



4 & 5 B2HK LUXURY
bungalows



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.



Welcome to a lifestyle where elegance, comfort, and clarity meet. Lilleria Vivaanta is a thoughtfully designed bungalow community that offers more than just a home - it offers a sense of belonging. Every element reflects calm sophistication, from the open layouts to the subtle textures. These 4 & 5 B2HK bungalows are crafted to enhance everyday living through space, light, and seamless flow. This is where modern living feels truly timeless.



RELAXED *Moments*

A woman at ease, surrounded by tranquility - that's the spirit of Vivaanta. Here, life unfolds at its own graceful pace, within a space made for mindful living. Natural light, soft colors, and open design come together to create moments of calm. This is more than a house - it's a sanctuary for the soul. Vivaanta brings balance, beauty, and silence into every corner.

63 *bungalows*



GRAND GATE VIEW

WELCOMING *Grandeur*

The entrance at Vivaanta is more than just an opening - it's a statement of prestige. Bold yet refined, it welcomes you with a perfect balance of architecture and landscape. Every detail is crafted to leave a lasting first impression.

Cleanliness and greenery guide your arrival with quiet confidence. Here, you don't just enter a home - you enter a thoughtfully created experience.

CRAFTED
Luxury



SKYLANE VIEW



USP's OF THE *project*

- LARGEST RESIDENTIAL BUNGALOW PROJECT & CLUBHOUSE IN SAMA
- 11'FT CEILING HEIGHT
- 17'FT UTILITY AREA
- TERRACE GARDEN AREA OF 24'FT
- PROJECT SURROUNDED BY 3 ROAD CORNER (18-18-12MTR TP ROADS)
MAJORITY PLOTS FACING THE ROADS
- 2 WAY IN-OUT ENTRY IN CAMPUS - FIRST TIME IN SAMA
- LIFT PROVISION FROM GF TO 2ND FLOOR
- SOLAR PANEL PROVISION
- ALL INTERNAL ROADS 9MTR AND ENTRANCE 12 MTR
- LANDSCAPED GARDEN FOR ALL UNITS
- INTERNAL RCC ROAD WITH PAVER BLOCKS & PLANTATION
- GRAND SECURITY ENTRANCE WITH 24X7 CCTV

AERIAL GATE VIEW



LAYOUT
plan

AREA TABLE

TYPE	PLOT NO.	PLOT AREA	TOTAL AREA
A	1	1727	3029
A	2 to 11	1722	3029
A	12	1752	3029
A1	12-A	1410	2713
A1	14 to 23	1386	2713
A1	24	1565	2713
A1	25	1689	2713
A1	26 to 32	1435	2713
A1	33 & 34	1683	2713
A1	35 to 41	1435	2713
A1	42	1724	2713
C	57 & 58	1518	3061

TYPE	PLOT NO.	PLOT AREA	TOTAL AREA
B	43	1785	2935
B	44 to 49	1534	2935
B	50	1810	2935
B	51	1777	2935
B	52	1744	2935
B	53	1710	2935
B	54	1677	2935
B	55	1644	2935
B	56	1654	2935
B	59	1830	2935
B	60 to 62	1534	2935
B	63	1732	2935

AREA IN SQ.FT.





ELEVATED *Elegance*

From above, the layout of Vivaanta reveals harmony in design. Every bungalow is placed with intent - to offer privacy, light, and natural ventilation. Green zones, open spaces, and intuitive paths bring everything into balance. The planning isn't just smart - it's soulful. It's a living experience shaped by purpose, not just pattern.



BALCONY VIEW

OPEN *Breaths*

Step into your balcony and step into calm. These outdoor extensions are designed to connect you with nature while maintaining privacy. Perfect for morning coffee or quiet evenings, they invite the outside in. The space is open, the air is fresh, and the moment feels yours. In every direction, the design respects your need to breathe.



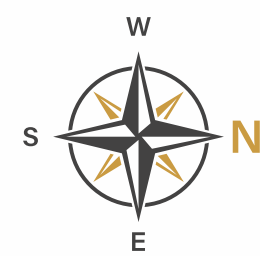
FRONT VIEW

TYPE-A

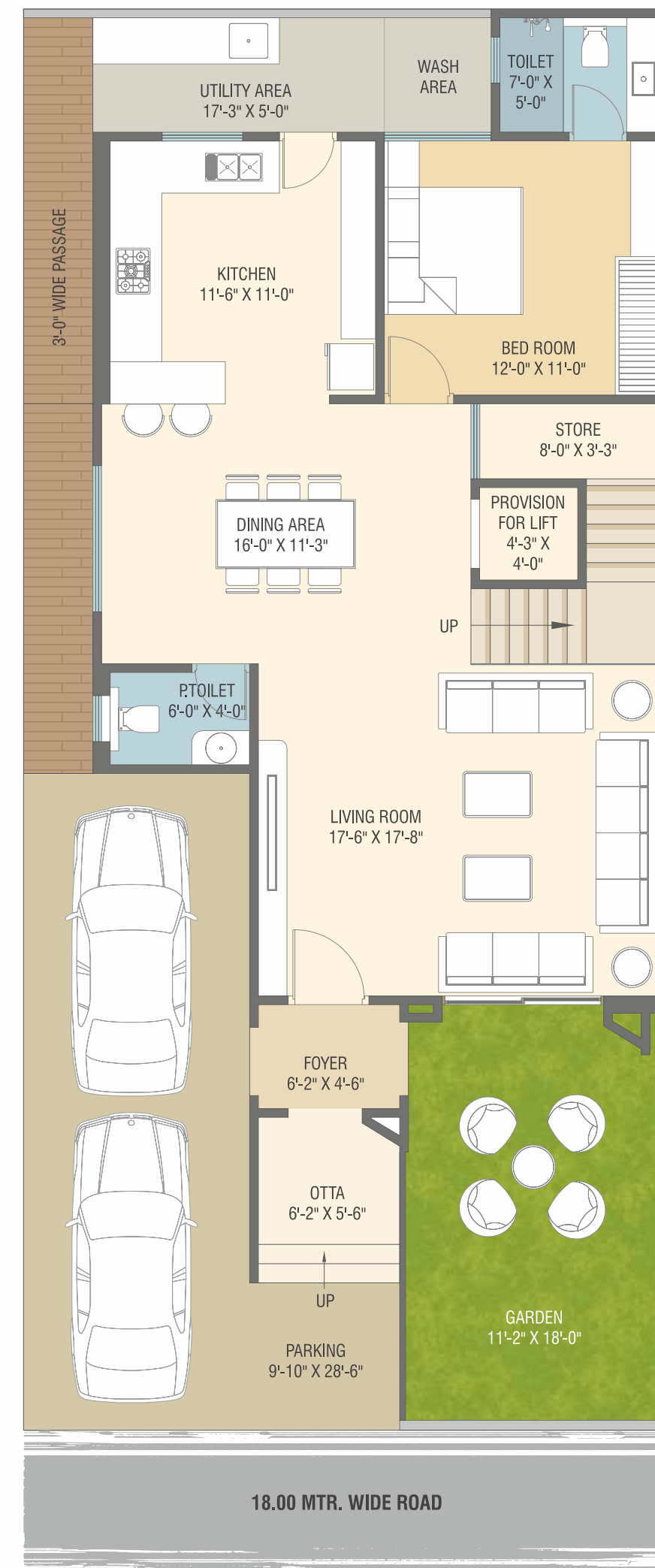
PLOT NO :
1 TO 12

AREA IN SQ.FT.

PLOT AREA	:	1722
BUILT UP AREA	:	2799
SF GARDEN	:	230
TOTAL AREA	:	3029



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

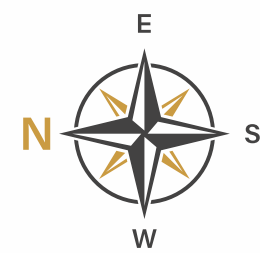


TYPE-A1

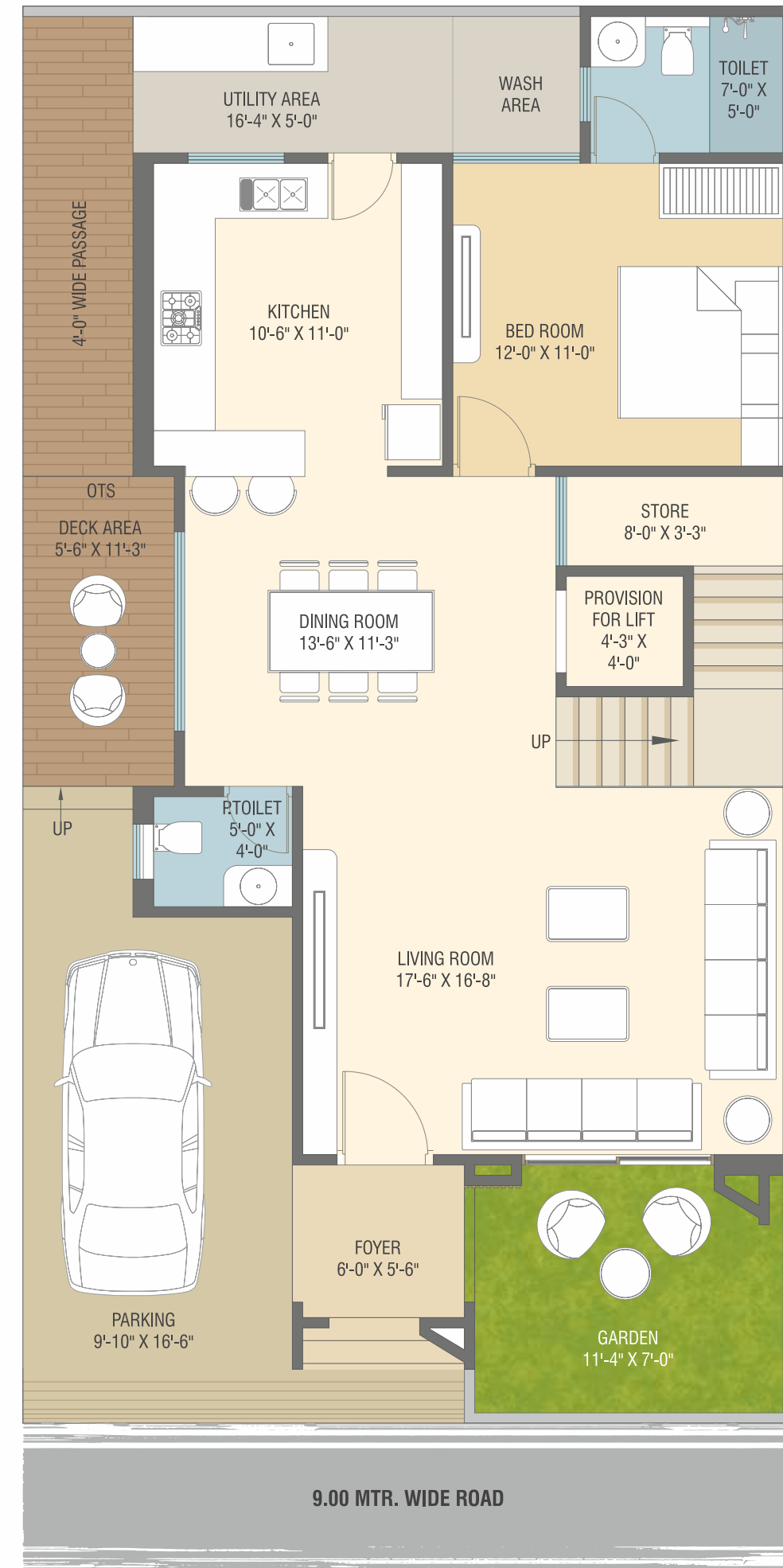
PLOT NO :
12-A TO 42

AREA IN SQ.FT.

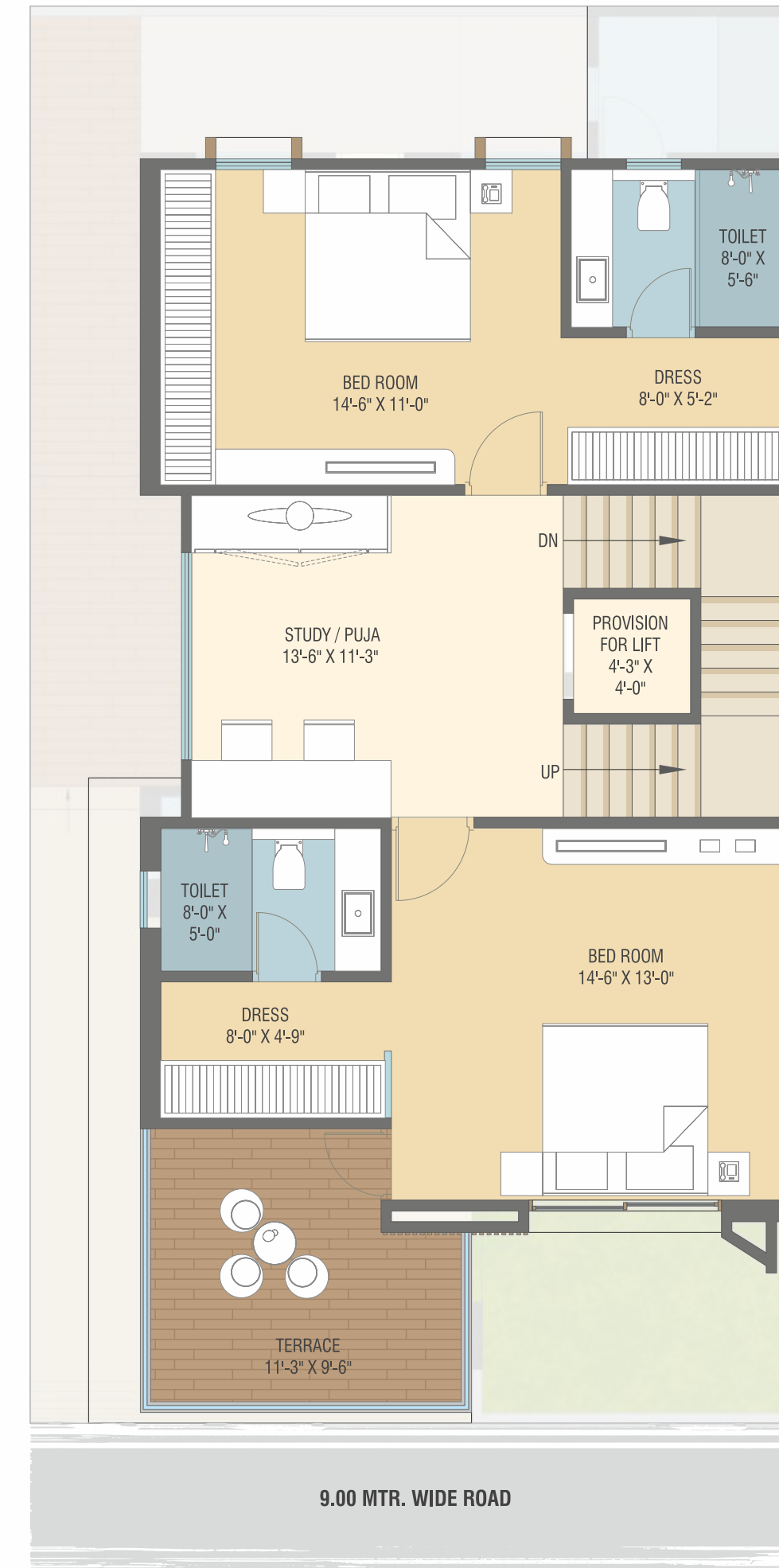
PLOT AREA :	1386
BUILT UP AREA :	2433
SF GARDEN :	280
TOTAL AREA :	2713



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNDER THE
Stars



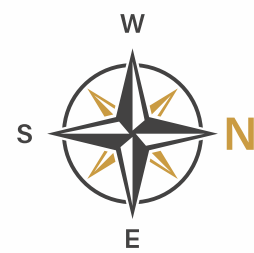
NIGHT VIEW

TYPE-B

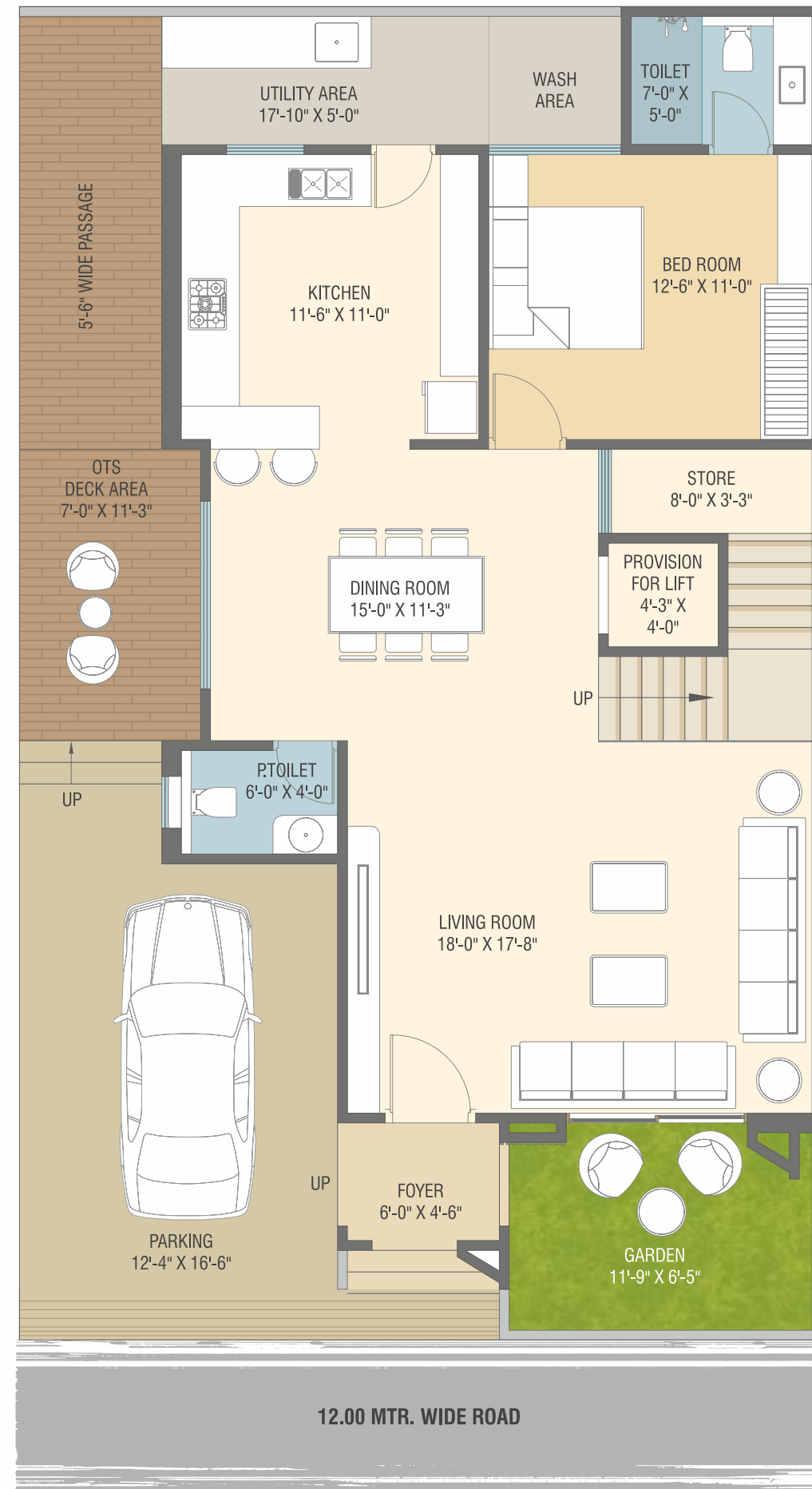
PLOT NO :
43 TO 56

AREA IN SQ.FT.

PLOT AREA :	1534
BUILT UP AREA :	2617
SF GARDEN :	318
TOTAL AREA :	2935



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

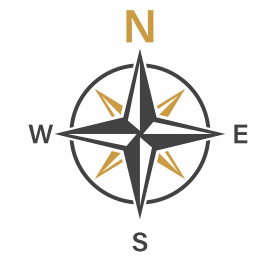


TYPE-C

PLOT NO :
57 TO 58

AREA IN SQ.FT.

PLOT AREA	:	1518
BUILT UP AREA	:	2705
SF GARDEN	:	356
TOTAL AREA	:	3061



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





CLUB HOUSE

SPECIFICATION



STRUCTURE:

- Earthquake resistant RCC & Brick masonry work as per structural engineer's design.



FLOORING:

- Premium Vitrified tile flooring in all rooms as per architect's design.



KITCHEN:

- Exclusive kitchen platform with ceramic tiles dado up to lintel level & premium quality sink.



BATHROOMS:

- Premium quality glazed tile dado up to lintel level, premium sanitary ware.



PAINT & FINISH:

- Internal walls: smooth finish plaster with putty & primer
- Exterior walls: Double coat finish plaster with weather resistant paint.



DOORS & WINDOWS:

- Main door : Flush door with wooden frame & veneer finish with standard quality locks.
- Internal doors : Laminated flush door with stone frame & standard quality locks.
- Dural aluminium windows or equivalent



PLUMBING:

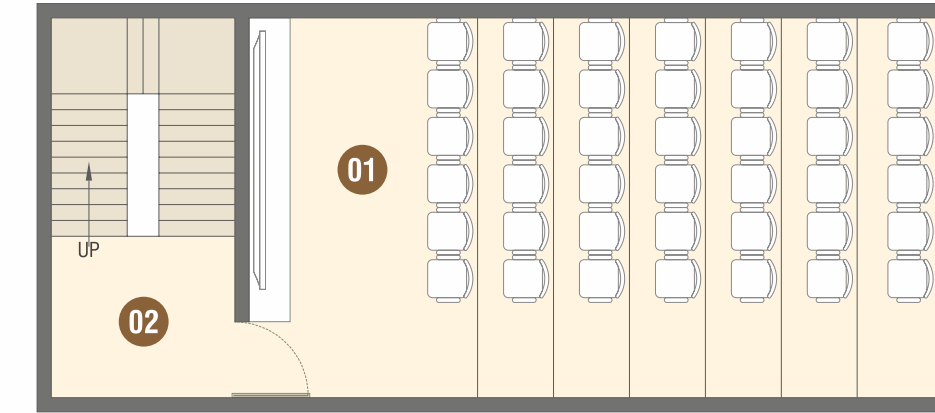
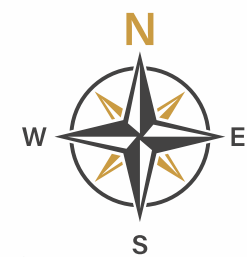
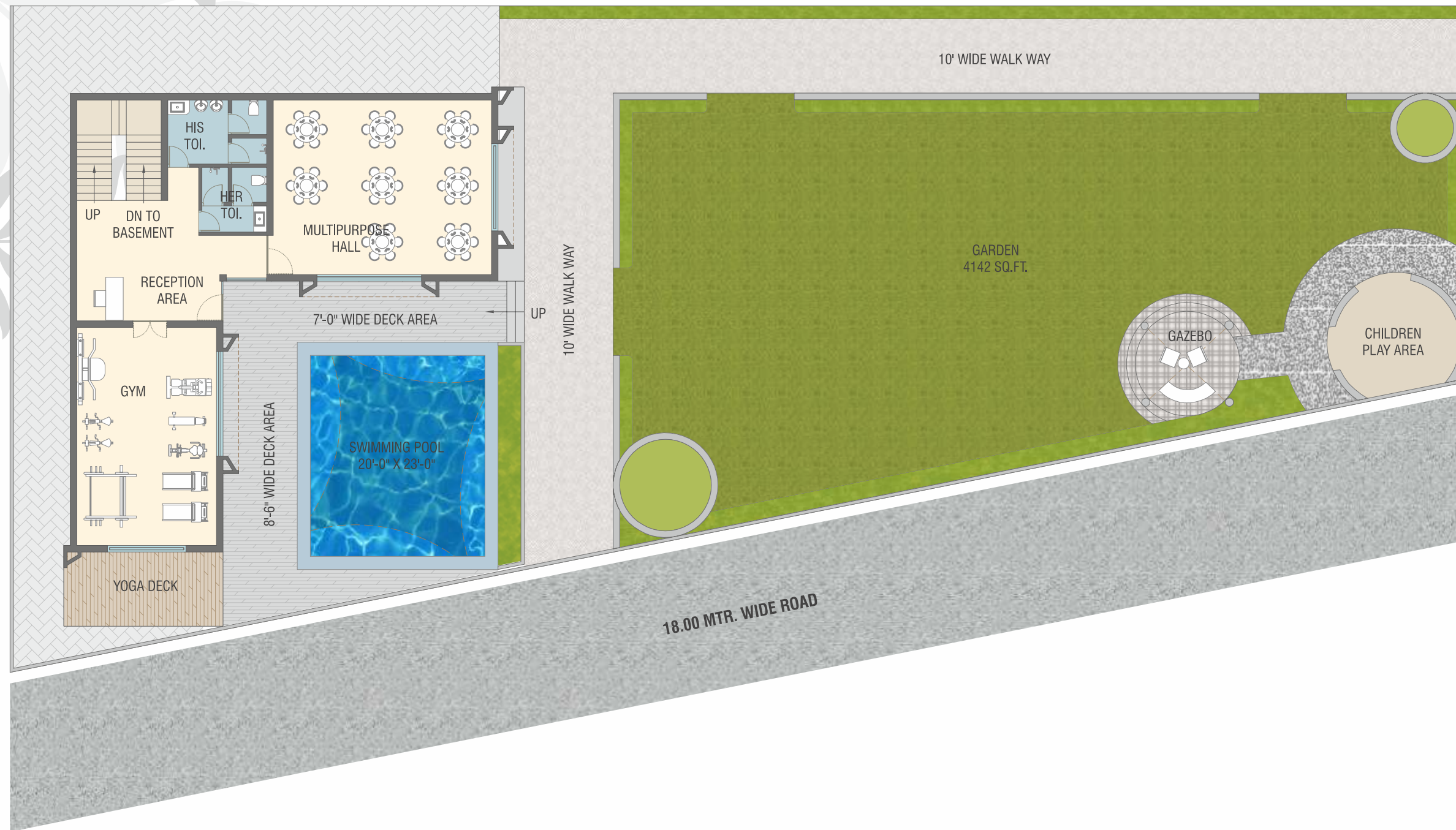
- Systematic wall concealed ISI marked CPVC/UPVC plumbing as per design.



ELECTRIFICATION:

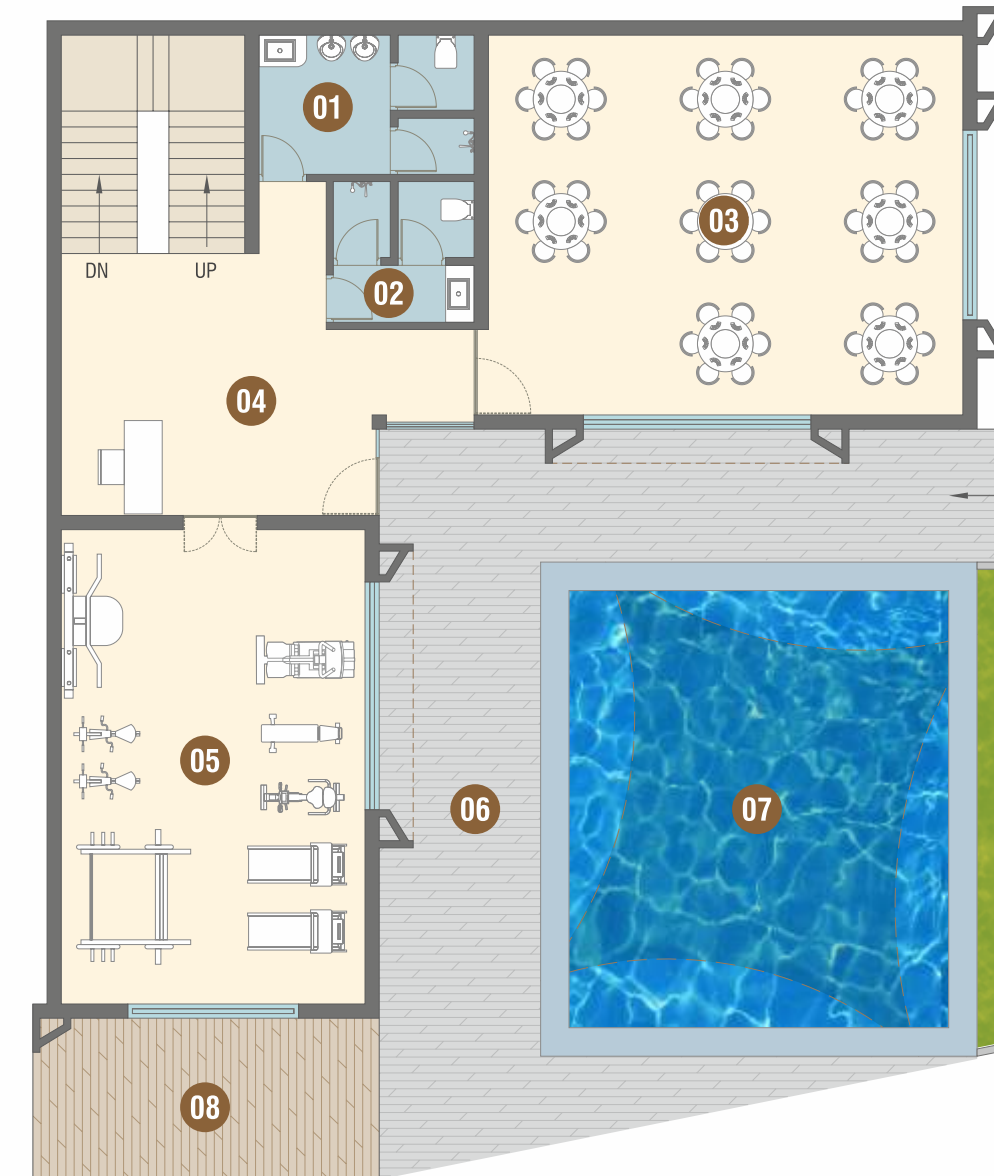
- Concealed copper ISI wiring & modular switches with sufficient point with A.C. Point in all bedrooms & geyser point in all bathrooms.

CLUB HOUSE



BASEMENT FLOOR PLAN
HEIGHT 14'-0"

01	MINI THEATRE	37'-0" X 20'-0"
02	PASSAGE	9'-8" X 8'-6"



GROUND FLOOR PLAN

01	TOILET HIS	11'-4" X 7'-4"
02	TOILET HER	7'-5" X 7'-5"
03	MULTIPURPOSE HALL	25'-0" X 20'-0"
04	RECEPTION AREA	15'-5" X 13'-10"
05	GYM	16'-0" X 25'-0"
06	DECK AREA	8'-6"
07	SWIMMING POOL	20'-0" X 23'-0"
08	YOGA DECK	18'-3" X 8'-6"



FIRST FLOOR PLAN

01	BOARD GAMES	13'-6" X 15'-0"
02	POOL & TABLE TENNIS	22'-10" X 20'-0"
03	LIBRARY+LOUNGE	16'-0" X 22'-0"
04	OUTDOOR SEATING	16'-10" X 8'-8"

MOONLIT
Calm













STREET VIEW



THE LEISURE VIEW

AMENITIES

-  CLUBHOUSE WITH LARGE GARDEN
-  SWIMMING POOL WITH GARDEN & GAZEBO
-  CHILDREN'S PLAY AREA
-  GYM
-  LIBRARY
-  LOUNGE
-  KIDS PLAYSTATION ROOM
-  HOME THEATRE (MINI CINEMA)
-  YOGA DECK
-  POOL & TABLE TENNIS



PAST projects

SHIVASHRAY SOCIETY VASNA	PAVANVEER APARTMENTS PRATAPGUNJ	ANMOL PLAZA O P ROAD
LEELA RESIDENCY <i>Luxurious Flats</i>	LEELA RESIDENCY - II 3 BHK FLATS & 4 BHK DUPLEX PENTHOUSE	LILLERIA AVENUE
PAVANVEER PLAZA SAMA - SAVALI	LILLERIA APARTMENTS	LILLERIA APARTMENTS - II
LILLERIA AASHIANA 2,3 BHK FLATS & PENTHOUSES	PAVANVEER SQUARE O P ROAD	EDGEWATER VILLA & DUPLEX APARTMENTS
LILLERIA CREEK <i>River Facing Plots & Villa</i>	LE CITY CENTRE SHOWROOMS, SHOPS & OFFICES	LILLERIA 1038 COMMERCIAL HUB
LILLERIA BOULEVARD 2,3 BHK FLATS & PENTHOUSES	LILLERIA RICHMOND TOWERS 2BHK APARTMENTS	LILLERIA PARAMOUNT COMMERCIAL HUB
LILLERIA Signature 2 & 3 BHK APARTMENTS	LILLERIA 162 3,4 BHK APARTMENTS	LILLERIA 419 COMMERCIAL HUB
LILLERIA OAKWOODS 1 - 4 - BHK PREMIUM APARTMENTS	LILLERIA AVENUE-II 3BHK APARTMENTS & SHOPS	BLUEWATERS RIVERSIDE PLOTS
LILLERIA SPRINGFIELDS 1 & 2 BHK LUXURY APARTMENTS	LILLERIA SQUARE COMMERCIAL HUB	



Developers SUNRISE INFRACON	Site Address Lillera Vivaanta Behind solitaire 9 Bunglows, After Empire Villa, Sama Savli Road, Vadodara.	Corporate Office Lillera House, 2nd Floor, Near Natubhai Circle, Race Course, Vadodara, 390007.	For Bookings +91 99792 41434 +91 63570 72072 Email marketing@lillera.com Website www.lillera.com	Architect 	Structure 	Plumbing & Electrical Consultant
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MODE OF PAYMENT : 10% BOOKING AMOUNT | 20% WITHIN 15 DAYS FROM BOOKING | 10% PLINTH LEVEL | 11% GF SLAB | 11% FF SLAB | 11% SF SLAB | 7.5% MASONARY & PLASTER | 7.5% FLOORING | 7% FINISHING WORK | 5% AT TIME OF SALEDEED.

Terms and 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, MGVCCL, VMSS/VUDA Charges will be paid by the purchaser. (04) Floor 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, MGVCCL 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.

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For futher details visit: www.gujrera.gujarat.gov.in under registered project.



Location