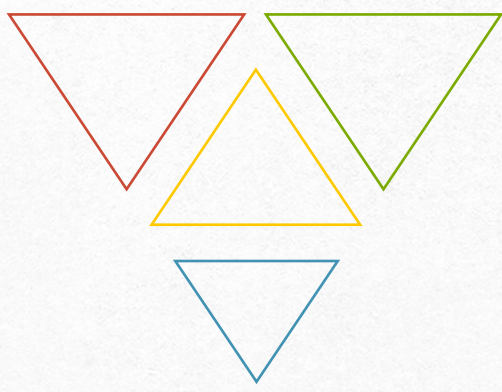


# ETERNIA VILLA

Rejuvenate your body and soul at Surat's 1<sup>st</sup> wellness arena



*Premium Designer Villas.....*



## A PERFECT GETAWAY TO A PERFECTLY HEALTHY & WEALTHY LIFE

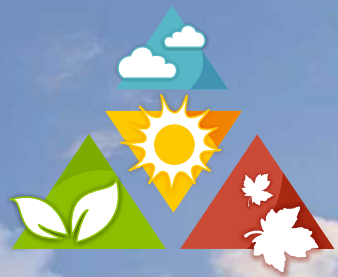
### HOW WE DEFINE HEALTH

- ▲ Accurate Energy levels
- ▲ Peace of mind amidst work pressures
- ▲ Complete sync of the body, mind and soul.
- ▲ Fitness
- ▲ Being Cheerful
- ▲ Away from ailments

*We, at eterna, plan to offer a host of exemplary body and mind rejuvenating therapies and experiences which would heal and enhance human health. Wellness spa along with panch karma, yoga, meditation and complete recreation.*

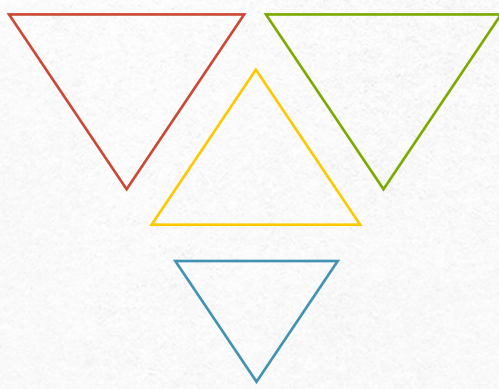
The bungalow owners may get a chance to earn rentals from the wellness arena subscribers as well as destination functions, plans for which are afoot and in pipeline.





ETERNIA VILLA





## HOW THIS PROJECT DIFFERS :

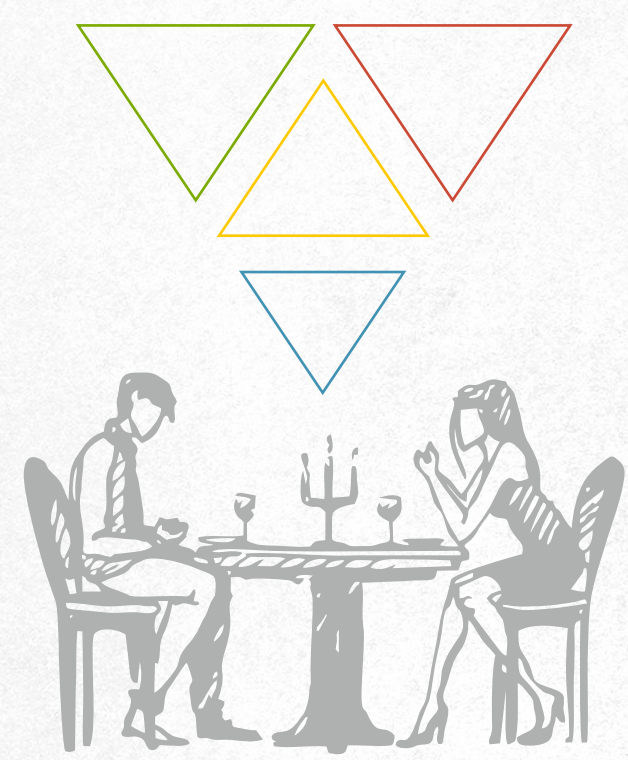
- ▲ There are four components specifically engineered to address the unique requirements of this project: location, planning, infrastructure and amenities collectively result in value addition and wealth creation.
- ▲ A “Class Apart” entry gate and compound wall with a beautiful landscape.
- ▲ Various ultra-modern facilities for a limited number of 82 families.
- ▲ All plots area are around 133 & 266 yards which gives sufficient space for your perfect villa.
- ▲ Villas having three side or four side open space giving more fresh air & adequate light.
- ▲ Planting of green walls around all villas to take you nearer to mother nature.
- ▲ An ultra-modern use of expensive glass across the villa enhances the scope of natural light & views of nature outside the villa.
- ▲ Mind blowing terrace attached to the master bedroom secures your private party time.
- ▲ A tent like attic over the top of the villa for a perfect play time for children to have fun.
- ▲ A mesmerising glass door entry from the attic to the gorgeous terrace.
- ▲ Centrally located banquet hall, pool side party desk & lawn area can be synchronised for a party/reception of about 1000 floating public which makes the perfect venue for a destination wedding with a total number of 250 plus rooms. The potential to raise rental income is available for the bungalow owners.
- ▲ Complete planning as per Vaastu orientations.
- ▲ Loanable project with subsidy benefits, provided you meet the criteria.

## ABOUT SURROUNDING

- ▲ Project is surrounded by educational and recreational hubs. More than 8 schools & 1 college having 10000+ students and 600+ teaching staff, 3 recreational clubs with world class amenities resulting in adequate educational & recreation zone and safety too.
- ▲ Peaceful zone with natural beauty and pollution free atmosphere as there are no industries nearby.
- ▲ Easy accessibility of smooth roads to take you to Eternia. We have ensured a less traffic zone with broad roads.
- ▲ Just 15 minutes drive from Pal and Adajan area. 20 minutes drive from Piplod and Parle Point area.
- ▲ Fast development of residential area like Adajan - Pal and opportunity of surrounding education institutes and recreation clubs will give you good return on investments in coming years.

# A PERFECT GETAWAY TO LIVE PEACEFULLY

Away from all the disturbances of hectic daily life,  
experience the peace of life embracing the very beautiful Eternia Villa.

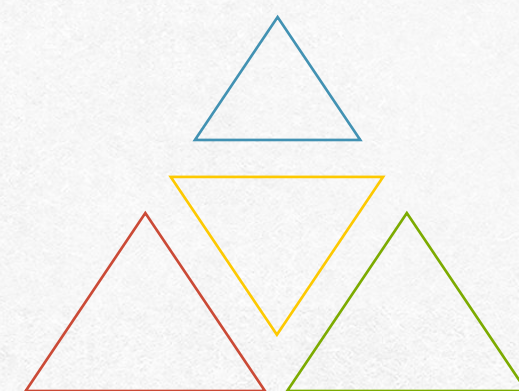




## A PERFECT GETAWAY TO A PERFECTLY HAPPY LIFE

After all the hard work and stress accumulated during the days, you deserve to feel good, be happy and spend quality time with your loved ones. You deserve a perfect life at a perfect destination, Eternia Villa.

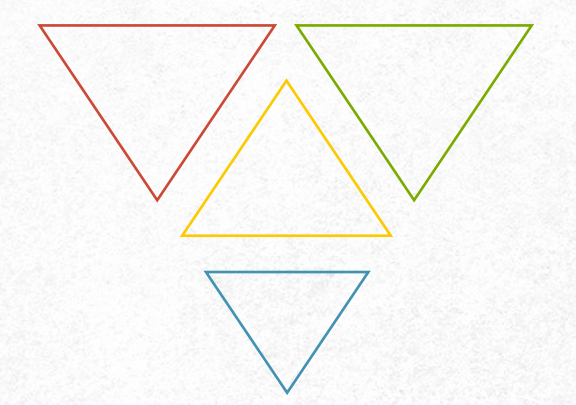
**You complete Eternia Villa!**



A PERFECT GETAWAY  
TO LIVE BEYOND  
BOUNDARIES



## Mesmerizing Club Entrance

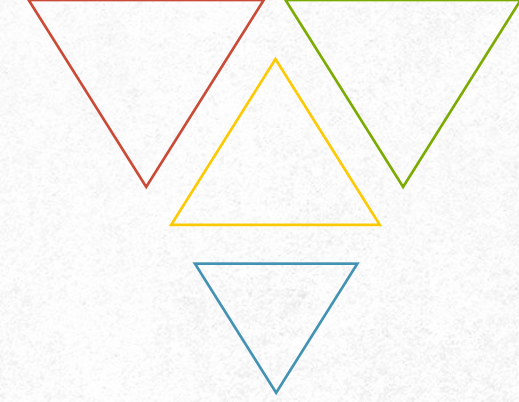


A PERFECT GETAWAY  
WHERE YOUR CHILDREN THRILL,  
YOU AS COUPLE CHILL &  
YOUR PARENTS HEAL

A fully integrated club house with ultra modern &  
latest fun loving & recreational activity area.  
you name it, we have it !



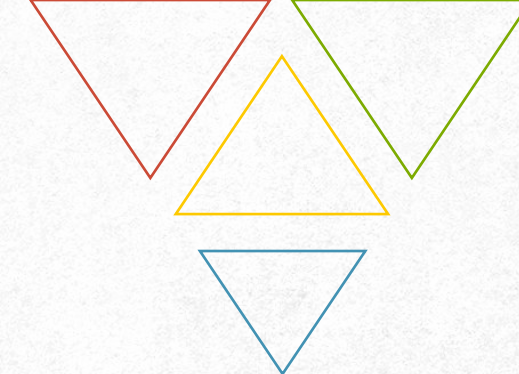




## REJUVENATE YOUR BODY & SOUL

The swimming pool is imbued with serenity and startling purity.  
Amidst the nightly glow, the pool sparkles with grace and glory.





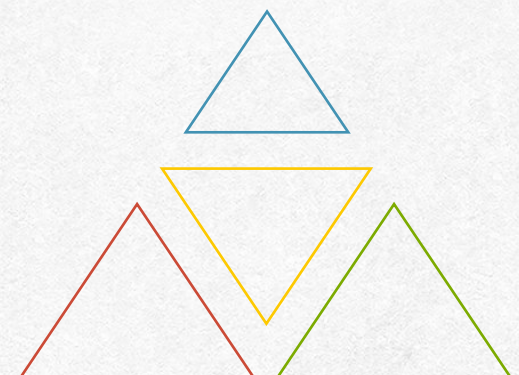
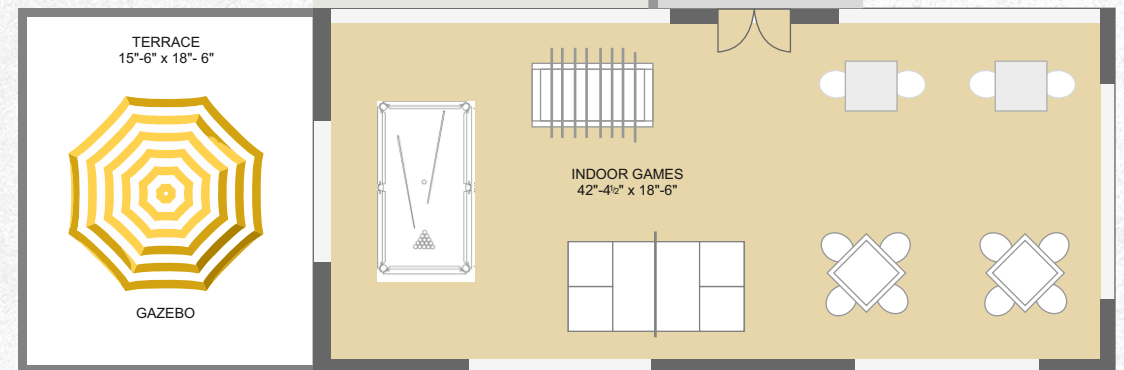
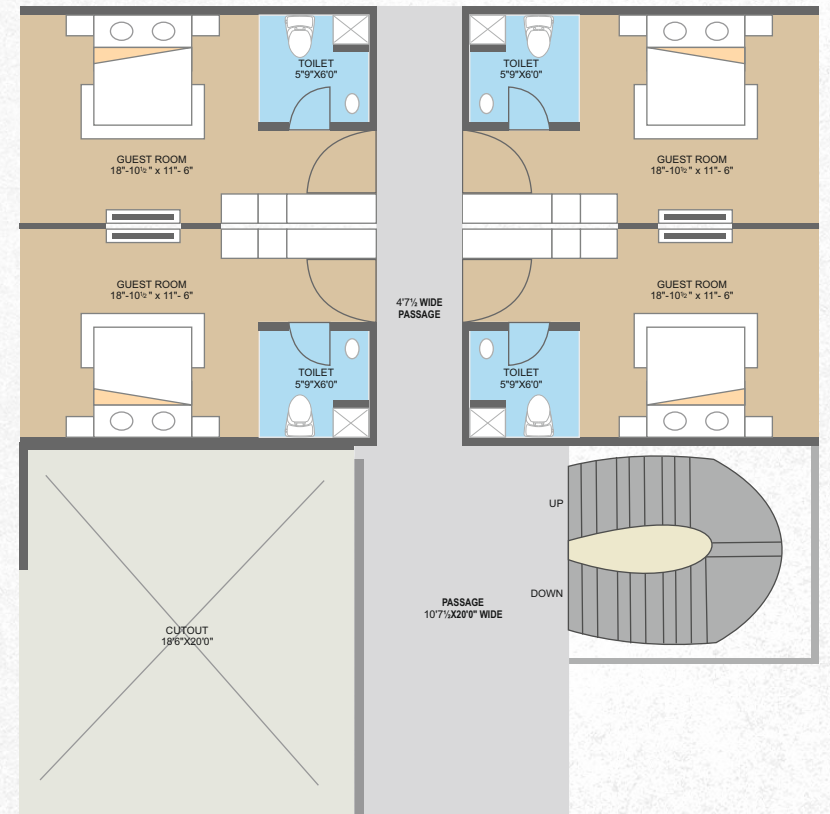
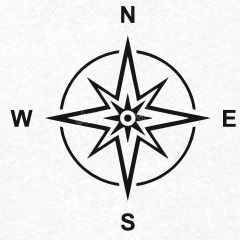
## A PERFECT GETAWAY TO SOOTHEN YOUR SOUL

The beautiful colours of nature surrounding you plays the perfect trick to soothen your soul which has always sought purity and freshness in the air.





# CLUB HOUSE FIRST FLOOR

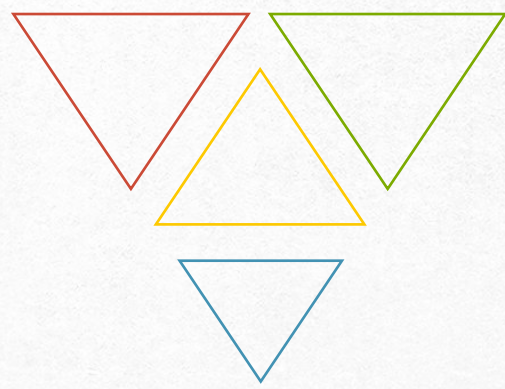


## CLUB HOUSE AMENITIES



## CAMPUS FEATURES





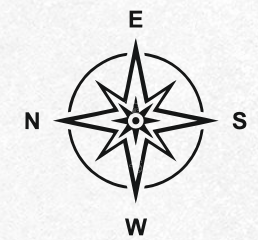
Welcome to your own Residential Bungalows for a  
**BLISSFUL EXPERIENCE !**



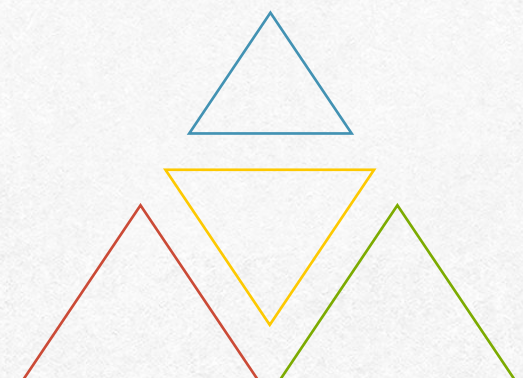


3 BHK & ATTIC  
(133 yards)

Unit Plan



GROUND  
FLOOR PLAN



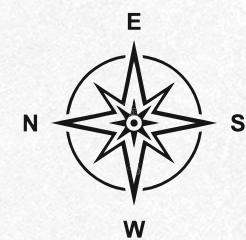
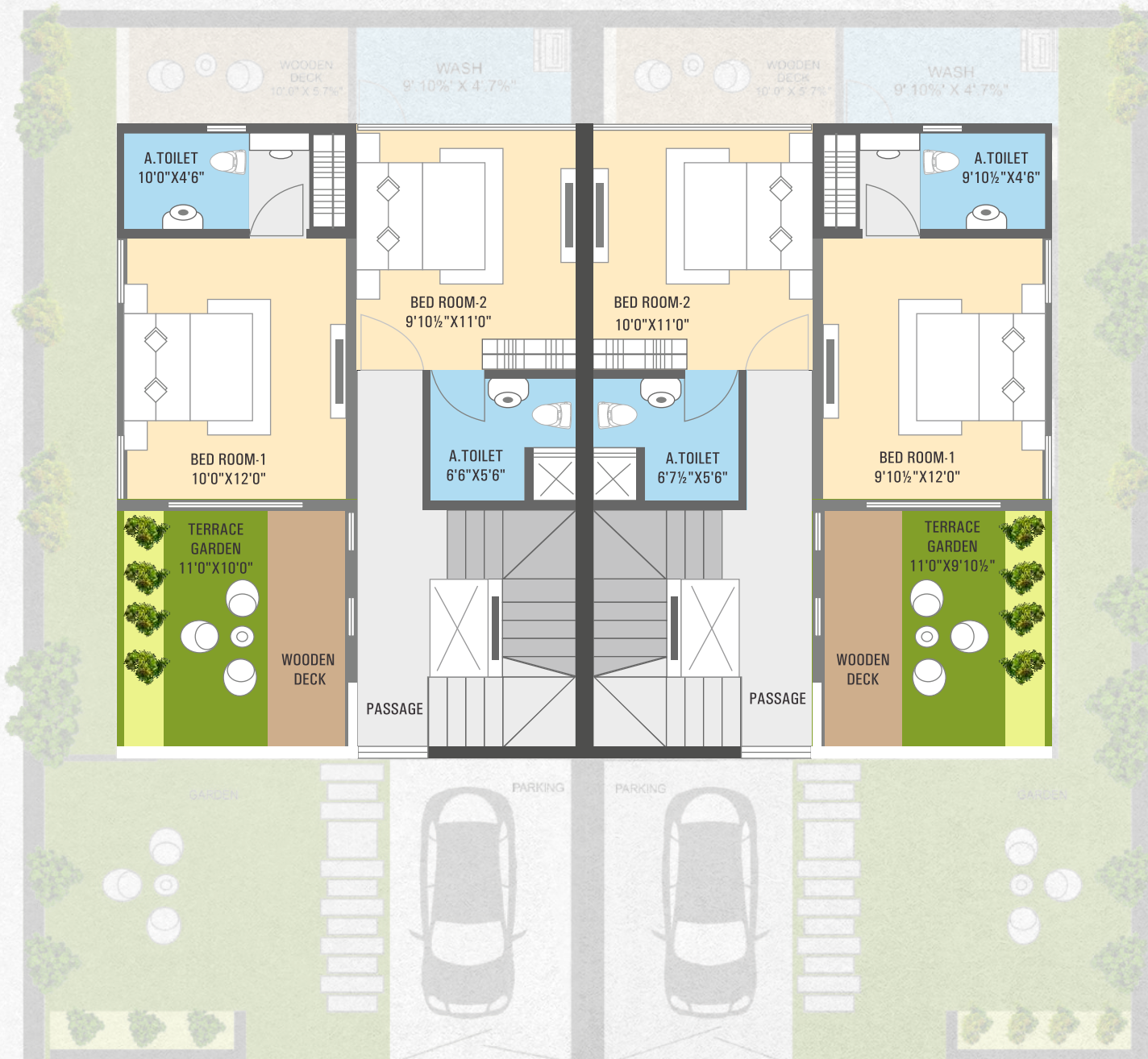
ENTRY

ENTRY

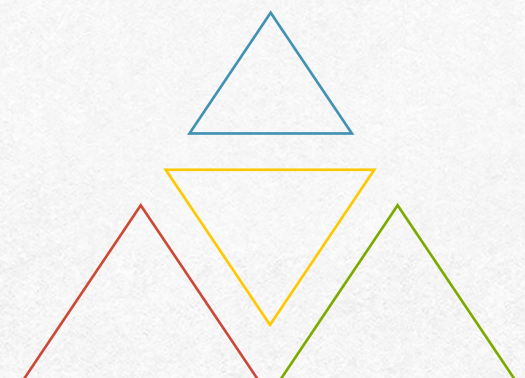


3 BHK & ATTIC  
(133 yards)

Unit Plan

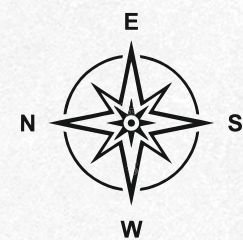


FIRST  
FLOOR PLAN

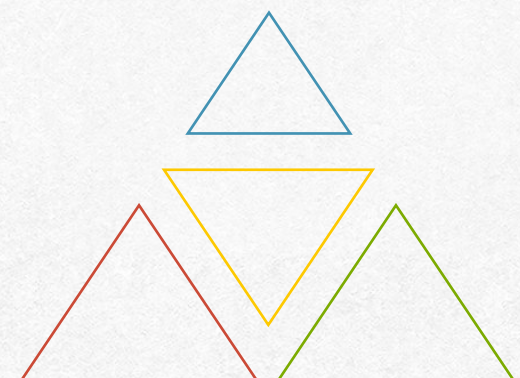


4 BHK & ATTIC  
(266 yards)

Unit Plan

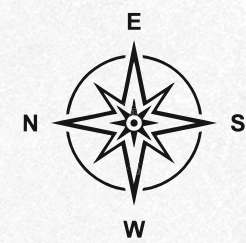


**GROUND  
FLOOR PLAN**

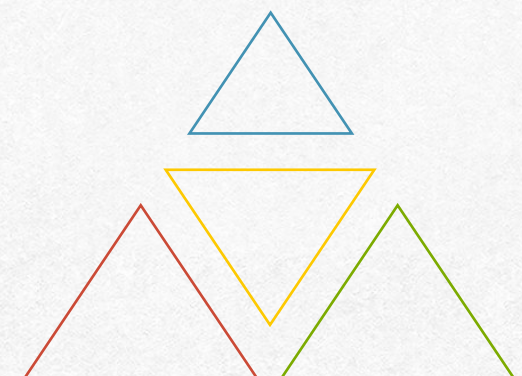


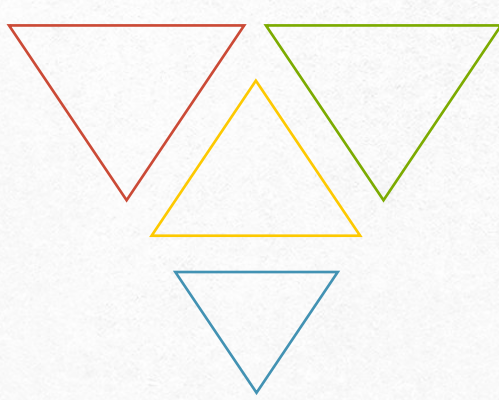
4 BHK & ATTIC  
(266 yards)

Unit Plan



FIRST  
FLOOR PLAN





## SPECIFICATIONS



### CONSTRUCTION :

R.C.C. frame structure, bricks wall, outside double coat plaster, inside mala plaster.



### FLOORING :

Living room, dining, kitchen, bedrooms & bathrooms having vitrified tiles and staircase with natural stone.



### KITCHEN :

Granite platform with s.s. sink kitchen & vitrified tiles up to lintel level.



### DOOR & WINDOW :

Main door & all rooms have flush doors.  
Powder coated aluminium section windows.  
Polished granite stone sill.



### BATHROOMS :

High quality standard company bath fittings with all accessories like shower, faucets, diverters & spouts.



### WASH & UTILITY :

Adaquate electrical, plumbing & drainage points.



### ENAMAL :

External wall with acrylic water proof paint.  
Well finished birla putty on internal walls.



### ELECTRIFICATION :

Standard RR or equivalent company wiring with concealed fitting modular switches with a.c. point in all rooms. Sufficent electric points in all rooms.



### PLUMBING :

Standard company plumbing fitting which is concealed.  
3<sup>rd</sup> generation exquisite flexible water pipes in the villa with special aluminium coating for longer life, thus avoiding pipe decay.



### AIR CONDITIONING :

Copper pipeline & drainage system fittings for air condition system in all bedrooms.

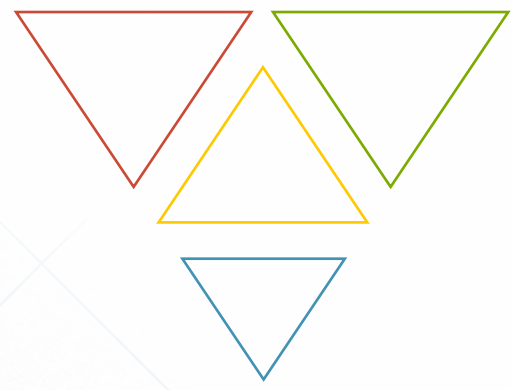


### DRAINAGE :

Drainage outlet in septic tank.

### Notes

► Stamp Duty, Registration Charges, Legal charges, GEB, society maintenance charges & expense etc. shall be borne by the purchaser. ► Any additional charge or duties levied by the government/ local authorities during or after the completion of the scheme like betterment / IC charge (deposit) or anything else will be borne by the purchaser. ► In the interest of continual developments in design & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specifications, designs, planning layout & all purchasers shall abide by such changes. ► Changes / alteration of any nature including design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. ► This brochure is intended only for easy display & information of the scheme & can not be a part of agreement or legal document. ► In case of expansion of the project at any side peripheral, the main entry and common Infrastructure of the campus will use by new members. That will be bound to all the existing members. ► Society maintainance charges will have to be paid extra by all members. ► Possession & sale deed will be done after complition of full payment. ► Subject to Surat jurisdiction.



## PROJECTS UNDERTAKEN

Gothic Heritage, Pal

Shree Krishna Heritage, Dindoli

Raj Multiplex, Bhatar

Shree Krishna Enclave, Vadod

Gail Township, Magdalla

Shree Krishna Ac Mall, Dindoli

Trimurti Apartment, City Light

Shree Krishna Icon, Dindoli

Gail Township, SBD Belapur, Navi Mumbai

Shree Krishna residency, Tundi

Shree Krishna Dreams, Godadara

Smimer Hospital, Sahara Darwaja

Shree Krishna Valley, Kareli

**Site Address :**  
**ETERNIA VILLA**  
 Near Karington Club,  
 Opp. Rajhans Feriado,  
 Dandi Road, Selut, Surat.  
 Email : eterniasurat@gmail.com  
 eterniavilla

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**NEARBY CONNECTIVITY**

- SUBHASH GARDEN **14KM**
- L. P. SAVANI CIRCLE **17KM**
- GUJARAT GAS CIRCLE **18KM**
- ATHWA GATE **19KM**
- PARLE POINT/SVNIT **21KM**
- RAILWAY STATION **22KM**
- ONGC NAGAR CROSS ROAD **25KM**
- AIRPORT **27KM**

A Project By :

Architect & Structure

Scan for brochure

