



**PRATHAM**  
**PLAZA**

પ્રથમ  
PRATHAM  
SHAPING YOUR DREAMS

*Live it up*

**2 & 3 BHK Spacious Apartments**  
**Akota**

Artistic image



# Live it Up

**The journey to take your living to the next level begins here.**

A lifestyle that you have always aspired to have, can now be yours with Pratham Plaza. Homes that are built to perfection keeping in mind every detail to make your everyday better. A place where you can nurture your family and watch it grow. There is no better place to make the most of your life, to Live It Up, than Pratham Plaza.







Artistic image

## *Live it up with Fun*

At Pratham Plaza, you can choose from a range of amenities when it comes to having fun. Whether you are exercising, playing, or just relaxing – there is a wide array of activities so that you can enjoy each day.

The clubhouse at Pratham Plaza has a gymnasium for those who like to work out and keep fit, as well as an open sitting area with a view of the beautifully landscaped garden. To double the fun, you will also find an indoor gaming zone, where you can play table tennis, pool, and many other games. Besides these, a kids play area to keep the children engaged in activities with their friends and a walker's track on the premises for those who like to keep it light.

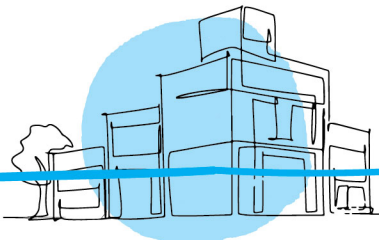






# *Live it Up at a Great Location*

One of the biggest advantages of Pratham Plaza is its location. It is located right in the centre of the city in Akota. Schools, offices, grocery stores, malls, Akota garden, stadium, petrol pump, railway station, and the airport are all nearby. This cuts down the time you spend in traffic and commuting, giving you more time to spend on what you like doing the most.





## *Live it Up with a little Extra*

We believe that living in the city centre, where one is often surrounded by buildings; being in touch with nature is a blessing. At Pratham Plaza, you will find a beautifully landscaped garden where you can feel the harmony between yourself and nature.

It is also important that your homes live up to the high standards of city living at such a premium location. To make sure that your home has a beautiful ambience, it comes with premium specifications making it a home that you will be proud to own.



Artistic image





# Amenities and Features

- Well landscaped garden
- Club house with gymnasium
- Table tennis
- Pool
- Carrom
- Chess
- Walker's track
- Kids play area with play equipments
- Gazebo
- Multi-purpose hall
- Open sit-outs and toilets
- CCTV in common areas
- Generator backup for common areas
- Rain water harvesting system



Tower A1,A2,C,B2,B1  
Specifications

Doors & Windows

- Decorative shutters with veneer and melamine polish for main entrance door shutters
- Jodhpur stone internal door frames
- Laminated flush door internal shutters

Tiles and Flooring

- 800 x 800 vitrified tiles for drawing, living, dining, bedrooms, kitchen, kitchen dado
- 600 x 1200 vitrified tiles for toilet floor and dado
- Granite kitchen platform

Plumbing

- Hot and cold water supply at one point in all bathrooms

Bath & Sanitary Fittings

- Water closet: Wall hung EWC with soft close seat cover
- Concealed flush tank
- CP finish health faucets and fittings
- Sanitary fittings of Jaquar or equivalent brand

Electrical

- Infrastructure ready for internet and television

Painting

- Tractor emulsion on internal walls and ceilings

Others

- Elegantly designed MS railing for balcony
- Allotted car parking space



Tower D Specifications

Doors, Windows & Grills

- Entrance door shutters - decorative shutters with melamine polish
- Windows - Powder coated aluminium windows
- Safety Grills - Elegantly designed MS grill for all windows
- Mosquito net in ventilators, French sliding doors
- Internal door frames and shutter - Jodhpur Stone internal door frame, Laminated flush door

Tiles & Flooring

- Drawing, Living, Dining & Kitchen – 800 x 800 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

Plumbing

- Hot and cold water supply at one point in all bath room

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 Kohler/Jaguar/CERA Or Equivelent brand
- Flushing system - Concealed flush tank of Jaquar/Kohler/Roca or similar

Electrical

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

Paintaing

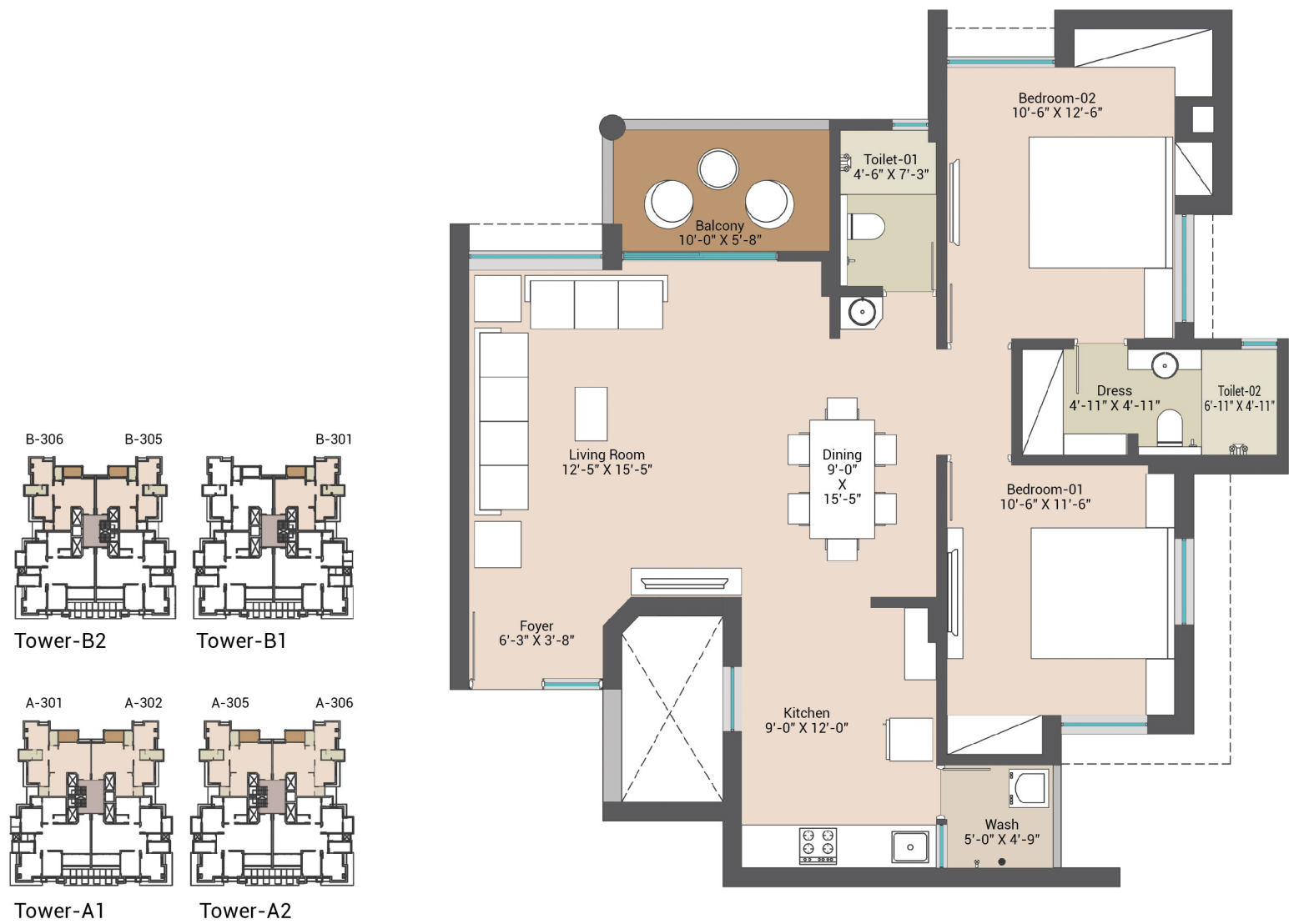
- Wall Finish
- Elevation : finish plaster and texture
- Internal walls and ceilings - White cement double coat putty/gypsum plaster

Others

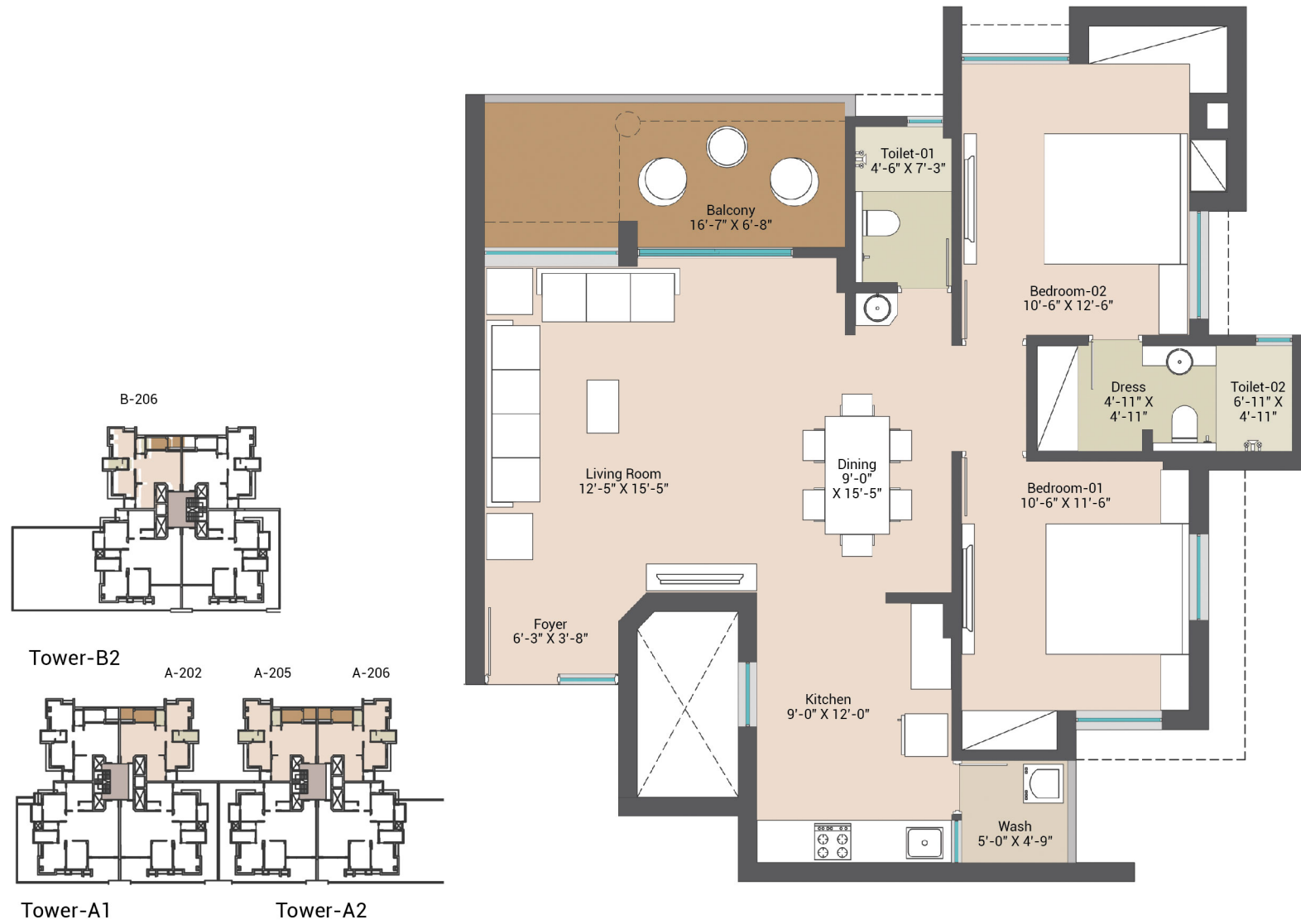
- Elegantly designed MS railing for balcony
- Allotted car parking space



2BHK Apartments  
Towers : A1,A2,B1,B2



2BHK Apartments  
Towers : A1,A2,B2

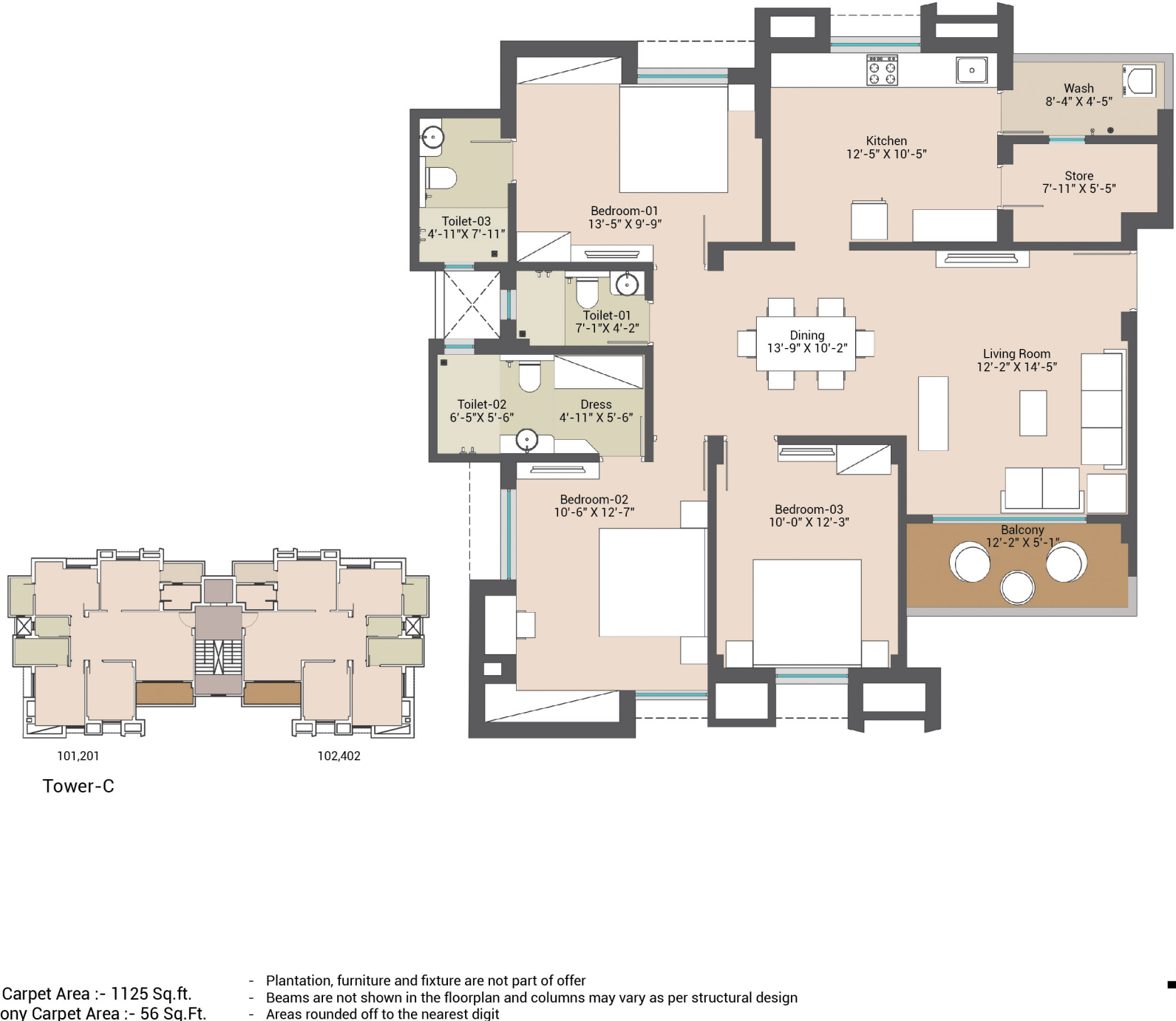




2BHK TERRACE APARTMENT  
TOWERS : A1,A2,B1,B2

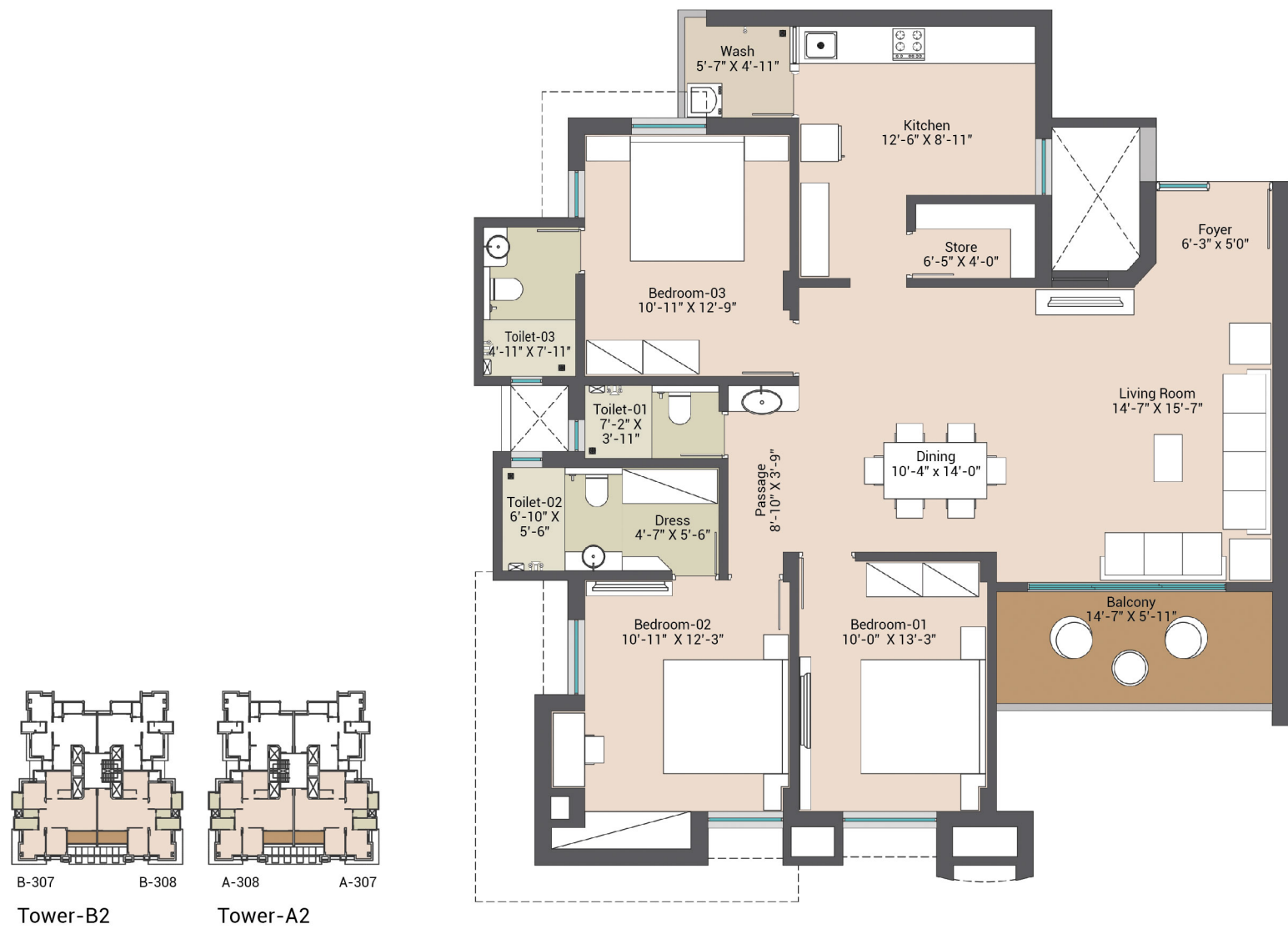


3BHK Apartments  
Tower : C



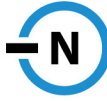


3BHK Apartments  
Towers : A2,B2



Unit Carpet Area :- 1265 Sq.ft.  
Balcony Carpet Area :- 86 Sq.Ft.

- Plantation, furniture and fixture are not part of offer
- Beams are not shown in the floorplan and columns may vary as per structural design
- Areas rounded off to the nearest digit



3BHK Apartments  
Towers : A1,A2,B1,B2



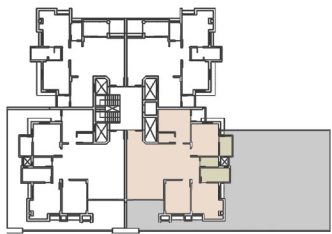
Unit Carpet Area :- 1352 Sq.ft.  
Balcony Carpet Area :- 715 Sq.Ft.

- Plantation, furniture and fixture are not part of offer
- Beams are not shown in the floorplan and columns may vary as per structural design
- Areas rounded off to the nearest digit





3BHK Apartments  
Tower : A2



Tower-A2

A-207

Unit Carpet Area :- 1352 Sq.ft.  
Open Terrace Carpet Area :- 1931 Sq.Ft.

- Plantation, furniture and fixture are not part of offer
- Beams are not shown in the floorplan and columns may vary as per structural design
- Areas rounded off to the nearest digit





2BHK Apartments  
Tower : D



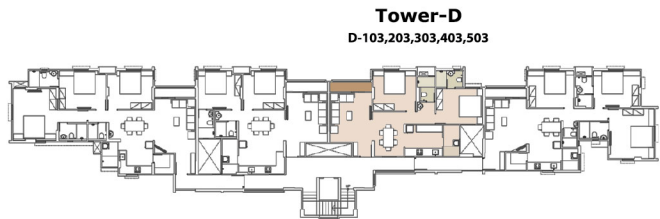
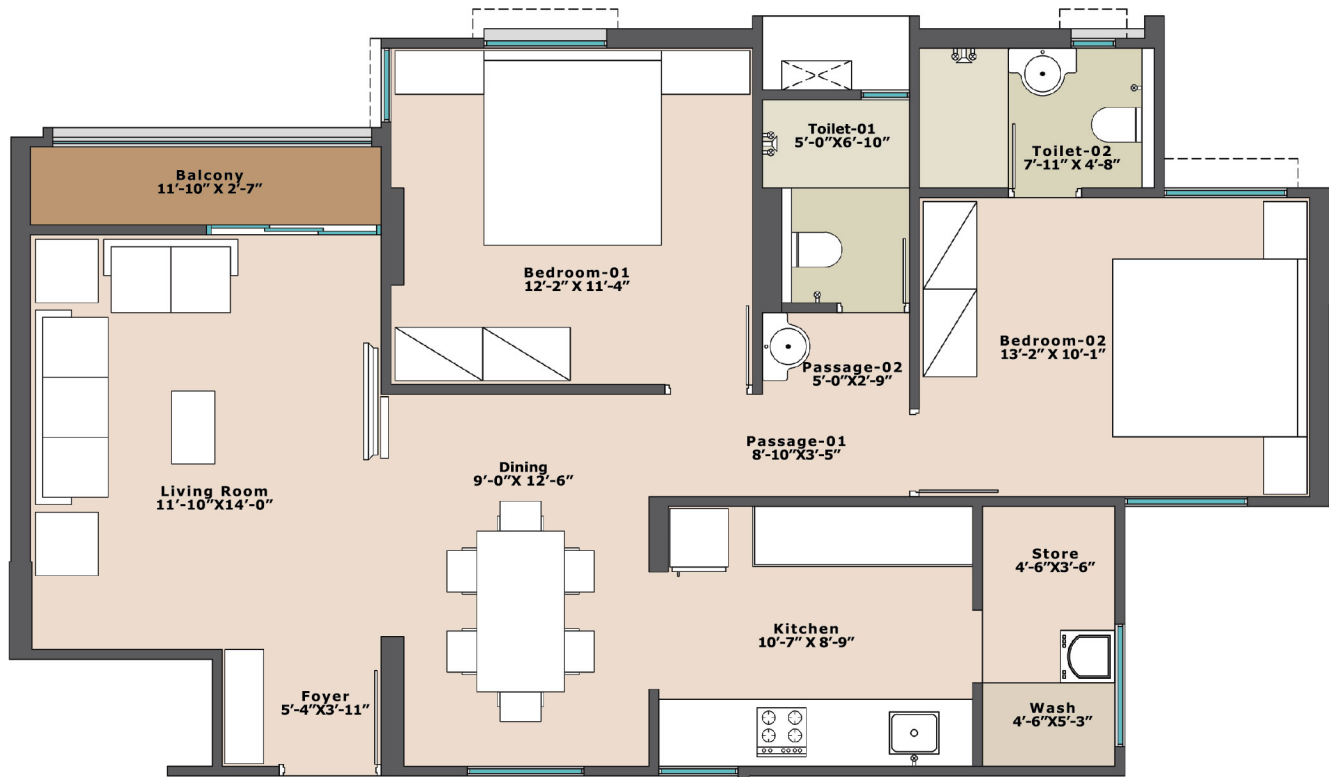
D-102,202,302,402,502  
Tower-D

Unit Carpet Area :- 842 Sq.ft.  
Balcony Carpet Area :- 31 Sq.Ft.  
PR/GJ/VADODARA/VADODARA/Others/RAA12537/EX1/170125/301225 | gujrera.gujarat.gov.in

- Plantation, furniture and fixture are not part of offer
- Beams are not shown in the floorplan and columns may vary as per structural design
- Areas rounded off to the nearest digit



2BHK Apartments  
Tower : D



Tower-D  
D-103,203,303,403,503

Unit Carpet Area :- 856 Sq.ft.  
Balcony Carpet Area :- 31 Sq.Ft.  
PR/GJ/VADODARA/VADODARA/Others/RAA12537/261023 | gujrera.gujarat.gov.in

- Plantation, furniture and fixture are not part of offer
- Beams are not shown in the floorplan and columns may vary as per structural design
- Areas rounded off to the nearest digit





3BHK Apartments  
Tower : D



Unit Carpet Area :- 1164 Sq.ft.  
Balcony Carpet Area :- 30 Sq.Ft.  
PR/GJ/VADODARA/VADODARA/Others/RAA12537/EX1/170125/301225 | gujrera.gujarat.gov.in



3BHK Apartments  
Tower : D



Unit Carpet Area :- 1227 Sq.ft.  
Balcony Carpet Area :- 31 Sq.Ft.  
PR/GJ/VADODARA/VADODARA/Others/RAA12537/EX1/170125/301225 | gujrera.gujarat.gov.in







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 experiences. 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.

About *Pratham Enterprises*

Artistic image





Terms & Conditions:

- While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracy in its contents.
- All plans, images, illustrations, information and specifications are subject to change and do not form part of any offer, contract or agreement.
- This project is promoted by Pratham Properties.







**Pratham Plaza**, Opposite Taj Residency, Akota, Vadodara - 390020, Gujarat. | **Call** : +91 9687684058 | +91 9687684036 | 9687684084