



SATYAM 
Solitaire

3 BHK MAGNIFICENT VILLAS

move in with nature

SATYAM
Solitaire



WHERE ARRIVALS ARE AMAZING

You don't just drive into **Satyam Solitaire**, you arrive in style. Imagine if entering in to the campus is as spectacular as owning your dream home in it. The grand gated entrance with round-the-clock security is sure to impress you. Even before your residences thrill you with opulence, the surroundings will. Wide pathways, modern linear layouts, landscaped spaces, lush green lawns are all waiting to welcome you into your new life of extravagance.

LAYOUT PLAN



WHERE LEISURE IS EASY

The thoughtful leisure amenities at **Satyam Solitaire** are handpicked to offer you relaxation right at your doorstep. Enjoy the elusive freedom of making memories and having fun with your family daily.



+91 9737506846

TYPE- B

PLOT No.:

MIN. PLOT AREA : **1335** SQ.FT.

S.B.A.: **1480** SQ.FT



GROUND FLOOR





FIRST FLOOR



TYPE- C

PLOT No.:

MIN. PLOT AREA : 1007 SQ.FT.

S.B.A.: 1400 SQ.FT.



GROUND FLOOR



FIRST FLOOR



WHERE LUXURY IS DETAIL



With 34 stunning 3 BHK Magnificent Villas in a close-knit upscale community, **Satyam Solitaire** is where luxury resides in every nook and corner. Check-in to a life of opulence with homes, amenities and lifestyle that are indulgent in every way. An unparalleled living experience awaits you within this premium campus set in the bustling locality of Kapurai - Dabhoi Road. Marvel at the grandeur of life that has been carefully put together for a truly extraordinary life.

VALUE ADDED AMENITIES



Designer POP Ceiling in Each Rooms



R.O. System in Each Bungalow



Hot Water Solar System



Video Door Facility



Attractive Main Entrance Gate



Trimix Internal Road, Decorative Paving with LED Street Light



Name and Number Plate in Each Unit to Maintain Uniformity



Underground Cabling for a Wire Free Look in The Campus



Underground & Overhead Water Tank



Electric Car Charging Point in Car Parking Area

SPECIFICATIONS



RCC STRUCTURE

Earthquake resistant RCC frame structure in per structural engineer's design



FLOORING

Vitrified Tiles in Lounge, Dining & Kitchen. Vitrified Tiles in all Bedrooms. Anti-skid Vitrified tiles of reputed make in bathrooms and balconies



ELECTRIFICATION

Concealed copper wiring of approved quality, branded premium quality modular switches with sufficient electrical points as per architect's plan



BATHROOMS & TOILETS

Designer bathrooms with Glazed Tiles up to Door level
Plumbing fixture and vessels



PAINT & FINISH

Interiors: Smooth plaster with Wall Putty & Primer
Exterior: Plaster with ACE Exterior paint (Asian Paint or equivalent)



KITCHEN

Granite counter with Stainless Steel Sink and tiling up to the door/window level on walls



DOOR & WINDOWS

Doors: Elegant wooden entrance door. Internal flush doors
Windows: Colour anodized aluminium section windows with reflective glass of standard quality



TERRACE

Open terrace finished with chemical water proofing and China mosaic flooring



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CLUBHOUSE AMENITIES



PARTY GARDEN



WALL FOUNTAIN



SENIOR CITIZEN DESK



INDOOR GAMES



GYMNASIUM



KID'S PLAY AREA



JOGGING/WALKING TRACK



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LOCATION PLAN



Payment Mode:

Booking Amount Rs. 1 Lac Down-Payment withing 1 month of Booking **25%**

At Plinth Level **15%** | At Ground Floor Slab Level **15%** | Fist Floor Slab Level **15%**

At Plaster Level **15%** | At Flooring Level **10%** | 1 Month before taking Possession **05%**

Terms & Conditions: (1) Documentation charges, GST, Municipal House Tax & Common Maintenance Charges will be extra. (2) VMC Tax, MGVCL & Property Tax charges will be borne by the client. (3) Any new Central or State Government Taxes, if applicable shall have to be borne by the client. (4) Extra work shall be executed after making full payment in advance - subject to approval. (5) Brochure or presentation cannot form a part of legal document or final details, it is just for easy display. (6) I/We not ask for any structural changes in our UNIT, Any kind of alteration and extra work inside or outside of unit will not be permitted. (7) Any kind of alteration or change is strictly not allowed in elevation of exterior which may affect out look of unit or project. (8) I/We have fully read, understood the term and conditions and agree to abide by the same without any reservations. (9) Subject to Vadodara Jurisdictions.

Note: This Brochure is intended only for easy display and information of the project and does not form part of Legal Document.

- In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50000/- will be deducted from the booking amount



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SATYAM
GROUP
a new definition in luxury

Developers : **SIDDHI VINAYAK INFRA**

Site: "Satyam Solitaire" B/h Saflaya Arcade,
Near Shubh Residency, Kapurai - Dabhoi Road, Vadodara.

E-mail: siddhivinayakinfra.kapurai@gmail.com

Architect :



Structural Consultant :



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