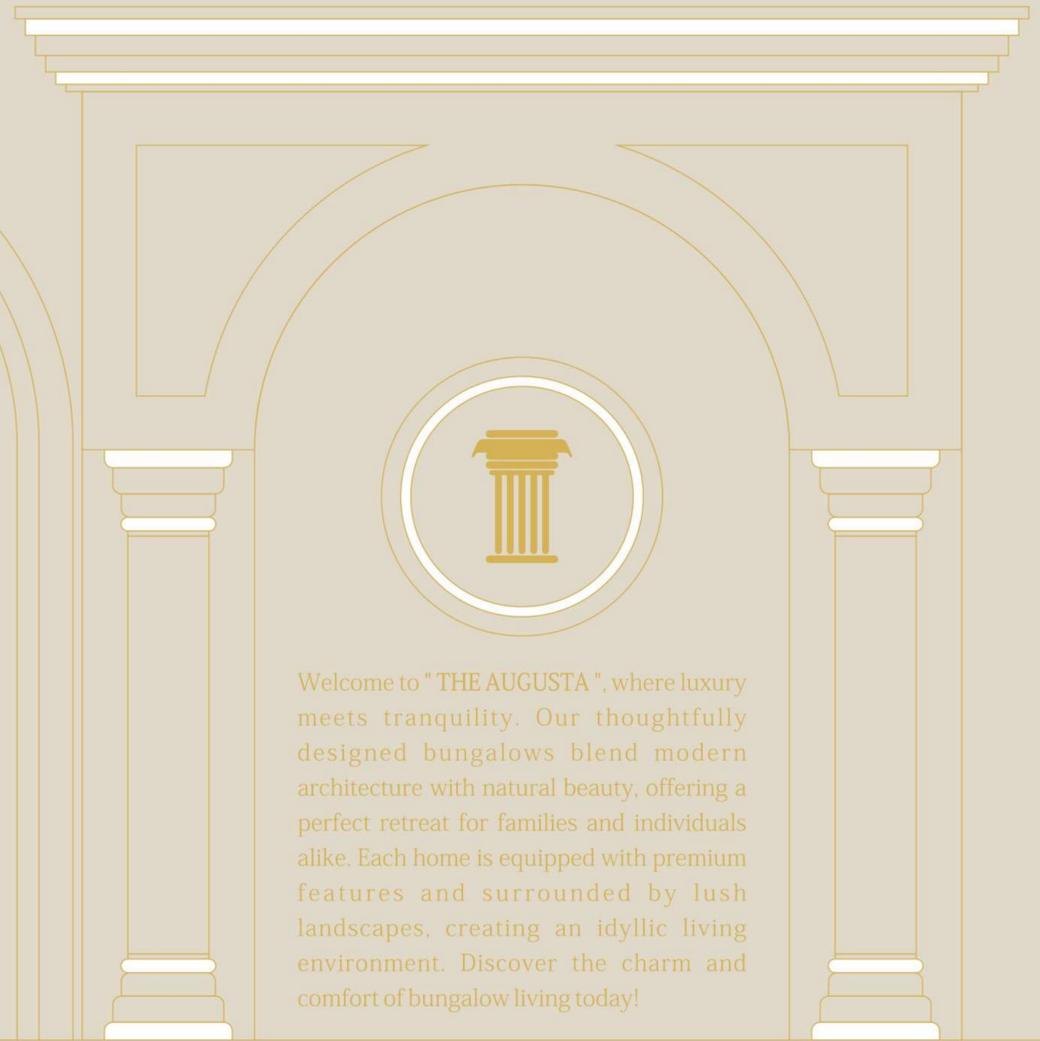
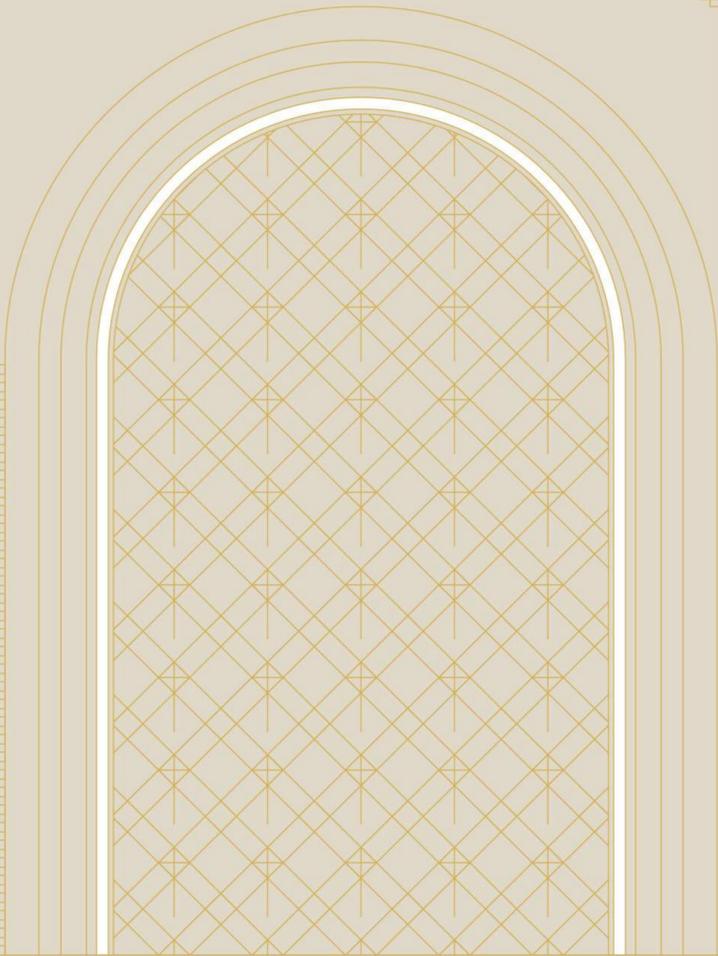
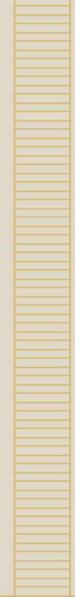
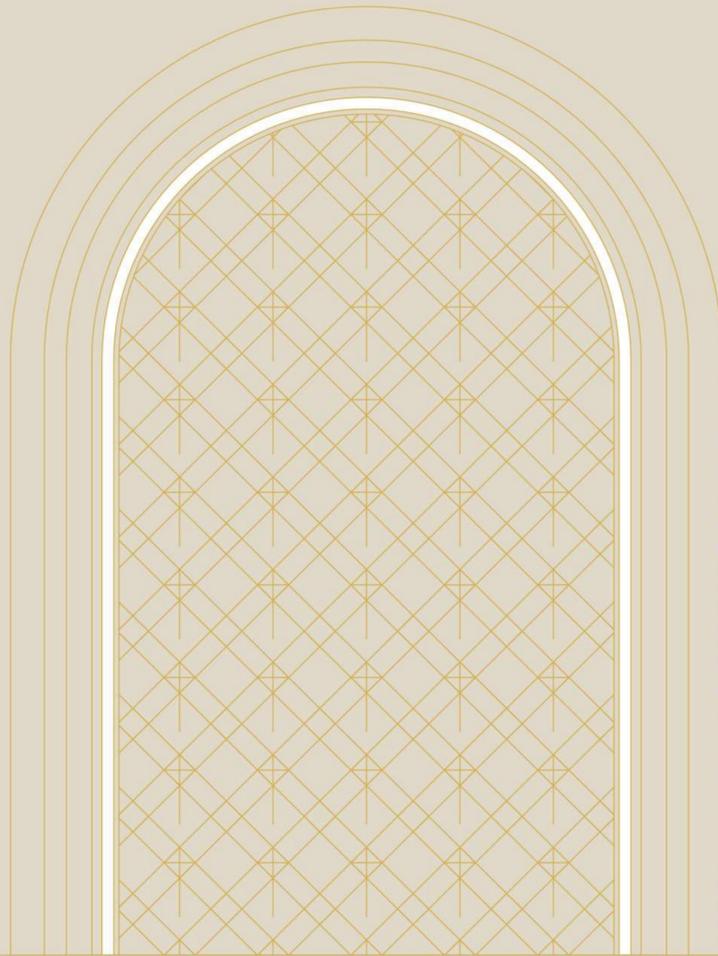
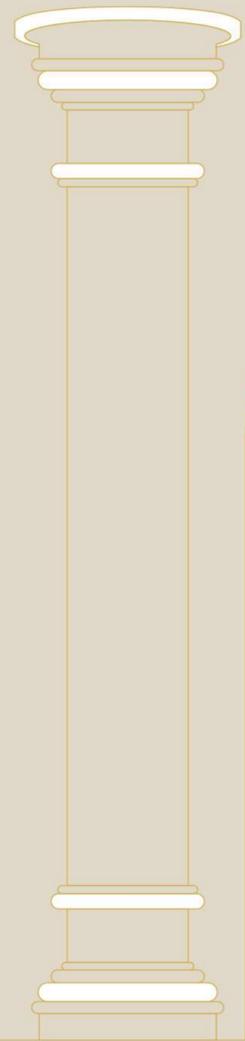


 | THE
AUGUSTA
MODERN LIVING. TIMELESS CHARM



Welcome to "THE AUGUSTA", where luxury meets tranquility. Our thoughtfully designed bungalows blend modern architecture with natural beauty, offering a perfect retreat for families and individuals alike. Each home is equipped with premium features and surrounded by lush landscapes, creating an idyllic living environment. Discover the charm and comfort of bungalow living today!



PRIME LOCATION & MODERN COMFORT.

Nestled along the picturesque canal road, these bungalows offer a prime location with seamless connectivity to the city.



RELAXING AMBIANCE.

It offers shaded seating, beautiful flora.
A tranquil atmosphere that makes waiting a pleasure.



GRAND ROMAN ENTRANCE.

Complete with towering columns and ornate details.
Step into a world of timeless elegance and luxury.



AERIAL ELEGANCE

Each bungalow is surrounded by lush greenery and beautifully landscaped gardens.



21 FT X 45 FT - 4BHK
Evening Street View



21 FT X 45 FT - 4BHK
Front Elevation



21 FT X 45 FT - 4BHK
Evening Street View

LUXURY LINES
THE AVENUE.

Each home is a masterpiece of design,
radiating elegance and sophistication.

Walk along our pristine streets and admire the seamless blend of opulence and
comfort that defines our neighbourhood.



13 FT X 45 FT - 3BHK
Front Elevation



13 FT X 45 FT - 3BHK
Evening Street View

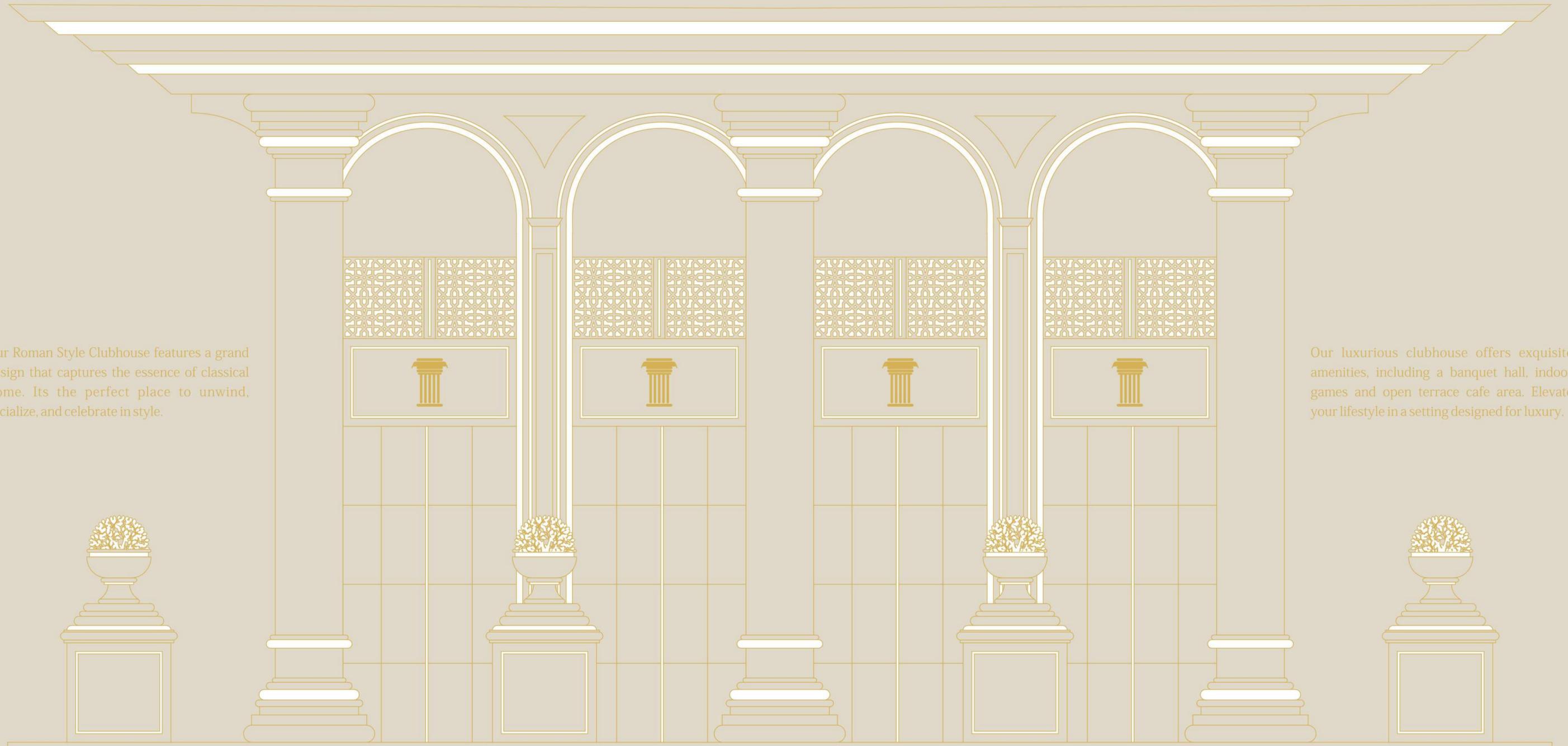
HARMONY ON OUR STREET.

Discover the epitome of luxurious living at Harmony on Our Street. Here, exquisite homes and serene surroundings create a refined lifestyle.

Enjoy the elegance of upscale living in a community that values harmony and togetherness.

Our Roman Style Clubhouse features a grand design that captures the essence of classical Rome. Its the perfect place to unwind, socialize, and celebrate in style.

Our luxurious clubhouse offers exquisite amenities, including a banquet hall, indoor games and open terrace cafe area. Elevate your lifestyle in a setting designed for luxury.





CLUB HOUSE
Evening View





BUNGALOW BALCONY
Morning View



MAJESTIC CLUBHOUSE, ELITE FEATURES.

The heart of our upscale bungalow enclave.
Our Roman-themed Clubhouse offers an exquisite
array of amenities.

From lavish event spaces to serene outdoor retreats, every detail is crafted for
your comfort and enjoyment. Immerse yourself in a lifestyle where classical
elegance meets contemporary luxury.



SWIMMING POOL VICINITY



POOLSIDE SITTING AREA



EXQUISITE LIVING, TOP AMENITIES

Enjoy exclusive features such as a state-of-the-art clubhouse, Serene landscaped gardens and a dedicated children's play area.

Indulge in a lifestyle where every amenity is tailored to enhance your living experience. Creating a haven of sophistication and convenience.





GROUND FLOOR PLAN



TERRACE FLOOR PLAN





C.O.P BIRD VIEW

TYPE : 4 BHK
SIZE : 21 FT X 45 FT

TYPE : 3 BHK
SIZE : 13 FT X 45 FT

OTHER SIZES



LAYOUT PLAN



01 - Visitor Parking

05 - Gazebo

09 - Box Cricket

13 - Swimming Pool

02 - Canal Side Sitting Area

06 - Walk Way

10 - Deck Area

14 - Club House

03 - Canal Side Walking Track

07 - Multi Sport Court

11 - Sandpit Area

15 - Party Lawn

04 - Entrance Gate

08 - Landscaping Sitting Area

12 - Children Play Area

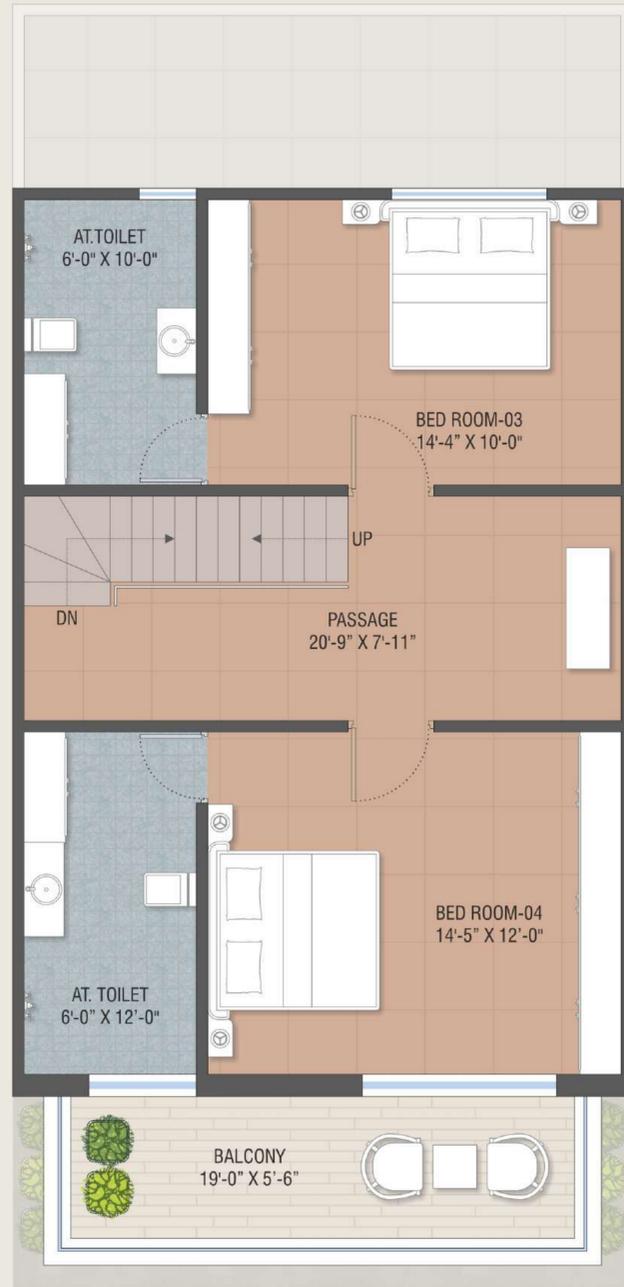
16 - Gazebo Lawn Sitting Area



TYPE : 4 BHK
SIZE : 21 FT X 45 FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



REDEFINES LUXURIOUS LIVING.

The soft glow of lights accentuates the architectural beauty of each home.
Creating a warm and inviting atmosphere.

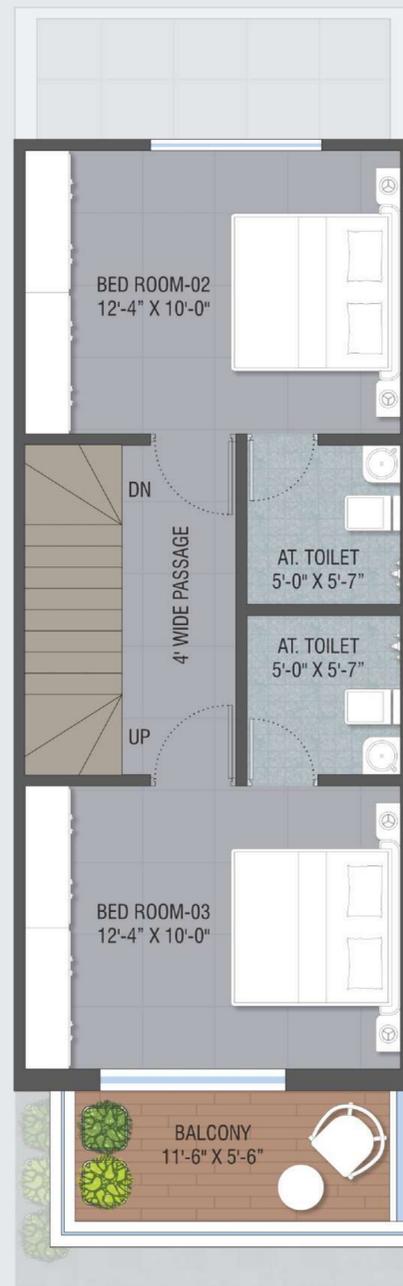
Stroll down the boulevard and experience the tranquil charm of our luxurious community,
where every evening is a blend of peace and sophistication.



TYPE : 3 BHK
SIZE : 13 FT X 45 FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SMILES IN EVERY HOME

Welcome to a community where there are Smiles in Every Home.
Here, happiness is a way of life, and joyful neighbors create a warm, welcoming atmosphere.

Each home is filled with laughter, friendship, and a sense of belonging. Join us, and experience the true essence of a cheerful, connected neighborhood.

AMENITIES



◆ Children Play Area



◆ Entrance Gate



◆ Indoor Game Zone



◆ Banquets



◆ Cafeteria Rooftop



◆ Garden



◆ Security Cabin



◆ Gazebo



◆ Swimming Pool



◆ Male Toilet



◆ Female Toilet



◆ Box Cricket



◆ Jogging Track



◆ Changing Room



◆ Gym



◆ Canal Front Area



◆ R.C.C Road



◆ Multi Sport Court



◆ Party Plot



◆ Visitor Parking



◆ Landscape Sitting Area



◆ Street Light



◆ CCTV Camera



◆ Sand Pit

SPECIFICATION

LIVING SPACES / FLOORING

- 24"X48" high quality vitrified tiles in all area Hill Stone/Millennia/equivalent brand.

KITCHEN

- Brown Granite Stone Kitchen platform with SS Sink of Franke/equivalent brand.
- High quality tiles above the Kitchen Platform Dedo (up to 4' ht.)

WASH AND UTILITY

- Non-slippery flooring with adequate electrical, plumbing and drainage points.

TOILET / BATH

- Master bedroom toilets/bath designed with high quality vitrified tiles fitting of Hill Stone/Millennia/equivalent brand.
- Shower head, Wall Mixer, all necessary plumbing item of Cera/Afey/Aqua/ equivalent brand
- Common toilets/bath with high quality ceramic tiles fitting of HillStone/Millennia/equivalent brand in 12"x18" size.
- Sanitary ware of Cera/Afey/Aqua/ equivalent brand.
- Plumbing fittings of Truflo/Finolex/equivalent brand.

BALCONY & FLOWERBEDS

- Designed floorspace with attractive elevation include sand wash cement plaster with colour scheme.
- Flowerbeds with adequate water supply & drainage system

DOORS AND WINDOWS

- All window openings provided with Granite stone frame on four sides, with Good brand quality aluminum/UPVC window section, glass of standard Quality.
- All outer doors and inside doors with brown granite frames.

EXTERIOR FINISHES

FAÇADE TRATMENT

- Roller finished plaster with texture.
- Weather proofing paint of Asian/equivalent brand.

RAILING

- Well designed MS/GI railings in balcony

WALL SURFACES

- Basic plaster and white Birla putti on all internal walls and ceiling surfaces.

ELECTRICAL

- Sufficient points in concealed cooper wiring of R.R./equivalent make.
- Modular switchies of K9/equivalent make.
- Air Conditioning Electrical wiring & and operational switch in Bedrooms & Drawing Hall.
- Service points for washing machine/dryer in wash area.
- Electric Vehicle charging point outside.

WATER SUPPLY

- Overhead tanks for water storage with adequate capacity from common/centralised water supply line of society.

PLUMBING

- Standard quality CPVC/PVC pipe of Truflo/Finolex/ equivalent make.

DRAINAGE

- Standard quality PVC pippes for underground as well as down take pipes.

WATERPROOFING

- All toilets waterproofing by using waterproofing chemical.
- Terraces are water proofed by using brick bats & cement mortar with adequate slopes for water outlets.

TECHNICAL SPECIFICATIONS

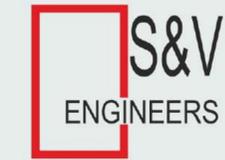
- Earthquake resistant structural design for RCC frame structure with isolated footings and infill masonry walls of Brick/ACC blocks.
- All Floor height 10'0"



ARCHITECT

Ar. Vishal Parekh
98793 17886, 96248 21190

STRUCTURAL



Structural Engineer

LEGAL ADVISOR

Manoj H. Patel
98250 54363

Prakash M. Patel
98256 74740

BOOKING CONTACT

7575 033 000, 7575 022 000

SITE ADDRESS

THE AUGUSTA, Behind Madhuvan Bungalows,
Opposite Ryan International School,
Olpad Road, Surat.

NOTE:

- Developer shall reserve all rights to make changes in Lay out, Floor plans, Specification in the scheme, rules & regulation. - Possession will be given for Temporary ceremony until 100% payment is settled as per sale agreement without possession. - If payment is not received/completed within agreement of sale without possession, then the booking will be cancelled without prior information and 10% cancellation charge will be applied from the buyer/purchaser deposited amount & no interest will be paid. - Once developer has booked the unit in the scheme on name of the buyer, the buyer/purchaser cant resale that unit without taking prior permission from the developer. - The information contained in this Hard brochure/E-broucher/Any paper ad./Any hoarding is only indicative the kind of development which is proposed & subject to the approval of the authority or otherwise the Developer reserve the rights to make changes or alterations at their sole descretion. This Hard boucher/E-broucher/Any paper ad./Any hoarding is only for information & idea, can not be considered as legal documents for any lawful support.