

Site Address

PRIME LAVISH  
Opp. Aakash Hospital,  
Anand - Lambhvel Road,  
Anand, Gujarat - 388310

Organiser

PRIME DEVELOPERS  
Choksi Estate,  
Swaminarayan Society Road,  
Sardar Gunj,  
ANAND - 388 001, Gujarat, INDIA

Contact for Inquiry

+91 98257 17417 | +91 98250 45421



6+ BHK Elegant Villas  
with Modern Resort like Amenities

@ Lambhvel Road, Anand

Life Grows In The Shadows of Trees...

Life Flows In The Transparent Flow of waters...

Life Sings In Colorful Chirping of The Birds...

Life Dance In The Colorless Tracks of Wind...

Life Greens In The Green Meadows of Earth...

Life Says 'Thanks' When Lived In Art...



Prime Lavish offers a lavish lifestyle experience by combining various elements needed for a larger than life living.

It comprises only 11 units of spacious **6+ BHK Elegant Villas** surrounded by flora and fauna and located at the Lamhivell Road, the most upcoming neighborhood of Anand, giving you a perfect combination of space, greenery and accessibility.

Horizons are ultimate meet of nature, the location of Prime Lavish is a coveted address. Located in fast developing residential character and scenic outskirts of Anand. Prime Lavish, it manifests to find hospitals, schools, shopping arenas, restaurants, entertainment zones, religious spots and other urban conveniences are within easy reach.

An Oasis of Your **Personalized Resort** pursuing...

only 11 Villas in **1.10 Lakh sq.ft.** area

calm ambience with **3 Landscaped Gardens** at different location

murmuring and fascinating **2 Water Bodies** on road driveways

full of rejoice and relaxing **3 Gazebos** at island and rejuvenate zonwe

to setup health and joy **Swimming Pool, Badminton Court, Gymnasium etc** at club house

...to cherish your soul **Temple and Space of Meditation** in common garden

to celebrate memorable events **Spacious Party Lawn** near club house

serene green environs of **Tranquil Island** at road bulkhead



- Lavish villas
- Alluring amenities
- Convinient location
- Fine floors
- 11 Excellent edifice
- Secure premise
- Picturesque paradise
- Vast open spaces
- Tranquil retreat
- Rejuvenating activities
- Community corner

follow the path extends to the nature,  
a form beyond your dreams. ...



Vastu constrained  
**6+ BHK Elegant Villas...**



...comprises **Personalized Garden, Courtyard,**  
**Cocktail Lounge, Lift, Home Theater, Water Body etc.**

prime  
**LAVISH**  
The End of Landforms

*"Bird Eye-View"*

...a project over view





primo  
**LUVISH**  
The End of Landforms

Entrance Gate

...an Inviting Premium Lifestyle in Shadow of Nature.



prime  
**LAVISH**  
The End of Landforms

*"Harmony"*

..an Interactive Island to indulge in.

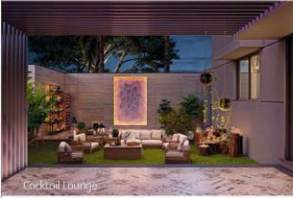




*"The Villa"*

Characterized Larger than Life Living Concept.





Cocktail Lounge



*"Sangrilla"* lies an experience that touches the core of your heart. Their beauty lies in their effortless elegance and fine craftsmanship.

With astonishing 6+ BHK, modern living style villas, we welcome you to a world of luxury that insists through spacious area for maximum comfort, personalized garden, home theatre, water body and private deck to rejuvenate.

Prolific. Private. Premium.  
For Villa no 1 & 2



*"Sangrilla"*

6+ BHK Villas : Plot no 1 & 2



Villa Plot: no 1 & 2

1	Living Room	17'0" x 29'3"
2	F. Sitting / Dining	15'0" x 22'6"
3	Kitchen	15'0" x 13'0"
4	Store	09'0" x 06'0"
5	La.	05'0" x 05'0"
6	Common Bath	06'0" x 08'9"
7	Bedroom -1	13'0" x 15'3"
8	Bath	08'9" x 08'9"
9	Bedroom -2	17'3" x 17'3"
10	Dressing	10'0" x 05'0"
11	Bath	10'0" x 05'0"
12	Pooja Room	08'9" x 06'0"
13	Utility	15'0" x 06'0"
14	Recreational Area	21'0" x 11'0"
15	Garden	16'3" x 13'6"
16	Courtyard	16'3" x 15'0"
17	Otta	09'6" x 17'3"
18	Foyer	08'3" x 10'6"
19	Otta	23'9" x 10'6"
20	Parking	25'3" x 22'3"

Ground Floor Plan : Plot No 1 & 2



Isometric View of Ground Floor  
Plot No 1 & 2



- |    |                   |               |
|----|-------------------|---------------|
| 1  | Bedroom-3         | 15'0" x 17'6" |
| 2  | Dressing          | 08'6" x 11'3" |
| 3  | Bath              | 06'0" x 11'3" |
| 4  | Lift              | 05'0" x 05'0" |
| 5  | Store             | 03'0" x 08'9" |
| 6  | Bedroom-4 (Guest) | 13'0" x 11'0" |
| 7  | Bath              | 08'9" x 08'9" |
| 8  | Bedroom-5         | 17'3" x 17'3" |
| 9  | Dressing          | 11'6" x 10'9" |
| 10 | Bath              | 11'6" x 06'6" |
| 11 | M. Bedroom-6      | 17'0" x 17'3" |
| 12 | Dressing          | 15'0" x 09'9" |
| 13 | Bath              | 15'0" x 07'0" |
| 14 | Balcony           | 31'6" x 09'9" |

First Floor Plan : Plot No 1 & 2



Isometric View of First Floor  
Plot No 1 & 2



"Sangrilla"

Villa Plot no 1 & 2

- |   |              |               |
|---|--------------|---------------|
| 1 | Home Theater | 15'0" x 17'6" |
| 2 | Lift         | 05'0" x 05'0" |
| 3 | Bath         | 06'0" x 08'9" |

Second Floor Plan : Plot No 1 & 2



Isometric View of Second Floor  
Plot No 1 & 2



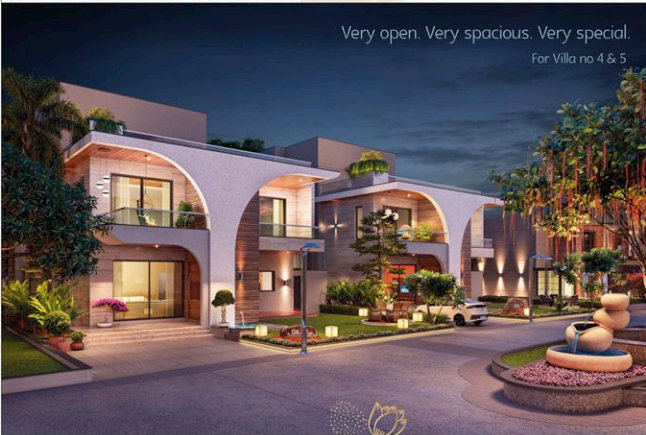


Neighbouring Gazebo



*Dreamland* welcomes to the life you have always dreamt of. The ambience at this stunningly positioned villas is spectacular, affirms through thoughtful design, wide spaces, private garden, home theater, water body and green terrace at 'Dreamland Villa' ensures that this tranquility will be your everyday. Imagine throwing open the curtains on a bright day and revealing a sweeping panorama that takes your breath away. That is every day at Prime Lavish.

Very open. Very spacious. Very special.  
For Villa no 4 & 5



*Dreamland*  
6+ BHK Villas : Plot no 4 & 5



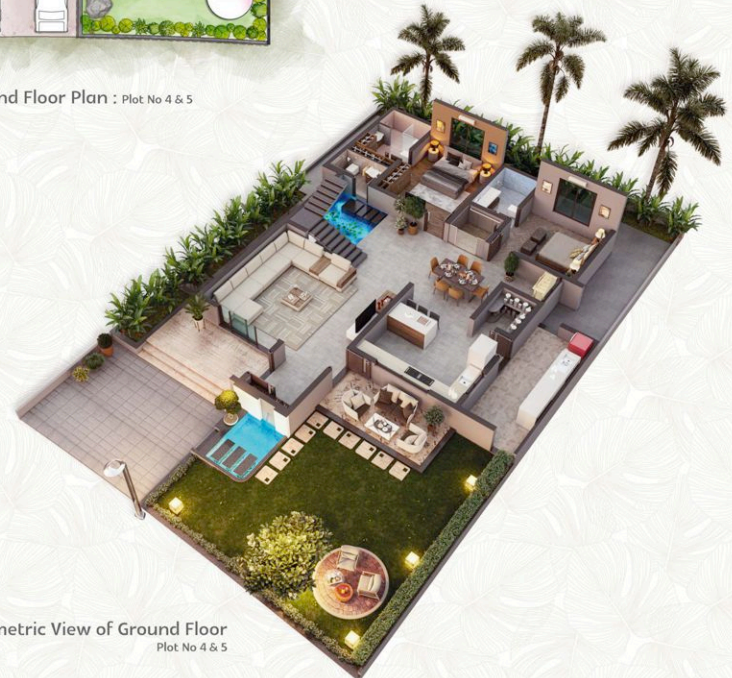
*Dreamland*



Villa Plot no 4 & 5

- 1 Living Room 21'0" x 17'3"
- 2 Dining 27'6" x 13'0"
- 3 Pooja Room 06'0" x 05'6"
- 4 Kitchen 15'3" x 13'3"
- 5 Store 05'3" x 06'9"
- 6 Bedroom-1 12'6" x 12'3"
- 7 Bath 09'9" x 06'0"
- 8 Lift 08'0" x 04'9"
- 9 Bedroom-2 13'0" x 15'3"
- 10 Bath 07'9" x 12'6"
- 11 Common Bath 07'9" x 04'3"
- 12 Otta 1 17'6" x 07'3"
- 13 Foyer 07'0" x 08'0"
- 14 Otta 2 16'0" x 07'9"
- 15 Utility 08'0" x 20'0"
- 16 Garden 31'6" x 31'0"
- 17 Parking 21'3" x 16'9"

Ground Floor Plan : Plot No 4 & 5



Isometric View of Ground Floor  
Plot No 4 & 5

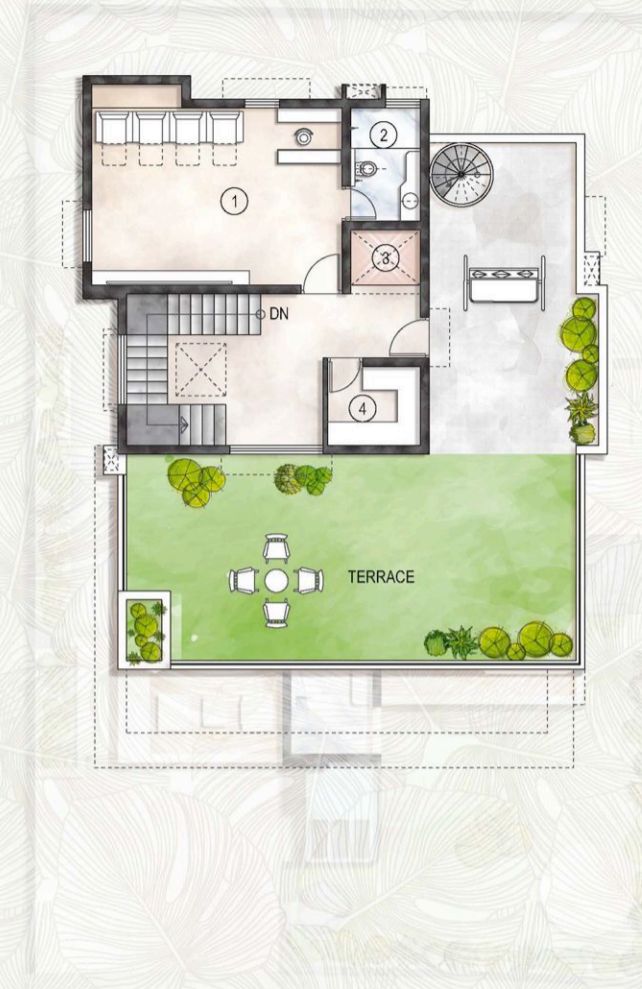


1	Bedroom-3	13'0" x 15'3"
2	Dressing	07'9" x 08'0"
3	Bath	07'9" x 08'9"
4	Lift	06'0" x 04'9"
5	Bedroom-4	12'6" x 12'3"
6	Bath	06'0" x 09'9"
7	Bedroom 5	07'9" x 13'0"
8	Dressing	13'0" x 10'3"
9	Bath	10'0" x 06'9"
10	Balcony	16'9" x 07'0"
11	Bedroom 6	07'0" x 11'0"
12	Dressing	11'1" x 07'0"
13	Bath	07'0" x 10'0"
14	Balcony	11'3" x 07'3"

First Floor Plan : Plot No 4 & 5



Isometric View of First Floor  
Plot No 4 & 5



Villa Plot no 4 & 5

1	Home Theater	21'6" x 15'3"
2	Bath	06'0" x 09'9"
3	Lift	06'0" x 04'9"
4	Store	08'0" x 06'9"

Second Floor Plan : Plot No 4 & 5



Isometric View of Second Floor  
Plot No 4 & 5



*Paradise*

The Home. The Life. The Living. It's all come together now in villa no. 06 to 12





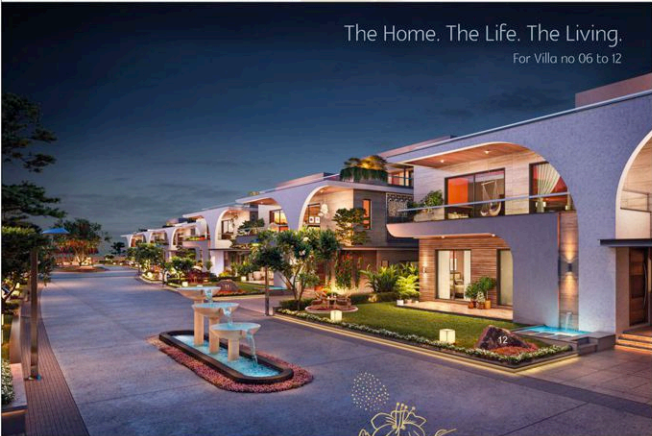
Courtyard


  
**prime LAVISH**
  
 The End of Landforms

*"Paradise"* is designed with the consideration of luxurious planning aesthetics, calm ambience with top of the line facilities and amenities. While you have the best of comforts and luxury, recreation shouldn't be left behind. The most enticing part of Paradise Villa are private garden, home theater and the shades of blue of the water bodies and sky at the terrace to wash away your blues.

Paradise Villa is the reflective of your choice, lifestyle and aspiration.

**The Home. The Life. The Living.**  
 For Villa no 06 to 12




  
**"Paradise"**  
 6+ BHK Villa Plot no 06 to 12



*"Paradise"*

Villa Plot no 06 to 12

- |    |                     |               |
|----|---------------------|---------------|
| 1  | Living Room         | 17'0" x 29'3" |
| 2  | Kitchen             | 15'0" x 18'0" |
| 3  | F. Sitting / Dining | 13'3" x 20'0" |
| 4  | Pooja Room          | 06'6" x 08'3" |
| 5  | Store               | 05'3" x 07'6" |
| 6  | Lift                | 05'0" x 05'0" |
| 7  | Common Bath         | 04'3" x 05'4" |
| 8  | Bedroom-1           | 13'0" x 14'0" |
| 9  | Bath                | 08'9" x 08'9" |
| 10 | Bedroom-2           | 13'0" x 17'3" |
| 11 | Dressing            | 10'0" x 07'9" |
| 12 | Bath                | 10'0" x 06'6" |
| 13 | Obja-1              | 22'3" x 09'0" |
| 14 | Foyer               | 11'0" x 08'0" |
| 15 | Obja-2              | 11'0" x 07'0" |
| 16 | Utility             | 08'0" x 17'3" |
| 17 | Courtyard           | 12'0" x 13'6" |
| 18 | Parking             | 24'0" x 19'3" |

Ground Floor Plan : Plot No 6 to 12



Isometric View of Ground Floor  
Plot No 6 to 12



1	Bedroom-3	13'0" x 14'0"
2	Pantry	08'9" x 08'9"
3	Bath	04'9" x 08'9"
4	Lift	05'0" x 05'0"
5	Bedroom-4	11'0" x 16'3"
6	Bath	05'3" x 09'0"
7	Lounge	18'6" x 11'3"
8	Bedroom-5	18'3" x 17'3"
9	Dressing	11'6" x 09'6"
10	Bath	11'6" x 07'0"
11	Bedroom-6	18'6" x 17'3"
12	Dressing	11'6" x 07'6"
13	Bath	11'6" x 06'6"
14	Balcony	33'3" x 08'0"

Note : Bedroom-3 is optional for servant quarter

First Floor Plan : Plot No 6 to 12



Isometric View of First Floor  
Plot No 6 to 12



1	Home Theater	17'0" x 16'3"
2	Lift	05'0" x 05'0"
3	Bath	08'0" x 05'0"
4	Store	05'6" x 08'9"

Second Floor Plan : Plot No 6 to 12



Isometric View of Second Floor  
Plot No 6 to 12

*"Euphoria"*

Well Equipped Club House & Party Lawn Area spreading over 12,000 sq.ft.





## "Euphoria" Well Equipped Club House

Construction area : 5000 sq.ft.



Prime Lavish is high end designer luxury homes for families to setup health & Joy. You can unwind and replenish at your will. From a club house to serene garden.

.... Compare fitness notes at the state-of-the-art gymnasium.

.... Exercise in swimming pool splash that provide an inviting and safe environment for families.

.... practice your game and indulge in a friendly competition in the badminton court.

.... enjoy lazy Sunday at open lush-green recreational zones with families and friends



Lifestyle Amenities enjoy moments...

Special Features to enhance your lifestyle...

### Club House

Banquet Hall | Swimming Pool  
Badminton Court | Kids indoor Games  
Fully Equipped Gymnasium

### Outdoor Amenities:

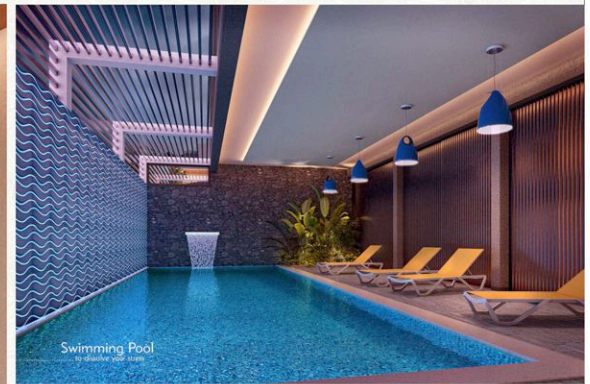
Party Lawn Area | Water Body  
Out Door Children Play area  
Walking Track | Volley Ball Court  
Gazebo | All age sitouts | Temple

- 2 reverse bore 8" for rainwater harvesting
- GF / FF 12' slab height, SF 11' slab height
- 1.10 lacs square feet total area
- Designed and details by famous architect and interior designer and MEP consultant
- All bungalow's gardens maintain by society
- CCTV surveillance of entire site
- Genset for society and bungalows
- Individual bore for each bungalow. Society's own bore also available
- Club house with swimming pool and all gardens and society maintain by professional agencies
- 3 Common Plots with club house and gazebos with temple
- AC, TV and Internet Cable for living room & Bedrooms.
- BSNL/Intercom underground wiring facility from security cabin-to-home and home-to-home, all gazebo and clubhouse to home.
- Electrical wiring facility for inverter in homes and society underground wiring with bus bar control
- Anti-termite treatment - 3 layer (foundation, plinth, flooring) with concealed HDPE pipe around plinth (15 years subjective warranty)

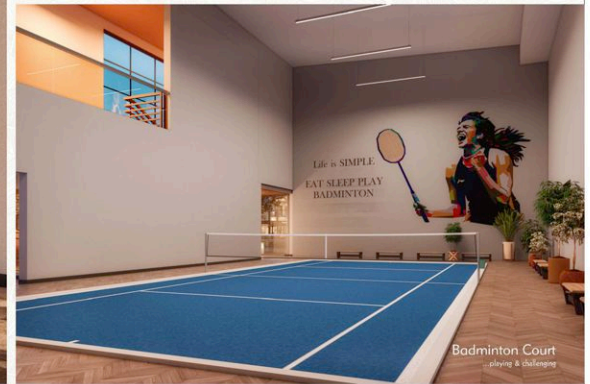


Gymnasium

..... to temptation towards fitness



Swimming Pool



Badminton Court  
..... playing & challenging



# "Solace & Shrine"

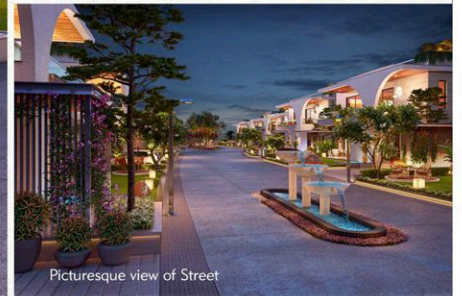
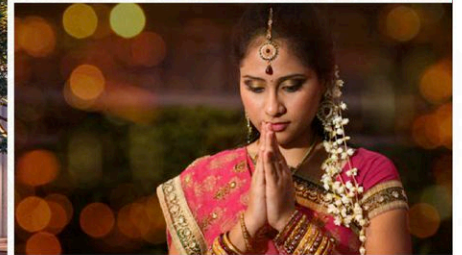
Relax. Recharge and Re-discover yourself..



The epitome of serenity, harmony and simplicity, these villas offer a real food for the soul. Before the magnificent architecture can leave an impression, the communal gardens, shaded sit outs, water bodies, lush and landscaped greens will



Rejuvenating Gazebo, Kids Play Area & Temple  
Spreading in 4,000 sq.ft



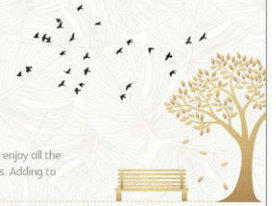
Picturesque view of Street





"Leisure"

...an island of Innovative Landscape



Project offers not as a cluster of houses, but as a world that took care of the entire family's happiness. Here is to enjoy all the amenities and conveniences as life-style is enriched with sports, health, cultural, religious and recreational facilities. Adding to the charm is that families and friends get together to share everyday joys.



Stay in harmony and peace  
Island characterized almost 3,500 sq.ft





Join the wind and the grass in conversation...

11 Villas and other Recreation Spaces spread in wide area



Legends...

*"Sangrilla"*

6+ BHK Villas  
Plot No: 01 & 02

*"Dreamland"*

6+ BHK Villas  
Plot No: 04 & 05

*"Paradise"*

6+ BHK Villas  
Plot No: 06 & 12

Note : Plot No 03 is developed as a temple and common amenities

*"Euphoria"*

Club House &  
Party Lawn

*"Solace & Shrine"*

Children Play Area &  
Gazebo & Temple

*"Leisure"*

Gazebo, Green Spaces  
& All Age Sitouts



Features rich amenities &  
Lush green landscaping welcomes you into a beautiful life

Prime Lavish is high end designer luxury homes for families to setup health & Joy. You can unwind and replenish at your will. From a club house to serene garden.



LAYOUT PLAN

Villa No.	Plot Area (sq.ft.)	Construction Area (sq.ft.)
01	6635	7194
02	6271	7194
04	4827	5597
05	4696	5597
06	7872	7219
07	6204	7219
08	5931	7219
09	6575	7219
10	6174	7219
11	6923	7219
12	6242	7219





### Our Commitments...



#### Structure



Earthquake resistant RCC frame structure, RCC slab at plinth level, elegant elevation and facade. Sit and Lintel level coping surrounding all home for better bricks bonding



#### Fabrication

M.S. Railing : 'Asian' or equivalent brand  
Window Grill : Pipe framing with Bright Bar  
Stair : M.S. Stair with exclusive design

#### Plumbing / Sanitary

Pipes : 'Ashirvad/Astral' Brand CPVC + UPVC Pipes  
'Dutron' brand PVC Pipes  
Water Tank : 3000 Ltr. Branded 3 layer water tank  
C.P.Fitting : 'Grohe' / Kohler  
Basin/WC : Jaquar / Kohler  
Geyser : Hot and Cold waterline in kitchen and all bathrooms and also electric geyser point in all bathroom



#### Electrification

Wires : 'Havells' / 'V-Guard' (ISI Wires)  
Switches : Premium range all electrical accessories  
Earthing : as per elevation design  
Geyser Points : All bathrooms  
Street Light : Underground wiring with bus bar control



#### Paint Finish

Inside : 'Asian Paints' / 'Burger Paints' brand 2 coat wall putty on plaster surface, 1 coat Primer  
Outside : Dump Primer  
Fabrication : 2 coat Yellow Primer, 2 coat Oil Paint



#### Door & Window

Door/Window : Fenesta Brand UPVC all sliding door and windows with 8 mm toughened glass  
Door : 35 mm BWP Flush door with veneer / laminate, finish and exclusive hardware

#### Tiles Work

Granite : Window with double patti (4 side) to protect the rain water, Ventilation Jambes & Sill, Door Choktha, Stair  
Bathroom : Lioli / Nexion digital tiles (big format)  
Full height wall tiles & flooring (big format)  
Margin Space : Rustic tiles  
Water Proofing : Terrace - China Mosaic with proper water proofing



#### Success Array of



#### Running Projects



3 & 4 BHK Bungalows  
B/h. Uma Bhavan @ TP 08,  
Off Anand-Sojitra Road, Anand



3 & 4 BHK, 8 Bungalows  
Beside Maruti Diyan Society,  
Raj Mahel Road, Anand



4BHK Twins, 9 Units  
@ Raj/Marg Road, Anand



3 & 4 BHK Serene Homes, 74 Units  
@ Lambhvel Road, Anand  
(Ready Possession)

#### Completed Projects



Shops, Offices & 2/3 BHK Flats  
@ V. V. Nagar



10 Luxurious 3BHK Flats  
@ TP-2, Anand



3BHK Residences, 36 Units  
@ Lambhvel Road



3BHK Residences, 35 Units  
@ Lambhvel Road



3BHK Residences, 59 Units  
@ Lambhvel Road

#### Terms & Conditions :

(1) All rights regarding addition/alteration in building plan and its specification are reserved with the Organizer & Architect. (2) Changes / Alteration of any elevation, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme shall not be permitted during or after completion of the scheme. (3) Organizer reserves right regarding any change/alteration of any above mentioned brand or short of availability. (4) Extra work will be done only after receiving the full amount as per the estimation given by the engineer of the company. (5) Possession of the property will be given only on receipt of full payment and no religious celebrations will be allowed in case of incomplete payments. (6) Member should take possession within 30 days after completion. (7) If payment is not completed within given time then interest at the rate of 18% will be applicable. (8) Additional documentation charges such as Stamp Duty, Registration Fees, all MGVCCL Connection Deposit, GST, Legal Documents & maintenance charge shall be borne by the purchaser. (9) Panchayat taxes shall be borne by the purchaser from the date of sale deed. (10) If any extra taxes raised by the Government shall be borne by the purchaser. (11) In case of cancellation of booking, booking amount will be forfeited. (12) The brochure is intended only for presentation and information of the scheme and does not form part of the legal document. (13) In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand Jurisdiction only.

Payment Conditions : 25% on booking | 20% after casting ground floor slab | 20% after casting first floor slab  
15% after casting second floor slab | 15% after completion of plaster | 05% at the time of possession



#### Key Plan

- Distances nearby the site :
- Akanksha Hospital : 0.3 kms
  - Lambhvel Temple : 0.8 kms
  - Khodiyar Temple : 1.2 kms
  - Jalaram Int. School : 1.7 kms
  - 'Prime' Petrol Pump : 1.7 kms
  - NH 08 : 1.7 kms
  - Zydus Hospital : 2.3 kms
  - Sanket India : 2.3 kms

Google Coordinates (Prime Lavish) :  
Latitude : 22°35'4.13" N  
Longitude : 72°56'25.07" E



QR Code for Location



**Site Address**  
Opp. Aakanksha Hospital,  
Off Anand - Lambhvel Road,  
Anand, Gujarat - 388310, INDIA

**Contact for Inquiry**  
+91 98257 17417 | +91 98250 45421

**Organiser**  
  
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