

GALAXY  
36

A PROJECT BY:  
**CONCEPT DEVELOPERS**

Site: Galaxy 36, Beside Taksh Galaxy Mall,  
Near Waghodia Crossing, N.H- 8, Vadodara 390019.

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Architect: Darshan Bulsara  
Structural Consultant: Ami consulting engg

GALAXY  
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36 EXQUISITE 4-BHK VILLAS





# WELCOME TO THE EPITOME OF GOOD LIVING

*What happens when a whole world is designed with you at the centre? You get to own a paradise that has all that your heart desired and more, much like **Galaxy 36** – enchanting **4BHK villas** made for luxury living.*







# 36



## WHEN WAS THE LAST TIME YOUR DREAM CAME TRUE?



*Imagine a home that is beautiful a home that fills you with pride and delights you with joy. A home that is a perfect reflection of a lifestyle that you've always wished for.*

*Welcome to **Galaxy 36**, an elite community of 36 limited edition **4 BHK villas**, designed to offer an unmatched lifestyle. An exquisite project where classy residences are set in a stunning campus for greater privacy and comfort. A wonderful world where premium leisure amenities have been handpicked for you and your loved ones. A blissful space that provides security and value for life.*

*The **4-side open 4BHK villas** with airy layouts will fill your life with plentiful fresh air and natural light. The grand yet contemporary finishing and branded fixtures will add to the exclusivity of each home.*

*Get ready for your dream to come true at **Galaxy 36!***



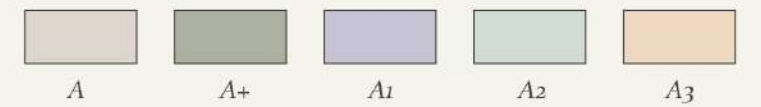
# LAYOUT PLAN



## 36 A LITTLE EXTRA TO MAKE YOU EXTRA COMFORTABLE



*When it comes to your homes, we have left no stone unturned to make your life comfortable. Right from smart planning to thoughtful value additions, everything has been put together for your privilege.*



<< WAGHODIA ROAD

18.00 MT ROAD

TOWARD'S L&T >>





19

18

17



# 36



## WHO SAYS EVERY DAY CANNOT BE A HOLIDAY?

At *Galaxy 36* you will never miss celebrating life's finer moments. With plentiful open spaces, modern recreational amenities and a lush green campus, you will always find opportunities for socializing, entertainment and revelries. Two common plots mean that there are less crowds and more scope for relaxation. With leisure right outside your door, you can indulge in fun times whenever you feel like.

- Four side open specious planning
- Airy villas for abundant natural light and air
- Wrapped in lush greenery on all sides
- No high-rise development in close vicinity
- Elegant elevation with premium specifications

### VALUE ADDITIONS

- Grand Entrance Gate with Security Cabin
- Elegant Elevation for a Timeless Look
- Best in Class Interior and Exterior Finish
- Elite Quality Materials and Brand
- Termite Resistance Treatment
- Rain Water Harvesting
- RCC Internal Roads with Street Lights and Decorative Paving
- CCTV Surveillance

### LEISURE AMENITIES

- Landscaped Garden
- Children's Play Area
- Designer Senior Citizen Seating
- Under Ground Cabling for Cleaner Look
- Indoor Games
- Refreshing Splash Pool with Changing Room
- Outdoor Exercise Area / Yoga & Meditation Area





A  
TYPE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A+  
TYPE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## SPECIFICATIONS

### STRUCTURE:

- Load Bearing plus RCC Frame Structure with piles as per Seismic Requirements

### FLOOR:

- Wooden Flooring in one Master Bedroom / Study Room at First Floor
- High Grade Vitrified Tiles in Rest of the Floor Area

### DOORS:

- Main Door: High Quality Wooden Frame Door with Veneer Panelling with Polish
- Other Internal Door: Wooden/white imported Marble Frame with Laminated Flush Door

### WINDOWS:

- High Quality Anodize/ Powder Coated Aluminum Windows

### PAINT & FINISH:

- Putty and Primer Finish on Internal Walls and Double Coat Plaster with Acrylic Paint/Texture on Exterior Wall

### KITCHEN:

- Granite/Quartz Kitchen Platform with SS/Quartz Sink and Designer wall tiles over platform as per Architect's Design

### TOILETS:

- Designer Wall Tiles as per Architect's Design and Specification
- CP Fittings of Jaquar/ Kohler or equivalent make with Vessels of high quality premium brand

### ELECTRICAL:

- Elegant Branded Modular Switches with ISI Brand Concealed Copper Wiring
- A.C. , T.V. & Internet points at Convenient Locations and Provision for Video Door Phone





A<sup>1</sup>  
TYPE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A<sup>2</sup>  
TYPE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A<sup>3</sup>  
TYPE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





## CLOSE TO THE CITY AND CLOSER TO LIFE

**Please Note** • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST, Electric charges or deposit of GEB, Water and drainage Deposit or any charges lawed by VUDA or Corporation etc. will be Extra be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • Water & Drainage to be provided by VUDA • This brochure is not a legal document, this is only for presentation of the project.

RERA No.:

| RERA Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)