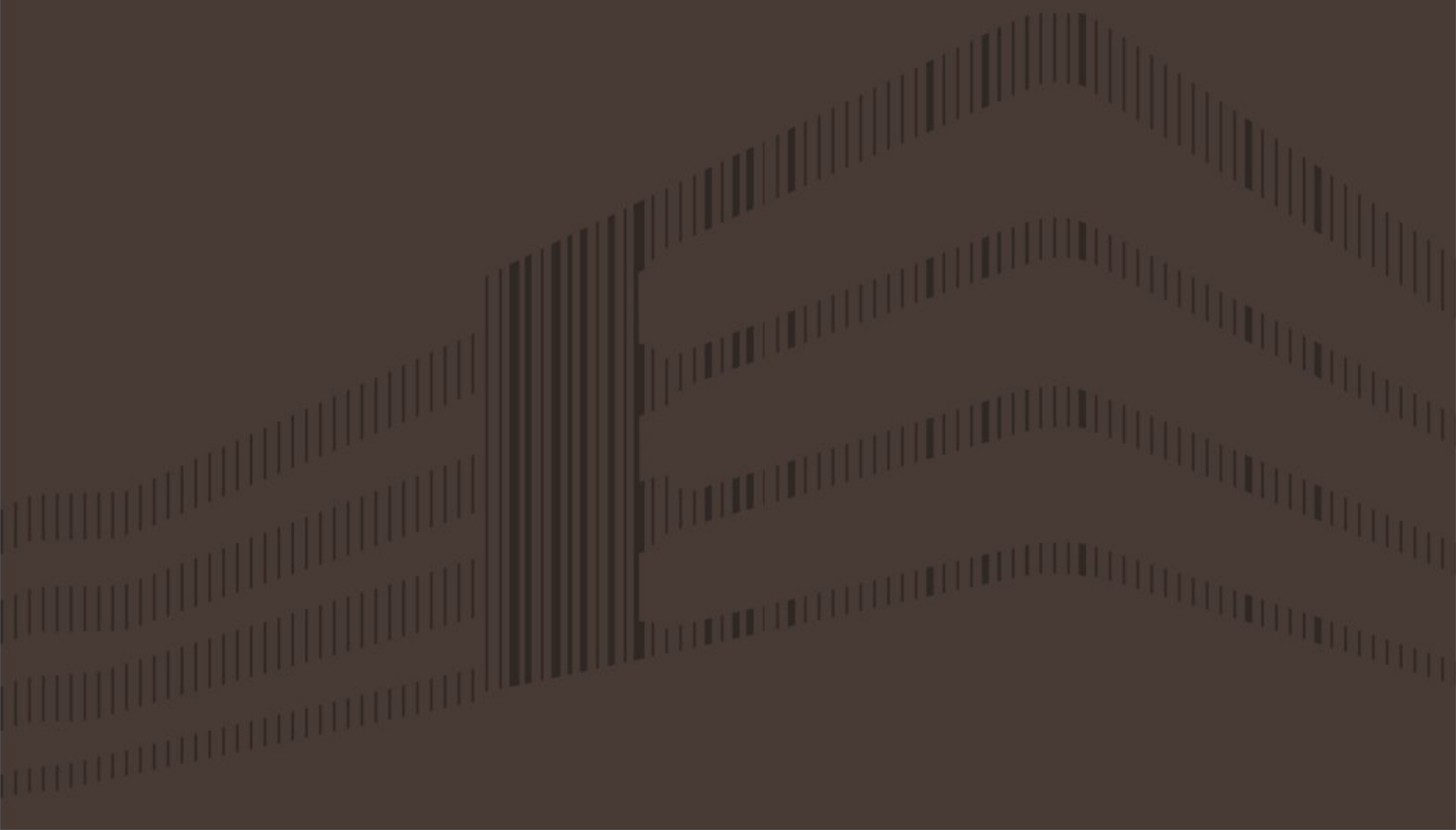




FLORENCE
EXCELLENCE
COMMERCIAL HUB



Upscale Your Business

When it comes to your business, good is not good enough. You aspire excellence, both in form and in function. You desire a space that is distinctly spectacular.

Presenting Florence Excellence, contemporary commercial premises designed for unmatched privilege. Whether you are looking for a stunning ambience or great floor planning, integrated landscapes or plush interiors, prime location or superior connectivity, instant pride or future growth, upscaling your business to Florence Excellence makes perfect business sense!





- ▶ Modern, stylish elevation
- ▶ Panoramic glass facades for superior visibility
- ▶ Luxurious finishing, premium amenities
- ▶ Swanky atrium with exquisite landscaping
- ▶ Spacious spaces with flexible size & budget options
- ▶ Prime location with a captive customer base

We have **taken care** of the rest, so you can **simply focus on your business** and watch it **flourish!**

Immaculately Designed to wow

- † modern futuristic styling
- † luxurious exterior and interior finish with landscaping
- † designer grand atrium with seating area
- † best-in-class infrastructure
- † a fast developing location
- † competitively priced

The first step to a successful business almost always begins with the first sight. Florence Excellence, with its remarkable looks and grand interiors, captures immediate attention. Clean curves, neat lines and an open layout make for an elite ambience.

Maximum visibility for your retail spaces with three-side view-enhancing, panoramic glass facades. Attractive landscaping in the atrium and terrace assures the rare comfort of nature while you work.





SPECIAL FEATURES & FACILITIES

- † Beautiful Seating arrangements on the Ground Floor
- † Six S.S. Finished Automatic Elevators with one service lift for easy vertical movement of goods & materials
- † 100% power backup for lift & essential common utilities, like common lighting
- † Common separate toilets and provision for one Water/Drainage point for each unit at particular location as per design only
- † Large Concrete/Paved instant parking on Ground Floor area with sufficient two-level basement parking
- † Security of the building by CCTV camera at strategic locations only

SPECIFICATIONS

Structure & Wall Construction

- † Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- † Internal wall with putty & primer only and external wall with weather proof paint over double coat plaster.

Doors & Windows

- † Flush door with both side laminate & safety locks / GI Rolling shutter with color.
- † Powder coated aluminum sliding / glazing openable window.

Flooring & Wall Cladding

- † Vitrified tile flooring with skirting in all units.
- † Natural Stone / Vitrified Tile / Tremix Concrete flooring in common area.

Electrification

- † Sufficient electric point with concealed wiring along with modular switches in each unit.
- † 3-Phase meter for each unit.
- † Exterior glazing & ACP Work as per architect's design only.



Thoughtfully Crafted for Convenience

Designed to anticipate and accommodate the growing needs of business, the classy premises offer everything that a thriving business needs. Superior infrastructure, optimal floor plans, easy access to all spaces, centrally located high-speed elevators & stairs starting from the basement, and the rare luxury of ample parking in and around, we have everything covered. We go one step further to ensure the convenient installation, easy maintenance and efficient working of your ACs with a well-planned OTS duct for the outdoor units. The bustling residential area around the complex assures you are never short of footfalls!

Beautifully Blended With Nature

The best business happens when you are extremely comfortable in your workspace. And nothing inspires and rejuvenates like the touch of greens. Pleasing landscaping with attached seating in the opulent central atrium couples up as the perfect reception, both for you and your customers.

A serene escape to nature is just a door away at Florence Excellence. The top floor offices open into expansive terraces gardens which can easily be transformed to relaxing sit-outs or even an open-air cafeteria.





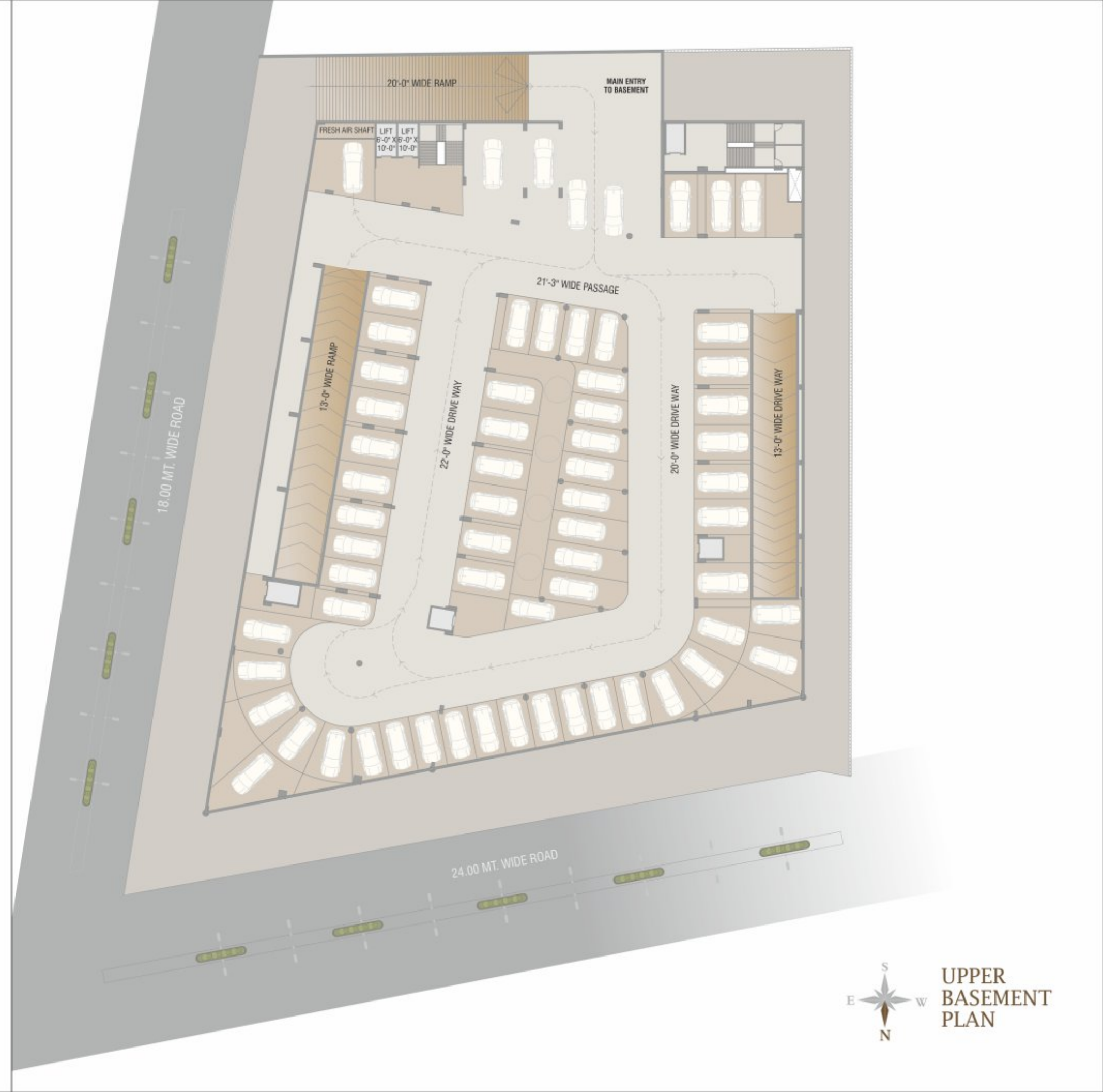
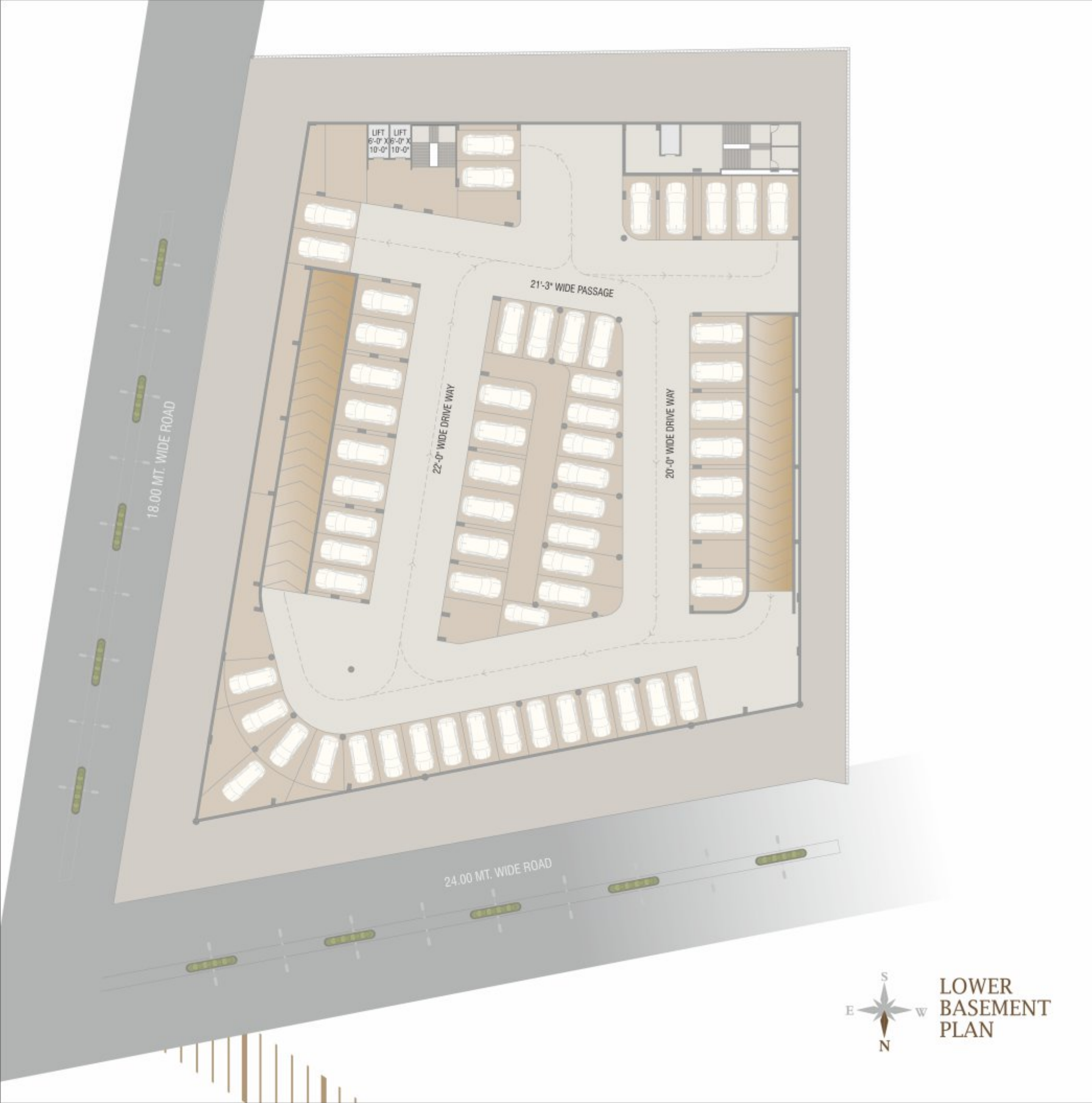
Elegantly Crafted To Welcome

A luxurious inviting reception goes a long way in making the right first impression on your guests and customers. The grand reception lobby at Florence Excellence is tastefully finished to extend a royal welcome to everyone. The adjoining seating lounge is comfortably designed to serve as an ideal place for your guests to relax while waiting or engage a quick conversation.

Intelligently Planned for Bliss

Intelligently Planned for Bliss Get ready to experience vast common spaces and open corridors at every floor. The layout is planned in such a way that every floor is spacious and overlooks the attractively landscaped central atrium. Abundant natural light and aeration heightens the serenity while the sleek finishes add to the world-class ambience.







Area Table

SHOP NO	CARPET AREA
1	77.20
2	82.78
3	111.33
4	121.72
5	129.41
6	53.60
7-15	37.23
16	47.12
17-25	32.73
26-29	22.72
30-37	35.18

AREA IN SQ.MTR.



Area Table

SHOP NO	CARPET AREA
1	159.40
2	137.28
3	186.97
4-13	30.88
14	15.32
15-24	31.94
25-28	22.72
29	28.31
30-38	34.12

AREA IN SQ.MTR.





Area Table

SHOP NO	CARPET AREA
1	159.40
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15-24	31.94
25-28	22.72
29	28.31
30-38	34.12

AREA IN SQ.MTR.



Area Table

OFFICE NO	CARPET AREA
1	152.95
2	142.08
3-12	30.55
13	24.78
14-23	32.01
24-27	22.72
28	28.31
29-37	34.12
38	192.34

AREA IN SQ.MTR.







Area Table

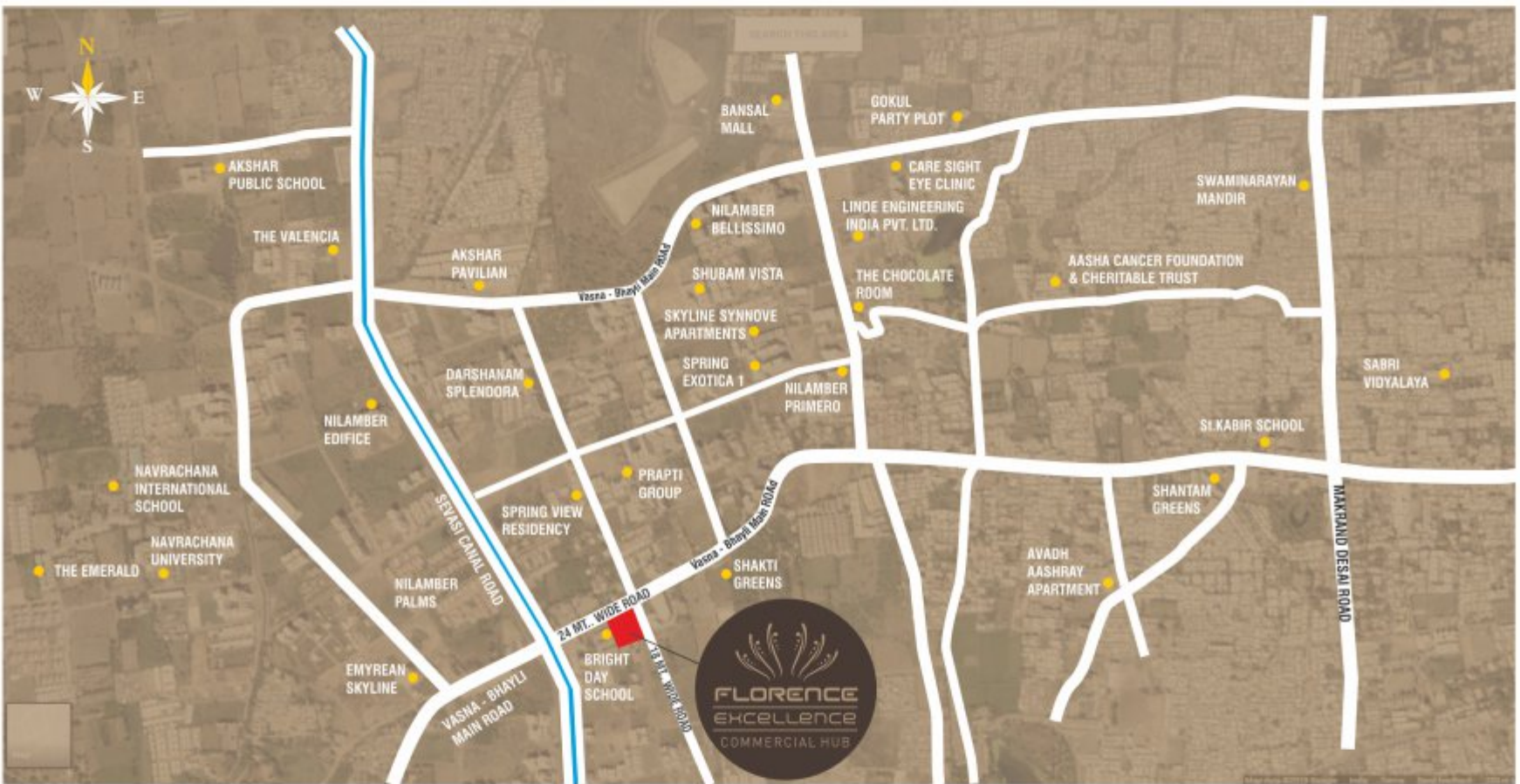
NO	Carpet AREA
601	128.76
Terrace	395.55
602	202.71
Terrace	926.23

AREA IN SQ.MTR.

Perfectly Located to Delight

This is what you call a gem of a location. Enviably located on the **Vasna-Bhayli Road**, near Bright Day School, you are close to all major localities and closer to your customers!

KEY PLAN



Payment Schedule:
10% Booking | **15%** Lower Basement Slab | **10%** on GF Slab | **10%** on FF Slab | **10%** on SF Slab | **10%** on TF Slab | **10%** on FF Slab | **10%** on SF Slab | **05%** Before Possession

Note: Maintenance Charges & Development Charges to be paid before Registration

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) GST (as actual). 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 4. Buyer's are not allowed to do any external change in elevation of the building. 5. Internal changes will only be permitted with prior permission. 6. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 7. Any delay of Corporation, MGVC activity shall be unitedly faced.



