



A project by:

Darshanam
Life Space Pvt. Ltd.

An ISO 9001:2008 Certified Company

📍 Darshanam Splendor II,
B/h Nilamber IV / Bright School,
Bhayli TP-1, Vadodara.

☎ 635 911 0808
✉ splendora2@darshanam.co.in
🌐 www.darshanam.co.in

Architect: Placekinesis Associates, Ahmedabad | Structural Consultant: Ashok Shah & Associates

Rera No.: PR/GJ/VADODARA/VADODARA/Others/RAA04862/160219
Gujarat RERA Website: www.gujrera.gujarat.gov.in

We Request: (1) Maintenance Deposit, Document Charges, MGVCCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unilaterally faced.

Disclaimer: All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.

Payment Terms: 30% Booking amount Incl. Token | 10% On Plinth Level | 4% x 12 = 48% On Ground Floor Slab Level | 4% On Plaster Level | 4% On Flooring Level | 4% Before Possession



॥ दर्शनम् ॥



SPLENDORA
II

3 & 4 BHK LUXURIOUS FLATS

design: srinivasdharwad - fbh/19 @ 09/24/2020



WHERE YOUR PURSUIT OF HAPPINESS ENDS



A date with the golden morning sun, abundant green vistas, warm interiors, a rejuvenating nap or a fun evening with friends, what is your idea of happiness? Whatever it is, your quest for joy will end at the stylish apartments of Darshanam Splendor II. The sprawling designer residences offer a rare union of utmost comfort and elegant aesthetics. Elite fittings and grand fixtures further the opulence of these spacious abodes.





WHERE
YOUR HOMES
ARE AS
PAMPERED
AS YOU

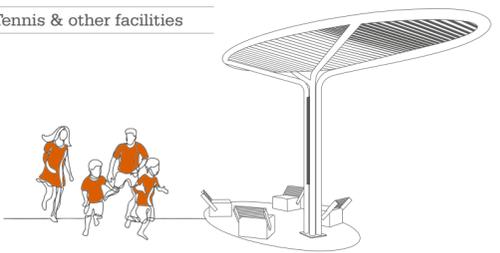
The thoughtfully created Darshanam Splendor II campus houses five immaculately designed, strategically positioned apartment towers. The layout is such that it allows maximum open space and pristine green views around every tower. With each building overlooking the recreational landscape at the centre, ample sunlight and fresh air are sure to greet every home, everyday.



WHERE TIME IS THE MOST IMPORTANT AMENITY THAT YOU ENJOY

- Landscaped Garden
- Party Lawn
- Swimming Pool with Deck & Seating
- Children's Splash Pool
- Children's Play Area
- Open air garden with Nice sit-outs
- Wooden Deck with covered seating
- Multi-purpose Court
- Box Cricket
- Senior Citizen's Seating
- Open to Sky Yoga / Aerobic Zone

- Multi-Purpose Banquet Hall
- Elegant Foyer / Waiting Lounge
- State-of-the-art AC Gymnasium
- Mini Theater
- Pool / Snooker Area
- Indoor games room with Table Tennis & other facilities
- Furnished Guest Suites (2 nos.)



LANDSCAPED GARDEN



CHILDREN'S SPLASH POOL

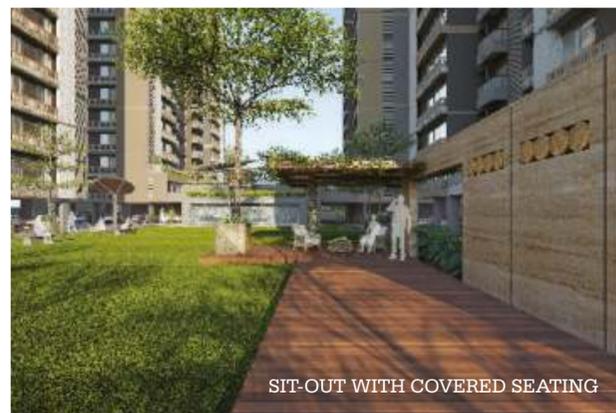


ELEGANT SIT-OUTS



MULTI-COURT

A CENTRAL TWO-TIER RECREATIONAL HAVEN

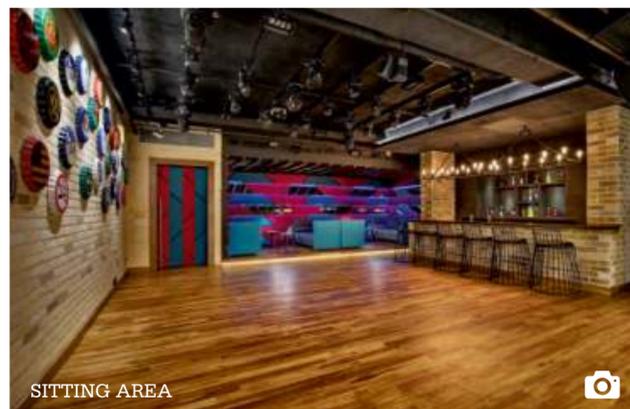




DISCOTHEQUE



DISCOTHEQUE



SITTING AREA



MINI THEATER



MULTI-PURPOSE BANQUET HALL



AC GYMNASIUM WITH ALL MODERN EQUIPMENTS





SNOOKER & TABLE TENNIS AREA



CHILDREN'S PLAY AREA



CARD TABLE AREA



RECEPTION AREA



CLUB HOUSE ENTRY



SUITE ROOM





LAYOUT PLAN **GROUND PLAN**



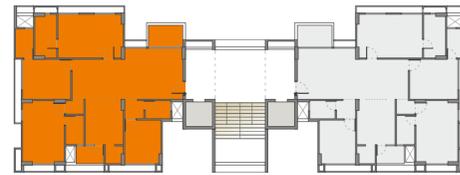
LAYOUT PLAN FIRST FLOOR



24.00 MT. WIDEROAD

24.00 MT. WIDEROAD

A&B 4 BHK
TYPICAL PLAN



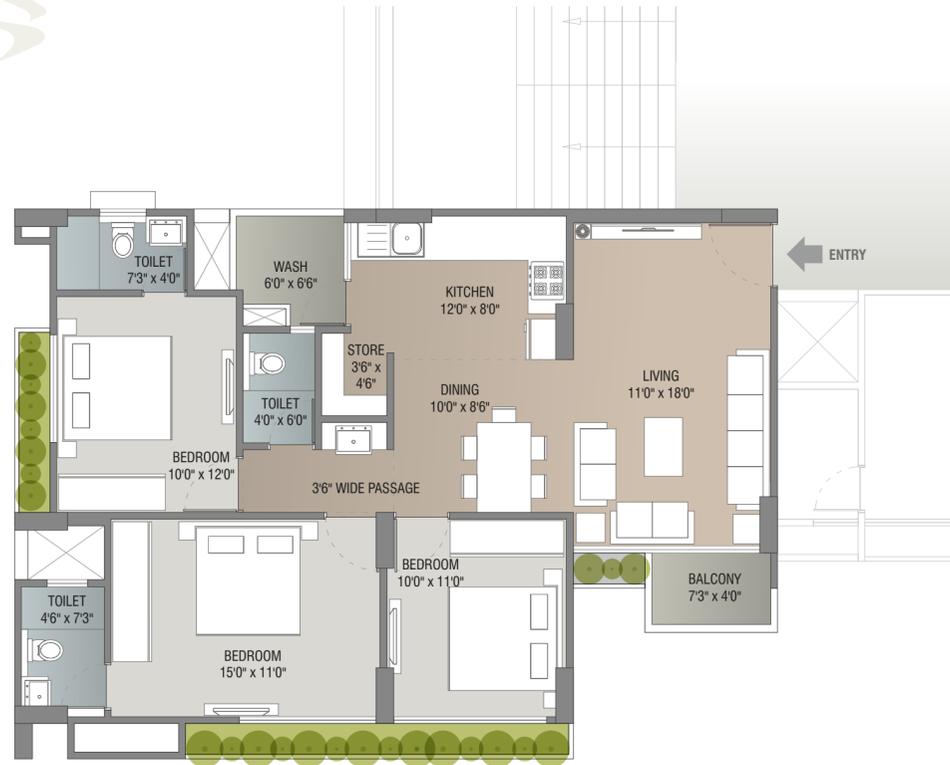
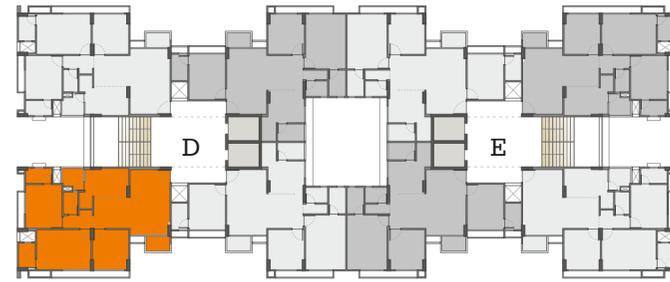
All Actual Photos

C 3 BHK
TYPICAL PLAN

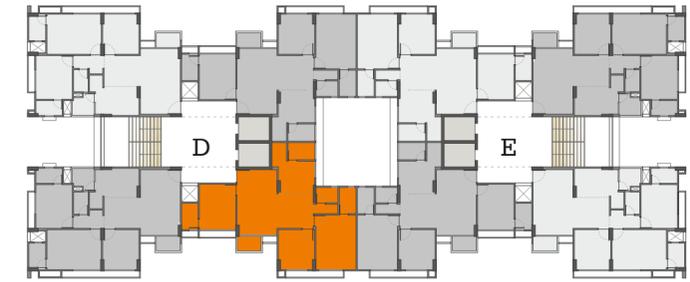


All Actual Photos

D&E 3 BHK
TYPICAL PLAN
TYPE 1



D&E 3 BHK
TYPICAL PLAN
TYPE 2





📷 All Actual Photos

SPECIFICATIONS

At Darshanam Splendora II life takes a relaxing turn. The 3 & 4 BHK Apartments offer great ventilation and a sense of spaciousness. Rest assured that each detail is being taken care of, as nothing seems to be compromised. Enjoy the airiness of the spaces and feel the warmth of the interiors; evident details of the undivided attention to each aspect of planning!

STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

FLOORING

- (Large size) Vitrified Flooring in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms
- Anti-skid flooring in balcony & wash

WALL FINISH

- Interiors: 2-coat Putty with Primer finish
- Exteriors: Texture with Weather Resistant Paint

ELECTRICAL

- Concealed copper ISI wire with modular switches
- Sufficient electrical points, as per architect's planning
- MCB for each apartment

KITCHEN

- Exclusive kitchen platform and kitchen sink. Wash area with ceramic tiles dado & natural stone / anti-skid tile flooring

BATH

- Designer bathrooms with premium quality fittings & vessels.
- Glazed tile dado upto Door Height.
- Good quality concealed PVC Plumbing.

DOORS

- **Main Door:** High quality wooden frame door with veneer paneling on both sides
- **Other Internal Doors:** Premium quality with laminated branded flush doors
- All doors with Lock Fittings

WINDOWS

- Dumal / UPVC sliding windows with mosquito net

TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.

VALUE ADDITIONS

- An inviting Entrance Gate / Admin Office
- Secured gated community with Intercom
- 24 x 7 Security with Security Cabin
- CCTV enabled Campus
- Electric fencing surrounding the Campus
- Allotted Parking with sufficient guest parking
- Power Back-up for Common Areas
- Individual RO System
- 2 Automatic Elevators for each Tower
- 24 Hours Water supply through centralized pressure system
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires
- Efficient planning
- Well-ventilated & Breezy Infrastructure
- Minimum Wastage of Space
- Easy Maintenance Design in Common Area

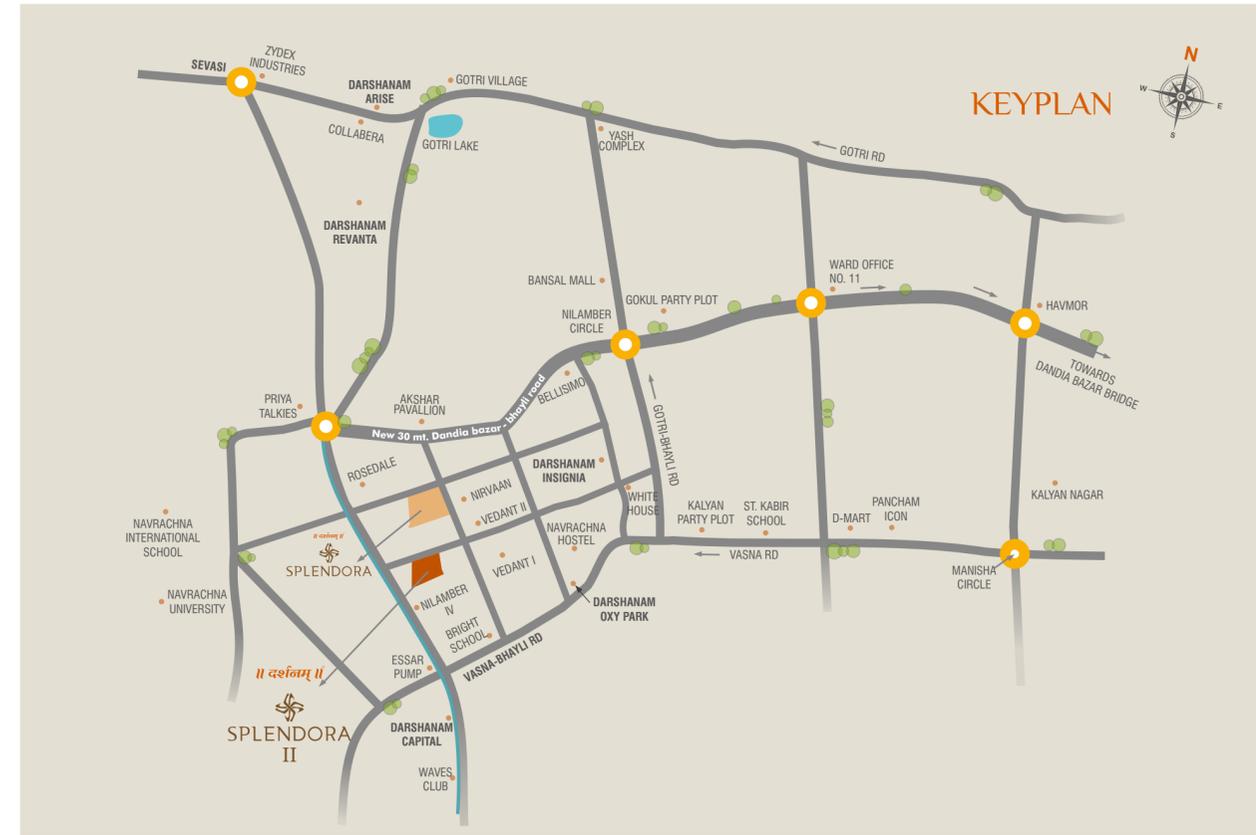
Every aspect of development aims at creating splendour

BRANDED HOMES @ DARSHANAM SPLENDORA-II

At Darshanam Splendora-II we have used some of the most premium and respected brands to create a truly remarkable home. You are assured of the utmost quality at every aspect, be it the materials which are obvious to the one's which are concealed. Thus enhancing the aesthetics, the functionality and providing a long lasting, trouble free usage.

Disclaimer: The developers reserve the right to change/ alter the brands specified above, subject to its availability to an equivalent and competitive product.




 Google Co-ordinates
 22°17'38.7"N 73°07'53.6"E

SCAN QR For Location 

SCAN QR For Experience E-Brochure 

CONVENIENTLY LOCATED

Darshanam Splendora-II is located strategically being equi-distant from both Vasna Bhayli Main Road & New 30 mt. Dandia bazar - bhayli Main Road. Also it is very near to the road that connects it to Old Padra Road & further to Gotri-Sevasi Road.

- Educational Institutions:**
 Navrachna International School, Navrachna University, Bright School, Poddar School, GPS, DPS, St. Kabir, Iira International, Vibgyor
- Temples:**
 Raneshwar Mahadev Temple, Iskcon Temple, Ayyapa Temple, Swaminarayan Temple, Jain Derasar
- Petrol Pump:** Within 500 Mts.
Railway Station: 6 Kms (approx.)
Airport: 12 kms (approx.)
- Retail Outlets:**
 D-Mart, Pancham Icon, BCH, KP Luxuria, Rajpath, Triumph, Darshanam Oxy Park, Bansal Mall and many new complexes under construction