



4 & 5 BHK LUXURY VILLA

PROJECT BY



NARAYAN

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Structural Consultant:
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design: arnab.karim / 17.09.2019/2310



IMAGINATIVE
IMPRESSIVE
INNOVATIVE
INTELLIGENT



Villas at Narayan Exotica are a result of an in-depth study of the evolving preferences and lifestyle needs of the modern elite.

Standing as testimonies to thoughtful space planning, green campus development combined with overall grandeur, the villas at Narayan Exotica are here to take luxury living to newer heights of class and elegance.

Generous room sizes, spacious roads, green enveloped gardens, relevant leisure amenities, secure campus and a small cohesive community of like-minded residents.

Indeed...all that you always desired from your dream abode.



SPACE
DESIGN
FORM
ELEGANCE



Apart from the adjectives spelled above,
it is a unique sense of freedom that
defines Narayan Exotica.

Freedom from satiated living spaces,
lackluster environments and mundane
lifestyle.

Welcome to the gate of luxury living!





CREATED FOR HIGHER LIVING

The luxurious life at Narayan Exotica sums itself up in its line up of delightful villas set in spacious plot sizes. Each of these luxury villas is a perfect combination of lavish space and exquisite style. Designed to equalize the balance of contemporary living with a need to have a private entertainment space, each villa has a private terrace and a multi-purpose hall on the 2nd floor which can be converted into a lounge, Home Theater, library, bar or a guest bedroom.

The spacious rooms extend from the elegant formal areas, living and dining space to the kitchen and bathrooms. Adding life in equal parts to the luxurious space, each villa also has an option for spacious servant quarter to add to the comfort.

TYPE A

PLOT NO. 06 TO 09 & 16 TO 36
Plot size ranging from 3017 to 3560 sq.ft.

TYPE B

PLOT NO. 10-12, 12A, 14, 15
Plot size ranging from 3009 to 3495 sq.ft.

DESIGNER VILLAS

PLOT NO. 1 TO 5
Plot size ranging from 4402 to 4868 sq.ft.







TYPE [A]

Unit 06 to 09 & 16 to 36

GROUND FLOOR [1816.00 sq.ft.]



FIRST FLOOR [1710.00 sq.ft.]



SECOND FLOOR [601.00 sq.ft.] - Optional





TYPE [B]

Unit 10-12, 12A, 14, 15

GROUND FLOOR [1816.00 sq.ft.]



FIRST FLOOR [1710.00 sq.ft.]



SECOND FLOOR [601.00 sq.ft.] - Optional





Common Plot 1
Landscaped Decorative Water Body with Walking Track



Common Plot 2
Landscaped Garden with Multi-purpose Hall

AMENITIES

AESTHETICS & LEISURE

- Designer landscaping at entrance
- Compound wall as per architect's design
- Serene landscaping all around the campus with water elements and designer plantation
- Ambient lighting all around the campus

VALUE ADDITIONS

SECURITY

- Security Cabin at Entrance Gate
- 24 Hours Security around the campus
- Provision for CCTV cameras in common areas for round the clock surveillance

CORE INFRASTRUCTURE

- Decorative Main Gates with Security Cabin
- 30 feet wide internal RCC road with pavement and street lights
- Underground Cabling for Electricity and Telephone
- Underground Reticulated Gas pipeline
- Power Backup in common areas

- Planned Sewage with Septic Tanks and Soft Pits.
- Provisions for connectivity with City Sewage network.
- Individual Bore-water supply.

SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC frame structure with brick masonry walls
RCC Slab at Plinth Level
Elegant elevation and facade

KITCHEN / UTILITIES

Premium Granite Surface stone (Separate Dry and Wet areas) with branded Stainless Steel sink.
Designated Spaces for Fridge, Microwave and other such equipment
Premium Wall Tiles
All faucets from Jaquar or Kohler or equivalent

BATHROOMS

Ceramic and Sanitary Fixtures from Kohler or Jaquar or equivalent brands
Faucets from Jaquar / Kohler / equivalent brand
Antiskid Ceramic Tiles on floor and dado
Electrical points for hair dryer and other accessories
Chemical base water proofing

DOORS

Solid Ghana Teakwood Main Door with Veneer finish
Excellent quality Solid-Core Flush Internal Doors with wooden finish Laminates

WINDOWS

Combination of Standard UPVC & Aluminium sections as per architect's design

BALCONIES & TERRACES

Balustrade posts and Railings made of Aluminium sections with Toughened Glass sections
Waterproofing in all Balconies and Terraces

UTILITY AREA

Utility (outdoor) Stone-Top Platform in with Stainless Sink.
Metal shed covered with Tata Bluescope roofing sheet

WALL AND CEILING FINISHES

Internal: Mala Plaster with 1 coat of Primer & 2 coats of Putty finish
External: Mala Plaster with Weather Resistant Acrylic Texture Paint

External Finishes to include Architectural Features as decided by the Architect. (* These architectural features are regulated throughout the project to provide a uniform theme, and cannot be changed by the Client / Owner of the property even after transfer of property.)

ELECTRICAL

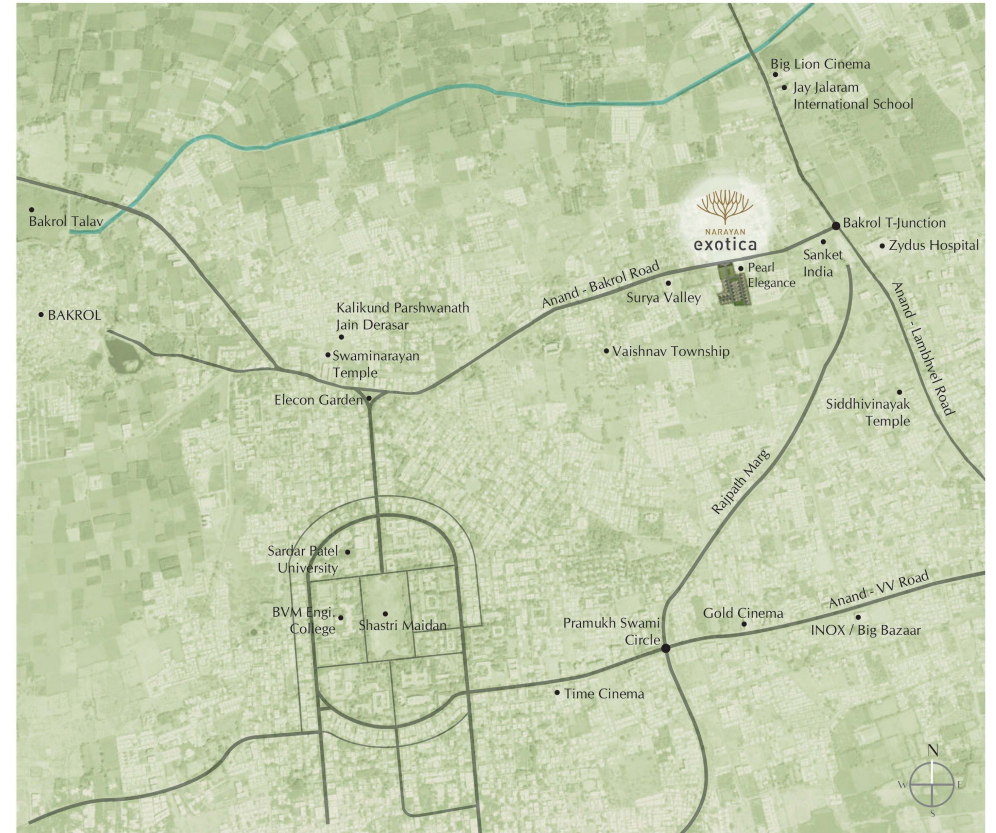
Concealed Copper Wiring for Three Phase Electric Connection
Anchor / RR Kabel / equivalent company wires with necessary gauge
Indoor: Conveniently placed Modular Switch Boards with sufficient 15A and 5A Sockets, Switches and Regulators from Schneider / Opale or equivalent brands
Outdoor: Modular Sockets and Switches with Waterproof Casing from Anchor or equivalent brand
All units will be provided with proper Conventional and Chemical Earthing Systems with MCB Panel & ELCB etc.
Telephone and Television Cabling Points will be provided in Living, Dining, Entertainment space, and all Bedrooms.

WATER SUPPLY

Provision for Overhead Water Tank (3000 liters triple layer PVC type water tank with 7 years manufacturer's warranty)
Hot Water Supply to all basins through Water Mixer Faucets
Provision for outdoor Gas / Solar Geyser connection on Terrace

GENERAL

Anti-Termite and Pest Treatment
- At Foundation Level
- Tubular Piping System at Plinth Level
Rain Water Line: PVC Pipe of Astral or equivalent company
Drainage Pipe: PVC Pipe of Astral or equivalent company
Water Supply Pipe: CPVC type (Astral or equivalent company)
Conditional: Changes in the Interior Layout can be made in accordance to the Client's demands, under the Architect's Guidance.



Site: "Narayan Exotica", Besides Pearl Elegance, Anand-Bakrol Road, Anand-388001, Gujarat, INDIA.

22°33'53.45"N 72°56'22.61"E

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. • The dimensions and areas shown are from block to block, without considering any plaster & finish. • The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change. • The finishes - flooring, paint colour, door finish/colour, and any other finishes are only indicative and are subject to change. • While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • Subject to Anand Jurisdiction.