

Illuminating Lives with Quality, Trust & Innovation

# Al-Burooj

2 & 3 BHK APARTMENTS





*Al Burooj is a beyond lifestyle luxury apartment scheme having equal focus on spaces like interior space, private space & community space. We, an experienced team are sure to transform dreams into reality through this project.*





### **Salient Features :**

- ◆ Allotted Car Parking for each Flats.
- ◆ Lush Green Developed Garden.
- ◆ A/C Gymnasium & Indoor Games Room.
- ◆ School Bus Drop - off Zone.
- ◆ Round the Clock Security Service.
- ◆ Walking Track.
- ◆ Amphi Theater.
- ◆ Automatic Elevators with Elegant Foyer.
- ◆ Childrens Play Area.

### **Specifications :**

**Wall finish :** External double coat sand face plaster with tex/acrylic paint. Internal single coat finished plaster with cement base lapi finish.

**Flooring :** Vitrified tiles flooring. Wooden flooring in master bedroom.

**Electrification :** Concealed three phase electrification with adequate points as per architect's design. Smart home with security system. A.C. points in all bedrooms and living room. MCB board.

**Doors :** Masonite skin panel doors with wooden frame.

**Windows :** Anodized Aluminium windows with MS safety grill (As per Architect Design) and natural stone jambs.

**Bathrooms :** Glazed tiles flooring with colored glazed tiles dedo up to 6'6" level. Standard quality C.P. fittings and sanitary ware.

**Kitchen :** Granite platform with 4' glazed tiles dado. Glaze tiles under platform D.P. polish kotah stone shelves and glazed tiles dado in store rooms glazed tiles dado in wash area.

**Water supply :** Common tube well with under ground water tank and overhead water tank for 24 hour water supply.

**Road :** Internal roads with interlock blocks or stone and street lights.

**Common plot :** Well developed common plot with lush green garden, children play area, parking, landscaping, water bodies and foundation.

**Treatments :** Antitermite treatment at parking level and water proofing treatment at terrace level.

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60' WIDE ROAD



132' WIDE ROAD



Site Plan







60' WIDE ROAD

132' WIDE ROAD

G.F. AND F.F. SHOPPING



Typical Floor Plan





*Al Burooj is all about involving oneself with the senses which make luxury.. It is indeed a place to taste, smell, touch, see and feel luxury everywhere, just like living with ultra sophistication and pure refinement..*



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**3 Bed Cluster & Unit Plan (A-J Block)**





**3 Bed Cluster & Unit Plan (B-D-H-I Block)**





**2 Bed Cluster & Unit Plan (C-F Block)**





**2 Bed Cluster & Unit Plan (E-G Block)**









## Rules and Regulations

- ◆ Right of any changes in dimension design & specifications reserved with the project consultant. Which shall be binding to all members.
- ◆ All applicable Govt. taxes as Stamp duty, Registration fees, Service tax, any additional liabilities due to changes in the Govt. local authorities bylaws prior, during or after the completion of the scheme will be also born by the members as per prevailing law.
- ◆ One reserved open/covered, parking space per flat.
- ◆ Only internal changes shall be allowed with prior permission and shall be charged extra.
- ◆ Torrent power charges, legal charges, AUDA charges deposits and other govt. charges shall be paid separately.
- ◆ Maintenance advance and initial period maintenance expense should be paid separately.

## Notes :

- ◆ Every care has been taken in preparation of the particulars in this brochure, Agreement for allotment shall be final and binding to purchaser.
- ◆ Variations may occur due to local regulations and other policy of constant improvement.





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# Al-Burooj البروج

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*Developers :*

**CREATIVE DEVELOPERS**

*Site :*

132, Makarba Road, Near Empire Party Plot, Sarkhej, Ahmedabad - 380 055.

Phone : 079 - 6525 2581 E-mail : [creativedevelopers10@gmail.com](mailto:creativedevelopers10@gmail.com)

*Architect :*



hiren patel architects

Phone : 079 - 2676 6639

*Str. Engineer :*

**R.G.Desai**

**Sarjan Consultants**

Phone : 079 - 2656 5287