

A Project by



*luxurious villas*





## your own masterpieces !

The way a piece of land is shaped  
greatly shapes the way people live on it.  
The spacious villas are interwoven into the  
greens providing a lifestyle  
that seamlessly blends luxury and nature.







## Step into a Blissful Haven

A safe haven situated away from the concrete jungle of Ahmedabad, Chanchal Villa brings to you superior luxury villas, nestled in the heart of lush green expanse. Villas is the epitome of tranquility, charmed with greenery all around. This property offers 2 & 4 BHK villas, designed with essential elegant features, fully decked with front private garden, promoting peaceful living.

 **ચાંચલ**  
villa  
luxurious villas





## Project Highlights

Sprinkled with several rejuvenating elements, the bounties of nature are showered in abundance upon Chanchal Villa residents.

Being one of the few properties easily accessible from the **Apollo International School (3 km)**, **Bank (1 km)**, **Hospital (1.5 km)**, **Virat Sarovar (1.25 km)**, **Bus Stand (1.5 km)**, **Super Market (1 km)**, **Ahmedabad-Dholera Express Highway (4km)** massive location advantage.

This property has been naturally blessed with approx 2.50 lakh sq. ft. of teak grove and it weaves into the design of this Villa.

Chanchal Infra provides a widespread range of amenities for the elite few who have the opportunity of living in this green haven.







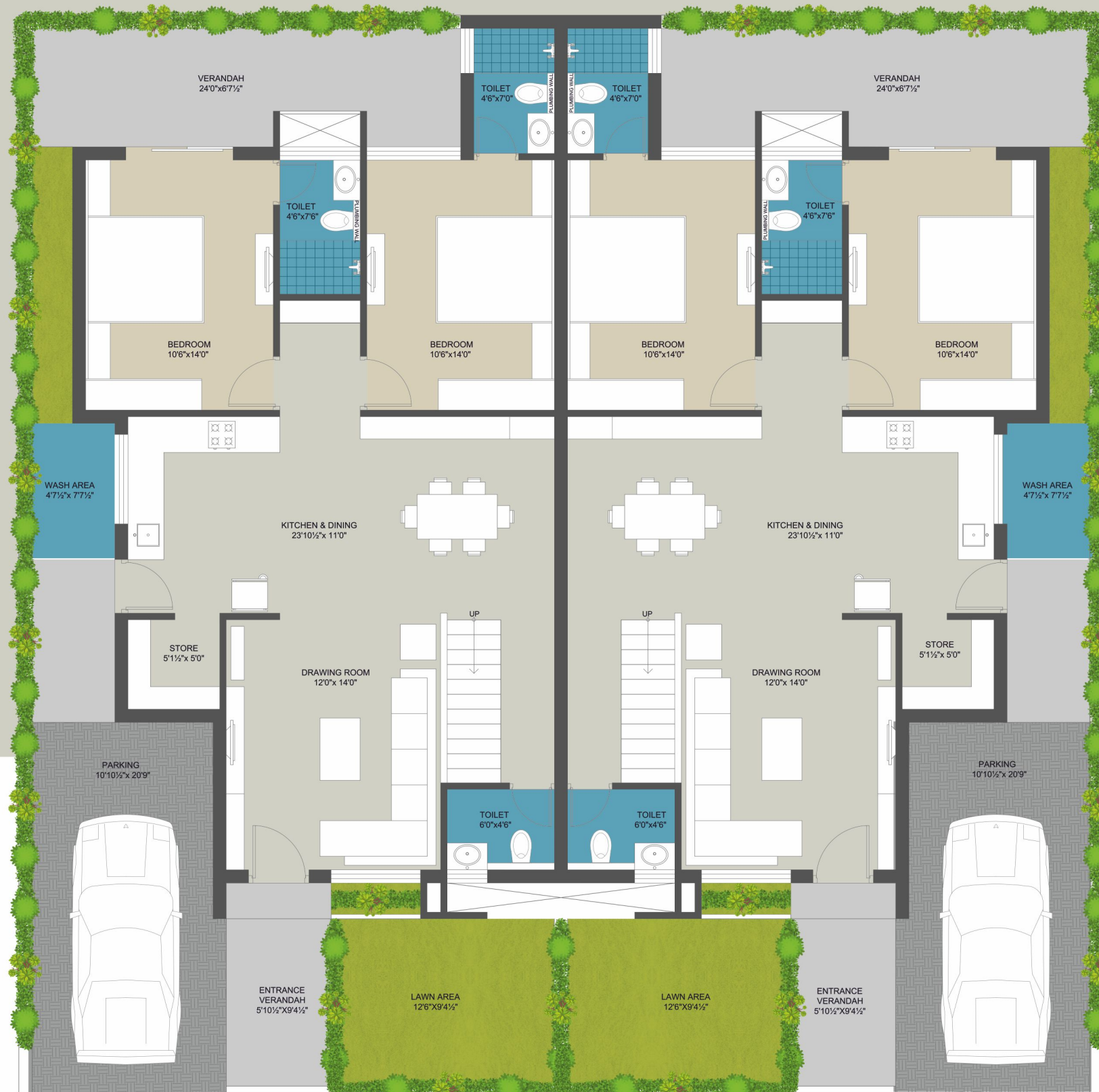
## Salient Features

- Live with the peaceful locality and lush green area
- Earthquake resistant structural design
- Internal rcc / paved roads with proper lighting
- Round the clock security service
- Common bore well for uninterrupted water supply
- Hydro-pneumatic pressure system for over head tanks
- Attractive main entrance gate with well-manned security cabin

|                                  |                             |
|----------------------------------|-----------------------------|
| KIDS PLAY AREA                   |                             |
|                                  | SENIOR CITIZEN SEATING DECK |
| CLUB HOUSE                       |                             |
|                                  | LANDSCAPED GARDEN           |
| 24 HOURS SECURITY & WATER SUPPLY |                             |
|                                  | INDOOR GAME                 |
| SMART SECURITY SYSTEM            |                             |
|                                  | JOGGING TRACK               |
| BOX CRICKET                      |                             |


**24x7 villa**  
 luxurious villas





Floor Plan | Ground Floor



Floor Plan | First Floor









# Specifications

-  **WALLS**  
EXTERNAL DOUBLE COAT PLASTER WITH ACRYLIC PAINT  
INTERIOR MALA PLASTER (WITH PUTTY FINISH)
-  **DOOR & WINDOWS**  
DECORATIVE MAIN DOOR WITH GRANITE FRAME  
INTERNAL FLUSH DOORS WITH LAMINATE  
FULLY ALUMINIUM SLIDING WINDOWS WITH GRANITE SEAL
-  **FLOORING**  
VITRIFIED FLOORING IN DRAWING, DINING, BEDROOMS AND KITCHEN  
GRANITE STONE
-  **KITCHEN**  
GRANITE PLATFORM  
DADO TILES UP TO LINTEL LEVEL  
WASH AREA PAVED IN KOTA STONE
-  **TOILETS**  
DESIGNER TILES IN ALL TOILETS UP TO LINTEL LEVEL  
BRANDED BATH FITTINGS  
BRANDED QUALITY OF SANITARY WARE  
OVERHEAD WATER TANK
-  **ELECTRIFICATION**  
CONCEALED COPPER WIRING WITH MODULAR SWITCHES  
ADEQUATE POWER SUPPLY FROM GEB
-  **TERRACE**  
CHINA MOSAIC IN TERRACE AREA FOR WATER PROOFING & HEAT RESISTANCE
-  **PARKING**  
PARKING TILES

Note

- The dimensions shown in the brochure are approximate.
- Internal changes shall be allowed with prior permission.
- Changes in external elevation shall not be permitted.
- Right reserved by developers to make any changes in plan, elevation, other details therein to comply with statutory regulation which shall be binding to all members.
- Government levies like stamp Duty, Electricity Charge, Legal expenses, Registration charges, GST & any other additional charges are to be borne by the member.
- Any changes in govt. taxes & duties shall be borne by the members.
- Maintenance contribution shall be taken.
- At the time of cancellation of booking 10% service charge of the total amount Shall be levied & balance payment made only after the next available booking.
- Furniture and fixtures shown are only for indication of arrangement and are not part of standard specifications.
- This brochure is not a part of a legal document, it is only for the easy display of the project.





# Location Map

Way to reach us



Dholka-Bagodara Highway  
Dholka, Gujarat 382225

Mobile:  
+91 80000 09590

E-mail:  
chanchalinfra@yahoo.com

Website:  
www.chanchalinfra.com

A Project by  
**CHANCHAL  
INFRA**

**Architect**  
Ghoricha  
Associate  
+91 9825955111

**Structure:**  
Parth Patel  
Structural  
Consultant  
+91 9712154294