

Developers:
Ambica INC



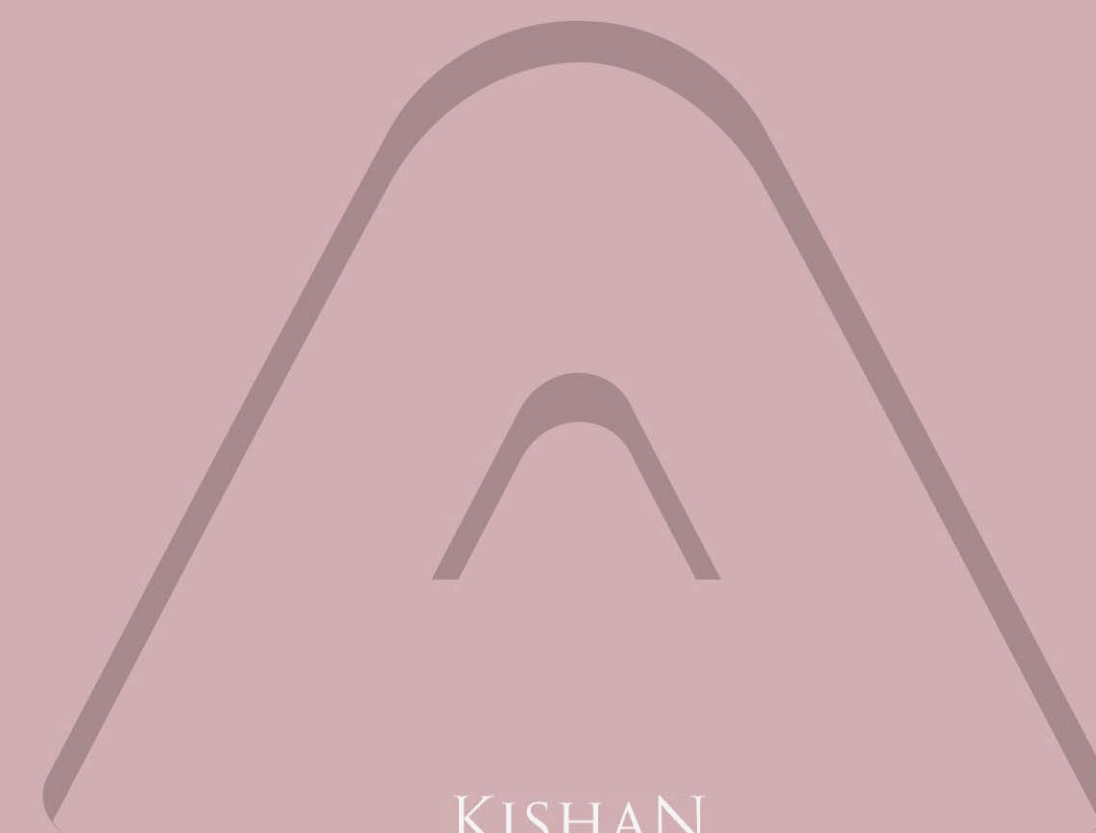
KISHAN ANTILIA,
B/h. Bright Day School (CBSE), B/s. KP Luxuria, Bhayli Canal Road,
Vasna Bhayli Road, Vadodara-391410.



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kishanantilia@gmail.com



KISHAN
ANTILIA

4 BHK LIFESTYLE APARTMENTS



Kishan Antilia represents our commitment to creating living spaces that go beyond the ordinary. We set out to design a residential enclave that would redefine the concept of opulent living, while providing residents with an environment that fosters a sense of liberation and tranquility.

The open-concept floor plans, generous room sizes, and abundant natural light were carefully considered to create an atmosphere of freedom and comfort. We wanted residents to experience the luxury of space, allowing them to truly personalize and enjoy their living areas to the fullest. In addition to the residences, the campus itself was designed to be a sanctuary of expansive natural beauty where residents can engage with the community, enjoy leisure or simply find solace in serenity.

-UNEVEN

KISHAN
ANTILIA



35+ PREMIUM
AMENITIES

100% RESIDENTIAL
CAMPUS

APPROX.
20,000 SQ.FT.
OPEN SPACE

PRIME LOCATION WITH
ALL UTILITIES WITHIN
200 MTR.
RADIUS

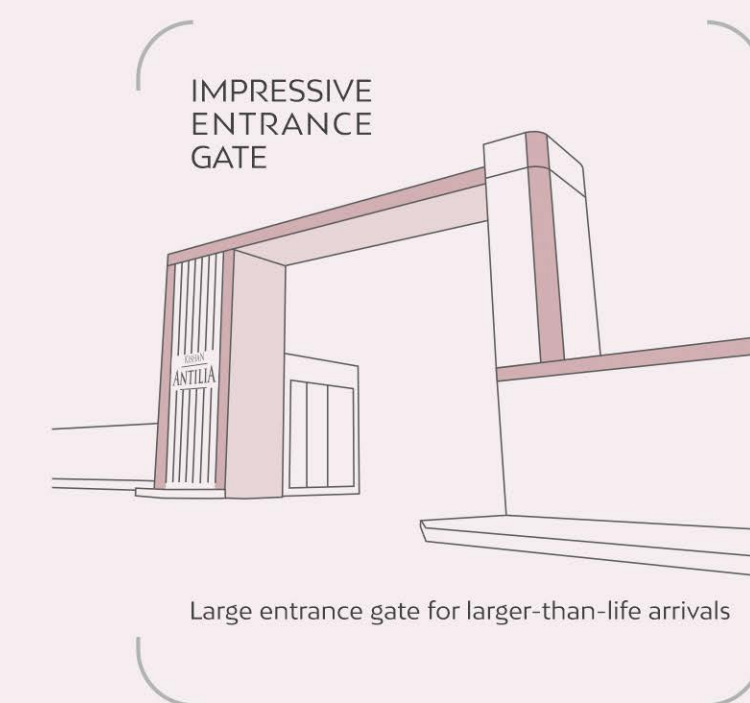


SIMPLY SPECTACULAR

What happens when elegance meets sophistication? An extraordinary world of luxury living offering an unparalleled residential experience comes to life. Introducing Kishan Antilia, our prestigious 4 BHK apartment project, a testament to architectural brilliance and refined design.

Step into a remarkable residential enclave guarded by a grand entrance that captures your attention with its majestic presence. The awe-inspiring elevation stands as a masterpiece of artistry, combining sleek lines, striking contours, and a flawless blend of premium materials. This iconic structure sets the stage for the exceptional living experience that awaits you within. With only 2 signature abodes per floor, these stately homes offer an abundance of space to fill your life with everything you have dreamed of.

Elevate your definition of luxury to spectacular new heights at Kishan Antilia.



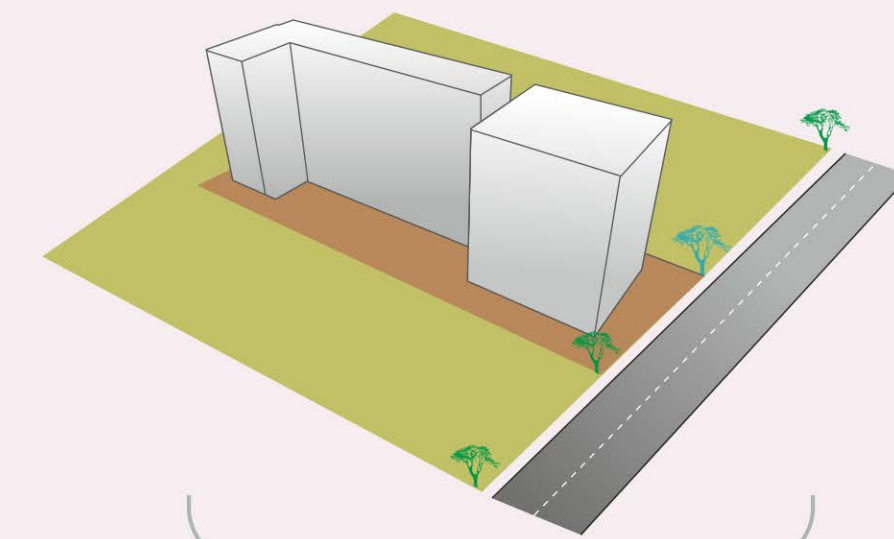


INCREDIBLY IMPRESSIVE

Our exquisite residences and meticulously designed campus redefine the concept of spaciousness, offering you a living experience that is both indulgent and liberating. The open-concept 4 BHK homes boast generous floor plans that provide ample room for both relaxation and entertainment. The living areas with high ceilings and large windows offer breathtaking views and bring in abundant natural light and fresh air, creating an inviting ambience.

Experience the joy of unrestricted living with approx. 20,000 sq.ft. of open spaces where you can truly breathe, relax, and revel in the abundance of space. The sprawling campus offers an array of gardens, common facilities and recreational areas that encourage a sense of freedom and well-being.

AROUND 20,000 SQ.FT.
OPEN SPACE

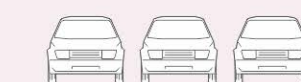


Enjoy absolute privacy with
only two apartments on every floor

ALLOTTED CAR PARKING



2 FOR 3500 & 3600 SBA



3 FOR 5000 SBA

KISHAN
ANTILIA





TERRACE LEISURE AMENITIES



Terrace Garden



Card Game Room



Board Game



Pool Table Room

















Lounge





GROUND LEISURE AMENITIES

- | | |
|---|--|
|  Landscaped Garden |  Toddler Room |
|  Multi-purpose Hall |  Gymnasium |
|  Swimming Pool with deck & seating |  Mini Theatre |
|  Jogging Track |  Indoor Games Room |
|  Designer Reception & Lounge |  Table Tennis Room |
|  Children's Play Area |  Lounge |
|  Senior Citizen Seating Area |  Yoga / Aerobic / Zumba Deck |





VALUE ADDITIONS

- 
 Allotted Car Parking
 (3 for 5000 SBA, 2 for 3500 & 3600 SBA)

- 
 Decorative Entrance Gate for Entry & Exit

- 
 Generator / Power Backup
 for Common Utilities

- 
 Personal Electric Point for EV Charging

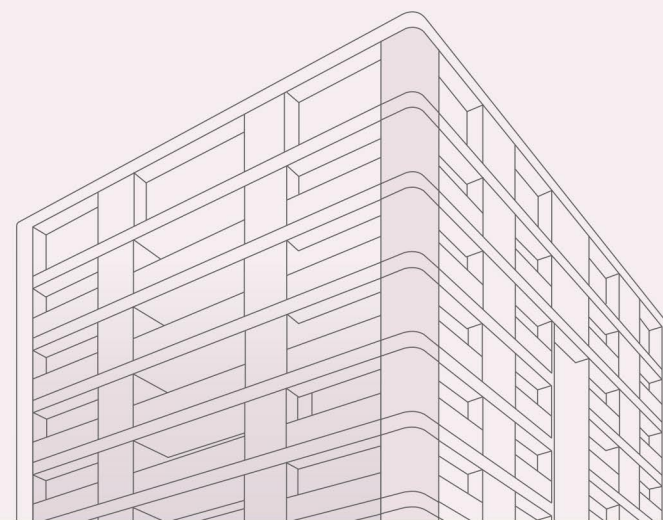
- 
 Intercom Facility

- 
 Solar System For Common Utilities

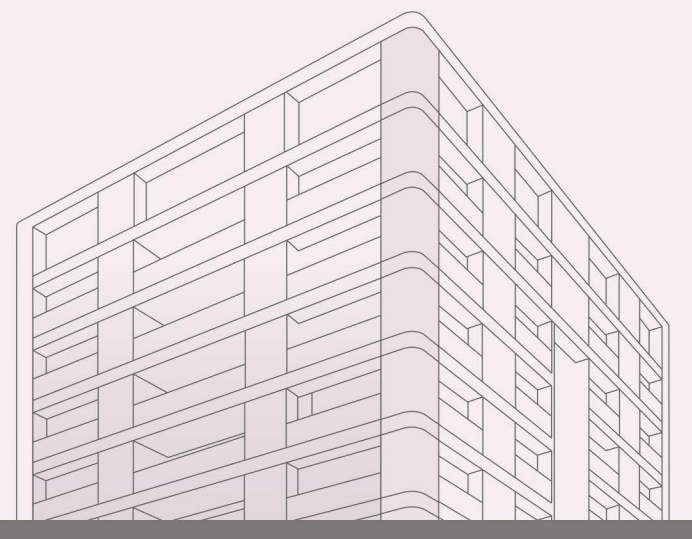
- 
 Branded Passenger Elevators,
 Stretcher Lift



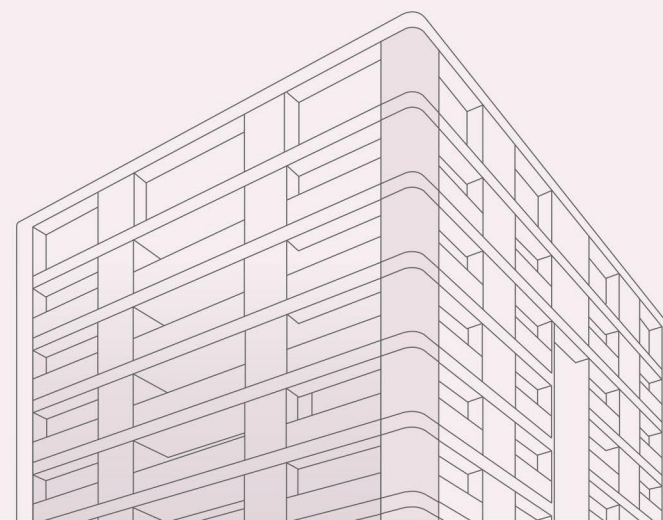
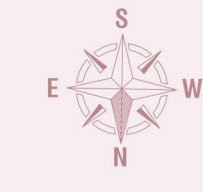
FIRST FLOOR LAYOUT PLAN



2ND TO 10TH FLOOR
LAYOUT PLAN

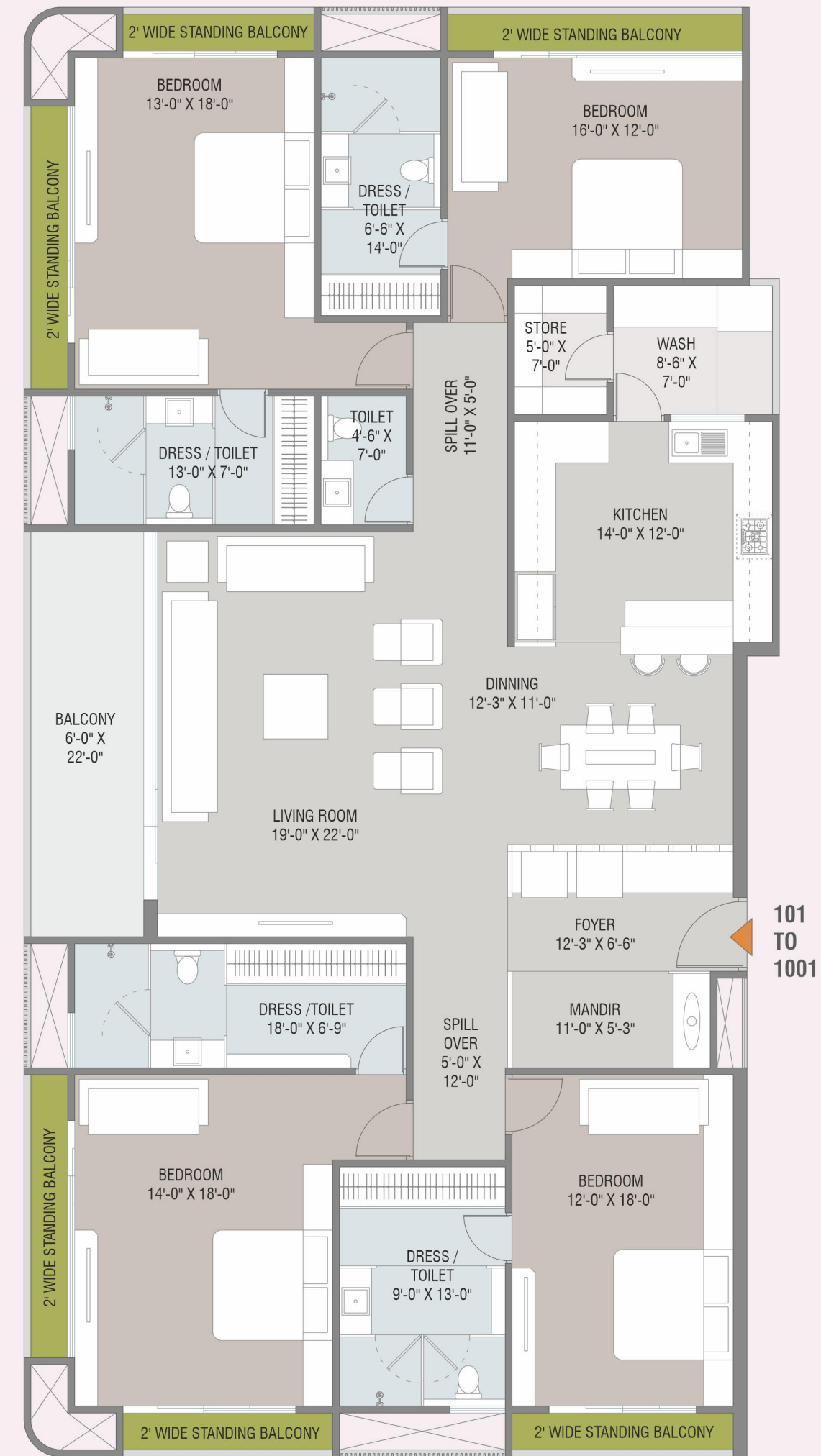
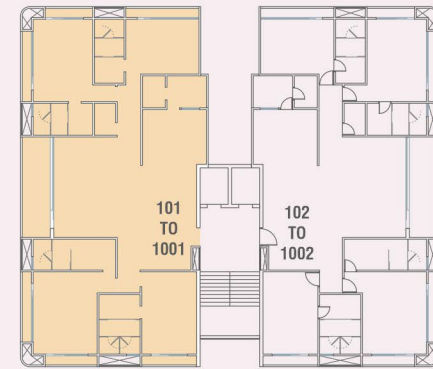


TERRACE FLOOR
LAYOUT PLAN



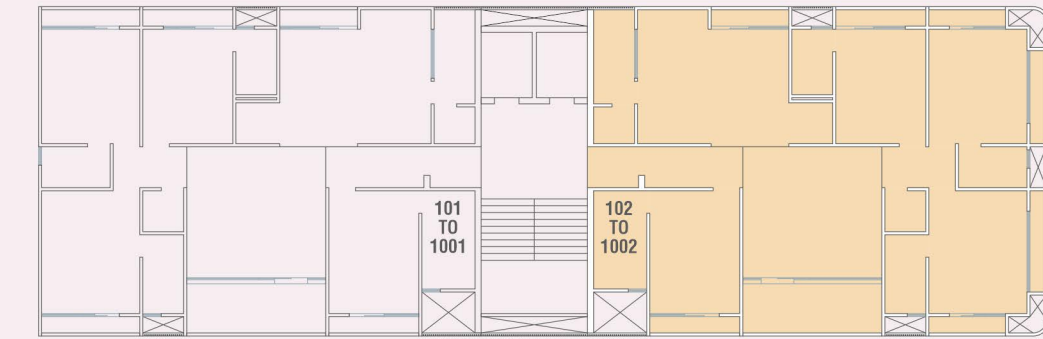
4 BHK TOWER - A

BUILT-UP AREA: **3015.04 SQ.FT.**
 RERA CARPET AREA: **2549.32 SQ.FT.**
 BALCONY/WASH AREA: **356.12 SQ.FT.**



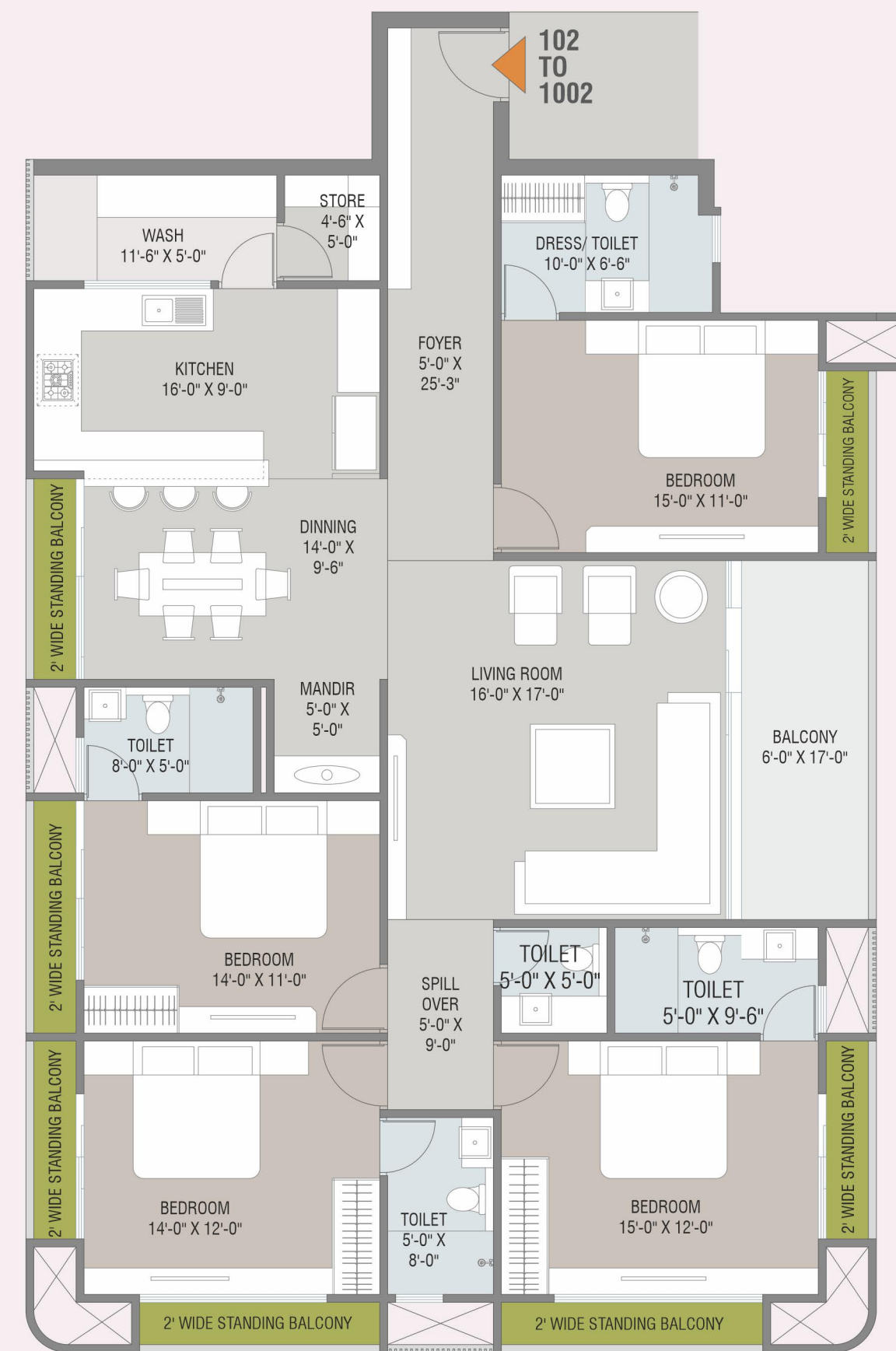
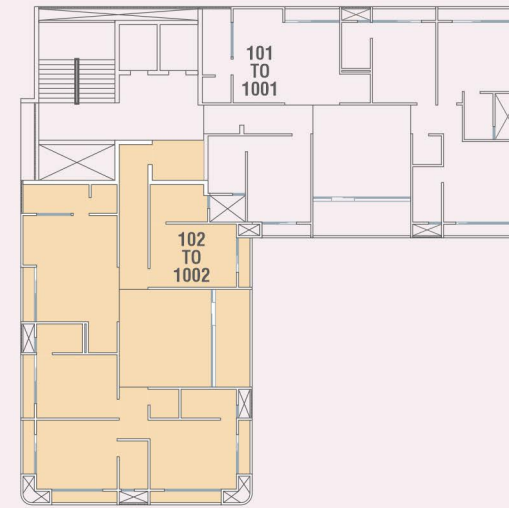
4 BHK TOWER - B

BUILT-UP AREA: **2163.31 SQ.FT.**
 RERA CARPET AREA: **1733.20 SQ.FT.**
 BALCONY/WASH AREA: **309.00 SQ.FT.**



4 BHK TOWER - C

BUILT-UP AREA: **2187.90 SQ.FT.**
 RERA CARPET AREA: **1785.90 SQ.FT.**
 BALCONY/WASH AREA: **304.25 SQ.FT.**



4 BHK TOWER - C

BUILT-UP AREA: **2115.44 SQ.FT.**
 RERA CARPET AREA: **1720.74 SQ.FT.**
 BALCONY/WASH AREA: **273.00 SQ.FT.**







OTHER AMENITIES

Concealed AC Copper Piping

BORE WELL for 24 hours water supply

Fire Fighting System

Hi-tech Security Cabin

CCTV Surveillance

Dedicated Meter / Electric Room

Letter Box

Rain Water Harvesting System

Attractive Name Plates

Wheel-chair & Stretcher Access Lift

Servant Toilet

Underground Cabling



SPECIFICATIONS



STRUCTURE

Earthquake Resistant RCC Frame Structure with AAC Block Masonry Partitions with Plaster (Except Ceiling)



FLOORING

Premium Big size Tiles
Flooring in Drawing, Living, Dining, Kitchen, all bedrooms and Store Area.

Anti-skid Ceramic tiles Flooring in Balcony Area



BATHROOMS

Bathroom Fitting and Sanitary ware- Kohler/ Jaquar or Equivalent

Premium quality Vitrified / Ceramic Tiles

Granite / Composite Marble Basin Counter



WINDOWS

Windows Section - Premium Quality Dural Aluminium Sections with Mosquito Net

Windows sill of Artificial Marble/ Granite stone or equivalent



TOILETS

Designer Ceramic Tiles in All Bathrooms.
Natural / Artificial Premium Stone Counter for Basins.



KITCHEN

Premium mirror polished Granite or full body Porcelain Slab (Artificial) with sandwiched platform

Sink-S.S. or Quartz

Premium quality Ceramic Tile dado on walls above platform



PLUMBING

CPVC / UPVC Water Supply Pipes & PVC pipes for soil, waste & drainage systems-Ashirvad/Astral or Equivalent

Hot Water Centralised Heat Pump Provision in Wash Area



EXTERNAL & INTERNAL WALL FINISHES

External Double Coat Mala plaster with Texture and Exterior Weather proof paints

Internal Single Coat Mala Plaster with Wall Putty and Primer



AIR CONDITIONING

Concealed AC Copper Piping



DOORS

Main Entrance door - Flush door with both side Premium decorative veneer with door lock

Internal doors - Flush door with both side laminates with premium fixtures

All Door Frames teakwood or Artificial Stone



ELECTRIFICATION

ISI grade 3 phase concealed copper wiring with adequate number of points in all rooms- Anchor / RR or Equivalent

ISI Branded Modular Switches - Schneider or Equivalent

Provision for DTH and Internet Points

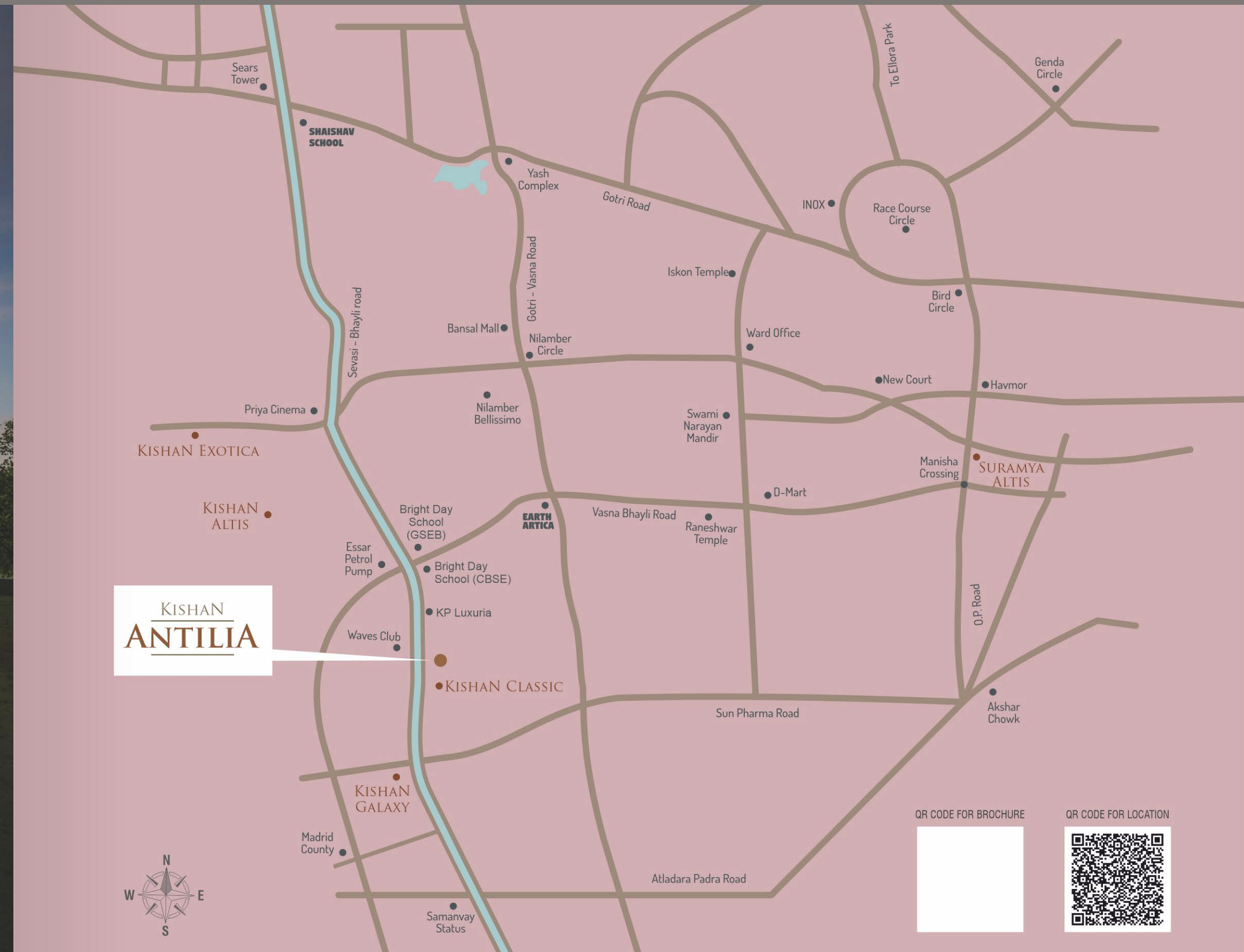
3 Phase wiring with MCB & Distribution Box



WASH AREA

Kota Stone / Anti Skid Tiles with dado of ceramic/glazed tiles up to sill level

Provision for washing machine with electric and plumbing points



CONNECTIVITY / ACCESSIBILITY

Bhayli Road has always been the most sought after commercial and residential address of Vadodra. While it is well-connected with the entire city through every mode of transport, it also offers the elite feel of a private locality.

Vadodra Railway Station	5.00 km	Mall / Hotel	0.50 km
Vadodra Airport	13.00 km	Bank	0.50 km
School / University	0.50 km	Expressway	3.00 km
Multi Speciality Hospital	0.60 km	Petrol Pump	0.60 km
Super Market	0.50 km	Game Zone	1.50 km
Sports Facility	0.50 km		

*All distances are approximate.

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

RERA Reg. No.:

RERA Website: www.gujrera1.gujarat.gov.in