A JOINT VENTURE BY

SHYAM GROUP

ZIRRCON
Build With Pride

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BOOKING CONTACT NO.

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PROMOTER
Motera Enterprise LLP

AURUM

3 BHK GOLD EDITION LIVING | **4 BHK** PENTHOUSE

Site Address:
Aurum, Bhat-Koteshwer Road
Behind Kiara Opulent, Koteshwar
Ahmedabad, Gujarat - 380005

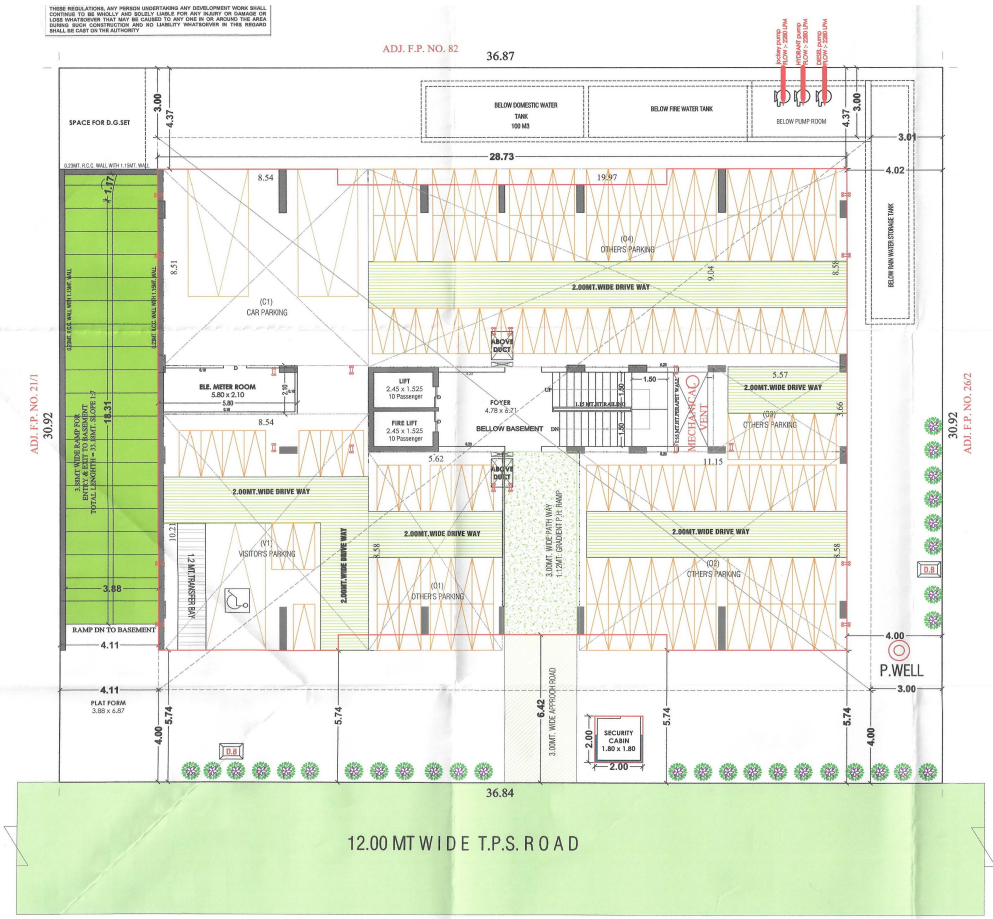


A LAVISH HAVEN OF COMFORT

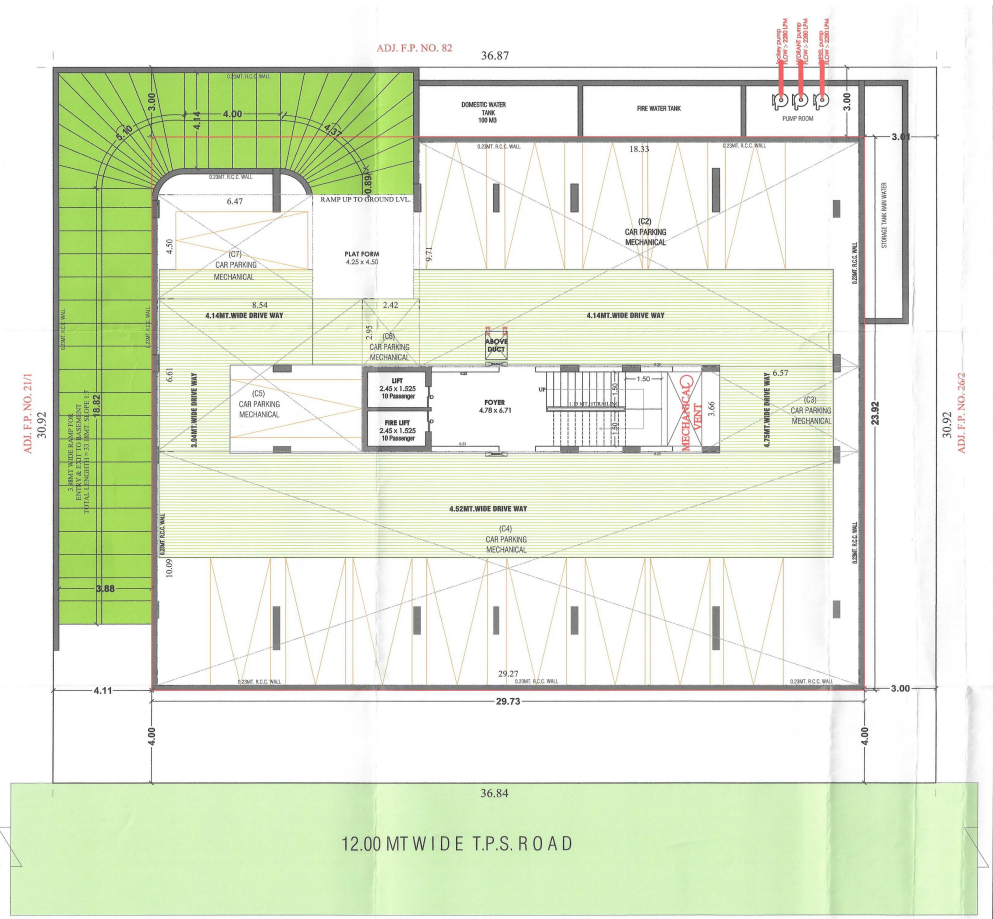
Nestled in a tranquil location Auram offer sapeaceful retreat from the hustle and bustle of the city, while still being conveniently located.

ENTRANCE FOYER

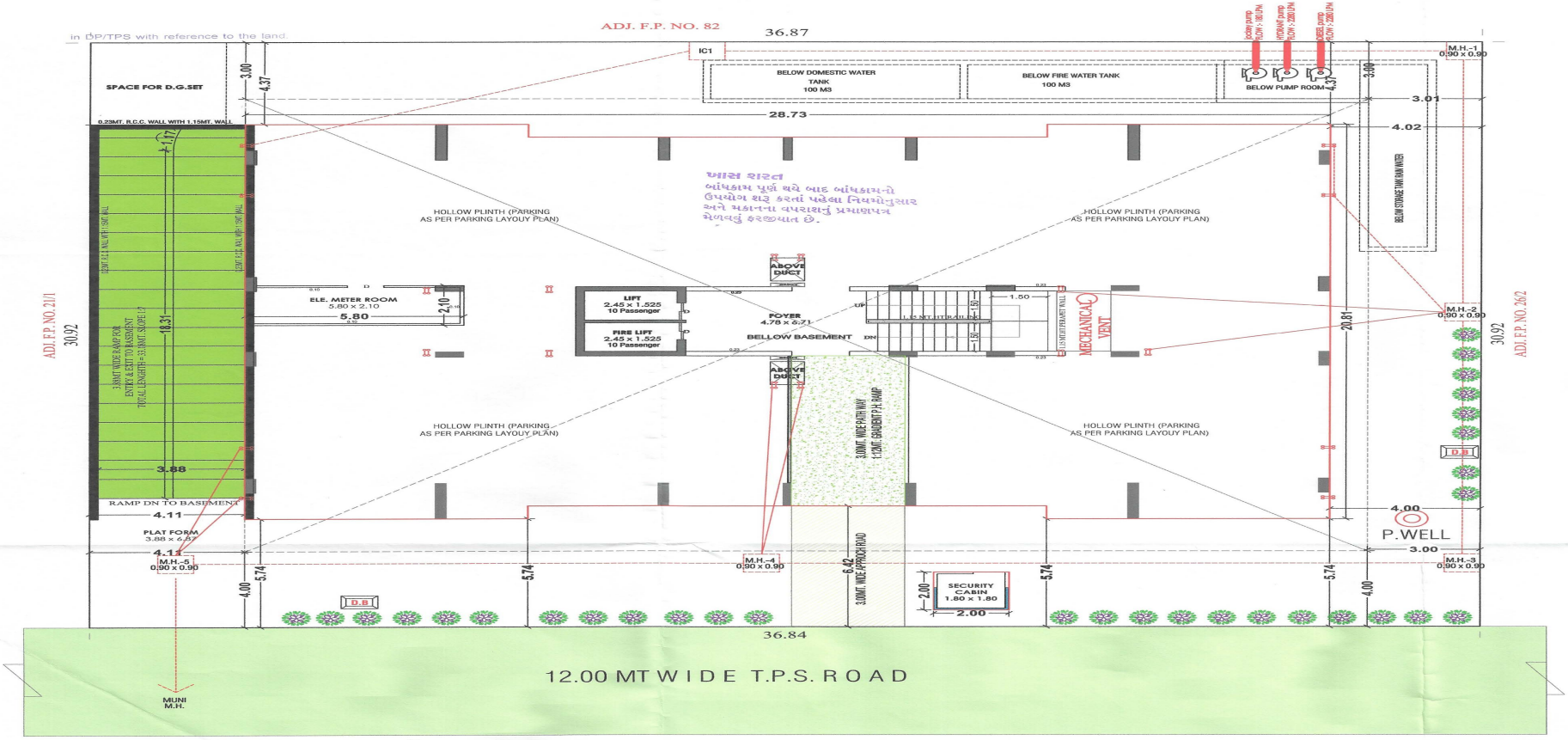
ALLOTTED PARKING



GROUND FLOOR PARKING LAYOUT PLAN
SCALE :1 C.M.= 2 MT.

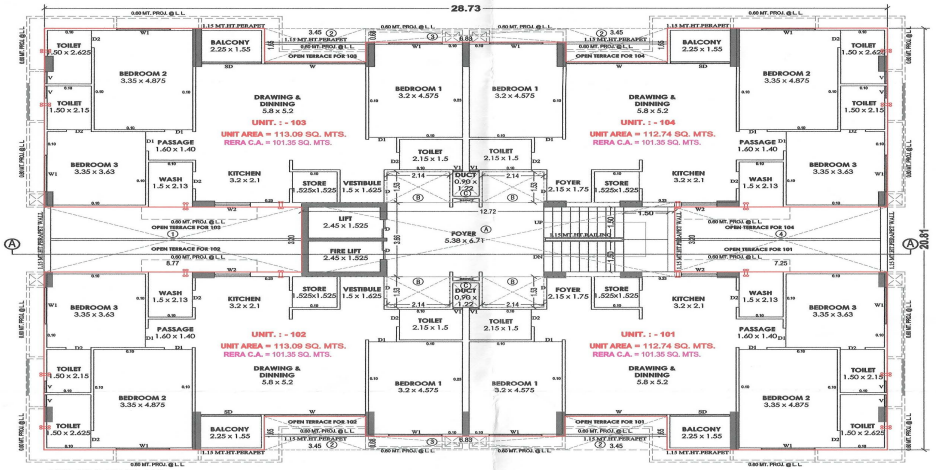


BASEMENT PLAN
SCALE :1 C.M.= 2 MT.

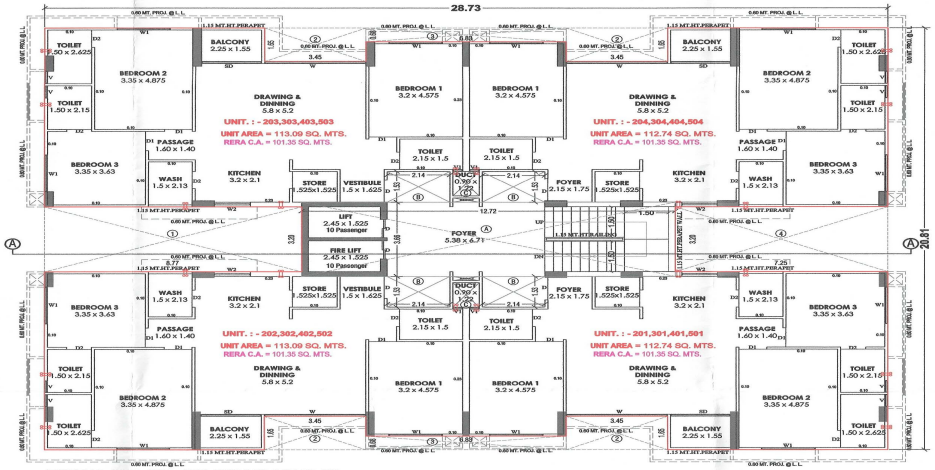


માપ શરત
બાંધકામ પૂર્ણ થયે બાદ બાંધકામ-ને ઉપયોગ શરૂ કરતાં પહેલા નિયમોનુસાર અને મકાનના વપરાશનું પ્રમાણપત્ર મેળવવું ફરજીયાત છે.

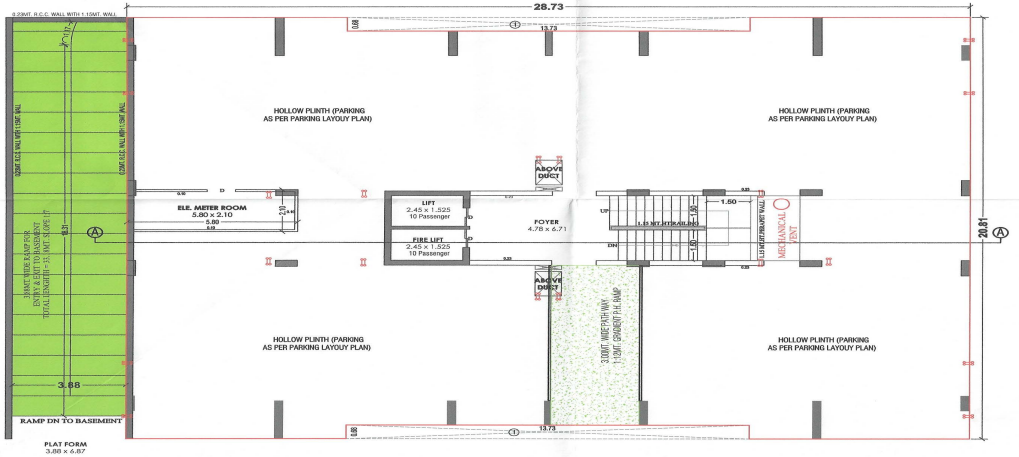
GROUND FLOOR LAYOUT
SCALE :1 C.M.= 2 MT.



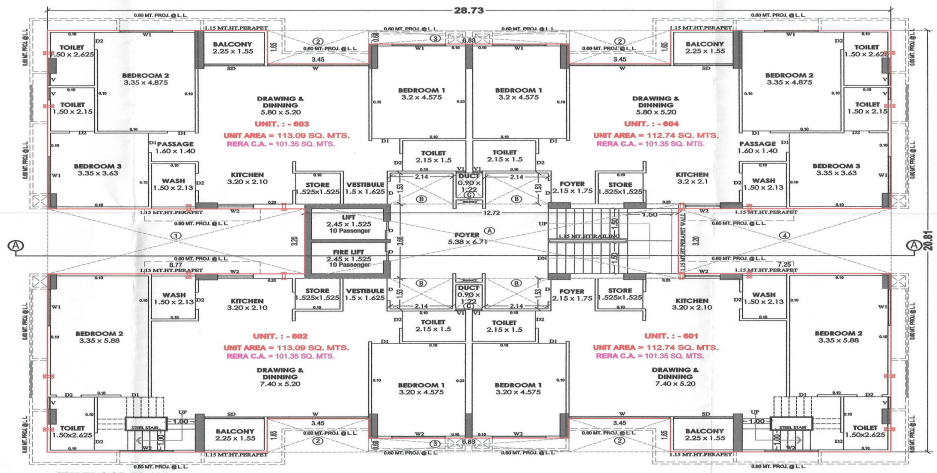
1ST. FLOOR PLAN



TYPICAL (2ND.,3RD.,4TH.,5TH.,) FLOOR PLAN

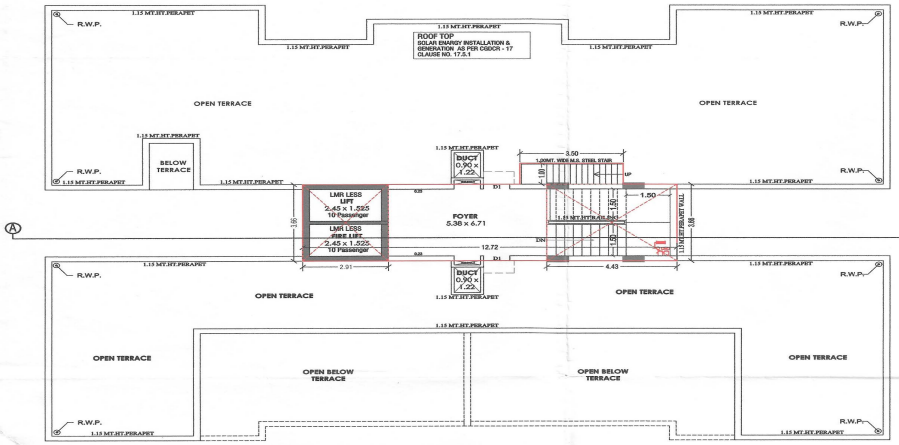


GROUND FLOOR PLAN (H.P.)

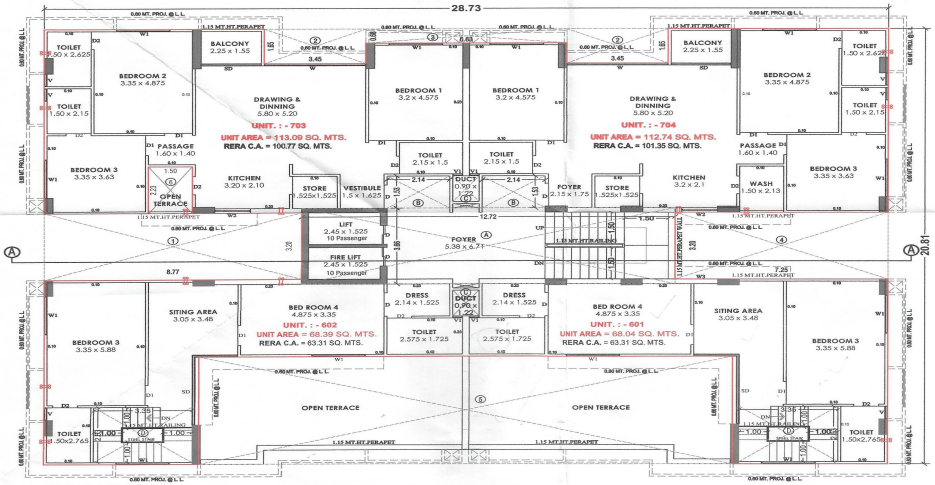


6TH FLOOR PLAN

revoked as soon as there ...
in DP/TPS with reference to the land.



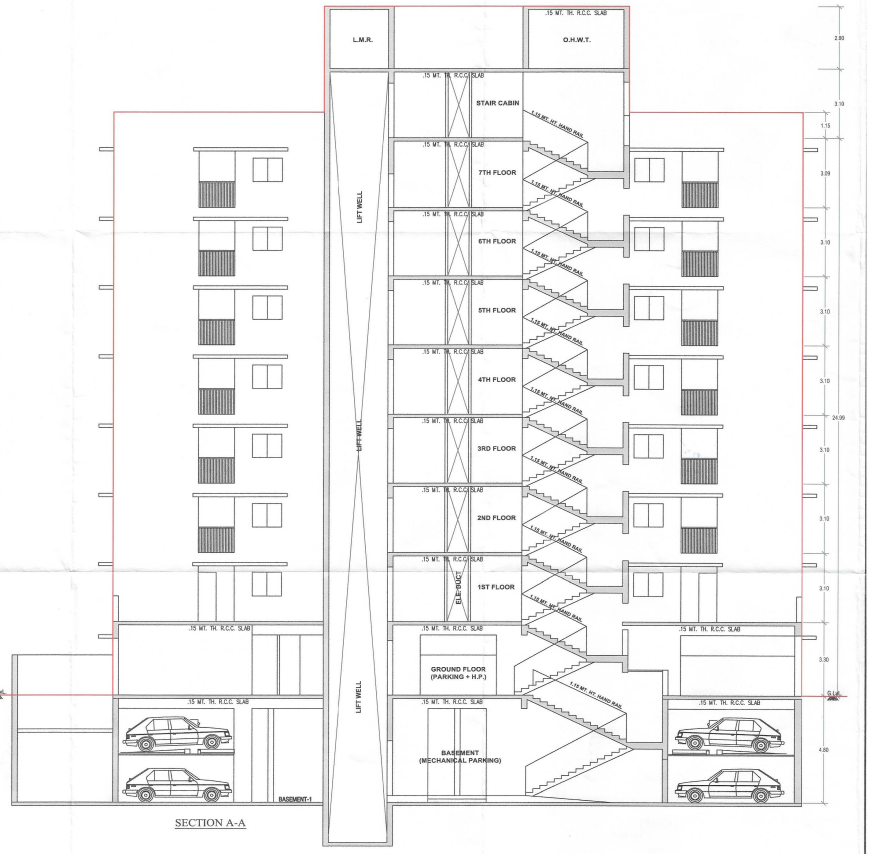
OPEN TERRACE WITH STAIR CABIN & O.H.W.T. PLAN



7TH FLOOR PLAN



ELEVATION



SECTION A-A

SPECIFICATION

STRUCTURE
- RCC frame building resistant to earthquakes including a lightweight block wall with a sand face.

WALL FINISH
- Inside walls have mala plaster in a single coat with primer layer
- Outside walls have double mala plaster with texture & paint finish

DOORS & WINDOWS
- Main door: Veneer clad wooden framed flush door.
  Other doors: Flat door with WPC frame
- Windows: Specially designed aluminum glass shutters and panels

BATHROOM & PLUMBING
- Vitrified tiles till lintel level. Concealed plumbing of good quality UPVC - CPVC pipes.
- C.P. fittings and sanitary fittings of reputed brands.

LIFT
- Excellent fully automated lifts

ELECTRIFICATION
- Three-phase hidden copper wiring that is equipped with high grade accessories and a enough number of electrical outlets

FLOORING
- Simple vitrified tiles in all rooms Ceramic tile flooring in all toilets and glazed tiles (DADO) up to lintel level Varmora or Simpolo

DISCLAIMER : All rights are reserved to Developer for any changes in plan & specification. · All visuals, images, facilities and other details down here are for presentation only and are subject to change by the developer without any obligation. · Torrent , AMC, Stamp duty, Legal charges, VAT, GST Labour cess, Narmada water connection & Initial maintenance contribution will be levied extra. · Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission 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 documents. · Possession of the Apartment shall be given only after full payment. · Any additional charges or duties Levied by the Govt/Local authorities during or after the completion of the scheme will be borne by the purchaser. · Selling of the unit and sale deed of the unit is only done on the basis of carpet area as per RERA. · Carpet area as per RERA does not include exterior walls, balcony, wash area, foyer, flowerbed, etc. of the particular apartment.

Jaquar | hindware | Simpolo ceramics | VARMORA | asianpaints

GEBERIT | OMEGA | OTIS | ASTRAL PIPES or equivalent





AURUM

Site Address:
Aurum, Bhat-Koteshwer Road
Behind Kiara Opulent, Koteshwar
Ahmedabad, Gujarat - 380005

NEAR BY CONNECTIVITY

Koteshwer Temple	03 Min.
Narendra Modi Stadium	05 Min.
Sabarmati Riverfront	05 Min.
Metro	05 Min.
4D Square Mall, PVR, D-mart	05 Min.
Apollo Hospital	10 Min.
Ring Road	10 Min.
SMS Hospital	10 Min.
International Airport	12 Min.
Sabarmati Railway Station	15 Min.
Gift City	25 Min.

PROMOTER :-Motera Enterprise LLP