



LILLERIA™
AVENUE-II
3BHK APARTMENTS & SHOPS

LUXURY
Living Redefined



Lilleria group has been a long-trusted name in Gujarat. Founded in 2012, the company made a huge impact through architectural landmarks in the city of Vadodara. Today, the group has diversified into multiple businesses including Real Estate, Hospitality and Motorsports. As one of Gujarat's most dynamic and constantly evolving groups, Lilleria is a name synonymous to integrity, quality and innovation.

Founded by Mr. Veer Patel who is the Managing Director of the Company, Lilleria has always been a credible and dependable brand name among stakeholders for its unwavering commitment to growth and progress.

Backed by a legacy of goodwill and a future integrated vision, Lilleria Group's success is defined by the strong relationships forged along the way.

Luxury

3BHK APARTMENTS

Welcome to Lilleria Avenue-II, a prestigious residential project crafted with excellence and dedication. Our mission is to provide you with a home that combines modern living with comfort and luxury. Every aspect of Lilleria Avenue-II has been thoughtfully designed to create an environment where you can live, work, and play in harmony. We are committed to delivering quality construction and unparalleled amenities to ensure your utmost satisfaction.

Thank you for considering Lilleria Avenue-II as your future home.

LILLERIA™

AVENUE-II

3BHK APARTMENTS & SHOPS



ARCHITECTURE

At Lilleria Avenue-II, we have meticulously planned each detail to create an architectural masterpiece that stands out in elegance and functionality. Our design philosophy focuses on blending contemporary aesthetics with sustainable practices to provide a living space that is both beautiful and environmentally friendly. The layout and structure of Lilleria Avenue-II are designed to maximize natural light, ventilation, and space efficiency, ensuring a healthy and comfortable lifestyle for all residents.



ENTRY VIEW

GRAND ENTRY

Step into Lilleria Avenue-II through our grand entry gate, a welcoming sight that sets the tone for the entire community. The wide entry gate not only adds to the aesthetic appeal but also ensures a secure and controlled access to the premises. The majestic entrance is flanked by lush landscaping and offers a glimpse of the refined living experience that awaits you inside. Welcome home to elegance and security at Lilleria Avenue-II.



FRONT VIEW

USP

- All Apartments Road Facing
- 14 Floor - All Sides Open
- Basement For Parking
- Dedicated Entry For Apartments
- 2 Apartments Per Floor With 2 Lifts
- Alloted Car Parking

A BIRD'S-EYE PERSPECTIVE OF EXCELLENCE

Experience the grandeur of Lillieria Avenue-II from a top view, where the meticulously planned layout and beautiful landscaping come together to create a serene and inviting community. The aerial perspective showcases the spacious roads, well-organized residential blocks, and ample green spaces that define Lillieria Avenue-II. This top view highlights the thought and care put into every aspect of the design, ensuring a harmonious living environment for all residents.



AERIAL VIEW

CONVENIENT & SECURE PARKING

At Lillera Avenue-II, we understand the importance of convenient and secure parking for our residents. Our dedicated parking areas are designed to accommodate vehicles safely and efficiently. With ample parking spaces available, you can be assured of a hassle-free experience every time you come home. The well-lit and monitored parking zones ensure the security of your vehicles, giving you peace of mind.



LAYOUT PLAN

GROUND FLOOR

SHOPS	DIMENSION	BUILTUP AREA	SBA AREA
1	11'-0" X 32'-0"	374	692
2	10'-0" X 32'-0"	332	614
3	13'-0" X 32'-0"	433	801
4	9'-3" X 10'-0"	102	189
5	10'-0" X 25'-0"	234	433
6 TO 12	10'-0" X 25'-0"	263	487
13	11'-0" X 25'-0"	300	555
14	10'-9" X 11'-4"	113	209
15 & 16	10'-0" X 35'-0"	367	679
17	10'-6" X 35'-0"	391	723



FIRST FLOOR PLAN

- Direct Garden Access
- Garden view apartments with privacy
- 2 Apartments Per Floor
- All 3BHK Apartments



TYPICAL FLOOR PLAN

2ND TO 14TH

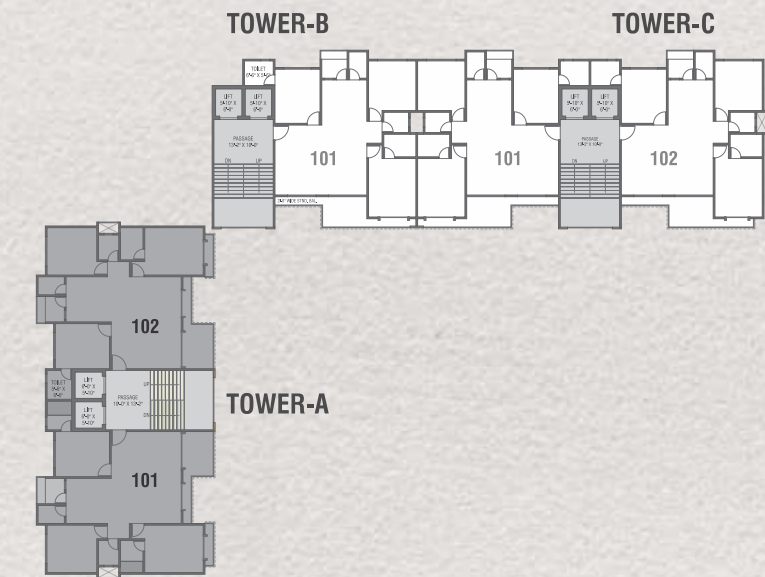


TOWER A

AREA TABLE IN SQ.FT

RERA CARPET	970
BALCONY CARPET	39
WASH CARPET	24
STANDING BALCONY	82
TOTAL AREA	1115
BUILT UP AREA	1181
SBA AREA	2063

KEY MAP

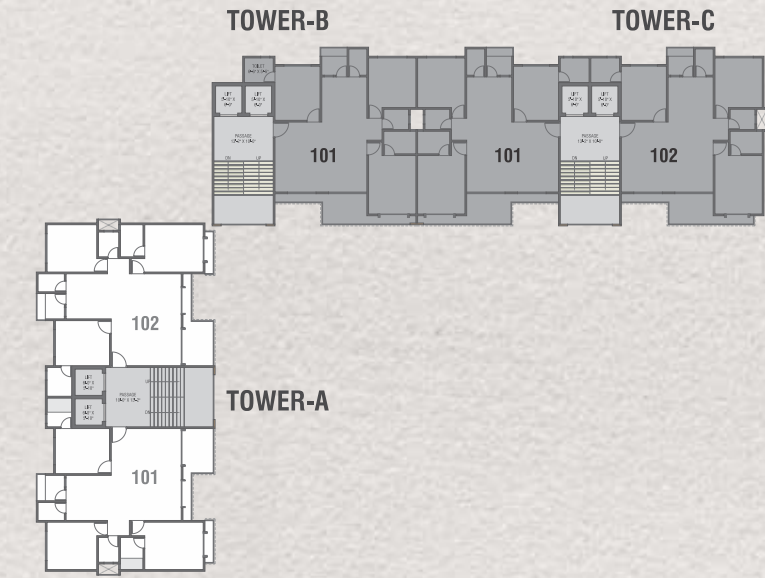


TOWER B & C

AREA TABLE IN SQ.FT

RERA CARPET	970
BALCONY CARPET	39
WASH CARPET	24
STANDING BALCONY	82
TOTAL AREA	1115
BUILT UP AREA	1181
SBA AREA	2063

KEY MAP



TRANQUIL GARDEN

Enjoy the serenity of nature right from your doorstep with Lilleria Avenue-II garden-facing views. The beautifully landscaped gardens are designed to provide a peaceful retreat within the community. Whether you're taking a leisurely stroll or simply relaxing with a book, the lush greenery and vibrant flowers create a perfect escape from the hustle and bustle of everyday life. Embrace tranquility and connect with nature at Lilleria Avenue-II.





SCENIC BALCONY

Lillera Avenue-II balconies offer stunning views that enhance your living experience. Each balcony is designed to be a private oasis where you can unwind and enjoy the scenic surroundings. From morning coffees to evening sunsets, the views from your balcony provide a perfect backdrop for your daily routines. Experience the joy of outdoor living with the comfort and privacy of your own space at Lillera Avenue-II .

LIFESTYLE & AMENITIES

- Landscape Garden With Gazebo in Center
- All Apartments Road & Garden Facing
- Game Zone For Kids in Garden With Slides
- Project as Per Vastu
- Swimming Pool
- CCTV/ Security in Common Areas
- Allotted Car Parking
- 2 Lifts For Each Tower
- State of the Art Fire Safety System as Per Govt. Norms
- Main Gate With Security Cabin
Pedestrian Gate
- Dedicated Area For Services, Utility & Transformers



SPECIFICATION

STRUCTURE

Well designed RCC frame structure as per structural engineer's design.

FLOORING

Vitrified flooring in living, dining, kitchen and all bedrooms.

KITCHEN

Exclusive Granite platform with SS sink and desinger tiles from flooring to windows level.

Ceramic tiles dado and kota stone/ anti-skid flooring for wash area.

BATHROOM

Designer wall tiles and anti-skid ceramic tiles flooring. Concealed CPVC plumbing with standard fittings & vessels. Granite counter with ceramic basein. Powder coated aluminium ventilation.

PLUMBING

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

DOORS

Decorative main door with standard safety lock and fittings. Internal doors ware flush doors with lamination enhanced by Wooden frames.

WINDOWS

Powder coated aluminium section windows

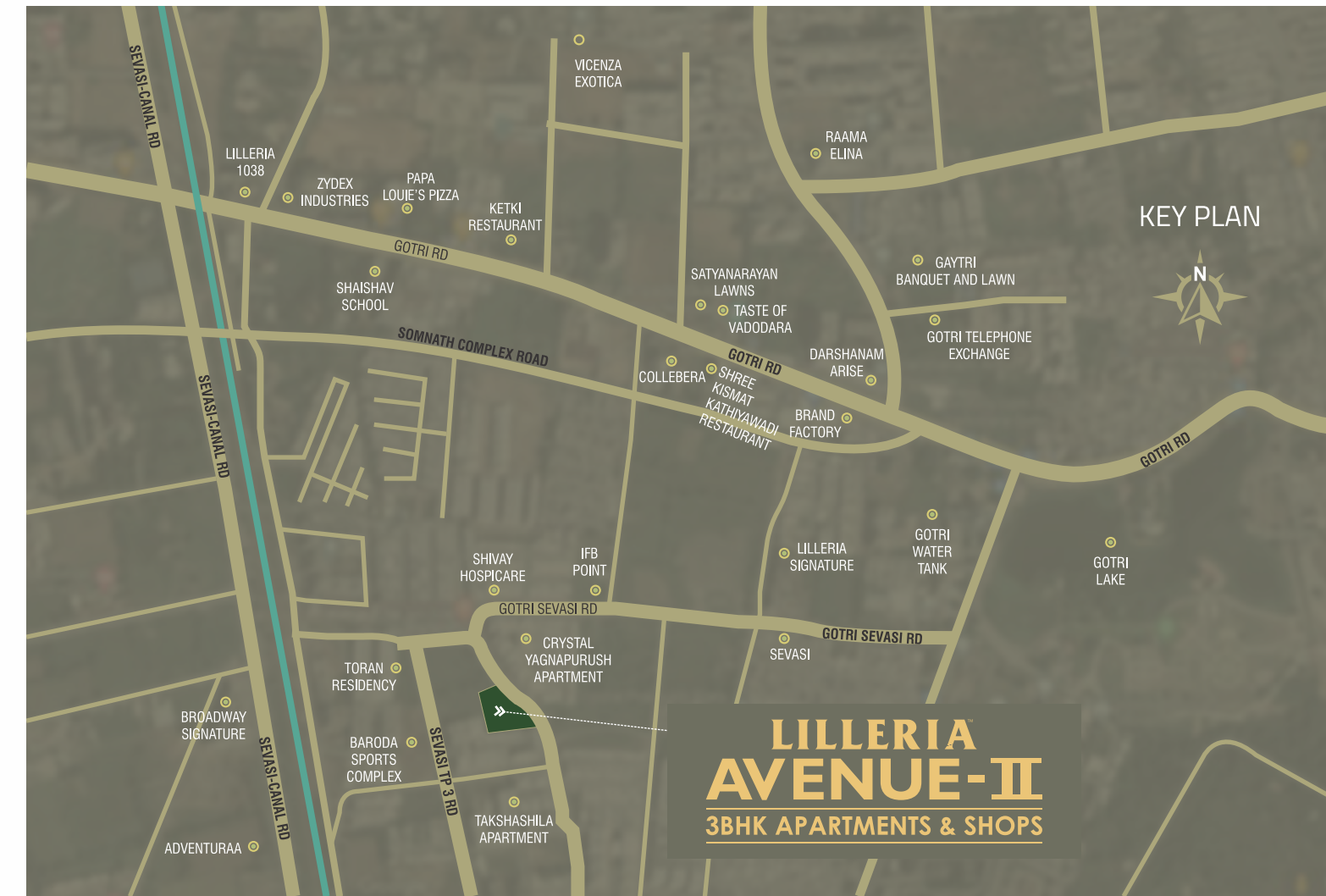
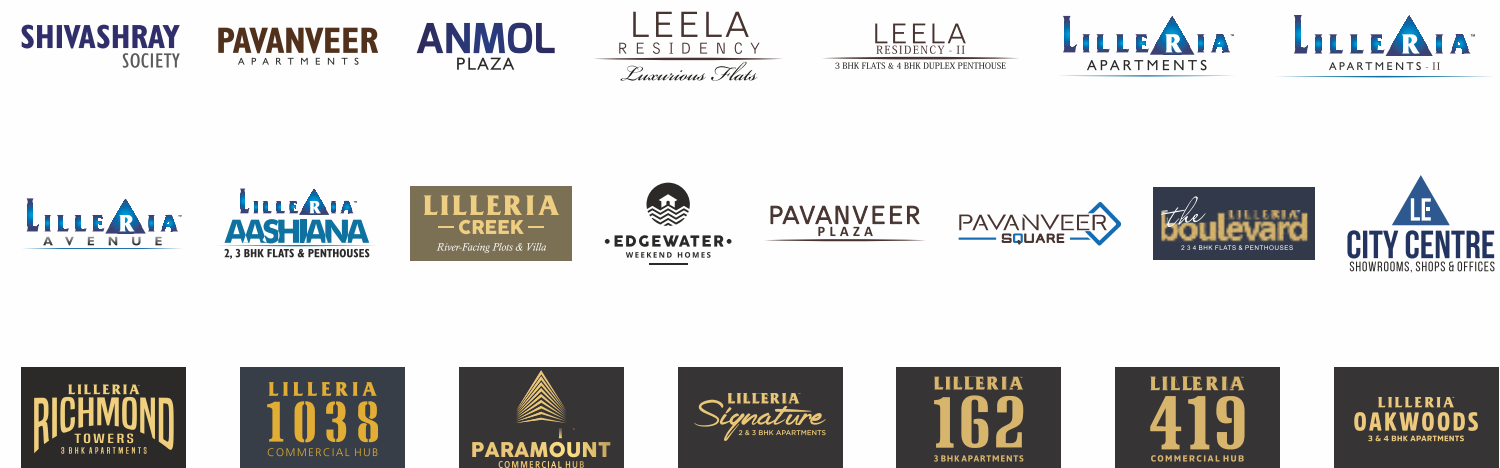
ELECTRIFICATION

Concealed copper ISI Wiring, MCB/ELCB a branded Modular switches. Electrical points in all rooms as per Electrical drawing.

FINISHING

Smooth plaster with distemper paint on internal walls and Apex ultima on exterior walls.

PAST PROJECTS



Developers :
Ganesh Infra

Site : Lillieria Avenue-II,
Behind Collabera,
Before Baroda Sports Arena,
Gotri Sevasi Rd, Vadodara

Corporate Office :
Lillieria House, 2nd Floor,
Natubhai Centre, Race Course,
Vadodara, 390007.

For Booking :
+91 846 998 6868

Email :
marketing@lillieria.com

Website :
www.lillieria.com

Architect :  DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

Structure : VYOM CONSULTANTS

Plumbing & Electrical Consultant :

 Technobrain
MEP Consultants
PINAKIN PATEL • DAXESH DAVE

Payment Terms:

At Time of Booking 10% | Within 7 Days from Booking 20% | Foundation/Basement 7% | Plinth Level 3% | Each Slab (3.5 X 14) 49% | Masonry/Plaster 3% | Finishing Work 3% | At Time of Sale Deed 5%

Terms & Condition / Disclaimer (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges Legal Charges, MGVC, VMSS /VUDA Charges will be paid by the purchaser. (04) Floor charges, Extra Car parking charges, Development charges, Premium facing charges, Garden view charges shall be paid extra by the purchasers. (05) Any new Central or State Gov. Taxes. If applicable shall have to borne by purchaser. (06) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (07) For delay in payment as per the above schedule, Interest as per RERA will be charged extra. If the due/ committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (08) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (09) In case of delay in the procedure or any activity of corporation/ VUDA, MGVC or any authority shall be faced united. (10) Extra work shall be executed only after receiving full payment in advance -subject to approval. (11) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (12) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (13) All Images Shown are for Illustration Purpose only. (14) All disputes are subject to Vadodara jurisdiction.