

# There's more to life at Bluets



**2, 3 & 4 BHK Premium Apartments & Penthouses**  
New Alkapuri





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## Homes that give you more.



On every family's quest to happiness, the key objective is a great home. A home that provides everything that they would have hoped for and more. A home that provides a lifestyle that they are aspiring for and brings joy into the life of every member. A place that builds great memories and provides a fulfilling living experience.



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# Lives up to your aspirations & more.



Tucked away in the corner of your mind is the home of your dreams. A place so utopian that it is not only a fantasy, but also a place where the space is just right, the comforts are plentiful and the lifestyle is tailored to your desires. This fantasy has now come to life. Welcome to Pratham Bluets.

Awarded by the CNBC Bazaar & Gujarat Real Estate as best residential project, Pratham Bluets has already set a benchmark in creating an unsurpassed living experience.

Step into this world of aesthetically crafted and sensitively designed homes. Homes that will add more sparkle to your life.

**AWARDED**  
Best Residential Project\*



**PRATHAM**  
*bluets*



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## Amenities



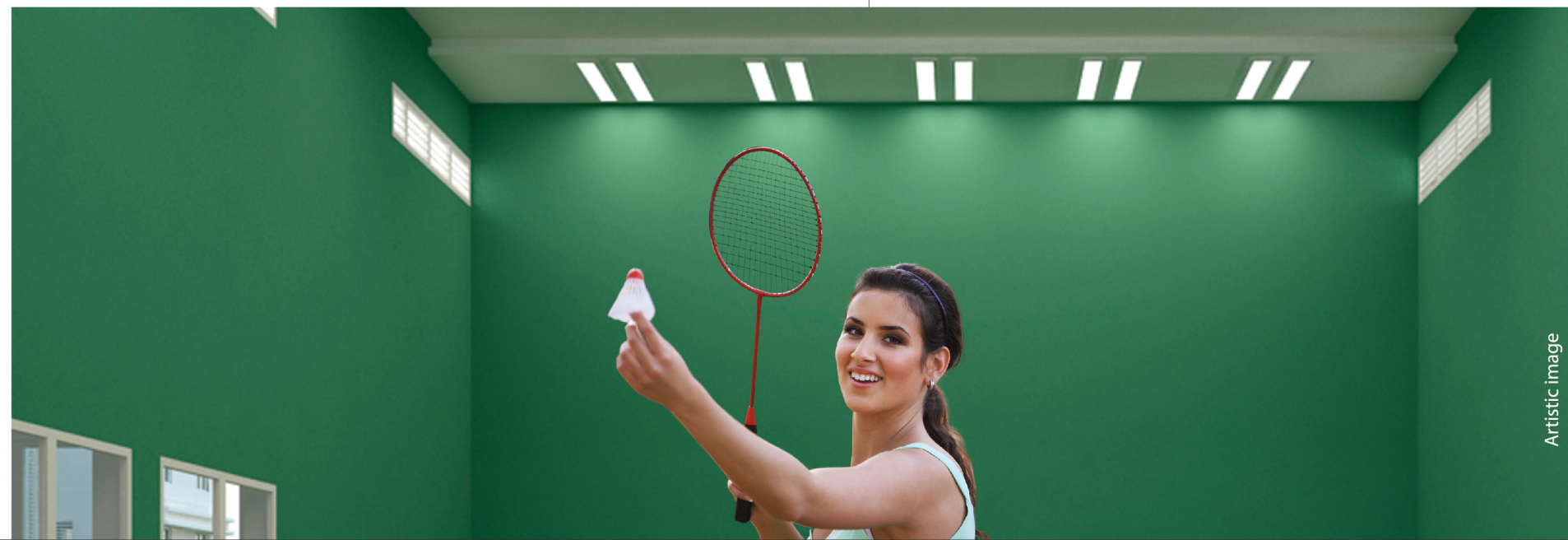
- Clubhouse with spacious lounge
- Ready infrastructure for cafeteria, open sitout facilities and toilets
- Indoor badminton, table-tennis, snooker and other indoor games facilities
- Temperature controlled indoor swimming pool with changing room shower stalls
- Large landscaped garden with lawn area
- Turf finish multipurpose play court
- Skating rink
- Long walker's track
- Children's play area with play equipment
- Well-equipped gymnasium
- Gazebo with space for yoga and meditation
- 45 seater theater with 5.1 JBL digital Dolby
- Multipurpose hall
- Separate sauna and steam rooms for ladies and men
- Cricket pitch
- Guest rooms



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More fun, more joy, more life.







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## More facilities. More fun



In order to ensure that life at Pratham Bluets is filled with fun and frolic, enjoyed with family and friends, we at Pratham decided to make your cup of joy overflow. A wide array of amenities never seen before in a project of this kind is at your disposal. We believe we have taken care to cater to a wide range of interests.

A unique amenity are the guest rooms to host your guests on special occasions. Clubbing takes on a whole new meaning at Pratham Bluets.



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## Master Plan



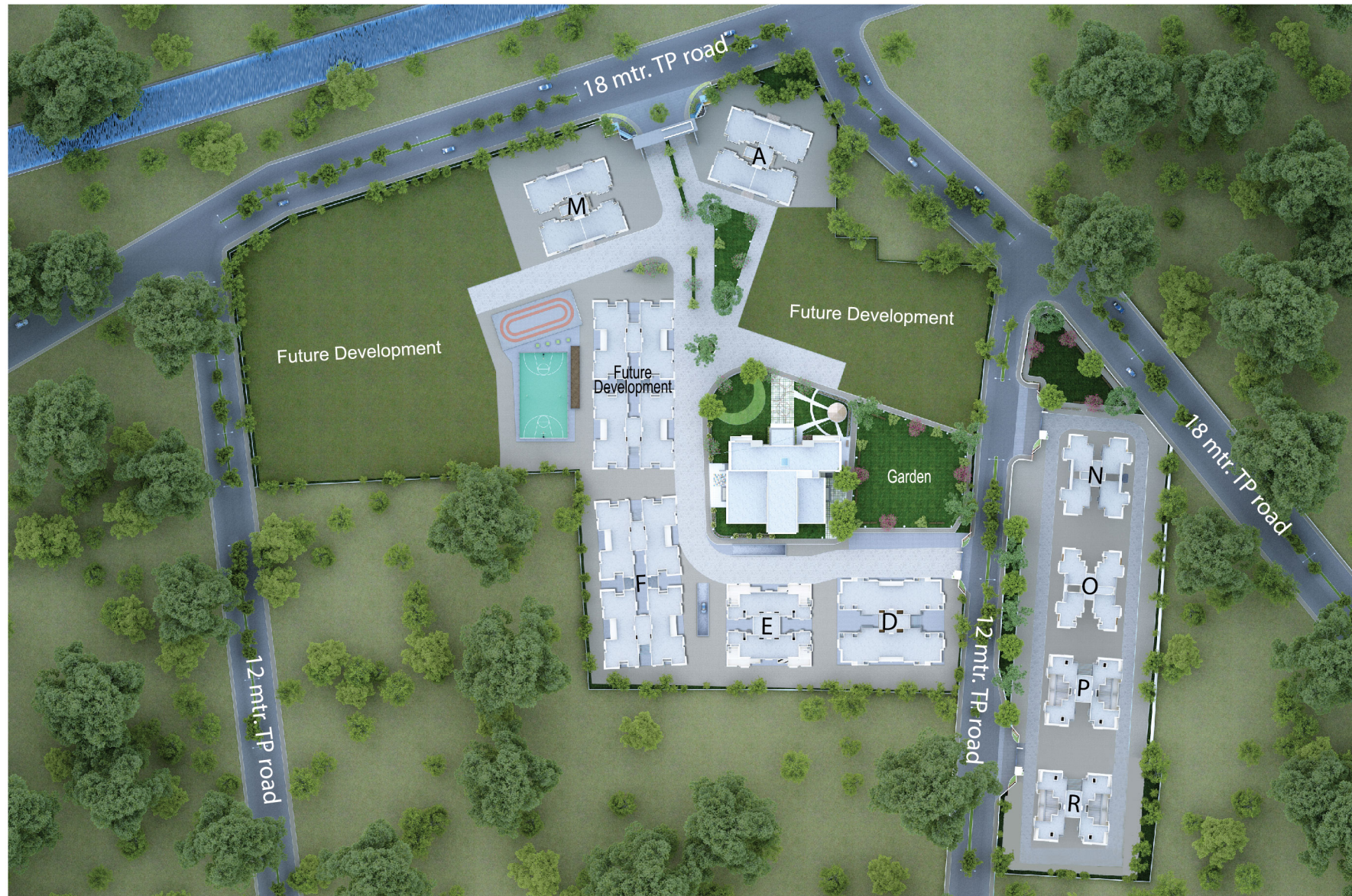
COMPLETED PHASE: Towers A,M,N,O & P

PHASE 6: Tower F | PR/GJ/VADODARA/VADODARA/Others/RAA09095/EX1/280324/310724 | gujrera.gujarat.gov.in

PHASE 7: Towers D & E | PR/GJ/VADODARA/VADODARA/Others/RAA09326/EX1/160524/300625 | gujrera.gujarat.gov.in

PHASE 9: Tower R | Under Construction | PR/GJ/VADODARA/VADODARA/Others/RAA12335/290923 | gujrera.gujarat.gov.in

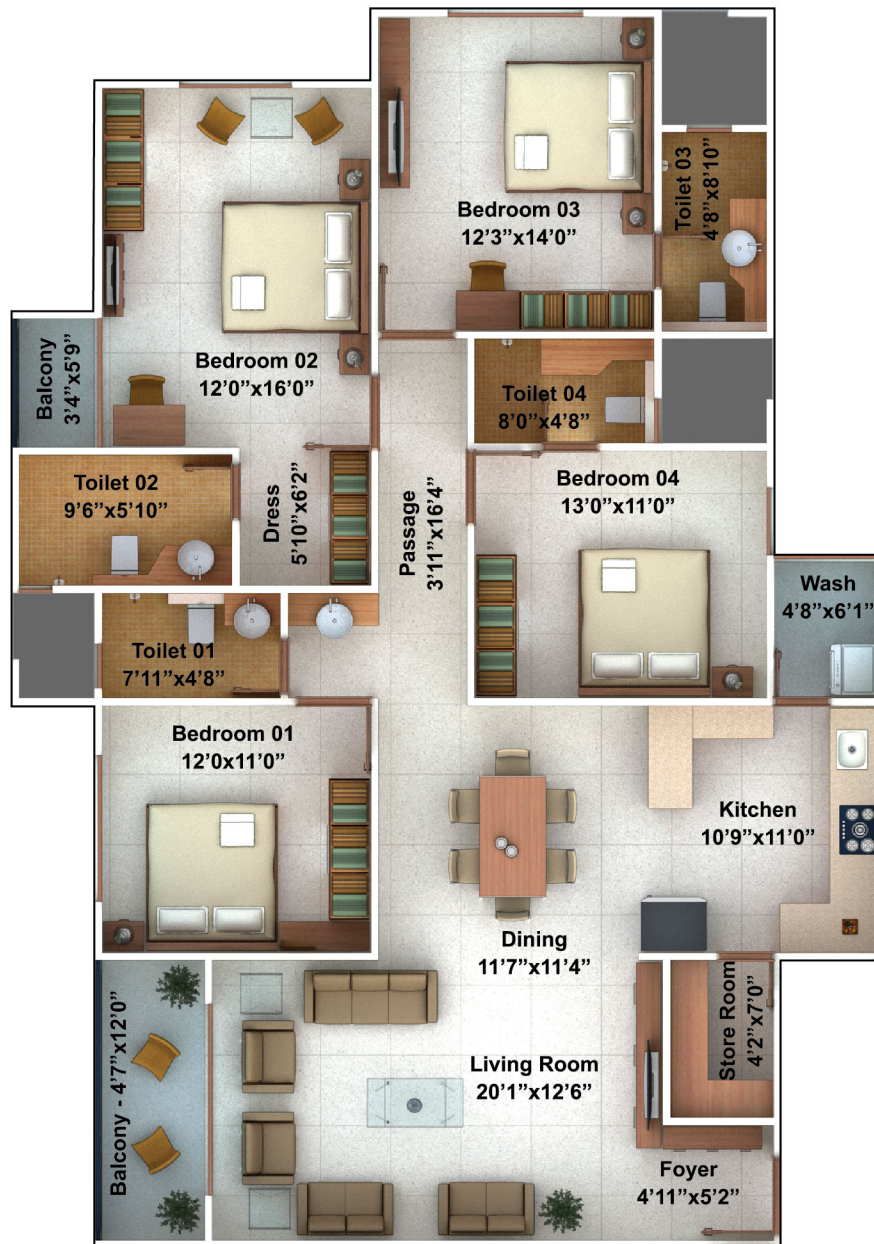
Site plan is representative only and not to scale





## Tower - D Daffodil - Typical

4BHK Apartments  
1st to 14th Floor



Unit Carpet Area\* : **1586** sq.ft  
Balcony Carpet Area\* : **77** sq.ft.

\*Area defined as per RERA - Plantation, furniture and fixture are not a part of offer - Beams are not shown in the floor plan and columns may vary as per structural design

PHASE 7: PR/GJ/VADODARA/VADODARA/Others/RAA09326/EX1/160524/300625 | gujrera.gujarat.gov.in





## Tower - E Edelweiss - Typical

3BHK Apartments  
1st to 12th Floor  
13th & 14th Floor - 4BHK Penthouse



Unit Carpet Area\* : 1248 sq.ft  
Balcony Carpet Area\* : 53 sq.ft.



\*Area defined as per RERA - Plantation, furniture and fixture are not a part of offer - Beams are not shown in the floor plan and columns may vary as per structural design

PHASE 7: PR/GJ/VADODARA/VADODARA/Others/RAA09326/EX1/160524/300625 | [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)





## Tower - F Flora - Typical

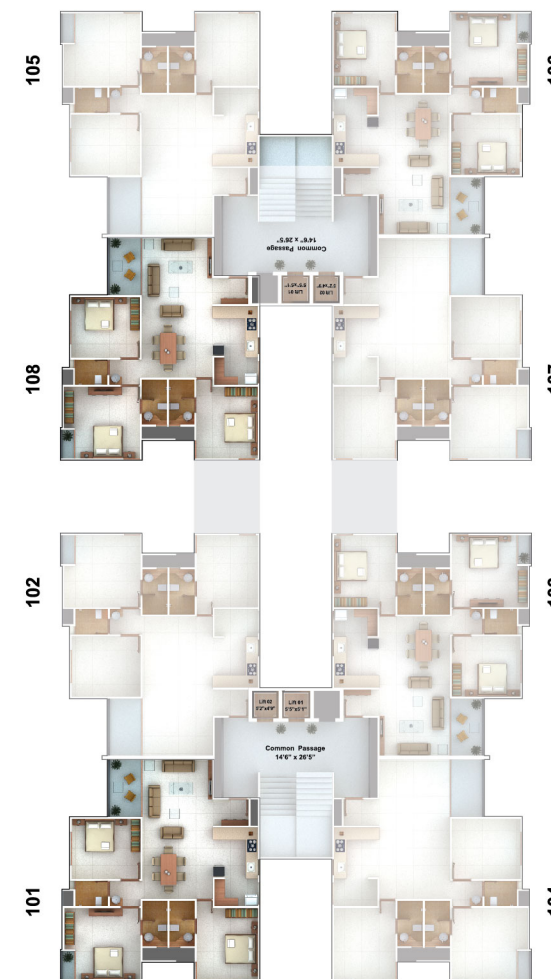
3 BHK Apartments  
1st to 14th Floor



Unit Carpet Area\* : 1100 sq.ft  
Balcony Carpet Area\* : 68 sq.ft.

\*Area defined as per RERA - Plantation, furniture and fixture are not a part of offer - beams are not shown in the floor plan and columns may vary as per structural design

Phase 6: PR/GJ/VADODARA/VADODARA/Others/RAA09095/EX1/280324/310724 | [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)





**Tower - R**  
**Rose**  
**2BHK APARTMENTS**  
**1<sup>st</sup> TO 10<sup>th</sup> FLOOR**



Unit Carpet Area\*: 862 sq. ft.  
 Balcony Carpet Area\*: 43 sq. ft.

TYPICAL FLOOR PLAN (1<sup>st</sup> TO 10<sup>th</sup> FLOOR PLAN)

For Presentation purpose only. No of columns, location, size will be vary as per structural design. ~Indicative designs subject to change.

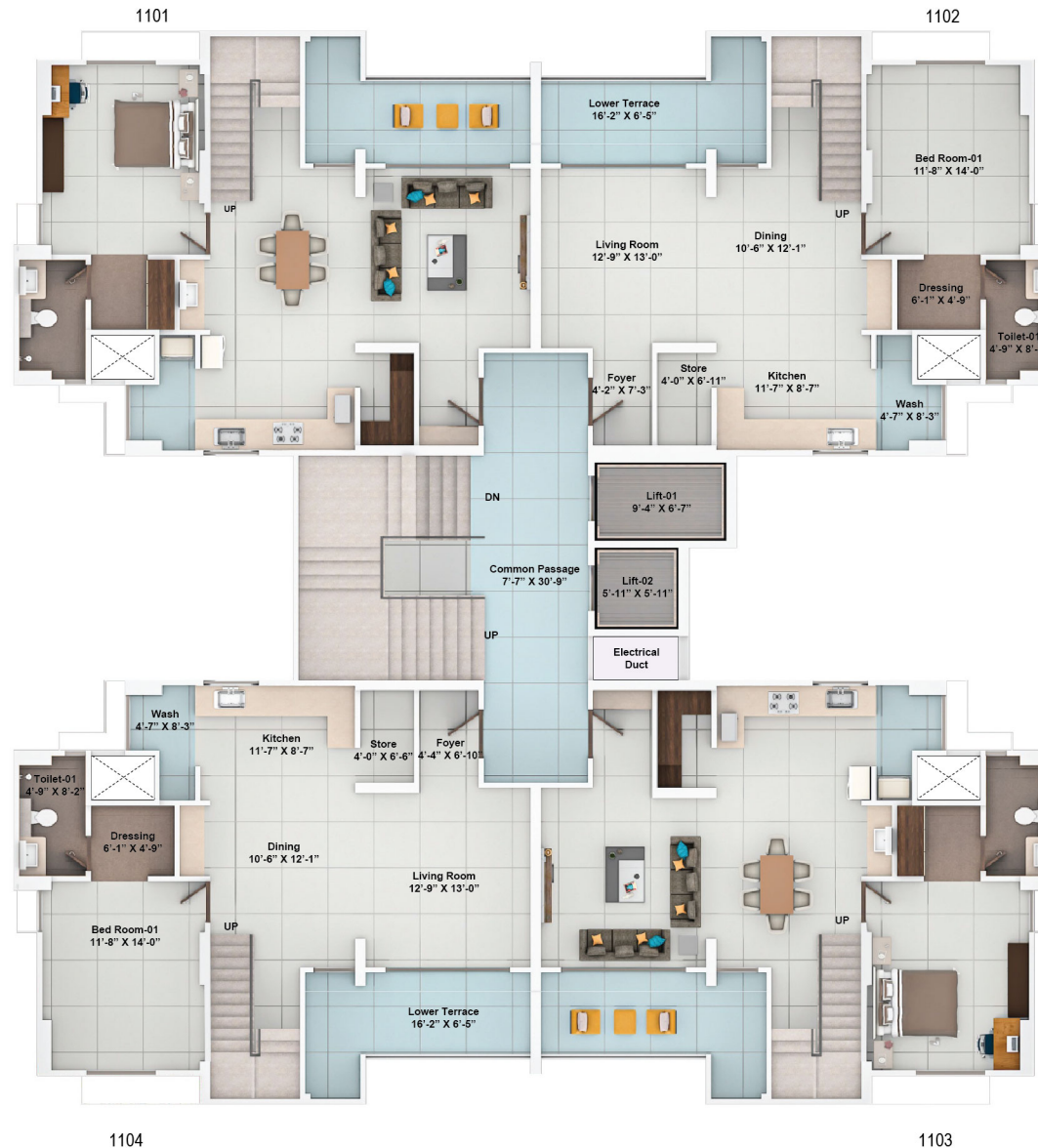
Phase 9: PR/GJ/VADODARA/VADODARA/Others/RAA12335/290923 | gujrera.gujarat.gov.in





## Tower - R Rose

### LOWER FLOOR PLAN (11<sup>th</sup> FLOOR PLAN) 3BHK Penthouse



Unit Carpet Area\* : 1372 sq. ft.  
Balcony Carpet Area\* : 37 sq. ft.  
Terrace Carpet Area\* : 301 sq. ft.

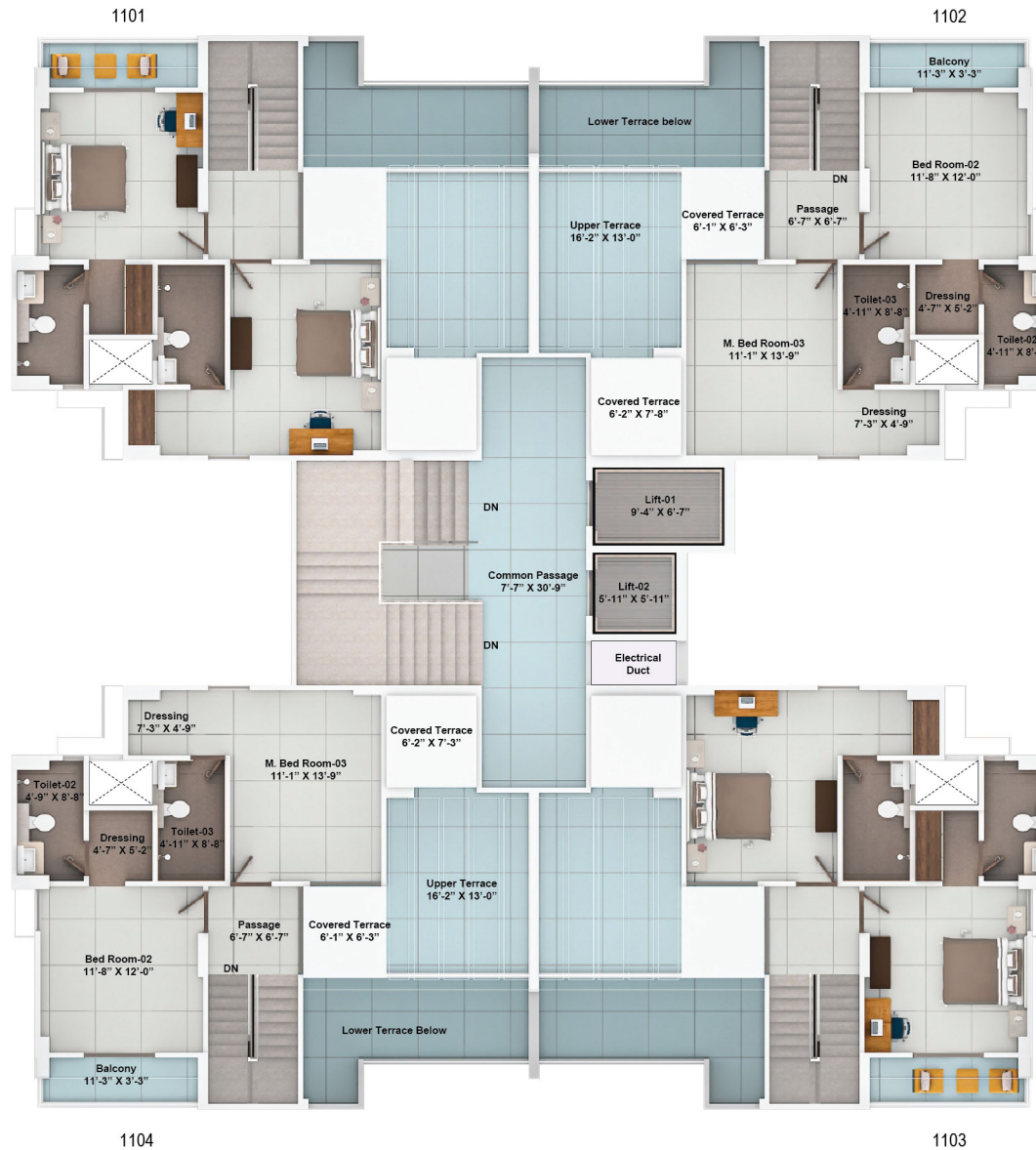
PH LOWER FLOOR PLAN (11<sup>th</sup> FLOOR PLAN)

For Presentation purpose only. No of columns, location, size will be vary as per structural design. ~Indicative designs subject to change.

Phase 9: PR/GJ/VADODARA/VADODARA/Others/RAA12335/290923 | gujrera.gujarat.gov.in







## Tower - R Rose

UPPER FLOOR PLAN  
(12<sup>th</sup> FLOOR PLAN)  
3BHK Penthouse

### PH UPPER FLOOR PLAN (12<sup>th</sup> FLOOR PLAN)

For Presentation purpose only. No of columns, location, size will be vary as per structural design. ~Indicative designs subject to change.

Phase 9: PR/GJ/VADODARA/VADODARA/Others/RAA12335/290923 | gujrera.gujarat.gov.in





# Specifications

## FLOORING

- China Mosaic on terrace
- Drawing, Living, Dining & Kitchen - 800x800 Good quality vitrified tiles
- Bedrooms - 600x600 Good quality vitrified tiles
- Anti-skid tiles for toilets
- Wash Area - Polished kota stone for flooring and Ceramic tiles for Dado
- Good quality granite kitchen platform
- Good quality tiles for kitchen dado

## WALL FINISH

- Elevation finish plaster and texture
- Internal walls and ceilings - White cement putty / gypsum plaster

## DOORS, WINDOWS AND GRILLS

- Entrance door shutters - decorative shutters with melamine polish
- Windows - Powder-coated aluminum windows
- Safety Grills - Elegantly designed MS grill for all windows
- Mosquito net in ventilators, french sliding doors

## BATH & SANITARY FITTINGS

- Good quality SS kitchen sink
- Water closets - Wall hung EWC in all toilets of Jaquar/Cera/Parryware/Hindware /Roca or equivalent brand
- Faucets & fittings - CP finish with Jaquar/Kohler or similar brand
- Flushing system - Concealed flush tank of Jaquar/Kohler/Roca or similar brand

## ELECTRICAL

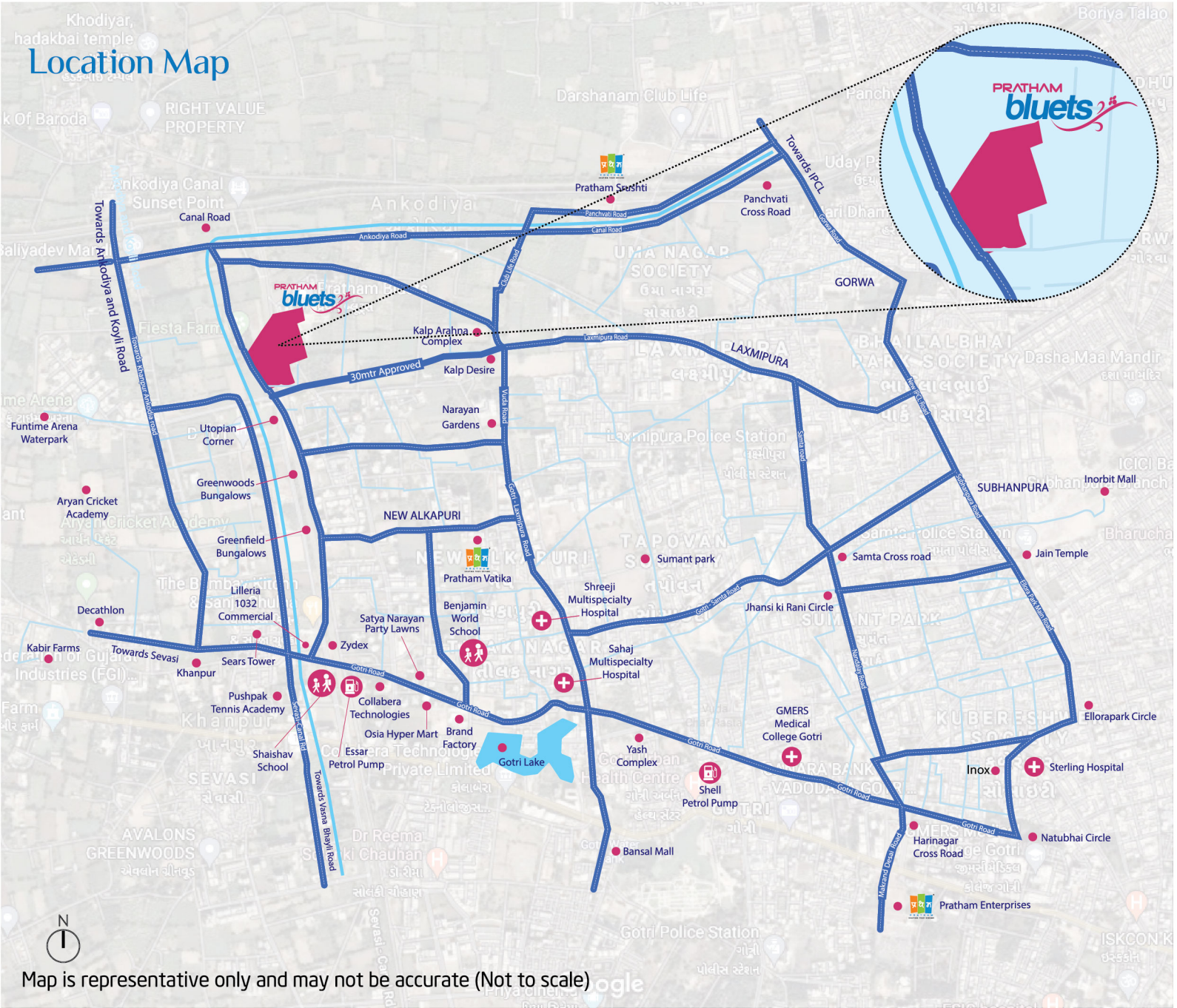
- Switches - Modular switches
- Adequate 5 & 15 Amp points
- Generator backup for common area, lift and select point in units
- Footlights in bedrooms and entrance foyer

## VALUE ADDITIONS

- Garbage chute for every building
- Solar electric panels for each tower in new phase
- Rain water harvesting system
- Wide internal RCC roads with pavers on side
- Well landscaped layout
- Sunlight and ventilation friendly design

## SECURITY & SAFETY FEATURES

- Visitor management system
- Video surveillance
- Access control system
- Periphery protection system
- Firefighting system



Map is representative only and may not be accurate (Not to scale)



## Distances & Locations

Schools and Universities	
Shaishav School	1.8 Km
Poddar World School	3.6 Km
Nalanda International School	4.3 Km
Navrachna University	5.4 Km

Major Hospitals	
GMERS Medical college, Gotri	4.4 Km
Bhailal Amin Hospital	6.1 Km
Sterling Hospital	6.3 Km

Shopping Complex and Malls	
Lilleria 1038	1.7 Km
Brand Factory	2.8 Km
Osia Mall	2.8 Km
Inorbit Mall	6.2 Km

Transit	
Bus depot	8.5 Km
Railway station	8 Km
Airport	12.5 Km

Petrol Pumps	
Essar Petrol Pump	1.8 Km
Shell Petrol Pump	4.3 Km



## About Pratham Enterprises



Pratham means first. Since 1997, we have lived up to our name, making our way as Gujarat's first real estate company offering transparency, customer-centric approach and value for money.

At Pratham, our endeavour is to create spaces where you can enjoy living and working with ease. We blend our professional expertise with latest technology and an all-encompassing approach to make living more comfortable, productive and cheerful.

Forget cramped spaces. With Pratham, each family gets ample space to celebrate and grow in their own unique way. Our well-planned layouts with abundant green spaces and aesthetically designed homes with ample security features make sure that you get the best of indoor and outdoor experience. To add to it, our architectural design that allows abundant sunlight and ventilation in every home, making your home naturally healthy and a joy to live in.

After all, a home should never be 'good enough'. It should be the best.



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PRATHAM  
IVY

PRATHAM  
MEADOWS

Pratham  
**Riviera**  
Dream Scapes

PRATHAM  
**srushti**  
IT'S NOT A DREAM. IT'S REAL.

PRATHAM  
**paradise**

PRATHAM  
**CITADEL**  
YOUR OWN KINGDOM

PRATHAM  
**RESIDENCY**  
your home. your haven.

PRATHAM  
**PLAZA**

PRATHAM  
**VISTAS**

PRATHAM  
**vatika**  
FINE ART OF LIVING

PRATHAM  
**E-N-C-L-A-V-E**  
DUPLEX & TENEMENTS

PRATHAM  
**Vatika**  
In Harmony With Nature

PRATHAM  
**Opvan**  
A forest of dreams

PRATHAM  
**AVENUE**  
FINE ART OF LIVING

**Pratham**  
*Good Homes, Good Living.*



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New Alkapuri, Vadodara - 390021, Gujarat.  
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