




**LILLERIA™
SPRINGFIELDS**

3 & 4 BHK LUXURY APARTMENTS



UNPARALLELED
Comfort & Luxury



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.



LILLERIA™ SPRINGFIELDS

3 & 4 BHK LUXURY APARTMENTS

Lilleria Springfields a luxury project of 112 apartments which is spread across 39000 SQ.FT. in the heart of the city located on Vasna-Bhayli Road. The project offers the large central garden space area in the vicinity of Bhayli.

A holistic living experience to the senses, sprawling property invokes a sense of profound serenity and newfound freedom. Turn any day into a good day with some lavish 30+ Amenities that are crafted for your comfort, convenience and class by Lilleria.



**UNWIND IN YOUR
PRIVATE OASIS**

Escape to your own serene sanctuary as you soak in the beauty of nature from the comfort of your balcony. Find relaxation and peace in every moment.



FRONT VIEW

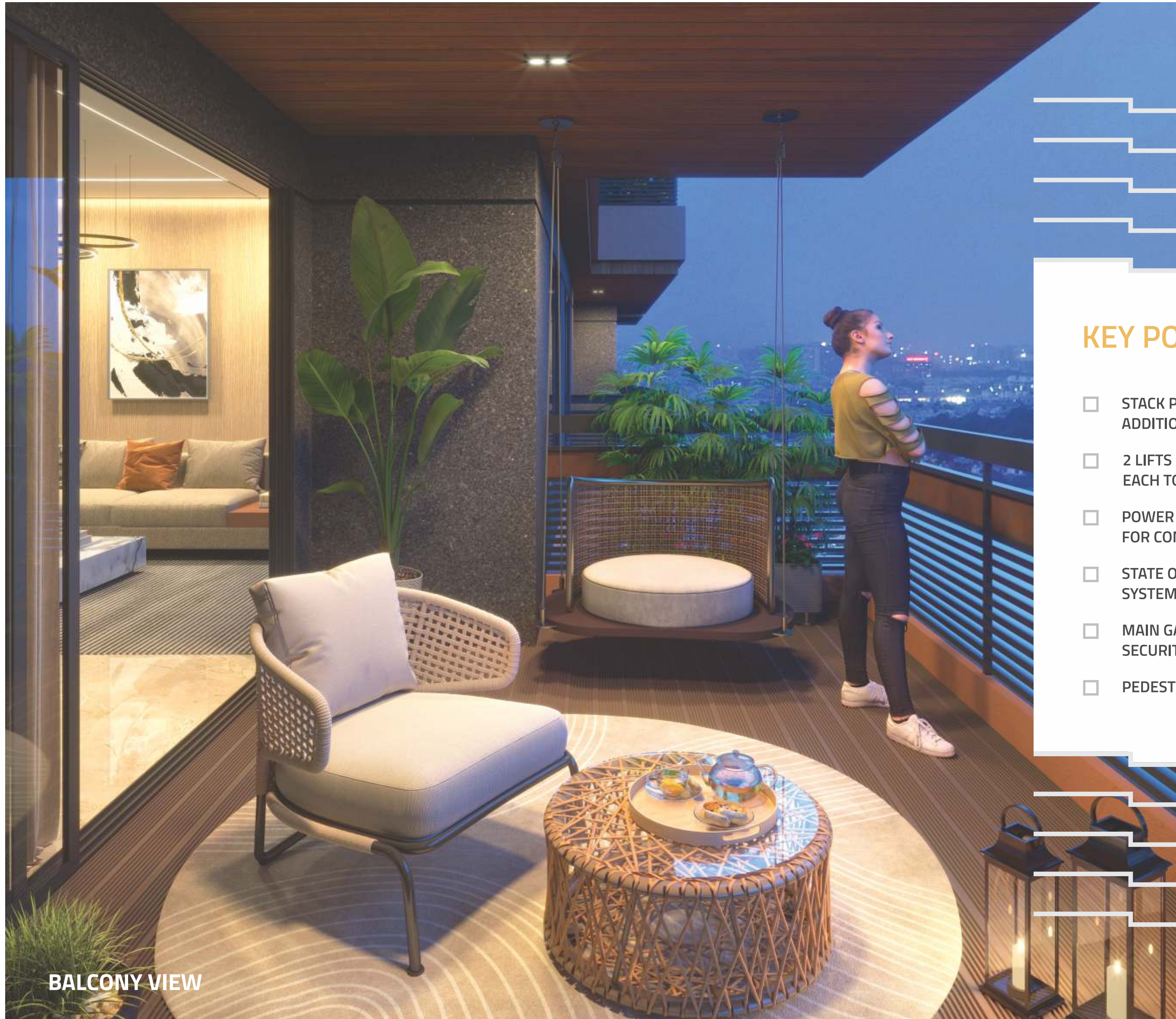
KEY POINTS

- 77 FT+ DISTANCE BETWEEN TOWERS
- ALL 3 SIDES OPEN IN ALL APARTMENTS
- ENTRY FROM MAIN 18 MTR ROAD
- PROJECT AS PER VASTU
- ALLOTTED CAR PARKING
- DEDICATED AREA FOR SERVICES / UTILITY

AQUATIC OASIS

Dip into the refreshing waters of our splash pool, surrounded by comfortable seating, and let the cares of the day wash away in this serene aquatic oasis.





BALCONY VIEW

KEY POINTS

- STACK PARKING PROVISION FOR ADDITIONAL CAR PARKING
- 2 LIFTS FOR EACH TOWER
- POWER BACK-UP FOR COMMON AREAS
- STATE OF THE ART FIRE SAFETY SYSTEM AS PER GOVT. NORMS
- MAIN GATE WITH SECURITY CABIN
- PEDESTRIAN GATE

NATURE'S EMBRACE

Our lush green gardens provide the perfect backdrop to our elegant residences. Enjoy the tranquility of nature just steps away from your home.





**SUN-KISSED
SERENITY**



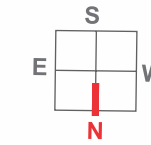
Experience the enchantment of sun-kissed gardens that surround our exquisite buildings, creating a picturesque atmosphere for your daily life.

GROUND FLOOR LAYOUT PLAN

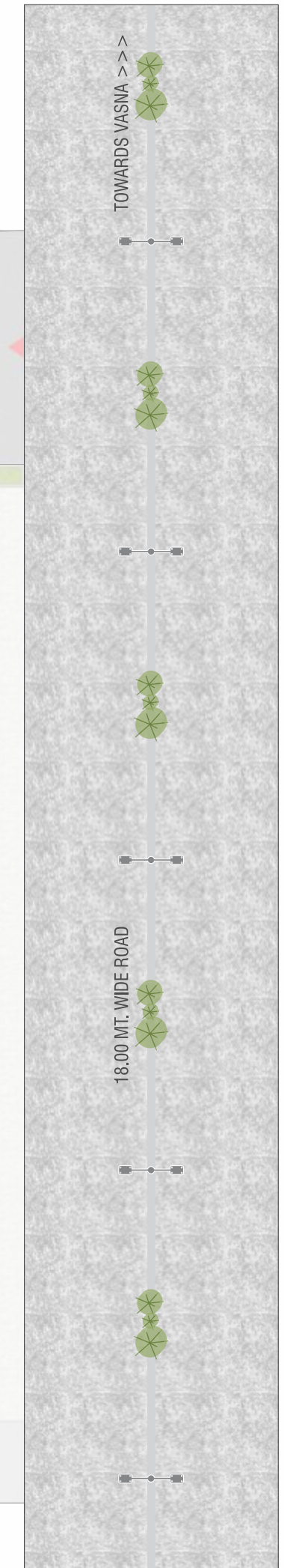
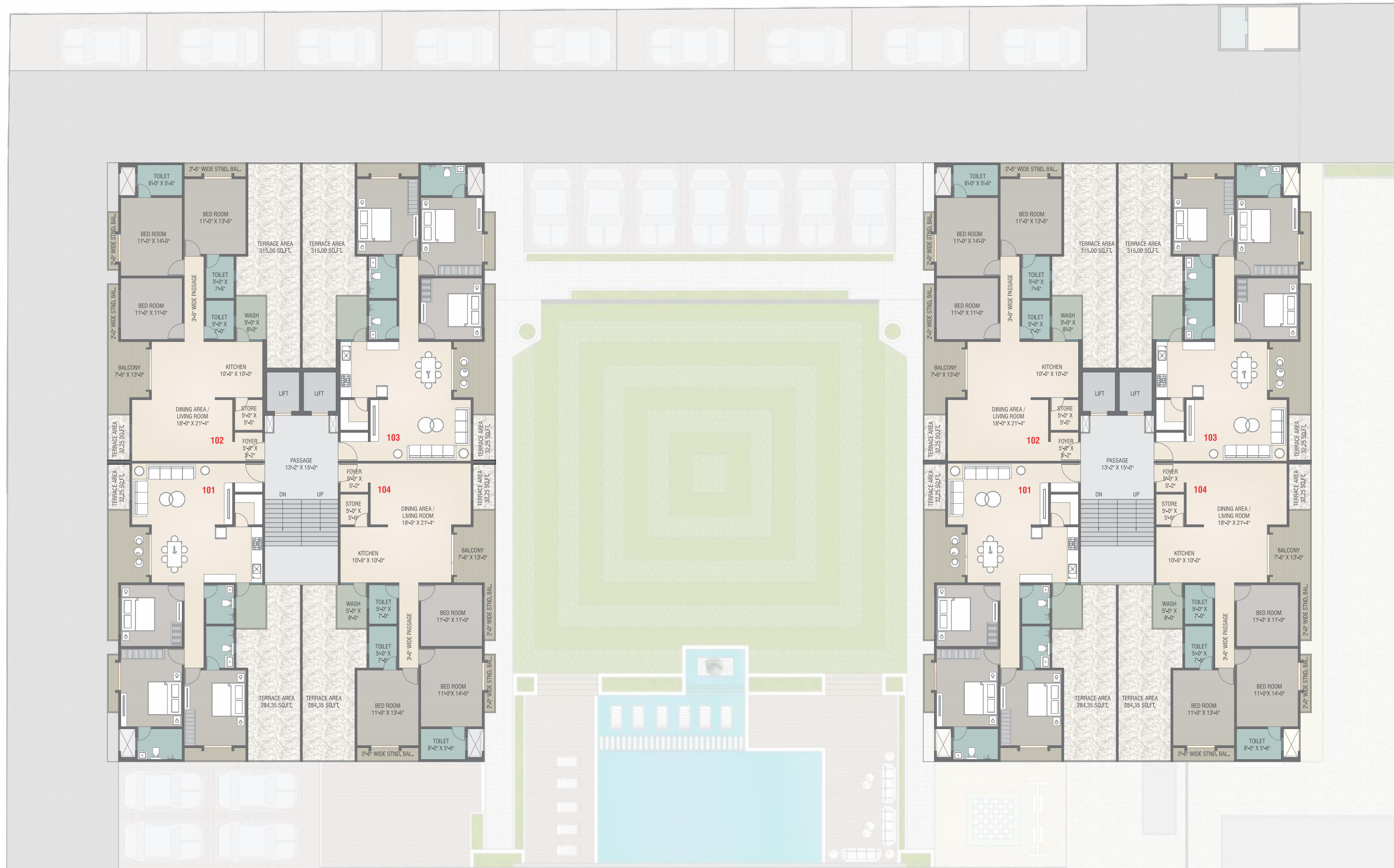
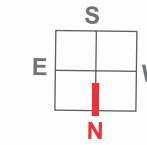
SHOP AREA TABLE

SHOP NO.	SHOP SIZE	CARPET AREA	BUILT-UP AREA	S.B.A. AREA
01	30'-0" X 9'-9"	292.50	313.00	541.00
02	30'-0" X 9'-9"	292.50	307.00	541.00
03	30'-0" X 10'-0"	330.00	346.00	610.50
04	25'-9" X 10'-0"	257.50	271.00	476.00
05 & 06	25'-9" X 11'-0"	283.25	297.00	524.00
07	25'-9" X 10'-0"	257.50	271.00	476.00
08	30'-0" X 10'-0"	330.00	346.00	610.50
09	30'-0" X 9'-9"	292.50	307.00	541.00
10	30'-0" X 9'-9"	292.50	313.00	541.00

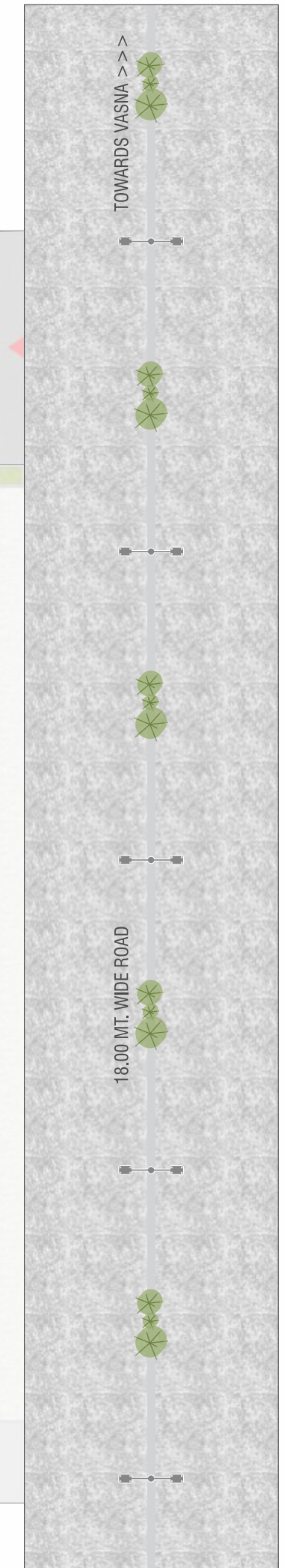
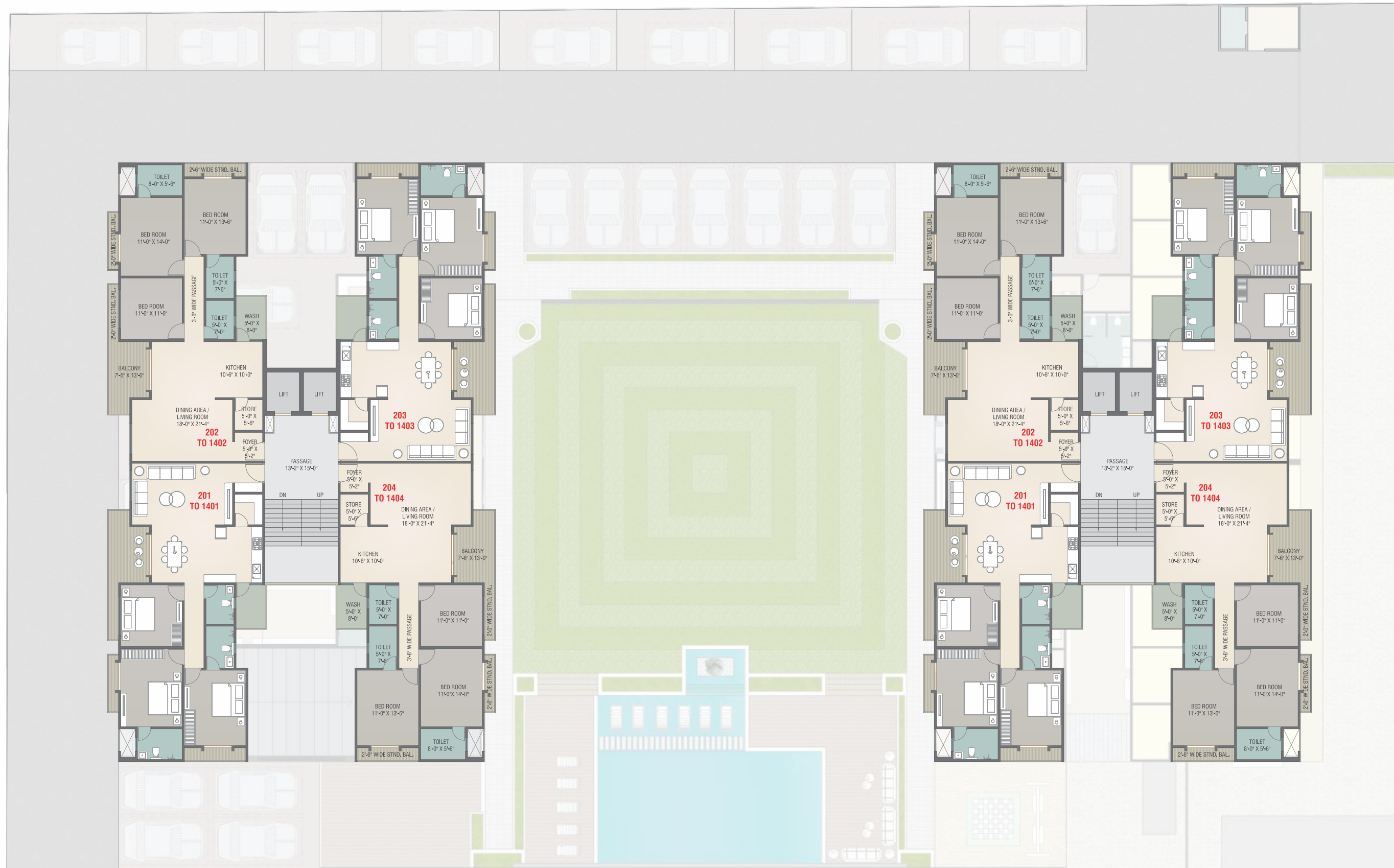
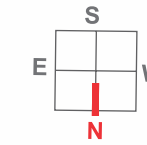
AREA IN SQ.FT.

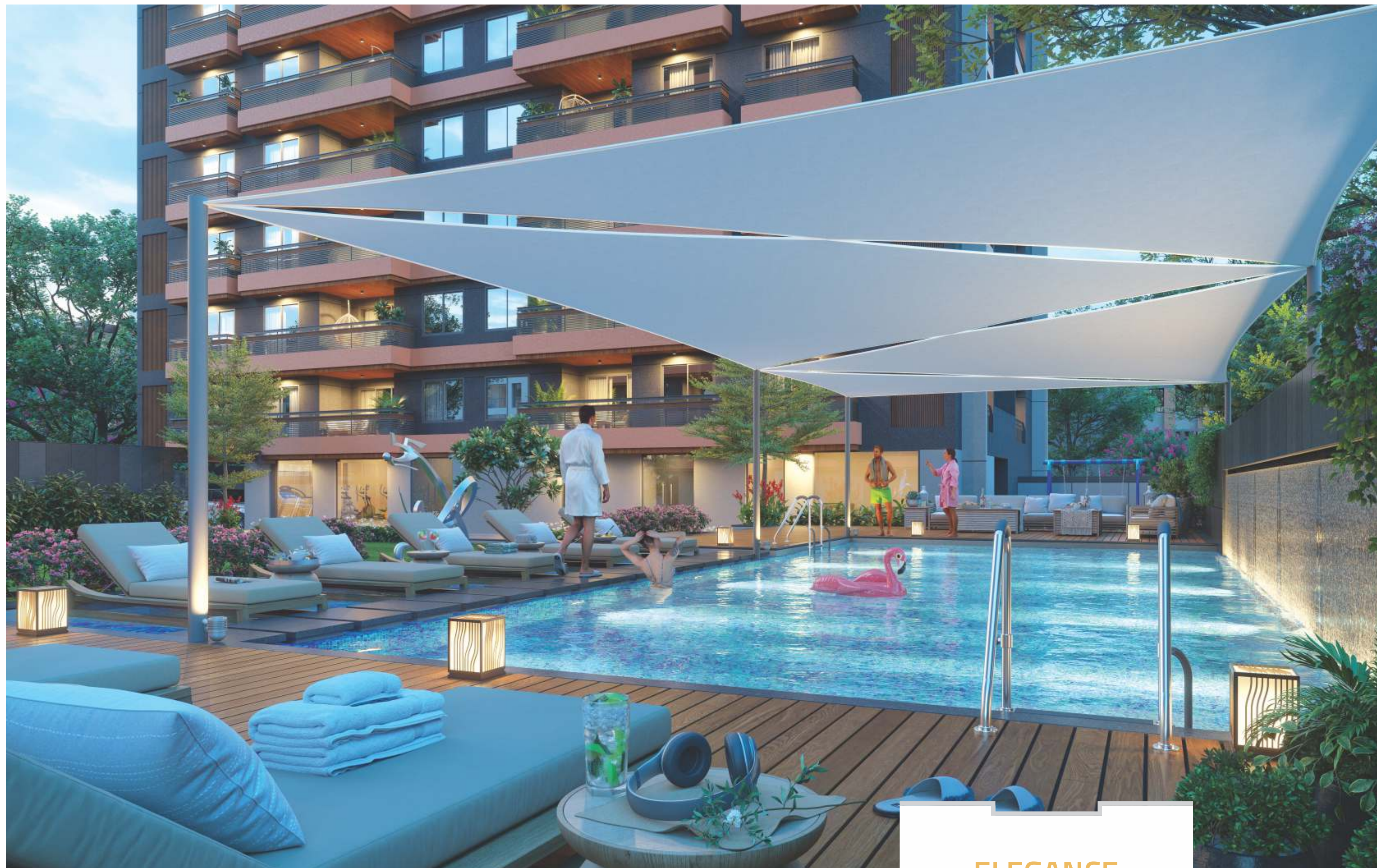


FIRST FLOOR LAYOUT PLAN



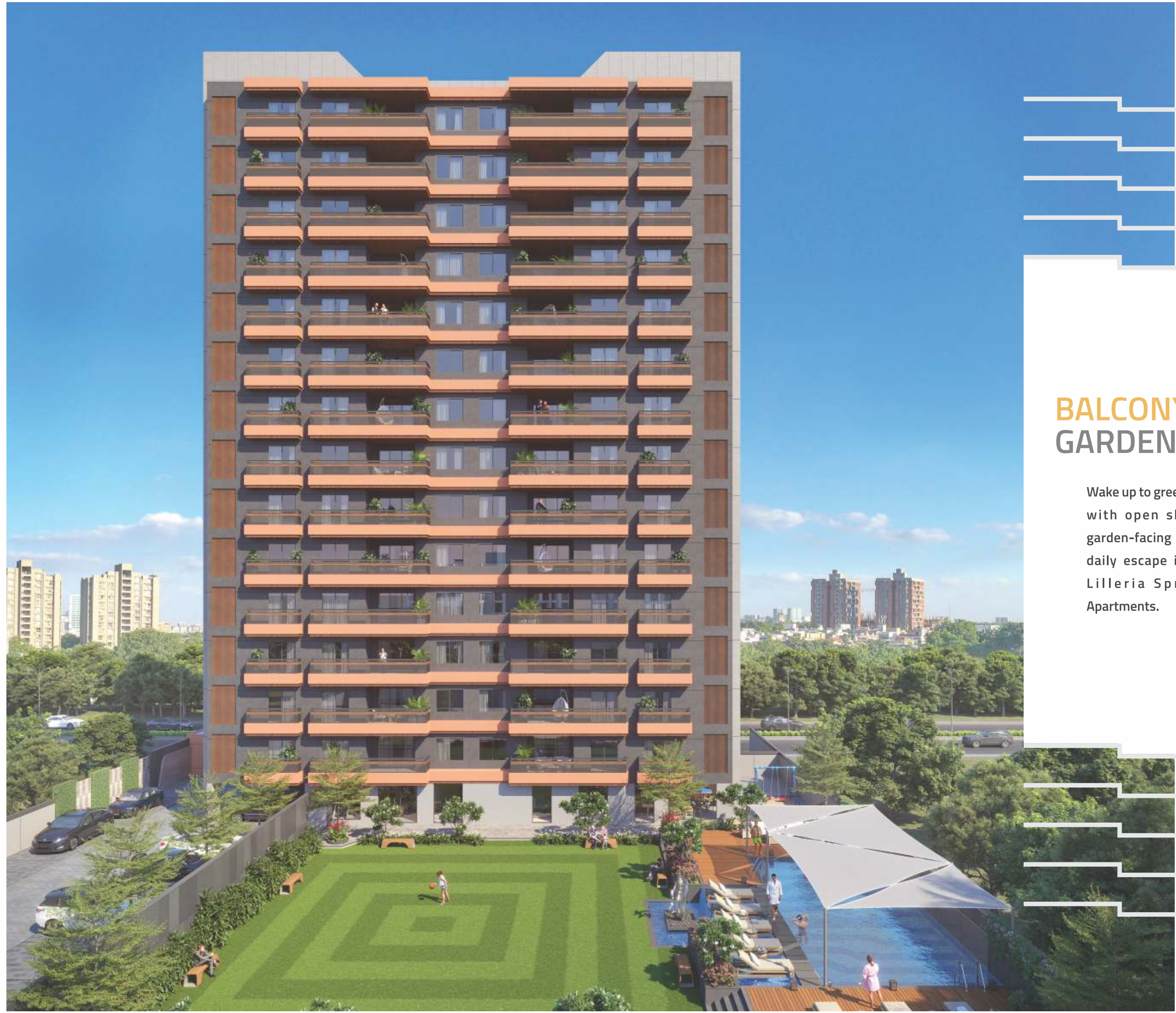
TYPICAL FLOOR LAYOUT PLAN 2ND TO 14TH





As the sun sets, Lillera Springfields transforms into an elegant spectacle of lights.
Revel in the beauty of our architectural masterpiece, day and night.

ELEGANCE
ILLUMINATED



BALCONY BLISS. GARDEN PEACE.

Wake up to greenery, unwind with open skies - your garden-facing balcony is a daily escape into calm at Lilleria Springfields Apartments.

A & B

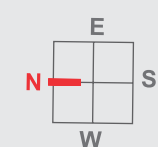
TYPICAL FLOOR PLAN

(1st to 14th)

3-BHK

AREA TABLE IN SQ.FT.

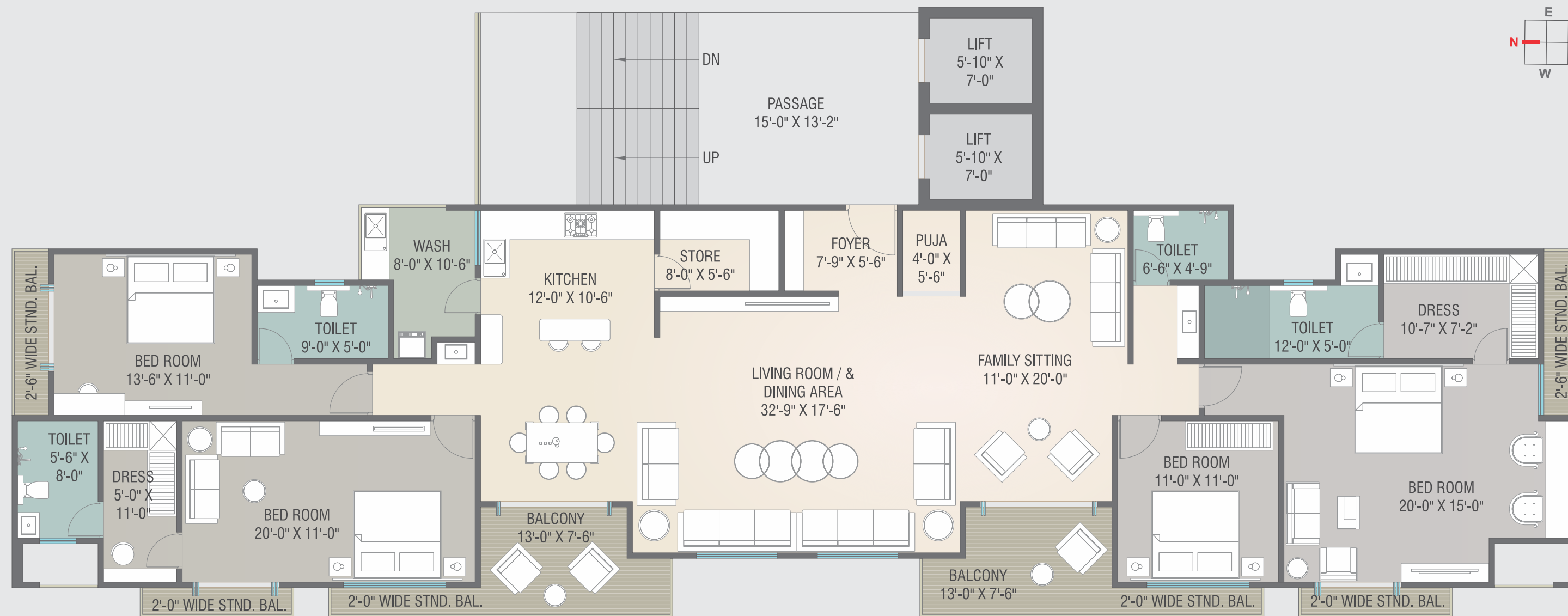
RERA CARPET	1090
BALCONY CARPET	55
WASH AREA	39
STANDING BALCONY	102
TOTAL AREA	1286
BUILT UP AREA	1347
SBA AREA	2424



A & B COMBINE FLOOR PLAN 4-B2HK

AREA TABLE IN SQ.FT.

RERA CARPET	2199
BALCONY CARPET	110
WASH AREA	63
STANDING BALCONY	204
TOTAL AREA	2576
BUILT UP AREA	2674
SBA AREA	4813

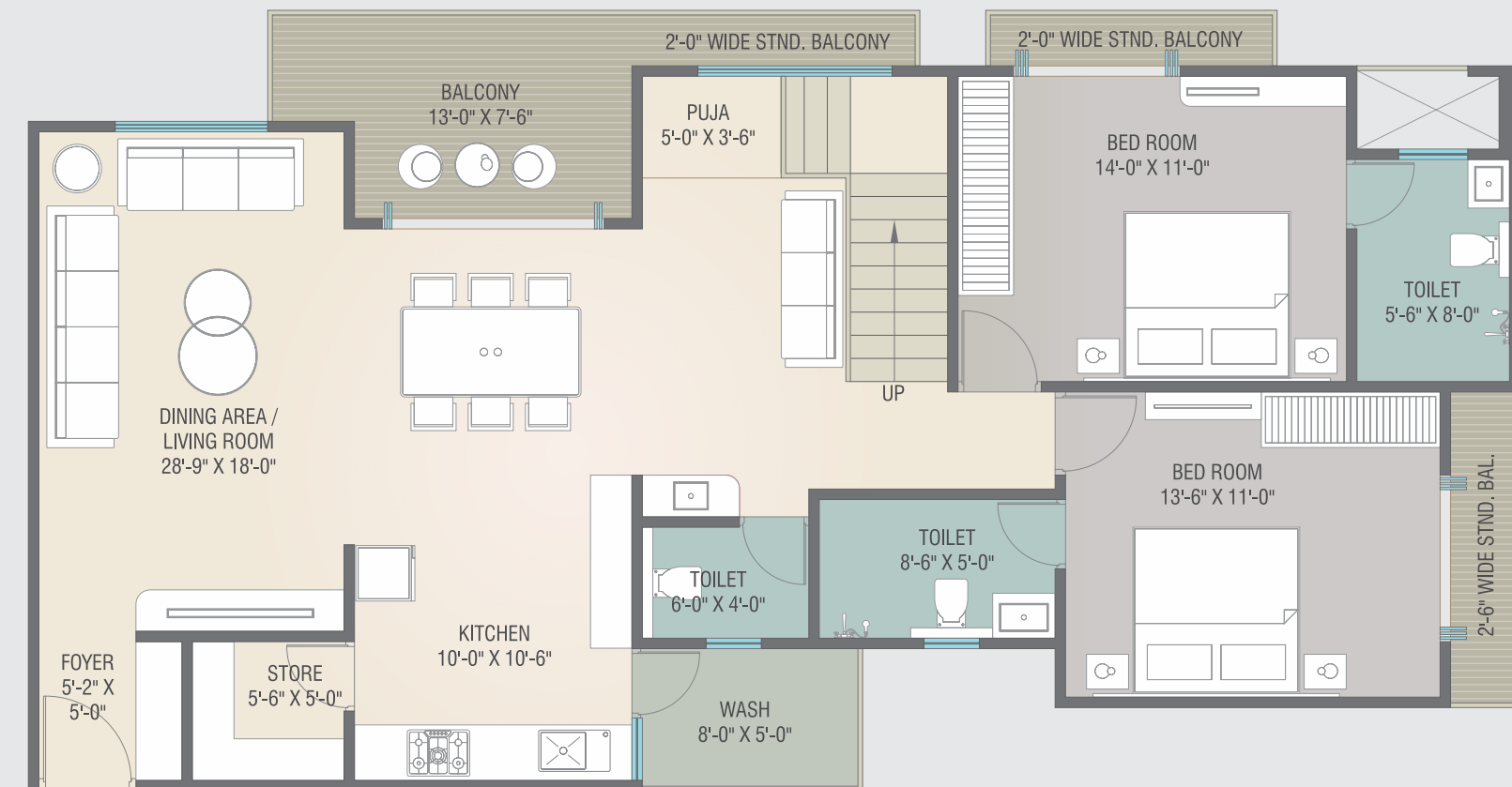


A & B DUPLEX FLOOR PLAN 4-BHK

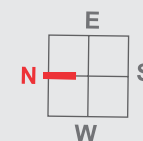
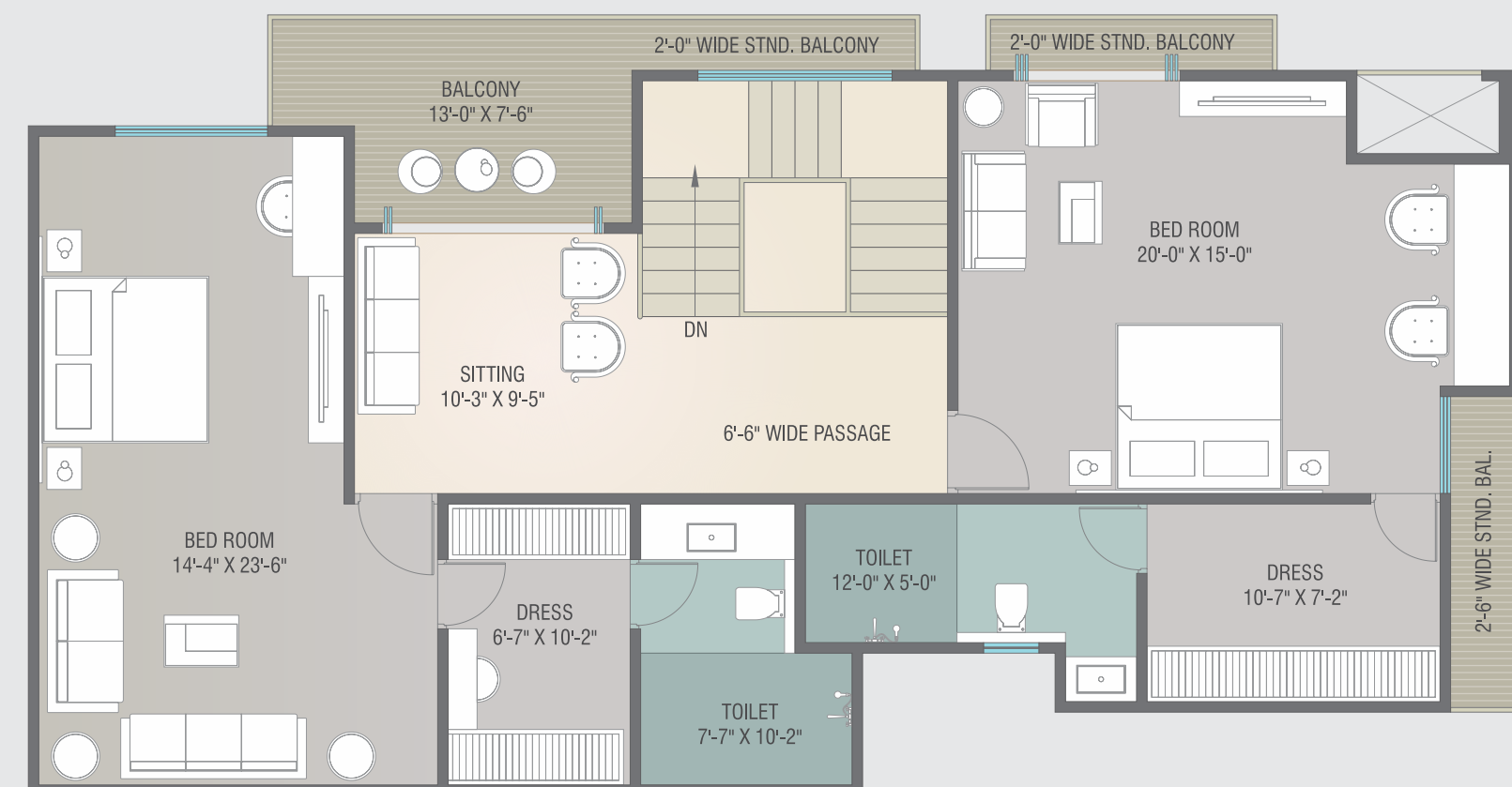
AREA TABLE IN SQ.FT.

RERA CARPET	2199
BALCONY CARPET	110
WASH AREA	63
STANDING BALCONY	204
TOTAL AREA	2576
BUILT UP AREA	2674
SBA AREA	4813

LOWER FLOOR PLAN



UPPER FLOOR PLAN





BANQUET HALL



PLAYSTATION ROOM

INDULGE IN LUXURY AMENITIES

Experience a lifestyle of opulence with access to our exquisite amenities, including a lavish banquet hall, state-of-the-art mini theatre, a fully-equipped gym, and a dedicated playstation zone.



GYMNASIUM



HOME THEATER











YOGA

RELAX & UNWIND



LIBRARY

 <p>GAME ZONE</p>	 <p>ADMIN OFFICE</p>	 <p>SENIOR CITIZEN AREA</p>	 <p>WALKING & JOGGING TRACK</p>
 <p>MULTIPURPOSE BANQUET HALL</p>	 <p>PLAY STATION ROOM</p>	 <p>MINI THEATRE & CINEMA</p>	 <p>SWIMMING POOL</p>

LIFESTYLE & AMENITIES

 <p>YOGA CENTER</p>	 <p>CCTV/ SECURITY IN COMMON AREAS</p>	 <p>LIBRARY & LOUNGE AREA</p>
 <p>GYM</p>	 <p>STATE OF THE ART FIRE SAFETY SYSTEM AS PER GOVT. NORMS</p>	 <p>HUGE CENTRAL GARDEN</p>

CONVENIENT PARKING SOLUTIONS

Our secure and spacious parking area ensures hassle-free arrivals and departures, giving you peace of mind knowing your vehicle is well taken care of.



MAIN ENTRY VIEW

BASEMENT PARKING LAYOUT PLAN



SPECIFICATION

STRUCTURE

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

FLOORING

- 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 all Bedrooms

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

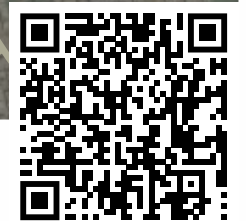
- Main Door High quality decorative door finish on both sides and wooden frame
- 3 track aluminum sliding doors & windows
- Internal Doors: Laminated flush door with granite frame
- All other doors with Godrej or equivalent lock fittings

TERRACE

- Elegant china mosaic finish with waterproofing treatment

OTHERS

- Trimix concrete internal road with streetlight.



LOCATION

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 Flats & Villa</i>	LE CITY CENTRE SHOWROOMS, SHOPS & OFFICES	LILLERIA 1038 COMMERCIAL HUB	LILLERIA BOULEVARD 2,3 & 4 BHK FLATS & PENTHOUSES	LILLERIA RICHMOND TOWERS 3BHK APARTMENTS	LILLERIA PARAMOUNT COMMERCIAL HUB
LILLERIA Signature 2,3 BHK APARTMENTS	LILLERIA 162 3-4 BHK APARTMENTS	LILLERIA 419 COMMERCIAL HUB	LILLERIA OAKWOODS 3 & 4 BHK PENTHOUSE APARTMENTS	LILLERIA AVENUE - II 3BHK APARTMENTS & SHOPS	BLUEWATERS LUXURIOUS FLATS
		LILLERIA VIVAANTA LUXURIOUS APARTMENTS	LILLERIA SQUARE COMMERCIAL HUB		

Developers

Sunrise Infraspace

Site Address

Vasna-Bhaily Main Road,
After Shakti Greens,
Behind Vihav Exelus, Bhaily, Vadodara.

Corporate Office

Lilleria House, 2nd Floor, Near Natubhai Circle,
Race Course, Vadodara, 390007.

For Bookings

+91 9099-863-838

Email

marketing@lilleria.com

Website

www.lilleria.com

Architect

DESIGN STUDIO
architecture & interiors
AC/RUCHI SHETH

Structure:



VIYOM CONSULTANTS

Plumbing & Electrical Consultant:

Technobrains
MEP Consultants
PINAJIN PATEL • DAXESH DAVE

PAYMENT TERMS

• At Time of Booking	30%
• Foundation/Basement	8%
• Plinth Level	5%
• Each Slab (3x14)	42%
• Masonry/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 vastu puja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges Legal Charges, MG/VCL, 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, MG/VCL 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.

