

Project By



De Elegante Villa - Besides Greenwoods Antica, Near Vicenza Highland,
Opp. ISCON Harmony, Gotri-Sevasi Road, Khanpur, Vadodara.

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WHERE
EMPERORS
LIVE...



de elegante villa



5 KING ELEMENTS IN OUR LIVES

SUN

The diversity of it's shine remains the same on everyone of us. As king looks after his kingdom in an equality and showers all happiness. Your trust on us is like a Sun. As we go on to journey together, you would be entering the environment which will be like a bliss.



SKY

We offer you a luxury, rarely seen in most homes of today and that is the luxury of Space ! A feeling that comes about because of it's airy rooms. Rooms which have fresh air circulating everywhere : all the time . . Ensuring that you always feel rejuvenated and remain healthy. Needless to say, Where there is Health, there is Happiness.

AIR

To Breath the free air of simplicity is what we believe the highest level of purity. These element is given the utmost priority in building our villas.

EARTH

All have remembered the very first step you took and the earth shook with happiness, as mother earth have let you owe it and make it your own. The earth is what we all have in common with the uncommon ability to nurture us.



WATER

God Bestows more consideration on the purity of an individual's intentions and nothing can be softer and flexible as water and inspired by it, we are privileged to form your kingdom as per our promises to your dreams.



breathe the
purest blend
of all at the
place called



de elegante villa

POSITIVE MIND POSITIVE VIBES POSITIVE LIFE



WHERE IMPERIAL
IMPRINTS ARE PRESENT
EVERYWHERE!

The distinctive nature and quality of the
Villas will make you spellbound. Inspired
by an individual strength and originality
we have made the most suited place
for an individual.

IT'S A HABIT OF CHOOSING THE BEST AND THAT'S US !

· We innovate and improvise the art of design to create a unique path each time. It provides clear environment and we have chosen the best land topography. Our styles finish is a product specific design which is accurately scaled and represented.

· Our concern for the upcoming project is to select the best area which can redefine Asset Class.

· Developers have mastered the skill of understanding an individual need
· Our mastermind architects have stretched the line out of box to create design novel and high-end style of living.
· Engineers, Contractors, Electric or Plumbing consultants, have dedicatedly engaged in offering the optimum quality array for our Villas.

· We'll make you Feel it at Home.

· Modern Vadodara has a great fitting memorials of its late rulers. It's our turn to make the dream come true, by making Vadodara the most suited place to reside.





THE PLACE TOWARDS THE PEACE !

Recent club houses has always counted the older generation as key user. At De Elegante Villas, we have tried to cater each age group, pre-teens, teenagers, moms-dads and also grand generation. We have focused on the idea of being together, amongst busiest lives of ours, it becomes so easy to share a quality time with kids and making it live and refreshing.

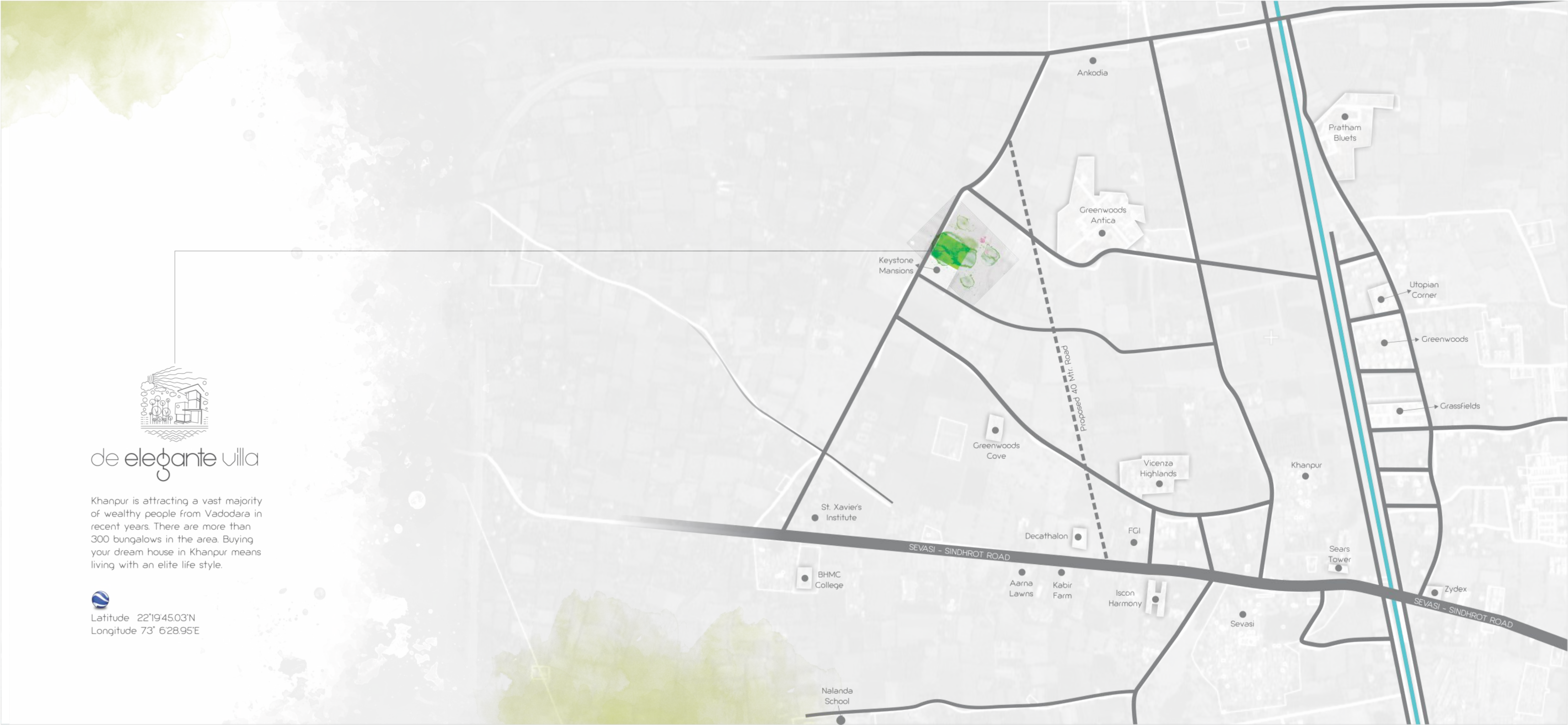


de elegante villa

Khanpur is attracting a vast majority of wealthy people from Vadodara in recent years. There are more than 300 bungalows in the area. Buying your dream house in Khanpur means living with an elite life style.



Latitude 22°19'45.03"N
Longitude 73° 6'28.95"E





PLOT AREA TABLE

| NO. | AREA | NO. | AREA | NO. | AREA | NO. | AREA |
|-----|------|-----|------|-----|------|-----|------|
| A | 4504 | E | 5059 | I | 5308 | M | 3361 |
| B | 4538 | F | 7635 | J | 5526 | N | 3361 |
| C | 4691 | G | 4678 | K | 4436 | O | 4024 |
| D | 4871 | H | 4391 | L | 4531 | P | 4024 |



18 MTR WIDE ROAD



18 MTR WIDE ROAD

9 MT WIDE ROAD

9 MT WIDE ROAD

LAGU
BLOCK
NO.104

STAY
STORAGE

9 MT WIDE ROAD

VILLA DESIGN CONCEPT

Our initiative is to encourage good lifestyle. It is a great era with the great success, progress and constructive vision.

Our commitments includes best quality amenities, luxury houses with all the comfort ever dreamed. We are bringing newest concept of designer villas in the history of Vadodara's real estate.

Mastered to utilise the space, we have 4 spacious bedrooms with dressing room and washroom.

- We believe in choices and importantly from the best options given, Home Theater or a 5th Bedroom, choice is yours
- Formal Sitting room
- Family sitting room
- Wide kitchen with big storage
- Servant Quarters with washroom
- 2 car parking space
- Stone and Wooden deck with Outdoor sitting zone
- It's the lifestyle you have dreamed of – about 80 people can come together in this villa
- Family lounge is at par excellence
- The most demanded, Italian marbles and wooden floors enhancing the beauty of the villa
- Washrooms décor and fittings which lets you feel the world in itself
- Vastu compliant villa

The step out from the car itself makes you feel at home, moving from the wooden deck and the water body is an enchanting experience which unleash your work burden. Beautifully decorated with plants which rejuvenate you with aura of its flowers. By the time you reach the living room, it will transform your energy to the best. With the options of a leisure sitting either in the living room or to a pool side or in the Zen Garden. We will make sure to give the best for any of your choices.

GROUND FLOOR PLAN

| | | |
|----|-------------------------|-------------|
| 01 | Parking | 19'6"x17'9" |
| 02 | Lillypond | 4'0"x2'9"0" |
| 03 | Front Garden | 15'0"x10'0" |
| 04 | Entrance Garden | 9'9"x10'0" |
| 05 | Entrance Deck | 8'9"x7'0" |
| 06 | Entrance Foyer | 8'6"x6'0" |
| 07 | Living Room | 14'0"x19'3" |
| 08 | Lift | 4'6"x5'0" |
| 09 | Powder Room | 3'9"x8'6" |
| 10 | Library | 9'0"x9'0" |
| 11 | Dining / Family Sitting | 24'0"x12'0" |
| 12 | Wooden Deck | 6'3"x12'0" |
| 13 | Store Room | 9'6"x4'9" |
| 14 | Kitchen | 13'9"x12'0" |
| 15 | Bedroom | 11'6"x14'0" |
| 16 | Dressing | 6'3"x5'0" |
| 17 | Att. Washroom | 7'9"x5'0" |
| 18 | Backyard Garden | 21'6"x15'6" |
| 19 | Backyard | 8'0"x15'3" |
| 20 | Servant Room | 6'0"x8'0" |
| 21 | Washroom | 6'0"x4'0" |
| 22 | Kitchen Garden | 9'9"x16'3" |
| 23 | Stone Deck | 9'9"x15'6" |
| 24 | Water Body | 9'9"x4'3" |
| 25 | Elevated Garden | 9'9"x9'6" |
| 26 | Wooden Deck | 9'9"x3'6" |
| 27 | Swimming Pool | 9'9"x34'3" |
| 28 | Wooden Deck | 9'9"x23'3" |
| 29 | Changing Room | 4'0"x5'0" |



Uniting the stress busters ! It's one of the best place which has Multipurpose area, Family Lounge defined with the wooden deck and a special view from the Balcony. There are 2 bed rooms to which has attached washroom, dressing room and balcony.

FIRST FLOOR PLAN

| | | |
|----|-----------------------|-------------|
| 01 | Family Lounge | 19'0"x12'0" |
| 02 | Wooden Deck | 4'3"x13'6" |
| 03 | Lift | 4'6"x5'0" |
| 04 | Bed Room | 14'0"x16'0" |
| 05 | Balcony | 14'0"x5'0" |
| 06 | Att. Washroom / Dress | 9'6"x11'3" |
| 07 | Bed Room | 14'0"x16'9" |
| 08 | Wooden Deck Bal. | 8'9"x7'6" |
| 09 | Att. Washroom / Dress | 14'0"x17'0" |
| 10 | Multipurpose Area | 9'0"x13'0" |



It is undoubted to say that one would always feel to relieve oneself from the stress of the routine. It's unimaginable for one to think of a comfort and so we have brought in the idea of pampering our valuable clients. By designing a lift in a villa, a spacious multipurpose area to the personalised jacuzzi. Makes your day complete.

SECOND FLOOR PLAN

| | | |
|----|------------------------------|-------------|
| 01 | Family Lounge | 10'0"x12'0" |
| 02 | Wooden Deck | 3'6"x12'0" |
| 03 | Bed Room | 11'0"x17'0" |
| 04 | Att. Washroom | 6'0"x9'0" |
| 05 | Multipurpose Area / Bed Room | 18'0"x20'0" |
| 06 | Dressing | 6'3"x9'0" |
| 07 | Att. Washroom | 6'0"x9'0" |
| 08 | Lift | 4'6"x5'0" |
| 09 | Wooden Deck | 14'0"x5'0" |
| 10 | Terrace | 14'0"x33'0" |
| 11 | Wooden Deck | 14'0"x3'9" |
| 12 | Jacuzzi | 14'0"x12'0" |



ADD-ONS OF INDIVIDUAL VILLA



All it takes is a little magic, ponds surrounding by the secrets of flower aroma that enhances the aesthetics.



Incredibly crafted swimming pool gives truly dizzying and unique experience.



Of course changing room very near by.



Your passion becomes our concern - Outdoor Barbeque station, with the most advanced features of discerning outdoor cooking.



Master crafted with the most effective way of utilizing space, we bring the automatic-hydraulic lifts.



Safety is our first priority, our Security system and motion guard will secure you, your surrounding, living your life hail in peaceful environment.



Motion sensors lights always take care while using stair and washrooms at night.



ADD-ONS OF INDIVIDUAL VILLA



Life in a bliss, when one bow down to the almighty, Pooja room has it's own majestic powers to shower on an individual.



Our concern lies in keeping the place immaculately clean and very well maintain.



An in-house learning for each one of you, our treasure house called Library.



Gymnasium giving an opportunity to develop the focus on both body and mind.



The beauty lies in the eyes and the ears of the beholder-with the best quality multipurpose home theater.



Specially designed Terrace garden takes you close to the environmental peace.



Hydro (water) Therapy that promotes relaxation for the entire body. 4-seating Jacuzzi will make you feel complete and peaceful.





SOAK YOUR STRESS IN !

A well as being fun, swimming is a great way to keep fit and well. It is a great recreational activity for family of all ages. It goes without saying the care taken here. Focus will be always on supply of facilities with water treatment and aquatic related products. Purpose of a swimming pool means an opportunity of family entertainment, relaxation and stress relief.



LAUGH, LOVE AND LIVE!

How we present ourselves is how people first view us. We have Designed generously and unhesitatingly to set it as a priority for presenting the best. Your friends will always remember you for inviting them and get inspired.



ENERGY AT ITS BEST!

A family sitting is a space where every member can gather to relax and spend some quality time together. In this gadget freak world, it was very important for us to focus on creating a special room for special reason. This beautiful family sitting space features some of our best elements such as personalize swimming pool with a designed wooden deck. We are sure of you to enjoy and take advantage of this space at it's best.

SPICE IT UP!

We design kitchen as a pathway to achieve the utmost happiness, as no man can be wise on an empty stomach! Cleanliness and Hygiene is our attitude towards life and every bite we take is the offering by the almighty. God always gives us what we need and that's the reason we have inculcate the special place for Puja in the kitchen itself.



WHERE LOVE NEVER ENDS !

For us Family is where Love and Dreams joins together, where today and tomorrow lives forever. We have specially designed this section of the house with the idea where you and family can be yourselves, completely at ease, which gives one a chance to put new ideation followed by an implementation.



RISE AND SHINE !

This is one room where your body needs to renew itself, where you are most vulnerable, where you reconnect yourself. Our challenge was to make it a best, an involvement is thus towards the minutest detail in designing it, which makes your bed room restful, beautiful and calming. The best place to rest and rejuvenate





WASH AWAY YOUR TROUBLES WITH BUBBLES !

It is truly said, "Happiness is a Long Hot Bubble Bath", and so we have taken up a concern to design it with the same priority as given to décor the other rooms of your house. Turning your washrooms into a luxury living space as it is one of the favorite spaces as a retreat anchored by a beautiful atmosphere.



SWEAT TO SHINE !

At de elegante villa you will not be made redundant but you will be given the opportunity for you to focus on your physical as well as mental peace. It is a feeling of loving yourself by taking care of yourself. You will be unstoppable as fitness becomes a part of your daily routine and once you see the results you will be addictive to the perfection.



REDEFINE YOUR LUXURY !

There are special situations in our lives, which demands instant flexibility. The place which can be quickly transformed and still looks elegant. Inspired by our lives, which has capability of adapting to the environment they come across and make it a complete place of peace, we present a world class multi-purpose hall, which has a unique capability of adapting itself to the need.

May it be Presentations, board meetings, parties or larger than life events, all are welcomed to live life the most comfortable way, adding a pinch of luxury and pieces of world class interior, make the world belong to you.



A STEP FROM EXCITEMENT TO RELAXATION

An add-on to your lifestyle, we give you a complete feel of luxury bathing. It is important for anyone to deserve a pamper after long, stressful day at work. Step in your luxury Jacuzzi where the bubbling water help stimulate the body and minimize the overall stress. Selecting the Jacuzzi becomes our point of concern and that has helped us to offer you the best quality tub and it's durability.



YOUR FUTURE EMPIRE AWAITS!

It is amazingly beautiful, the place where you always wanted to be. The vast expanses of green and the way our architecture blends with it is very appealing. Safeguarding the beauty of surrounding is our motto and architects have made it their own, which helped us in creating the wonders in the villas.

COMMON AMENITIES



Elegant glass house
(club house) with fountains



Banquet hall with
pantry and lavatory



Luxury Lounge for
study or parties



CCTV camera, 24*7
security guard at cabin



Power back up for
all common utility



Designer gate and
compound wall



Underground cabling



Soft water supply



Common storage space





OPEN A BOOK TO OPEN YOUR MIND !

Library is a treasure of knowledge. Few shelves of books can inherit the best values of life, which in turn makes a good human being for the place we live. We have created this section for all of you as it will be an in-community learning for each one of you.



THE PLACE WHERE LIFE EXISTS !

It is a place to heal the minds. Aside from a morning session, our emperors would spend much of the evening participating in divine atmosphere passed down through his heritage. Creating a tremendously blissful atmosphere for every family in the villa.



VILLA SPECIFICATIONS

STRUCTURE – RCC frame structure.

WALL – Mala Plaster used as a base, double coat plaster with weather resistant paint for exterior side wall. Cavity walls for thermal insulation. Exterior Glass for elevation walls with less heat sensitivity.

FLOORING – Entire villa constructed with Italian flooring. Wooden flooring in home theater, imported washroom tiles. Other areas such as parking, terrace, wash areas etc. designed as per architects.

MAIN DOOR – High Quality wooden frame door with veneer paneling and Polish.

WINDOWS – UPVC/Aluminum fully glazed windows.

ELECTRICAL – Concealed pure copper electrification cables – RR/Finolex. Elegant & luxurious light fixtures with Supply line up to Main Disputation Box with ELCB & required MCB.

AIR-CONDITIONING – Centralized Daikin VRV Air-conditioning System.

PLUMBING – Durable and Noise Reducing Plumbing Pipes with CP Fitting & sanitary fittings by Vitra/Kohler and hot/cold water provision at each points. Main Drainage & water supply up to Washroom & Utility Areas.

WATER SUPPLY – well-structured Individual Bore for uninterrupted water.

ADVANCE SPECIFICATIONS – Sustainable Landscape with least maintenance and Advanced sustainable Water Purification for Pool.

WATER HARVESTING – Water harvesting process as a major area of concern.

ANTI-TERMITE – Taken care with Pre and Post Construction Anti-Termite Treatment.



de elegante villa

WHERE YOUR NEW
STORY BEGINS!



ABOUT US

We believe that positive energies should flow equally across our surroundings, that's the quality we have been blessed with. Known since 1970's We at Satyanarayan Traders have weaved our legacy for more than 45 years in this field. Founded by Dalsukhbhai Prajapati who have mentored us in satisfying the needs of our customers and utmost to keep them happy. We have delivered over more than 7000 Families with the most suitable and priceless moments to be cherished for the life time. We would like to grow up our family and so proudly presenting our new project for our King Customers – De Elegante Villa !