




EMERALD
SKYVIEW
4 BHK LUXURIOUS FLATS



**THE
BEGINNING
OF A
GOLDEN
TIME**



10 LUXURIOUS
APARTMENTS

01 APARTMENT
PER FLOOR

02 BASEMENTS

49 CAR PARKING



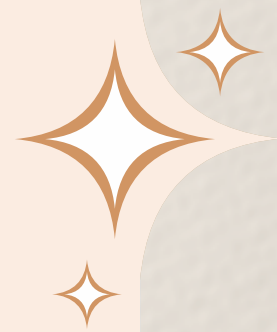
THE BEGINNING OF AN EXCLUSIVE LIFE

Do you know what's the biggest luxury in today's time? It is not amenities; every other project has a swimming pool or a clubhouse or a gym. It is not spacious homes or planning or branded fixtures.

The biggest luxury in today's time is privacy and at **Emerald Sky**, luxury is served to you on a golden platter. With 10 spacious apartments reserved for 10 elite families only, you will have the distinct honour and privilege of living a truly elite lifestyle.



DESIGN STUDIO
architects & interiors
RUCHIR SHETH



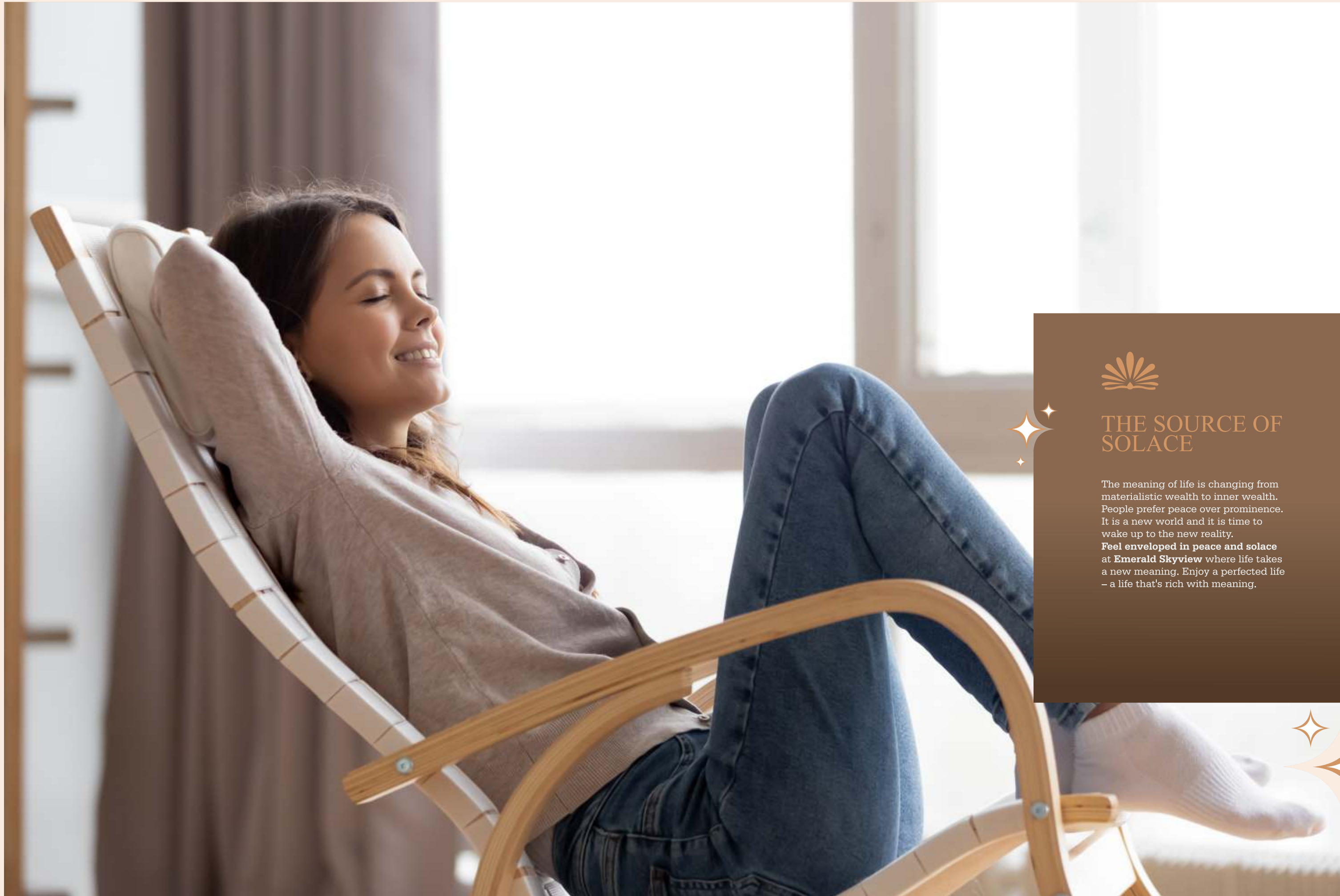


THE RISE OF A PRIVILEGED LIFE

Not every luxurious getaway requires passports, airline tickets, or crossing time zones.

Located in the heart of Vadodara, a brand new residential destination offers the ultimate luxury and distinct lifestyle that you come to expect after attaining a certain stature in life. Give your family a life of privilege and comfort as you envelop them in the lap of luxury at **Emerald Skyview**.





THE SOURCE OF SOLACE

The meaning of life is changing from materialistic wealth to inner wealth. People prefer peace over prominence. It is a new world and it is time to wake up to the new reality.
Feel enveloped in peace and solace at Emerald Skyview where life takes a new meaning. Enjoy a perfected life – a life that's rich with meaning.





THE ORIGIN OF OPULENCE

Everyone deserves a little opulence in their life. At **Emerald Skyview**, you will find an exclusive entry to a finer lifestyle. From the immaculate planning to the spectacular views, everything at **Emerald Skyview** boasts of opulence. You can witness the opulence from quite a distance as your car makes its way to your new home.





THE WORLD OF SPLENDOUR

Perched in Vadodara's most peaceful location with knockout views, Emerald Skyview offers first-time amenities like a luxurious lounge area and a bar area. Another unique feature is that it has designer POPs in not just the living area but all rooms. This elevates your home's aesthetics to the next level.



AN AURA OF SOPHISTICATION

Spacious, serene and sophisticated, that's what you can expect from every square inch of your new home at **Emerald Sky view**. Enter a blissful world where masterful planning and intricate details leave you at peace and your guests spellbound!





THE HEIGHTS OF GRANDEUR

Featuring wide verandahs with French Windows to lounge and chill, you can enjoy the breath-taking views of the city. Another unique feature that elevates your home's aesthetics to the next level includes the designer POPs. The POP work is not just done in the living area but all rooms. So you can revel in the new heights of grandeur.



LOWER BASEMENT



UPPER BASEMENT





GROUND FLOOR AMENITIES LAYOUT PLAN





TYPICAL FLOOR 1 TO 10





















TYPICAL FLOOR 1 TO 10

- | | | | | | |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 01 8'-0" X 13'-2" | 05 20'-0" X 20'-0" | 09 9'-0" X 9'-9" | 13 14'-4" X 14'-0" | 17 7'-0" X 10'-0" | 21 9'-0" X 6'-0" |
| 02 8'-0" X 7'-0" | 06 20'-0" X 4'-4" | 10 14'-0" X 14'-3" | 14 2'-0" X 5'-0" | 18 5'-0" | 22 19'-0" X 18'-0" |
| 03 5'-0" X 7'-0" | 07 20'-0" X 19'-0" | 11 9'-4" X 6'-0" | 15 7'-0" X 10'-0" | 19 15'-0" X 17'-0" | 23 9'-6" X 8'-0" |
| 04 13'-7" X 10'-5" | 08 10'-7" X 9'-9" | 12 9'-0" X 6'-0" | 16 18'-0" X 17'-4" | 20 7'-8" X 6'-6" | 24 9'-0" X 8'-0" |





VALUE ADDITIONS

-  Indoor Game Room
-  Elegant entrance gate with security cabin
-  Video door system
-  Allotted Car Parking
-  Children Play Area
-  RCC trimix road with paved block with Street Light
-  24x7 CCTV
-  Garden with sitting Area
-  Automatic High-Speed Elevator & Stretcher Elevators
-  24 Hours water supply
-  Attractive name plate & letter box
-  Power back up for common utility
-  Rain water harvesting
-  Anti-termite treatment
-  EV Charging Point
-  Solar pannel for common amenities








THE LAP OF LUXURY

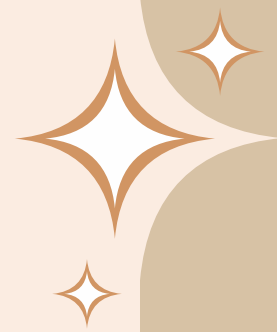
With just 10 families in the entire property, you are pretty much privy to enjoy the luxury of a private swimming pool. No beach in Hawaii or a resort can offer the peace, privacy and pride that comes with calling this beautiful home your own. So rise above the rest and make **Emerald Skyview** your forever nest!





LEISURE AMENITIES

-  GYMNASIUM
-  CHILDREN PLAY AREA
-  SWIMMING POOL
-  INFORMAL SITOUT
-  MULTI PURPOSE HALL
-  LANDSCAPE GARDEN










THE TOUCH OF ELEGANCE





Everything you see at the **Emerald Skyview** is exclusively picked to suit your sense of aesthetics. From the flooring to ceiling, from the garden to lounge room, every detail is crafted with utmost care and perfection. You will see elegance unfold right before your eyes as you enter this haven of peace and perfection.





SPECIFICATION

-  **Structure :**
Earthquake resistant RCC frame structure as per structure design
-  **Finishing :**
Internal smooth plaster with two coat putty with distemper paint & External plaster with 100% acrylic paint
-  **Doors :**
Elegant entrance door & Internal flush door with laminate
-  **Windows :**
Color Anodized Aluminium windows & natural stone sills with mosquito net
-  **Flooring :**
Vitrified tiles flooring in all rooms

-  **Kitchen :**
Granite platform with SS Sink and premium branded wall tiles dedo upto lintel level.
-  **Bathroom :**
Designer tiles with standard quality C.P. Fittings.
-  **Plumbing :**
Systematic wall concealed CPVC plumbing.
-  **Electrification :**
Concealed copper ISI wiring, MCB/ELCB and branded modular switches with sufficient electrical points in all areas.

BRANDS WE USE



CREDITS

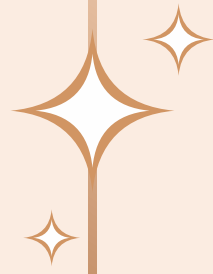
A PROJECT BY  EMERALD GROUP	ARCHITECT:  DESIGN STUDIO RUCHIR SHETH	STRUCTURE:  ZARNA ASSOCIATES	MEP CONSULTANT:  Technobrain MEP Consultants PINAKIN PATEL DAKSHESH DAVE	PMC CONSULTANT:  SIDDHI CONSTRUCTION CO-ORDINATOR & CONTRACTOR VIKAS PATEL
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PAYMENT MODE:- • 10% On Booking • 5% Excavation • 5% Lower Basement PCC • 5% Upper Basement Slab • 5% Ground Floor Plinth • 5% First Floor Slab • 5% Second Floor Slab • 5% Third Floor Slab • 5% Fourth Floor Slab • 5% Fifth Floor Slab • 5% Sixth Floor Slab • 5% Seventh Floor Slab • 5% Eighth Floor Slab • 5% Ninth Floor Slab • 5% Tenth Floor Slab • 5% Terrace Floor Slab • 5% Plaster • 5% Colour • 5% Possession

NOTES:

(1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advancepayment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new Central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous two times default payment leads to cancellation. (6) In the case of booking cancellation Administrative expense of 20,000/-& the amount of extra Work (if any) will be deducted from booking amount which will be refunded after the booking of the same flat. (7) In case of booked flat, cancellation will be within 30 days from the date of booking. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will not be responsible. (9) Architect/Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Any plans, specifications or information in this brochure cannot form part of an offer, contract, legal document or agreement.

Above project is registered under Gujra. For further details: visit: www.gujrera.gujarat.gov.in under registered project. RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/RAA09988/310322



Developers:
EMERALD INFRA

Site:
"EMERALD SKY VIEW",
Nr. Sai Sudha Lawn &
Antica Greenwoods
Khanpur, Vadodara.

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LOCATION



BROCHURE



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