



Developers
SOLITAIRE REALTY

Site: ESHANYA SOLITAIRE,
Eshanya Marg, Nr. Darshanam Club Life,
New Gotri, Vadodara.

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Architects
- RAHUL PATEL, DESIGN ERA



- UNEVEN

Structural Consultant
Zama Associates

Legal Consultant
Bhoomik Goswami

design: stnuk&stnuk_jan_22@stnuk202010

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



MARVEL AT YOUR HOME'S MAGNIFICENCE

Classy and contemporary façade that attracts one and all



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





ENJOY THE WARMTH OF COMMUNITY LIVING

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

LIVE A LIFE OF STYLE AND COMFORT

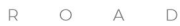
Elegant 3 BHK apartments in multiple layouts to suit your preferences and smart retail units

BENEFIT FROM DELIGHTFUL VALUE ADDITIONS

- ALLOTTED CAR PARK
- CCTV - IN CAMPUS
- VIDEO-DOOR PHONE
- R.O. WATER SYSTEM
- 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



- ROAD



GROUND FLOOR

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	-

R O A D



R O A D

R O A D

FIRST FLOOR

GROUND FLOOR PLEASURES



LANDSCAPED
GARDEN



COVERED
SEATING



KIDS PLAY
AREA



SENIOR CITIZEN
SEATING



MINI THEATRE

PODIUM RECREATION



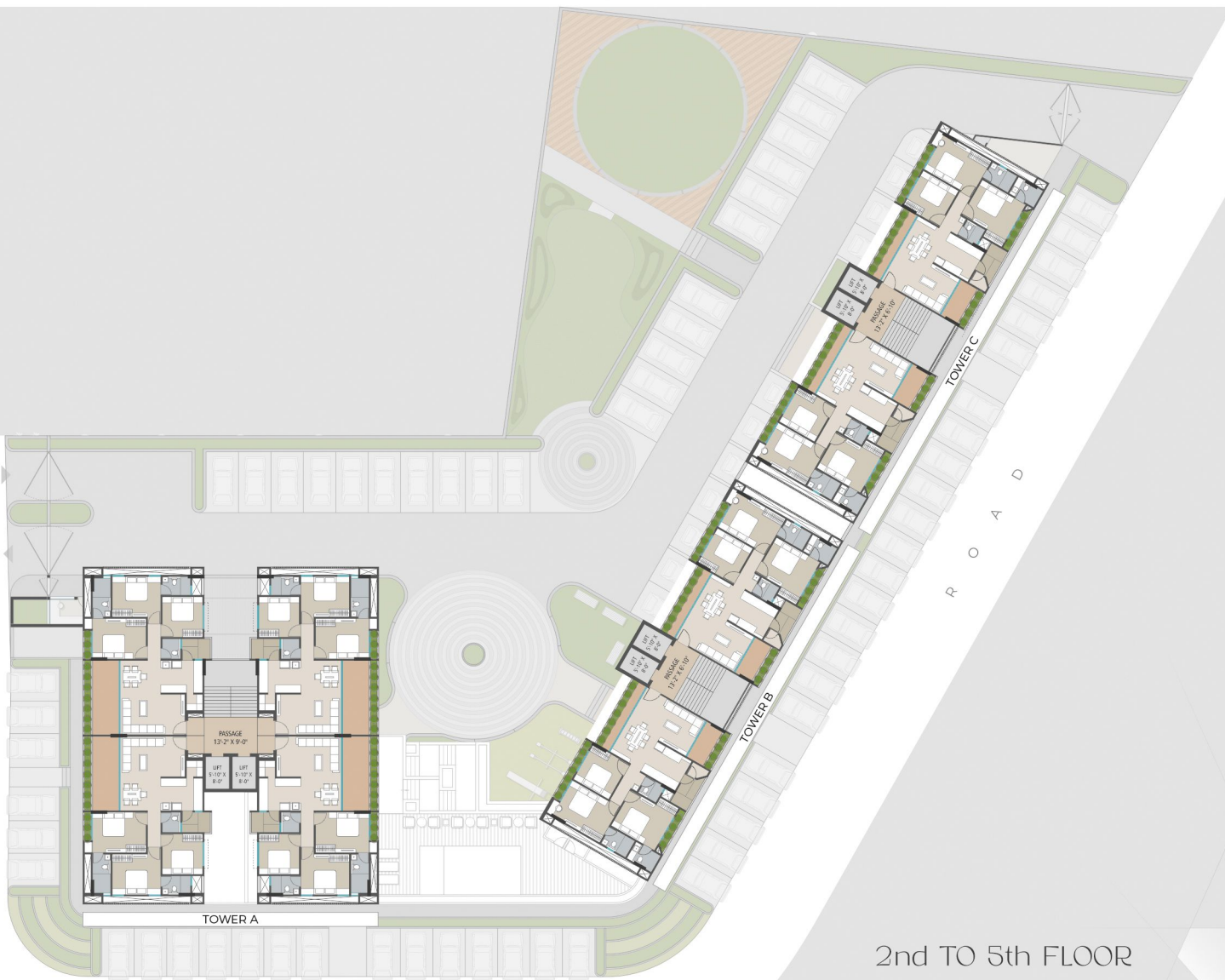
SWIMMING POOL
WITH DECK



MULTIPURPOSE HALL/
BANQUET HALL



R O A D



TOWER A

TOWER B

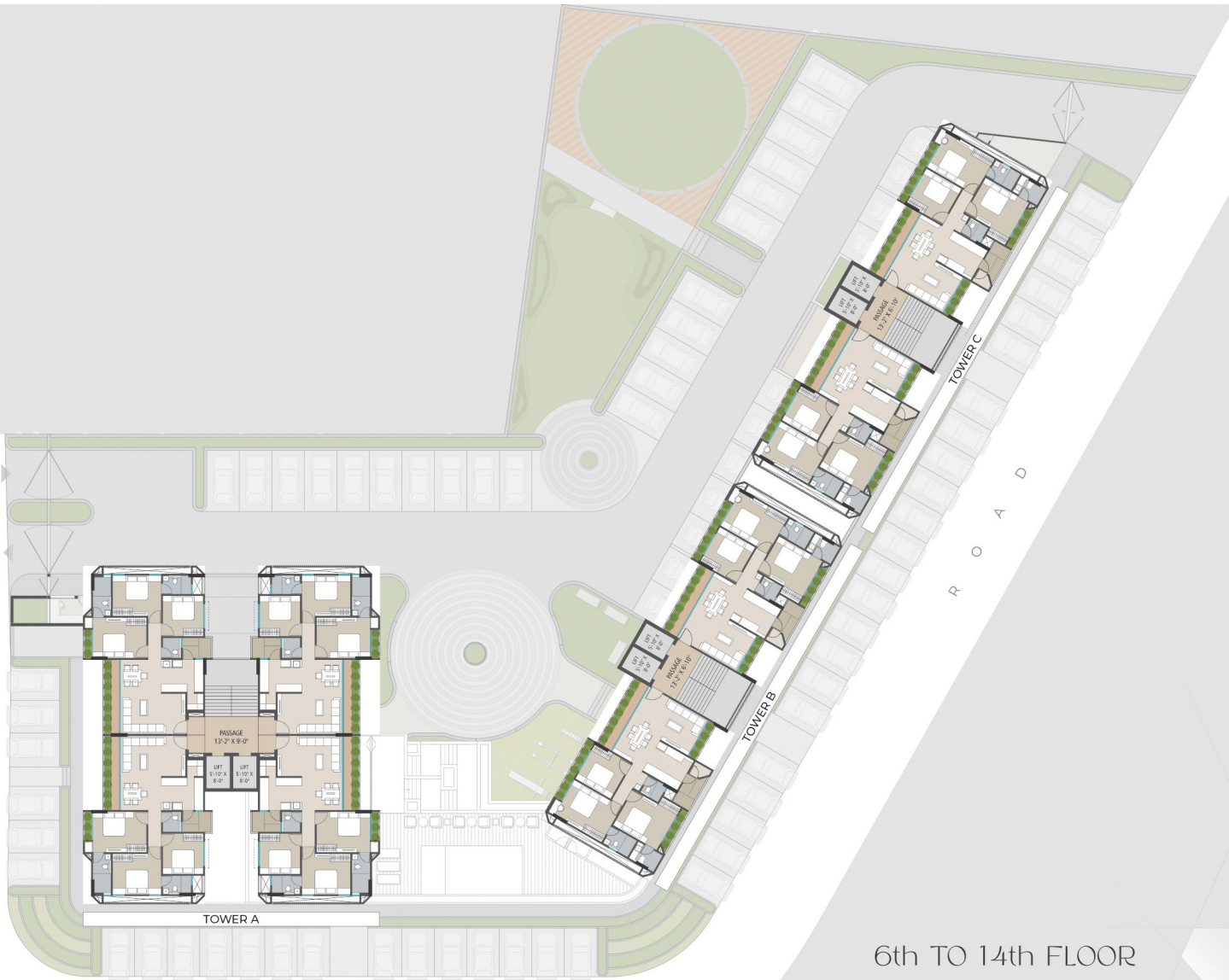
TOWER C

2nd TO 5th FLOOR

R O A D

R O A D

R O A D



TOWER A

TOWER B

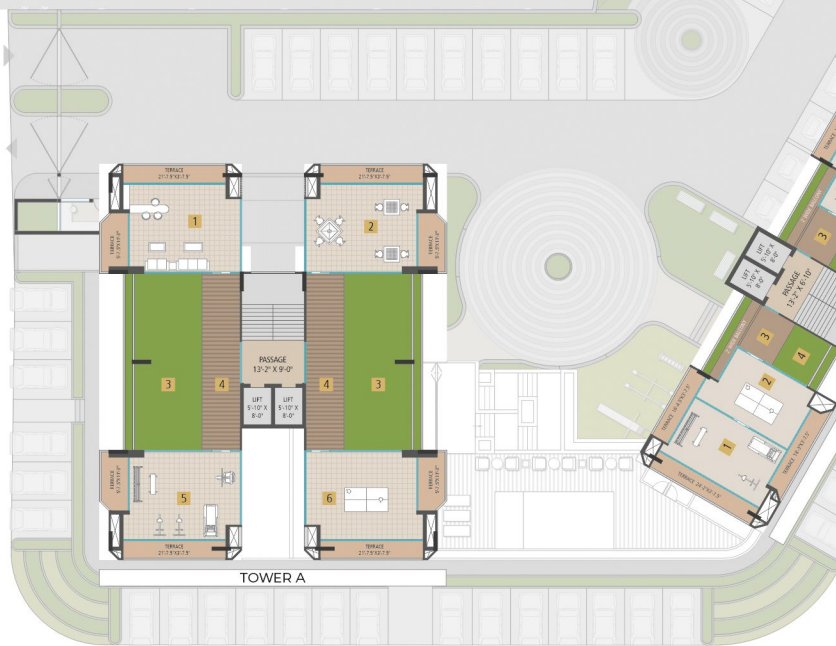
TOWER C

6th TO 14th FLOOR

R O A D

R O A D

TOWER A			TOWER B & C		
01	LOUNGE / BAR	23'-3" X 18'-4.5"	01	GYM	13'-3" X 22'-0"
02	INDOOR GAMES	23'-3" X 18'-4.5"	02	TABLE TENNIS ROOM	13'-3" X 22'-0"
03	LANDSCAPED TERRACE	22'-3" X 37'-6"	03	COVERED DECK	10'-0" X 8'-0"
04	COVERED DECK	8'-0" X 37'-6"	04	LANDSCAPED TERRACE	10'-0" X 8'-7.5"
05	GYM	23'-3" X 18'-4.5"	05	INDOOR GAMES	13'-3" X 22'-0"
06	TABLE TENNIS ROOM	23'-3" X 18'-4.5"	06	LOUNGE / BAR	13'-3" X 22'-0"



R O A D



TERRACE FLOOR



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



INDOOR GAMES



TERRACE GARDEN



TABLE TENNIS
ROOM

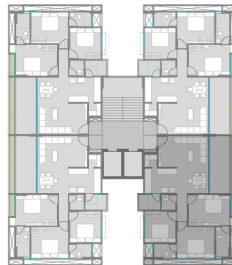


YOGA/ZUMBA
ZONE



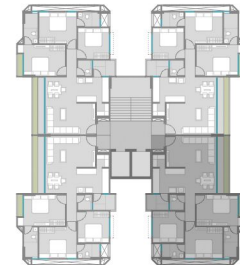
TOWER A (1ST TO 5TH FLOOR)

01	EXTERNAL FOYER	4'-4.5" X 4'-5.5"
02	LIVING ROOM	16'-0" X 10'-0"
2A	BALCONY	6'-6" X 18'-4.5"
03	KITCHEN / DINNING	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 (6TH TO 14TH FLOOR)

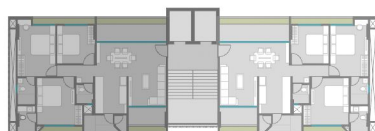
01	EXTERNAL FOYER	4'-4.5" X 4'-5.5"
02	LIVING ROOM	16'-0" X 10'-0"
2A	BALCONY	2' WIDE BALCONY
03	KITCHEN / DINNING	20'-4.5" X 8'-0"
3A	STORE	4'-0" X 4'-0"
3B	WASH / UTILITY	7'-0" X 5'-0"
04	BED ROOM	13'-3" X 10'-0"
4A	TOILET	4'-6" X 9'-7.5"
05	BED ROOM	12'-0" X 10'-0"
5A	TOILET	7'-0" X 4'-7.5"
06	BED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





TOWER B & C (1ST FLOOR)

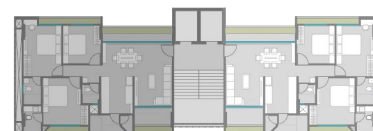
01	DINNING	8'-4.5" X 8'-10.5"
1A	BALCONY	18'-4.5" X 4'-6"
02	LIVING ROOM	10'-0" X 16'-7.5"
2A	BALCONY	10'-0" X 4'-7"
03	KITCHEN	8'-4.5" X 9'-9"
3A	STORE	2'-3.5" X 4'-11.5"
3B	WASH/UTILITY	7'-11" X 4'-7"



TOWER B & C (2ND TO 5TH FLOOR)

01	DINNING	8'-4.5" X 8'-10.5"
1A	BALCONY	2' WIDE BALCONY
02	LIVING ROOM	10'-0" X 16'-7.5"
2A	BALCONY	10'-0" X 4'-7"
03	KITCHEN	8'-4.5" X 9'-9"
3A	STORE	2'-3.5" X 4'-11.5"
3B	WASH/UTILITY	7'-11" X 4'-7"

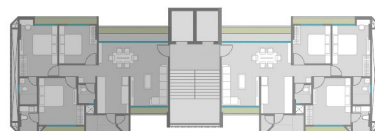
04	BED ROOM	10'-0" X 10'-0"
05	BED ROOM	10'-0" X 13'-4.5"
5A	TOILET	4'-8.5" X 7'-0"
06	BED ROOM	10'-0" X 12'-4"
6A	TOILET	4'-8.5" X 6'-11.5"
07	TOILET	4'-6.5" X 5'-0"





TOWER B & C (6TH TO 14TH FLOOR)

01	DINNING	8'-4.5" X 8'-10.5"	04	BED ROOM	10'-0" X 10'-0"
1A	BALCONY	2' WIDE BALCONY	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	2'-3.5" 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"



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 Quartz 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 Kohler or equivalent Fittings and Vessels
- Glazed Tile Dado Up-to Door Height
- Good Quality Concealed PVC Plumbing



FLOORING

- 800 x 800 Vitrified Flooring in all Area
- Anti-skid Flooring in Balcony and Wash



DOORS

Main Door: High Quality Wooden Frame Door with Veneer Paneling on Both Sides
Other Internal Door: 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 Mosquito Net

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RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA08429/070521
Gujarat RERA Website: www.gujrera.gujarat.gov.in



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.