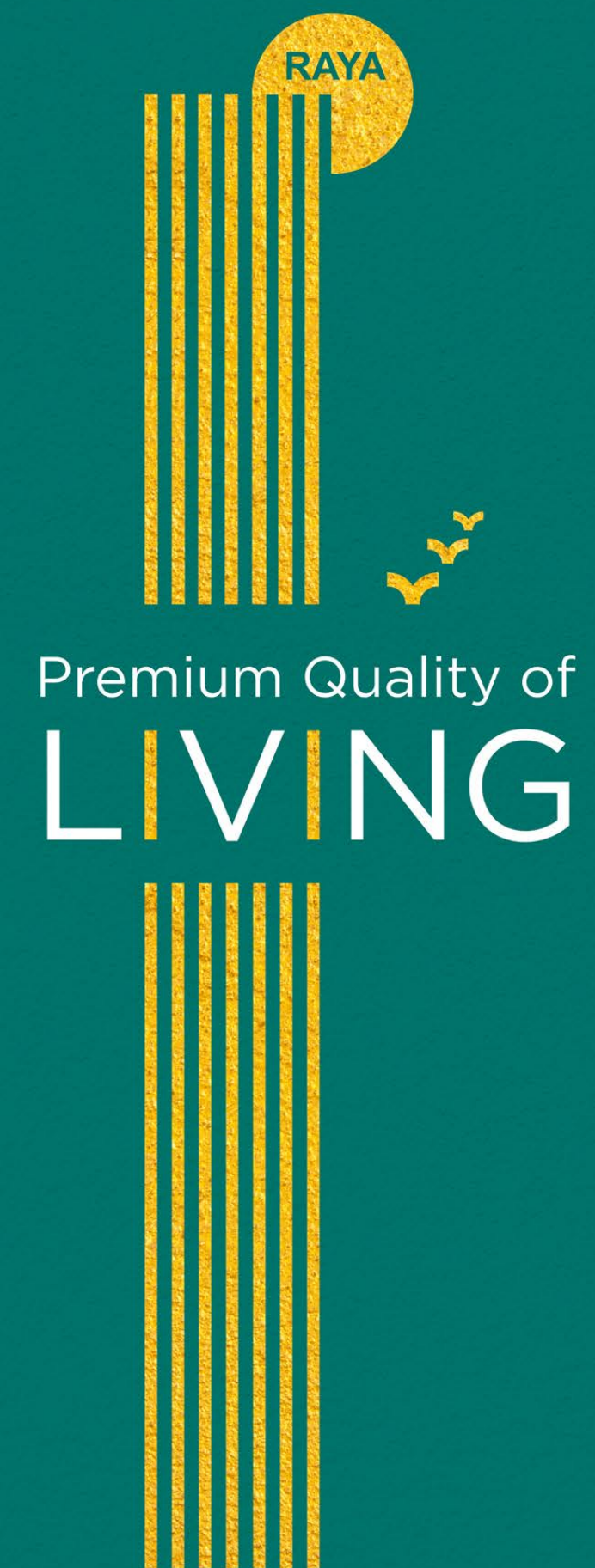


Hilltown Luxuria, Opp. keshvam Square, Nr. Balmukund Lavish,
SMVS Hospital Road, Kudasán, Gandhinagar.
M : +91 97375 32478

visit us : www.hiltown.in



3 BHK EXOTIC APARTMENTS

@ Kudasán, Gandhinagar

PRIME LOCATION

AMPLE OPEN SPACE

GOOD QUALITY CONSTRUCTION

2 LEVEL PARKING

ULTRA MODERN AMENITIES

ELEVATE YOUR STANDARD OF LIVING

CLUB HOUSE

& MANY MORE....



WELCOME TO THE



Something that need no introduction...
Something that deserve to be called rare...
Something that exceed the definition of excellence...

Presenting Hill Town Luxuria
The Premium 3 BHK Living Space
Development Offering Luxury Living On A Grand Scale.

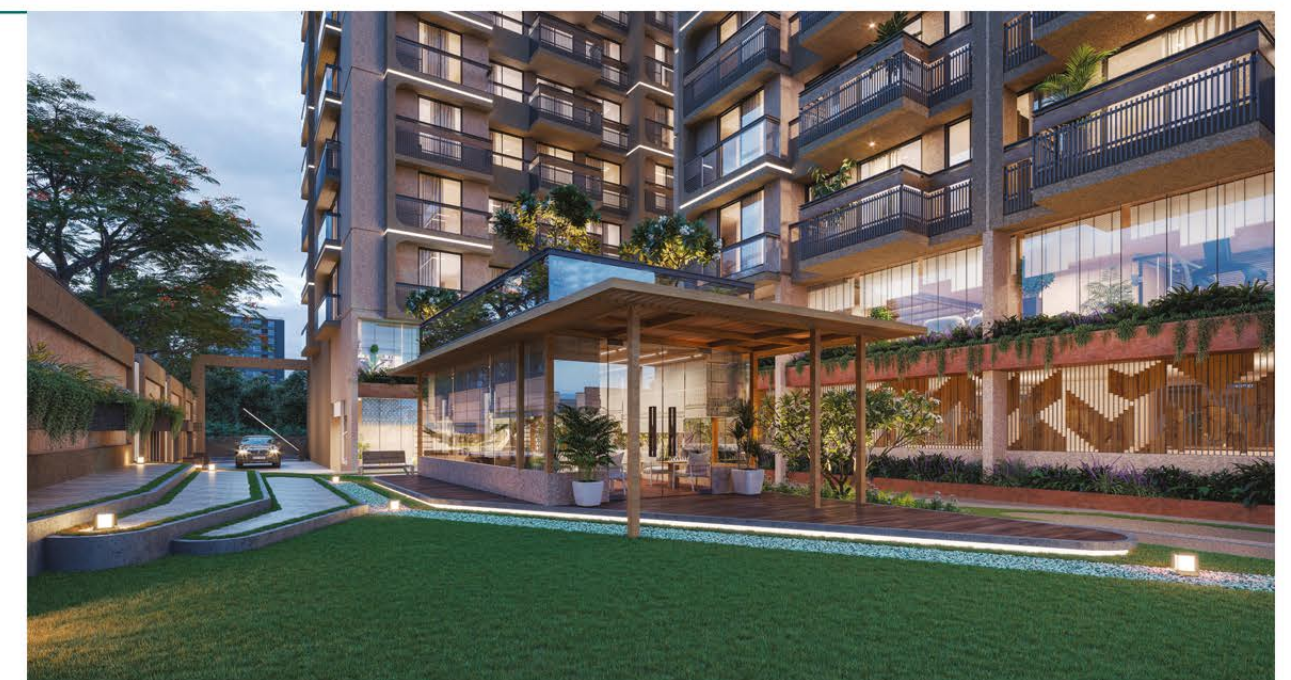
Experience
LIFETIME HAPPINESS





A deep connection to
NATURE

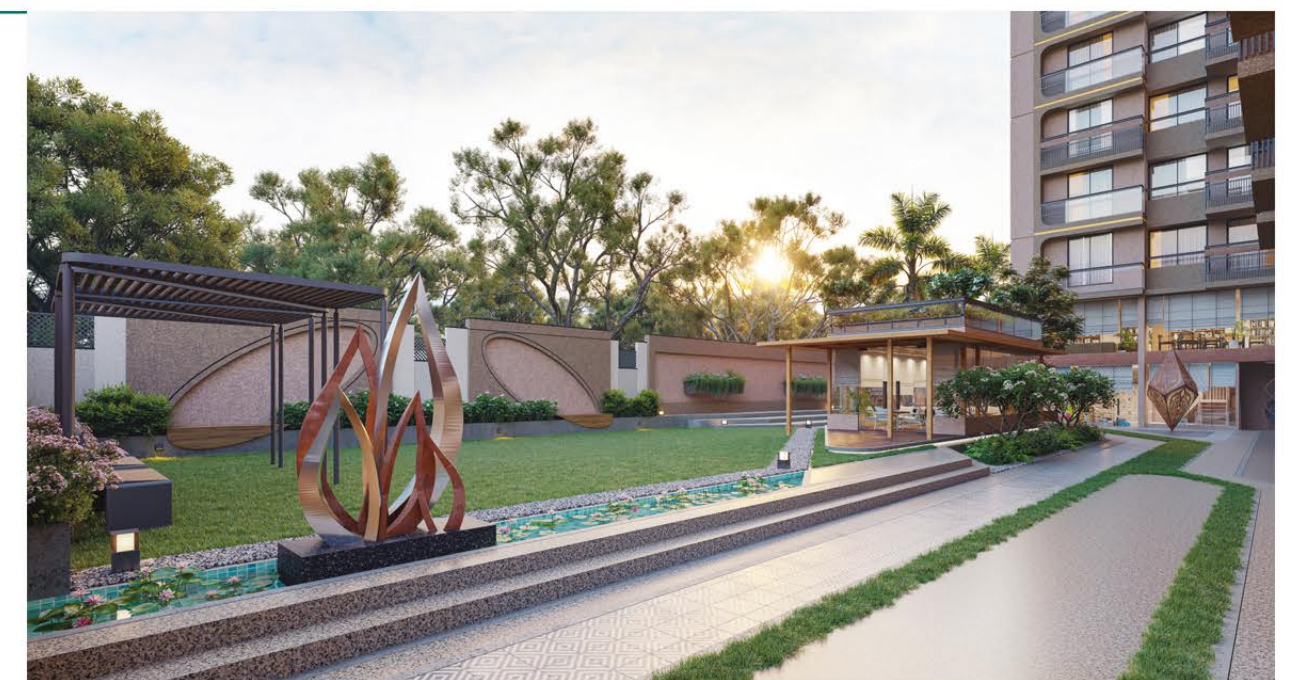
HILLTOWN LUXURIA gave us a huge canvas to integrate a variety of natural elements - greenscapes, waterscapes and even landscapes. You'll find a vibrant mix of carefully-crafted greenery, water bodies, and even luxury.





Rejuvenate your inner **PEACE & ENERGY**

Embrace the beauty of nature and witness how it helps you to live a healthy lifestyle. Take a walk around facade or indulge in your favorite sport. HILLTOWN LUXURIA provides you countless ways to rejuvenate and relax.



Thoughtfully Curated Amenities
To offer Extravagant Experiences.



A m e n i t i e s



 14 FEET 2 LEVEL
BASEMENT PARKING

 INDOOR GAMES

 NO PARKING ZONE @
GROUND FLOOR

 FIRE SAFETY

 5 AUTOMATIC LIFT

 SOLAR ROOFTOP
FOR COMMON AREA

 OPEN SPACE

 COMMON TOILET

 EARTHQUAKE-FREE STRUCTURE

 HANDICAP - FRIENDLY RAMP

 TERRACE SITTING AREA

 TERRACE JOGGING TRACK

 CCTV CAMERA

 SECURITY OFFICE

 SOCIETY OFFICE / ADMIN OFFICE

 24 X 7 WATER SUPPLY

 SCALPCHAR WITH
SPLASH POOL

 DECORATIVE FOYER

 PERSONAL FOYER

 VERTICAL GARDEN

 TERRACE GAZEBO SITTING



TERRACE Amenities.

Gazebo, Yoga Deck, Game Area
Terrace Jogging Track & Sitting Area

With an array of sporting and fitness facilities at HILLTOWN LUXURIA, meeting your fitness goals will be super easy.





GROUND FLOOR PLAN



AMENITIES:

1. ENTRY
2. SCULPTURE WITH SPLASH POOL
3. VERTICAL GARDEN
4. PARTY LAWN
5. AMPHITHEATER
6. JULIA COURT
7. MULTIPURPOSE HALL
8. SKATING RING
9. TODDLER PLAY AREA
10. CENTRAL PLAZA
11. WALK WAY WITH PERGOLA
12. SENIOR CITIZEN SEAT-OUT
13. ADMIN ROOM
14. FOYER
15. METER ROOM
16. TOILET
17. ACUPRESSURE WALK WAY
18. SECURITY CABIN
19. GYM
20. SEAT IN LOUNGE
21. INDOOR GAME ROOM
22. DIGITAL LIBRARY
23. OPEN CAFE

FIRST FLOOR PLAN



AMENITIES:

1. ENTRY
2. SCULPTURE WITH SPLASH POOL
3. VERTICAL GARDEN
4. PARTY LAWN
5. AMPHITHEATER
6. JULA COURT
7. MULTIPURPOSE HALL
8. SKATING RING
9. TODDLER PLAY AREA
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18. SECURITY CABIN
19. GYM
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21. INDOOR GAME ROOM
22. DIGITAL LIBRARY
23. OPEN CAFE

2nd to 12th FLOOR PLAN

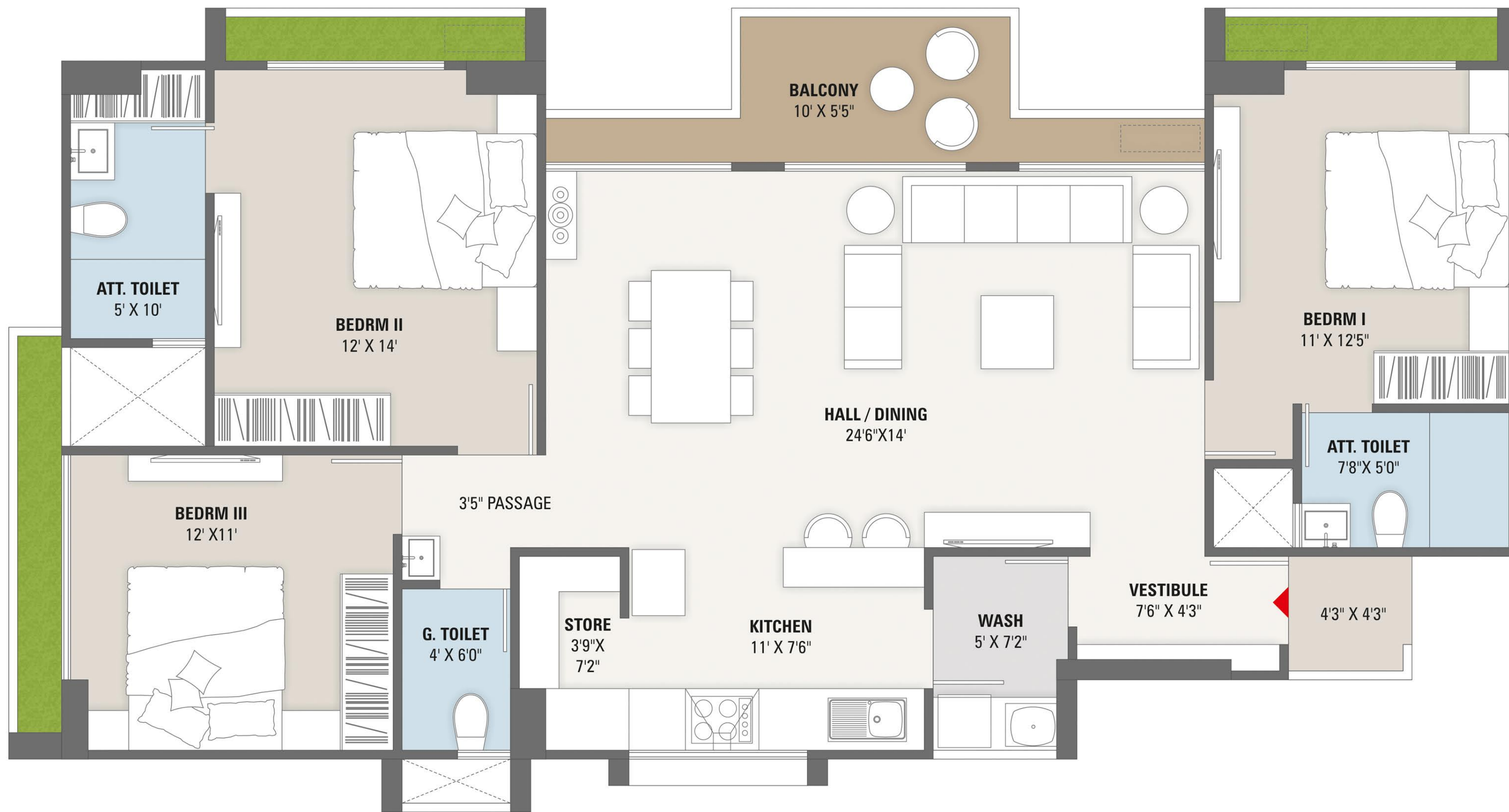
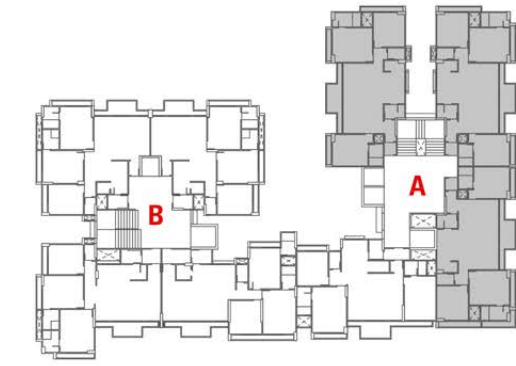


13th FLOOR PLAN



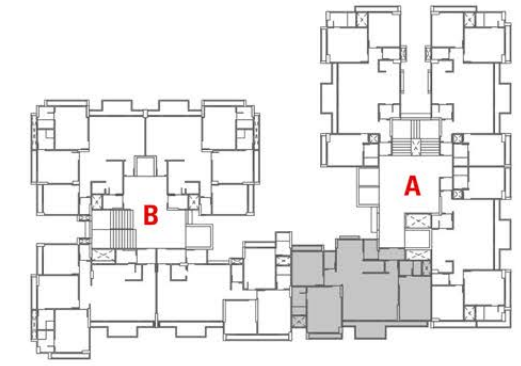
3 BHK UNIT PLAN

BLOCK A | TYPE-A1



3 BHK UNIT PLAN

BLOCK A | TYPE-A2





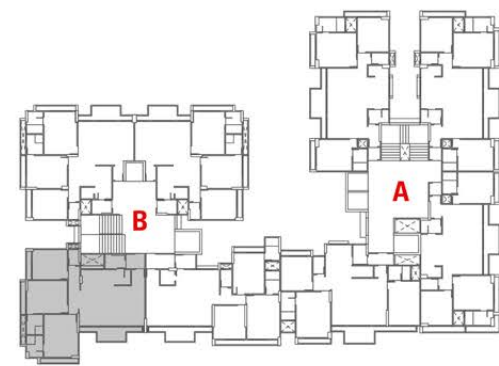
3 BHK UNIT PLAN BLOCK B | TYPE-B1





3 BHK UNIT PLAN

BLOCK B | TYPE-B2



3 BHK UNIT PLAN

BLOCK B | TYPE-B3



NEAR BY 1 to 10 min.

- TCS IT CAMPUS
- NID / NIIT
- JAMNABHAI NARSEE SCHOOL
- PDEU UNIVERSITY
- GUJARAT NATIONAL LAW UNIVERSITY
- BAPS VIDYAMANDIR
- INFOCITY, DA-IICT
- IIT GANDHINAGAR, CRPF, AIRFORCE CAMP
- KARNAVATI UNIVERSITY
- GUJARAT POLICE ACADEMY
- BAPS SWAMINARAYAN
- SHREE DHOLESHWAR MAHADEV
- SMVS - SWAMINARAYAN DHAM
- MAHATMA MANDIR
- TRIMANDIR ADALAJ
- METRO STATION - RANDESAN
- GIFT CITY
- INDRODA PARK
- GANDHINAGAR RAILWAY STATION
- LEELA HOTEL
- SMVS HOSPITAL
- CITY PULSE GANDHINAGAR
- SABARMATI RIVER
- SACHIVALAY, GANDHINAGAR
- AHMEDABAD AIRPORT
- ARANYA UDHYAN



**HILLTOWN
LUXURIA**

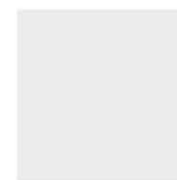
SCAN FOR
LOCATION



Opp. keshvam Square, Nr. Balmukund Lavish,
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M : +91 97375 32478

SCAN FOR
LOCATION



Reg. Rera No. : PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/MAA12104/060723
Website : www.gujrerar1.gujarat.gov.in





DEVELOPERS :

KESARI
CORPORATION

ARCHITECT :



SPACE EDGE
DESIGN STUDIO



SPECIFICATION

FLOORING

Vitrified tiles for in all rooms.
- QUTONE STONEWARE, NEXION (or equivalent)

KITCHEN

Mirror polished granite platform with S.S. sink,
designer glazed tiles up to lintel level.

TOILET

Designer tiles on floor and walls up to lintel level.
Branded sanitary & bath fittings.
- CERA, TOTO, JAQUAR, KOHLER (or equivalent)

DOORS / WINDOWS

Decorative main door & other flush doors with
MS frame as windows Fully glazed anodized
aluminum windows with granite frame.

PLUMBING

ISI CPVC and UPVC pipes for water supply,
PVC + SWR pipes for waste and drainage systems.
Percolation recharge wells as per the norms
branded CP fittings.
- ASTRAL PIPES, FINOLEX, KOHLER (or equivalent)

ELECTRIFICATION

Branded ISI modular switches with copper wiring
the adequate number of points, MCB distribution panel.
- RR KABEL, HAVELLS, L&T
- HIFI SWITCHES, HAVELLS SWITCHES (or equivalent)

WALL FINISH / ELEVATION

Internal mala plaster with white finish putty.
Attractive external elevation with texture plaster.
- JK WALL PUTTY, BIRLA WHITE PUTTY
- ASIAN PAINTS, BERGER PAINTS (or equivalent)

TERRACE

China mosaic for open terrace with water proofing.
- DR. FIXIT, ASTRAL ADHESIVES (or equivalent)

NOTES : • This brochure is not a legal part of the document and is only used for easy and better understanding. • All rights are reserved by developers to make any changes in plan, scheme elevation, dimension and other details there in to comply with statutory regulation shall be binding to all the members • Levis like registration stamp duty. Legal charges, A.M.C., G.S.T. ,Torrent, maintenance charges and other Government taxes (if applicable) etc. are to be borne by member on basis extra • Subject to Gandhinagar Jurisdiction.