



THE LOCATION



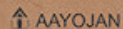
Near By

- Diamond Bourse
- International Airport
- Autograph Club
- SGCCI



TIMES LUXURIA
IT'S TIME TO GO HOME

ARCHITECT & INTERIOR DESIGNER



Ar. Hareesh Mahadevwalá (B. Arch)
Surat

STRUCTURAL ENGINEER



SHUBHIKARI VASTU
CONSULTANCY
Rajendra Agrawal | +91 90225 30271

VASTU

Rera No.

PR/GJ/SURAT/SURAT CITY/SUDA/RAA02355/A1R/290119

Times Luxuria, Opp. Blossom,
Near Aagam Shopping World, Vesu, Surat.
Email: timesluxuriasurat@gmail.com

Inquiry: +91 83478 63000, +91 83478 31000



TIMES LUXURIA
IT'S TIME TO GO HOME



TIMES LUXURIA
IT'S TIME TO GO HOME

- ENTRANCE GATE
- SECURITY CABIN
- WATER BODY
- SWIMMING POOL
- SEPARATE BABY POOL
- RAIN DANCE
- GARDEN
- GAZEBO
- JOGGING TRACK
- OPEN AMPHITHEATER
- BANQUET HALL
- BASKET BALL COURT
- BADMINTON COURT
- SKATING RINK
- CRICKET NET
- CHILDREN PLAY AREA
- CARD & CHESS ROOM
- YOGA ROOM A.C.
- BILLIARDS ROOM
- TABLE TENNIS
- AIR HOCKY
- SPACE FOR JAIN & HINDU TEMPLE
- PICK & DROP ZONE
- PARTY LAWN AREA
- AEROBIC
- MEDITATION ROOM
- JACUZZI
- STEAM BATH
- SAUNA BATH
- FULLY EQUIPPED A.C. GYMNASIUM
- LIBRARY
- RAMP FOR DOUBLE BASEMENT
- CAFETERIA
- MEETING ROOM





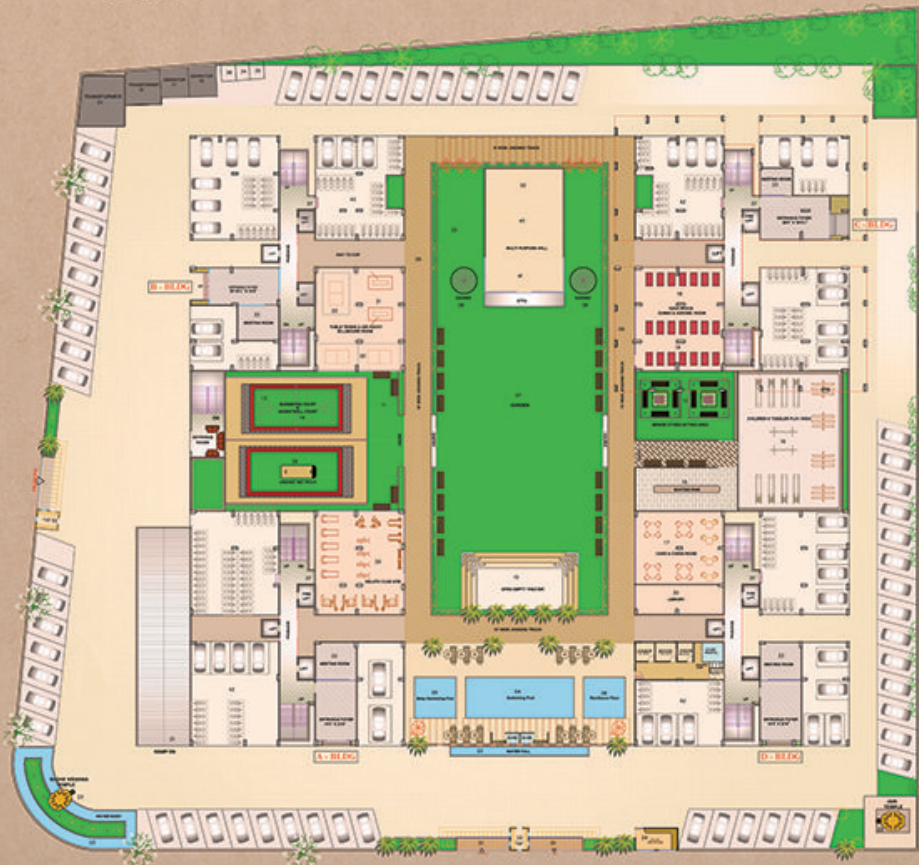
**FLOOR PLAN
A, B & D TOWER 3 BHK**



**FLOOR PLAN
C TOWER 4 BHK**



CAMPUS LAYOUT LEGEND



An island abode of Luxury and extravagance in the
Heart of the city

AMENITIES

LUXURY RELAXING

Features / Club House

- Swimming Pool
- Separate Baby Pool, Bath Dance
- Aerobic, Meditation Room
- Jacuzzi
- Steam Bath
- Sauna Bath
- Fully Equipped A.C. Gymnasium
- Library
- Cafeteria

OUTDOOR ACTIVITIES

- Badminton / Volleyball Court
- Skating rink, Badminton Court
- Children Play Area
- Lowly Water Body
- Yoga Room & C.
- Jogging Track
- Open Amphitheater
- Cricket Net
- Sun Bath Area

INDOOR ACTIVITIES

- Pool, Table Tennis, Air Hockey
- Carrom, Chess, Checkers, A.C. Room

ADD ON VALUES

- Elegant Compound Wall
- Impressive Elevation of Building
- Two Entrance Gater of Campus
- School Van Pickup & Drop Stand at Entrance Gater
- Stunning Architect Structures
- Fountain

PARKING

- Two Cars allotted covered parking taking two-wheeler parking

CONVENIENCE

- 3 lifts in each tower (2 Automatic passenger lifts & 1 Service Lift)
- Lift access for Basement
- Generator Backup for Common utility & points in each flat also
- Driver seating space
- Car wash area

SECURITY & COMMUNICATION

- Total Campus is under CCTV surveillance
- Intercom facility in every flat
- Security Cables on both Gate
- Room Number of Entry - Lock

GREEN & ECO FRIENDLY

- Beautiful Landscaping
- Rain Water Harvesting
- Energy Efficient Window Glass

GET TOGETHER SPACE

- Sanika Green Seat out
- Garden Seating
- Landscape view Seating
- Meeting room in each Tower

TIMES BANQUET HALL

- Well Designed A.C. Banquet Hall with Kitchen in Basement with separate Entry

Space for Jain & Hindu Temple

WE REQUEST

- 1) Basic duty registration charges, legal charges, GDS/MSD charges, society maintenance charges, GDS, Electric Meter, Drainage Line, other charges & expense etc., shall be borne by the purchaser.
- 2) G.S. tax, service tax, as & if applicable will be borne by the purchaser.
- 3) Any additional charges or duties levied by the government / local authorities during or after the scheme like DDC tax, will be borne by the purchaser.
- 4) In the interest of overall developments in design & quality of construction, the developers reserve all rights to make any changes in the scheme including technical specifications, design, planning, layout & all portions shall obtain by such changes/charges.
- 5) Charges/valuation of any value including the materials, whether civil, scheme, building god or any other charges affecting the overall design, concept & nature of the scheme are which not permitted during or after the completion of the scheme. 10. This document is intended only for easy display & information of the scheme & does not form any part of the legal document. 11. Any new laws, announced by the government (S&P) authority will be borne by the purchaser during the project. 12. Subject to valid sanction.

INTERNAL AMENITIES

- Flooring**
 - Wooden flooring in 1 Master Bed Room
 - Rubber floor Vinyl flooring in Hall, Kitchen, Dining and 2nd bed room.
- Kitchen**
 - Natural Granite kitchen platform with designer tiles dado with Stainless Steel Branded Sink with Drain Board.
- Store**
 - Separate Karta Store / Garbha shelves with satin finish glassed tile doors.
- Wash & Utility**
 - Granite floor & durable tiles
 - Washing Machine & Gas Geyser, Electric point provision.
- Air Conditioning**
 - Over A.C. in Master Room
 - Provision of Concealed line for split Air Conditioning unit in each room & Living Room.
- Toilets**
 - Overclass high-Quality Vitrified tiles up to brick level with standard quality Sanitary ware of CEMIL - AMERICAN STANDARD / eq. make and C.P. fitting of JAGUAR - KHOLER or similar brands in all Toilets.
- Plumbing**
 - 10 brand UPVC / CPVC, centrally plumbing for hot water in each Bathroom
- Door & Frames**
 - Main Door decorative & All frames in Granite or composite Marble.
- Windows**
 - All window with good Quality Aluminium Anodized section and Reflective Glass.
 - Well designed SS & Glass Safety Railing
- Wall Surface**
 - Putty on all Plastered wall
 - Putty on Plastered Ceiling
- Electrical**
 - Molecular Switches.
 - Concealed Copper wiring of polycab / Finolex equivalent make.
 - Provision for 3 Phase meter in each flat
 - Adequate power Backup of Single Phase for each apartment with Generator facility.
- Video Door Phone**
- Television, Internet & Telephone**
 - Provision of internet, telephone & television points in each flat.



**TIMES
LUXURIA**

IT'S TIME TO GO HOME