

Project By :



Developers:

YUNAY INFRA LLP

SITE ADDRESS :

Lilleria Oakwoods, Next to Billabong School & Park Paradise,
New Manjalpur - Vadsar 40 Mtr Ring Road, Vadodara.

For Booking **9979 147 147** | marketing@lilleria.com

CORPORATE OFFICE :

Lilleria house, Near Natubhai Circle, Race Course, Vadodara.

+91 265 2388198/99 | www.lilleria.com | info@lilleria.com

Architect :



Structure :



PMC :



RERA NO. :

PR/GJ/VADODARA/VADODARA/Others/MAA10888/111122

www.gujrera.gujarat.gov.in

LILLERIA OAKWOODS

3 - 4 - 5 BHK PREMIUM APARTMENTS





BEHOLD THE OASIS OF BREATH-taking SPLENDOUR

Lilleria Oakwoods is the ideal ensemble to the dreams nurtured with regality. A holistic living experience to the senses, the sprawling property invokes a sense of profound serenity and newfound freedom. A novel take on community spaces provides the quintessential experience that knits together families and weaves exquisite experiences under the spotlight of nature's beauty. The seamless integration of semiotics, aesthetics, and teleological aspects employed in the genesis of Lilleria Oakwood creates the abode of perennial luxury.



ENTER
INTO THE
UTOPIA OF
RESPLENDENT
BLISS

ENTRY GATE

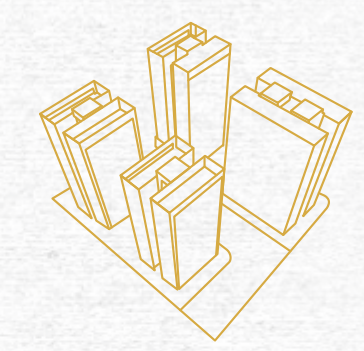


AN
ASCENSION
TO THE
PINNACLE OF
REGAL
LIVING

CORNER VIEW



BIRD EYE VIEW



ENLIGHTENED
EXPERIENCES
THROUGH
HEIGHTENED
DESIGN
PHILOSOPHIES

▼ PULL IT UP



GROUND FLOOR LAYOUT PLAN

| | | | | | | | |
|----|-------------------------------|----|----------------------|----|----------------------|----|--------------|
| 01 | Entry / Exit | 06 | Party Lawn | 11 | Reserved Garden | 16 | Meter Room |
| 02 | Security Cabin | 07 | Swimming Pool | 12 | Children Play Area | 17 | Club House 1 |
| 03 | Bus Drop-off Point | 08 | Female Changing Room | 13 | Tot-Lot | 18 | Club House 2 |
| 04 | Basement Ramp | 09 | Male Changing Room | 14 | Visitor Parking | | |
| 05 | Gazebo/Senior Citizen Sitting | 10 | Jogging Track | 15 | Service/Utility Area | | |

SHOP AREA TABLE

| TOWER A | | | | | | TOWER B | | | | | |
|---------|------|--------|-----|------|--------|---------|------|--------|-----|------|--------|
| No. | B.A. | S.B.A. | No. | B.A. | S.B.A. | No. | B.A. | S.B.A. | No. | B.A. | S.B.A. |
| 01 | 386 | 676 | 04 | 434 | 760 | 01 | 386 | 676 | 04 | 478 | 837 |
| 02 | 380 | 665 | 05 | 380 | 665 | 02 | 380 | 665 | 05 | 380 | 665 |
| 03 | 478 | 837 | 06 | 386 | 675.5 | 03 | 434 | 760 | 06 | 386 | 675.5 |



FIRST FLOOR LAYOUT PLAN

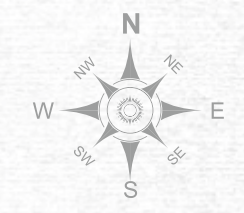
SHOP AREA TABLE

— TOWER A —

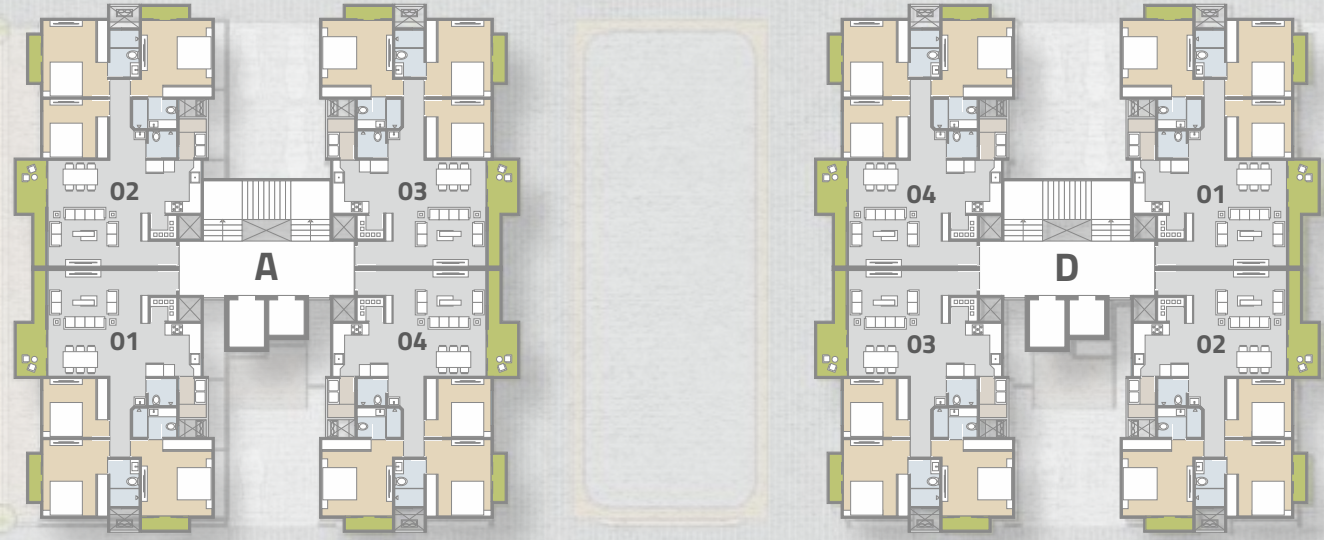
| No. | B.A. | S.B.A. |
|-----|------|--------|
| 01 | 387 | 677 |
| 02 | 316 | 553 |
| 03 | 410 | 718 |
| 04 | 366 | 641 |
| 05 | 316 | 553 |
| 06 | 387 | 677 |

— TOWER B —

| No. | B.A. | S.B.A. |
|-----|------|--------|
| 01 | 387 | 677 |
| 02 | 316 | 553 |
| 03 | 366 | 641 |
| 04 | 410 | 718 |
| 05 | 316 | 553 |
| 06 | 387 | 677 |



9.00 Mtr Wide Road

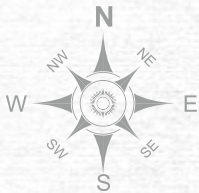


24.00 Mtr Wide Road

9.00 Mtr Wide Road

TYPICAL FLOOR LAYOUT PLAN

2nd to 14th Floor





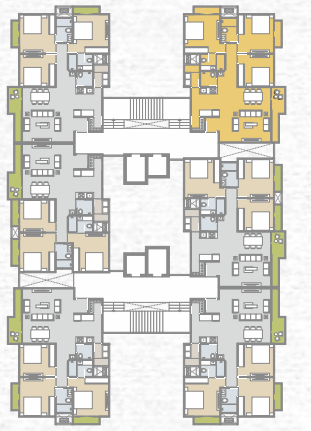
THE
INCEPTION OF
AN ETERNITY
OF GILDED
OPULENT
LIVING

COMMON PLOT VIEW

Typical Floor Plan
Tower A, B & D
 3 BHK



Typical Floor Plan
Tower C
 3 BHK



Built Up Area 1247 sq.ft. Super Built Up Area 2140 sq.ft.



Built Up Area 1163 sq.ft. Super Built Up Area 1975 sq.ft.

Typical Floor Plan
Tower A, B & D
 4 BHK

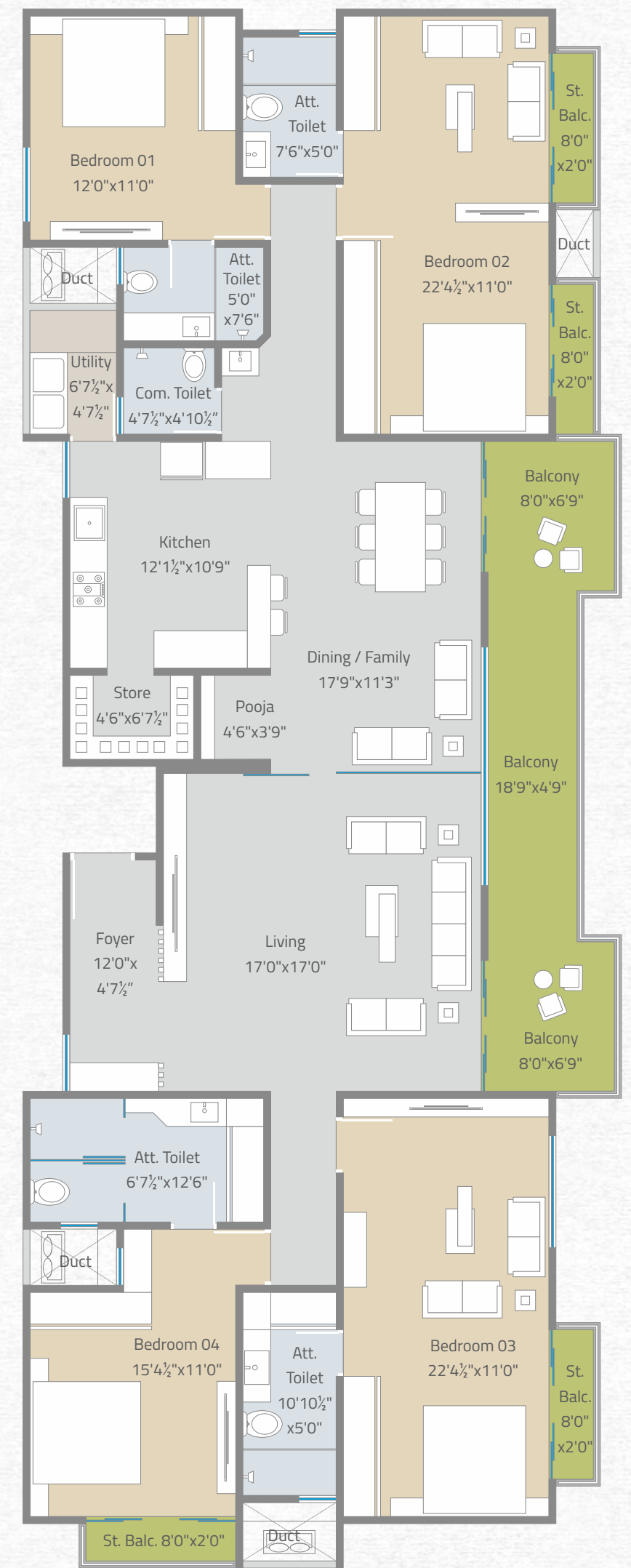


| | | | |
|---------------|-------------|---------------------|-------------|
| Built Up Area | 2494 sq.ft. | Super Built Up Area | 4280 sq.ft. |
|---------------|-------------|---------------------|-------------|

Typical Floor Plan
Tower C
 4 BHK



| | |
|---------------------|-------------|
| Built Up Area | 2326 sq.ft. |
| Super Built Up Area | 3950 sq.ft. |



Typical Floor Plan
Tower A, B & D
 5 BHK



Built Up Area 2494 sq.ft. Super Built Up Area 4280 sq.ft.

VALUE ADDITIONS



Project as per Vastu



Power Back-up for common areas



Driver's toilet & waiting area



Main gate with security cabin w pedestrian gate



Allotted Car Parking + Additional Car park option to buy



Dedicated area for Services, Utility & Transformers



Bus Pickup & Drop Zone



Visitor Car Parking



State of the art Fire safety system as per govt. norms



80' Ft Distance between towers



LIFESTYLE AMENITIES



Landscape Garden with gazebo in the centre



Children's Play Area



Swimming Pool



Walking & Jogging Track



2 Lifts for each tower



Senior citizen area



Game Zone for kids



Changing Room



Waiting lounge in each tower on Ground Floor



CCTV / Security in common areas



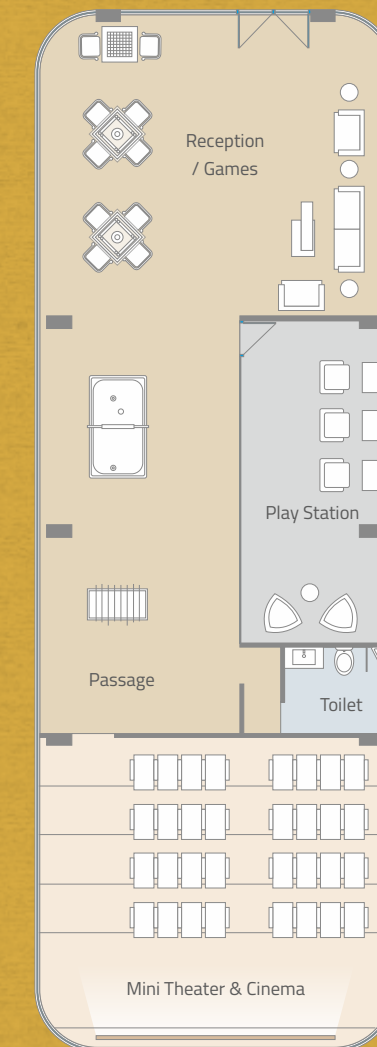
MULTI PURPOSE HALL



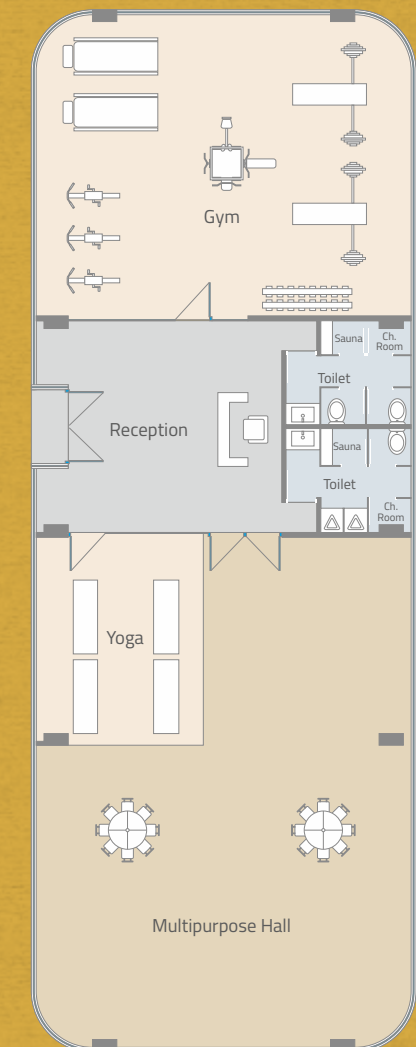
INDOOR GAMES

CLUBHOUSE AMENITIES

CLUBHOUSE 1



CLUBHOUSE 2



Mini Theater & Cinema



Gym & Yoga



Indoor Games center with pool table, table tennis, chess & board games



Library & Lounge area



Play Station Room for Kids



Multi Purpose Hall

PREMIUM SPECIFICATIONS

STRUCTURE

- Earth quake resistant RCC frame structure designed by approved Structural Consultant

FLOORING

- 2x2 premium quality vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage
- Anti-Skid flooring in all bathroom

WALL FINISH

- Interior : Smooth finish plaster with 2 coat putty and primer
- Exterior : Double coat plaster with weather resistant paint & texture

ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI standard
- Adequate electric points in each room as per Architect's Plan
- Geyser points in each bathroom
- TV Point in Living Room and in one Bedroom

KITCHEN

- Premium quality granite platform with S.S sink Dado up to beam bottom

BATHROOMS

- Designers bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to beam bottom

DOORS

- Main Door : High quality decorative door finish on both sides and wooden frame
- Internal Doors : Laminated flush door with granite frame
- All other doors with Godrej or equivalent lock fittings

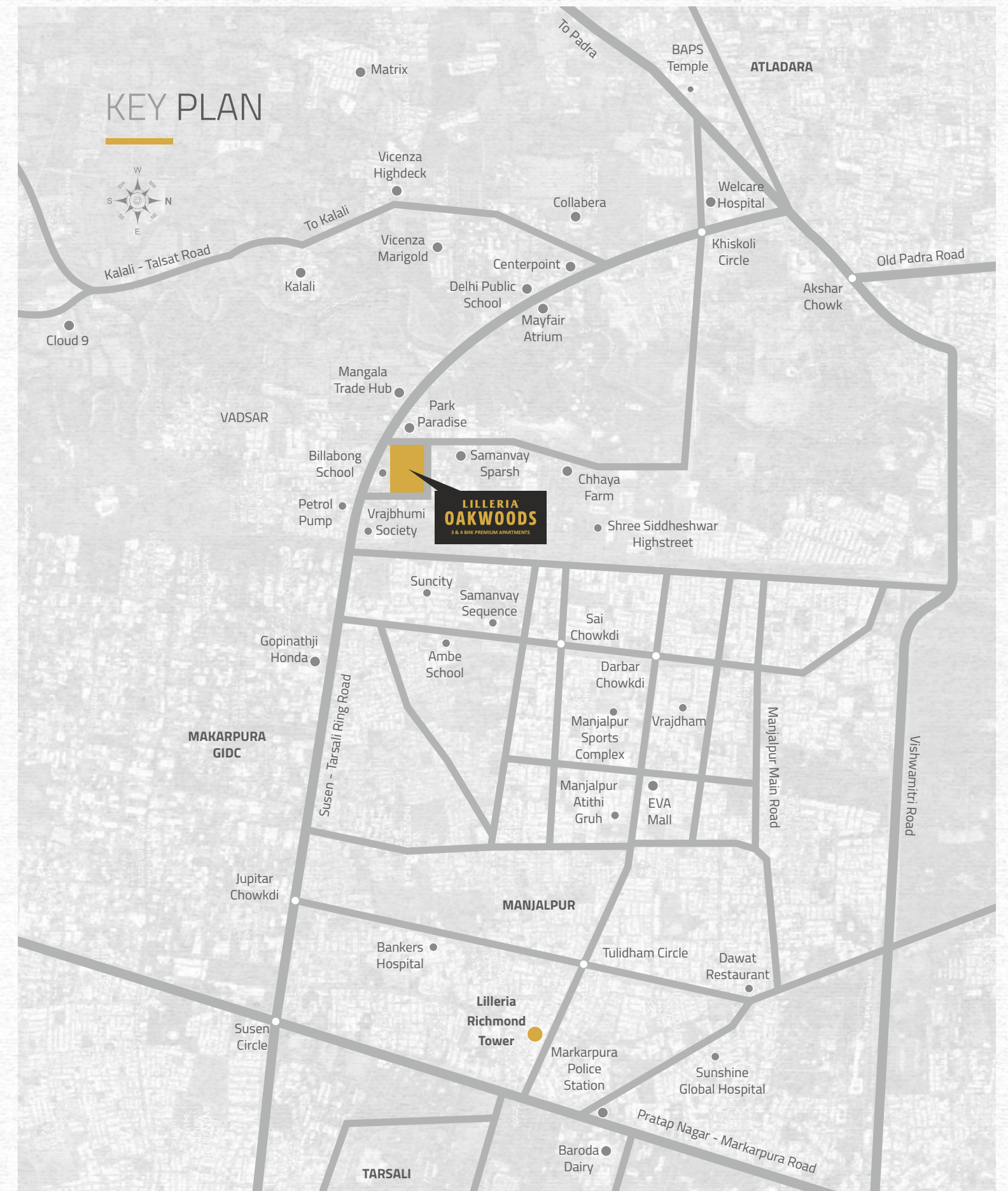
TERRACE

- Elegant china mosaic finish with waterproofing treatment

OTHERS

- Trimix concrete internal road with streetlight.

19,00,000+ SQ.FT. DEVELOPED
1,000 + HAPPY FAMILIES



PAYMENT TERMS

| | |
|-------------------------|-----|
| • At Time of Booking | 30% |
| • Foundation / Basement | 8% |
| • Plinth Level | 5% |
| • Each Slab (3x14) | 42% |
| • Masonary / Plaster | 5% |
| • Finishing Work | 5% |
| • At Time of Sale Deed | 5% |

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, MGVC, VMSS / VUDA Charges will be paid by the purchaser. (04) Floor charges, Extra 2nd 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.