



Developers:  
**Eshanya Lifespaces**

Site: ESHANYA SKYBREEZE,  
Eshyanya Marg,  
Behind Gayatri Petrol Pump,  
Undera, Vadodara.

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Architect:  
Rahul Patel, Design Era

Structural Consultant:  
Zarna Associates

Legal Construction:  
Bhaumik Goswami





# STYLE MEETS COMFORT



We believe everyone deserves a superior lifestyle, a lifestyle where style meets comfort. Eshanya Skybreeze is the personification of our commitment to this belief. A gated residential community set in the fast-emerging locality of Undera, the project is created around your needs. The elegant 2 BHK apartments and smart retail units are your gateway to the life of your dreams. With premium finishes, modern amenities, ready social infrastructure and good connectivity, your home here is designed to offer you a truly urban lifestyle.



# COMMUNITY LIVING WITH A TOUCH OF LUXURY



## LAYOUT PLAN

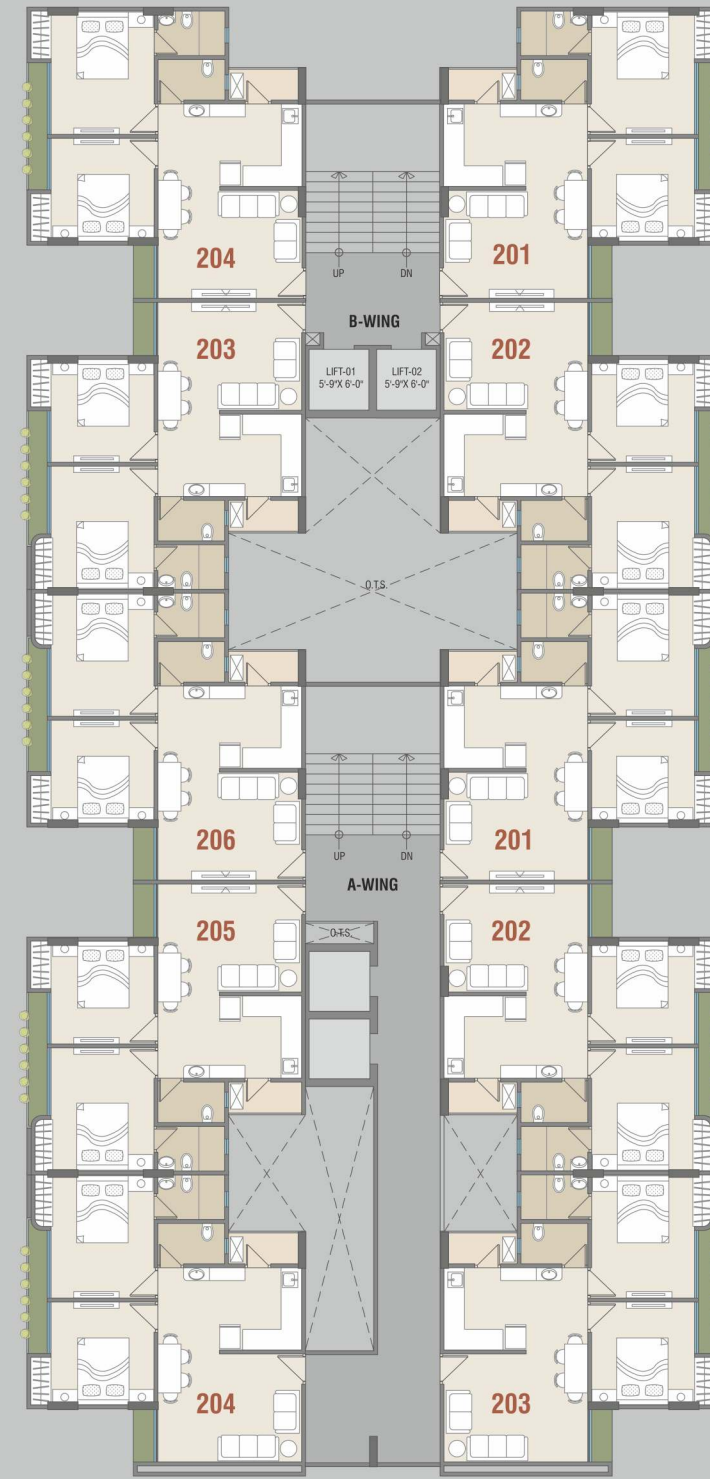
- 1 Gymanasiym - A
- 2 AV Room
- 3 Gymanasiym - B
- 4 Multipurpose Hall
- 5 Splash Pool
- 6 Gazebo
- 7 Childrens Play Area
- 8 Garden
- 9 Security Cabin



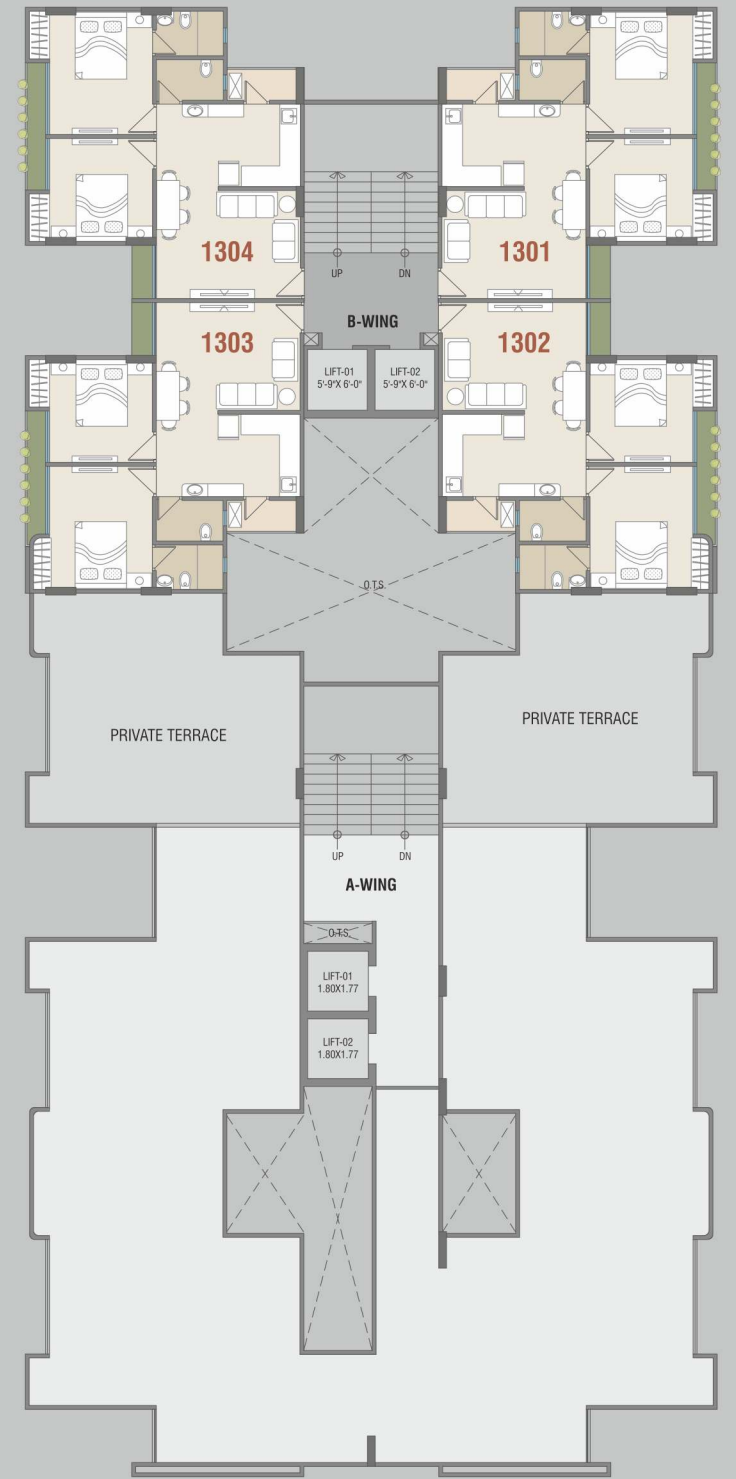
# FIRST FLOOR



# TYPICAL FLOOR



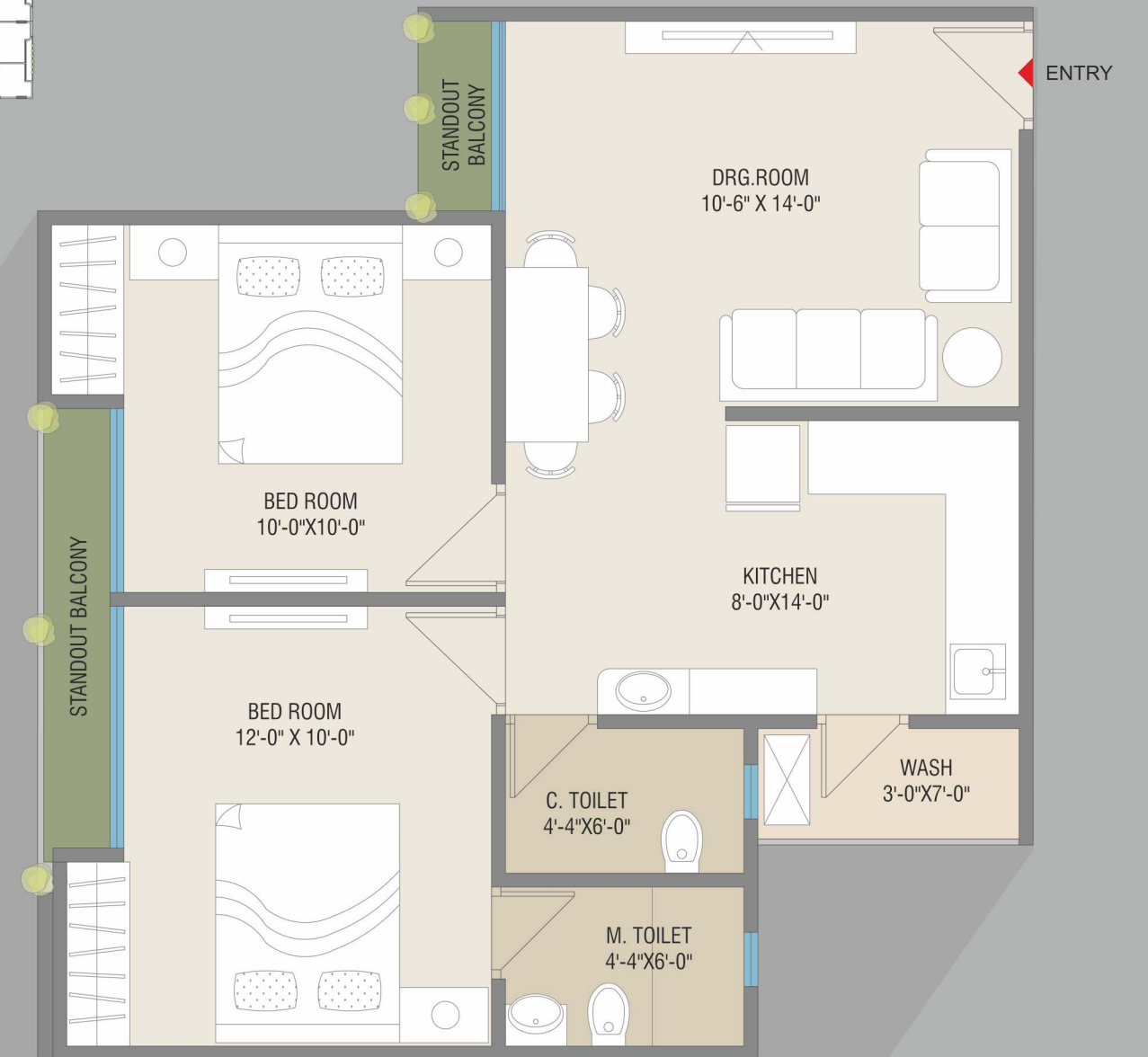
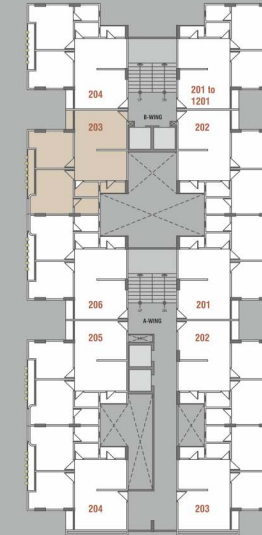
# THIRTEEN TERRACE FLOOR



**COMFORTABLE  
HOMES WITH A  
LUXURIOUS FEEL**



**TYPICAL  
FLOOR PLAN**





## LEISURE MEETS LUXURY

Countless memories and endless fun await you at Eshanya Skybreeze. A host of recreational amenities and community spaces have been thoughtfully picked and arranged to delight you and your loved ones. Forget your to-do lists of work and daily chores and simply indulge in your choice of leisure activity. Make your life a little more leisurely every day.



## LEISURE AMENITIES



Splash Pool



Landscaped Garden



Gazebo (covered sitting)



Children's Play Area



Multi-purpose Hall / Banquet Hall



Gymnasium (2 nos.)



Mini-Theater



Game Zone



Open Air Cafeteria / Sitout



# AMENITIES



Decorative Entrance Foyer With Waiting Area



Decorative Entry Gate and Compound Wall



Electric Wire-free Campus



CCTV Surveillance



D.G. Backup for Common Area Illumination/Lifts



24 Hrs Water Supply



Fire Fighting Systems



Branded High Speed Elevators



Anti-termite Treatment

Video Door Phone

## SPECIFICATION

### Structure:

Well designed RCC frame structure as per structural engineer's design.

### Flooring:

Vitrified flooring in living, dining, kitchen and all bedrooms.

### Kitchen:

Exclusive Granite platform with SS sink and designer tiles. Ceramic tiles dado and kota stone / anti-skid flooring for wash area.

### Bathrooms:

Designer wall tiles and anti-skid ceramic tiles flooring. Concealed CPVC plumbing with standard fittings & vessels. Powder coated aluminium ventilation.

**Plumbing:** Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

### Doors:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates.

### Windows:

Powder coated Aluminum section windows

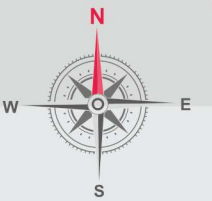
### Electrification:

Concealed copper ISI wiring, MCB/ ELCB & branded modular switches. Electrical points in all rooms as per architect's drawing.

### Finishing:

Smooth plaster with distemper paint on internal walls, Double coat plaster with Asian Point Apex finish on external wall.

## LOCATION



### Payment Notes:

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy.

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## CONVENIENT LIFE WITH ADDED VALUE

