



**Developers**  
SOLITAIRE REALTY

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**Architects**  
- RAHUL & KOMAL PATEL, DESIGN ERA

- UNEVEN



**Structural Consultant**  
Zarna Associates

**Legal Consultant**  
Vijay Goswami  
Bhoomik Goswami

design: stroke&arrow\_feb'23@982409210

ESHANYA  
SOLITAIRE

3 BHK PREMIUM APARTMENTS & SHOPS



# HOMES THAT SHINE LIKE A DIAMOND

When rarity is combined with luxury,  
something precious is created.

Welcome to a world that is designed to blend  
plentiful nature with the stunning architecture.

A world of thoughtful planning and  
handpicked pleasures.

A world that shines like a diamond.

Welcome to Eshanya Solitaire.



**ESHANYA**  
**SOLITAIRE**

A LIFE FOCUSED ON THE PRECIOUS

**PRECIOUS  
VIEWS**

Uninterrupted vistas  
from almost all homes

**PRECIOUS  
COMMUNITY**

Friendly, like-minded  
families as neighbours

**PRECIOUS  
INDULGENCES**

Exclusive leisure amenities  
for each tower

**PRECIOUS  
RESIDENCES**

Bright, airy homes with  
4-side open planning

**PRECIOUS  
LOCATION**

Prime location in New Gotri,  
close to everything



## ENJOY THE WARMTH OF COMMUNITY LIVING

A campus that fosters fresh friendships, new companions, and extended families



## EXPERIENCE GRAND ARRIVALS

Grand entrance gate with lush lawns near the foyer area

# SAY HELLO TO SPRING EVERY DAY

Beautiful landscaping, lush green lawns,  
and a stunning campus





# MARVEL AT YOUR HOME'S MAGNIFICENCE

Classy and contemporary façade that attracts one and all

# LIVE A LIFE OF STYLE AND COMFORT

Elegant 3 BHK apartments in multiple layouts to suit your preferences and smart retail units

## BENEFIT FROM DELIGHTFUL VALUE ADDITIONS

ALLOTTED CAR PARK

CCTV - IN CAMPUS

VIDEO-DOOR PHONE

PROVISION FOR R.O. WATER SYSTEM

PROVISION FOR ELECTRIC GEYSER  
IN ALL BATHROOMS

ENTRANCE FOYER FOR EACH TOWER

ENTRY GATE WITH SECURITY CABIN

FIRE SAFETY SYSTEM

GENERATOR BACK-UP

STANDARD QUALITY LIFT

RAINWATER HARVESTING

AUTO-LEVEL CONTROLLER FOR WATER TANK

SOLAR SYSTEM FOR COMMON LIGHTING





- 01 ENTRANCE GATE -
- 02 SECURITY CABIN 10'-0" X 6'-0"
- 03 MINI THEATER 26'-10.5" X 18'-6.5"
- 04 SOCIETY OFFICE 20'-3" X 7'-9"
- 05 KIDS PLAY AREA -
- 06 SENIOR CITIZEN SEATING -
- 07 GARDEN -
- 08 SEMI - COVERED SEATING -

1 2 M T . R O A D



1 8 M T . R O A D

GROUND FLOOR

TOWARDS DARSHANAM CLUB LIFE

1 8 M T . R O A D

TOWARDS REFINERY ROAD

15' WIDE DRIVEWAY

15' WIDE DRIVEWAY

15' WIDE DRIVEWAY

15' WIDE DRIVEWAY

5' WIDE PASSAGE

5' WIDE PASSAGE

5' WIDE PASSAGE

5' WIDE PASSAGE

5' WIDE PASSAGE

5' WIDE PASSAGE

15' WIDE DRIVEWAY

15' WIDE DRIVEWAY

15' WIDE DRIVEWAY

15' WIDE DRIVEWAY

20'-0" WIDE RAMP TO AND FROM BASEMENT

SPACE FOR ELECTRICAL SERVICES  
19'-0" X 7'-6"

FOYER / WAITING  
20'-0" X 18'-2.5"

LIFT  
5'-10" X 8'-0"

LIFT  
5'-10" X 8'-0"

UP

FOYER  
18'-4.5" X 11'-9"

LIFT  
5'-10" X 8'-0"

LIFT  
5'-10" X 8'-0"

PASSAGE  
13'-2" X 6'-10"

SHOP 1  
27'-7.5" X 9'-0"

SHOP 2  
27'-7.5" X 9'-0"

SHOP 3  
27'-7.5" X 9'-0"

SHOP 4  
27'-7.5" X 9'-0"

SHOP 5  
11'-4.5" X 20'-9"

SHOP 6  
11'-4.5" X 20'-9"

SHOP 7  
10'-6" X 20'-9"

SHOP 8  
10'-6" X 20'-9"

SHOP 9  
11'-4.5" X 20'-9"

SHOP 10  
11'-4.5" X 20'-9"

SHOP 11  
10'-0" X 20'-9"

SHOP 12  
10'-0" X 20'-9"

SHOP 13  
10'-0" X 20'-9"

SHOP 14  
10'-0" X 20'-9"

SHOP 15  
10'-0" X 18'-7"

SHOP 16  
15'-10" X 10'-7.5"

SHOP 17  
10'-0" X 21'-10.5"

SHOP 18  
10'-0" X 21'-10.5"

SHOP 19  
9'-0" X 14'-0"

SHOP 20  
9'-0" X 14'-0"

SHOP 21  
9'-0" X 19'-8"

SHOP 22  
9'-0" X 19'-8"

SHOP 23  
10'-0" X 19'-8"

SHOP 24  
10'-0" X 19'-8"

SHOP 25  
8'-10.5" X 19'-8"

SHOP 26  
10'-0" X 19'-8"

SHOP 27  
10'-0" X 19'-8"

SHOP 28  
14'-0" X 14'-0"

SHOP 29  
9'-0" X 14'-0"

SHOP 30  
9'-0" X 19'-8"

SHOP 31  
9'-0" X 19'-8"

SHOP 32  
10'-0" X 19'-8"

SHOP 33  
10'-0" X 19'-8"

SHOP 34  
7'-6" X 19'-8"

01	MULTIPURPOSE HALL	26'-10.5" X 38'-9"
02	PASSAGE	8'-0" X 19'-1.5"
03	SWIMMING POOL	25'-0" X 12'-0"
04	KIDS' POOL	-
05	DECK	37'-1.5" X 8'-0"
5A	DECK	12'-1.5" X 20'-0"
06	SPILL OVER AREA	-

1 2 M T . R O A D



TOWER A

TOWER B

TOWER C

N  
FIRST FLOOR

1 8 M T . R O A D

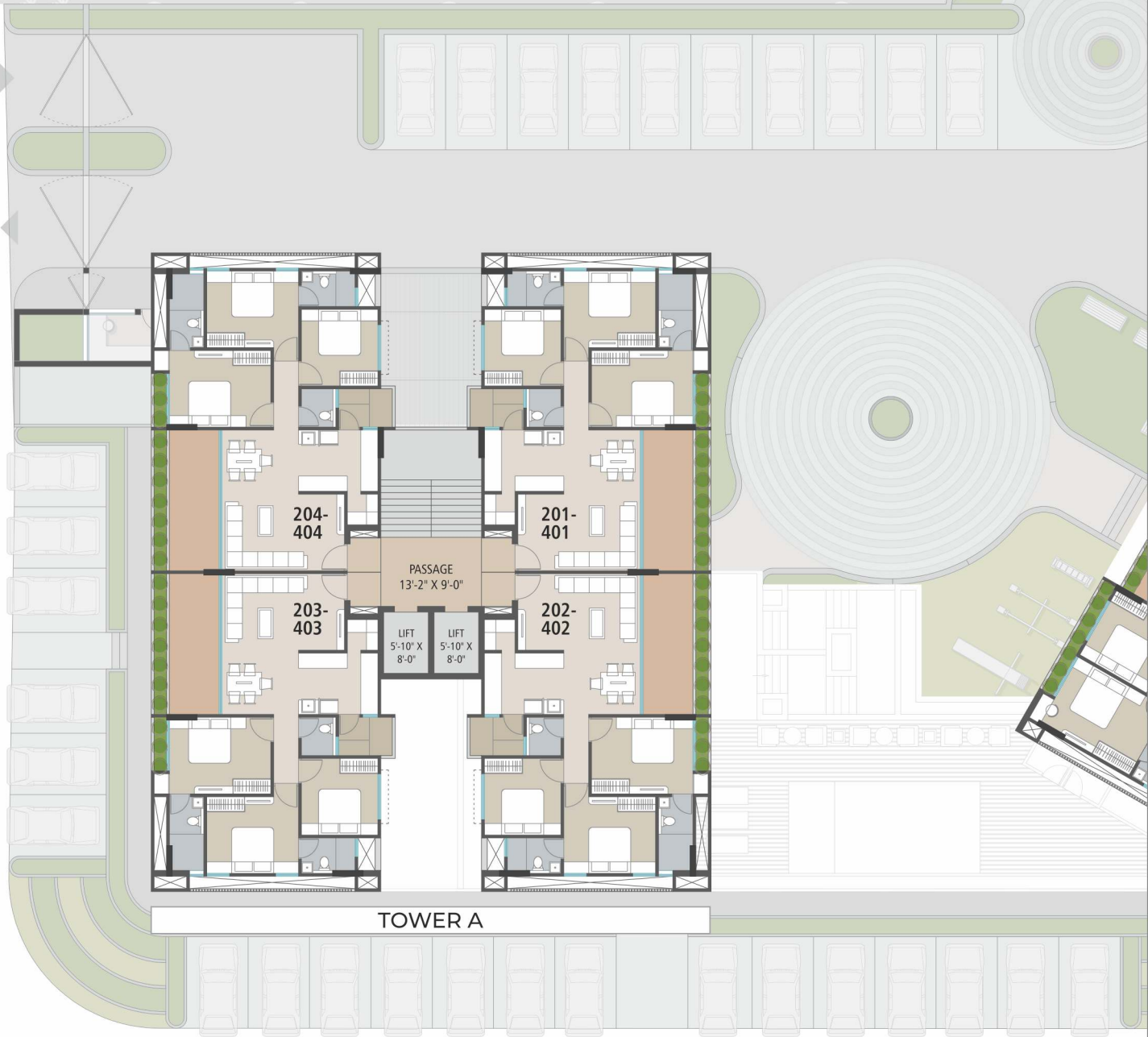
# ENJOY A REFRESHING DIP

Wash away all your stress as you dive  
into our refreshing swimming pool tucked  
away in privacy.





1 2 M T . R O A D



1 8 M T . R O A D

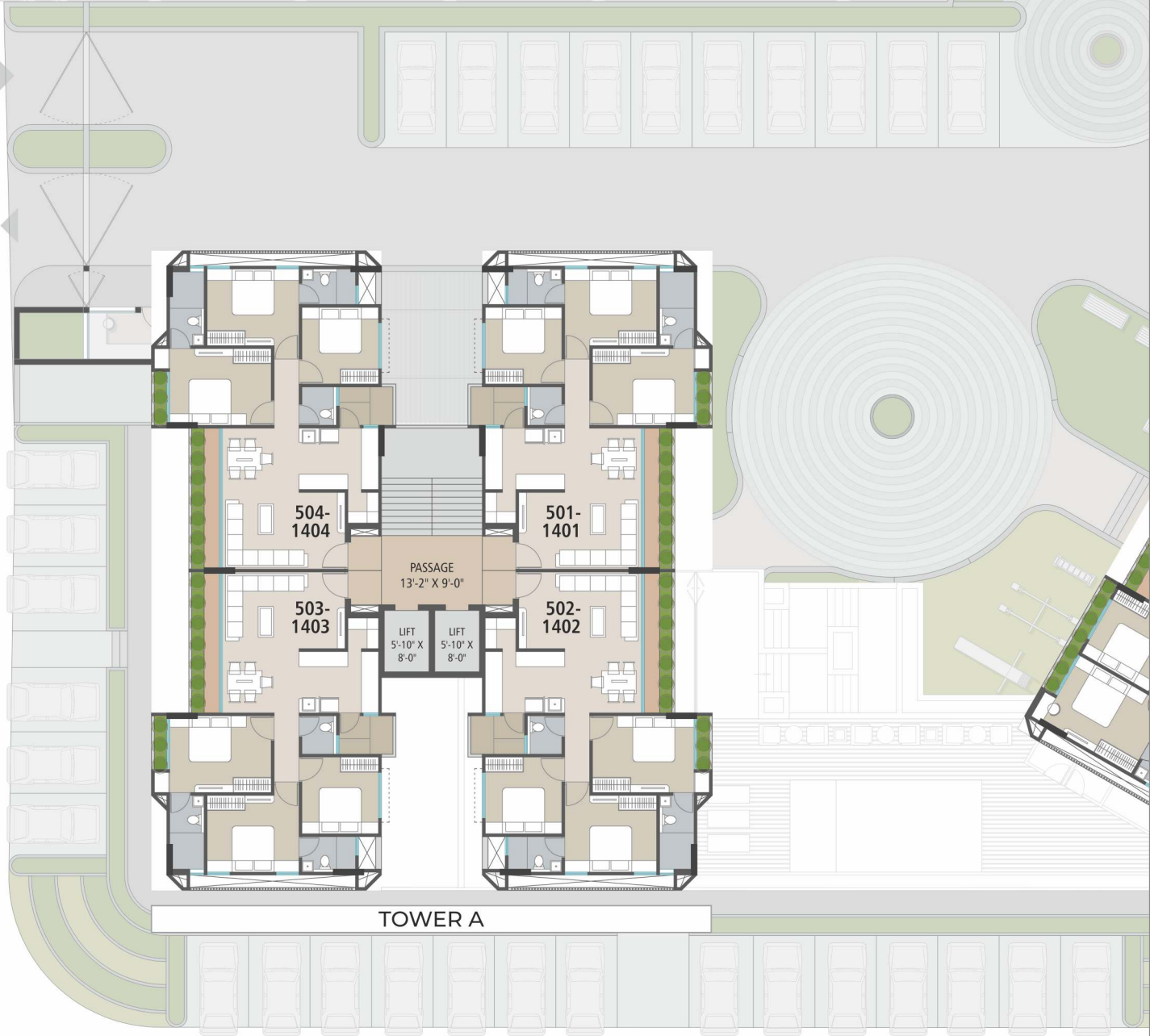


1 8 M T . R O A D

2nd TO 4th FLOOR



1 2 M T . R O A D



1 8 M T . R O A D



1 8 M T . R O A D

5th TO 14th FLOOR

**TOWER A**

01	LOUNGE / BAR	23'-3" X 18'-4.5"
02	INDOOR GAMES	23'-3" X 18'-4.5"
03	LANDSCAPED TERRACE	22'-3" X 37'-6"
04	COVERED DECK	8'-0" X 37'-6"
05	GYM	23'-3" X 18'-4.5"
06	TABLE TENNIS ROOM	23'-3" X 18'-4.5"

**TOWER B & C**

01	GYM	13'-3" X 22'-0"
02	TABLE TENNIS ROOM	13'-3" X 22'-0"
03	COVERED DECK	10'-0" X 8'-0"
04	LANDSCAPED TERRACE	10'-0" X 8'-7.5"
05	INDOOR GAMES	13'-3" X 22'-0"
06	LOUNGE / BAR	13'-3" X 22'-0"

1 2 M T . R O A D



TOWER A

TOWER B

TOWER C

 TERRACE FLOOR

1 8 M T . R O A D



## TERRACE RELAXATION

No more crowded gyms and yoga zones. With exclusive health amenities for each tower, you can work out or relax without worries.

LOUNGE

GYMNASIUM

INDOOR GAMES

TERRACE GARDEN

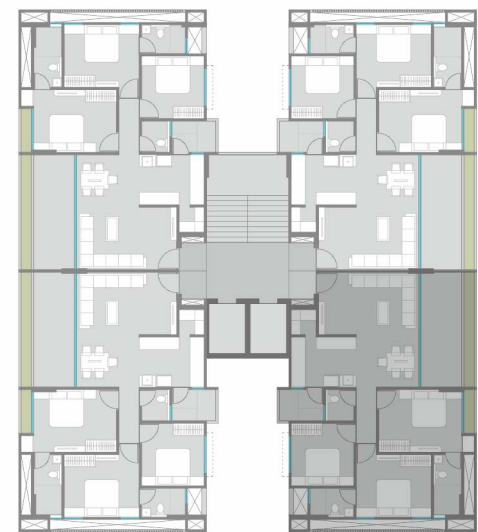
TABLE TENNIS ROOM

YOGA/ZUMBA ZONE



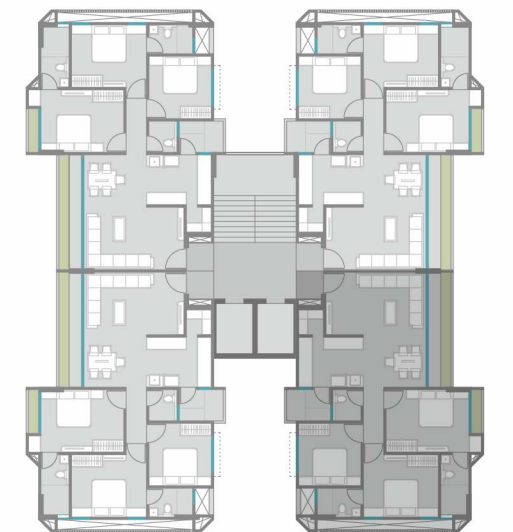
TOWER A (1ST TO 4TH FLOOR)

01	EXTERNAL FOYER	4'-4.5" X 4'-5.5"
02	LIVING ROOM	16'-0" X 10'-0"
2A	BALCONY	8'-6" X 18'-4.5"
03	KITCHEN / DINING	20'-4.5" X 8'-0"
3A	STORE	4'-0" X 4'-0"
3B	WASH / UTILITY	7'-0" X 5'-0"
04	BED ROOM	13'-3" X 10'-0"
4A	TOILET	4'-6" X 9'-7.5"
05	BED ROOM	12'-0" X 10'-0"
5A	TOILET	7'-0" X 4'-7.5"
06	BED ROOM	10'-0" X 10'-0"
07	TOILET	4'-6" X 5'-0"

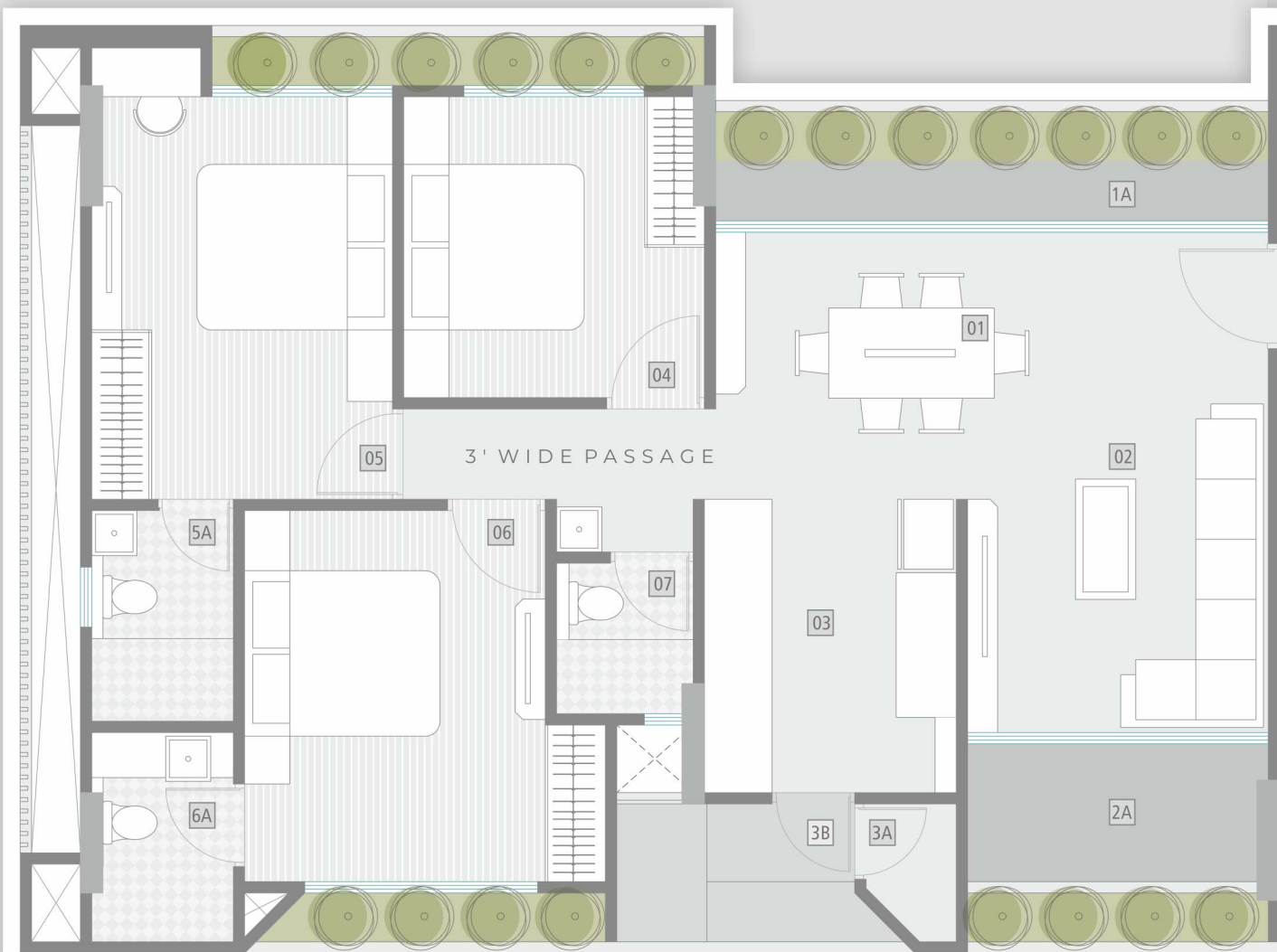


TOWER A (5TH TO 14TH FLOOR)

01	EXTERNAL FOYER	4'-4.5" X 4'-5.5"
02	LIVING ROOM	16'-0" X 10'-0"
2A	BALCONY	4'-0" X 18'-4.5"
03	KITCHEN / DINING	20'-4.5" X 8'-0"
3A	STORE	4'-0" X 4'-0"
3B	WASH / UTILITY	7'-0" X 5'-0"
04	BED ROOM	13'-3" X 10'-0"
4A	TOILET	4'-6" X 9'-7.5"
05	BED ROOM	12'-0" X 10'-0"
5A	TOILET	7'-0" X 4'-7.5"
06	BED ROOM	10'-0" X 10'-0"
07	TOILET	4'-6" X 5'-0"

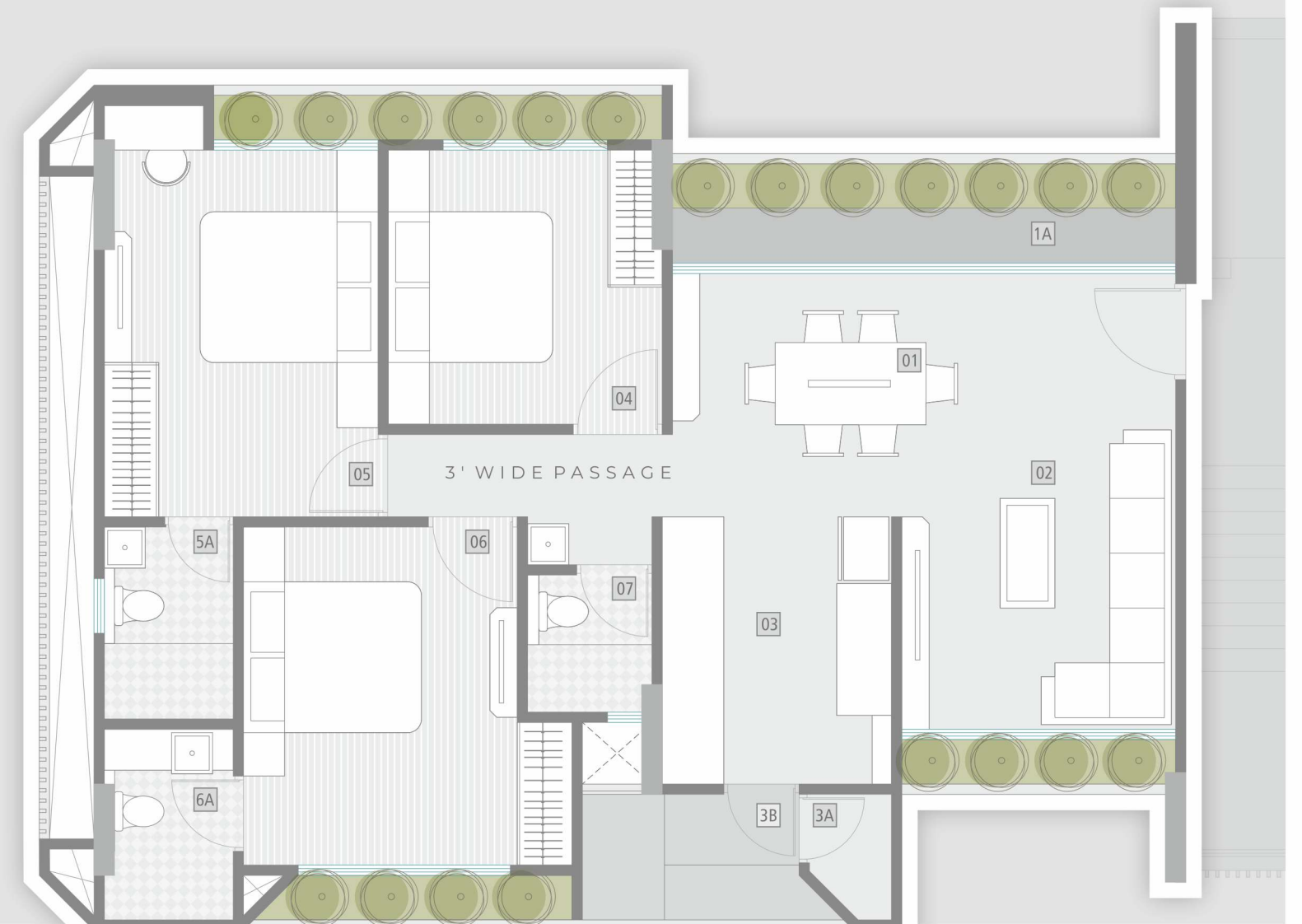
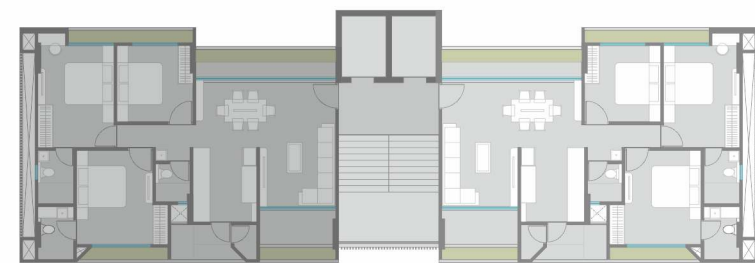






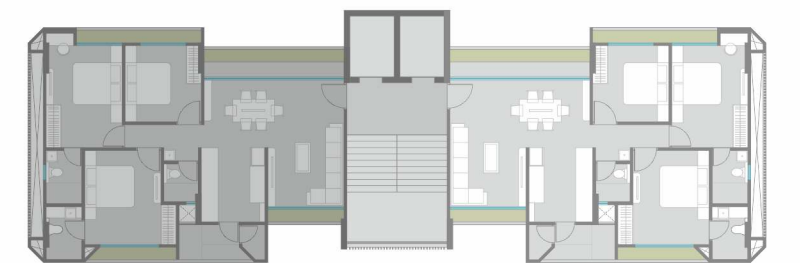
TOWER B & C (2ND TO 4TH FLOOR)

01	DINING	8'-4.5" X 8'-10.5"	04	BED ROOM	10'-0" X 10'-0"
1A	BALCONY	4'-0" X 18'-4.5"	05	BED ROOM	10'-0" X 13'-4.5"
02	LIVING ROOM	10'-0" X 16'-7.5"	5A	TOILET	4'-8.5" X 7'-0"
2A	BALCONY	10'-0" X 6'-7"	06	BED ROOM	10'-0" X 12'-4"
03	KITCHEN	8'-4.5" X 9'-9"	6A	TOILET	4'-8.5" X 6'-11.5"
3A	STORE	3'-0" X 4'-11.5"	07	TOILET	4'-6.5" X 5'-0"
3B	WASH/UTILITY	7'-11" X 4'-7"			



TOWER B & C (5TH TO 14TH FLOOR)

01	DINING	8'-4.5" X 8'-10.5"	04	BED ROOM	10'-0" X 10'-0"
1A	BALCONY	4'-0" X 18'-4.5"	05	BED ROOM	10'-0" X 13'-4.5"
02	LIVING ROOM	10'-0" X 16'-7.5"	5A	TOILET	4'-8.5" X 7'-0"
03	KITCHEN	8'-4.5" X 9'-9"	06	BED ROOM	10'-0" X 12'-4"
3A	STORE	3'-0" X 4'-11.5"	6A	TOILET	4'-8.5" X 6'-11.5"
3B	WASH/UTILITY	7'-11" X 4'-7"	07	TOILET	4'-6.5" X 5'-0"



# AMENITIES

## GROUND FLOOR PLEASURES



LANDSCAPED GARDEN



COVERED SEATING



KIDS PLAY AREA



SENIOR CITIZEN SEATING



MINI THEATRE



SOCIETY OFFICE

## PODIUM RECREATION



SWIMMING POOL WITH DECK



MULTIPURPOSE HALL/ BANQUET HALL

## TERRACE RELAXATION (EACH TOWER)



LOUNGE



GYMNASIUM



TERRACE GARDEN



TABLE TENNIS ROOM



YOGA/ZUMBA ZONE



INDOOR GAMES

# SPECIFICATIONS



## STRUCTURE

- Earthquake Resistance Structure
- Designed by Approved Structural Engineer



## ELECTRICAL

- Concealed Copper ISI Wire with Modular Switches
- Sufficient Electrical Points as per Consultant
- MCB as Required



## KITCHEN

- Natural/ Artificial Premium Stone Platform with Sink
- Designer Ceramic Tiles Dado above Kitchen Platform Up to 2 Ft.
- Wash Area with Ceramic Tiles Dado & Natural Stone Floor



## BATH

- Designer Bathrooms with branded Fittings and Vessels
- Glazed Tile Dado Up-to Door Height
- Good Quality Concealed PVC Plumbing



## FLOORING

- Vitrified Flooring in all Area
- Anti-skid Flooring in Balcony, Wash and Staircase



## DOORS

Premium Quality with Laminated Branded Flush Doors



## WALL FINISH

Interior: 2 Coat Putty with Primer Finish  
Exterior: Texture with Weather Resistant Paint



## WINDOWS

Aluminum Sliding Windows with provision for Mosquito Net and Grill

# BASEMENT FLOOR



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. Subject to Vadodra Jurisdiction.

RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA11034/171222  
Gujarat RERA Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

## TAKE ADVANTAGE OF A PERFECT LOCATION

Set in a bustling locality of New Gotri with easy access to modern essentials, smooth connectivity to major areas and proximity to premium residential projects.

At Eshanya Group, we envision a world of fine living for everyone. Across our legacy of 25 years, we have been committed to building quality homes, and commercial spaces that enhance both society and nature.

With our expertise as architects, our experience in real estate project execution and our unmatched pool of talent, we are on a conquest to become the city's most preferred builder. We, at Eshanya, continually pursue excellence through design, construction tech-mastery, innovation, and timely delivery. In doing so we aspire to build dream spaces that uplift lifestyle experiences across segments.