

**LILLERIA<sup>TM</sup>**  
**SQUARE**  
COMMERCIAL HUB

**WHERE BRANDS  
SHINE & IDEAS GROW**



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.

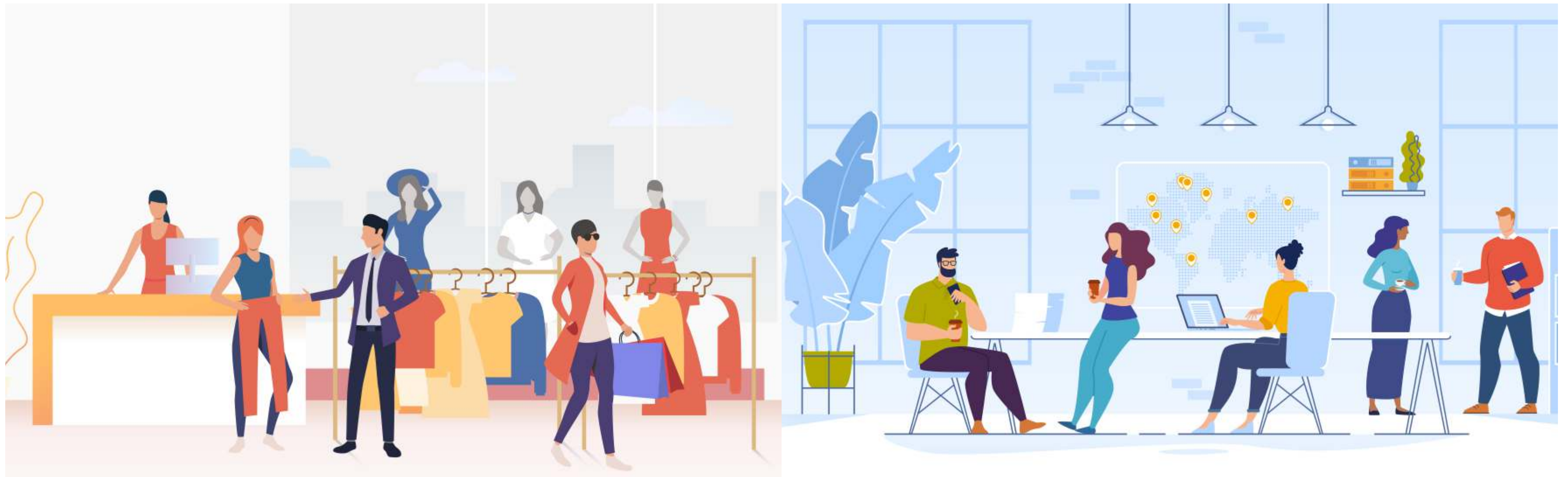
Founded by Mr. Veer Patel who is the Managing Director of the Company, Lilleria has always been a credible and dependable brand name among stakeholders for its unwavering commitment to growth and progress.

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.



## **THE NEW BENCHMARK FOR BUSINESS EXCELLENCE**

Welcome to a destination designed for visionaries, entrepreneurs, and go-getters. This commercial hub is not just a space—it's a strategic address where modern showrooms attract attention and premium offices inspire productivity. Positioned in a thriving location, it offers the perfect blend of visibility, connectivity, and sophistication to elevate your business to the next level.



## SHOWROOMS

### IDEAL FOR

CLINICS  
 RETAILS SHOWROOMS  
 RESTAURANTS  
 HOME DECOR  
 SALOONS

## DESIGNED TO ATTRACT, BUILT TO IMPRESS

- 14FT DOUBLE HEIGHT
- STAIRCASE ACCESS FROM BACKSIDE
- SEPARATE LIFT FROM FRONT UP TO SF
- COMMON LIFT ACCESS FROM BACKSIDE

## THE RIGHT ENVIRONMENT FOR BIG IDEAS

- GROUND FLOOR PRIVATE RECEPTION
- DEDICATED PRIVATE LIFT OPTION
- 2 STRETCHER COMMON LIFTS
- EACH FLOOR OF 6100 SQ.FT CARPET AREA
- TOTAL FLOORS 1ST TO 7TH + TERRACE
- TOTAL AREA AVAILABLE UPTO 45,000 SQ.FT CARPET
- BUILT-TO-SUIT OPTIONS

## OFFICES

### IDEAL FOR

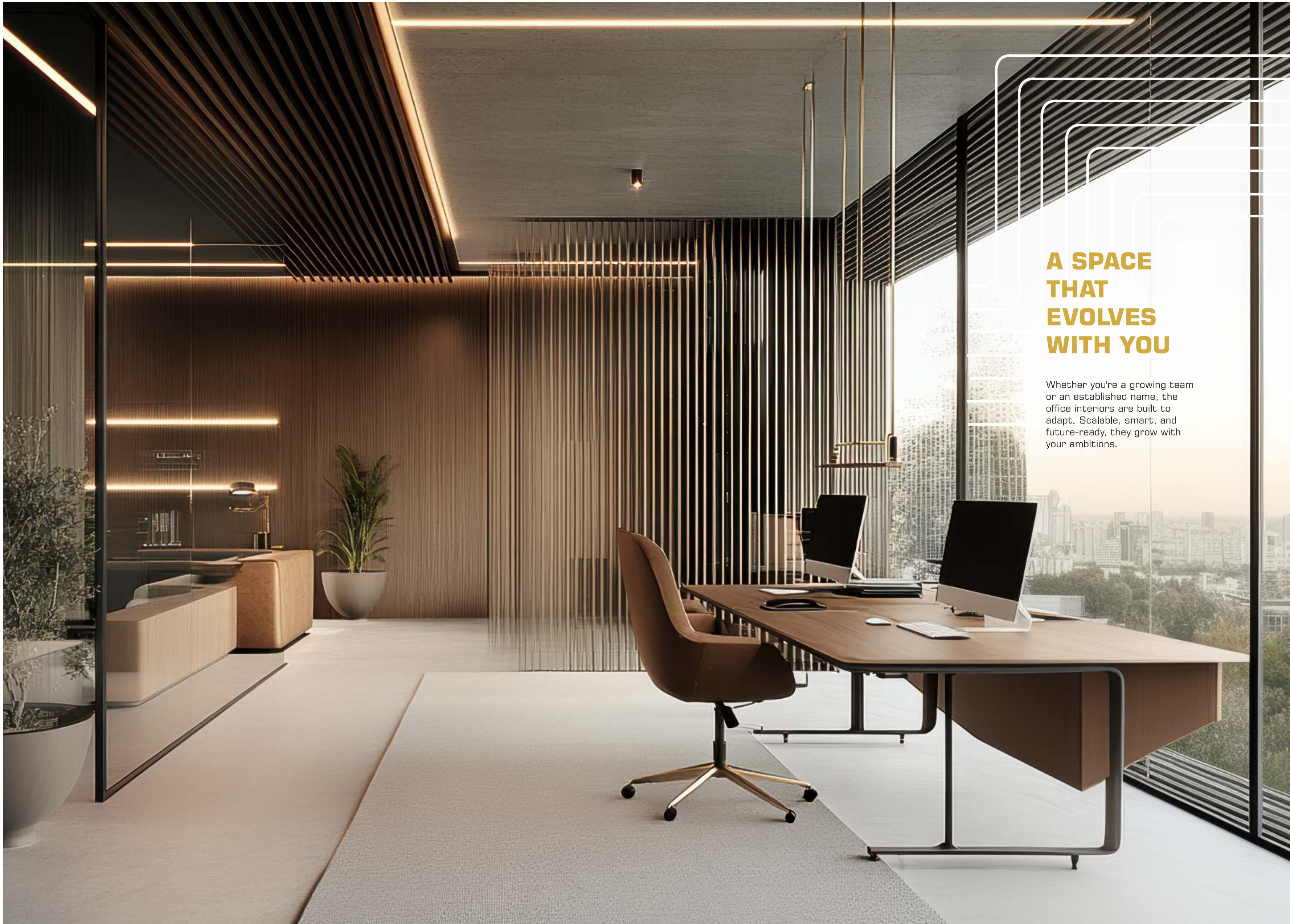
BACK OFFICES  
 CORPORATE OFFICES  
 PRIVATE OFFICES  
 CALL CENTRES  
 BUSINESS CENTRES



**LILLERIA  
SQUARE**  
COMMERCIAL HUB

## **CRAFTED FOR PRODUCTIVITY**

A well-designed space isn't just about aesthetics-it's about creating an atmosphere that motivates. These interiors are tailored to help teams think, collaborate, and perform at their best.



## A SPACE THAT EVOLVES WITH YOU

Whether you're a growing team or an established name, the office interiors are built to adapt. Scalable, smart, and future-ready, they grow with your ambitions.



**LILLERIA  
SQUARE**  
COMMERCIAL HUB

**SMART  
LAYOUTS,  
SEAMLESS  
WORKFLOW**

Every inch is planned with purpose. The office interiors offer efficient layouts that support smooth movement and functional zones for focused and dynamic work.

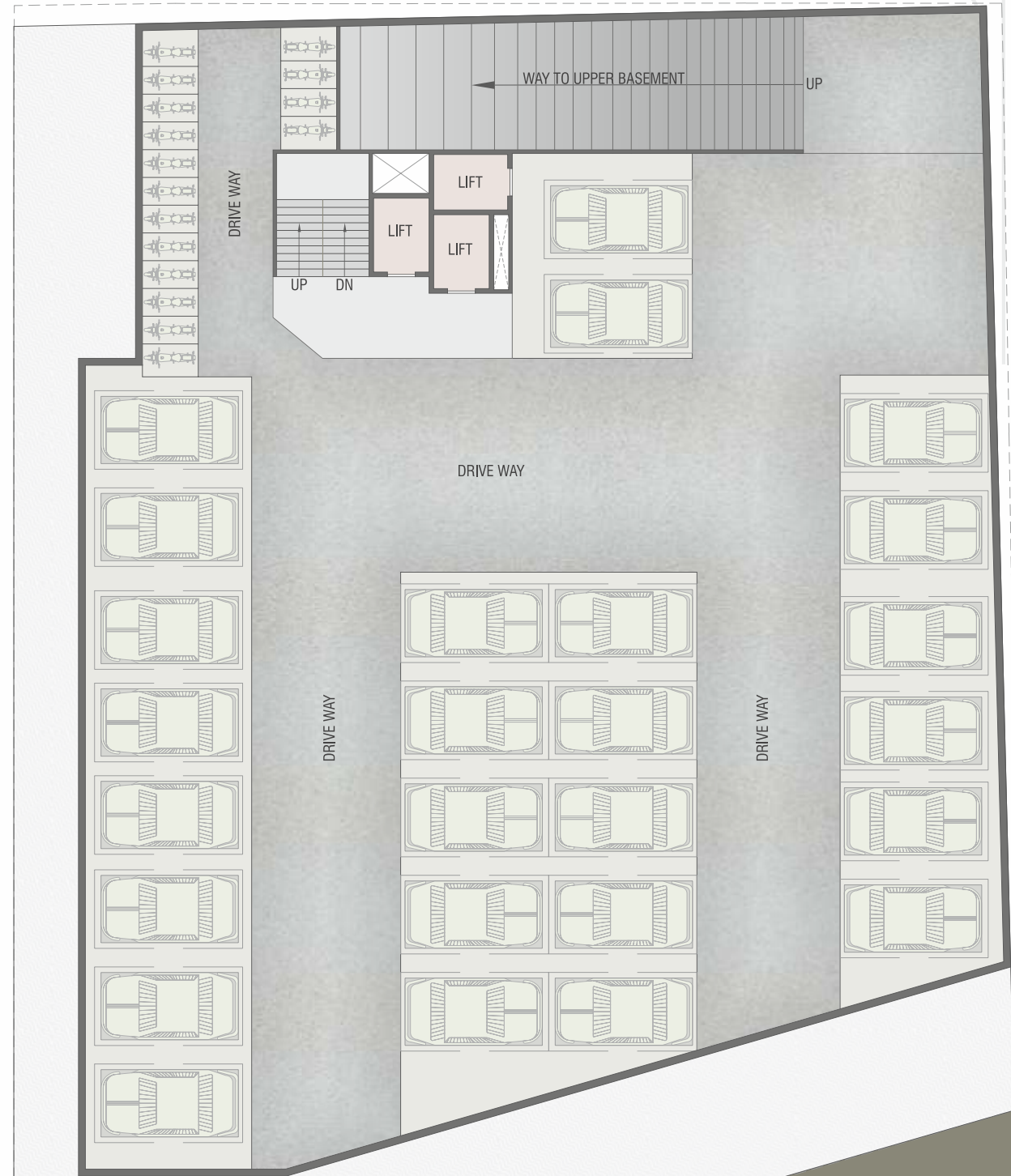


**LILLERIA  
SQUARE**  
COMMERCIAL HUB

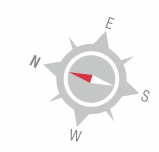
**DESIGN  
THAT  
REFLECTS  
VISION**

Let your workspace speak for your brand. These interiors combine clean lines, premium materials, and a modern vibe to make a lasting impression.

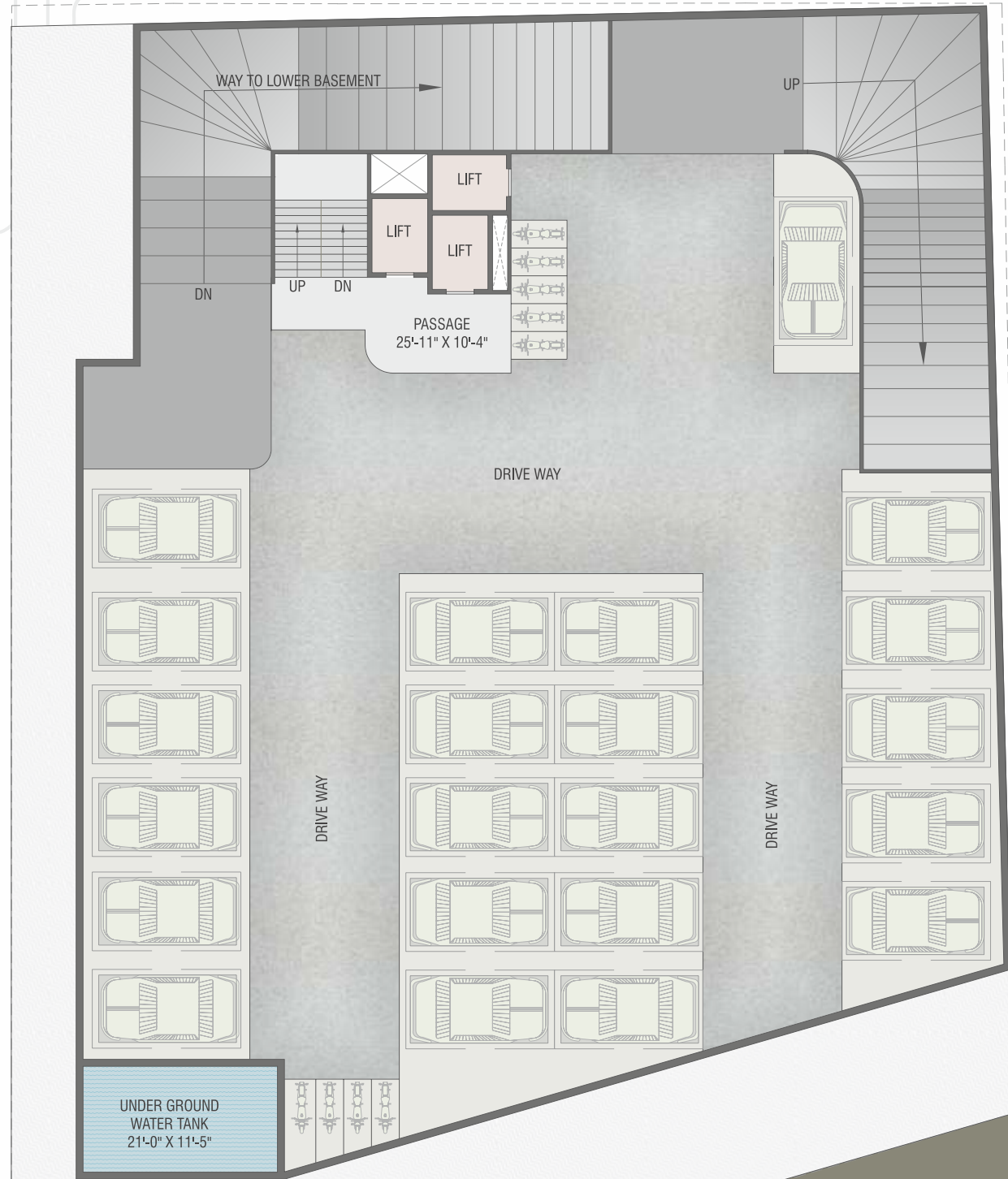
# LOWER BASEMENT FLOOR PLAN



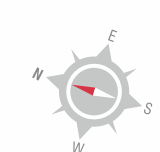
40.00 MT. WIDE MAIN ROAD



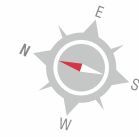
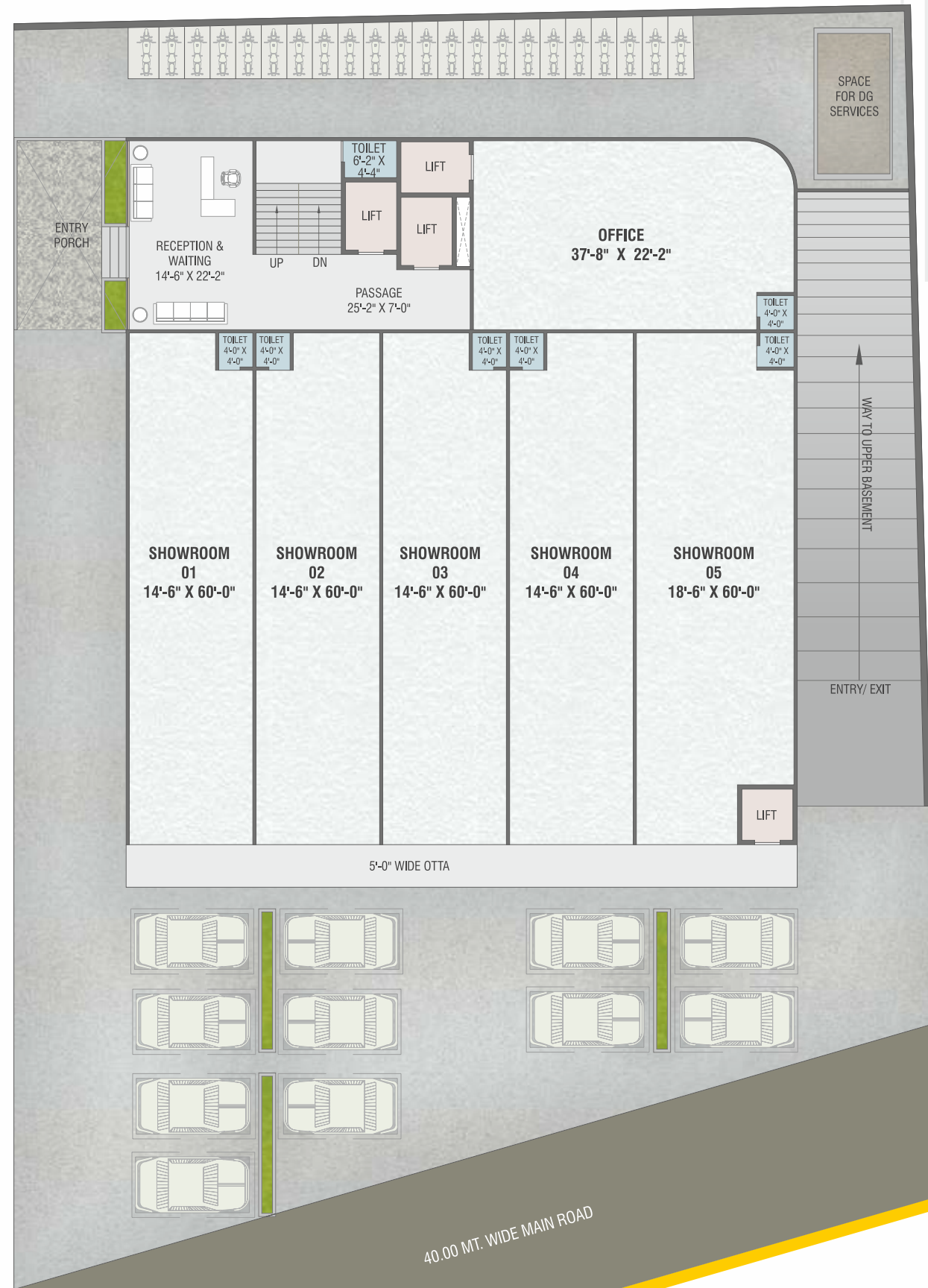
# UPPER BASEMENT FLOOR PLAN



40.00 MT. WIDE MAIN ROAD



## LAYOUT GROUND FLOOR PLAN

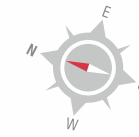
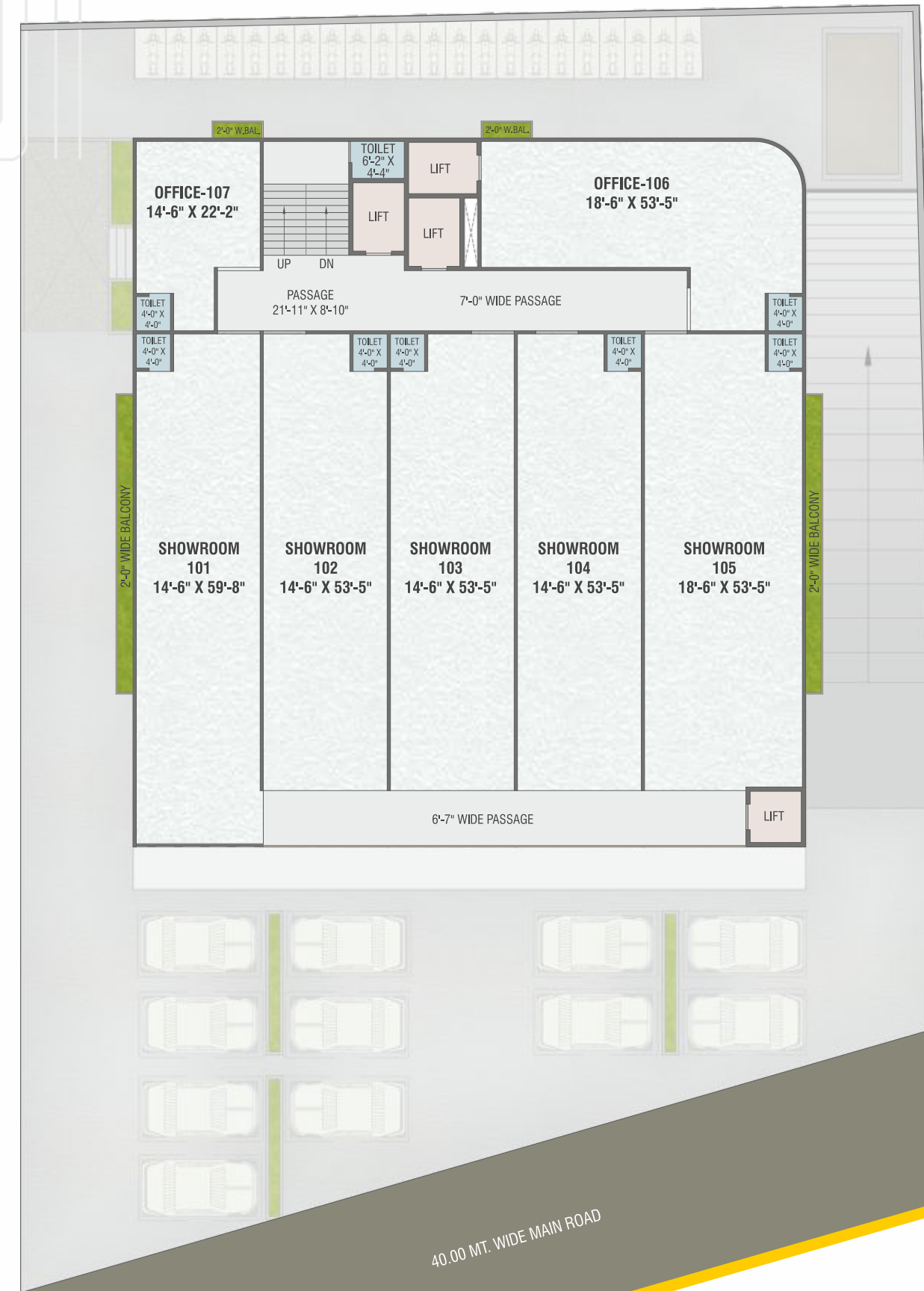


Area in Sq.Ft.

Showrooms	Carpet	BUA	SBA
01	870	909	1682
02	870	898	1661
03	870	898	1661
04	870	898	1661
05	1063	1098	2031
Office	880	923	1708

S H O W R O O M S

## LAYOUT FIRST FLOOR PLAN

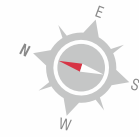


Area in Sq.Ft.

Showrooms	Carpet	BUA	SBA
101	867	909	1682
102	775	800	1480
103	775	800	1480
104	775	800	1480
105	985	1019	1885
Office 106	698	747	1382
Office 107	281	308	570

S H O W R O O M S

**LAYOUT SECOND FLOOR PLAN**

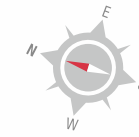
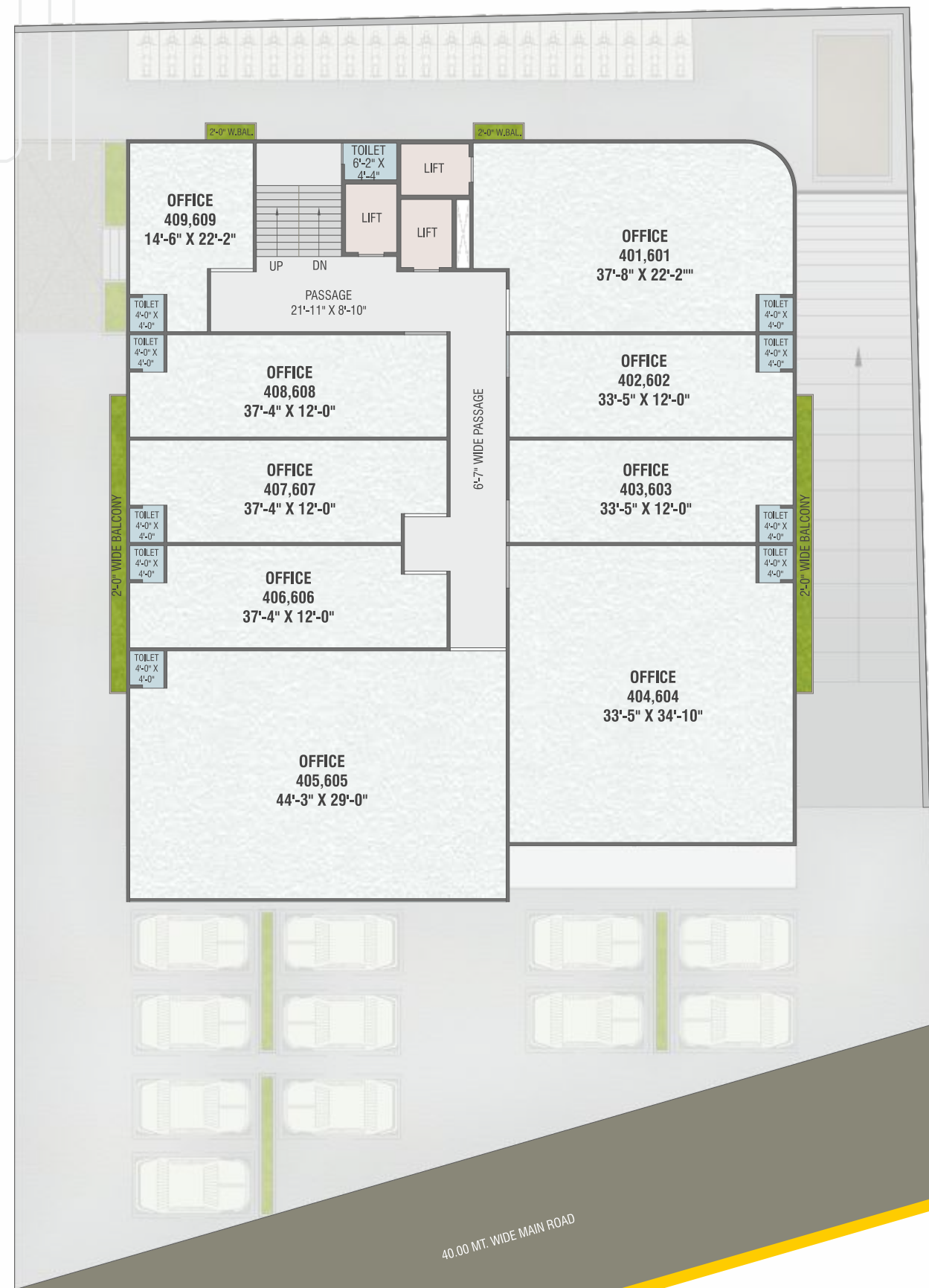


40.00 MT. WIDE MAIN ROAD

**O F F I C E S**

Showrooms & Office No.	Carpet	Area in Sq.Ft.	
		BUA	SBA
Showroom 201	1366	1398	2586
Showroom 202	1835	1887	3491
Office 201	848	894	1654
Office 202	400	422	781
Office 203	429	454	840
Office 204	429	454	840
Office 205	281	308	570

**LAYOUT 4TH & 6TH FLOOR PLAN**

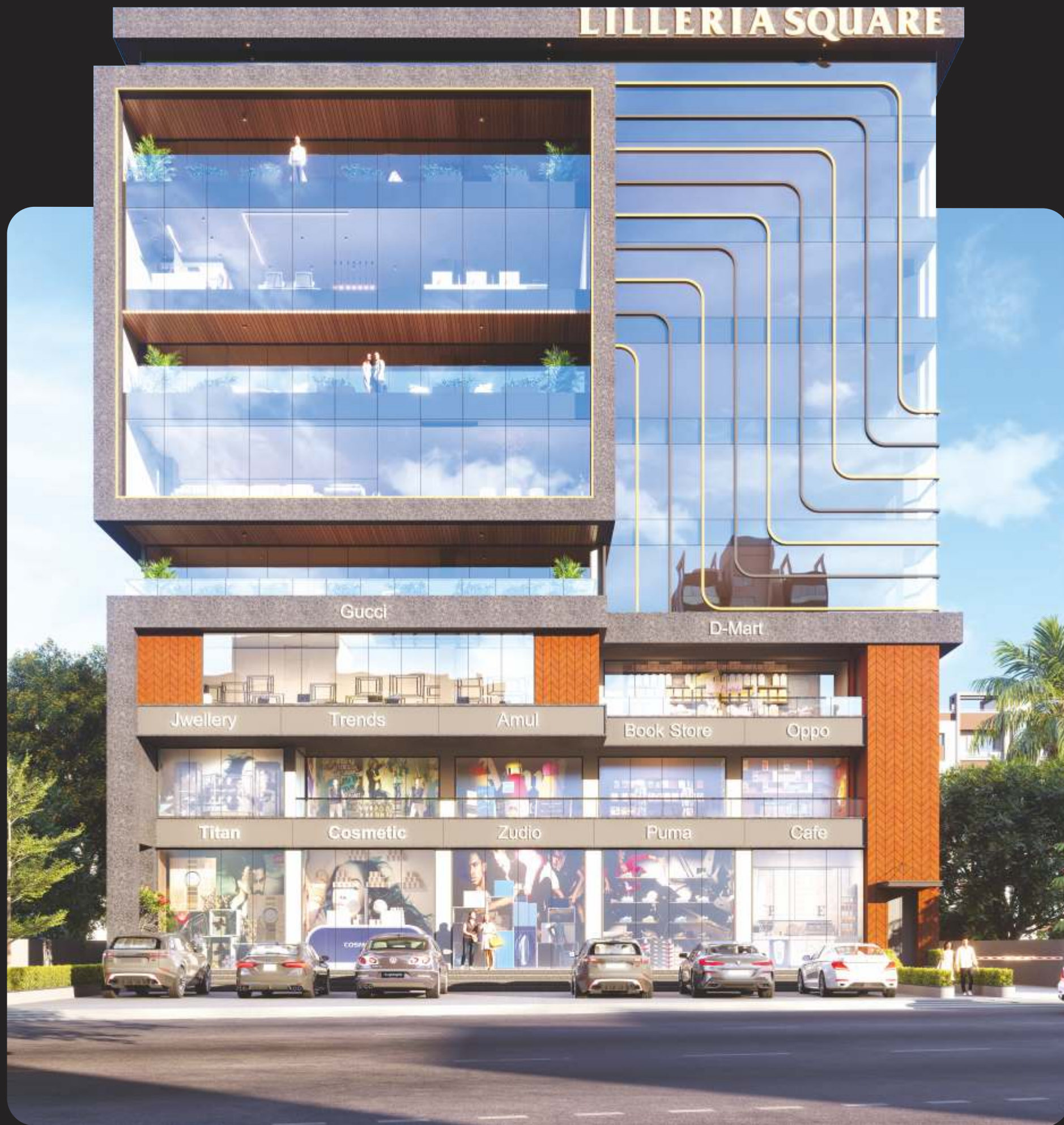


40.00 MT. WIDE MAIN ROAD

**O F F I C E S**

Office No	Carpet	Area in Sq.Ft.	
		BUA	SBA
401, 601	848	894	1654
402, 602	400	422	781
403, 603	400	422	781
404, 604	1164	1205	2229
405, 605	1287	1331	2462
406, 606	429	454	840
407, 607	429	454	840
408, 608	448	476	881
409, 609	281	308	570





# LILLERIA SQUARE

COMMERCIAL HUB

## AMENITIES

- 300 FT. FRONTAGE ON 40 MTR. MAIN ROAD
- RECEPTION LOBBY ON GROUND FLOOR
- SERVICE AREA FOR TC/DG OF 1500 SQ.FT. ON GROUND LEVEL
- DOUBLE BASEMENT PARKING
- IN-OUT SEPARATE RAMPS FOR BASEMENT
- DG POWER BACKUP FOR COMMON AMENITIES
- 100% FIRE & SAFETY COMPLIANCE
- CAR PARKING SPACE FOR UPPER FLOORS

## SPECIFICATION

### STRUCTURE & WALL CONSTRUCTION

Earthquake resistance RCC framed structure design internal & external masonry work with brick / AAC block. Internal smooth finish walls with laphi & distemper. External walls with plaster & weather proof paint.

### ELECTRIFICATION

Sufficient electric points with concealed wiring along with modular switches of branded quality with AC point in each unit and provision for three Phase electrical connection on demand.

### FLOORING & WALL CLADDING

Vitrified tiles floor with skirting in all units. Natural stone / vitrified tiles flooring in common area.

### DOORS & WINDOWS

Flush door with both side laminate & safety locks / M.S. rolling shutter with color. Powder coated aluminum sliding/glazing.

## LOCATION MAP



## VARIOUS PROXIMITY



Airport -20 mins



Railway Station - 20 Mins.



Bus Depot - 15 Mins.



Highway - 5 Mins.



Nearest Hospital - 5 Mins.



City Centre - 15 Mins.

**16,00,000+ SQ. FT DEVELOPED**  
**1,200+ HAPPY FAMILIES**

### PAST PROJECTS

<b>SHIVASHRAY</b> SOCIETY VASNA	<b>PAVANVEER</b> APARTMENTS PRATAPGUNJ	<b>ANMOL</b> PLAZA O P ROAD	<b>LEELA</b> RESIDENCY <i>Luxurious Flats</i>	<b>LEELA</b> RESIDENCY - II 3 BHK FLATS & 4 BHK DUPLEX PENTHOUSE
<b>LILLERIA</b> AVENUE	<b>PAVANVEER</b> PLAZA SAMA - SAVALI	<b>LILLERIA</b> APARTMENTS	<b>LILLERIA</b> APARTMENTS - II	<b>LILLERIA</b> <b>AASHIANA</b> 2, 3 BHK FLATS & PENTHOUSES
<b>PAVANVEER</b> SQUARE O P ROAD	<b>EDGEWATER</b> VILLA & DUPLEX APARTMENTS	<b>LILLERIA</b> <b>CREEK</b> <i>River-Facing Plots &amp; Villa</i>	<b>LE</b> <b>CITY CENTRE</b> SHOWROOMS, SHOPS & OFFICES	<b>LILLERIA</b> <b>1038</b> COMMERCIAL HUB
<b>the LILLERIA</b> <b>BOULEVARD</b> 2, 3, 4 BHK FLATS & PENTHOUSES	<b>LILLERIA</b> <b>RICHMOND</b> TOWERS 3 BHK APARTMENTS	<b>LILLERIA</b> <b>PARAMOUNT</b> COMMERCIAL HUB	<b>LILLERIA</b> <i>Signature</i> 2 & 3 BHK APARTMENTS	<b>LILLERIA</b> <b>162</b> 3-4 BHK APARTMENTS
<b>LILLERIA</b> <b>419</b> COMMERCIAL HUB	<b>LILLERIA</b> <b>OAKWOODS</b> 3-4, 5 BHK PREMIUM APARTMENTS	<b>LILLERIA</b> <b>AVENUE-II</b> 3BHK APARTMENTS & SHOPS	<b>BLUEWATERS</b> RIVERSIDE PLOTS	<b>LILLERIA</b> <b>VIVAANTA</b> 4 & 5 BHK LUXURY BUNGALOWS

### PAYMENT TERMS

30% At Time of Booking | 7% Lower Basement | 5% Upper Basement | 48% (6% For Each Slab) | 5% Finishing Work  
5% At Time Of Possession

#### 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, MGVCL, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) 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. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) 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. (11) 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. (12) Floor rise charges, premium facing charges and Mechanical parking charges shall be extra. (13) All Images Shown are for Illustration Purpose only. (14) All disputes are subject to Vadodara jurisdiction.



#### CORPORATE OFFICE

Lilleria House,  
Nr. Natubhai Circle, Race Course,  
Vadodara-07, Gujarat, India.

Ph : +91 265 2388199  
Email : [info@lilleria.com](mailto:info@lilleria.com)

#### SITE ADDRESS

Lilleria Square  
Kalali-Vadsar, Ring Road,  
Opp Nexa Showroom,  
Next to Shell Petrol pump,  
Vadodara.  
Email: [marketing@lilleria.com](mailto:marketing@lilleria.com)

#### Architect:

**DESIGN STUDIO**  
ARCHITECTS & INTERIORS  
Ar. RUCHIR SHETH

**Structural Consultant:**  
**VYOM CONSULTANT**

**FOR ENQUIRY CALL 9099-12-92-91**

Above project is registered under Gujrera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/CAA15662/110825/310329  
For futher details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project.

