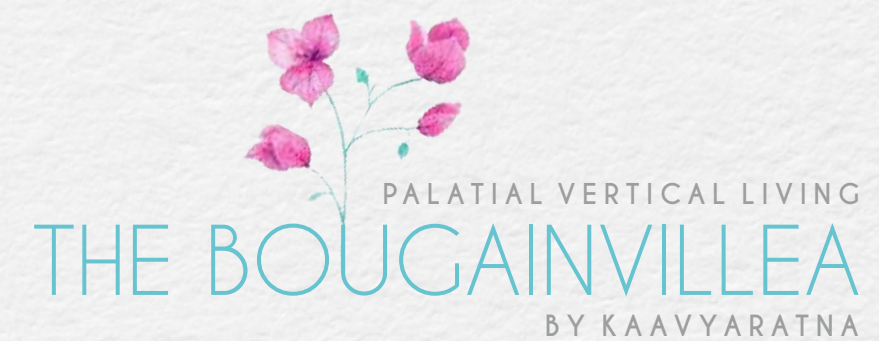






KAAYARATNA GROUP with commitment as our base and excellence as strength, plenty of imagination, perfectly blended in entrepreneurial expertise. Today, we stand among the most respected name in the property development business between the twin city areas of Ahmedabad – Gandhinagar. Enjoying goodwill built on trust, transparency, and tenacity – brick by brick, project after project, year after year since our inception.

In providing an exceptional new development, A RENOWNED BUILDER WITH KAAVYARATNA GROUP is creating a new place to live. Breathtaking modern home in the exciting, vibrant, and prosperous twin city.



4 BHK | DUPLEX VERTICAL VILLA

kaavyartna group presents a unique project with an unmatched luxurious lifestyle at Gandhinagar. A residential project between lush green surroundings. Four smartly designed 13 Story towers with spacious duplexes. planned with keeping spacious living in mind. a duplex apartment with amenities & features like a luxurious villa. one of a kind Vertical villas with beautiful city views through bougainvillea.

Palatial Peace Privacy

exclusive 98 units | calming surrounding

spacious 4 BHK duplex vertical villa

thematic plantation of bougainvillea

double height balcony with a private pool

terrace garden with horticulture vegetable cultivation

multipurpose play court | indoor games

sculptures, water features & thematic wall

gymnasium | children & toddlers play area

rubberized walkway | multipurpose hall

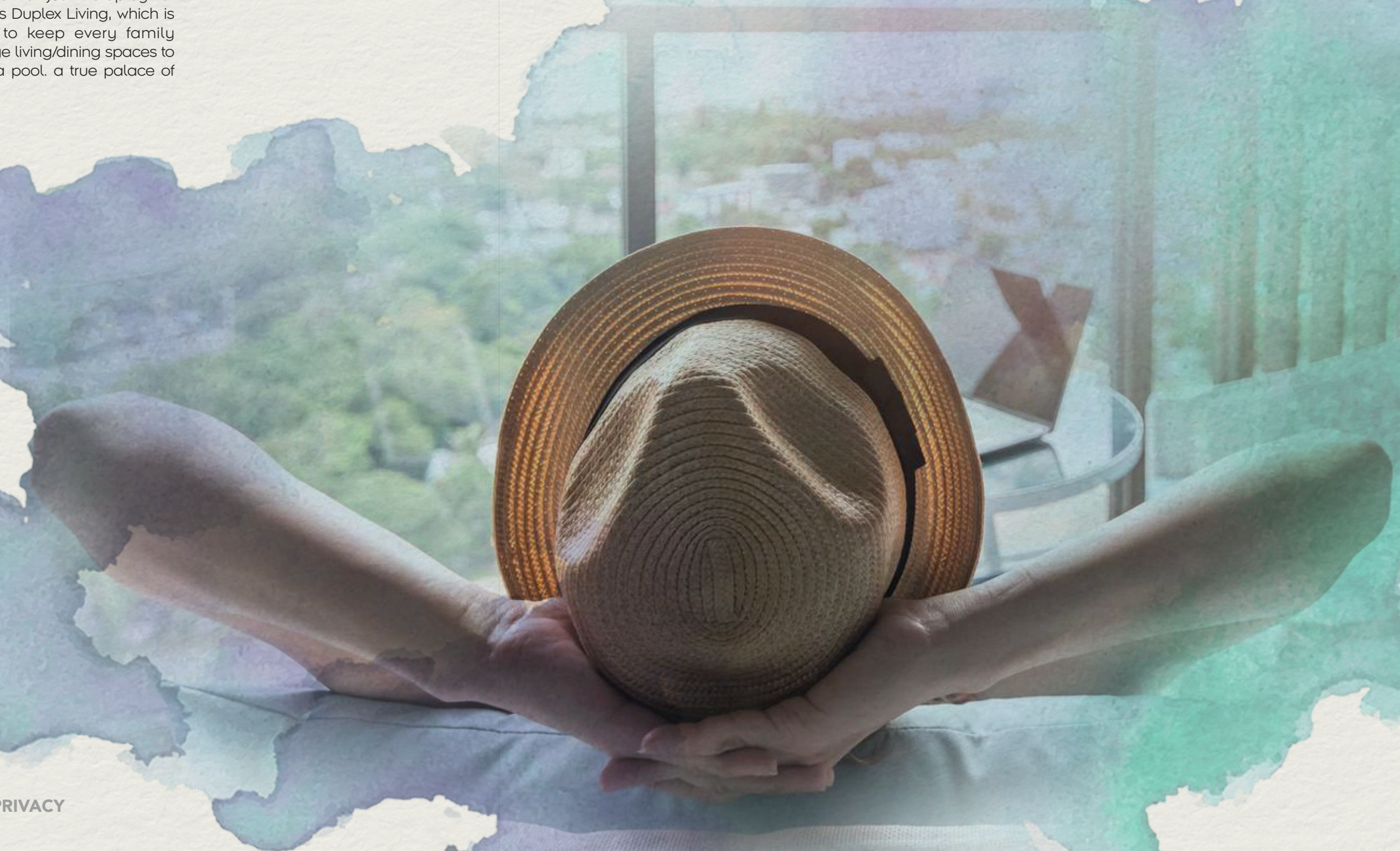
ayurvedic seating area | jula spaces

solar energy for common areas

24x7 power back-up for common areas

Palatial

When we say Palatial, it's not just wordplay for luxury. This residence offers Duplex Living, which is Spacious and planned to keep every family member in mind, from huge living/dining spaces to a personal balcony with a pool. a true palace of Luxury and Peace.



PALATIAL | PEACE | PRIVACY

4 BHK | DUPLEX VERTICAL VILLA

Peace

PALATIAL | PEACE | PRIVACY

limited 98 units
privacy for everyone

calming surrounding
indroda park, aranya udhyan
at walking distance

landscaping full of colors
thematic plantation of bougainvillea
at each individual unit + all common areas

Ultimate Peace of mind is to have a Lifestyle that provides everything. It should make you less worried and more Alive. Here we tried to cover those Aspects of Life with small details that make your life less hectic. always feel Peace & Safety.

healthy life providing amenities

zen garden with water body
jula / sitting areas / kids play areas
something for each individual to feel the peace

landscaped terrace garden with
horticulture vegetable cultivation
archive organic, peaceful and pure healthy living

three car parking per unit
safety of your commute possessions

Privacy

13 Storey towers, Spacious 4 BHK Duplex Vertical Villa. Each floor offering Bungalow-like apartments, an ultimate form of Privacy. Spaces are designed for Everyone, in the house or premise of the project. All residence has spacious rooms with attached baths. The premise offers everything from your Social needs to Health needs. so being at home will be just Relaxing in Privacy.

PALATIAL | PEACE | PRIVACY



TRUE LUXURY

DUPLEX
VERTICAL
VILLA

4 BHK | DUPLEX VERTICAL VILLA

PALATIAL | PEACE | PRIVACY

Experience the true form of Luxury. A Peaceful Palatial Abode for your loves once with an unmatched lifestyle. A beautifully designed space with an open balcony, a balcony with double height, colorful flowers and to enjoy them in peace a Private Pool.



4 BHK | DUPLEX VERTICAL VILLA

PALATIAL | PEACE | PRIVACY

CAVAYALARA GROUP
BOUGAINVILLEA



4 BHK | DUPLEX VERTICAL VILLA



DISCOVER THE PERFECT PLACE TO LIVE WELL

Embrace all that you love about life with a beautiful 4 BHK Bungalow Apartment at the Bougainvillea. Located just moments away from peaceful indroda park and Sabarmati river. The Location of the project is well Connected with major roads to travel within city & intercity. Educational institutions like NIFT, NID, DA-IICT, etc. are also a few minutes away.

Prime Peaceful well-connected location to thrive !

PALATIAL | PEACE | PRIVACY

PALATIAL | PEACE | PRIVACY

Unwind

Aesthetically designed central Common space, a Zen Garden. Lush Green Landscape and colorful Bougainvillea as far as eyes go. Open seating area with a beautiful water feature to enhance that Meditative Peaceful Vibes.

4 BHK | DUPLEX VERTICAL VILLA



4 BHK | DUPLEX VERTICAL VILLA

PALATIAL | PEACE | PRIVACY

Relax

Outside you'll find the beautifully landscaped central Zen Garden. A place designed with many places to Relax and Unwind, along with calming water bodies and theme walls with colorful Bougainvilleas. Eye-pleasing and Soul Calming landscape Designed with paved walkways and sit-outs just for you. Peaceful Relaxing mornings & Eventful Evenings always.

4 BHK | DUPLEX VERTICAL VILLA

Rejuvenate

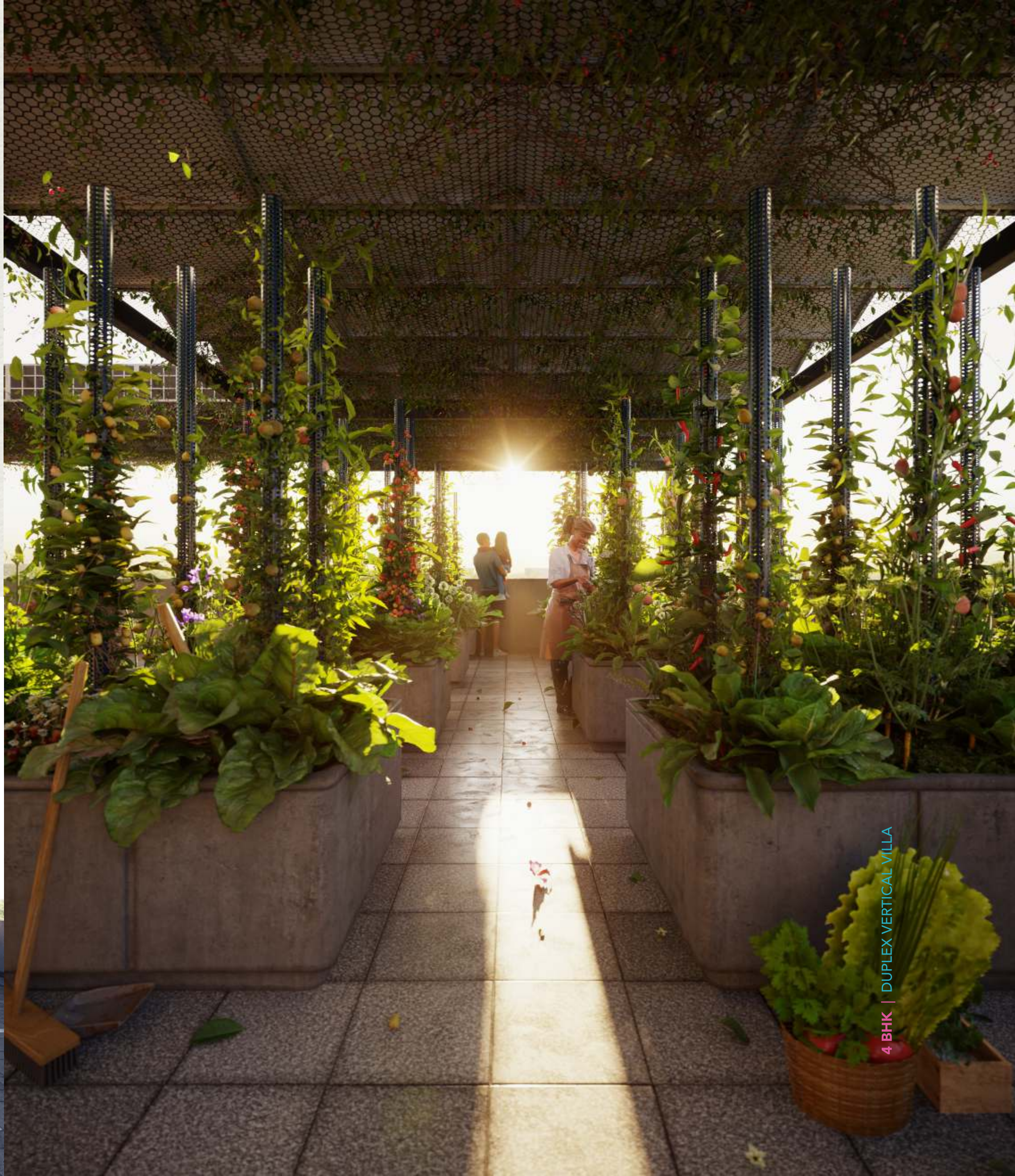
Have a fresh start every day. Let green Landscapes and Aqua bodies calm your mind. Feel the Nature & Rejuvenate your Soul.

PALATIAL | PEACE | PRIVACY

PALATIAL | PEACE | PRIVACY

A true Paradise at the top. Amazing Sky views in the background with a green landscape. Feel the winds, enjoy sunsets, intense morning workout ... All possibilities with a little more Privacy and Peace.

Sanctuary



4 BHK | DUPLEX VERTICAL VILLA



Organic Living

HORTICULTURE VEGETABLE CULTIVATION

With changing times, people believe in organic living choices. From Eating fresh healthy to Growing. We here give everyone who lives here a Space to archive that goal on a new level. A terrace with a Garden & allocated space to grow your Favourite Vegetables or Fruits. Developing a Green Hobby will be much easier and more fun.

4 BHK | DUPLEX VERTICAL VILLA

Paradise

Huge Double-Height balcony with beautiful greens and your Private Pool. Sit back in the pool with your favourite series or just enjoy the Peace. Make weekend life a little more happening with huge space and more fun with a Private Pool.

PALATIAL | PEACE | PRIVACY





LEGENDS

- 1 ENTRY GATE
- 2 SECURITY CABIN
- 3 ENTRANCE FOYER
- 4 METER ROOM
- 5 GYM
- 6 MOSAIC FLOORING WALKWAY
- 7 CHILDREN PLAY AREA
- 8 ZEN GARDEN / CELEBRATION LAWN
- 9 AQUA BODY & SEATING AREA
- 10 TODDLERS PLAY AREA MULTI PURPOSE
- 11 SPORT COURT
- 12 INDOOR GAMES
- 13 MULTI PURPOSE HALL
- 14 AYURVEDIC SEATING
- 15 JULA / SEATING SPACE
- 16 CAR PARKING
- 17 RAMP

GROUND FLOOR PLAN
4 BHK DUPLEX VERTICAL VILLA



18 MT ROAD

20' WIDE DRIVE WAY

20' WIDE DRIVE WAY

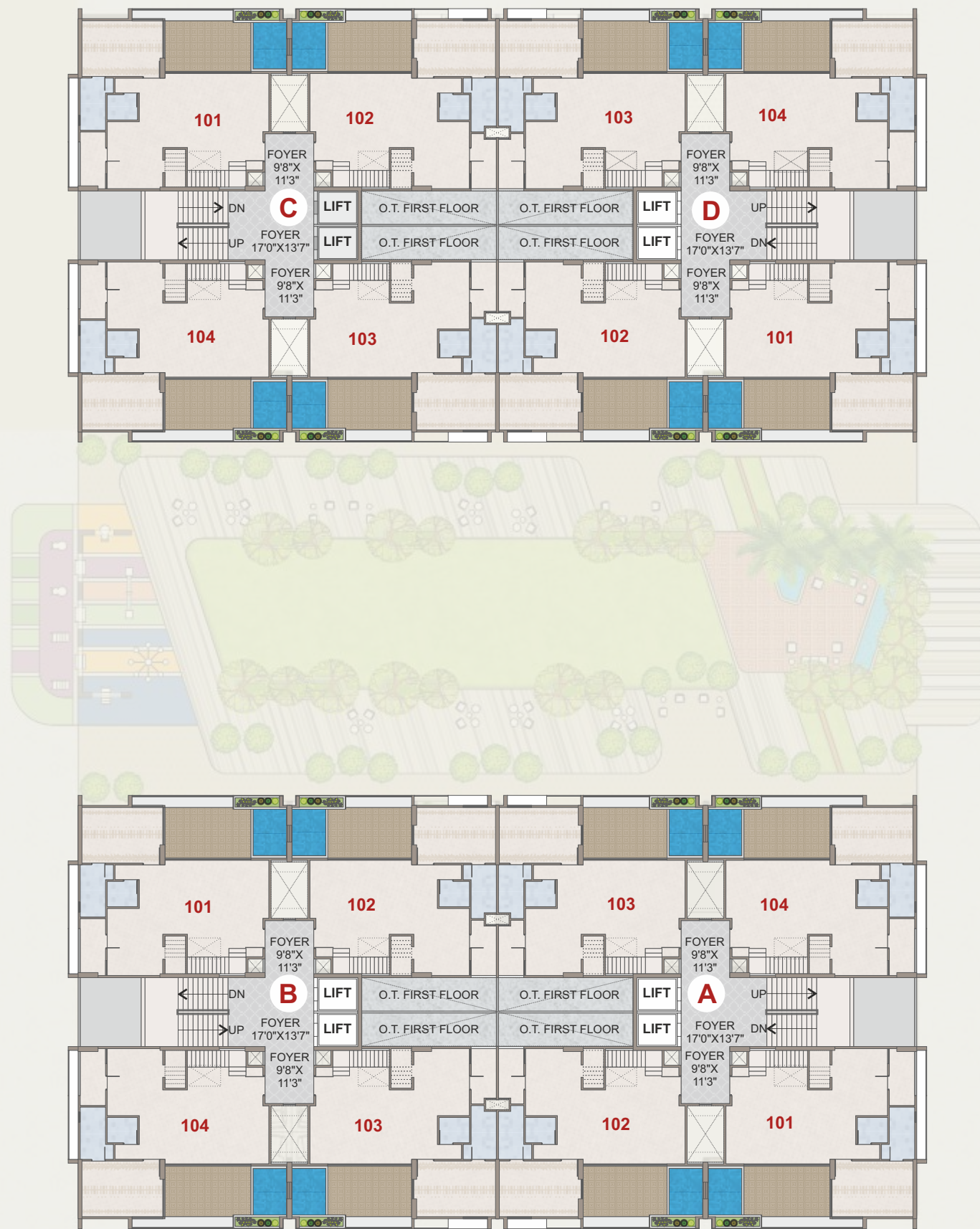
20' WIDE DRIVE WAY

20' WIDE DRIVE WAY

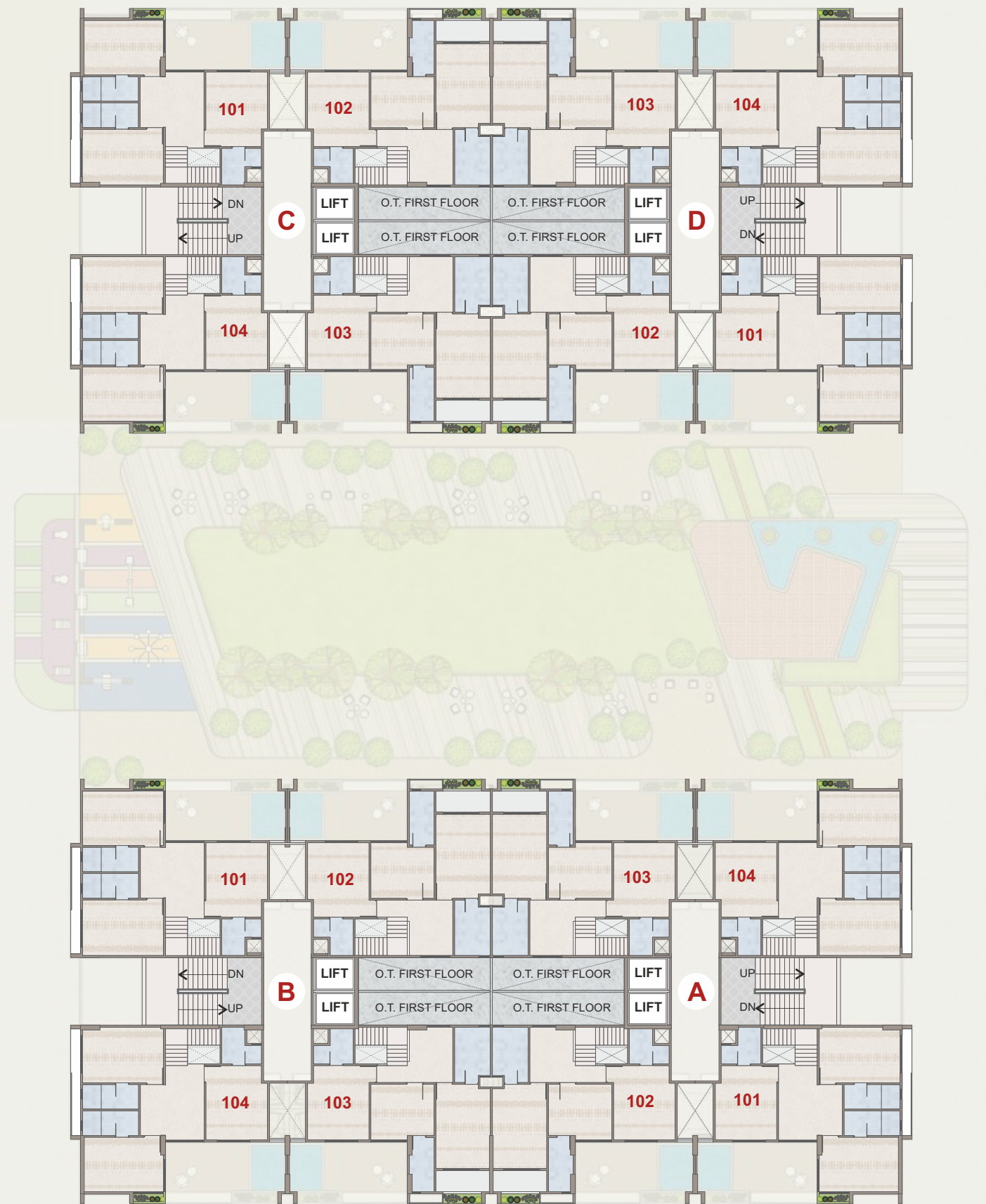
20' WIDE DRIVE WAY

TOWARDS BASEMENT

ENTRY



TYPICAL LOWER LEVEL PLAN
4 BHK DUPLEX VERTICAL VILLA



TYPICAL UPPER LEVEL PLAN
4 BHK DUPLEX VERTICAL VILLA



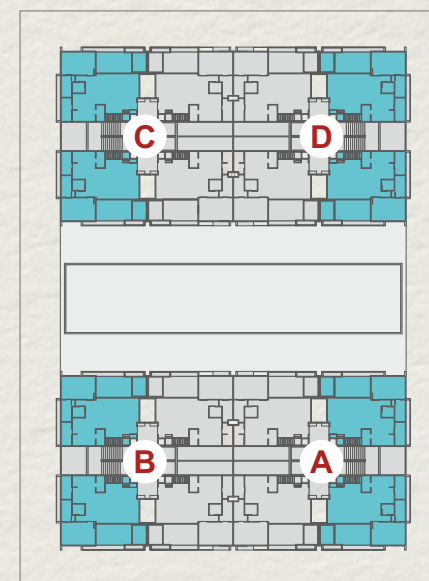
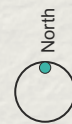


TYPE A
4 BHK DUPLEX VERTICAL VILLA

LOWER LEVEL



UPPER LEVEL





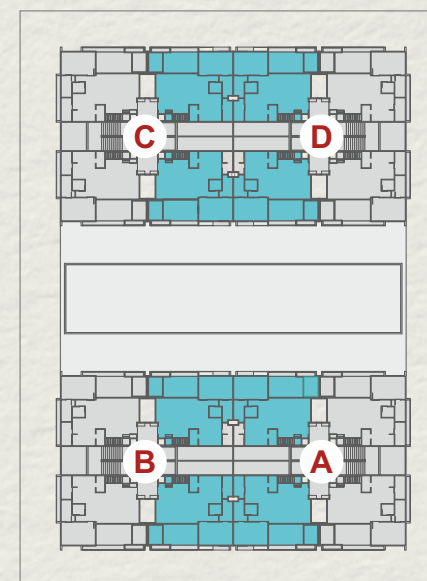
TYPE B

4 BHK DUPLEX VERTICAL VILLA

LOWER LEVEL



UPPER LEVEL





Spacious Rubberized Walkways around the central Zen Garden. swing setup and Play area for Kids. Open sit-outs with Jula spaces for Elderly people to spend a Peaceful time. Indoor play area, Gym, etc.



PALATIAL | PEACE | PRIVACY

Amenities & Specification

Structure

- R.c.c.
- Masonary
- Plaster

Earthquake resistant RCC FRAME STRUCTURE

AAC BLOCKS / Red Bricks / Flyash Bricks

- INTERNAL – Single coat Mala Plaster / RCC Finish (No plaster in ceiling)
- EXTERNAL – Mala / Tipni plaster

Flooring

- Living /dining
- Bedrooms
- Balcony
- Bathrooms

Vitrified tiles (800mm x 800mm / 600mm x 1200mm) of Johnson / RAK / QUTONE or equivalent

Vitrified Tiles (600mm x 600mm) of Johnson / RAK / QUTONE or equivalent

Rustic Tiles of standard quality

Anti-Skid Ceramic Tiles of standard quality

Doors

- Main Door
- Others

Pine wood Flush door without any finish

Pine wood Flush Doors without any finish and installation (Necessary standard accessories shall be provided by the promoter.)

Windows

Powder coated ALUMINUM SLIDING WINDOWS of National / Sayona/ Zindal or equivalent (Domal sections)

GLASS: 4 / 5 mm thk. Plain Glass of Saint Gobain / MODI / Indo Aasahi

Toilets

- Glazed/ Ceramic Tiles
- Sanitary Wares
- Cp Fittings
- Plumbing Piping

Upto false Ceiling level / Beam bottom of standard quality

JAQUAR, HINDWARE, RAK or equivalent.

JAQUAR / HINDWARE / PLUMBER or equivalent.

ASHIRVAD / ASTRAL or equivalent

Electrification

- Concealed Wiring
- Modular Switches
- Mcb Distribution Panel
- Electrical Connection

POLYCAB / HAVELLS / FINOLEX / R R KABEL or equivalent

SCHNEIDER / ANCHOR / HAGER or equivalent

SCHNEIDER /HAVELLS or equivalent

6 KW (Three Phase)

Colour

- Internal
- External

PUTTY FINISH (BIRLA WHITE or equivalent)

100% Acrylic paint (Berger/ICI/ASIAN/Nerolac or equiv.)

Waterproofing

BRICKBAT COBA / CHEMICAL WATERPROOFING IN ALL SUNK SLAB

CHINA MOSAIC / CERAMIC TILES WATERPROOFING ON TERRACE



PALATIAL VERTICAL LIVING
THE BOUGAINVILLEA
 BY KAAVYARATNA



Site Address :
 THE BOUGAINVILLEA BY KAAVYARATNA,
 Nr. Shree Rang Aroma , Gift City Road , Randesan ,Gandhinagar – 382007

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DEVELOPER
KAAVYARATNA GIFT LLP

Architect |
 Master Planning



MEP
 Consultant



Structural
 Consultant



Landscape
 Architect



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