

**PRAPTI™**

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

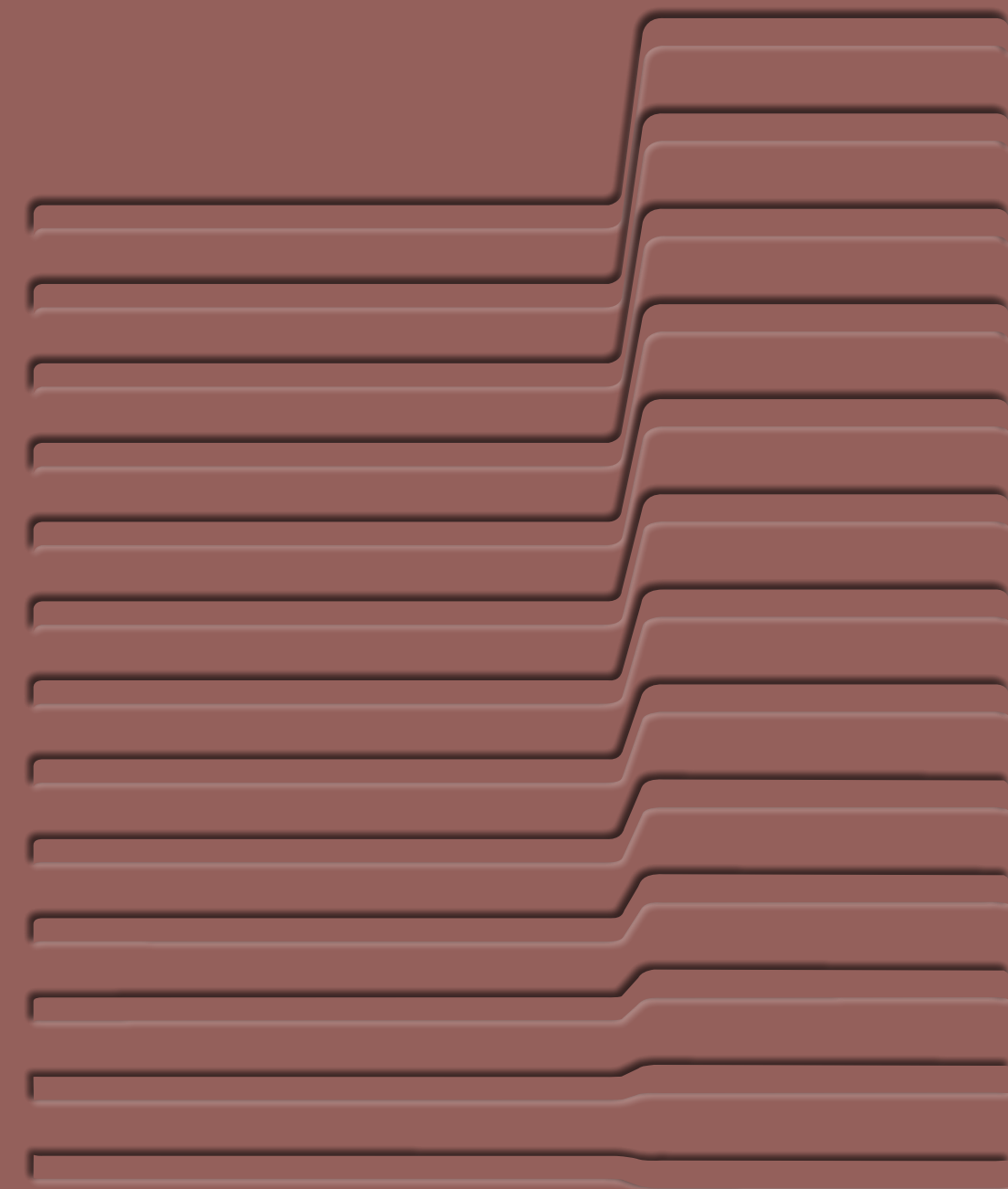
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Structural Consultant: Ashutosh Desai, ADCE

RERA Registration No.: PR/GJ/VADODARA/VADODARA/Others/RAA10164/070522  
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WELCOME TO LIFE!



SPRING'S  
EXOTICA **3**

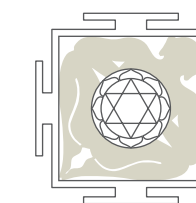
WHERE LUXURY IS CURATED TO PERFECTION



# 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.

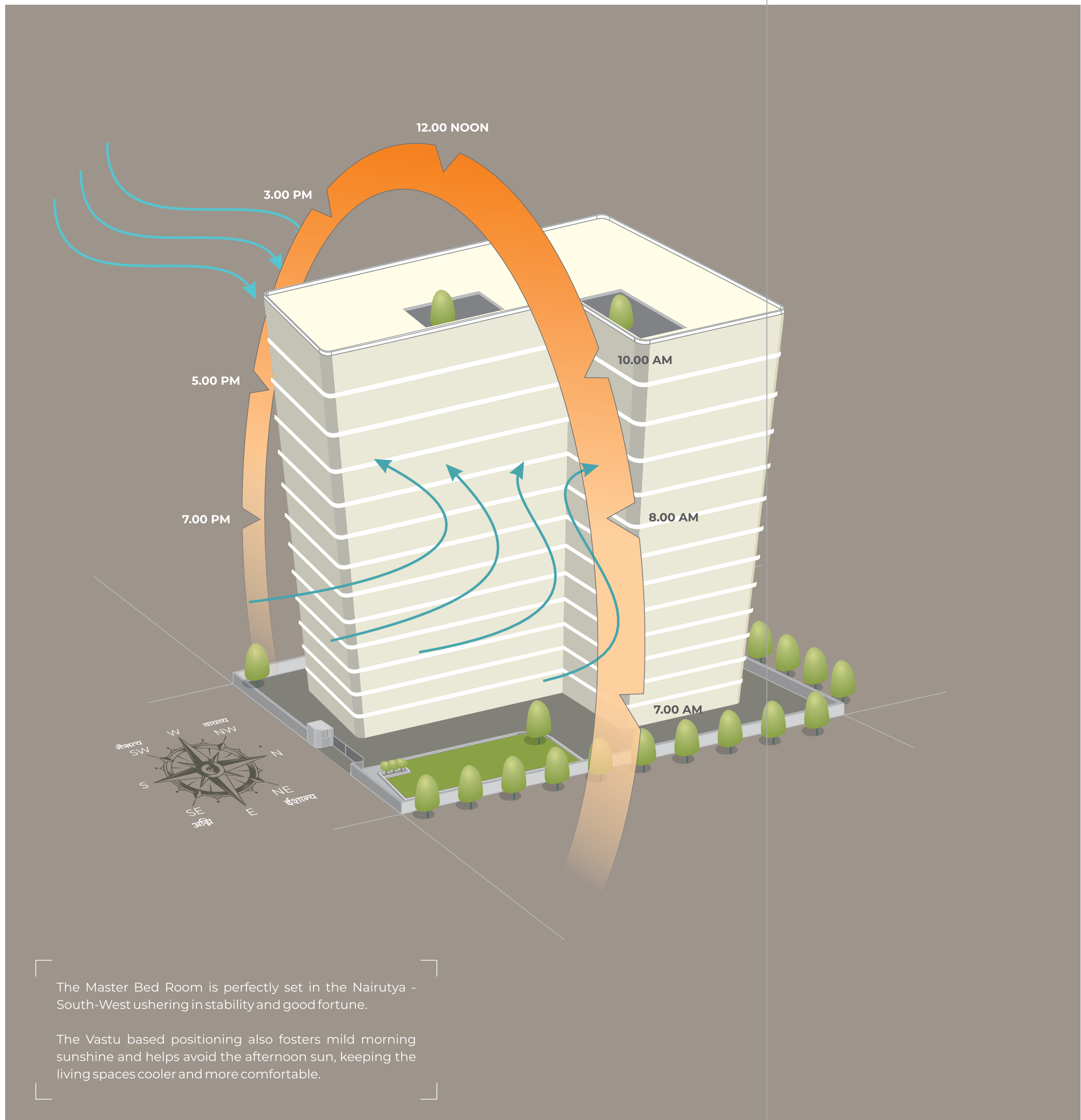


# WELCOME TO SOLACE

**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.



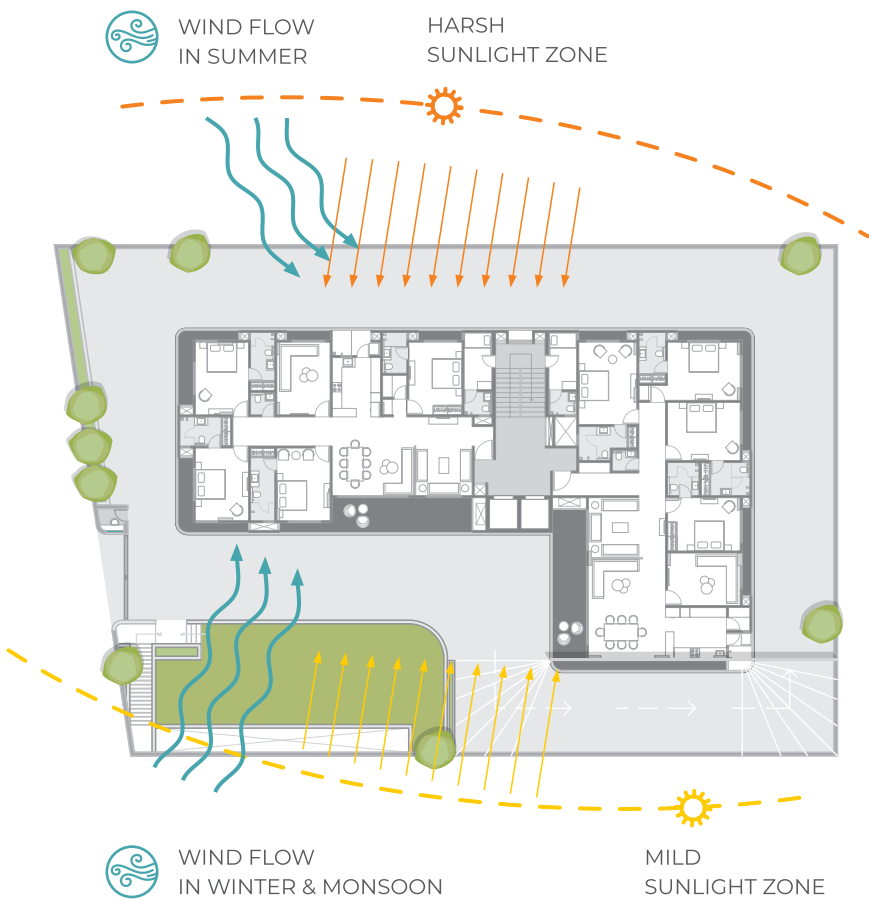
The Master Bed Room is perfectly set in the Nairutya - South-West ushering in stability and good fortune.

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**.

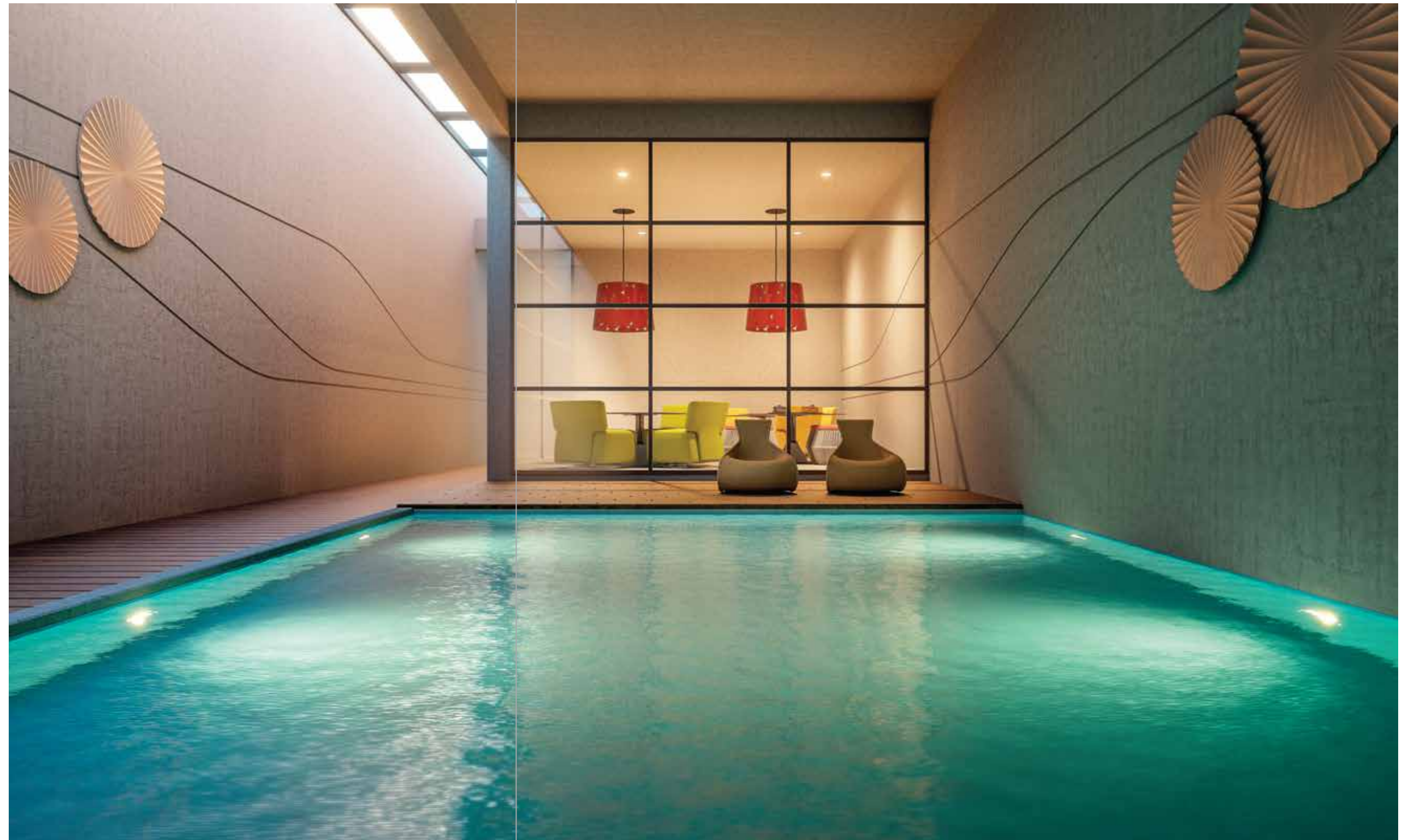
With the swimming pool set beneath the landscaped garden, your pool times will always remain private. Also, the garden views from the first-floor residences also remain intact.

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.

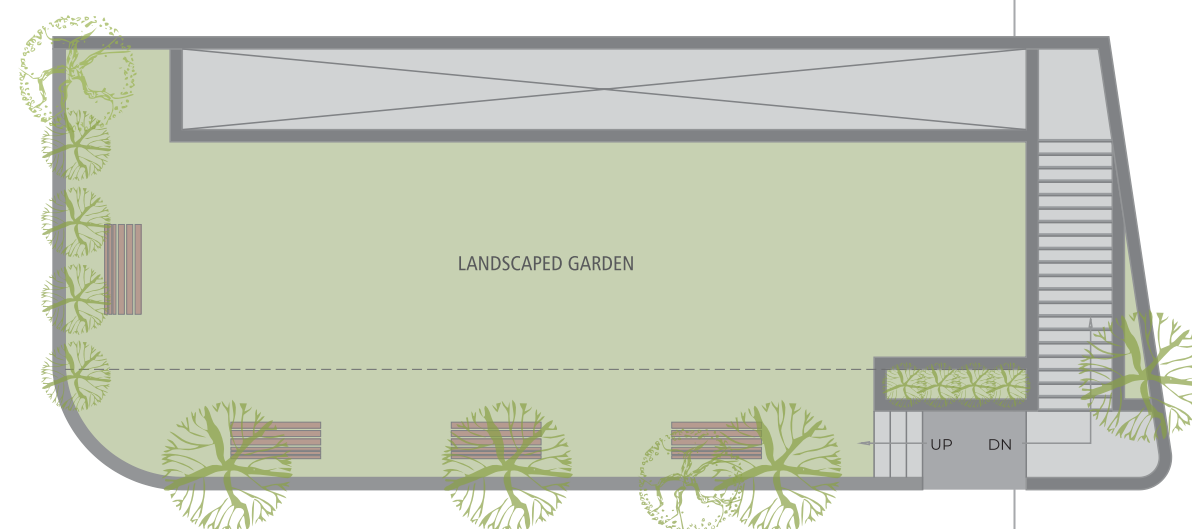
# WELCOME TO LEISURE!

Where every day is Saturday

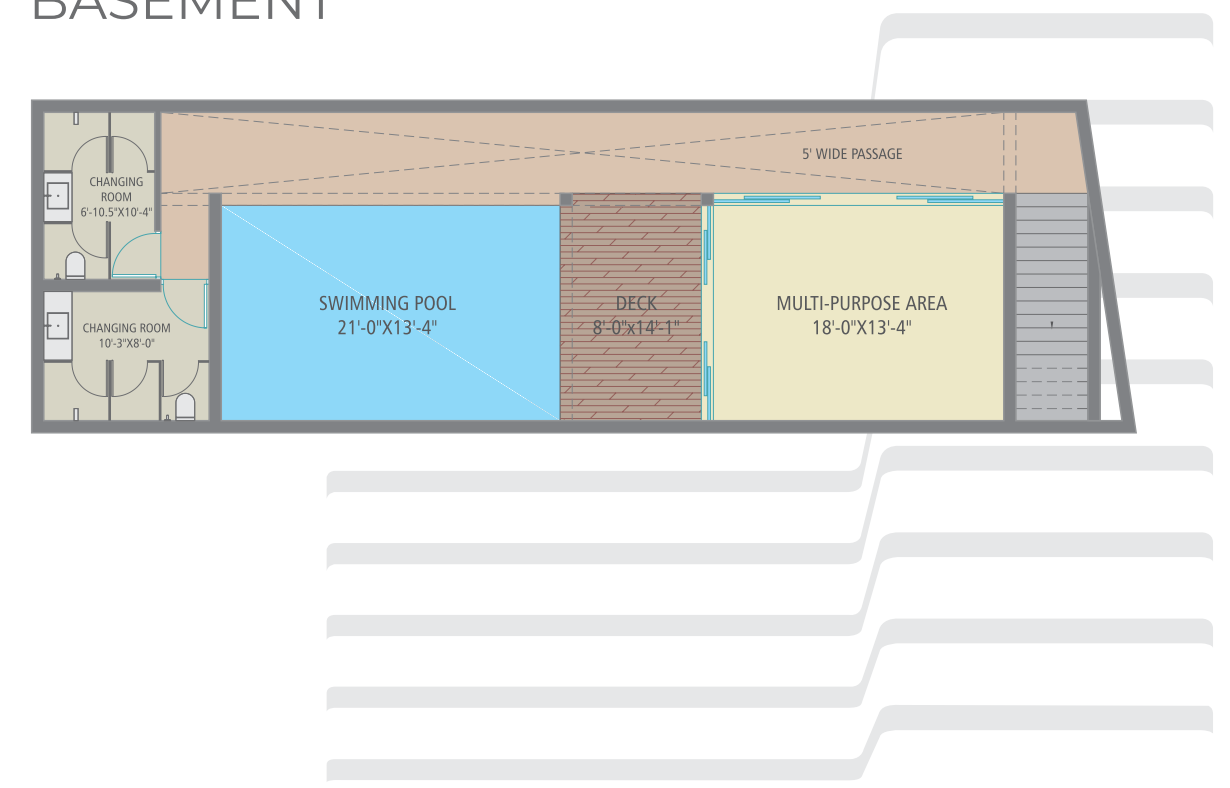
Did you ask about amenities? Well, homes that hail from a legacy like Prapti Group's always have them as normal. Amenities like Theatre, Banquet, Gym, Swimming Pool and all that jazz have been seamlessly integrated into the campus and are something that we seldom call 'amenities'. They are staples perfectly 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



WELCOME TO DREAM LIVING  
where layouts foster an abundance of space

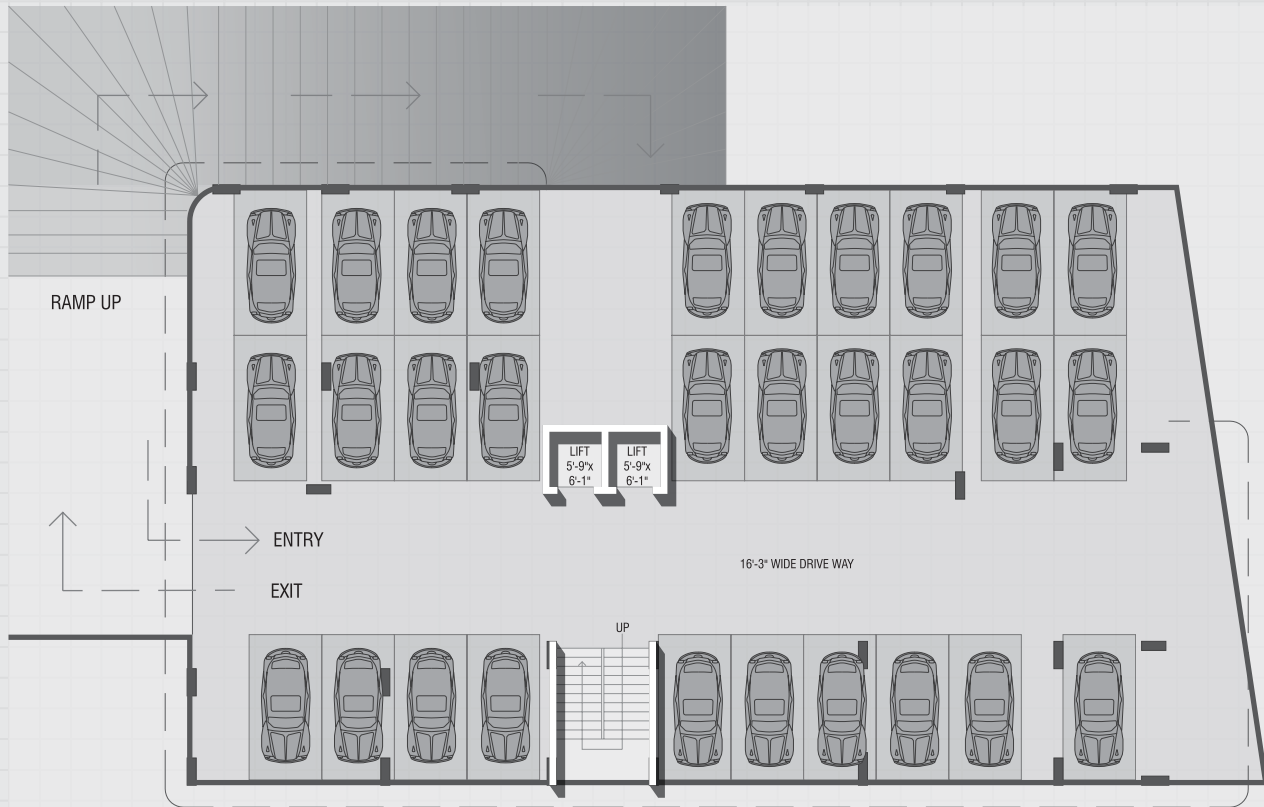
PENT HOUSE-  
UPPER LEVEL



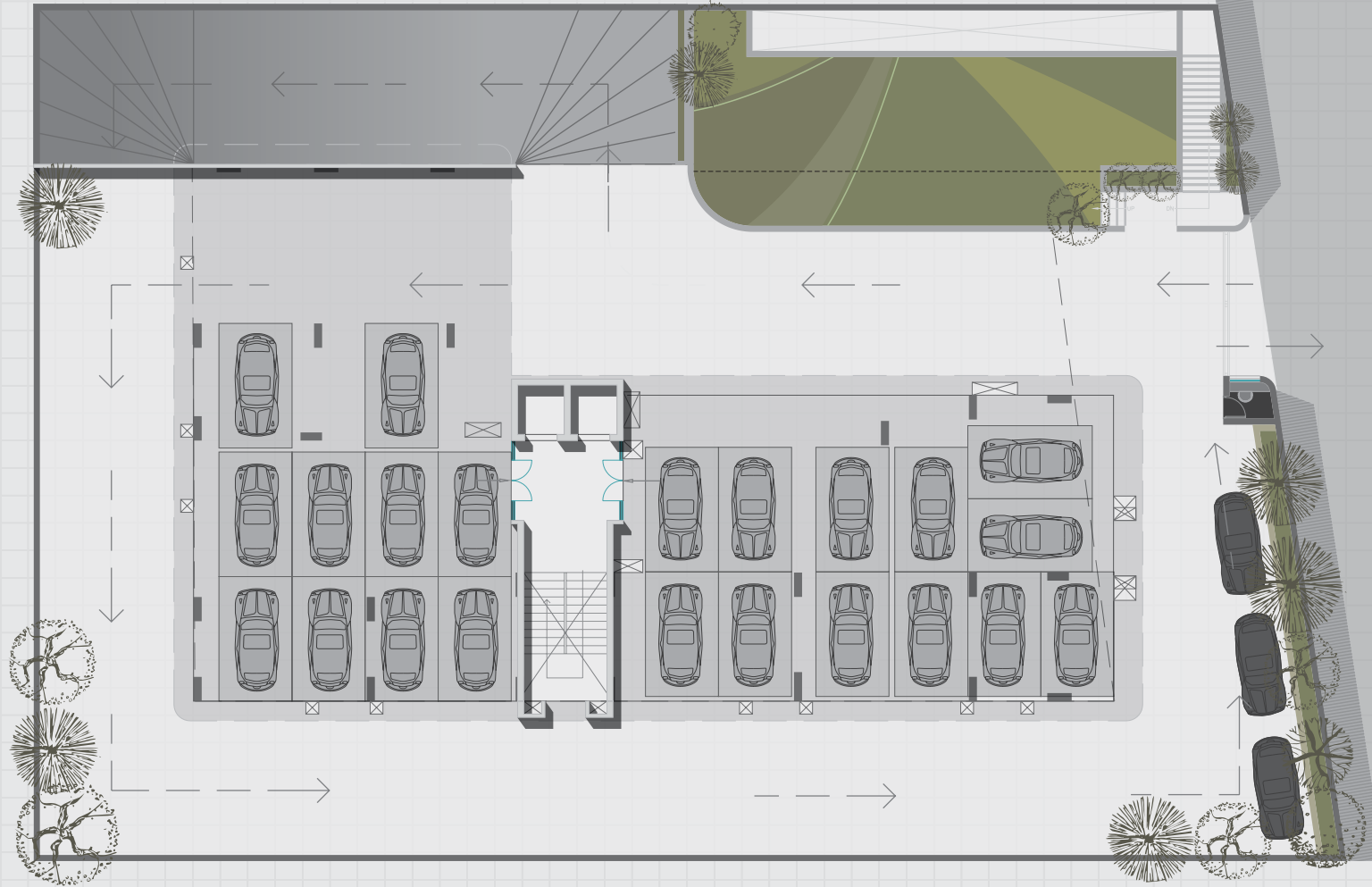
WELCOME TO A CELEBRATION OF LIFE  
where the joy of living is endless

PENT HOUSE-  
UPPER LEVEL





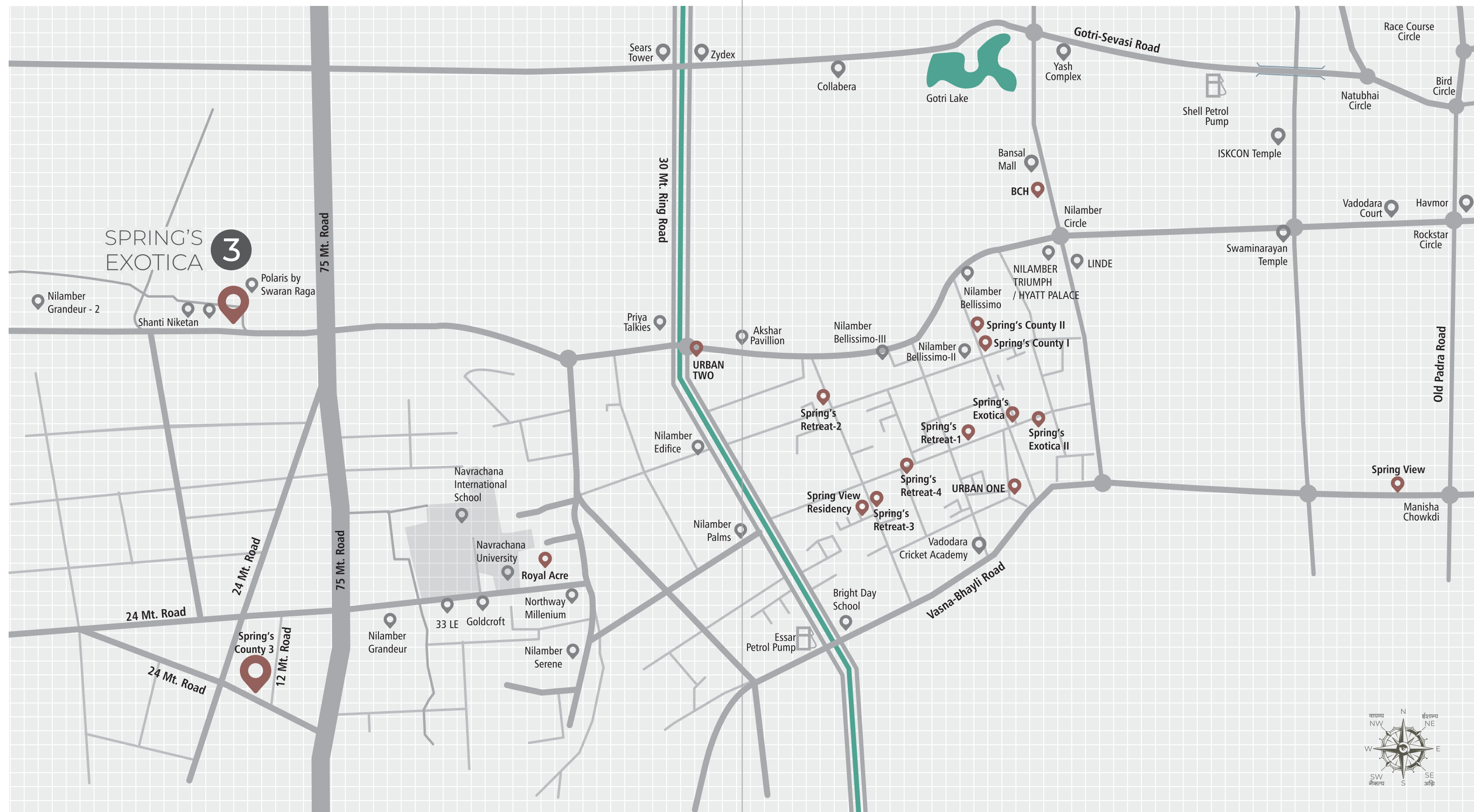
BASEMENT PLAN



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 3I**. 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

|                           |          |
|---------------------------|----------|
| Vadodra Railway Station   | 8.00 KM  |
| Vadodra 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