

5B3HK VILLAS  
UNPARALLELED LUXURY IN EVERY ELEMENT

THE

Welcome to contemporary villa living that pays homage to the rich history of **B u m a** civilization, with refined design touches in elegant arch and column. Experience the beauty of art and architecture in every aspect of your living space. Designed for those who appreciate the finer things, this is a place where time seems to pause for you to admire the everlasting charm.



LIFE

The life villa is a reflection of Neo-Classical heritage, blending historical character with modern comforts. It's a home that mirrors your values, balancing tradition with contemporary sophistication, allowing you to enjoy timeless beauty alongside modern luxury.



## Live in classical Grandeur

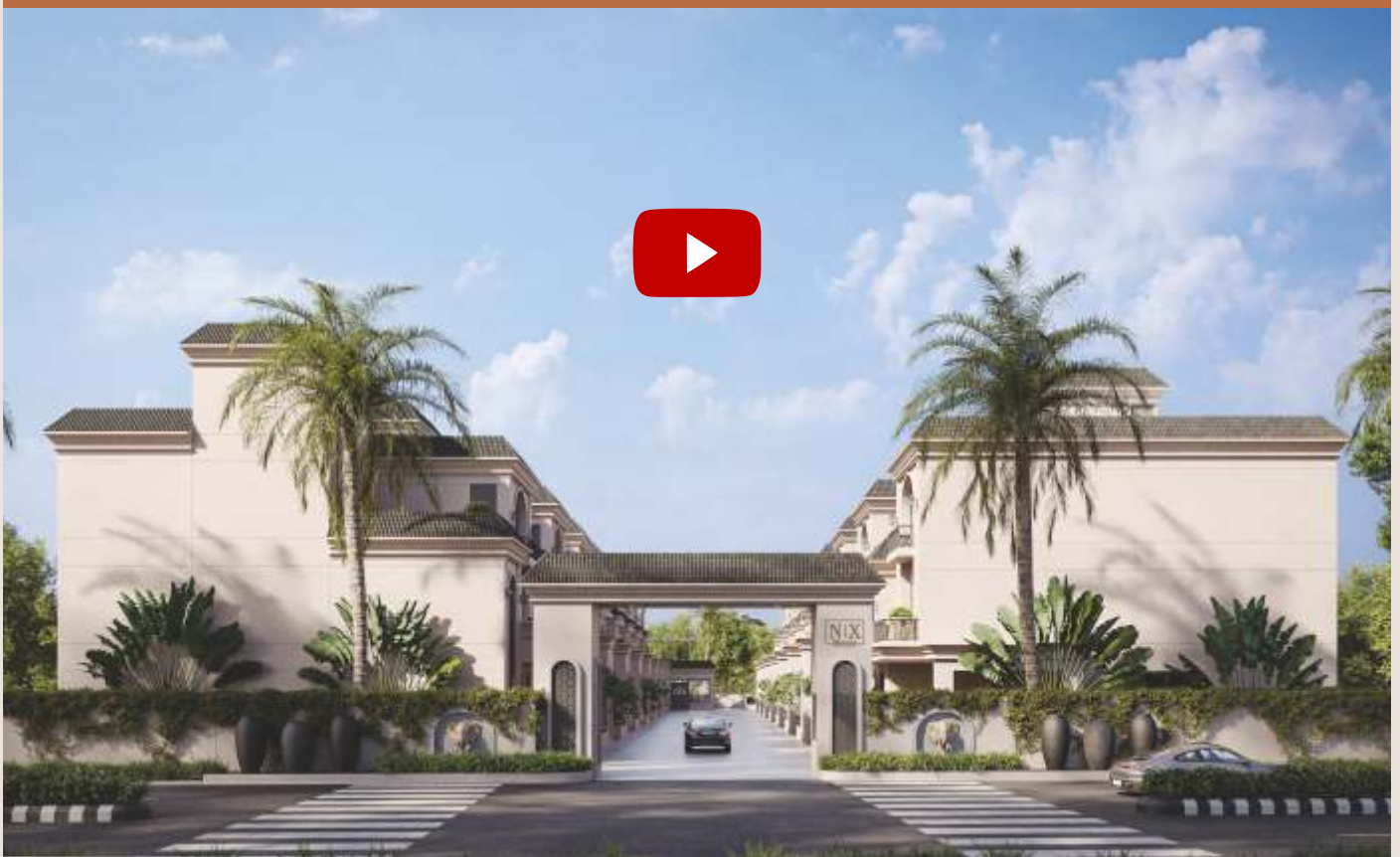
A home that blends timeless heritage with modern living. Set amidst the elegance of Neo-classical architecture, each villa reflects a rich legacy of art and design. Every detail celebrates the beauty of an era known for its craftsmanship and refinement.

These exclusive villas are thoughtfully designed to provide modern comforts while offering ample space for cherished moments with loved ones. Here, style is more than just appearance—it's in the fine materials and careful craftsmanship found throughout.

Experience the charm of classical architecture seamlessly combined with contemporary sophistication.

CALL : +91 7600876007

WATCH VIRTUAL TOUR



GOOGLE MAP DIRECTION



CLICK  
HERE

## A Gateway of Distinction

The classic entrance sets the tone for the thoughtful architecture that lays beyond, welcoming you to a life of refined quality. The Neo-Classical inspired design, with its elegant columns and detailed features, stands as a symbol of enduring charm. With round-the-clock dedicated security surveillance apparatus, this is a lifestyle that prioritises both privacy and safety.



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## Contemporary sophistication, **Modern Villas**

This is where the sophistication of modern architecture meets timeless classic offering a lifestyle that superbly highlights the beauty of refined luxury. The contemporary design is complemented by state-of-the-art amenities, making it the ideal choice for those who desire a residence that mirrors their sophisticated taste. Large windows invite natural light to flood the interiors, while high ceilings and open layouts create a sense of expansive freedom. The design is forward-thinking, with every element ranging from the finest materials to the latest amenities, to enhance your daily living experience. Step into a world that truly revolves around your unique taste.



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## Glory of the Timeless



A serene paradise where  
16 families will find their  
peaceful sanctuary



8.20 meter internal road,  
to provide space, convenience  
and comfort



Dedicated parking spaces,  
ensuring your car collection  
has the space it deserves



Perfectly ventilated villas with  
no shared walls, offering maximum  
openness, peacefulness and  
privacy from neighbours

Each arch, column, and detail of the  
architecture reflects forever beauty offering  
timeless lifestyle. It's a place where every day  
offers a unique and remarkable living  
experience.



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# Site Layout Plan

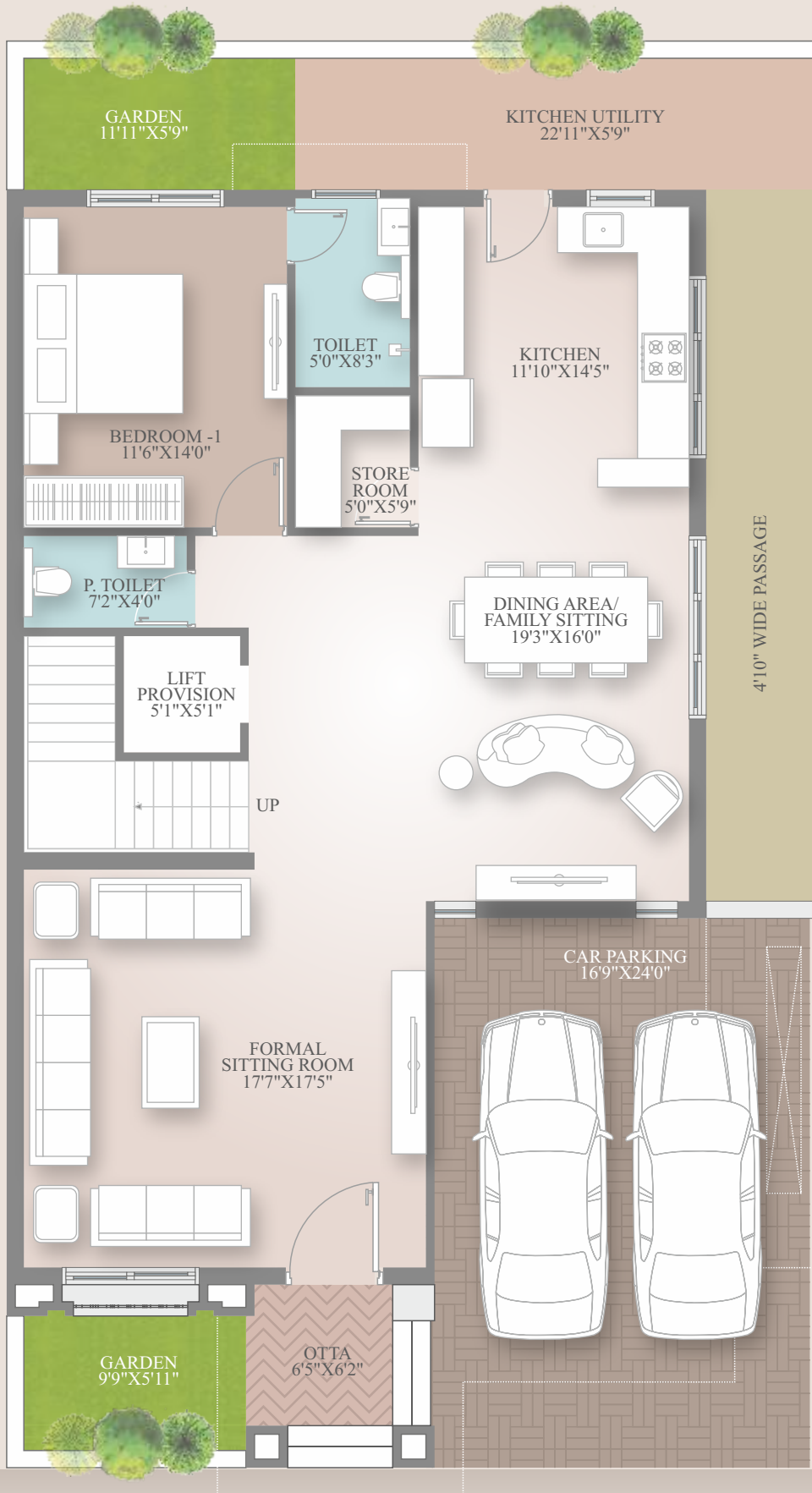


# Site Layout Plan



**GROUND FLOOR PLAN**

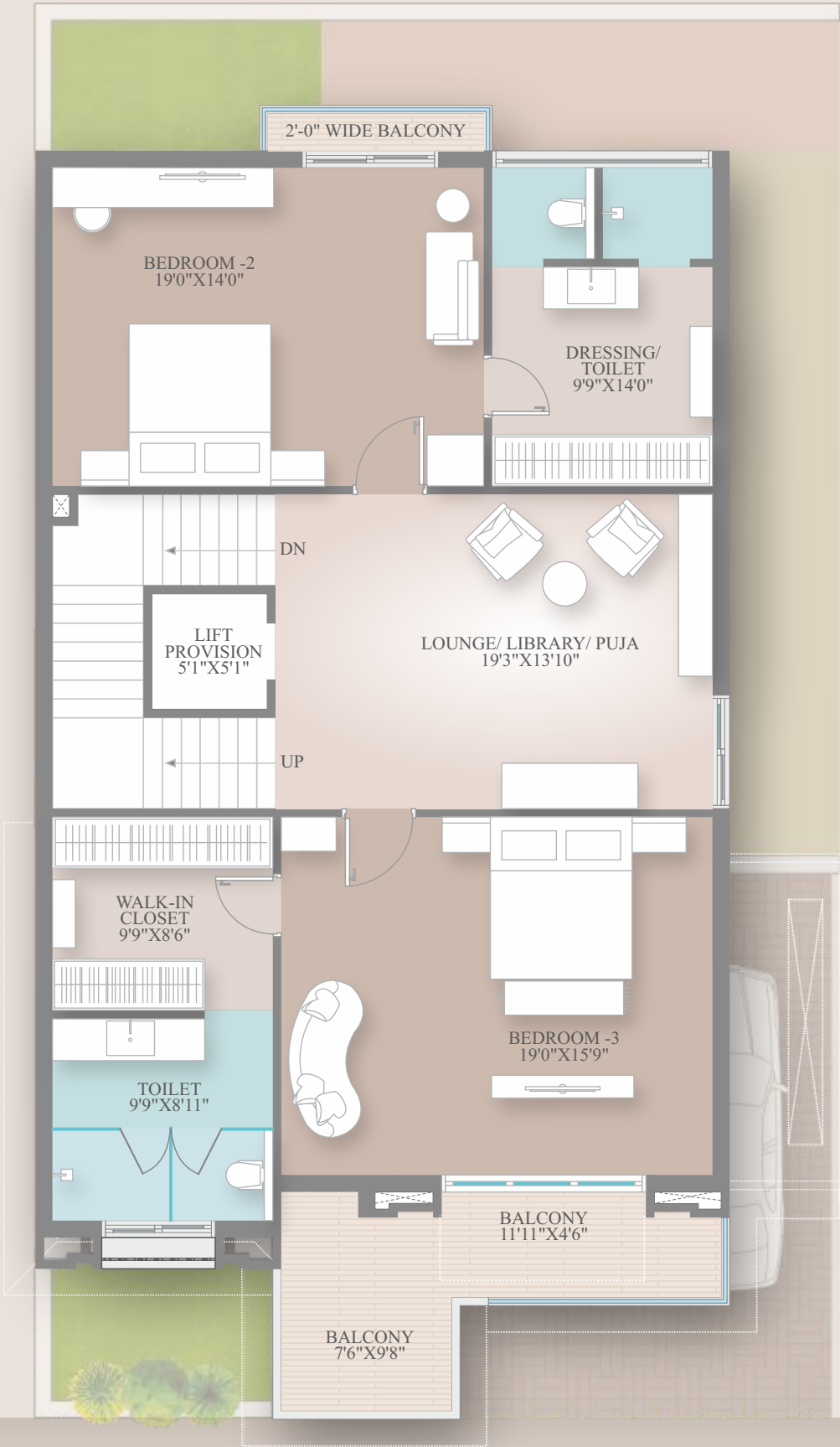
Villa no.: 14  
**Floor Plan**



8.20 MT. WIDE INTERNAL ROAD

FIRST FLOOR PLAN

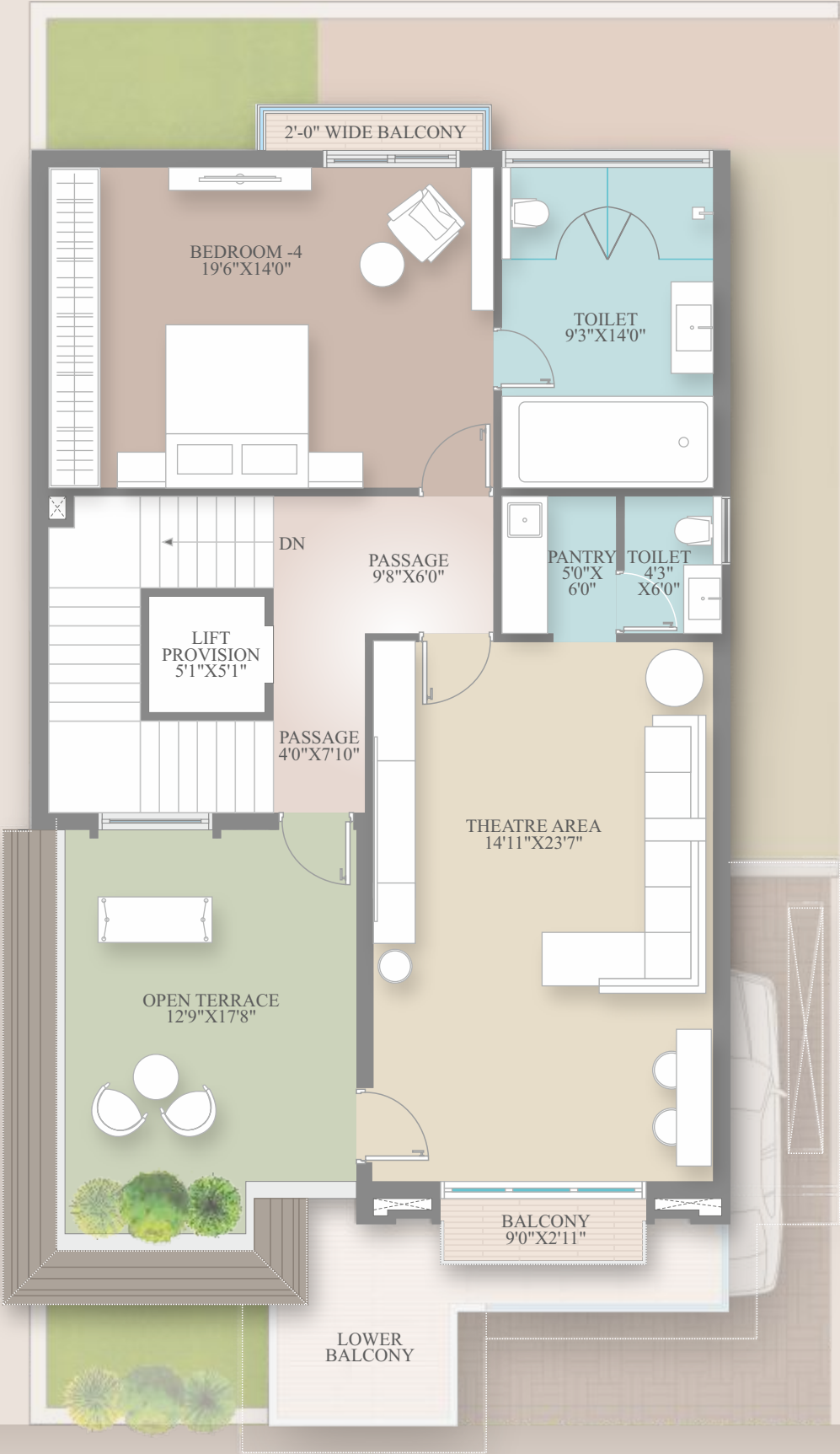
Villa no.: 14  
Floor Plan



8.20 MT. WIDE INTERNAL ROAD

SECOND FLOOR PLAN

Villa no.: 14  
Floor Plan



8.20 MT. WIDE INTERNAL ROAD

TERRACE FLOOR PLAN

Villa no.: 14  
Floor Plan



8.20 MT. WIDE INTERNAL ROAD



Dwell in  
**Opulence**

**A LIFESTYLE  
INFRASTRUCTURE**

- A grand entrance with security cabin
- 8 CCTV cameras for common areas
- R.C.C internal roads
- A rain water harvesting system for society
- The lifestyle club

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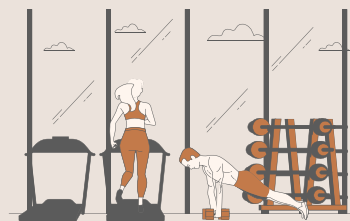
THOUGHTFUL AMENITIES



SWIMMING POOL



PARTY LAWN



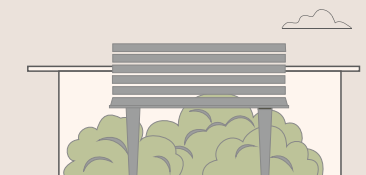
GYM



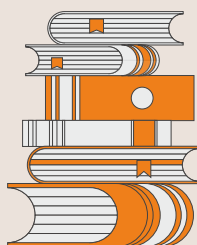
CHILDREN PLAY AREA



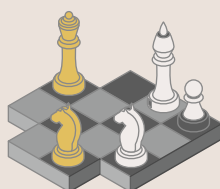
BANQUET HALL



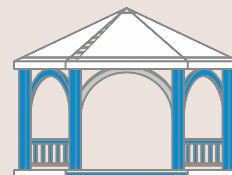
SENIOR CITIZEN SITTING



LIBRARY



INDOOR GAME



GAZEBO



# Clubhouse Ground Floor Plan

- |    |                          |    |                        |    |                    |
|----|--------------------------|----|------------------------|----|--------------------|
| 01 | ENTRY FOYER & RECEPTION  | 06 | CHILDREN PLAY AREA     | 11 | DECK AREA          |
| 02 | GYM                      | 07 | SENIOR CITIZEN SITTING | 12 | HIS CHANGING ROOM  |
| 03 | TOILET/ CHANGING / STEAM | 08 | SWIMMING POOL          | 13 | HER CHANGING ROOM  |
| 04 | BANQUET HALL             | 09 | SPLASH POOL            | 14 | LIFT               |
| 05 | PARTY LAWN               | 10 | OPEN SHOWER            | 15 | PORTABLE AV SYSTEM |

# THE LIFESTYLE CLUB

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# Clubhouse First Floor Plan

- 16 LIFT
- 17 LIBRARY
- 18 INDOOR GAME ROOM
- 19 GAZEBO

# THE LIFESTYLE CLUB

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Endless sage of  
**The Finest**

#### **STRUCTURE**

Earthquake resistant R.C.C frame structure with brick masonry

#### **FLOORING**

Vitrified tiles flooring in living room, dining area, passage, kitchen and all bed rooms

#### **WINDOWS**

High quality UPVC section fully glazed windows with safety grill on ground floor

#### **KITCHEN**

Granite platform with stainless steel sink  
Ceramic tiles dado over the platform  
Wash area with ceramic tiles dado and natural stone flooring

#### **WALLS**

Inside mala Finished plaster with putty and primer  
Outside double coat plaster with acrylic paint

#### **TOILET**

Designer wall tiles up to lintel level  
Ceramic tile flooring  
Granite/Stone counter with ceramic wash basin  
C.P fittings and vessels of branded make

#### **ELECTRICAL**

Good quality I.S.I modular switches & F.R. wires  
provision for TV, telephone and internet points at convenient locations

Provision of designated space for self-installation of lift



Developer : **NX Buildcon**

**Website :**

**www.nxvilla.com**

Site Address :

"NX LIFESTYLE",  
Behind Nilamber Grandeur-I,  
Navrachana University Main Road,  
T.P 24 B, Bhayli, Vadodara -391410,  
Gujarat.

CALL US



CHAT WITH US




Project Designer

**PGA**  
PARTH GANATRA &  
ASSOCIATES

Plumbing consultant

 **Krupalu  
Consultant**

Structure Designer

 Tarang K. Galani

Electrical consultant

 **Oriental Electricals**  
Engineers & Consultants

Rera Reg. No.:

PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/  
RAA13982/080824/311227 | Rera Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)