

SHREE BALAJI GROUP

Brief USPs of Agora City Centre:- Residential

Our upcoming prestigious project of “**Agora City Centre**” at **Vadodara - The Cultural Capital of Gujarat, India.**

Location: We are approaching 3 km towards west from Vadodara International Airport and strategic hub for any transport for commuters.

The project is located in close vicinity of “**Sayaji Gardens**” (KamatiBaug) spread on 113 acres of lush green land with a Zoo and picturesque majestic “**Lukshmi Vilas Palace**” spread on 700 acres of land with stunning “**The Gaekwad Baroda Golf Club**” comprising full length 18 hole course carved out in exquisite greenscape.

- High End Elite Residential and Commercial – Office Project for Vadodara at Karelibaug and Atladara Designed by international Renowned Architects **Andre Kikoski- USA**. Structure Design by **CBM (New York base Consultant)**.
- Most preferred location just because it's located in the heart of Vadodara, Just near Ratri Bazar, few minutes away from Airport.
- A 368 number of “**High End Elite Residential Apartments**” with High Speed lifts with nicely carved out **Pent Houses** on top two floors of each six residential towers giving uninterrupted view of scenic beauty of lush green land on its three sides. The six independent Residential Towers houses a **Premium Club House** spread on 210,000 sq. ft. at third floor level first of its kind serving elite people of Vadodara **with 37 amenities** described in nutshell below:
- Monumental Structure – unique façade lighting.

High End Elite Residential-

- It is 70 meter tall masterpiece standing tall with pride and with a view of lush green picturesque land on its three sides. Lush green view to three sides.
- Podium Club
- All three side no construction zone.
- It's a 2.6 Million Sq Ft construction at one place first time in Vadodara.
- 24 Elevators in the residential buildings first time in Vadodara.
- 2,10,000 Sq Ft Podium Club @ 70 feet from ground level
- Two stair case in each of the building.
- Foyer with Italian Marble.
- It has a stunning swimming pool at the height of 70 feet, first time in Vadodara.
- Two level of parking
- 4 BHK Flats in Separate Tower with separate lobby.
- Crisil Rating .
- Crisil Report 5-7*
- BBB+ rated company
- Living in the 21st century without a power back up is unimaginable we have 24x7 Power back up.
- Multi level parking accomodating 1500 Cars – Dedicated parking for residents.

- First high street of Gujarat in vicinity with children play – seating and cafe with 25000 Sq Ft live performance area.
- **The High Street** is a 18.0 meter wide road giving openness to unique shopping experience fitting budget and pocket of all class of people.
- Shops aligned on both sides of The High Street at all three levels of shopping centre.
- 5 level security with gadgets of international standards.
- Video Door Phone.
- First floor of residence @ 70 feet height- No pollution.
- Residences start from 70 feet to 210 feet.
- Club view from top.
- Residences with life style.
- Premium Sky Villa Penthouse.
- Home Finance available from Bank of India- Dena Bank- PNB-Allahad Bank- Uco Bank-Hudco-Kotak Mahendra.
- The shopping centre which is in the project, houses 8 screen multiplex with 5D and 7D experience with sitting capacity of 180 seats for each screen on second and third floor.
- Biggest project in Vadodara cannot be compare with any other project

A complete well defined “**Shopping Centre**” spread on three levels viz. ground floor, first floor and second floor comprising 1149 number of all suitable sizes of shops having shop height of 15 feet plus 3 banquets of area 5000 sq.ft.at each level and a Gaming zone of area 8,200 sq.ft. With ultra-modern play stations and games for kids of all age. A sumptuous Food Court spread across 28,000 sq.ft. and 3 Restaurants satisfying taste buds of all flock of foodies, serving delicacy cuisine and culinary dishes.

4. **The Happening Place** of 25,000 sq.ft. Area is planned for live performances and gala events at the end of The High street inviting budding artists to display their talents.

CLUB HOUSE AMENITIES

- | | | |
|---------------------------------|---------------------------------|--------------------------------|
| ● Guest Room with Waiting Foyer | ● HER Gym | ● Swimming Pool |
| ● Senior Citizen Sitting Area | ● HER Changing Room and Locker | ● Deck |
| ● Pet Zone | ● HIS Gym | ● Jogging Track |
| ● Bowling Alley | ● HIS Changing Room and Locker | ● Cricket pitch (For Practice) |
| ● Game Zone | ● HIS Changing Room With Shower | ● Basket Ball Court |
| ● Card/Carom Room | ● HER Changing Room With Shower | ● Volley Ball Court |
| ● Indoor Games | ● Yoga/ Aerobics Hall | ● Terrace Garden |
| ● Pool/Snooker Room | ● HIS Saloon | ● Water Body |
| ● Table Tennis Room | ● HER Saloon | ● Terrace Café |
| ● Library | ● HIS Steam and Sauna | ● Terrace Restaurant |
| ● Day Care | ● HER Steam and Sauna | ● Kids Play Area |
| ● Lounge | ● Mini Theatre | |
| ● Restaurant | ● Spa | |