

LOCATION MAP
(NOT FOR SCALE)

3 BHK LUXURIOUS FLATS

These spacious 3 BHK flats are located in a prime area, offering easy access to Top Schools, Colleges, Shopping Centers, and Metro Station. With Contemporary Designs, High-end Finishes, and Ample Amenities, they provide an ideal setting for families seeking both comfort and style in a vibrant urban environment.



Architect
AR.VIVEK PATEL
(DEVINE ARCHITECTS)

Structural Engineer
SUDESH MALODE

Legal Advisor
VISHAL DWIVEDI

Project By
Swastik
Infra ventures

Office Address - 52, Opp. Shri Ram Kunj Apartment,
Near Kachi Visa Oswal Bhavan, Lakadganj, Nagpur.
Contact No. - 73858 43051 / 97669 63495

**This Brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit, elevation mentioned herein. All units are unfurnished. Furniture wherever shown is for illustrative purpose only. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

Swastik
AURELLIA
HOUSE OF LUXURY

Live Life...

HOUSE OF LUXURY



Site Add.: Plot No. 23, Hill Road, Gandhi Nagar, Nagpur.

Luxury is not
a place,
it's a lifestyle
you come home to.

Luxury is not defined by a physical location or a grand address. It is about the feeling of comfort, elegance, and exclusivity you experience every day.

A true luxury home reflects your personality, taste, and achievements. It offers peace, privacy, and a sense of belonging beyond material value. From thoughtful design to premium surroundings, every detail enhances your lifestyle.

It is where you unwind, recharge, and create meaningful moments with loved ones. Luxury becomes a daily experience, not just an occasional indulgence.

Because in the end, it's not just where you live - it's how you live when you come home.



Swastik
AURELLIA
HOUSE OF LUXURY

Life


Swastik
AURELLIA
HOUSE OF LUXURY



Where
elegance meets
everyday living.

"Where elegance meets everyday living" means bringing beauty and sophistication into your daily life.

It reflects a home designed with style, comfort, and attention to detail. Every corner is thoughtfully crafted to enhance both function and aesthetics.

It's not just about luxury for special occasions, but for every moment you live. From modern interiors to serene surroundings, everything feels refined yet practical.

It creates a space where comfort blends seamlessly with class. Such homes elevate simple routines into delightful experiences.

Because true elegance is not occasional - it becomes a part of your everyday life.

Life...
Living

Live the life you've
always imagined.

Is an invitation to turn your
dreams into reality.

It reflects a home that
matches your aspirations,
comfort, and lifestyle. Every
detail is designed to help you
experience joy, success, and
fulfillment daily.

Because your ideal life isn't a
vision anymore - it's where
you truly belong.


Swastik
AURELLIA
HOUSE OF LUXURY



Live.
Life.

TYPICAL FLOOR PLAN

1st, 3rd, 5th & 7th

SUPER BUILT UP
AREA - 1742 SQ. FT.



TYPICAL FLOOR PLAN

2nd, 4th & 6th

SUPER BUILT UP
AREA - 1742 SQ. FT.



Experience living beyond ordinary.

Invites you to step into a lifestyle that exceeds everyday expectations. It reflects a home designed with superior comfort, style, and thoughtful details. Every moment feels elevated, offering more than just basic living. Because true luxury is about experiencing something exceptional every single day.



Swastik
AURELLIA
HOUSE OF LUXURY

SPECIFICATION



- Structure**
- Earth-quake resistant, RCC framed structure



- WALLS**
- Internal : 115mm thick brick wall
 - External : 150mm thick brick wall



- DOORS**
- Main Door - Decorative veneer laminated door & frame
 - Inner Door - Decorative mica laminated door & frame
 - Toilet Door - Laminated flush door with granite frame



- WINDOW**
- Window - UPVC windows with M.S. safety grill
 - French window in Hall & 2 Bedrooms.



- BATHROOM**
- Anti skid ceramic tiles
 - Table top washbasin
 - Premium fittings and premium sanitary ware
 - Designer dado 2' x 4' up to full Height
 - Hot & cold water connection



- FLOORING**
- Vitrified Tiles Flooring 32" x 64" in all room



- RAILING**
- Glass railing in balcony
 - ss railing in staircase



- PLUMBING**
- Internal premium concealed fittings and fixtures



- ELECTRICAL**
- All electrical wiring is concealed and branded modular switches
 - Sufficient power outlet and light points provided
 - A/C point in Hall & All bed rooms



- KITCHEN**
- Modular kitchen platform with granite top with dado up to 2' & SS Sink



- PAINTING**
- External - Weather protective paint with 2 coat Damp Proof
 - Internal - Plastic paint with Putty



- PARKING**
- Allotted car & spacious 2 wheeler parking



- LIFT**
- 8 Person Full Automatic Lift
 - Fire Retardant

AMENITIES



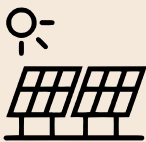
Lift with Power Backup



Terrace Garden



CCTV Surveillance



Allotted Solar panel Parking Area



Allotted parking Space



Entrance Lobby



Fire Equipments



Allotted EV Charging



Solar Panel in Common Area

Note: Stamp duty & Registration fees | Electrical Meter charges, Transformer deposit, Water Meter & Connection Charges. Deposits & Expenses at actual to be paid extra in advance. G.S.T. or any such additional taxes will be charged extra. Changes in the specification & plan will cost extra. Possession of the flat will be given by the builder after clearance of all dues. Any extra work shall be charged separately before execution.