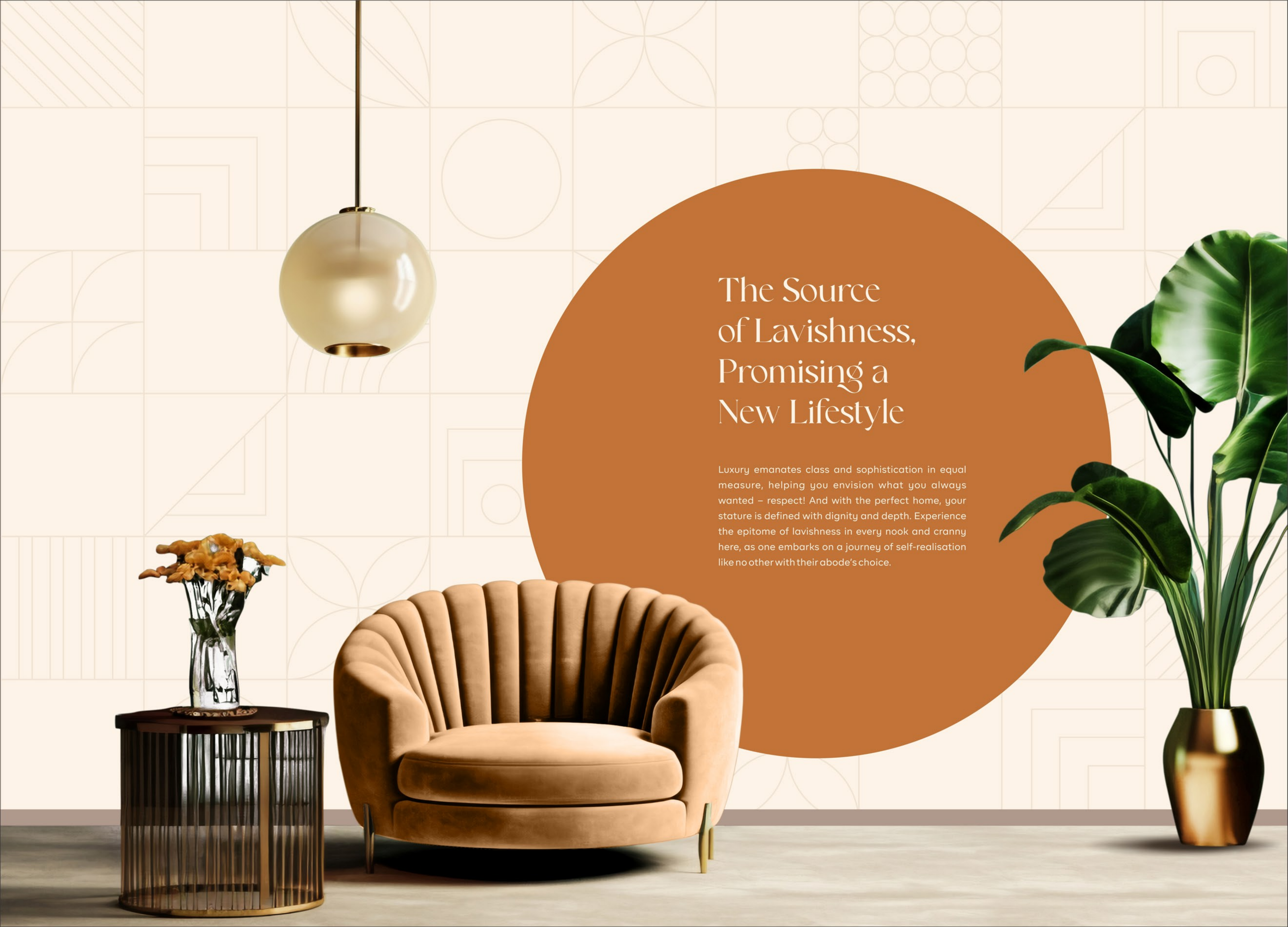




**4 & 3 BHK PREMIUM APARTMENTS
& RETAIL SPACES**



The Source of Lavishness, Promising a New Lifestyle

Luxury emanates class and sophistication in equal measure, helping you envision what you always wanted – respect! And with the perfect home, your stature is defined with dignity and depth. Experience the epitome of lavishness in every nook and cranny here, as one embarks on a journey of self-realisation like no other with their abode's choice.



Western Luxuria is your statement of style and comfort at Khodiyar, in Ahmedabad, near Vaishnodevi Circle. Featuring 186 brilliant 3 BHK apartments and 12 lavish 4 BHK penthouses, along with 52 commercial shops, Western Luxuria presents a blend of bold architecture and thoughtful planning that sets a new benchmark.

Its confident rise commands attention, especially with its imposing 11 ft. floor height and tri-directional corner for direct visibility and access for all.

Let lavishness be redefined here...

Lavish Greens, Nature at Your Doorstep.

Expansive lawns and shaded canopies soften the urban pace. Every step through these lush spaces and aquatic avenues bring a breath of calm and clarity.





Lavish Spaces, Styled for Stillness.

Chic pergolas and custom seating corners invite you to pause and unwind. These stylish pockets of peace are built for everyday escape. Each space is thoughtfully placed to catch the breeze, the light, and the quiet moments. Whether you gather with friends or retreat alone, comfort and calm follow you here.



Lavish Play, Where Joy Runs Free.

A safe, well-equipped playground sparks creativity and laughter. It's a zone where young energy finds the freedom it deserves.



Lavish Moments, Crafted Indoors.

Whether it's table tennis, chess, or grand celebrations, these indoor spaces deliver the right balance. And then there is the state-of-the-art gym, your active side finds its match. Modern, welcoming, and always ready for a workout.



Lavish Amenities, Designed to Impress.

Western Luxuria is a hub of conveniences and facilities for residents who are sticklers for comfort. Get the required comfort elements all under one canopy!



Banquet Hall



Box Cricket



Indoor Games



Gymnasium



Children's Play Area



Toddlers' Play Area



Party Lawn



Seating Area



Seating Area with Covered Leaf Shape Roof



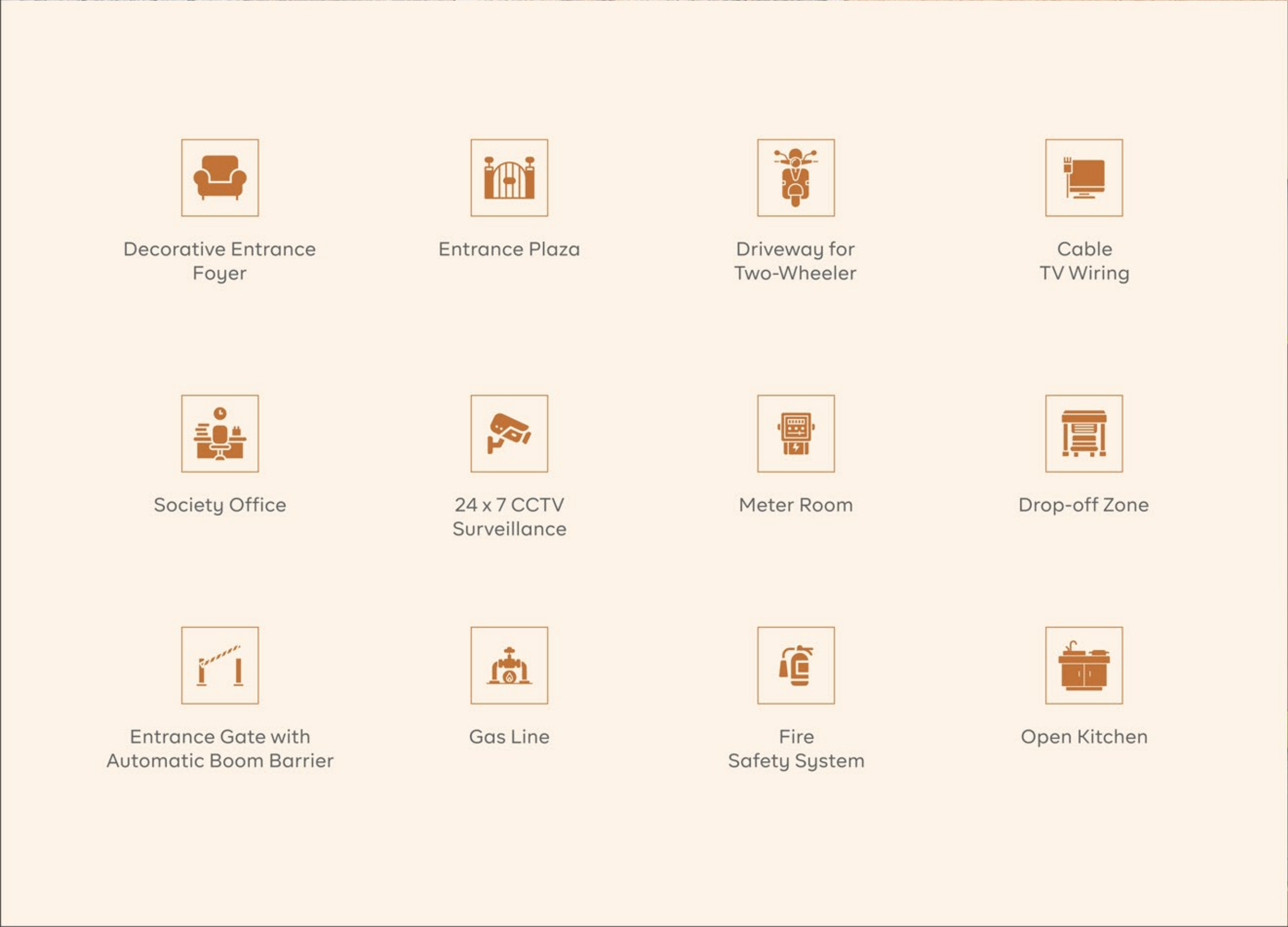
Splash Pool



Two-Wheeler Parking



Allotted Car Parking



Decorative Entrance Foyer



Entrance Plaza



Driveway for Two-Wheeler



Cable TV Wiring



Society Office



24 x 7 CCTV Surveillance



Meter Room



Drop-off Zone



Entrance Gate with Automatic Boom Barrier



Gas Line



Fire Safety System



Open Kitchen



LEGEND

- 01 Entrance Gate with Automatic Boom Barrier

02 24 x 7 Security Cabin

03 Drop-off Zone

04 Entrance Plaza

05 Splash Pool

06 Party Lawn
- 07 Seating Area with Covered Leaf Shape Roof

08 Children's Play Area

09 Seating Area

10 Slopping Wall

11 Box Cricket

12 Society Office
- 13 Toddlers' Play Area

14 Entrance Foyer

15 Meter Room

16 Banquet Hall

17 Toilet for Banquet Hall

18 Open Kitchen

19 Gymnasium
- 20 Indoor Games

21 Granite Paved Walkway

22 Driveway for Two- Wheelers

23 Two Wheeler Parking

24 Electricity Back-up

25 Commercial Meter Room



GROUND
FLOOR PLAN



120 FT. WIDE T.P. ROAD



120 FT. WIDE T.P ROAD



2ND TO 16TH
TYPICAL FLOOR PLAN



120 FT. WIDE T.P. ROAD



120 FT. WIDE T.P. ROAD



Lavish Address, Centered for Life.

Nestled in the heart of Ahmedabad, Western Luxuria connects you to business hubs, top schools, and lifestyle essentials within minutes.





11'
Slab to Slab
Height

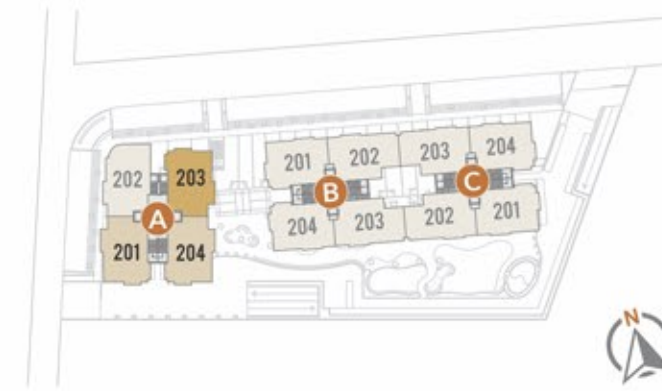
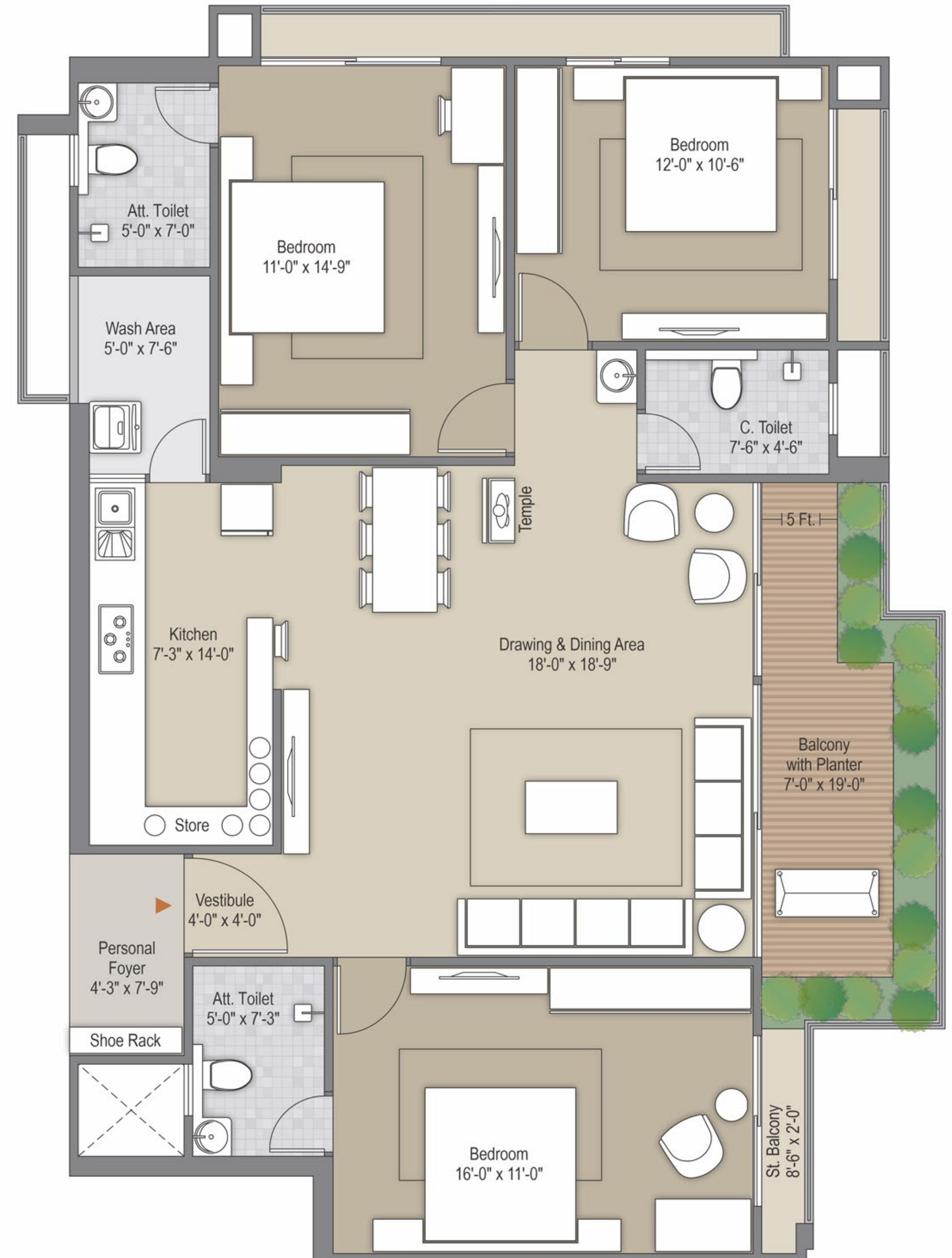
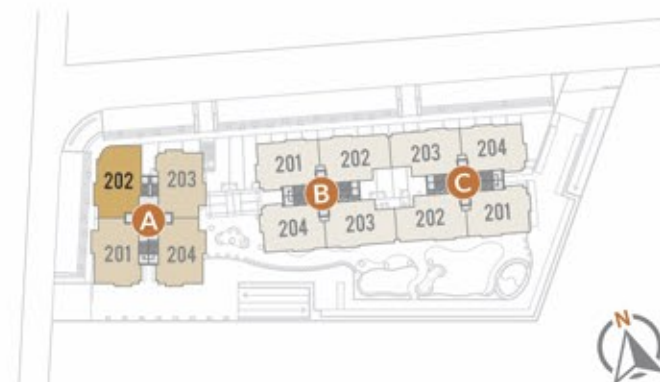
Lavish Style,
Endearing all Time.

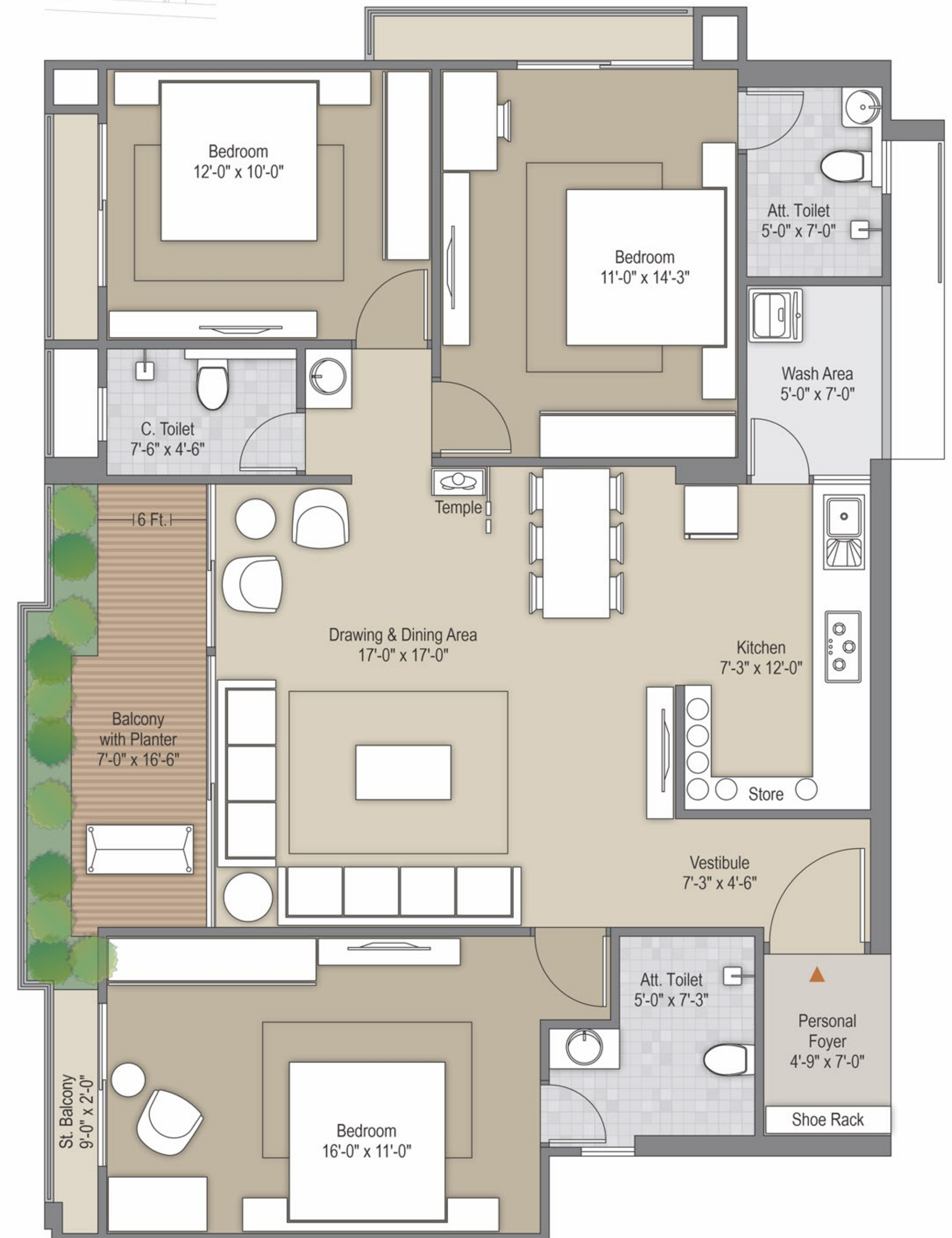
With breathtaking poise and timeless precision in its space, Western Luxuria calls for a calm demeanor and absolute class for its residents.

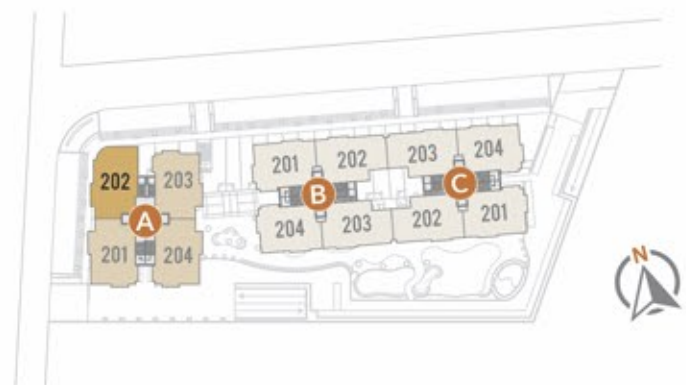


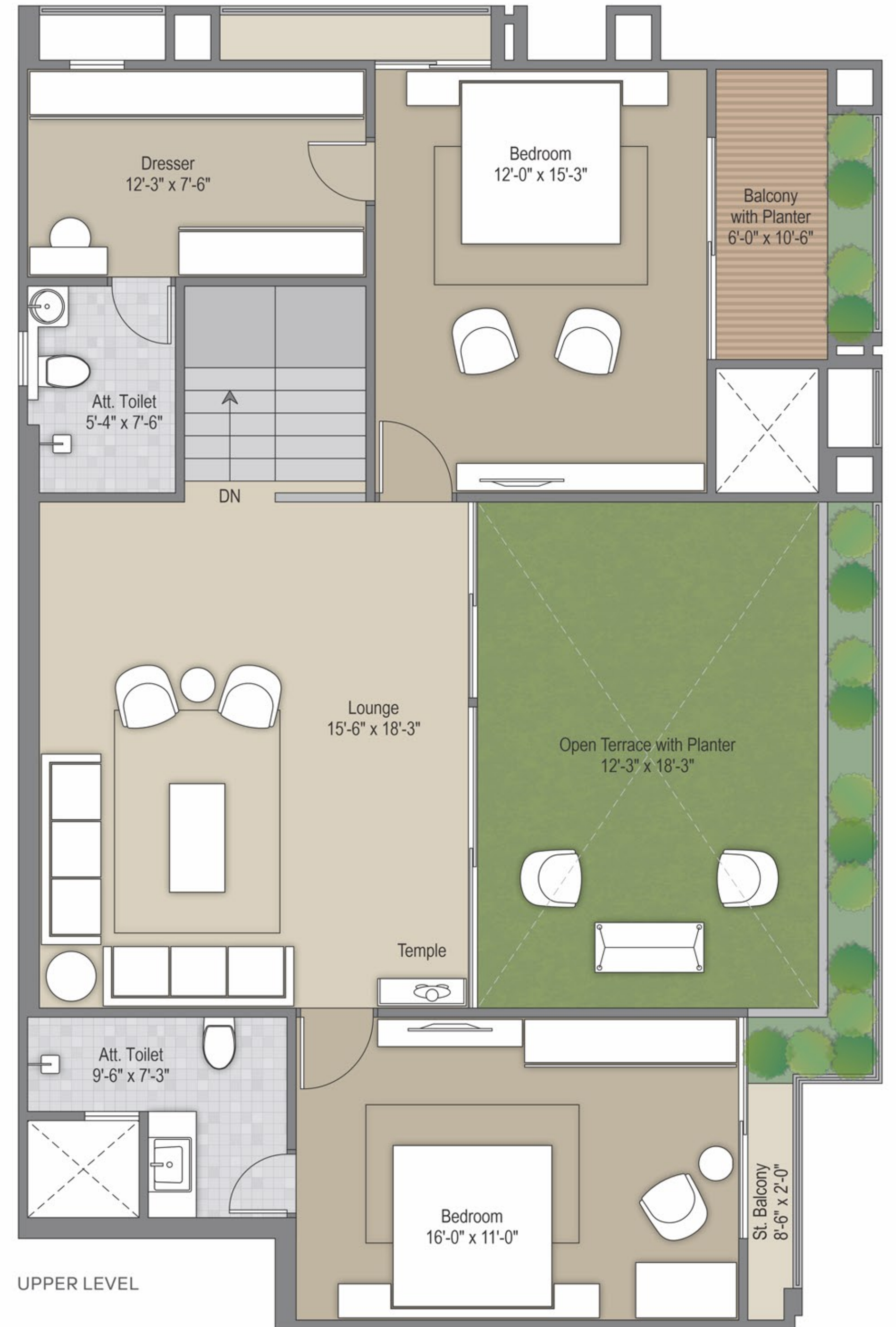
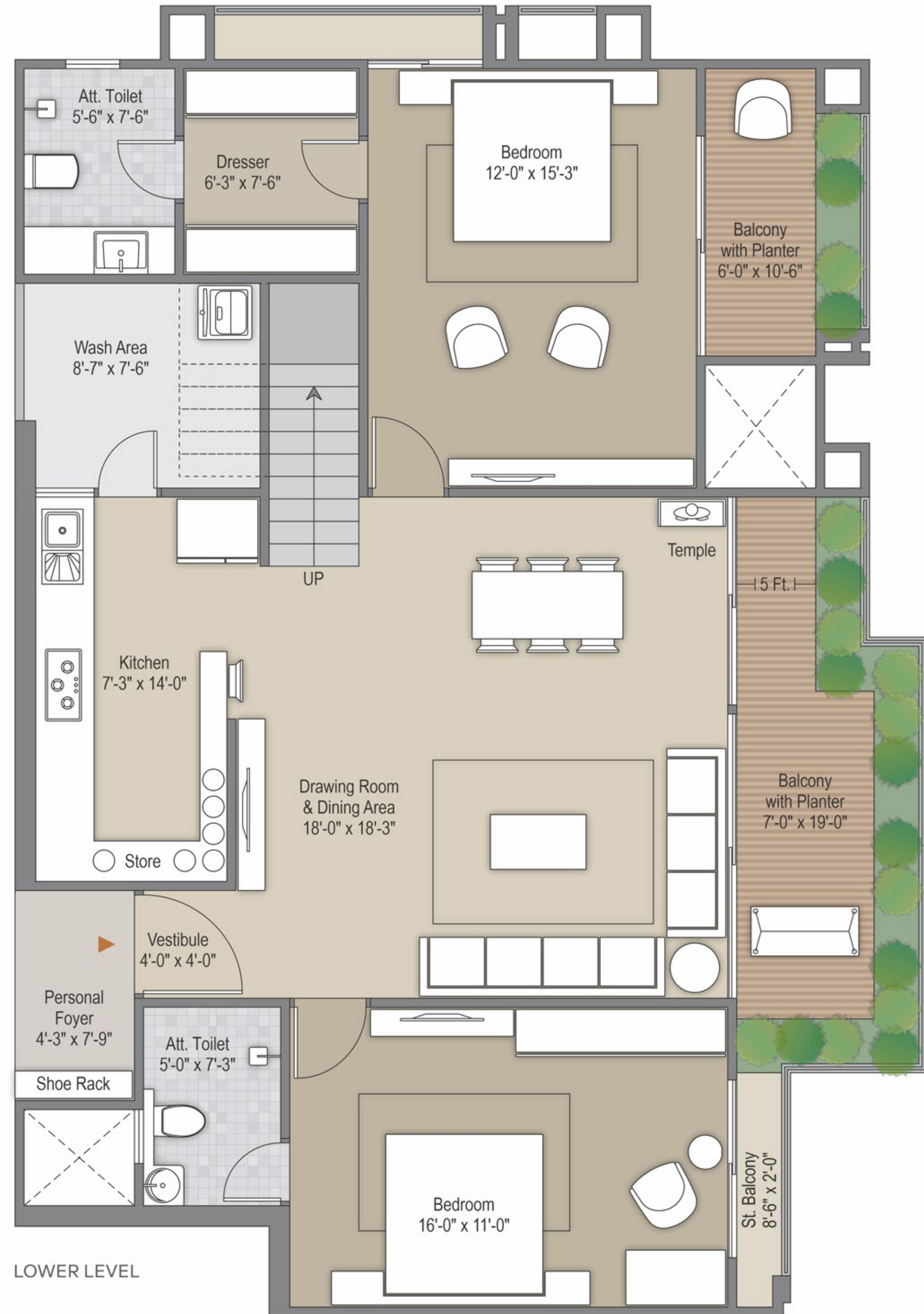
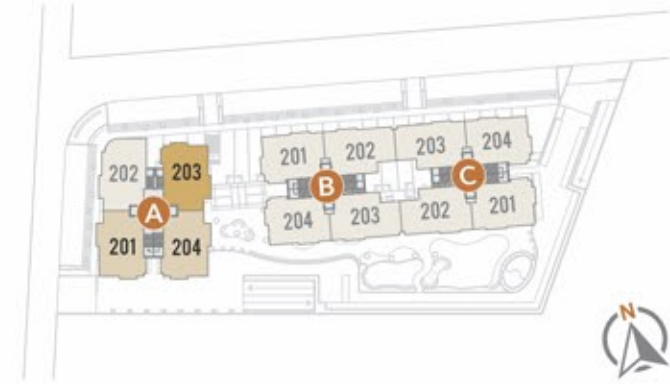
Lavish Ambience, Fuelling Delight.

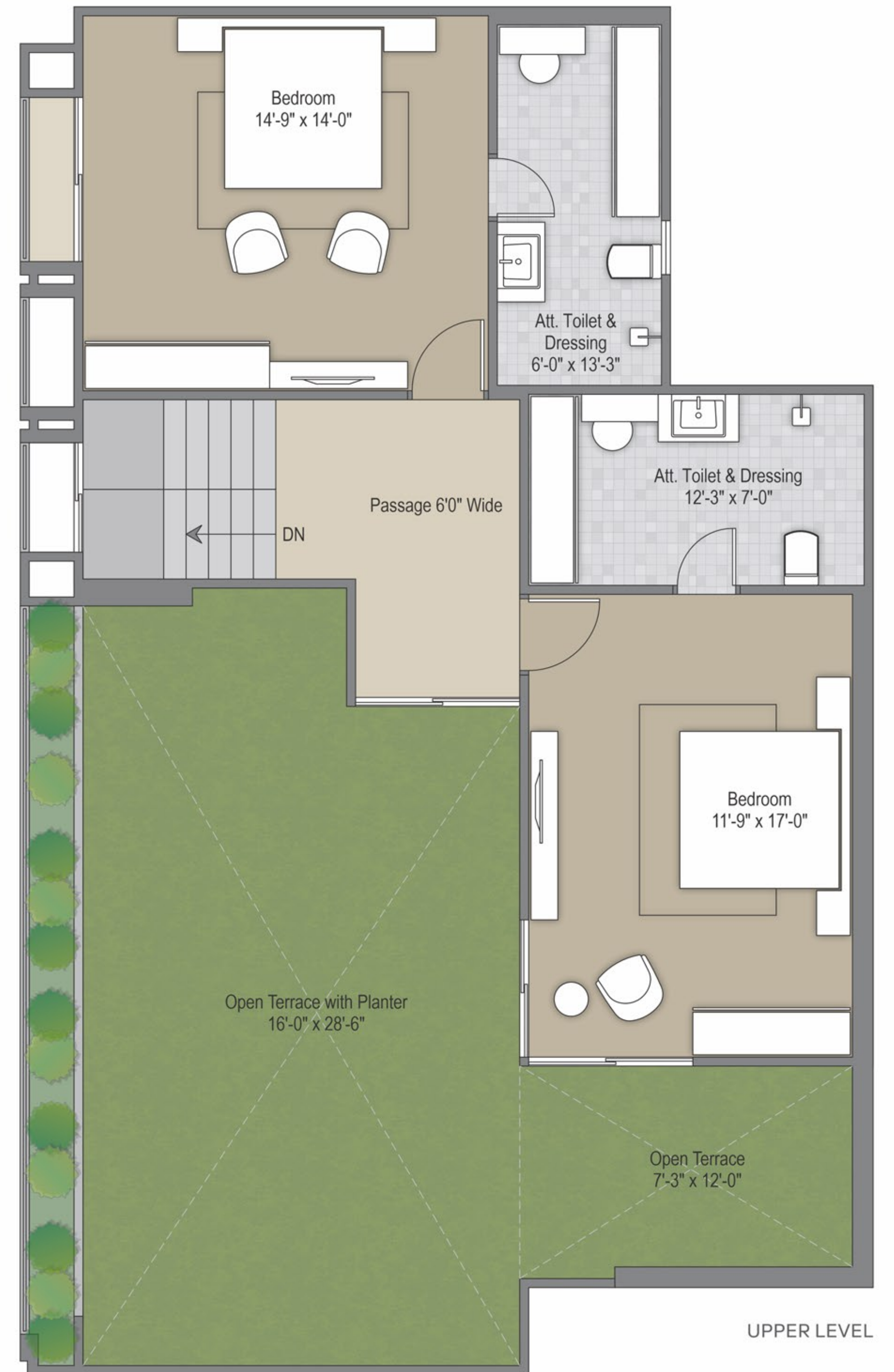
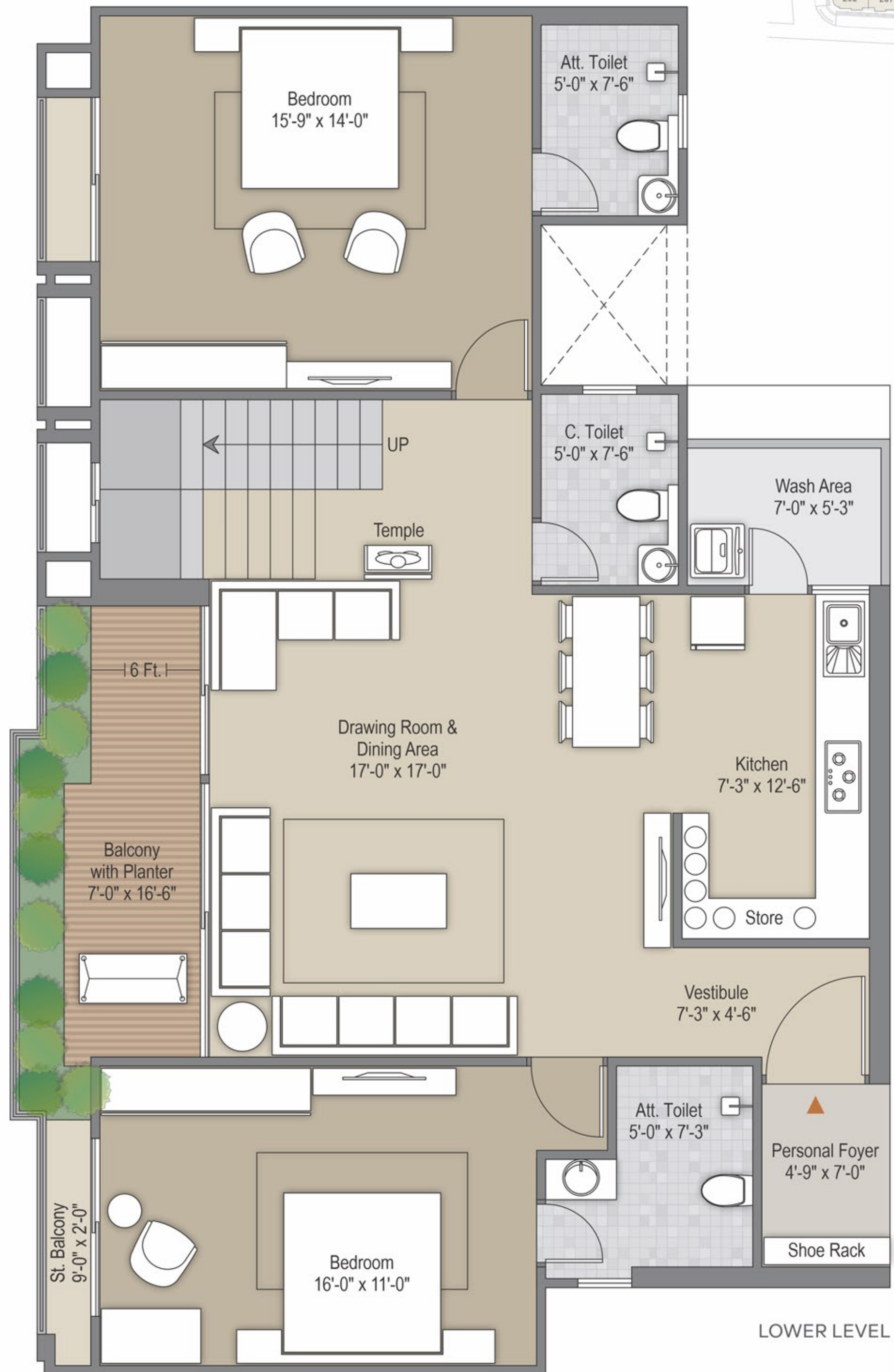
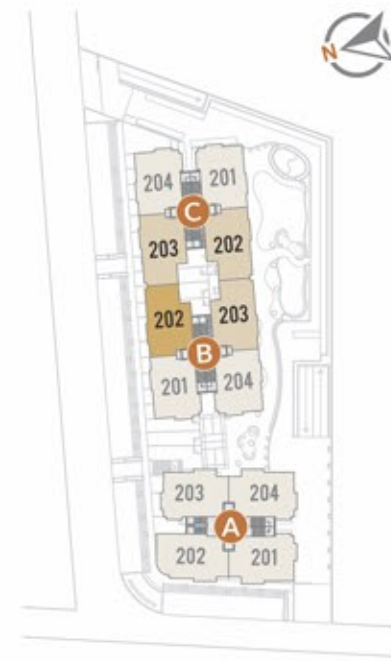
Experience the spacious, airy balcony that presents a heightened view of the horizon. And the majestic foyer looms large, welcoming the elite with gracious grandeur.

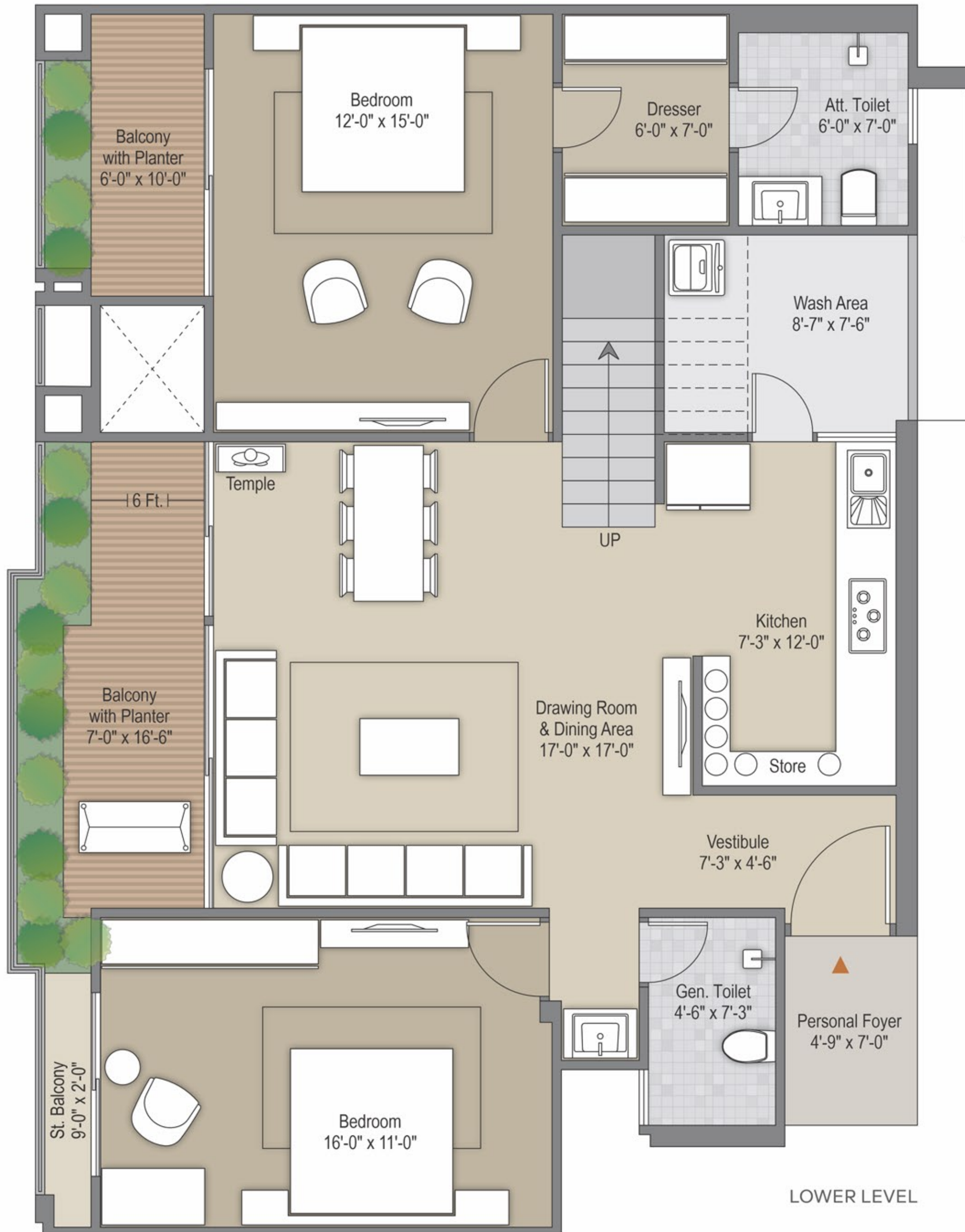
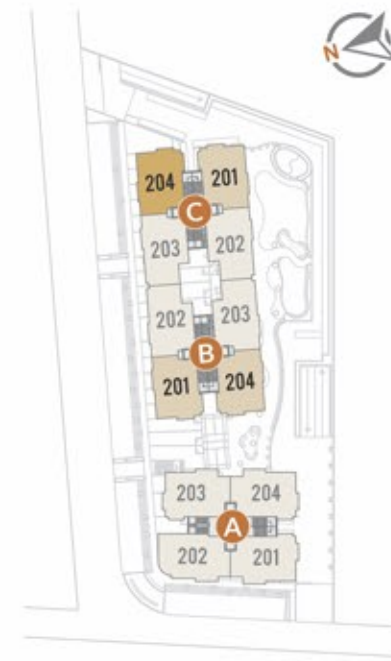












SPECIFICATIONS



STRUCTURE

- Quality controlled Earthquake resistant R.C.C frame structure



FLOORING

- Moto/ Exxaro/ Kajaria/ Asian Granito/ equivalent brand vitrified tiles in the entire apartment
- China mosaic for heat reflection on the terrace



KITCHEN

- Granite top Platform with S.S. Sink
- Designer Glazed Tiles Dado up-to beam bottom level and also below the platform



WALL FINISH

- Internal single coat mala plaster with putty finish
- External double coat sand face Plaster with good quality Acrylic Paint/ Texture



DOORS & WINDOWS

- Decorative Main Door with Wooden/ Ply frame
- All other Doors are Flush Doors with Wooden/ Ply frame with good quality fittings
- Aluminum Sliding Windows with Marble/ stone sill



ELECTRIFICATION

- Concealed Copper Wiring with Modular Switches & sufficient number of points with MCB distribution panel
- Point for Geyser in all Bathrooms



TOILET

- Designer glazed tiles up to lintel level
- Kohler/ Grohe/ Roca/ Toto/ equivalent brand C.P. bath fittings and sanitary ware in all bathrooms



PLUMBING

- Astral/ Ashirvad/ equivalent brand PVC, CPVC, and UPVC pipes for water supply
- SWR pipes for solid waste and drainage system with percolation recharge well as per the norms



ELEVATORS

- Kone/ Schindler/ Mitsubishi/ equivalent brand fully automatic high-speed elevators
- 2 Elevators in each block

SALIENT FEATURES

- Landscaped garden with well-designed sit-outs
- Bore-well for 24 hours water supply
- Generator for Lift, Water supply & common Lighting
- DTH Connection provision
- Main gate with Security cabin & automated Boom barrier
- CCTV Camera surveillance for all common areas
- Gas Pipeline
- Fire safety as per norms

Notes: All rights are reserved to developer for any changes in plan & specification. • Irregular payment shall cause cancellation of booking. • Torrent power, UGVCL, AMC, Stamp duty, Legal charges, GST, Other Taxes, Labourcess, Narmada water connection, Gas & Initial Maintenance contribution will be levied extra. • Any additional liabilities due to change in the by-laws, stamp duty, Govt. laws, shall be borne by the member. • Any change in external elevation shall not be permitted. • Internal change shall be done only with prior permission of developer and shall be charged extra in advance. • Details & dimensions in brochure are indicative & for the tentative representation only which should not be treated as legal document. • Possession of the unit shall be given only after full payment & B.U. Permission. • Subject to Ahmedabad jurisdiction.

We do not allow: Any grill at Balcony/ Windows • Any open wiring/ cabling outside the building • Any change in exterior elevation.

