

### PROJECT NAME: ARMAAN THE WATERFALL

B/h Shivalik Complex, Opp. Ambli Village ,nr. Pushpak Bungalows.



Property Type:	Flat/Appartment
Builder Name:	Armaan Infrastructure
Locality:	Iscon Ambli Road
City:	Ahmedabad
State:	Gujarat
Availability:	01-12-2023
Project Type:	Ongoing
Sample House Ready:	No

Rera ID: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA05553/140619

Description: 4 BHK Luxurious Apartments

Architect Name: SCARLETT DESIGNS PVT. LTD  
Structure Consultant: DUCON CONSULTANT PVT. LTD.

Property Facilities: Air Conditioner, Door Bell, Vastu Compliant

Building Amenities: CCTV Camera, Garden, Fire Safety, Visitor Parking, Lift, Gym, Kitchen, Power Backup, Security, Theater, Multi Purpose Hall, House Keeping, Borewell, Outdoor Kitchen, Yoga Room, Wash Room, Business Center, Cafeteria, Driver Lounge, Waste Disposal, Vastu Compliant, Sauna & Steam, Terrace Garden, Boom Barrier, Jogging Track, Pick up and Drop off Zone, Entrance Foyer, Gated Community

## Specification:

Interior Walls :	Internal Smooth Finish Plaster With Double Coat Birla Putty. External Double Coat Sand Face Plaster Or Texture With Acrylic Paint.		
Flooring :	:- Drawing/Living/Dining - Vitrified Tiles. Bedrooms - Vitrified Tiles and Wooden Flooring In One Master Bedroom. Balcony - Natural Granite/ Rustic Tiles.		
Doors :	Main Door - Polish Natural Veneer With Night Latch./ Video Door Phone. Bedroom Room Door/ Toilet Door - Both Side Laminated Door With SS Hardware.		
Electrical :	:- 3 Phased Concealed ISI Copper Wiring With Modular Switches. ISI Modular Switches. ISI Wires. Distribution Board With MCB For Safety And Protection. MCB Distribution Panel.		
Sanitary Ware :	Designer Ceramic Or Glaze Tile Upto Lintel Level. CP Fittings - Chrome Plated Branded Bathroom Fittings.		
Kitchen :	Granite Platform With Stainless Steel Sink Along With Electrical Point For Water Purifier. Designer Glaze Tile Dedo Upto Lintel.		
Bathrooms :	Glazed / Ceremic Tiles Upto Lintel level. Counter Basin / Wall Hung Basin. Branded EWC Couple Closet. Branded CP Brass Fittings.		
Total No. of Tower :	1	No. Flats in Tower :	44
No. Floor in Tower :	11	No. of Flats per Floor :	4
Flat Size :	10,400 - 10,900 Sq.Ft. Super Builtup	Allocate Parking :	yes

## PROJECT DETAILS

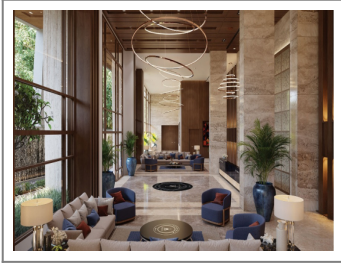
Sr. No.	Type	Constructed Area (SBA)	Area Unit
1	4 BHK	10,400 - 10,900 Sq.Ft. Super Builtup	Sq. Ft.

- Stamp duty, Registration charges, Legal charges, Auda, Electricity, Corporation, Parking and all other extra charges shall be borne by the purchaser.

- GST, TDS and any other taxes levied in future shall be borne by the purchaser.

## PROPERTY PHOTOS

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**Note :** All visuals, images, facilities and other details shown here are for presentation only and are subject to change by the builder/developer/owner without any obligation.

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