

where luxury
is not a luxury,
it's our core
offering.

HIR-ASHA
LUXURIA

4 & 5 BHK luxury lifestyle

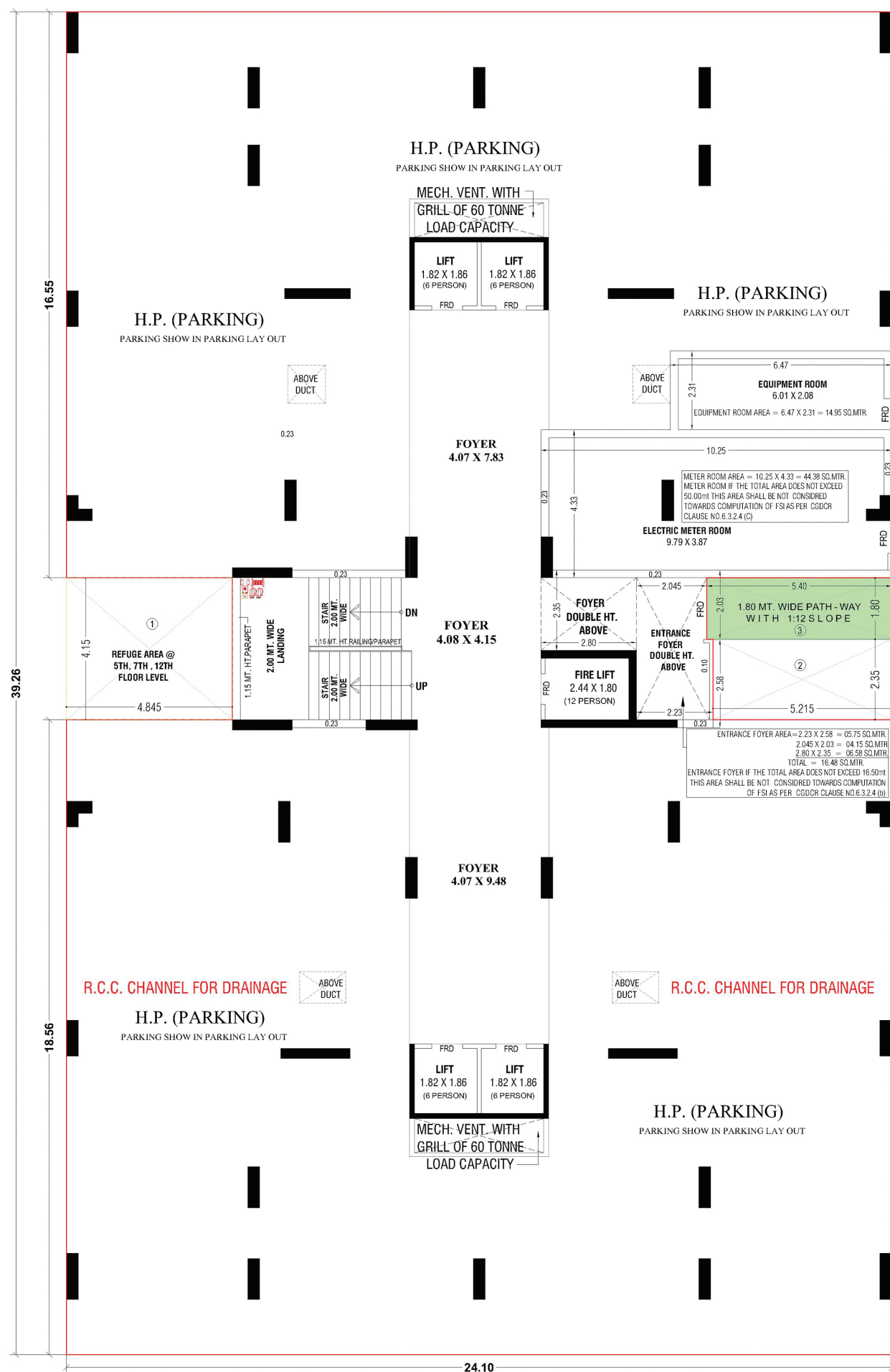
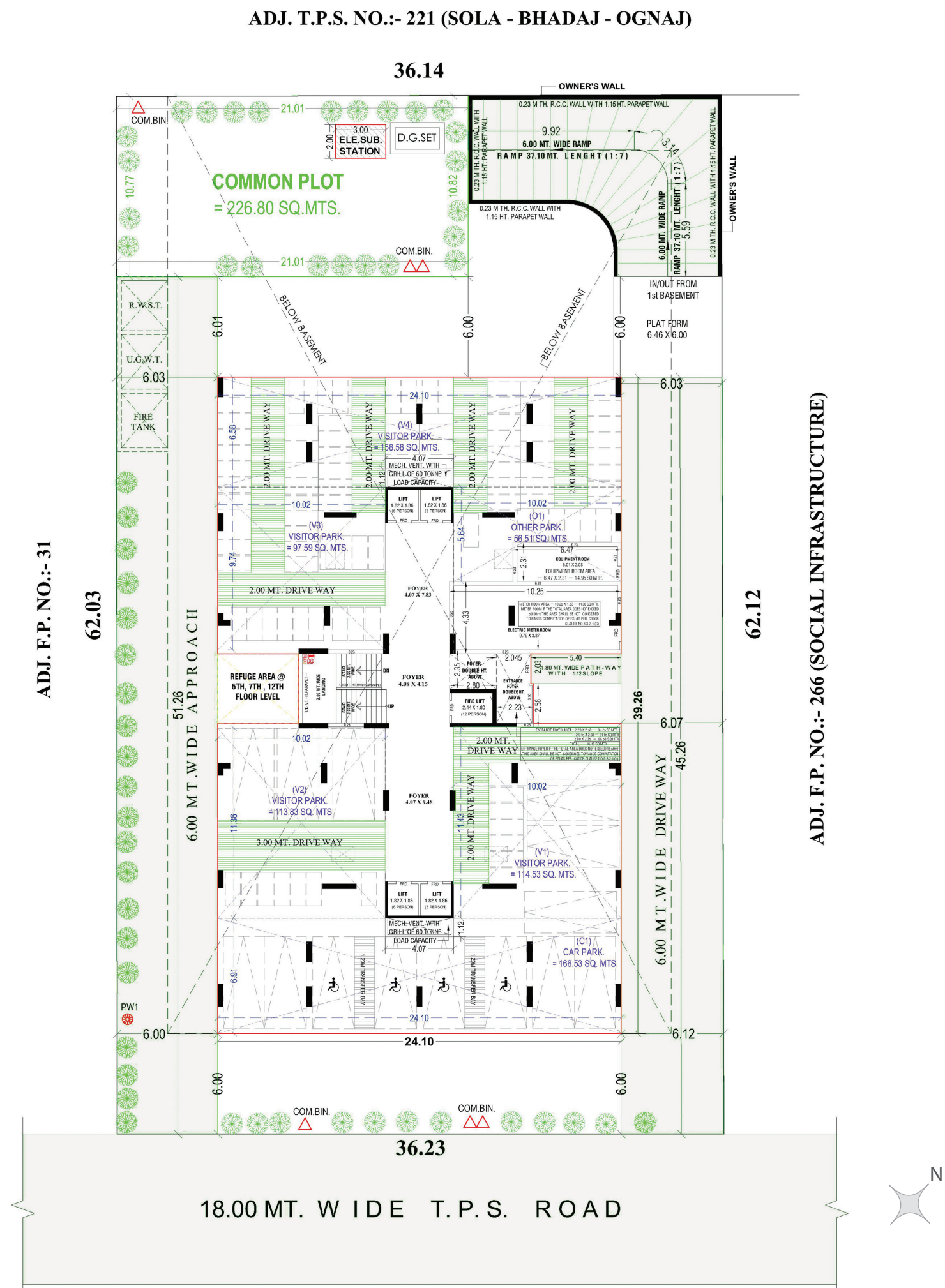


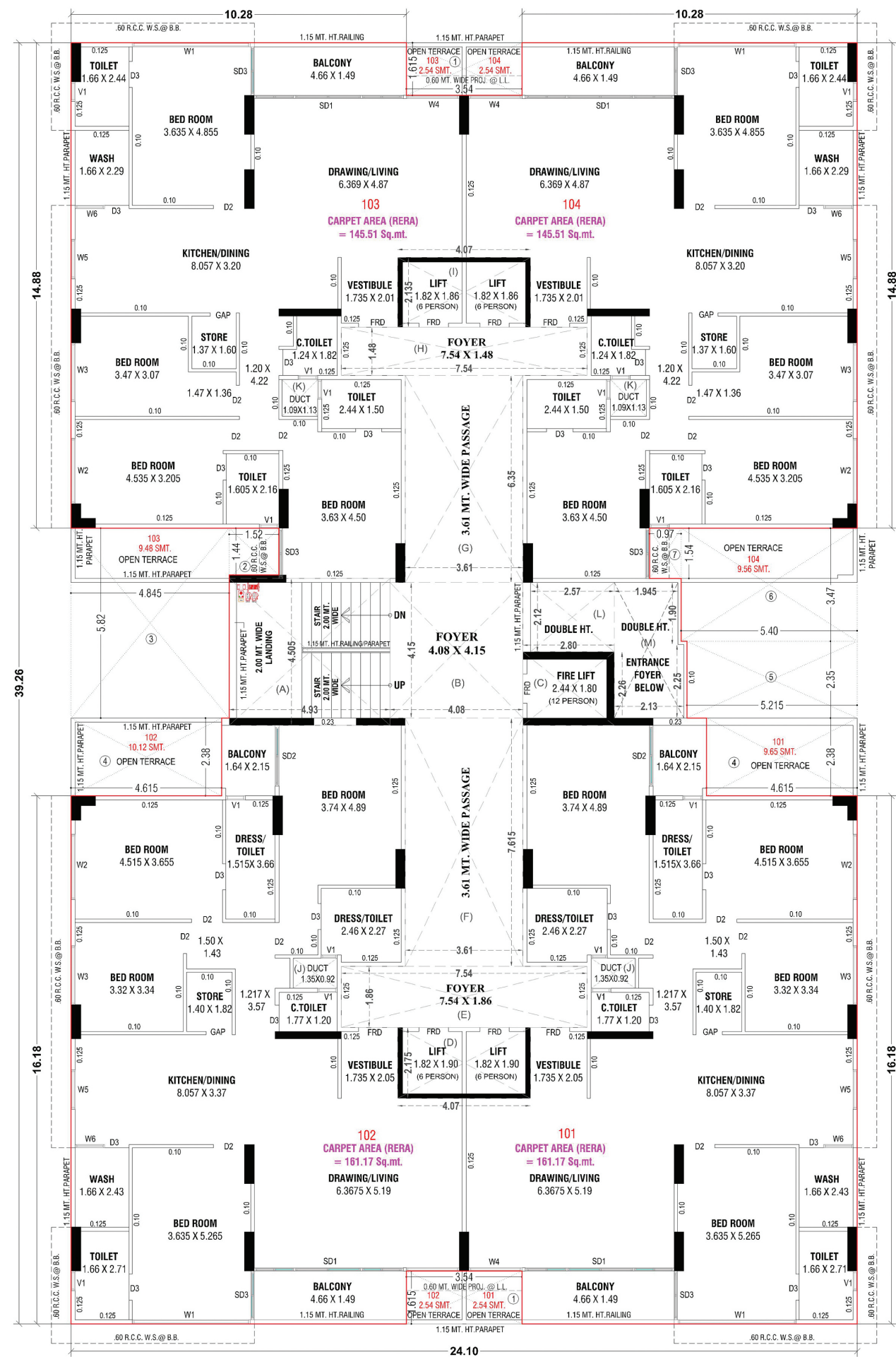
4 & 5 BHK luxury lifestyle

Connecting pioneers through luxury infrastructure.

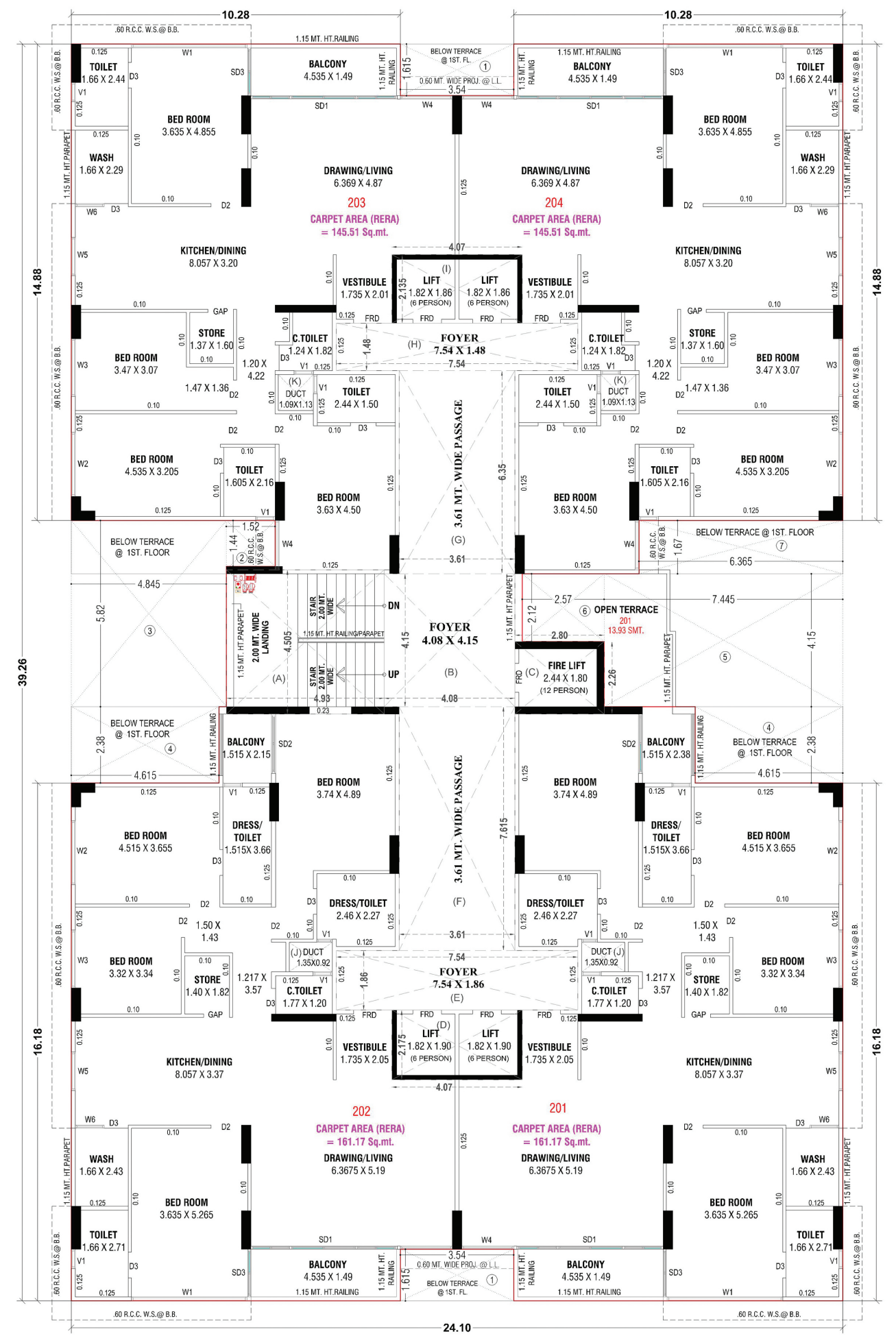
HIR-ASHA Group stands as a beacon of trust within the realm of real estate. Our commitment to innovation, uncompromising quality, and unwavering transparency has solidified our esteemed reputation. Over the years, we have successfully delivered numerous projects, bringing pride to homeowners and satisfaction to investors.

Presenting our latest jewel, HIR-ASHA Luxuria, nestled in the prestigious locale of Sola Bhagwat. This distinguished project epitomizes a lifestyle elevated to the pinnacle of luxury. Enjoying excellent connectivity to various city hubs, it is surrounded by schools, banks, hospitals, temples, shops, and verdant parks. The 4 & 5 BHK residences at HIR-ASHA Luxuria are meticulously crafted to enrich your life with contemporary amenities, ensuring comfort and modernity blend seamlessly.

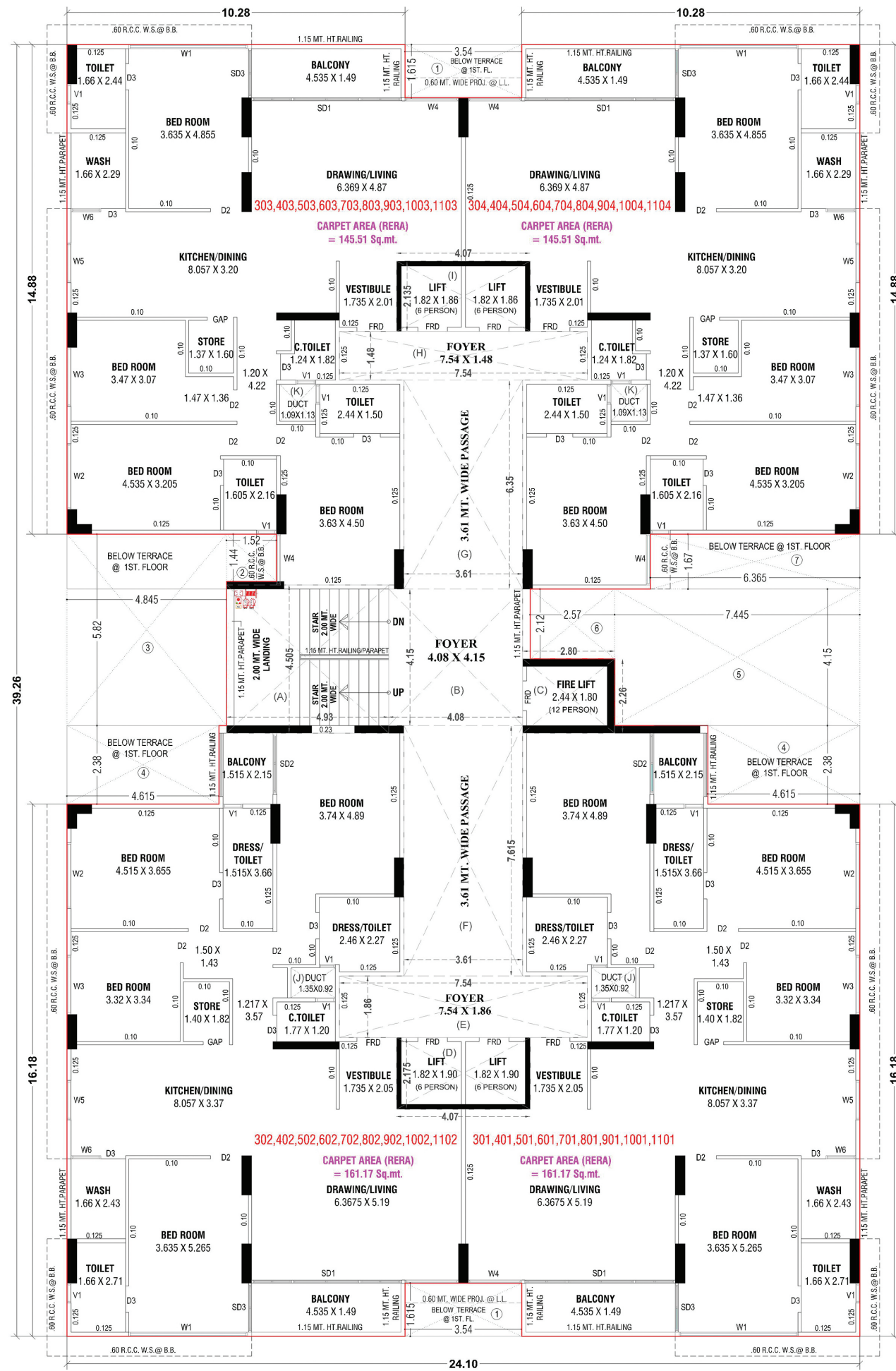
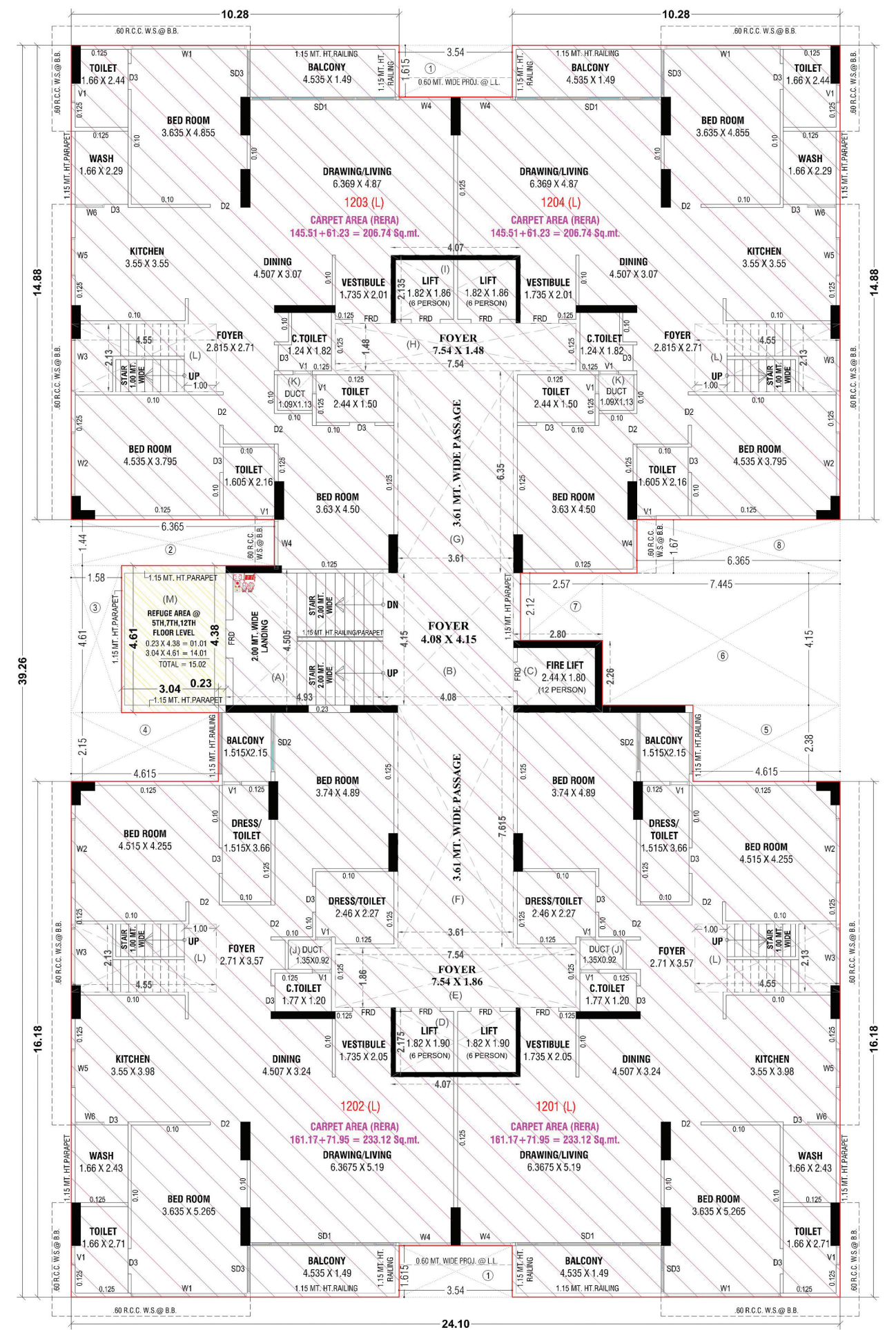




First Floor Plan

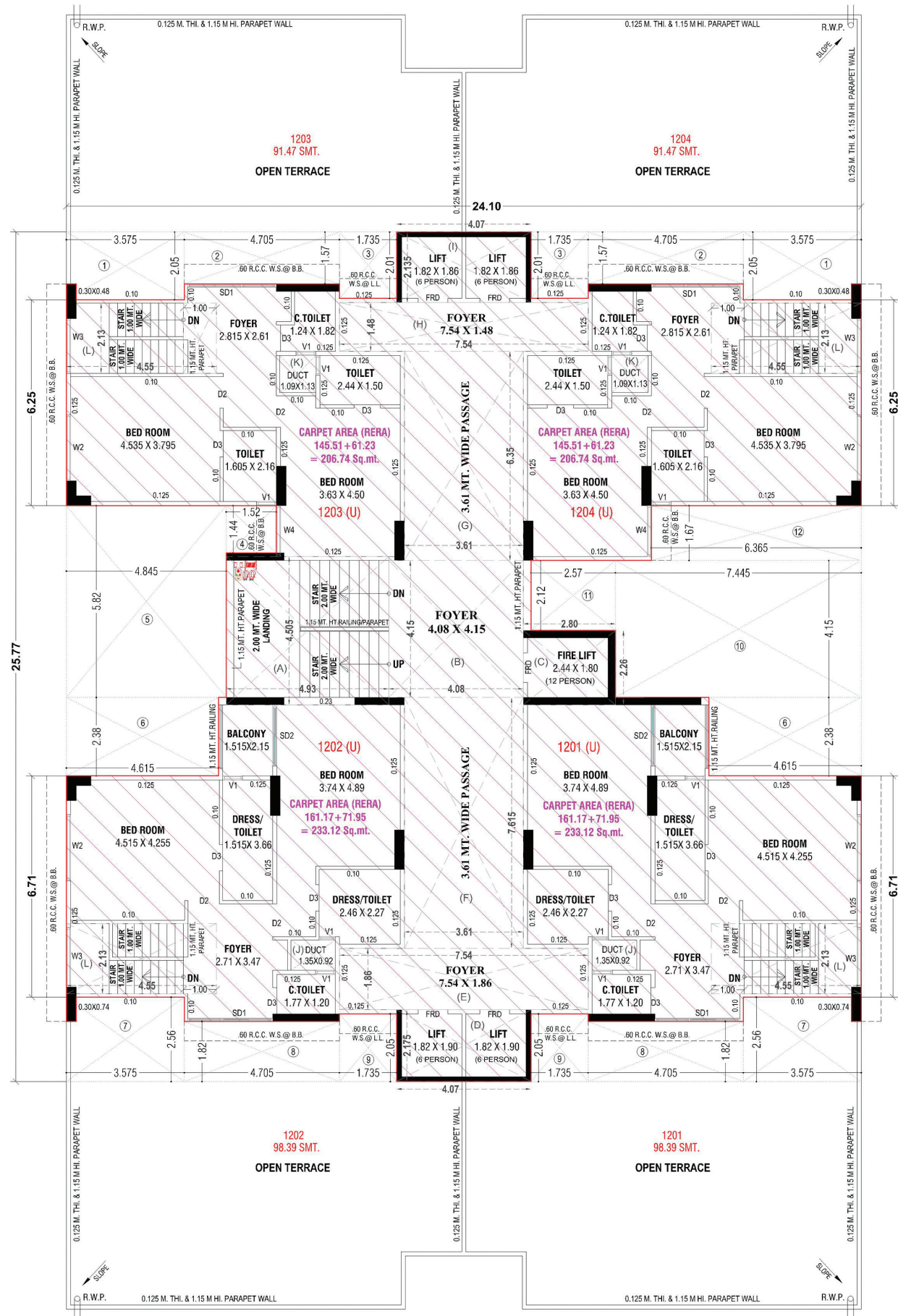


Second Floor Plan



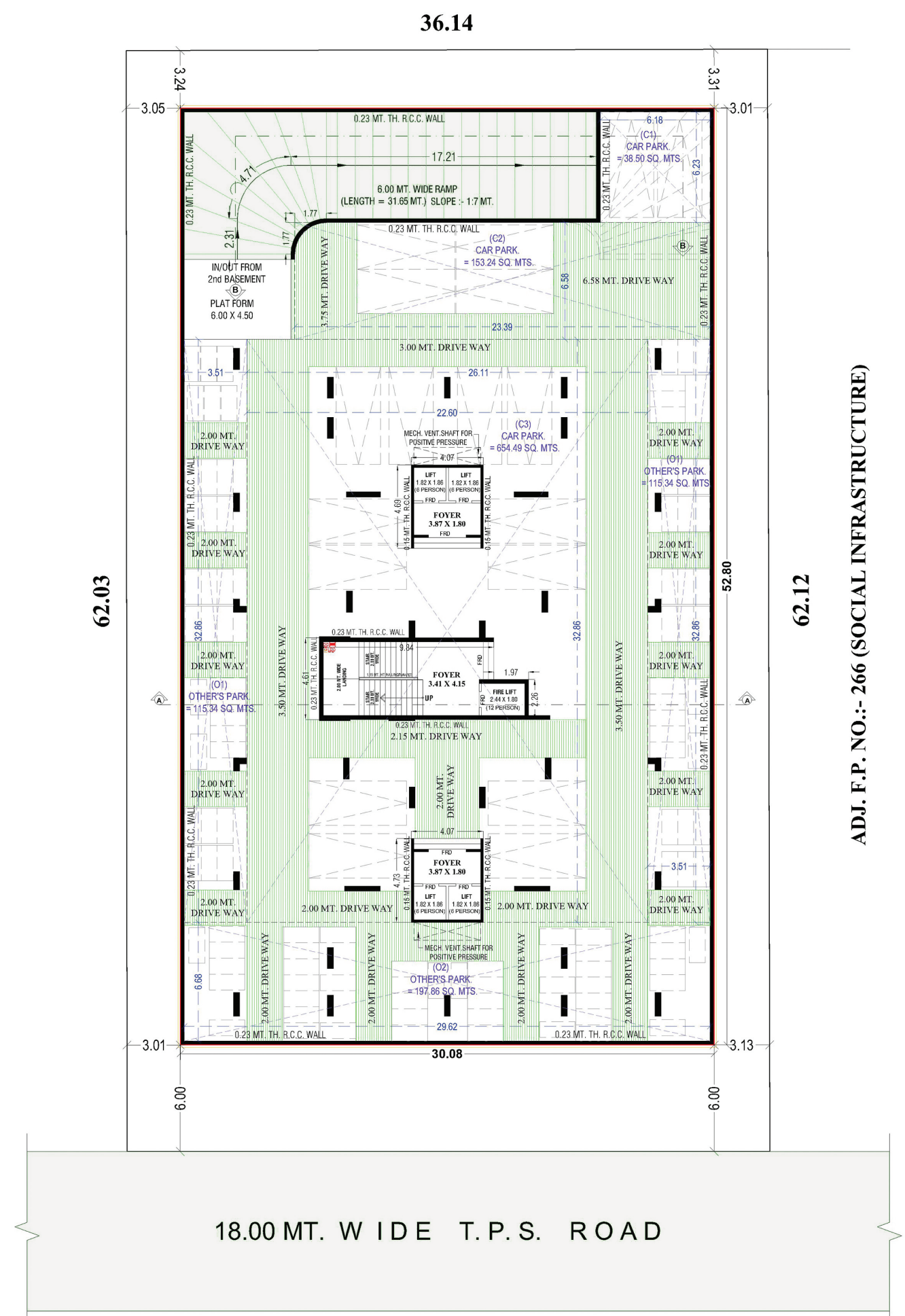
Typical Floor Plan 3rd to 11th

Twelfth Floor Plan



Thirteenth Floor Plan

ADJ. T.P.S. NO.:- 221 (SOLA - BHADAJ - OGNAJ)



Second Basement Plan

Where **elegance** and affluence
meets eternal serenity.



Amenities



Lawn
Area



Walking
Pathway



Drop Off
Zone



Children
Play Area



Security
Cabin



2 Basement
Parking



CCTV
surveillance



Senior Citizen
Seating



Specification



STRUCTURE

- RCC frame structure with seismic zone compliance

FLOORING

- A unique design premium quality large vitrified tile

KITCHEN/STORE

- Exclusive granite or artificial marble platform with S.S sink & design tiles dado-up to lintel level
- Washing machine in let/out let in wash area.
- Provision for gas pipeline

TOILET/PLUMBING

- Western concept designed toilet. Concealed plumbing with jaquar premium or equivalent

ELECTRIFICATION

- Concealed copper wiring with adequate number of points in all rooms
- Concealed electrification with premium quality copper wire/cable
- Premium branded modular switches and accessories
- Distribution board with MCB & ELCB
- Provision for split a/c point in all bedroom.

DOOR

- Decorative main door with veneer & internal All door flush door with wooden frame.

WINDOWS

- Fully glazed anodized/powder coated aluminum windows with stone jamb.

ELEVATORS

- Premium quality high speed elegant with automatic door

WALL/PAINT

- External wall with double coat sand face plaster with acrylic paint
- Internal wall mala plaster with putty finish.

TERMITE TREATMENT

- Anti termite treatment shall be applied by standard material to completed area.

TERRACE

- China mosaic, water proofing for cool temperature.



Location



HIR-ASHA
LUXURIA



Developer :
RAJ BUILDCON
Mo: 9426890010, 9427523687, 9586599069

Site Address:
HIR-ASHA LUXURIA
Behind sola bhagwat mandir, Near silver parikrama bungalow, Saptpadi party plot road, Sola, Ahmedabad

RERA NO. :
Rera Website : gujrera.gujarat.gov.in

Architect
SPLINE | design
ARCHITECTS & INTERIOR DESIGNERS

Structural Engineer
912-CONSULTANT
Mo: 99092 88947

Landscape Architect
**out
eni!**
STUDIOS

Notes :
Developer reserves all rights for alteration & shall be binding to all the members. • All dimensions / area are approximate & subject to variation. • A.M.C. GEB, Legal Expense, GST & other Govt. charge, Stamp duty & other Registration charge, maintenance charge, shall be borne by the members. • The photographs artist impression are for reference only. All the architectural and interior views & picture in brochure are computer graphical presentation of the actual project. • This brochure is not be treated as a part of the legal document it is for the easy display of the project