



Location

LILLERIA® VIVAANTA-2

4 & 5 B2HK LUXURY
BUNGALOWS



Lillera 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, Lillera is a name synonymous to integrity, quality and innovation.

Founded by Mr. Veer Patel who is the Managing Director of the Company, Lillera 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, Lillera Group's success is defined by the strong relationships forged along the way.



Welcome to a neighborhood that redefines modern elegance. As showcased Lillera Vivaanta-2 offers an exclusive collection of grand, multi-level premium villas designed for those who seek architectural perfection and a high-end lifestyle.



WHERE *Nature* LIVES

Wake up to greenery, unwind in tranquil spaces, and embrace a lifestyle inspired by nature. Every corner is designed to offer comfort, serenity, and a refreshing escape from the pace of everyday life.

Exclusively For 27 Elite Families



ENTRANCE VIEW



FRONT VIEW



SKYLANE VIEW

DESIGNED *Beyond*
TODAY

More than an architectural statement, every villa is a reflection of thoughtful planning and enduring elegance. From expansive balconies and green terraces to clean modern lines and spacious interiors, each home is crafted to elevate everyday living with style, comfort, and sophistication.



LAYOUT PLAN

TYPE	PLOT NO.	PLOT AREA	TOTAL AREA
A	01	2071	3186
A	02 to 11	1836	3186
A	12	2943	3186
A1	17	2078	3186
A1	18 to 20	1721	3186
A2	21	2720	3313
A2	22	2580	3313
A2	23	2440	3313
A2	24	2300	3313
A2	25	2160	3313
A	26	2141	3186
A	27	2320	3186

AREA IN SQ.FT.

*For illustration purpose only



A VISION OF *Living*

Discover a thoughtfully planned community where contemporary villas, landscaped avenues, and open green spaces come together in perfect harmony. Every home is positioned to offer privacy, connectivity, and a lifestyle designed for generations.

TYPE-A

PLOT NO
1 TO 12 & 26, 27

 PLOT AREA	1836 SQ.FT - 2943 SQ.FT
 BUILT UP AREA	2984 SQ.FT
 SF GARDEN	202 SQ.FT
 TOTAL AREA	3186 SQ.FT

GROUND FLOOR PLAN



*For illustration purpose only

FIRST FLOOR PLAN



SECOND FLOOR PLAN



*For illustration purpose only



NIGHT VIEW

WHERE *Evenings* SHINE

More than just beautiful homes, it's a neighborhood that comes alive after dusk. Gentle lighting, vibrant greenery, and peaceful surroundings create an atmosphere where every evening becomes a cherished experience.

TYPE-A1

PLOT NO
17 TO 20

 PLOT AREA	1721 SQ.FT - 2078 SQ.FT
 BUILT UP AREA	2984 SQ.FT
 SF GARDEN	202 SQ.FT
 TOTAL AREA	3186 SQ.FT

GROUND FLOOR PLAN



*For illustration purpose only

FIRST FLOOR PLAN



SECOND FLOOR PLAN



*For illustration purpose only



STREET VIEW

TYPE-A2

PLOT NO
21 TO 25

 PLOT AREA	2160 SQ.FT - 2720 SQ.FT
 BUILT UP AREA	3104 SQ.FT
 SF GARDEN	209 SQ.FT
 TOTAL AREA	3313 SQ.FT

GROUND FLOOR PLAN



*For illustration purpose only

FIRST FLOOR PLAN



SECOND FLOOR PLAN



*For illustration purpose only

AMENITIES



CLUBHOUSE WITH
LARGE GARDEN



CHILDREN'S
PLAY AREA



GYM



YOGA
DECK



SWIMMING
POOL



SENIOR CITIZEN
SIT-OUT



HOME THEATRE
(MINI CINEMA)



GAME
ROOM



CLUB HOUSE

CLUB HOUSE PLAN



SPECIFICATIONS



- 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.
 - Dumal aluminium windows or equivalent



- PLUMBING :**
- Systematic wall conceled 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.

OUR 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>	 CITY CENTRE SHOWROOMS, SHOPS & OFFICES	LILLERIA 1038 COMMERCIAL HUB
 the LILLERIA boulevard 2 3 4 BHK FLATS & PENTHOUSES	 LILLERIA RICHMOND TOWERS 3 BHK APARTMENTS	 LILLERIA PARAMOUNT COMMERCIAL HUB	 LILLERIA <i>Signature</i> 2 & 3 BHK APARTMENTS	LILLERIA INDUSTRIAL POINT
 LILLERIA 162 3-4 BHK APARTMENTS	 LILLERIA 419 COMMERCIAL HUB	 LILLERIA OAKWOODS 3 & 4 BHK APARTMENTS	 LILLERIA AVENUE-II 3BHK APARTMENTS & SHOPS	 BLUEWATERS RIVERSIDE PLOTS @Umata Riverfront
 LILLERIA SPRINGFIELDS 3 & 4 BHK APARTMENTS	 LILLERIA SQUARE COMMERCIAL HUB	 LILLERIA VIVAANTA 4BHK LUXURY BUNGALOWS	 LILLERIA HARMONY 3 BHK DUPLEX & OPEN PLOTS	



Developers SUNRISE INFRACON

Site Address
Lilleria Vivaanta-2
Behind solitaire 9 Bunglows,
After Empire Villa,
Sama Savli Road,
Vadodara.

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

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Architect

ALTER
ARCHITECTS

Structure

VYOM CONSULTANTS

**Plumbing &
Electrical Consultant**

**Technobroins
MEP Consultants**
PINAKIN PATEL • DAKESH DAVE

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, MGVCIL, 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, MGVCIL 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.