



Lifestyle Villas

NEW MANJALPUR,  
VADODARA

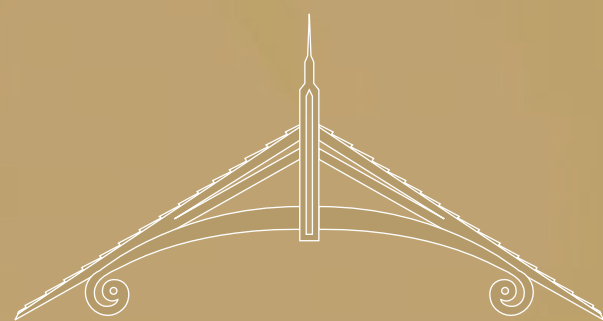


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CASA LOMA

## THOUGHTFULLY CRAFTED LIVING SPACES!

While they say that the times have changed, the good way of life has not. During the envisioning of this product, we kept in mind solely; the quality of life of the dweller of the residence we would create. This was determined by considering the needs and requirements of our target client.





The greatest battles are still won before they even begin and hence the importance of the difference between a house and a fitting abode cannot be understated. We believe this because where one comes back to, greatly moulds where one is going in life.

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PRESENTING  
AKSHAR CASALOMA





## LOCATED IN THE HEART OF THE CITY SURROUNDED WITH DEVELOPED AREAS LIKE

Manjalpur • Makarpura • Old-padra road • Atladara • Kalali • Munjmahuda



### Land Marks :

Manjalpur Stadium 1.1 km, ONGC 2.7 km,  
Vishwamitri Railway Station 1/2 km,  
BAPS Temple 1.25km  
Akshar Chowk 1.5 km

## DISTANCE IS IMPORTANT, BOTH FROM AND TO.

Live within the city  
where you remain victorious ,  
yet be away to experience  
your victories.

## VISHWAMITRI RIVER- FRONT

Proposed views



## ACCESSIBILITY

### Schools

More than 6 international schools in 3 km radius.



### Hospitals

3 multi-speciality hospitals in 2.5 km radius.



### Super Markets

Eva the Mall, Reliance Mall & many other market  
in 2.5 km radius.





## AROUND 20 ACRES OF WELL LANDSCAPED CAMPUS

a Class Club-house heritage style  
serene water bodies with sculptures  
Huge Swimming Pool  
Large Entrance made of stone  
Amphi theater heritage style  
Underground Cabling in whole campus  
Millions of tree are giving fresh air

CONNECTING  
NATURE WITH LIFE!

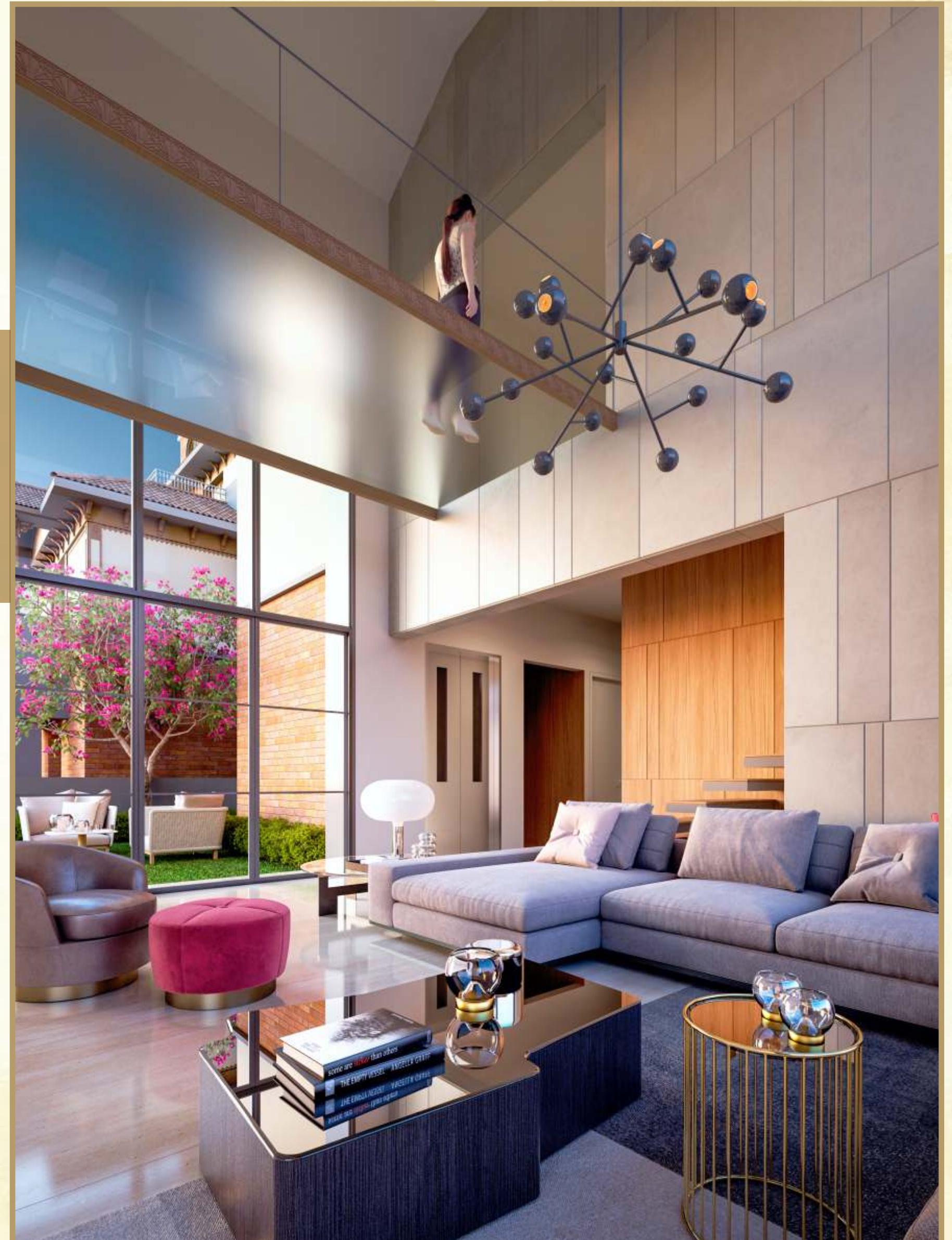




## MARVEL AT YOUR HOME INTERIORS

The sprawling spaces in your apartment will endow you with limitless aesthetic options. At the end of the day, you shall have every reason to congratulate yourself for the choice you have made..

Spacious double height drawing room.  
Glass bridge passage connecting to the bedroom  
Full view windows both the side of drawing room.





## HAVE FUN AT POOL

This Beautifully designed pool with its clear blue water will not only soothe your eyes but will also offer a refreshing dip - whenever you feel like it.



  
CASA LOMA





# ARCHITECTURAL MAGNETISM

Akshar CasaLoma cherishes the natural beauty & pampers the constructions with their ambience.







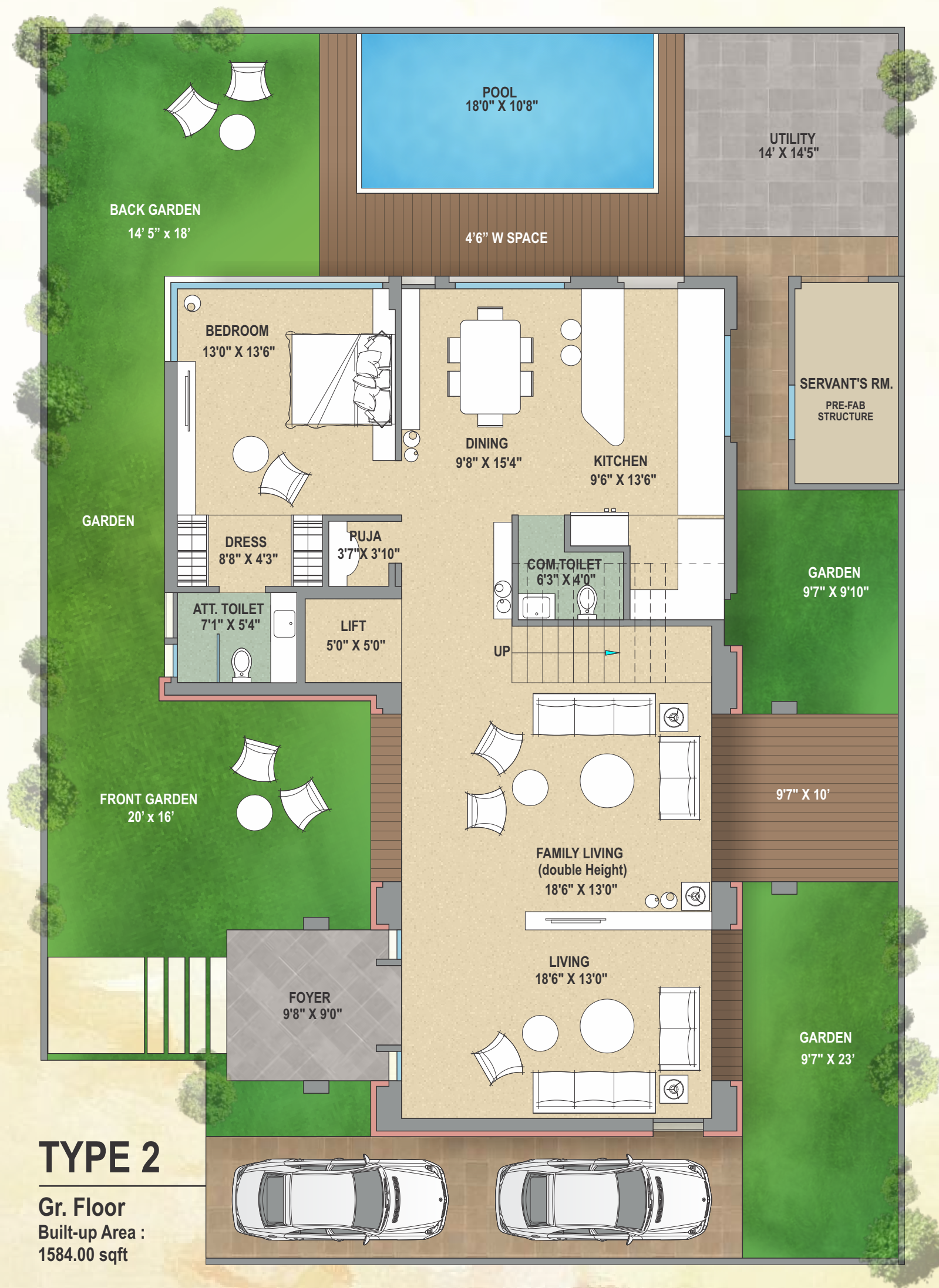
TYPE 2





TYPE 1









## SPECIFICATIONS

Structure : All RCC & Brick Masonry works as per structural engineer's design.

Wall Finish : Inside smooth plaster with putty, outside surface painted with weather proof acrylic paint and coated exposed brick work as per elevation.

Flooring : Premium premium vitrified flooring.

Doors : Decorative main door with & all internal doors of quality water-proof FRP flush doors.

Windows : Fully glazed Aluminium windows.

Lift : Infrastructure for Lift

Terrace : Open terrace finished with chemical water proofing and china mosaic flooring.

Kitchen : Granite kitchen platform with SS Sink, Full glazed tiles up to slab level.

Toilets : Designer bathrooms with premium fittings & vessels (Jaquar or equivalent). Glazed tile up to fall-ceiling. solar point in all bathrooms.

Electrification : Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan. Inter-calling points / TV & AC points in all rooms,

**PAYMENT MODE:** 25% on booking (within 30 days), 20% on plinth level , 25% on 1st floor slab, 15% on 2nd floor slab, 10% plaster level, 05% before possession.

### TERMS & CONDITIONS :

1). Possession will be given after one month of settlement of all accounts. 2) Development charges 1,50,000 + Common maintenance charges Rs. 1,00,000/-, Documentation charges, stamp duty, Registration charges, GST are extra as per GOVT rules & all municipal & government tax will be extra. 3). Extra work shall be executed only when payment is done. 4). Continuous default payment leads to cancellation. 5). Developer shall have rights to change or raise the scheme or any details herein and any change or revision will be binding to all. 6). Refund in case of cancellation will be made within 30 days from the date of booking new client only. 7). We Shall deduct actual expense incurred, if any and a minimum administrative charges of Rs. 25000/- shall be applicable. 8). The facilities and amenities mentioned here will be completed and handed over only after the entire project is completed. 9). All the dimensions given are approximate & unfinished. 10). Timing of possession may be delayed due to certain situation. 11). this brochure is just for an easy presentation of the project and does not form part of agreement or any legal document.







**TYPE 1** | Gr. Floor  
Built-up Area : 1192.00 sqft



**TYPE 1** | 1st Floor  
Built-up Area : 1218.00 sqft





**TYPE 1** | 2nd Floor  
Built-up Area : 872.00 sqft





BH. BILLABONG SCHOOL, VADSAR-MANJALPUR ROAD, NEW MANJALPUR, VADODARA.

For Inquiry : +91 9638 555 122