



KEY PLAN



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DEVELOPERS: Empire Realty SITE: Empire Flora, Nr.Narayan Greenwoods, Opp.Essar Petrol Pump, Sama-Savli Road, Vadodara-390024.	MOB.: 72650 35555,72650 45555 EMAIL: empireflora.baroda@gmail.com	WEBSITE: www.empireflora.com  Empire Realty	ARCHITECT:  Ruchir Sheth (Design Studio) architects & interiors Structure: Vyom Consultants
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PAYMENT TERMS
FLATS : • 25% Booking • 10% Plinth Level • 50% 1st To 10th Slab (5% for each slab) • 10% Brick Masionary & Plaster • 5% Flooring & Finishing

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, It is easy display of project only.

LIFE HAS'T MOVED TO THE OUTSKIRTS.

Unrestricted, beautiful views of the city around beckon you to step out, take a deep breath, and welcome the sky into your home.

Empire Flora comes with 4 bhk premium flats where the space you've always longed for. Empire Flora has something to suit everyone's taste.



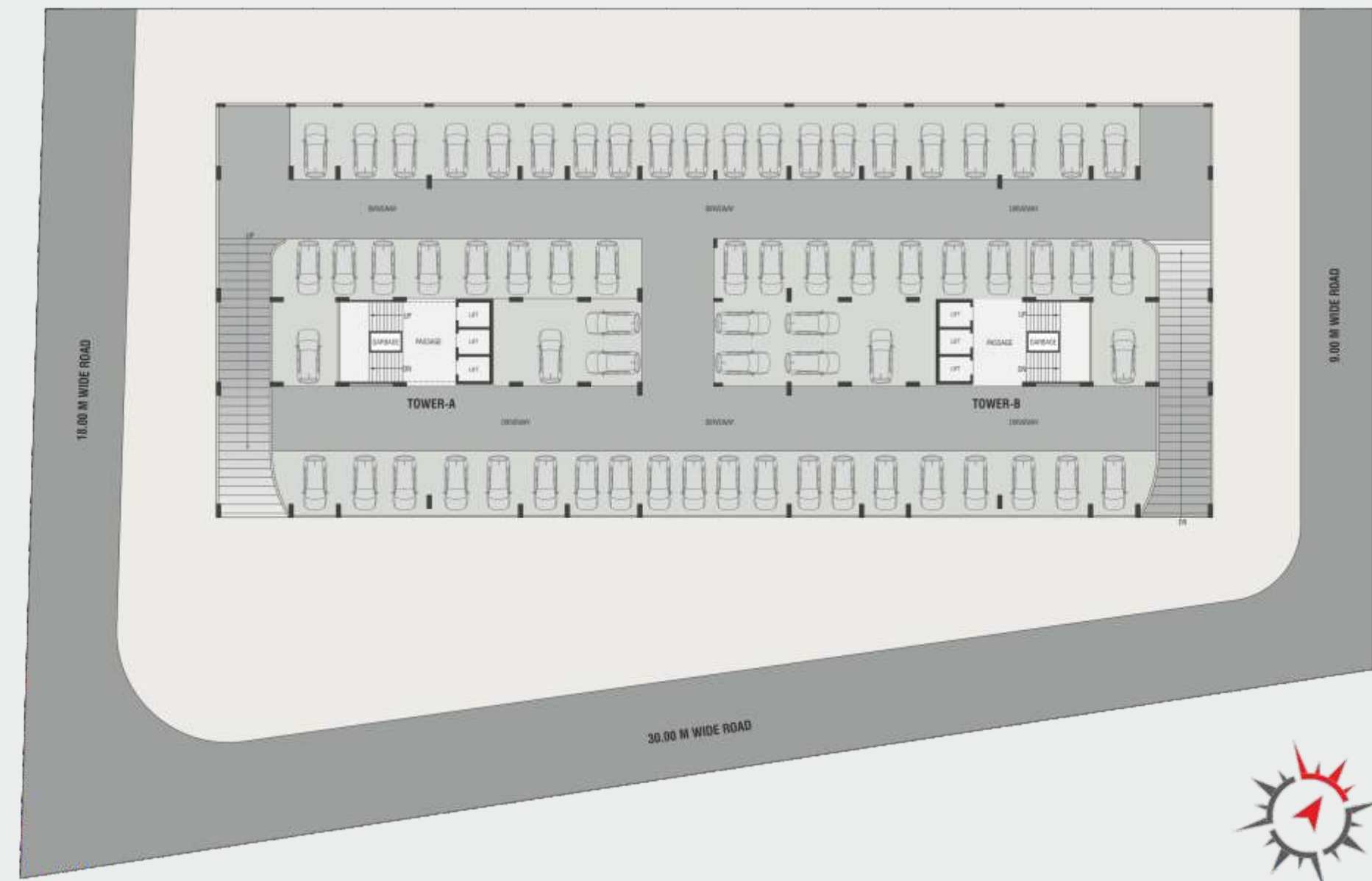




GROUND PARKING LAYOUT



BASEMENT PARKING LAYOUT



TYPICAL FLOOR LAYOUT



UNIT PLAN



TOWER A

TOWER B







AMENITIES

-  Swimming Pool
-  Video door security system in each flat
-  Senior citizen sitting area
-  A.C. multipurpose club house(party hall)
-  AC gymnasium
-  AC indoor games room
-  Lush Green Garden
-  Children Play Area
-  Jogging track





FEATURES

- Underground & Overhead water tank with sensor
- 24 Hours water supply from borewell
- Standard quality passenger elevators
- Power back up for common utility
- Round the clock security (24 hrs)
- CCTV surveillance campus
- Alloted Car Parking
- Decorative entrance foyer with waiting area
- Fire fighting system
- Heat and water proofing treatment on terrace
- Garbage duct
- Decorative entry gate with sensor system
- Rain water harvesting system
- Anti termite treatment to the building





SPECIFICATION

Structure :
Earthquake resistant RCC frame structure as per structure design

Finishing :
Internal smooth plaster with putty &
External plaster with 100% acrylic paint texture

Doors :
Elegant entrance door & Internal flush door with laminate

Windows :
Color Anodized Aluminium windows & natural stone sills with mosquito net

Kitchen :
Granite platform with Sink and premium branded wall tiles. Dedo upto lintel level

Flooring :
Superior quality vitrified tiles flooring in all rooms

Bathroom :
Designer tiles with premium quality C.P. fittings and sanitary

Electrification :
AC Point in all bedrooms and living room
Geyser point in all bathroom with good quality modular switches
Concealed ISI mark copper wiring

