

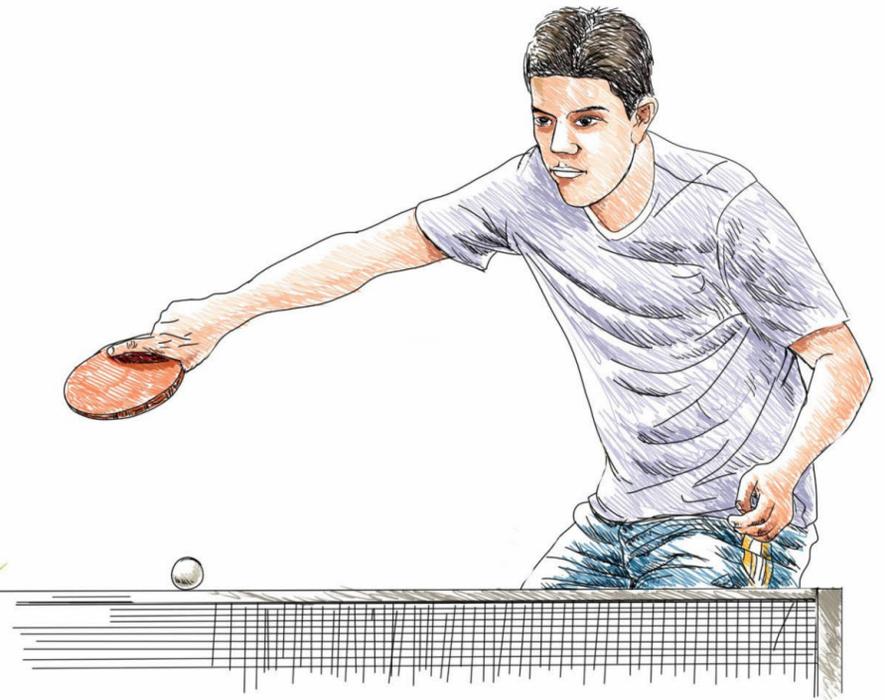


VIVIANA
WESTIN
5 B3HK & 4B2HK PENTHOUSES

Why **VIVIANA WESTIN**?

VIVIANA WESTIN emerged from a visionary perspective, born of a dream to craft a sanctuary where luxury transcends boundaries. It is not just a structure; it stands as a testament to the harmonious fusion of architecture, aesthetics, and comfort.

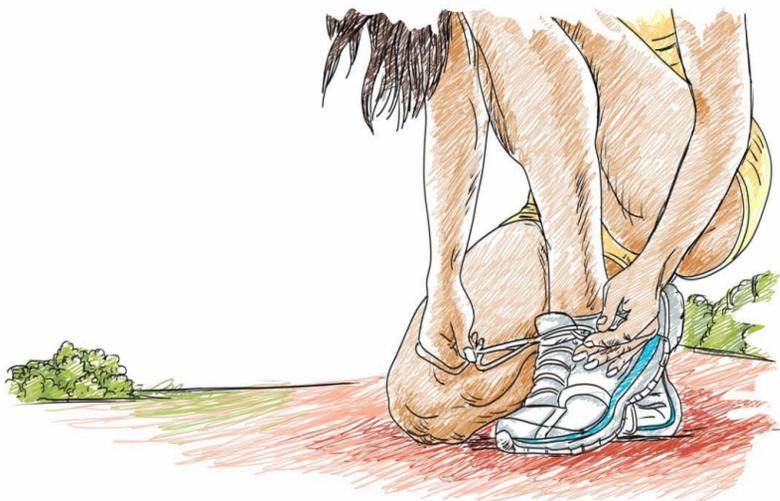
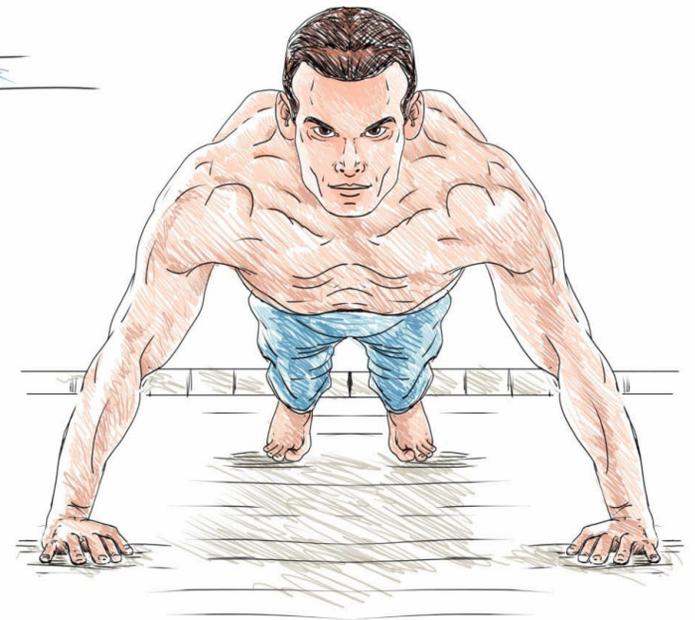





VIVIANA
WESTIN
5 B3HK & 4B2HK PENTHOUSES

“
Where luxury living
meets a world of amenities
for your utmost comfort
and enjoyment.” ”

luxury is not just a lifestyle; it's a masterpiece





“Indulge in the blissful comfort of an exquisite new abode, enveloped by opulence, serenity and an unwavering bond with nature.”


VIVIANA
WESTIN
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“Experience the comfort of a beautiful new home, surrounded by luxury, tranquility and a strong connection to nature.”





Enjoy a life of comfort, peace, and nature in your new dwelling.

Upgrade to a lavish lifestyle with your new home in a serene environment

78% Open area

Nature

Surrounding nature & villas.

Double Height

Living Room & Balcony

Feminine Oasis

island platform for modern and efficient cooking
walk in wardrobe in all washroom
140 sq.ft. for wash and utility
200 sq.ft. store for kitchen and extra storage
servant room with attached washroom

Allotted Parking

5 - Tower A
3 - Tower B

28,000 sq.ft.

Club Westin For 28 Families.

Vehicle Restricted Zone

For peaceful, pollution free environment



- A dedicated floor plan for penthouses to optimize space utilization.

- Parking inside the premises is available for valuable guests.



Elevate Your Lifestyle

Unleash Your Inner Elegance: Elevate Your Lifestyle with **VIVIANA WESTIN**

Discover the epitome of luxury and sophistication with **VIVIANA WESTIN**.

Indulge in a world where opulence meets exclusivity, and experience a level of refinement that only the elite can appreciate.

VIVIANA WESTIN
 5 B3HK & 4B2HK PENTHOUSES





ELEC. SUBSTATION
DG SET,
TRANSFORMERS, ETC.

VISITOR
PARKING

ENTRY / EXIT

SECURITY CABIN
11'-0" X 4'-6"

18.0 MT. WIDE ROAD

KID'S PLAY AREA

WASH PANTRY
MULTIPURPOSE ROOM
50'-6" X 21'-6"
CHANGING ROOM (F) 8'-9" X 21'-3"
CHANGING ROOM (M) 8'-9" X 21'-3"
PASSAGE
UP

SWIMMING POOL
18'-0" X 44'-0"
DECK

WATERBODY
GAZEBO
DECK

JOGGING TRACK

A

9.0 M DRIVEWAY

MULTIPURPOSE COURT
(BADMINTON / BASKETBALL /
OTHER GAMES)

B

SECURITY CABIN
11'-0" X 4'-6"

6.0 M DRIVEWAY

12.0 MT. WIDE ROAD

ENTRY / EXIT

UPPER LEVEL 



ELEC. SUBSTATION
DG SET,
TRANSFORMERS, ETC.

VISITOR
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ENTRY / EXIT

SECURITY CABIN
11'-0" X 4'-6"

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SECURITY CABIN
11'-0" X 4'-6"

ENTRY / EXIT

6.0 M DRIVEWAY

12.0 MT. WIDE ROAD

LOWER LEVEL 





A BUILDING PLAN

(UPPER LEVEL) 



A BUILDING PLAN

(UPPER LEVEL) 



A BUILDING PLAN

(LOWER LEVEL) 





B BUILDING PLAN

(UPPER LEVEL) 



B BUILDING PLAN

(LOWER LEVEL) 



Double height living room







VIVIANA
WESTIN
5 B3HK & 4B2HK PENTHOUSES

“Enjoy breathtaking views
from your exclusive
double height balcony at
Viviana Westin.”





CLUB WESTIN

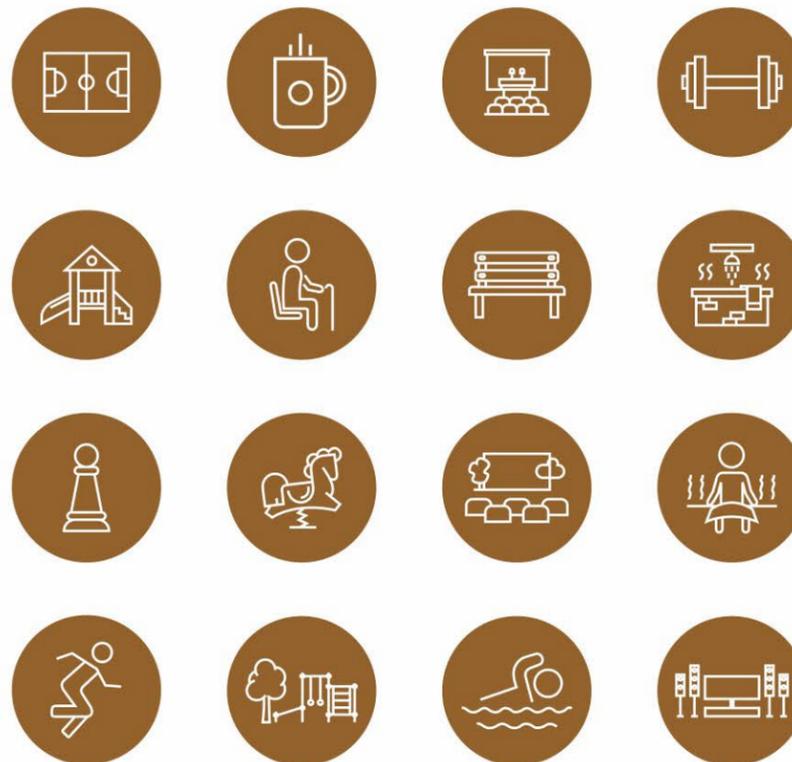
28,000 sq.ft. Just for
28 Families

Ground Leisure Amenities

- ◆ **Foyer:** Lavish Foyer with Italian Flooring.
- ◆ Exclusive Banquet Facility
- ◆ Lush Green Landscape
- ◆ Swimming Pool with sun bed over a deck and facilitation for Pool Party
- ◆ Indoor Game Zone
- ◆ Outdoor Game Zone
- ◆ Children Play Zone
- ◆ Gazebo
- ◆ Gym with Quality workout equipment's and yoga zone
- ◆ Jogging Track

Terrace Leisure Amenities

- ◆ **Cafeteria:** Elegant Lounge with café bar
- ◆ **Terrace Garden:** Lush green terrace garden for evening gathering
- ◆ **Barbeque Station:** Along with the lounge enjoyable space
- ◆ **Open Theatre:** Showcase movies in open theatre
- ◆ **Pantry:** Equipped with standing platform, water supply, and wash area.



VIVIANA
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5 B3HK & 4B2HK PENTHOUSES

Get ready for the epitome of luxury living, where every moment will leave you breathless and craving more.



“The perfect space to unwind, engage in casual conversation or to host a private event.”



VIVIANA
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5 B3HK & 4B2HK PENTHOUSES

Where luxury living meets
the serenity of a terrace garden





5B3HK

Specification



Lift

- 2 Nos fully automatic lift of Schneider, Kone or Thyssenkrupp make.

Security System

- CCTV camera in common area.
- Electronic lock for the main door in each flat.
- Video door phone with connectivity to security.

Fire Safety

- Automatic fire sprinkler in basement, fire hydrant with fire extinguisher as per government norms.

Power Backup

- DG power backup for common area.

Solar System

- Solar System for common area usage.

Water Supply

- Municipal water supplier, bore and centralised pressure pump with centralised softener plant.

Electrification

- 3 Phase meter with ELCB.
- 3 Phase concealed wiring with RCCB, ISI copper wire and adequate number of Points.



4B2HK

Specification



Lift

- 2 Nos fully automatic lift of Schneider, Kone or Thyssenkrupp make.

Security System

- CCTV camera in common area.
- Electronic lock for the main door in each flat.
- Video door phone with connectivity to security.

Fire Safety

- Automatic fire sprinkler in basement, fire hydrant with fire extinguisher as per government norms.

Power Backup

- DG power backup for common area.

Solar System

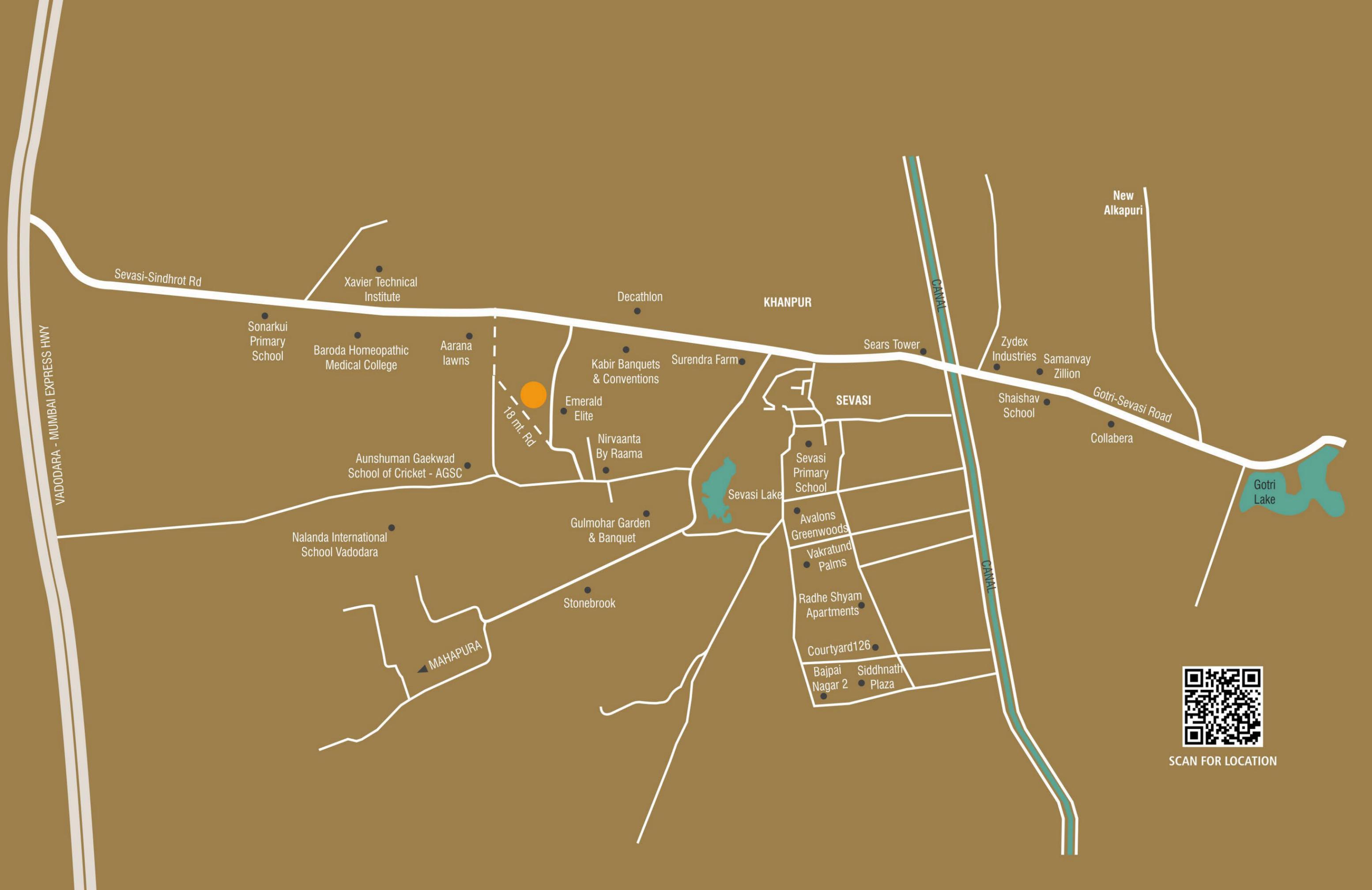
- Solar System for common area usage.

Water Supply

- Municipal water supplier, bore and centralised pressure pump with centralised softener plant.

Electrification

- 3 Phase meter with ELCB.
- 3 Phase concealed wiring with RCCB, ISI copper wire and adequate number of Points.



VADODARA - MUMBAI EXPRESS HWY

Sevasi-Sindhrot Rd

Sonarkui Primary School

Baroda Homeopathic Medical College

Aarana lawns

Xavier Technical Institute

Decathlon

KHANPUR

Kabir Banquets & Conventions

Surendra Farm

Sears Tower

Zydex Industries

Samanvay Zillion

Shaishav School

Collabera

Gotri-Sevasi Road

New Alkapuri

18 mt. Rd

Emerald Elite

Nirvaanta By Raama

SEVASI

Sevasi Lake

Sevasi Primary School

Avalons Greenwoods

Vakratund Palms

Radhe Shyam Apartments

Courtyard126

Bajpai Nagar 2

Siddhnath Plaza

Nalanda International School Vadodara

Aunshuman Gaekwad School of Cricket - AGSC

Gulmohar Garden & Banquet

Stonebrook

Gotri Lake

MAHAPURA



SCAN FOR LOCATION



**VIVIANA
WESTIN**
5 B3HK & 4B2HK PENTHOUSES

Developer



Architect



Structural Consultant



Electrical Consultant



Plumbing Consultant

Vraj Sanitation

PMC Consultant



Landscape Consultant



Site Address:

VIVIANA WESTIN, Nr. Raamah Nirvantaa, Behind Kabir Farms, Sevasi, Vadodara.

Contact: 76000 85001 / 3

E-mail: info@vivianagroup.in

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA12234/310823

RERA website: www.gujrerar1.gujarat.gov.in

Payments Terms:

On Booking 5% | On Foundation 20% | On Plinth Level 20% | On 1st Slab 5%
On 2nd Slab 5% | On 3rd Slab 5% | On 4th Slab 5% | On 5th Slab 5% | On 6th Slab 5%
On 7th Slab 5% | On 8th Slab 5% | On 9th Slab 5% | On 10th Slab 5% | On 11th Slab 5%
On Masonry Work 5% | On External Plaster 5% | On Flooring Level 5%
30 Days Before Possession 5%

Cancellation Charged will be 5%

Notes:

- Stamp duty, registration charges, GST or any such present and future additional government taxes, maintenance deposit, development charges, floor - rise charges and electrical infrastructure charges and deposit will be charged extra.
- Possession will be given only after 45 days of settlement of all accounts.
- Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made after deduction of 5% of total value against administrative charge and GST(if paid) from booking amount.
- Changes in any structure design & external facade will not be permitted under any circumstances. Internal changes will only be permitted with prior permission.
- Out door AC unit should be fitted at the designed place as per provision made by the architect.
- All buyers / members are bound to follow all rules / instructions for future maintenance of building.
- This brochure is for information purpose only, it does not form a part of the agreement or any legal document.