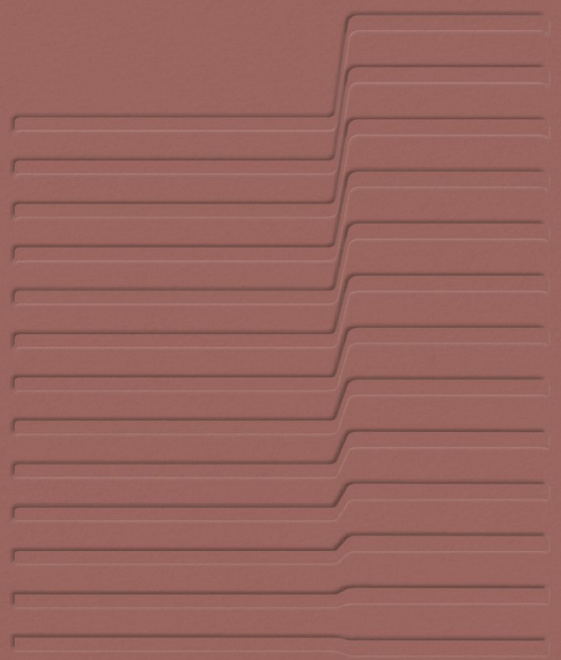
PRAPTI™

Developers: AARAV CORPORATION
Spring's Exotica 3, Near Nilamber Grandeur-II,
Beside Shanti Niketan Bungalows, Bhayli TP 24B, Vadodara.

Phone: +91 99240 57775, 98250 43885
Email: info@praptigroup.com, rjp@praptigroup.com

Architect: **Urvi Shah, TRAANSPACE**
Structural Consultant: **Ashutosh Desai, ADCE**

WELCOME TO LIFE!



SPRING'S EXOTICA 3

WHERE LUXURY IS CURATED TO PERFECTION

WELCOME TO SOLACE

Where tranquil sunsets await you

Imagine a home where golden sunsets await you. A home that beckons you to large open outdoor decks that treat you to panoramic views. A home where it is always springtime. Welcome to **Spring's Exotica 3**, an elite residential community of charming 4 BHK apartments and 5 BHK duplex penthouses where a serene life awaits you.

Designed with you at the centre, every residence here has been carefully crafted to bring you a home that's perfect in every detail. Within the stunning gated campus is a tranquil world which holds 20 limited edition boutique homes and the best of urban lifestyle inside its walls. From super-luxurious abodes to like-minded neighbours to premium modern amenities to abundance of greenery to round-the-clock security to great connectivity **Spring's Exotica 3** has it all.

WELCOME TO PURE LUXURY

Where art meets engineering

Spring's Exotica 3 offers 20 limited edition boutique homes, in apartments and duplex penthouse formats, for the discerning ones with an eye for aesthetics. The mesmerizing facade is crafted for eternal beauty. The sleek straight lines exude class and sophistication. An exemplary structure where art meets engineering to bring you a contemporary lifestyle like no other. The Southern side of this elaborately-designed high-rise has been deliberately kept open for the sun to shine in full glory. The South-West direction invites the winds to whisper sweet nothings to you, as you unwind after a hard day's work and spend some quality time with your loved ones.

THE BRAHMASTHAAN - the central part of the building, is kept open-to-sky to attract and disperse maximum positive energies in all directions.

The Master Bed Room is perfectly set in the Nairutya - South-West ushering in stability and good fortune.

The Vastu based positioning also fosters mild morning sunshine and helps avoid the afternoon sun, keeping the living spaces cooler and more comfortable.

WELCOME TO SUN AND BREEZE

Where design is dedicated to nature

At **Spring's Exotica 3** nature is a part of your every home. Thoughtfully made with you at the centre, our 4 BHK residences and 5 BHK penthouses with a multi-purpose hall in the lower level are built to bring you more of nature's bounty. The elegant abodes boast of smart layouts that marry spatial abundance with airiness in each corner. The intelligent room-placements block out the west side-completely ensuring that your bedrooms never receive harsh sunlight but your living spaces are always bright and breezy. The premium finishing, fittings and fixtures are of course a given in these luxurious residences.

WELCOME TO PERFECTION

Where everything is tailored to your standard

Homes at **Spring's Exotica 3** come with perks and privileges that make you feel special each day, in every way. For instance, a 600 sq. ft. balcony in our duplex penthouse where you can simply stroll around on a moonlit night or sip on a steaming cup of tea on a lazy Sunday morning. You can even transform it into a dance floor if you feel like partying!

The open areas like balconies and terraces are intelligently placed in the mild sunlight zone and oriented to attract the cool monsoon and winter winds.

The central landscaped gardens and other open areas are purposely placed in the south-east direction to ensure moderate sunlight through the year.

WELCOME TO A GREEN LIFE

Where landscape is at the core of design

While we are at it, we have created lush landscapes around your vicinity in such a manner that each balcony opens up to the goodness of nature. What's more, the direction of the garden and your balconies have been designed so meticulously that the sunshine mildly teases you in the morning but never bothers you during the harsh noons, especially the summers. Our own little way of ensuring that it's always springtime at **Spring's Exotica 3**.

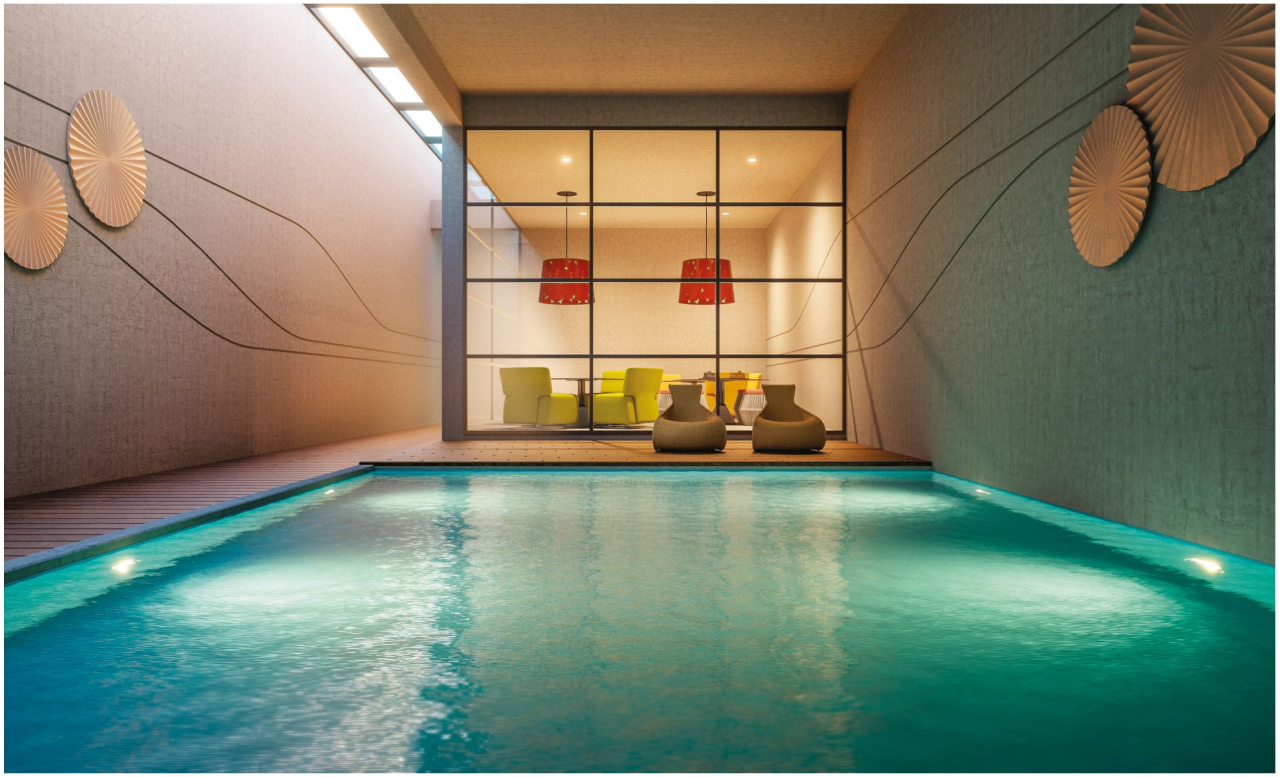
With the swimming pool set beneath the landscaped garden, your pool times will always remain private. Also, the garden views from the first-floor residences also remain intact.

Speaking of convenience, we have also included a Servant Room on the upper level with entrance from the upper floor and then moving to lower floors, just to keep your privacy intact.

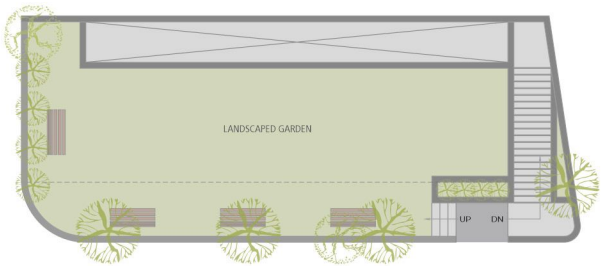
WELCOME TO LEISURE!

Where every day is Saturday

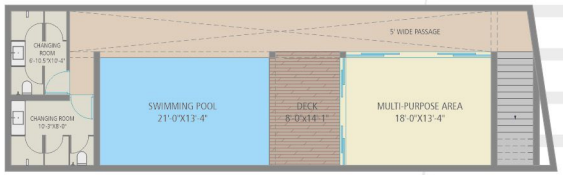
Did you ask about amenities? Well, homes that hail from a legacy like Prapti Group's always have them as normal. Amenities like Theatre, Banquet, Gym, Swimming Pool and all that jazz have been seamlessly integrated into the campus and are something that we seldom call 'amenities'. They are staples perfectly embedded into your everyday lives for fun and relaxation. When you own a home at **Spring's Exotica 3**, it's the least you can expect, isn't it?



GROUND FLOOR



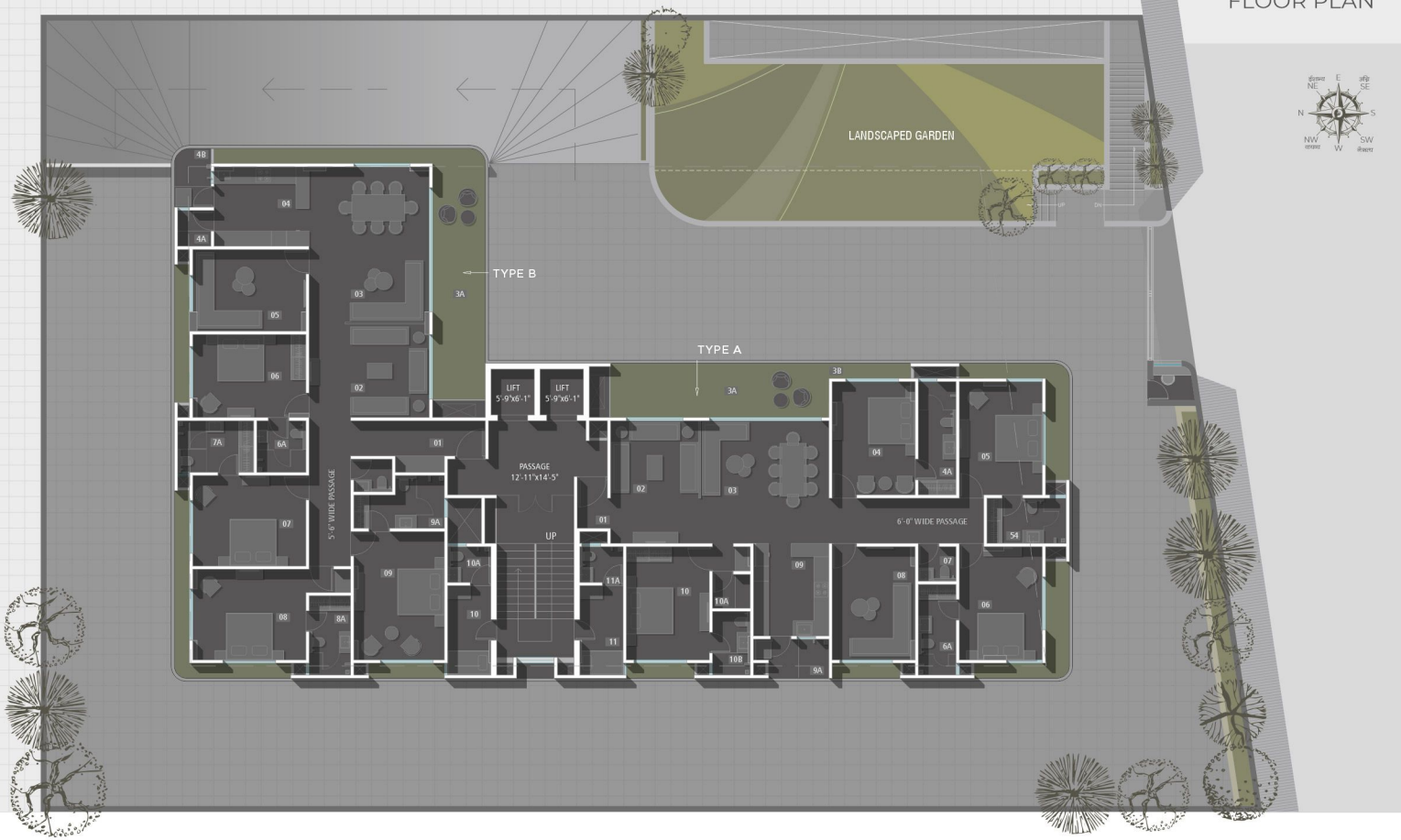
BASEMENT



WELCOME TO THOUGHTFUL ARCHITECTURE

where every corner is crafted with care

TYPICAL FLOOR PLAN



TYPE B

01	FOYER	12'-5"x6'-5"	05	THEATRE	15'-0"x10'-10"	09	BEDROOM	12'-0"x17'-0"
02	FORMAL LIVING	15'-11"x12'-5"	06	BEDROOM	15'-0"x11'-0"	9A	DRESS/TOILET	12'-0"x7'-0"
03	FAMILY LIVING + DINING	16'-0"x20'-7"	6A	TOILET	6'-6"x6'-10"	10	SERVANT'S ROOM	5'-9"x11'-10"
3A	BALCONY	7'-0" X 32'-10"	07	BEDROOM	15'-0"x12'-0"	10A	TOILET	5'-9"x4'-9"
04	KITCHEN	12'-7"x10'-6"	7A	DRESS/TOILET	10'-1"x6'-10"			
4A	STORE	4'-5"x4'-9"	08	BEDROOM	15'-0"x12'-0"			
4B	UTILITY	4'-10"x7'-9½"	8A	DRESS/TOILET	5'-6"x10'-6"			

TYPE A

01	FOYER	4'-0"x6'-5"	05	BED ROOM	11'-0"x15'-0"	9A	UTILITY	8'-0"x5'-2"
02	FORMAL LIVING	11'-8"x16'-3"	5A	TOILET	10'-6"x6'-0"	10	BEDROOM	11'-0"x15'-0"
03	FAMILY LIVING+DINING	17'-0"x16'-3"	06	BEDROOM	11'-0"x15'-0"	10A	STORE	5'-0"x4'-6"
3A	BALCONY	28'-0" X 7'-2"	6A	TOILET	5'-0"x12'-0"	10B	TOILET	5'-0"x8'-5"
3B	BALCONY	2' WIDE	07	POWDER TOILET	5'-0"x4'-7"	11	SERVANT'S ROOM	5'-9"x11'-10"
04	BEDROOM	11'-0"x15'-0"	08	THEATRE	11'-0"x15'-0"	11A	TOILET	5'-9"x4'-9"
4A	TOILET	5'-0"x15'-0"	09	KITCHEN	10'-0"x12'-3"			

WELCOME TO DREAM LIVING

where layouts foster an abundance of space

PENT HOUSE-
UPPER LEVEL

TYPE B

01	FOYER	12'-5"x6'-5"	04	FORMAL LIVING	21'-0"x17'-10"	06	C. TOILET	5'-6"x7'-0"
02	BEDROOM	12'-0"x17'-0"	4A	TERRACE GARDEN	17'-5" X 35'-7"	07	SERVANT'S ROOM	5'-9"x11'-10"
2A	DRESS/TOILET	12'-0"x7'-0"	05	KITCHEN/DINING	15'-0"x21'-9"	7A	TOILET	5'-9"x4'-9"
03	BEDROOM	15'-0"x12'-0"	5A	STORE	5'-6"x5'-2"			
3A	DRESS/TOILET	5'-6"x10'-6"	5B	UTILITY	7'-11"x10'-9"			

TYPE A

01	FOYER	4'-0"x6'-5"	4B	UTILITY	11'-0"x5'-2"	08	BED ROOM	11'-0"x15'-0"
02	FORMAL LIVING	16'-5"x 21'-5"	05	DINING	11'-0"x16'-3"	8A	TOILET	5'-0"x15'-0"
2A	TERRACE GARDEN	29'-0" X 17'-5"	5A	BALCONY	7'-2" WIDE	09	SERVANT'S ROOM	5'-9"x11'-10"
03	STAIRCASE	10'-0" X 12'-3"	06	TOILET	5'-0"x6'-0"	9A	TOILET	5'-9"x4'-9"
04	KITCHEN	11'-0"x12'-3"	07	BEDROOM	11'-0"x15'-0"			
4A	STORE	5'-0"x10'-7"	7A	TOILET	10'-6"x6'-0"			

WELCOME TO A CELEBRATION OF LIFE

where the joy of living is endless

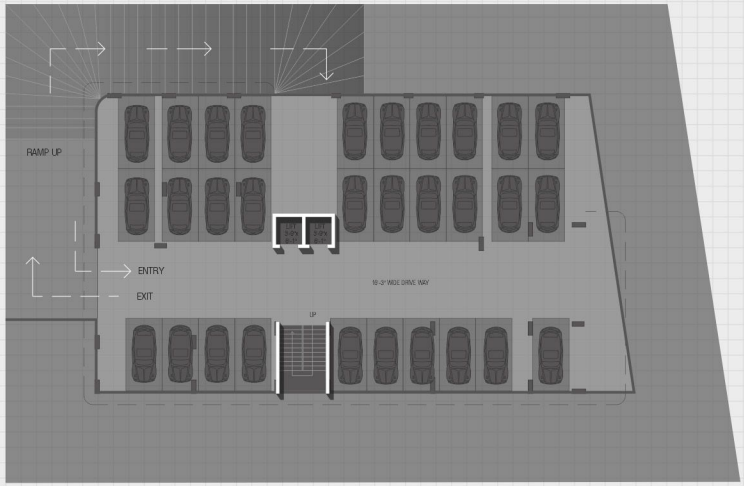
PENT HOUSE-
LOWER LEVEL

TYPE B

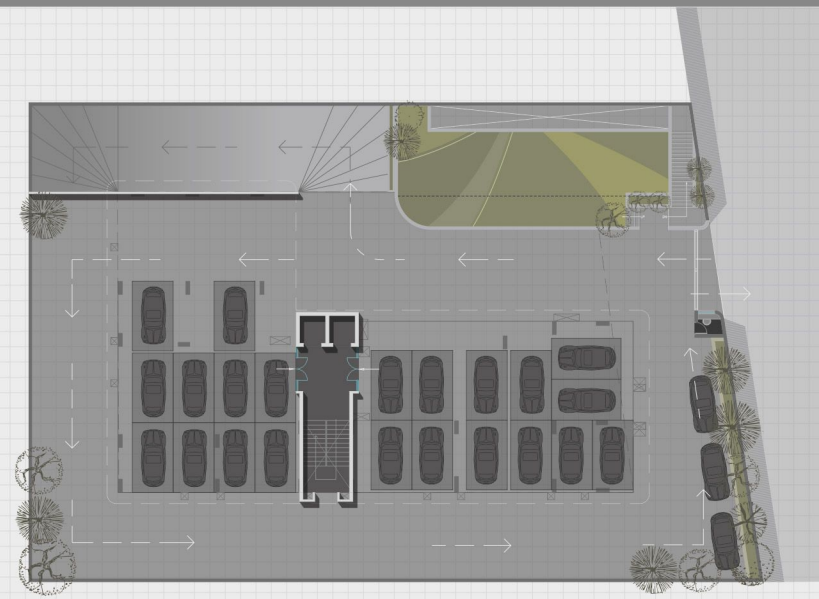
01	BEDROOM	12'-0"x17'-0"	2A	DRESS/TOILET	5'-6"x10'-6"	4A	DRESS/TOILET	15'-0"x7'-5"
1A	TOILET	12'-0"x7'-0"	03	MULTI PURPOSE HALL	21'-0"x17'-10"	05	SERVANT'S ROOM	5'-9"x11'-10"
1B	DRESS AREA	17'-5"x6'-10"	3A	BALCONY	17'-5" X 35'-7"	5A	TOILET	5'-9"x4'-9"
02	BEDROOM	15'-0"x12'-0"	04	BEDROOM	20'-11"x13'-11"			

TYPE A

01	BEDROOM	11'-0"x21'-5"	03	BED ROOM	16'-5"x15'-0"	05	STAIRCASE	10'-0" X 12'-3"
1A	BALCONY	18'-6" x 17'-5"	3A	TOILET	15'-11"x6'-0"	06	SERVANT'S ROOM	5'-9"x11'-10"
1B	DRESS/TOILET	5'-0"x17'-0"	04	BEDROOM	16'-5"x15'-0"	6A	TOILET	5'-9"x4'-9"
02	MULTIPURPOSE HALL	21'-5"x16'-3"	4A	DRESS AREA	11'-0"x6'-10"			
2A	BALCONY	7'-2" WIDE	4B	TOILET	11'-0"x7'-9"			



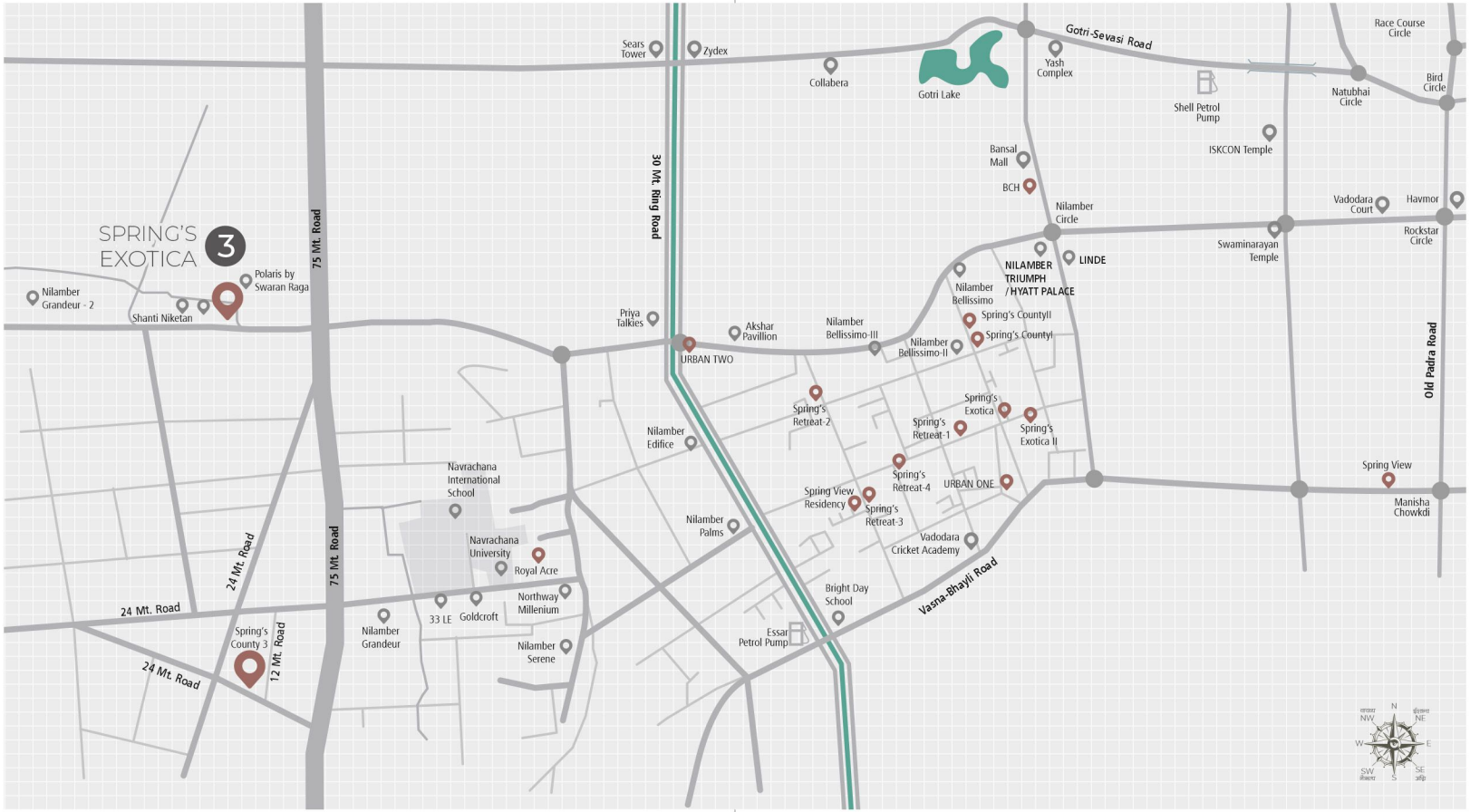
BASEMENT PLAN



GROUND FLOOR

SPECIFICATIONS

LOCATION	WALLS	FLOOR	DOORS	WINDOW/GLAZING	CEILINGS	CP FITTING/ SANITARY FIXTURES
LIVING/DINING	2 coat Birla Putty with, Acrylic Emulsion Paint	Vitrified Tiles	Stone Framed with European style flush panel	Powder coated Aluminum with 3- track & mosquito net	Acrylic Emulsion Paint	
BEDROOM	2 coat Birla Putty with, Acrylic Emulsion Paint	Vitrified Tiles	Stone Framed with European style flush panel	Powder coated Aluminum with 3- track & mosquito net	Acrylic Emulsion Paint	
KITCHEN	4' High Vitrified/Glazed Tiles above counter	Vitrified Tiles	Stone Framed with European style flush panel	Powder coated Aluminum with 3- track & mosquito net	Acrylic Emulsion Paint with Cornice	Double bowl stainless steel sink with drain board
TOILETS	7'High Ceramic Tiles above counter	Antiskid Ceramic Tiles	Stone Framed with European style flush panel	Powder coated glass louvers	Cement Plaster with false ceiling Gypsum or equiv.	Granite Counter top, branded sanitary fixtures, double lever CP fitting. Provision for hot & cold water supply system
BALCONIES	-	Antiskid Rustic Tiles	-	-	Permanent Paint Finish	-
FACADE	Permanent Texture Paint Finish	-	-	-	-	-
FOYER	2 coat Birla Putty with, Acrylic Emulsion Paint	Vitrified Tiles	-	-	Acrylic Emulsion Paint	-
STAIRCASE	Acrylic Emulsion Paint	Stone	-	-	Acrylic Emulsion Paint	-
ENTRANCE LOUNGE	Acrylic Emulsion Paint/POP Punning	Stone	-	-	Acrylic Emulsion Paint	-
LIFT	Automatic High Speed	Vinyl	Stainless Steel	-	Stainless Steel & wood	-
LIFT FACADE	Granite/Vitrified	S.S.	-	-	-	-



WELCOME TO CONNECTIVITY

Where everything is just minutes away

A prime location at BHAYLI TP 24B is another luxury your home will enjoy at **Spring's Exotica 3**I. Stay connected to all necessary conveniences and major parts of the city, which are just minutes away from your homes here. Daily commute will now be as easy as a breeze!

SCAN FOR LOCATION

Vadodara Railway Station	8.00 KM
Vadodara Airport	14.00 KM
School / University	3.00 KM
Multi Speciality Hospital	4.00 KM
Super Market	3.50 KM
Sports Facility	1.50 KM
Mall / Hotel	2.50 KM

PRAPTI™

Since 2005, year after year Prapti Group has brought forth elegant real estate solutions. Be it luxury bungalows, premium apartment complex, infrastructure ready plots or hi-end commercial spaces, each of our project is appreciated for its innovative design & excellent execution.

Thoughtful planning and meticulous execution... the minute detailing that helps create the desired feel can be seen all around, in each of its projects. Prapti Group strives to understand the evolving needs of its customers and create quality real estate solutions while catering to the tastes and budget needs of its discerning customers.

Spring's County 3 | 2021

Urban Two | 2021

BCH (Baroda Commerce House) | 2016

Urban One | 2016

Spring's Retreat 4 | 2014

Spring's Exotica 2 | 2013

Spring's Retreat 3 | 2012

Solitude | 2011

Spring's Retreat 2 | 2010

Spring's Retreat 1 | 2009

Spring's Exotica | 2008

Spring's County 2 | 2007

Spring's County 1 | 2006

Spring's View Residency | 2005

design: strokes&arrow_21@9824092010