



GET INTRODUCED TO
**AN ADDRESS OF
DISTINCTION**

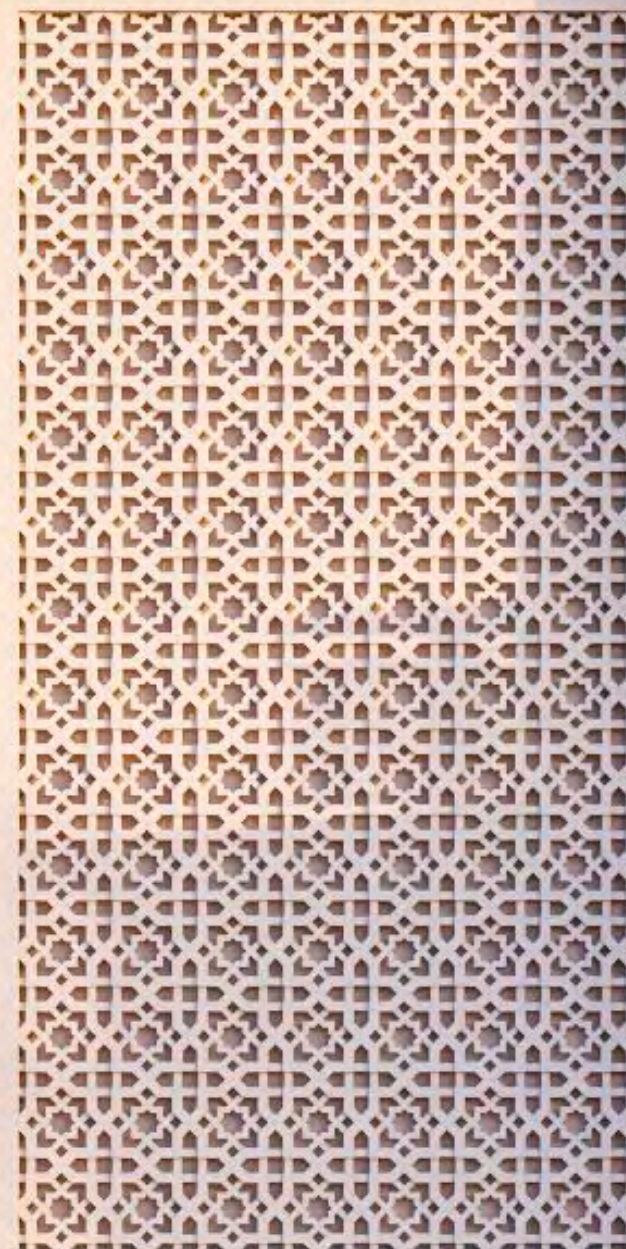


ALADDIN AĀLA @ ALIF CITY

4 BHK EXQUISITE BUNGALOWS



Step into a world of refined luxury with our exquisite bungalows. Our expert designers have meticulously crafted every aspect of these homes to create an unparalleled living experience that caters to your desire for sophistication and tranquility.





ELEGANT ARRIVAL

AĀLA ENTRANCE

Our homes offer a perfect blend of opulence and practicality. Each home is designed with an emphasis on creating a serene and stylish living environment, where every detail is carefully considered to enhance your comfort and well-being..

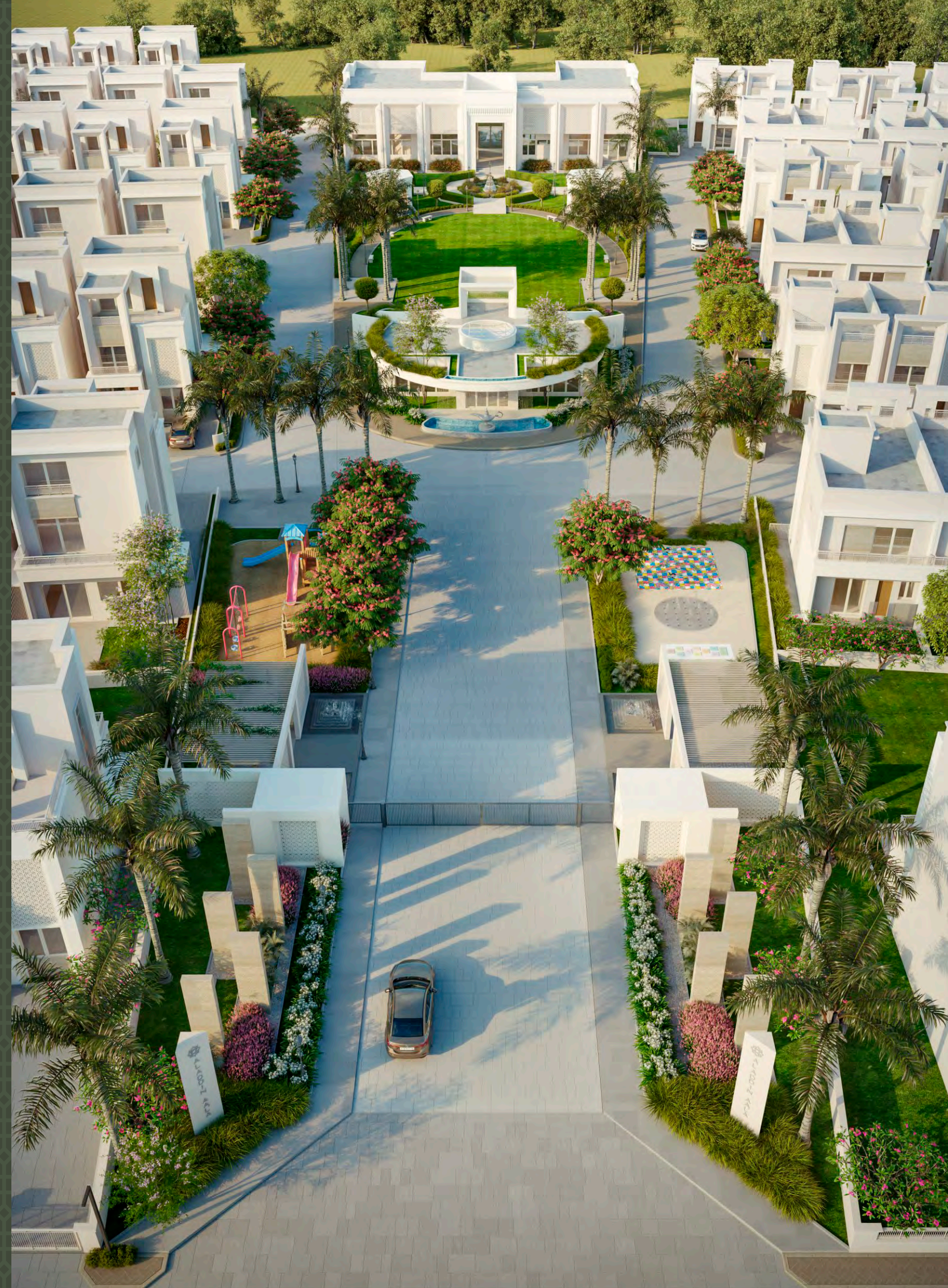
The expansive floor plan provides ample space for both private relaxation and entertaining guests. The sophisticated design seamlessly integrates modern luxury with timeless elegance, ensuring that your home will remain a chic and inviting haven for years to come.

UNIT Hadeer



AĀLA ARCHITECTURE

Great design is not based in materiality or finishes. It is based in thoughtfulness. Aladdin Aāla strikes the perfect balance between proportions and functionality to deliver layouts that enhance the life for its residents.



THE GRAND ENTRANCE PLAZA

AĀLA ELEVATION



UNIT Qadeer





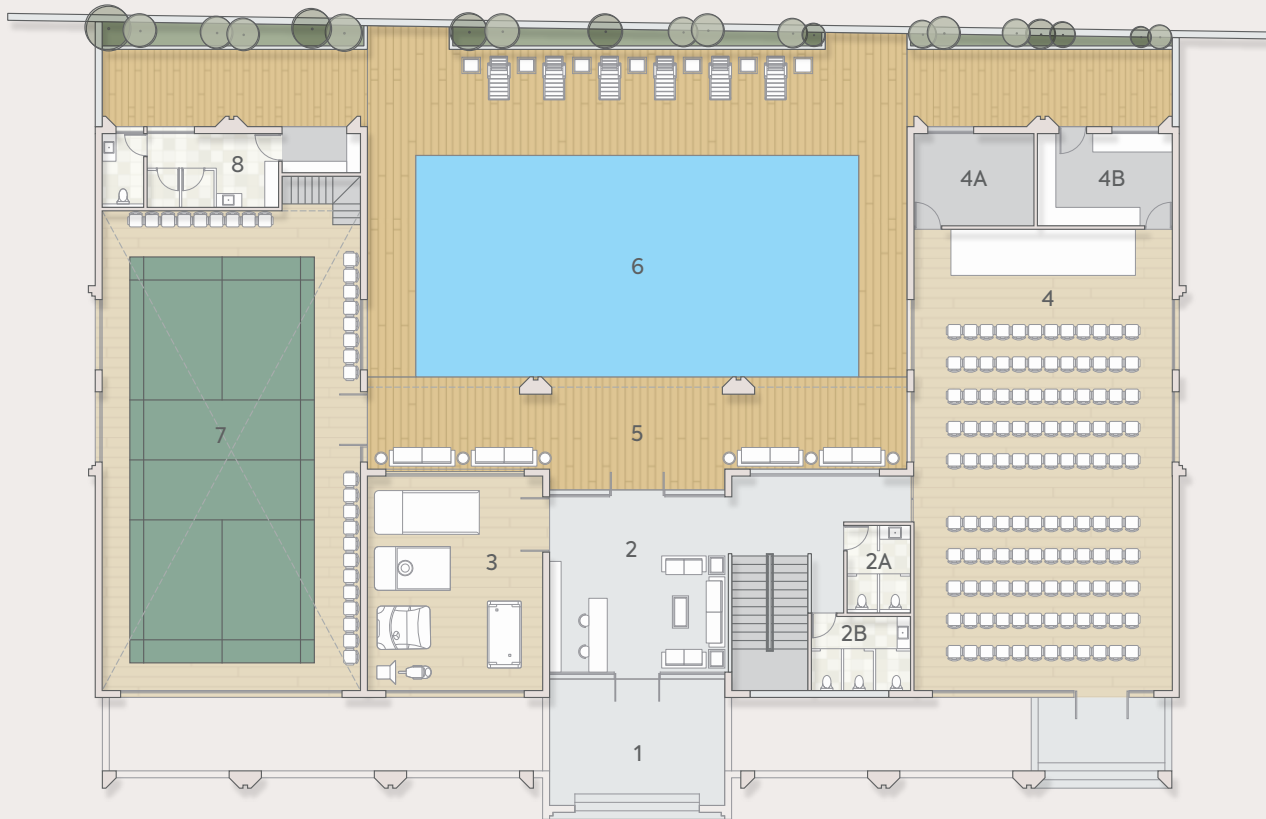
site plan

LEGEND

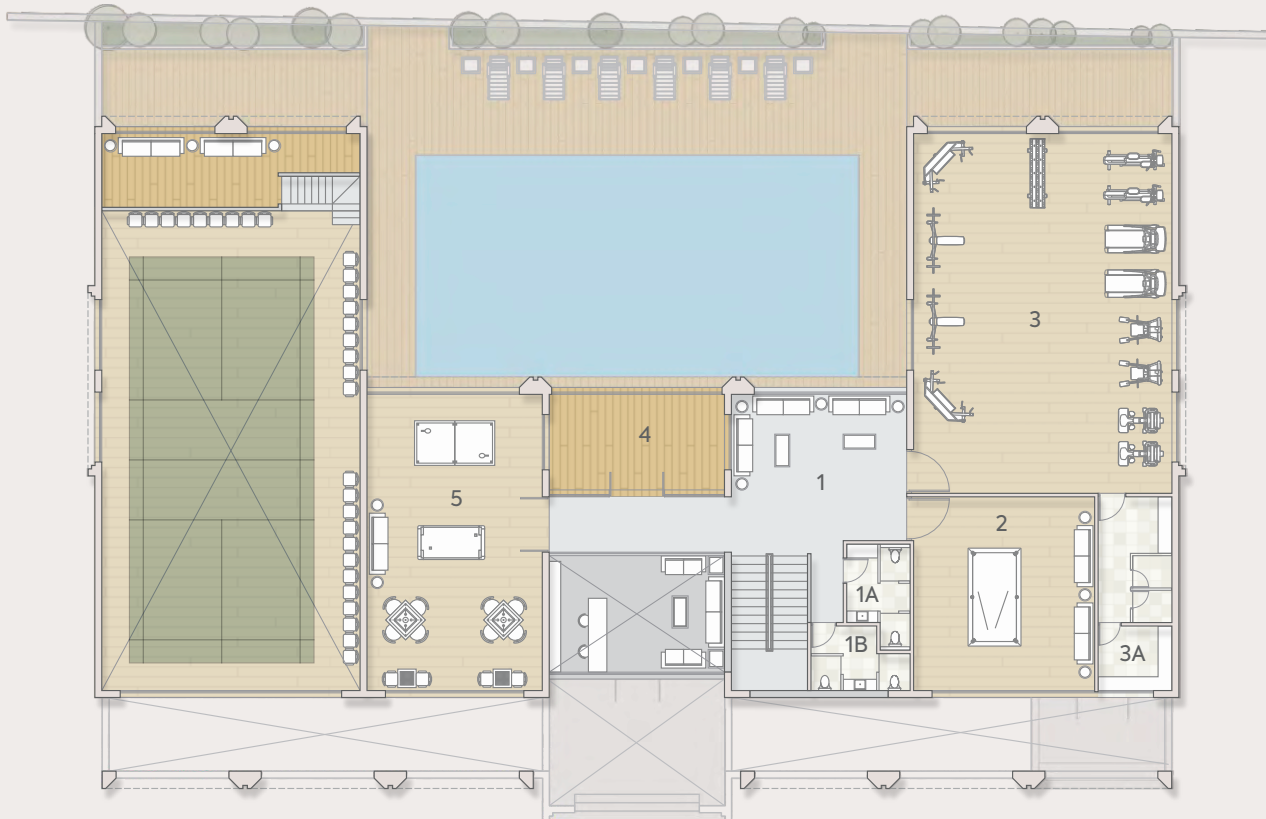
01	SIGNAGE	08	PAVILION	15	MOUNDS
02	FOOTPATH	09	PALM TREE AVENUE	16	ENTRANCE PLAZA
03	VERTICAL FIN WALLS & PLANTATION	10	DRY FOUNTAIN & FLOOR GAME	17	DENSE PLANTATION
04	SECURITY CABIN	11	CHILDREN PLAY AREA	18	JOGGING TRACK / WALKWAY
05	TOILET	12	PLAZA	19	EVENT LAWN 7100 SQ.FT
06	WATER FEATURE	13	SECOND CLUB	20	COVERED PAVILION
07	DROP OFF	14	RAMP UP	21	GEOMETRIC PLAZA
				22	CLUB HOUSE



club house
plan



ground floor plan



first floor plan



basement floor plan

(EXCLUSIVE ACCESS FOR WOMEN ONLY)

GROUND FLOOR

1	ENTRANCE PORCH	19'0" x 12'6"
2	LOUNGE	19'0" x 19'0"
2A	TOILET	6'10.5" x 9'6"
2B	TOILET	10'9" x 8'0"
3	KIDS PLAY ROOM	19'0" x 23'3"
4	MULTIPURPOSE HALL	28'0" x 50'0"
4A	ROOM	13'0" x 10'0"
4B	PANTRY	14'7.5" x 10'0"
5	COVERED DECK	58'6" x 10'0"
6	SWIMMING POOL	48'0" x 24'0"
7	BADMINTON HALL	28'0" x 52'0"
8	CHANGE & SHOWER	19'0" x 8'0"

FIRST FLOOR

1	LOUNGE	19'0" x 15'10.5"
1A	TOILET	6'10.5" x 11'6"
1B	TOILET	10'9" x 7'0"
2	POOL ROOM	19'7.5" x 21'0"
3	GYM	28'0" x 39'0"
3A	STEEM ROOM	8'0" x 7'0"
4	COVERED TERRACE	19'0" x 10'4.5"
5	GAME ROOM	19'0" x 32'1.5"

BASEMENT FLOOR

1	LOUNGE	19'0" x 19'0"
2	COVERED DECK	20'6" x 10'0"
3	L. GAME ROOM	28'9" x 23'3"
4	L. GYM	33'4.5" x 17'0"
5	L. SWIMMING POOL	20'0" x 36'4.5"
6	TOILET	9'0" x 4'6"
7	CHANGE & SHOWER	9'0" x 10'0"
8	PUMP / SERVICES	10'0" x 23'3"
9	WATER TANK	28'0" x 40'1.5"



AĀLA CLUB HOUSE

Discover a new standard of luxury in our prestigious project, where every detail has been meticulously planned to offer the ultimate in comfort and style. With a full-fledged clubhouse featuring a swimming pool, gym, badminton court, and kids playroom, you'll enjoy a resort-like lifestyle without ever leaving home.

AĀLA LANDSCAPE



THE COMMUNITY SPACE



BIRDS EYE VIEW



RECREATION AREA

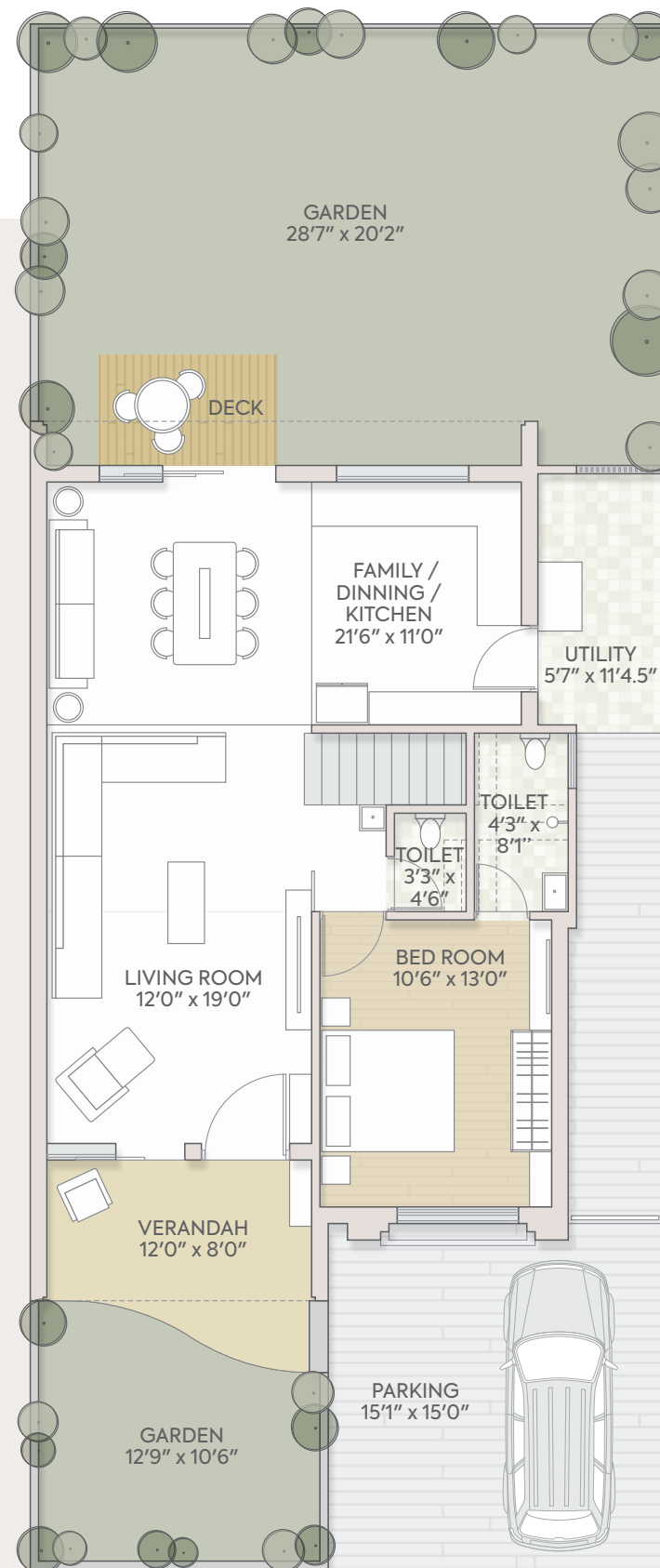


SERENE SIT OUTS

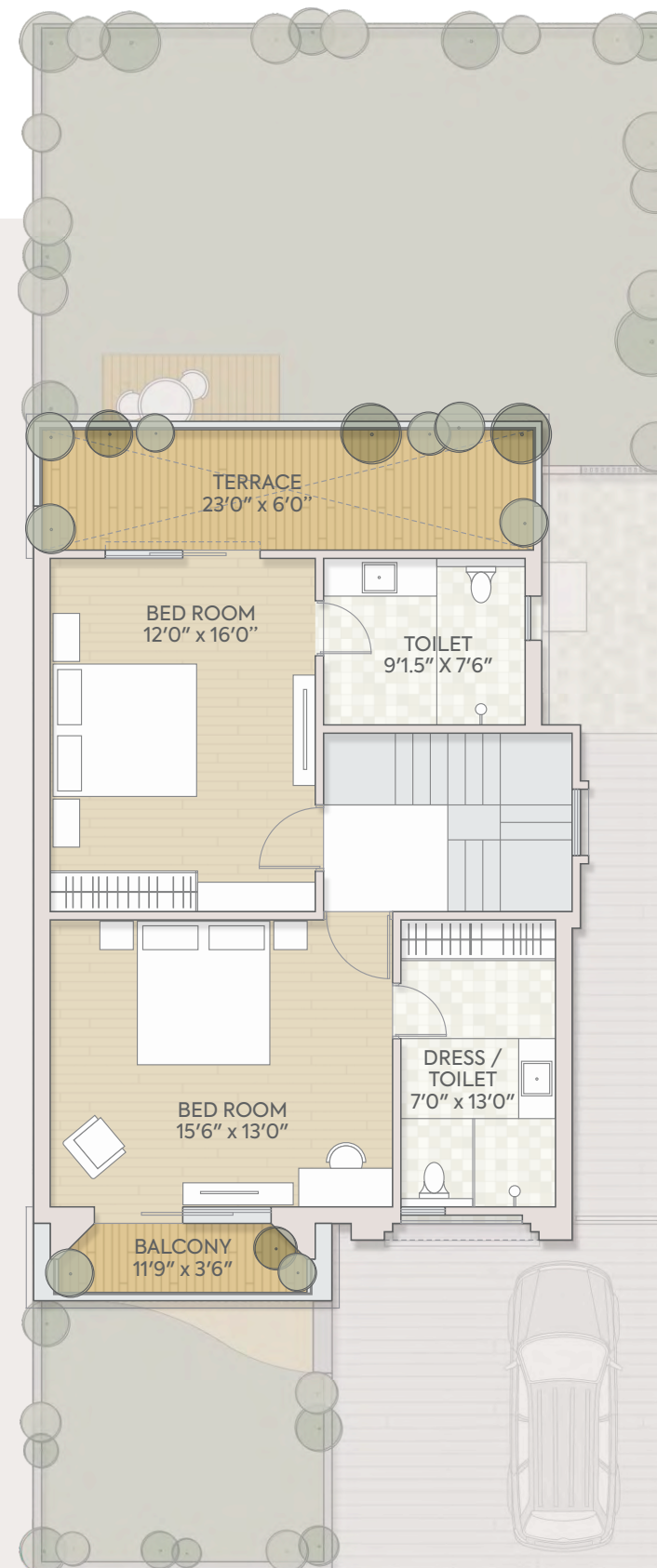




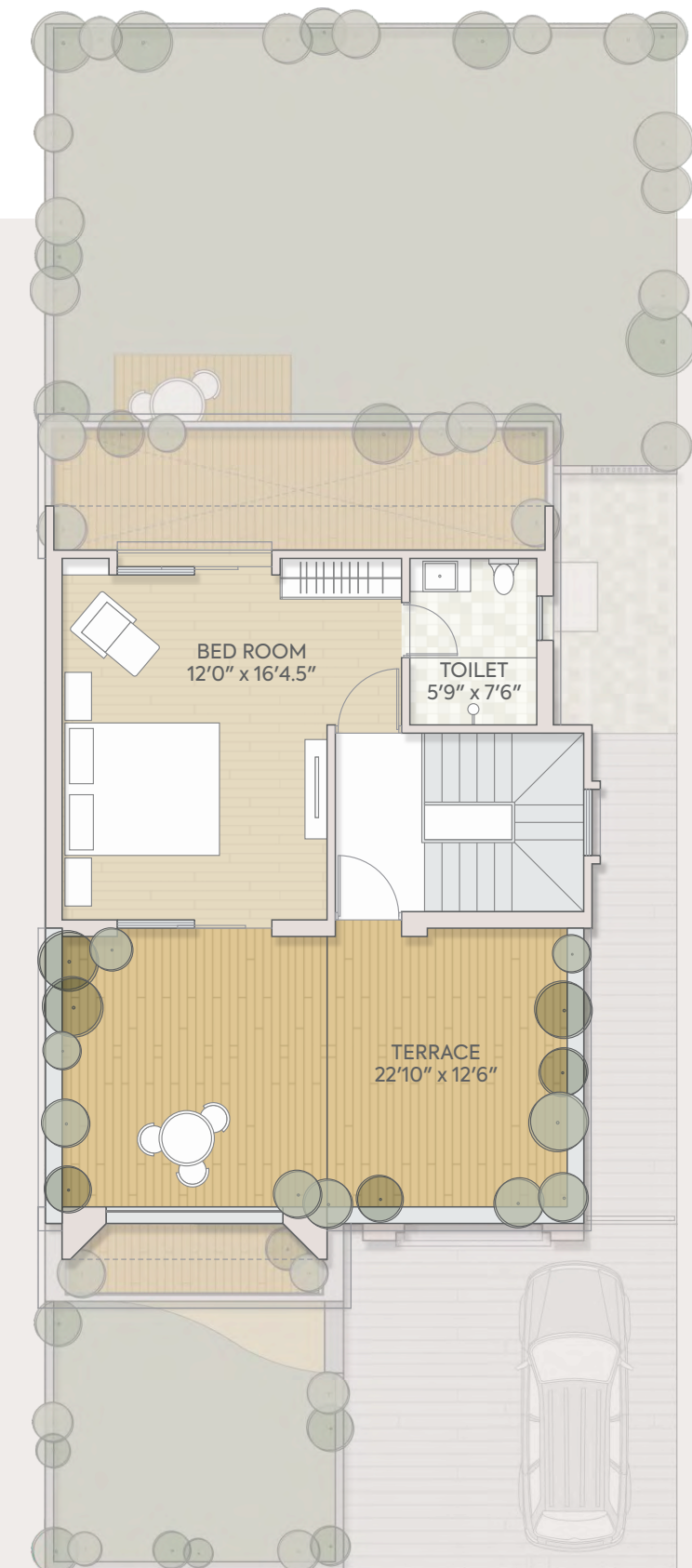
BASIC PLOT AREA : 2001 SQ. FT.
SLAB AREA : 2374 SQ. FT.



ground floor plan



first floor plan

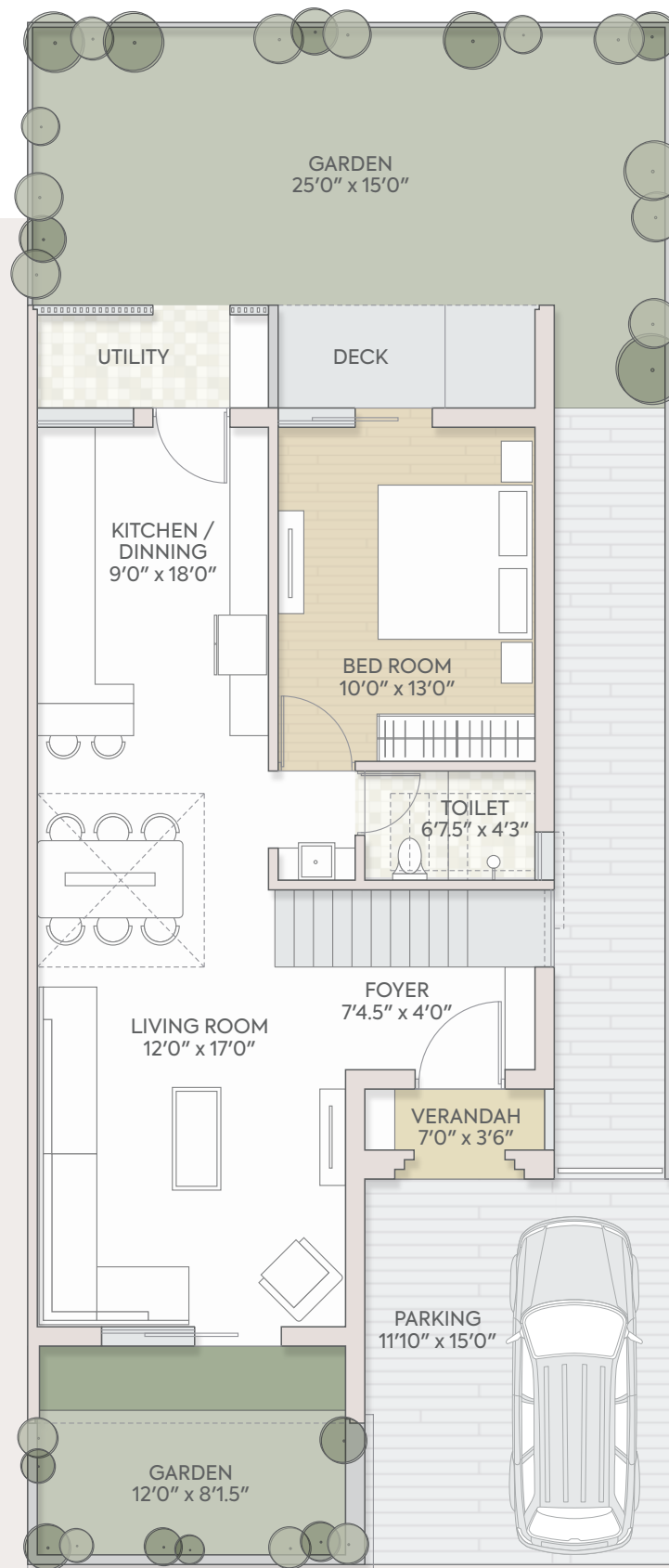


second floor plan

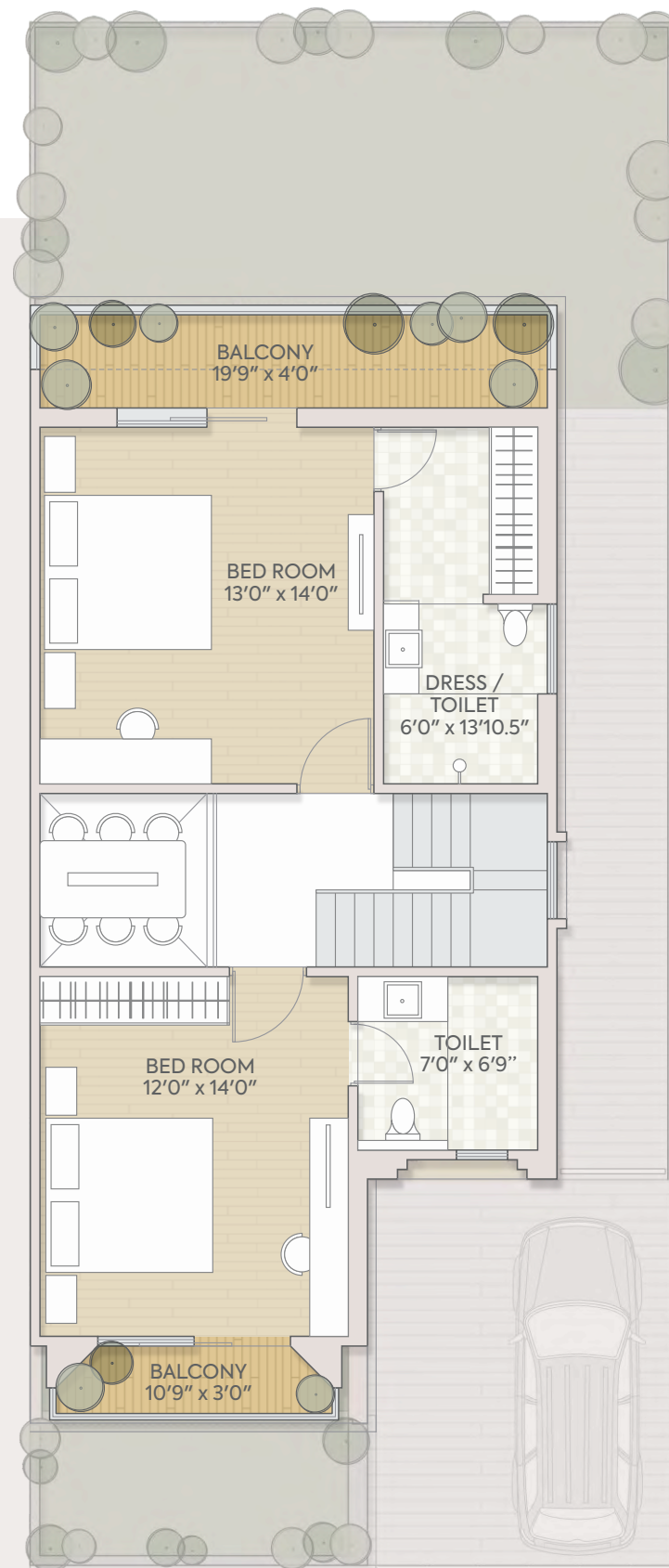
Unit plan Hadeer 4BHK (twin unit)



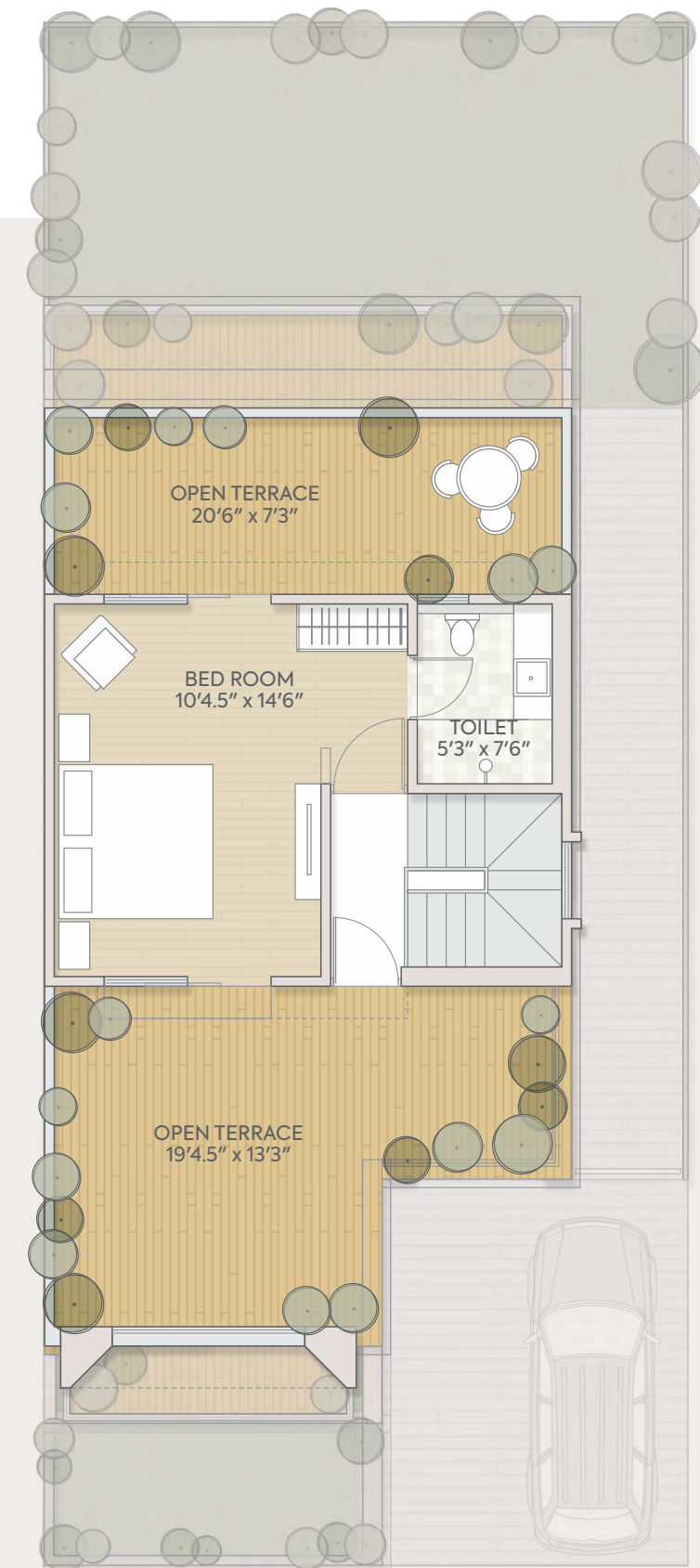
BASIC PLOT AREA : 1500 SQ. FT.
SLAB AREA : 1866 SQ. FT.



ground floor plan



first floor plan



second floor plan

Form meets Function

Your living area that opens into the backyard offers the perfect space to enjoy a night of entertainment, where you can have your privacy even under the moonlit sky.



specifications

STRUCTURE

Earthquake resistant as per architect's structural engineer's design.

WALL FINISH

Primer coat and lapi coats on internal walls. As per architect's approved elevation, water resistant exterior paint on the exterior wall.

DOOR WINDOWS

Main door - Veneer Finished Flush Door Other internal doors - Laminated Flush Doors. Windows - Anodised Aluminium Sliding UPVC Sliding Windows.

WASHROOMS

Bathroom designer wall tiles as per architect's drawing. Branded sanitary ware. Branded Fittings and fixtures as per architect's design.

FLOORING

Premium Italian series vitrified tiles all over.

KITCHEN

Granite platform with standard quality sink. Ceramic tiles up to lintel level.

ELECTRICAL

Branded modular switches. Branded wires - Havells Finolex Polycab or equivalent. Concealed copper ISI wiring with sufficient points.

DISCLAIMER:

1. Possession will be given one month after the settlement of accounts as per the payment schedule.
2. Extra work will be executed after receipt of full payment in advance.
3. Maintenance deposit, Document charge, GST, MGVCCL charges, Legal charges*any other charges if applicable) should be levied separately.
4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
5. Any new central or state government taxes, if applicable, will have to be borne by the client.
6. No changes or alteration will be allowed in the elevation.
7. Continuous default in payment will lead to cancellation.
8. Refund in case of cancellation made after 30 days of new booking & Rs. 50,000 charge.
9. Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (banakhat).
10. Developer shall not be held responsible, in case of delays in water supply, drainage electricity by the respective authorities.
11. Developers/Architect shall have full rights to change/revise/improve any design details, which will be binding for all.
12. Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only a depiction of the project.



DEVELOPER
URBAN INFRA SPACES

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LOCATION

ARCHITECT
P & D ARCHITECTS

STRUCTURE DESIGNER
ZARNA ASSOCIATES

HVAC CONSULTANT
APEX CONSULTANTS & ENGINEERS

LANDSCAPE DESIGNER
STUDIO URBSCAPE LLP

PLUMBING CONSULTANT
VRAJ SANITATION

INTERIOR DESIGNER
AMBIENCE DESIGNER STUDIO

ELECTRICAL CONSULTANT
BINDU BHATT & ASSOCIATES