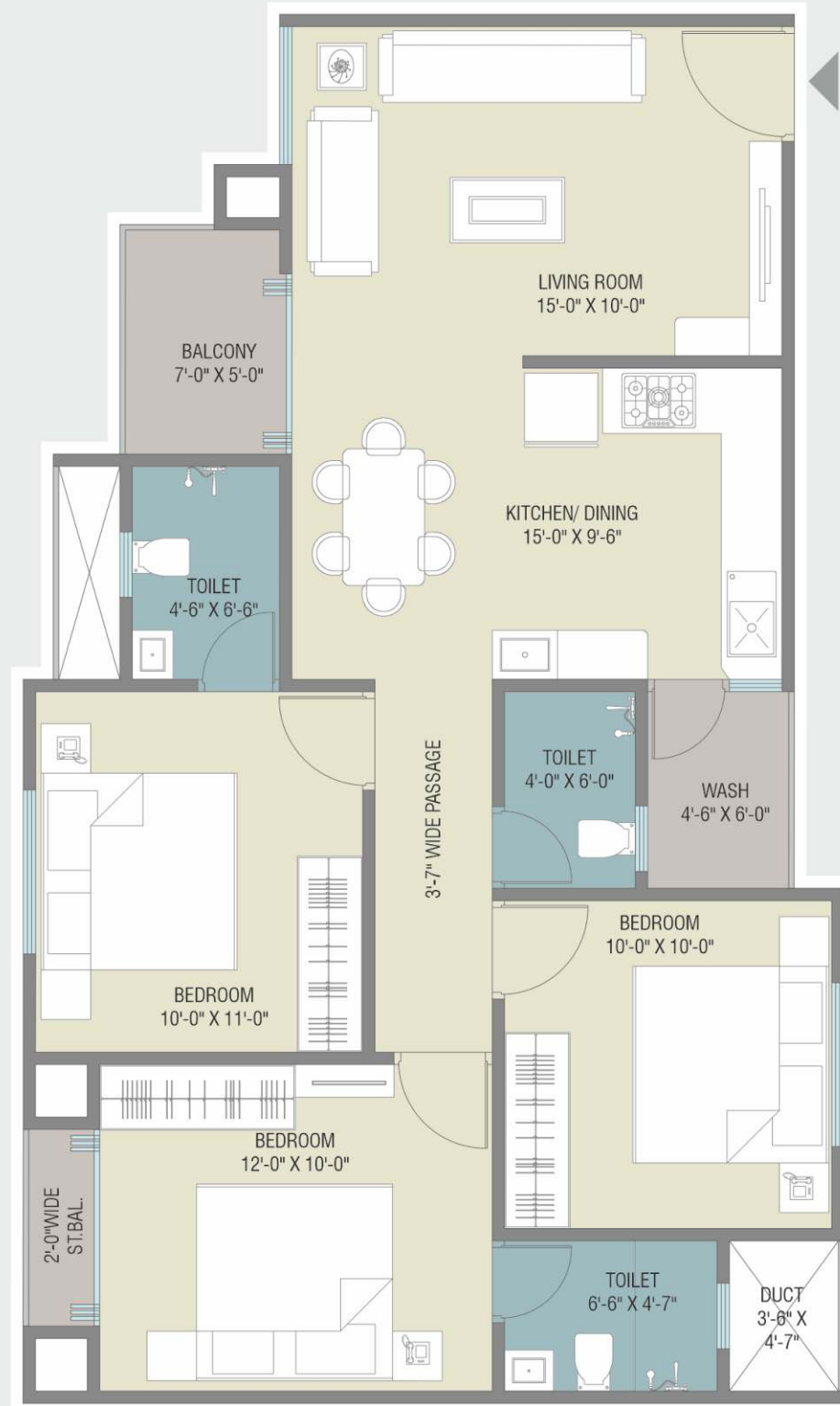
SPECIFICATIONS

- Structure:** Well designed RCC frame structure as per structural engineer's design.
- Flooring:** Vitrified flooring in living, dining, kitchen and all bedrooms.
- Kitchen:** Exclusive Granite platform with SS sink and designer tiles from platform to beam bottom. Ceramic tiles dado and kota stone / anti-skid flooring for wash area.
- Bathrooms:** Designer wall tiles and anti-skid ceramic tiles flooring. Concealed CPVC plumbing with standard fittings & vessels. Powder coated aluminium ventilation.

- Plumbing:** Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.
- Doors:** Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates.
- Windows:** Powder coated Aluminum section windows
- Electrification:** Concealed copper ISI wiring, MCB/ ELCB & branded modular switches. Electrical points in all rooms as per architect's drawing.
- Finishing:** Smooth plaster with distemper paint on internal walls, Texture finish on external walls

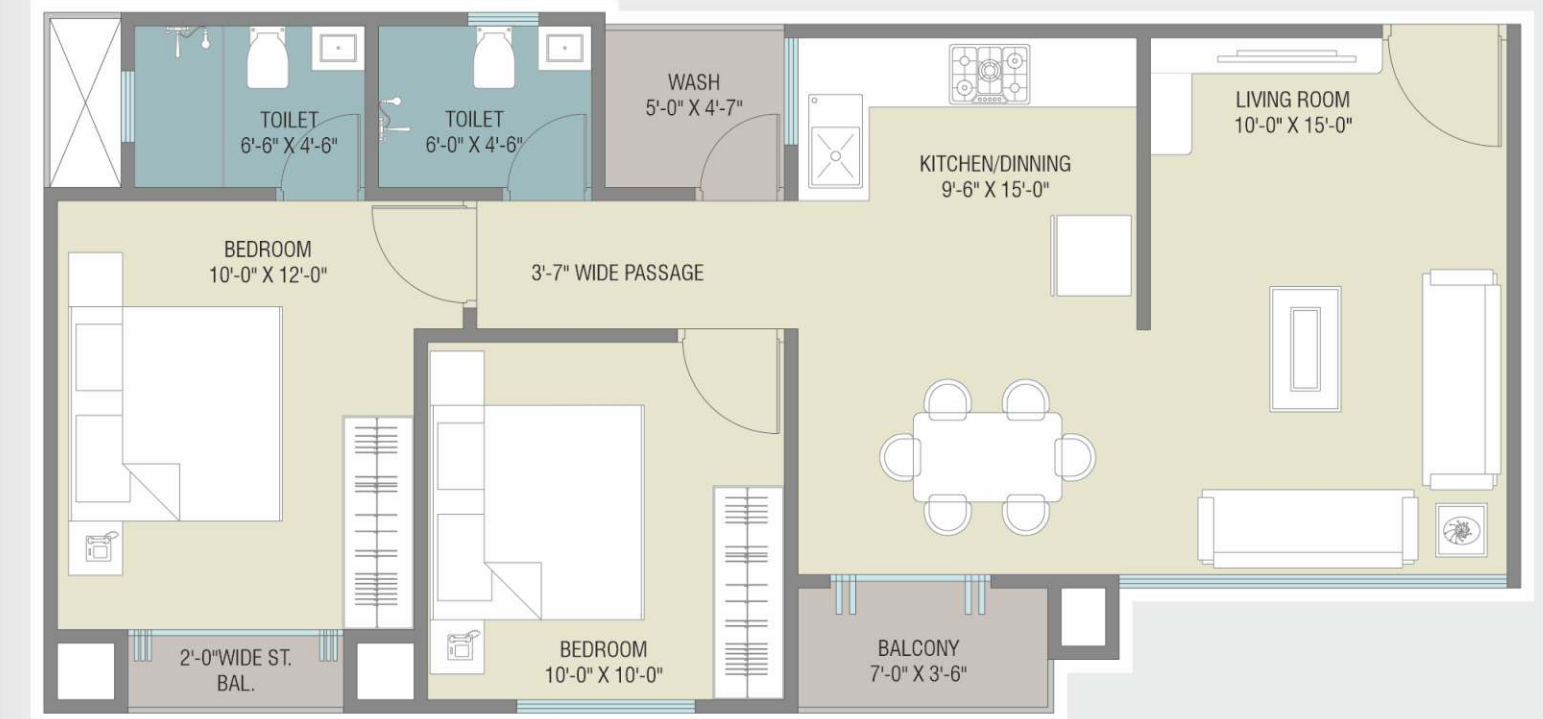
TOWER: A 3 BHK
 TYPICAL FLOOR PLAN (2ND TO 10TH)

Built-up Area: **890.00** Sq.ft.



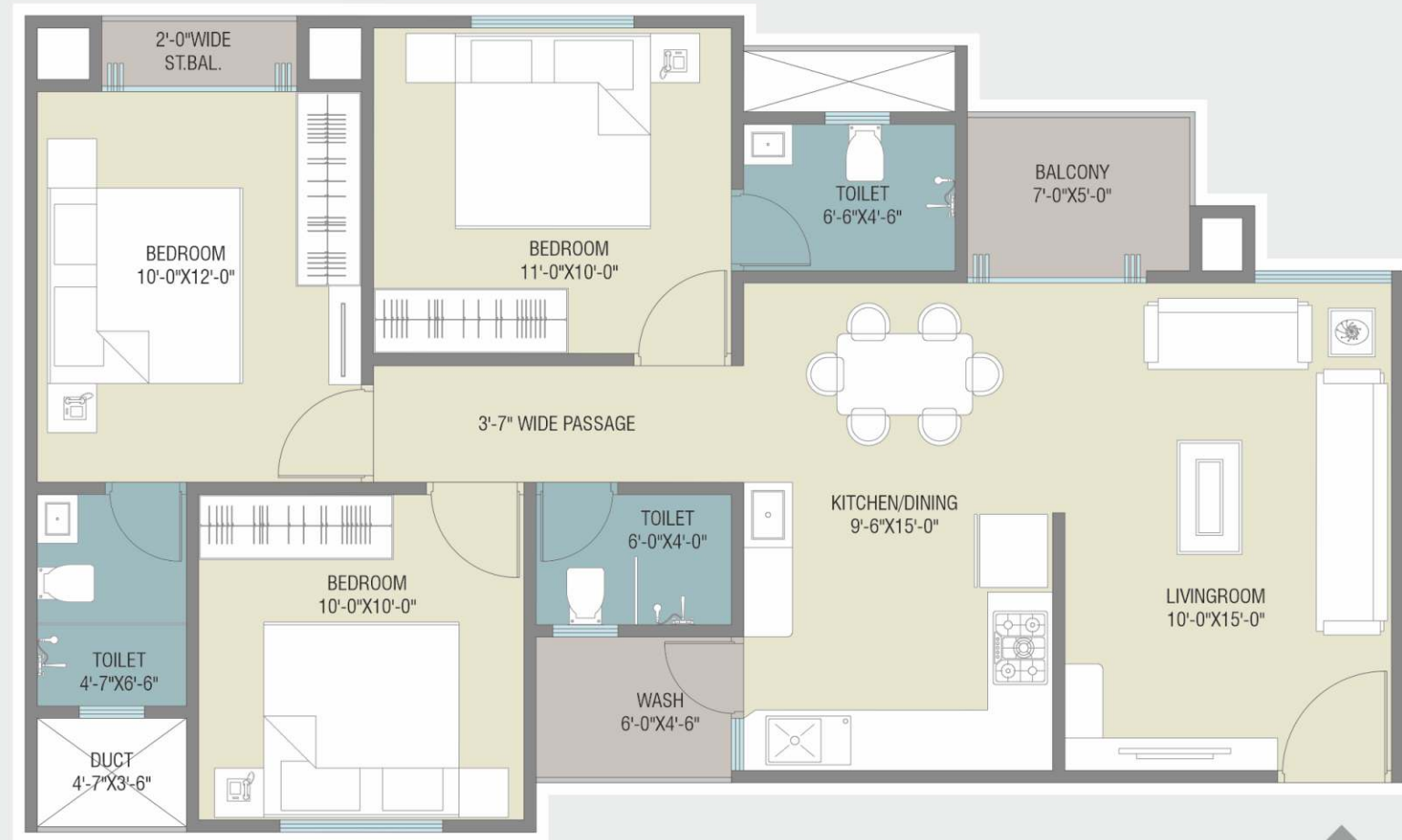
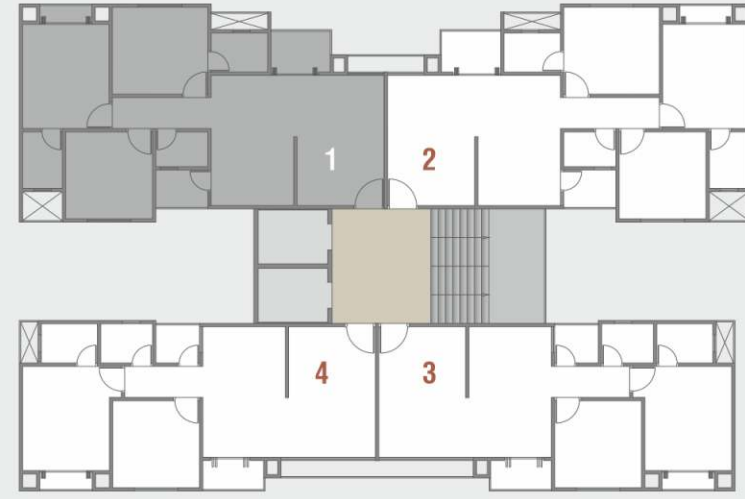
TOWER: B-C 2 BHK
 TYPICAL FLOOR PLAN (1ST TO 10TH)

Built-up Area: **722.00** Sq.ft.



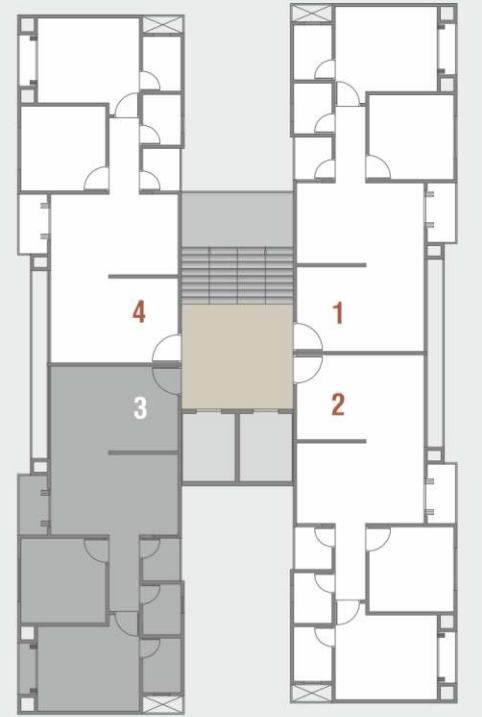
TOWER: B-C 3 BHK
TYPICAL FLOOR PLAN (1ST TO 10TH)

Built-up Area: **890.00** Sq.ft.



TOWER: D 2 BHK
TYPICAL FLOOR PLAN (1ST TO 10TH)

Built-up Area: **722.00** Sq.ft.



Note

- All documentation charges like Stamp Duty, Registration Fees, Semi-Government & Government taxes shall be borne by the purchaser at the rates prevailing at the time of possession.
- Possession will be handed over after one month of settlement of all due accounts.
- Life time maintenance deposit extra as applicable at the time of possession.
- Booking of flat shall be confirmed only on 20% payment of total value and Loan Documents will be made on Receipt of the said amount.
- Extra Work shall be charged extra. The amount payable for extra work will have to be deposited in advance.
- In case of cancellation of booking amount will be refunded only when same property is booked by a new buyer and 25% of Booking amount shall be deducted as administrative charges before refunding the amount.
- The Developer Reserves the right to make any additions, alterations and amendments as may be necessary from time to time.
- This brochure is not a legal document.
- The images given in the brochure is only for visual depiction and information of the project to help the buyer.
- All the dimensions given in the brochure are approximate & the same may vary marginally.

THE LOCATION



Developers:

PARK HEAVEN

Site: Opp. Shubham Park,
Nr. Gorwa ITI, Gorwa , Vadodara

M.: **91573 92673, 91579 79580**

Email: parkheaven2020@gmail.com

Architect: Ruchir Sheth



Structural Consultant: Vyom Consultants

Payment Terms for Shops:

Token Amount:	05% +Govt. Taxes
Booking Amount:	20% +Govt. Taxes
Basement Amount:	20% +Govt. Taxes
Ground Floor Amount:	25% +Govt. Taxes
Brick Masonry:	20% +Govt. Taxes
Plaster & Tiling:	05% +Govt. Taxes
Possession:	05% +Govt. Taxes

Payment Terms for Flats:

Token Amount:	05%	6th Floor Slab:	04%
Booking Amount:	20%	7th Floor Slab:	04%
1st Basement :	7.5%	8th Floor Slab:	04%
1st Basement :	7.5%	9th Floor Slab:	04%
Ground Floor Slab:	04%	10th Floor Slab:	04%
1st Floor Slab:	04%	11th Floor Slab:	04%
2nd Floor Slab:	04%	Plaster Level:	04%
3rd Floor Slab:	04%	Flooring Level:	04%
4th Floor Slab:	04%	Before Possession:	04%
5th Floor Slab:	04%		

Cheques in favour of Park Heaven

