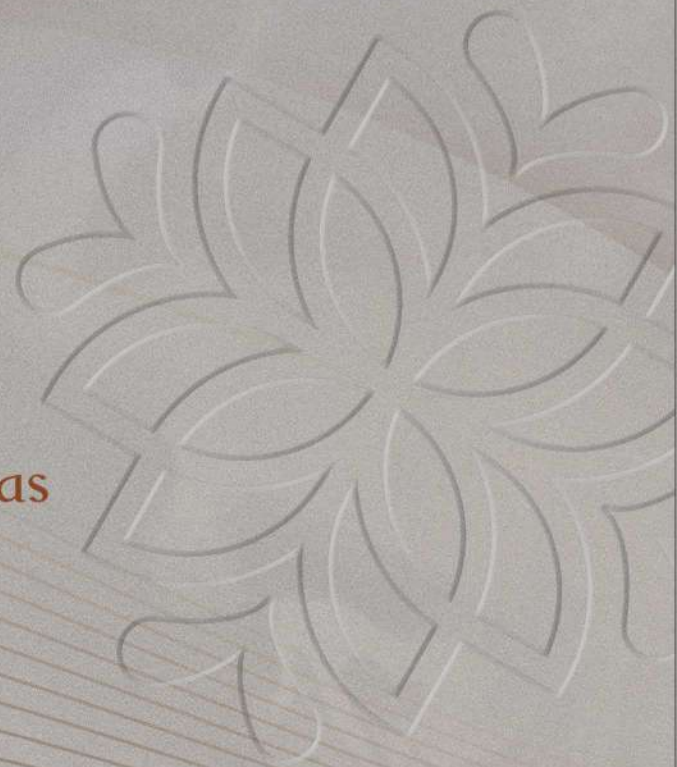


Pratham Elegance

...Indulge yourself in Luxury

4 BHK Luxurious Villas

B/h. Zydus Hospital, Anand





Look around your dream home
and dwell in a state of indulgence, of your mind !

4 BHK Luxurious Villas

Pratham 
Elegance

Wake up every morning to tall ceilings filled with each day
better than yesterday.

To a state of great comfort, that can't be bought.

Open your eyes everyday, to real luxury.

To a feeling you have respectfully earned, and one that is exclusive to you and your loved ones.



Pratham
Elegance

Indulge yourself in 4 BHK Luxury

Set out each day,
to follow your every whim and
achieve what's next on your dream list.



Pratham Elegance

Indulge yourself in 4 BHK Luxury

Conveniently located, *Pratham Elegance* offers you privacy and tranquillity despite being just an hour away from the hustle and bustle of the city.

With state of the art amenities, spacious living spaces and extensive grounds, *Pratham Elegance* elevates the standards of modern living.



GROUND FLOOR PLAN
Plot No : 01 To 10



Isometric View of
Ground Floor
Plot No : 01 To 10



ARDOUR : 4 BHK
...intense feeling of love

At Pratham Elegance, each bungalow has been designed to maximise space, light & comfort with all 4 side open spaces.

It is a nature-inspired and well-manicured residential community that speaks of fresh, new and happy living.



FIRST FLOOR PLAN
Plot No : 01 To 10



Isometric View of
First Floor
Plot No : 01 To 10

Pratham Elegance

Indulge yourself in 4 BHK Luxury



Pratham Elegance

Indulge yourself in 4 BHK Luxury

'Pratham' Group welcomes you to Pratham Elegance, uniquely designed modern homes in a lush environment, surrounded by sun drenched greenery, landscaped & manicured garden with walk-paths, here luxury blend with serenity and peace.



GROUND FLOOR PLAN
Plot No : 11, 12A, 12B, 18, 19 & 20



GRANDEUR : 4 BHK
- the quality of being magnificent.

Pratham Elegance offers you a variety of dimensions and conceptual designs of 4 BHKs that will best suit your lifestyle.

From huge drawing room to your sprawling balcony deck, choose to spend your evenings uninterrupted with the most desirable neighbourhood: Nature.



FIRST FLOOR PLAN
Plot No : 11, 12A, 12B, 18, 19 & 20



Isometric View of
Ground Floor
PLOT NO. 11, 12A, 12B, 18, 19 & 20



Isometric View of
First Floor
PLOT NO. 11, 12A, 12B, 18, 19 & 20



Indulge yourself in 4 BHK Luxury



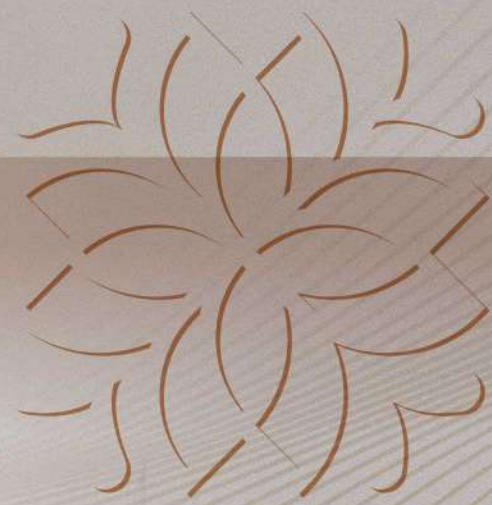
GROUND FLOOR PLAN

Plot No. 14 to 17



FIRST FLOOR PLAN

Plot No. 14 to 17



Pratham
Elegance

Indulge yourself in Luxury

SPLENDOUR : 4 BHK
- the quality that outshines the usual.



LAYOUT PLAN

Legends...

ARDOUR : 4 BHK

Plot No : 01 To 10

GRANDEUR : 4 BHK

Plot No : 11, 12A, 12B, 18, 19 & 20

SPLENDOUR : 4 BHK

Plot No. 14 to 17

Landscaped Garden | Multi-purpose Hall | Pathways | All Age Sitouts

Pratham Elegance

Indulge yourself in 4 BHK Luxury

Pratham Elegance fulfils your wish to revel in the lap of luxury, in the most desirable neighbourhood of the well-connected Anand-Lambhvel Road, placing you within ready reach of everything you need for an aspirational lifestyle.

The 20 residential Villas with spacious homes with sprawling club house and landscaped garden.



EXULT
- feel a lively joy

Pratham 
Elegance












Indulge yourself in 4 BHK Luxury

- | | | | | |
|---|--|--|---|---|
| 
Entrance Gate | 
Security Cabin | 
Multi-Purpose Hall | 
Compound Wall with planter | 
Garden with Sitouts |
| 
Underground Street light | 
24X7 Security with CCTV Cameras | 
24 Hours Water Supply | 
Solar Panel For Common Utilities | 
Anti-Termite Treatment |

Pratham Elegance

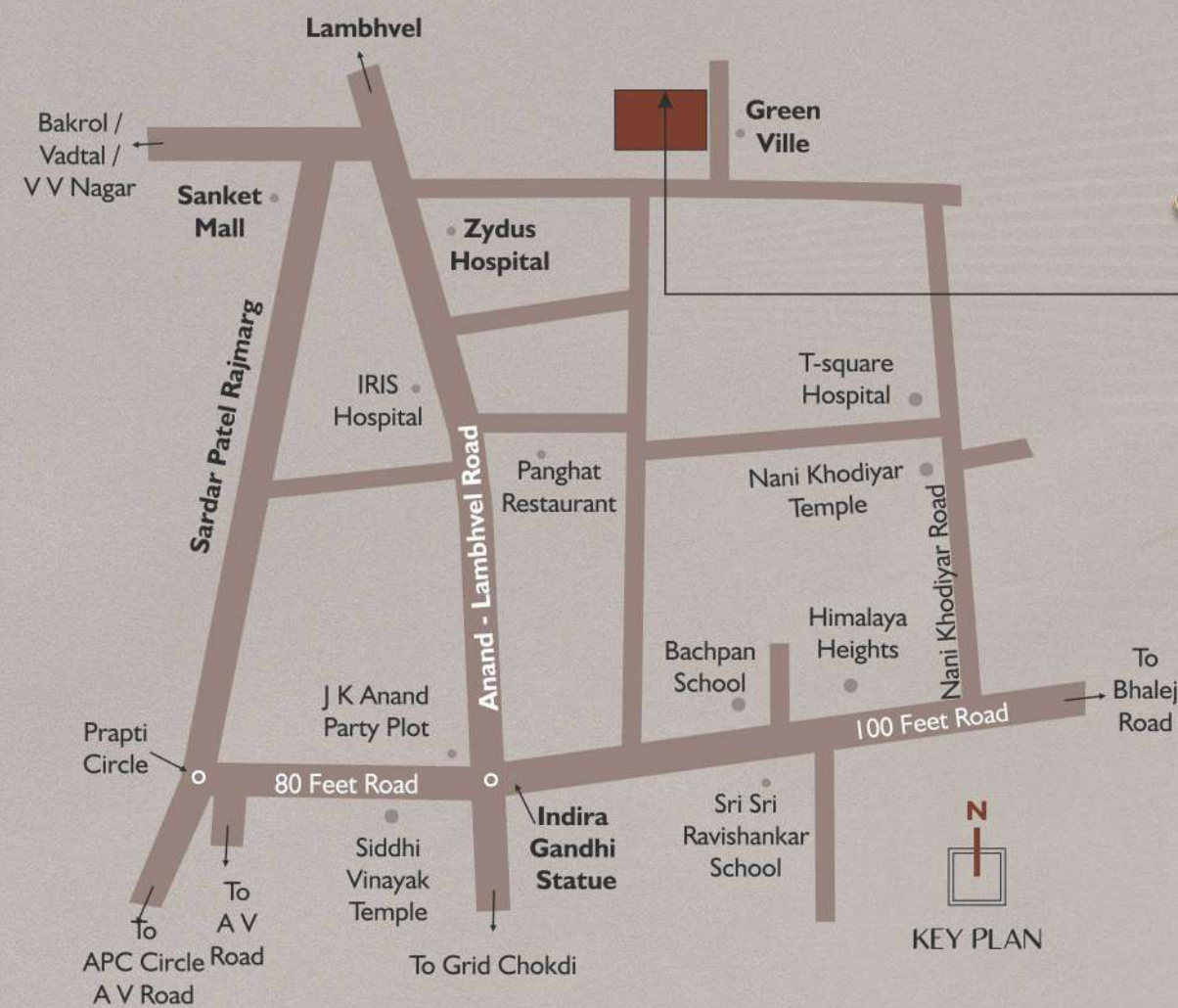
Indulge yourself in 4 BHK Luxury

Specifications

	Structure	<ul style="list-style-type: none"> Composite structure.
	Flooring	<ul style="list-style-type: none"> 800 mm x 1600 mm vitrified tile in all area. 16"x16" rustic tiles in parking area. China mosaic in terrace with water proofing.
	Kitchen	<ul style="list-style-type: none"> Granite/Composit/full body tile platform with stainless steel sink. Glazed tiles up to lintel level.
	Doors & Windows	<ul style="list-style-type: none"> Decorative main door with teakwood frame and all other will be water proof flush door. Safety bright bars in window. Three track UPVC with mosquito net
	Paint	<ul style="list-style-type: none"> Internal walls finished with putty and primer External walls finished with texture and water proof acrylic paint.
	Bathroom	<ul style="list-style-type: none"> Concealed type UPVC/CPVC plumbing work with branded sanitary and CP fittings Designer wall tiles dado up to lintel level. facility for cold & hot water in bathrooms. Equipped with branded accessories
	Electrification	<ul style="list-style-type: none"> ISI copper wire concealed electric work with standard brand electric modular switches & accessories.
	Water Supply	<ul style="list-style-type: none"> Individual bore well & overhead water tank to each unit
	Termite Treatment	<ul style="list-style-type: none"> Necessary termite treatment is done in every bungalow right from the foundation
	Drainage	<ul style="list-style-type: none"> Municipality drainage system is available
	Solar Panel	<ul style="list-style-type: none"> Power generation facility for common lightings and facilities

Terms & Conditions

- The Organiser / Architect / Structural Engineer reserves their rights to make any addition, alternation and amendments as may be necessary from time to time.
- Member is liable to pay maintenance deposit of ` 1,50,000/- as extra while taking possession per unit
- Additional Documentation charges such as loan mortgage document, stamp duty, registration, GEB connections, Gas connection, Insurance, Other Legal documents (As per New Bylaw's / Jantri / Revenue Department) and other relative expenditure are to be borne by the member. Any kind of taxes implemented by Government or Local Authorities during or after completion of the project are to be borne by the member.
- Municipal taxes from the date of possession shall be borne by the member.
- Internal changes shall be allowed only on prior permission with its feasibility and with advance extra cost.
- Payment Conditions : (General Schedule)
10% as on booking | 15% at the time of plinth level | 25% at the time of ground floor slab
25% at the time of first floor slab | 20% after completion of plaster work | 05% at the time of possession
- Possession will be given after 24 months from the date of booking.
- Member has to take possession within a month from the date of completion of the respective unit, on failing which interest @ 18% p.a. will be charged on balance amount.
- Possession will be provided after 30 days on receipt of full payment. Religious Rituals and furniture work will not be allowed in case of incomplete payment.
- In case of cancellation of booking, 05% of total value of the unit will be forfeited. Remaining amount will be refunded after the sale of respective unit.
- The brochure shall not be treated as a legal document, it is the purpose of information and guidance only.
- In case of any dispute it will resolved by mutual discussion and understanding failing which the matter will be in Anand Jurisdiction only.



Pratham Elegance

Site Address
'PRATHAM ELEGANCE'
 Opp. Green Ville, TP 09,
 B/h Zydus Hospital Road,
 Off Anand - Lambhvel Road,
 Anand - 388 001, Gujarat, India

Google Co-ordinates :
 Latitude : 22 34'7.45"N
 Longitude : 72 56'52.43"E



LOCATION
QR CODE



PDF
QR CODE

Site Address

Pratham 
Elegance

Opp. Green Ville, TP 09,
B/h Zydus Hospital Road,
Off Anand - Lambhvel Road,
Anand - 388 001, Gujarat, India



Developer

PRATHAM
ASSOCIATES

we build the trust!



Contact for Inquiry

+91 99131 14480

+91 99799 26999

+91 99250 14480



Architect :

DEVANG SEVAK

PRATYUSH ARCHITECTS

Anand - 388 001, Gujarat, India



Structure Consultant

 **Akshar**
Consultant
Vallabh Vidyanagar - 388 120