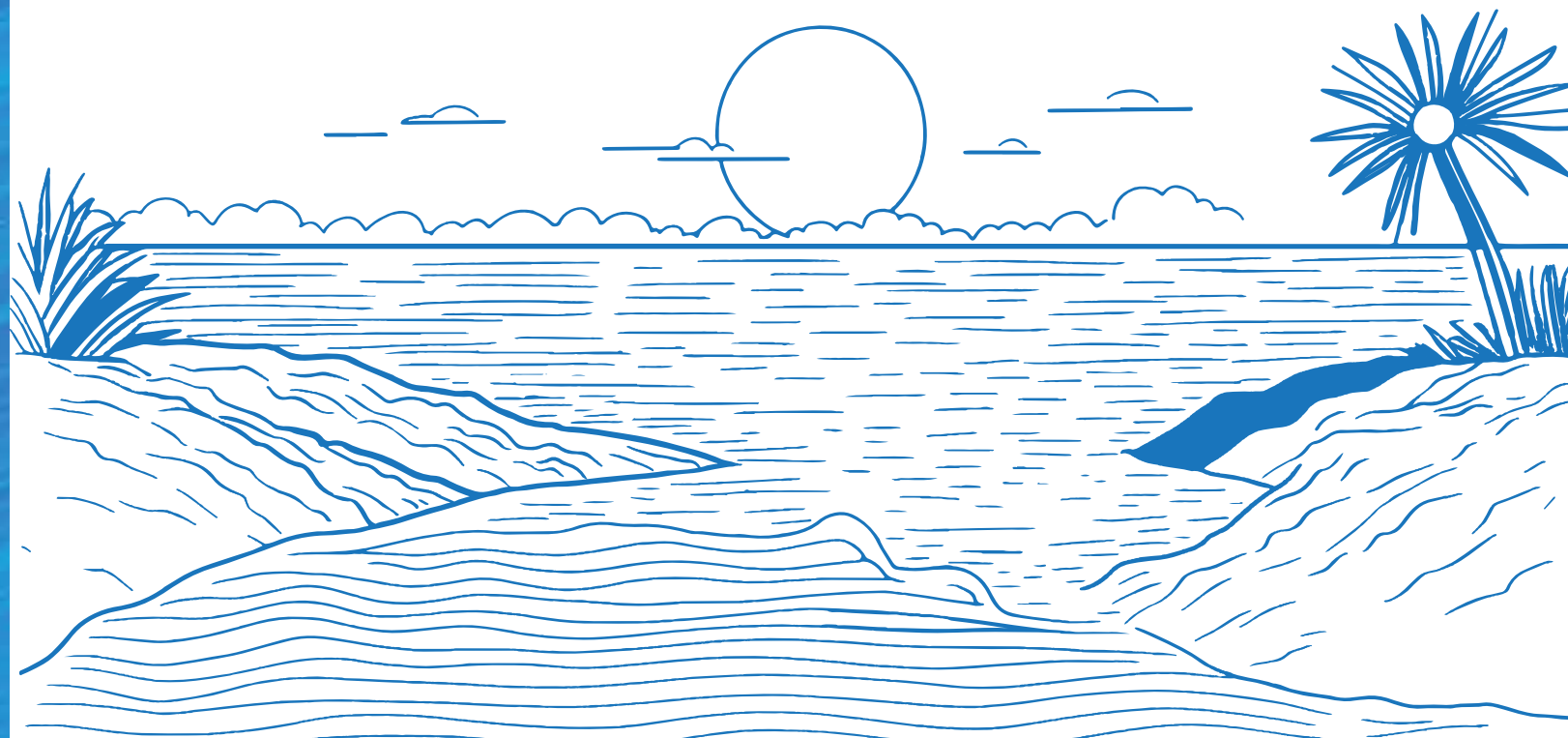




BLUEWATERS

— **RIVERSIDE PLOTS** —
@Umeta Riverfront

INDIVIDUAL FARMHOUSE PLOTS
Your Private Retreat Awaits.





BLUEWATERS - RIVERSIDE PLOTTING PROJECT

Bluewaters is an extraordinary riverfront project located near Vadodara, along the tranquil Umeta Riverfront in Amrol. This exclusive development, **consisting of just 12 premium plots, spans across 20 acres**, offering a unique chance to own land with direct, uninterrupted views of the picturesque Mahisagar River. With a remarkable **1,500 running feet of riverfront**, Bluewaters is distinguished as the **largest riverfront frontage in Vadodara**.

The project provides a diverse selection of **plot sizes, ranging from 36,000 sq. ft to an expansive 6,00,000 sq. ft**, to meet various needs and desires. Whether you envision creating a secluded weekend getaway, a luxurious villa, or a grand estate, Bluewaters offers the perfect setting to realize your dream.

Each plot is carefully **positioned on elevated ground**, ensuring safety and security for all properties. This elevation safeguards your investment by minimizing the risk of flooding, a typical concern for riverfront developments.

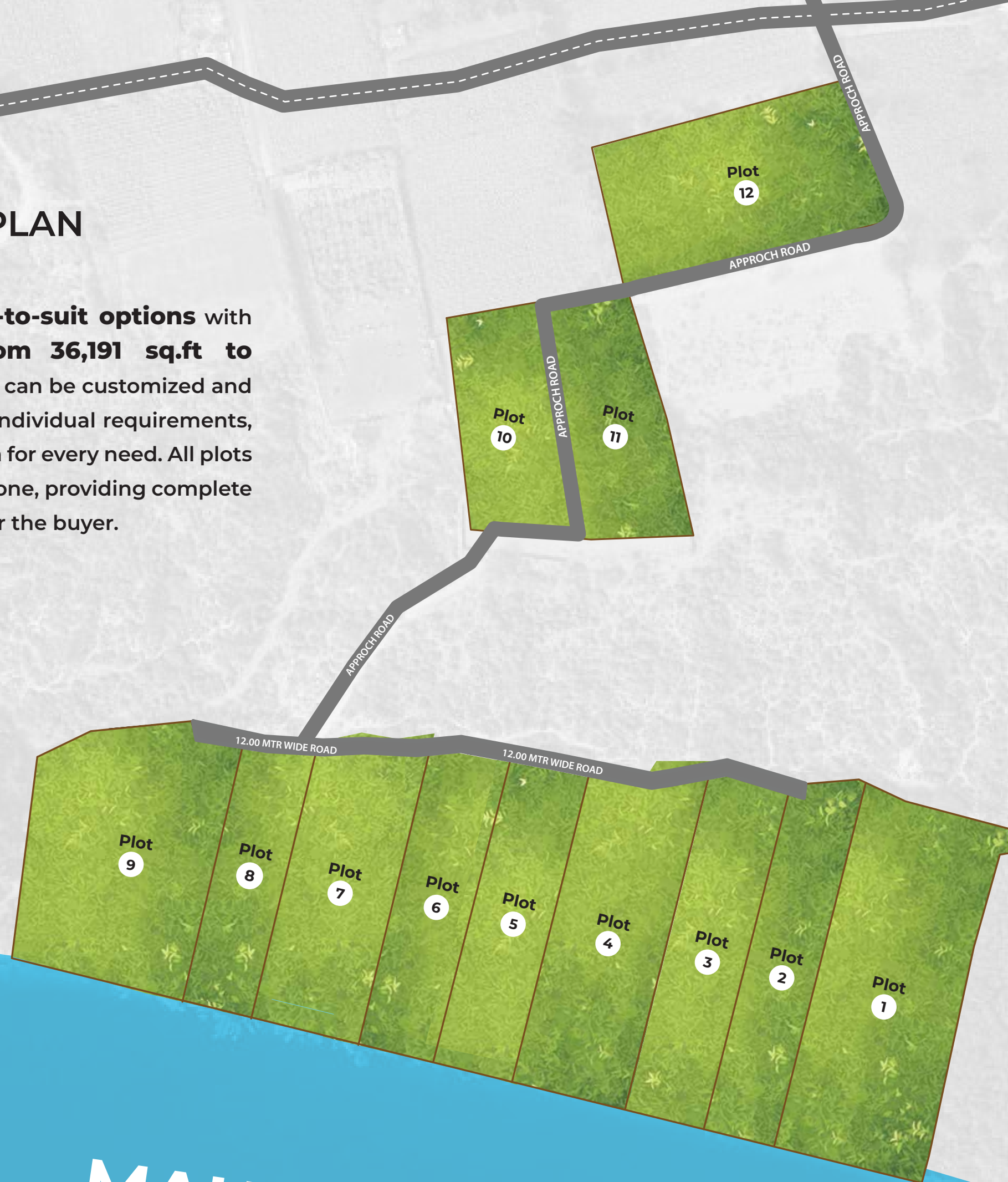
Bluewaters is crafted to deliver tranquillity and exclusivity, making it an ideal escape from the fast-paced city life, while still being conveniently close to Vadodara. Investing in Bluewaters is not just about acquiring property; it's about embracing a lifestyle of peace, luxury, and natural beauty.

With only a limited number of plots available, this opportunity is both exclusive and highly coveted.

EXPERIENCE THE CHARM OF RIVERFRONT LIVING AT BLUEWATERS!

FULL LAYOUT PLAN

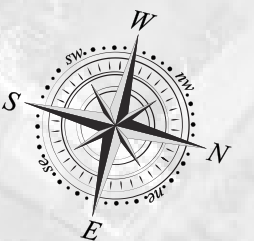
This project offers **built-to-suit options** with plot sizes **ranging from 36,191 sq.ft to 5,99,807 sq.ft.** Each plot can be customized and demarcated according to individual requirements, ensuring a tailored solution for every need. All plots are designed to be standalone, providing complete autonomy and flexibility for the buyer.



AREA TABLE

Plot No.	Plot Area (Sq. Ft.)	Dimensions
01	1,10,386	216'-6" x 523'
02	51,778	108'-3" x 467'-2"
03	50,508	108'-4" x 467'-10"
04	90,711	216'-5" x 407'-4"
05	43,486	108'-3" x 398'-8"
06	42,493	108'-5" x 384'-11"
07	59,430	164' x 347'-11"
08	36,191	108'-4" x 326'-11"
09	72,679	232'-2" x 312'-9"
10	36,846	125'-2" x 281'-4"
11	37,713	107'-11" x 327'
12	63,781	336'-10" x 189'-2"

MAHI RIVER



ARCHITECTURAL LAYOUT PLAN

(FOR REFERENCE ONLY)

PLOT NO. 05 LAYOUT PLAN

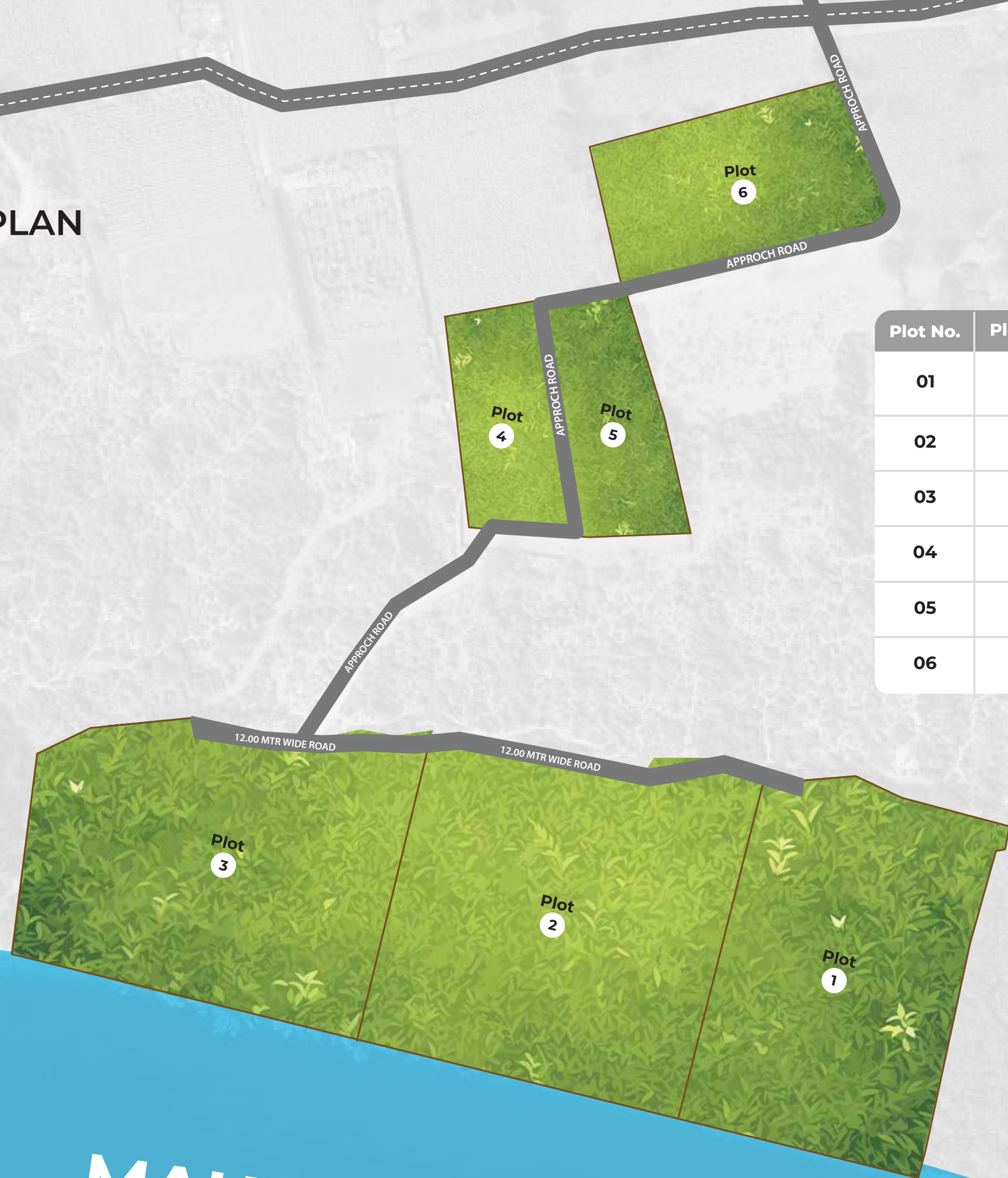
60,224 SQ. FT | 150'X402'-10"

MAHI RIVER

12 Meter Road



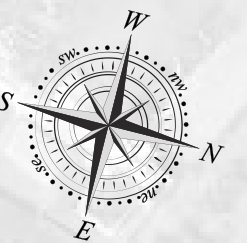
FULL LAYOUT PLAN



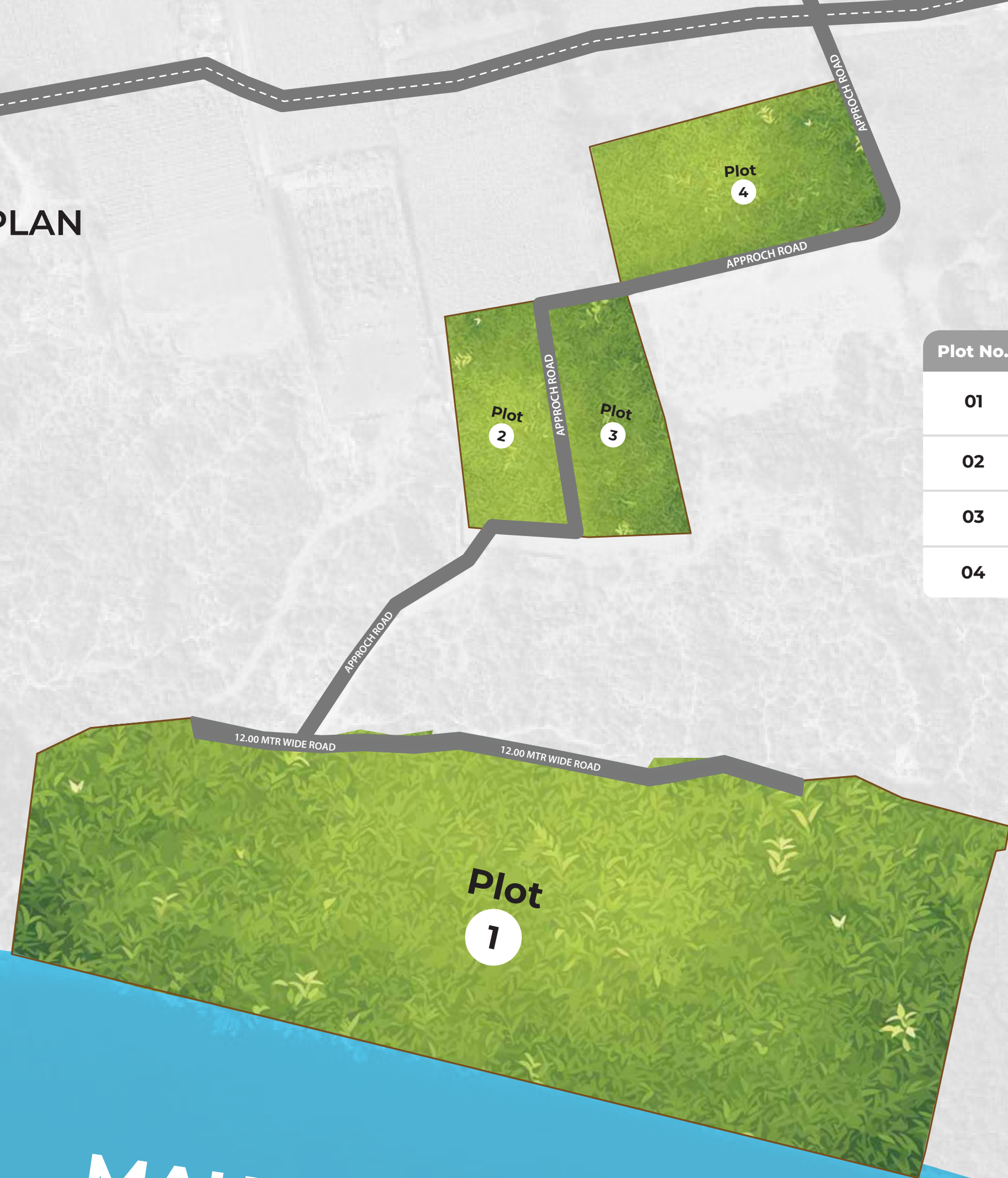
AREA TABLE

Plot No.	Plot Area (Sq. Ft.)	Dimensions
01	1,89,003	372'-11" x 516'-8"
02	1,87,879	450' x 399'-10"
03	1,87,862	547'-5" x 352'-10"
04	36,846	124'-11" x 282'-2"
05	37,713	105'-4" x 330'-4"
06	63,781	337'-3" x 188'-6"

MAHI RIVER



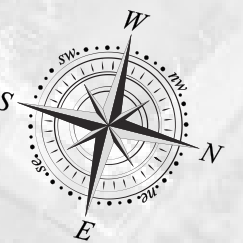
FULL LAYOUT PLAN



AREA TABLE

Plot No.	Plot Area (Sq. Ft.)	Dimensions
01	5,99,807	1361'-11" x 362'-1" x 516'-10"
02	36,846	125'-2" x 281'-4"
03	37,713	107'-11" x 327'
04	63,781	336'-10" x 189'-2"

MAHI RIVER












USP's OF THE PROJECT

- Largest 1500 ft Riverfront in Vadodara.
- Exclusive standalone Riverside plots.
- Elevated above Flood Level.
- Freedom with no Design or Elevation mandates.
- Minimum 150 ft frontage on the River.
- 12-meter-wide Central Access Road.
- Option for a communal Jetty and Dock.

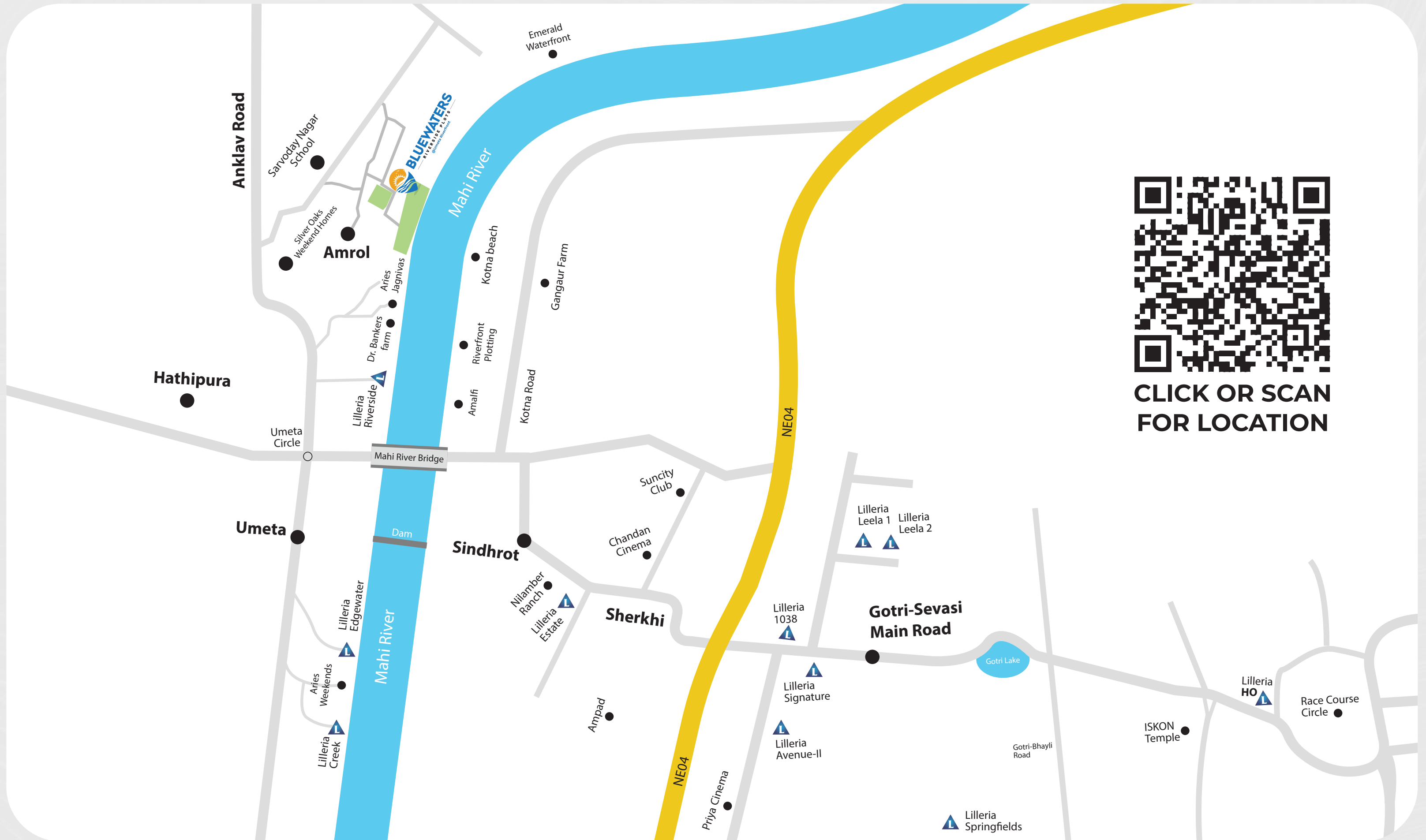
**JUST 20 MINUTES FROM GOTRI,
VADODARA.**

DELIVERABLES

- | | | | |
|---|-------------------------------------|---|------------------------------------|
|  | RCC Road with Paver Blocks |  | Outer Compound wall |
|  | Water Bore |  | Street lights |
|  | Security cabin |  | Main gate with pedestrian gate |
|  | GEB Connection |  | Entry from main road to Bluewaters |
|  | Gabian wall and deck (not included) | | |



LOCATION MAP



Terms and Condition/ Disclaimer:
 Document Charges, Service tax, VAT, Corporation tax and any other governmental taxes direct or in-direct will be extra as actual. | Maintenance deposit will be Rs. 25 per Sq Ft on Plot area. | Stamp duty and registration charges will be borne by buyer as actual. | Development charge will be Rs.3 to 4 Per Sq.ft on plot area. | GST as applicable. | Rs.25,000/- Advocate & Legal Fee. | The developer reserves the right to make necessary changes, additions, alterations and amendments in the building plan, layout, amenities and specifications. | Cancellation charges would be Rs. 5,00,000/- per plot area + Continuous default of payments would lead to cancellation. | The developer/owner has the right to charge interest at 1.5% p.m. for the period of delay in payment as per schedule + All statements, plans and depiction contained in the brochure do not form a part of the contract for the sale of units. All rendering and visuals are for information only. | The areas stated in the brochure are approx, measurements only are subjected to final survey. | 50,000/- (as actuals) MGVCLE expenses. | Gabian Wall as actuals by society. | This brochure is for information purposes only it does not form a part of an agreement or any legal document. | Subject to Anand jurisdiction.

Project by

RBV ENTERPRISE



www.lilleria.com

Location

Bluewaters Riverside Plots
Umeta River Front
Amrol, Anand

+91 75750 50123

sales@lilleria.com

Corporate Office

Lilleria House,
Between Natubhai Circle and
Inox, Race Course,
Vadodara - 390007

+91 265 2388199

info@lilleria.com

Architect



DESIGN STUDIO
architects & interiors