



Google Co-ordinates
21°43'35.6"N 73°02'27.3"E

PAYMENT TERMS	
Residential/Commercial	
10%	Booking/agreement for Sale (Banakhat)
20%	Within 30 Days of Booking after the execution of Agreement
15%	Completion of the Plinth Level
25%	Completion of the Slab Level up to 7th floor
05%	Completion of the walls, internal plaster, floorings doors and windows
05%	Completion of the sanitary fittings, staircases, lift wells, lobbies up to floor level
05%	Completion of the external plumbing and external plaster, terraces with waterproofing
10%	Completion of the lifts, water pumps, electrical fittings, electro. mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements
05%	At the time of handing over of the possession

Developers: **SONAL ASSOCIATES & CO.**

Site: Nexus Residency, B/s 7 X Flora & 7 X Empire, Zadeshwer - Tavra Road, Bharuch, Gujarat 392011

Mob.: +91 98241 52255 (Piyush Shah)	Architect: Nisarg Rachana	Structural Consultant: Arsh Consultants
Email: nexusresidency21@gmail.com		

NOTE : • 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 Bharuch Jurisdiction.

RERA Website: gujrera.gujarat.gov.in | RERA Reg. No.

NEXUS Residency

A Life of Luxury
A Lifestyle of Comforts



2 BHK FLATS & SHOPS



NEXUS
Residency

Dreams Do Come True at Nexus Residency

When it comes to your own home or shop, there can be no compromise. It is a culmination of a lifetime of dreams and desires and deserves to be nothing but perfect. Much like your 2 BHK apartments at Nexus Residency. A modern stylish façade, smart floor layouts, functional planning, green landscaping and premium finishing makes these homes a blessing to live in. Set in a secure gated campus with ready access to daily essentials through road-facing retail units on the ground floor and first floor, your life here is sure to be hassle-free. Truly a dream come true!



Elegant homes for a
premium living experience

NEXUS
Residency



Special Features

- CCTV Camera In Common Space - Parking.
- Attractive Name plate & Letter Box.
- Drop off zones.
- Rain Water Harvesting.
- Solar Rooftop (for Common Area Only).
- Well planned maintenance system for hassle free living.

Specifications

FLOORING

Drawing /Dining :	600 x 600 Vitrified Tiles.
Master Bedroom :	600 x 600 Vitrified Tiles.
Balcony/ Rest of Apartment :	600 x 600 Vitrified Tiles.

KITCHEN

Platform :	Granite working top with SS Sink.
DADO :	Glazed / Vitrified tiles DADO up to lintel level.
Wash Area :	Vitrified Tiles.

BATHROOM

Wall / Floor Tiles :	Vitrified tiles.
Wash Basin :	CERA or equivalent Brand.
Bathroom Fittings :	JAQUAR or equivalent.
Sanitary Ware :	CERA or equivalent.

ELECTRICAL

Switches :	Branded Switches with 1 phase wiring (ISI Marked).
Points :	Adequate electrical points as per architect design.

PLUMBING

Pipe :	SUPREME / ASTRAL brand CPVC pipe for water supply and drainage.
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DOORS / WINDOWS

Main and other Doors :	32 mm thick both side laminated door for lasting look .
Windows :	Powder Coated Aluminum windows with glass and stone jambing without Grill.

LIFT :

Branded lift- ARROW ELEVATORS / OSTRICH.

PAINTING :

Internal wall mala plaster with putty and external 100% acrylic paint.

INTERNAL ROADS :

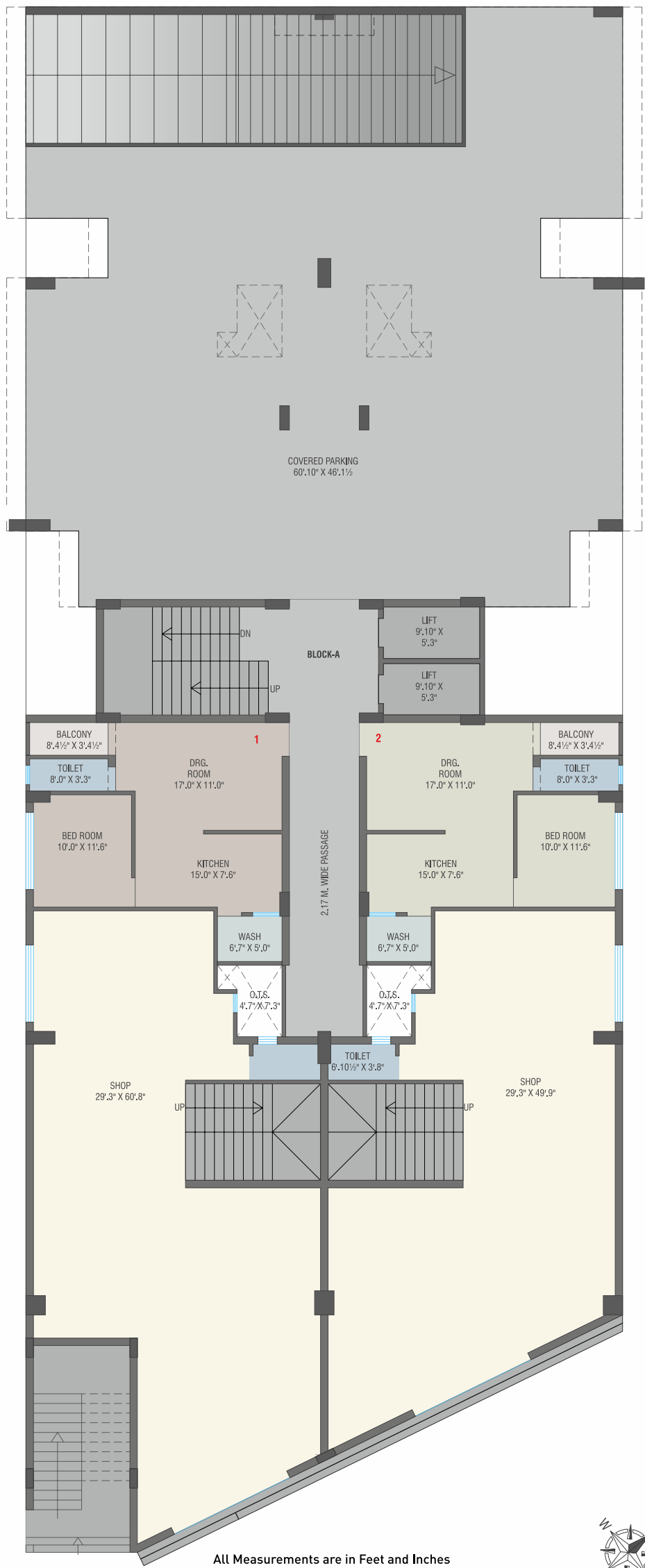
Paver block/ Trimix RCC Road.

PARKING :

Common parking partly at Ground Floor and Basement.

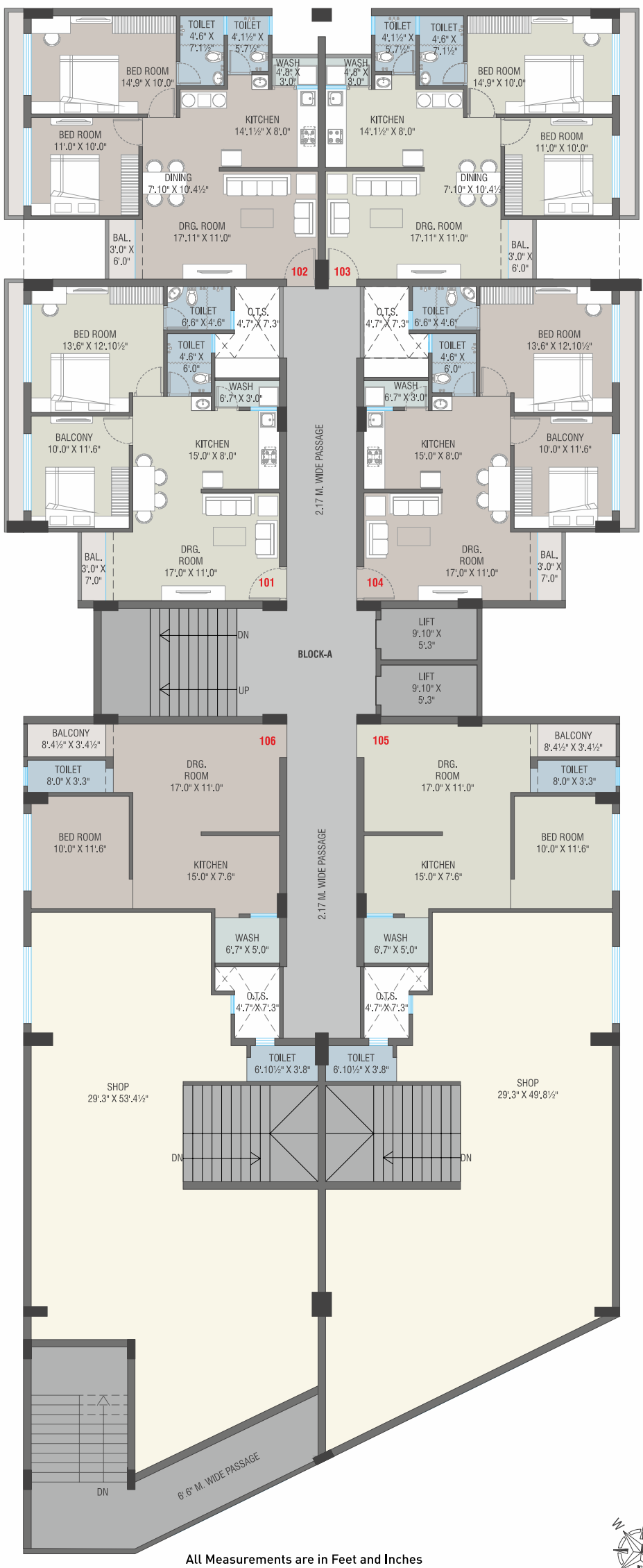


UNIT TYPE	SHOP/ FLAT No.	CARPET AREA	WASH AREA	BALCONY	TOTAL AREA (IN SQ MTRS)	TOTAL SQ.FT.
Shop	G.F. 1	134.23			134.23	1444.31
Shop	G.F. 2	117.48			117.48	1264.03
Flat	G.F. 1	42.37	2.82	2.49	47.68	513.04
Flat	G.F. 2	42.37	2.82	2.49	47.68	513.04



All Measurements are in Feet and Inches

UNIT TYPE	SHOP/ FLAT No.	CARPET AREA	WASH AREA	BALCONY	TOTAL AREA (IN SQ MTRS)	TOTAL SQ.FT.
Shop	F.F. 1	121.55			121.55	1307.88
Shop	F.F. 2	117.48			117.48	1264.03
Flat	F.F. 101	63.11	1.7	1.8	66.61	716.72
Flat	F.F. 102	63.31	1.21	1.57	66.09	711.13
Flat	F.F. 103	63.31	1.21	1.57	66.09	711.13
Flat	F.F. 104	63.11	1.7	1.8	66.61	716.72
Flat	F.F. 105	42.37	2.82	2.49	47.68	513.04
Flat	F.F. 106	42.37	2.82	2.49	47.68	513.04



All Measurements are in Feet and Inches

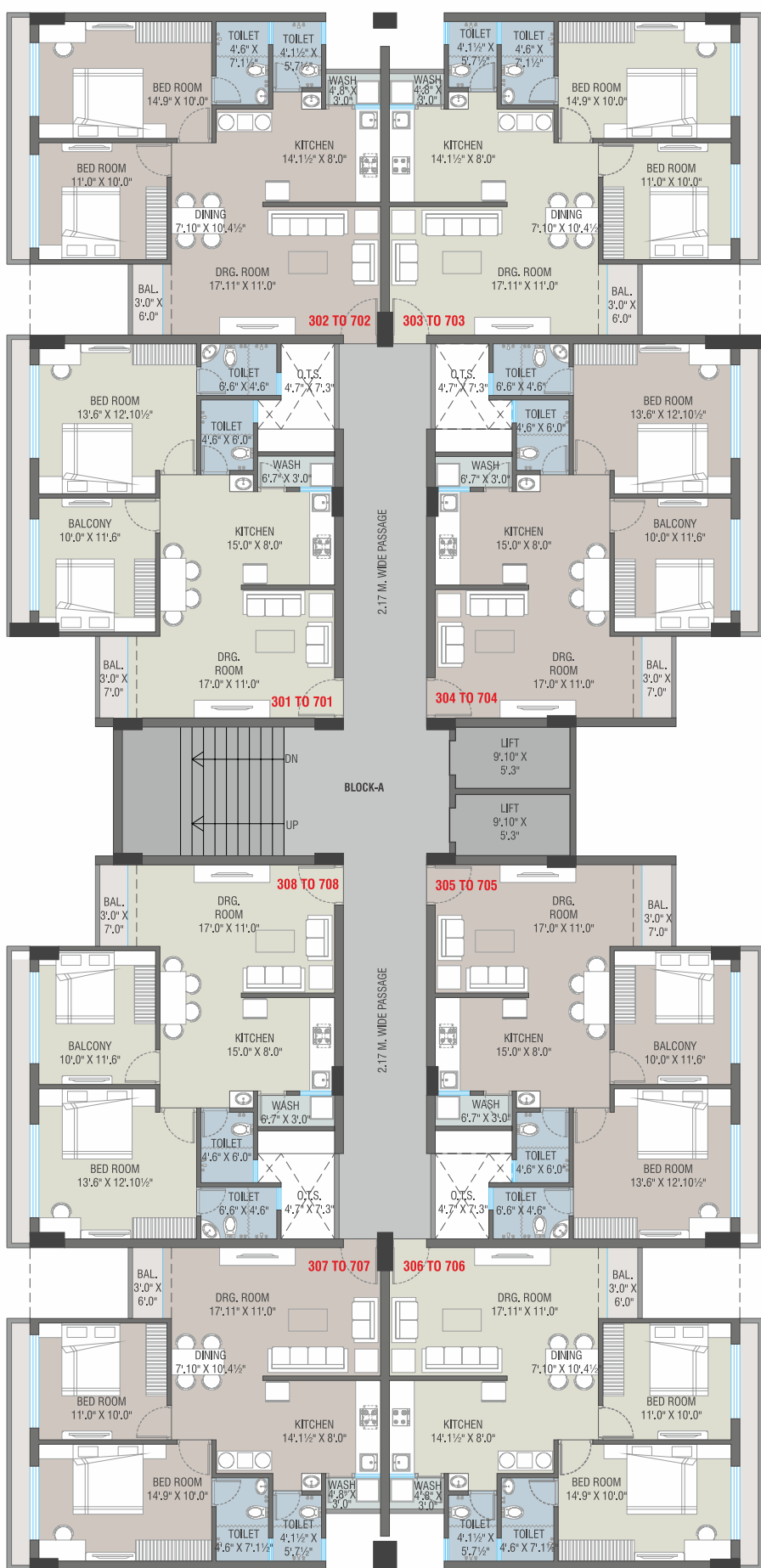
UNIT	SHOP/ FLAT No.	CARPET AREA	WASH AREA	BALCONY	TOTAL AREA (IN SQ MTRS)	TOTAL SQ.FT.	OPEN TERRACE SQ.MTR.
Flat	S.F. 201	63.11	1.7	1.8	66.61	716.72	-
Flat	S.F. 202	63.31	1.21	1.57	66.09	711.13	-
Flat	S.F. 203	63.31	1.21	1.57	66.09	711.13	-
Flat	S.F. 204	63.11	1.7	1.8	66.61	716.72	-
Flat	S.F. 205	63.11	1.7	1.8	66.61	716.72	-
Flat	S.F. 206	63.31	1.21	1.57	66.09	711.13	19.48
Flat	S.F. 207	63.31	1.21	1.57	66.09	711.13	56.97
Flat	S.F. 208	63.11	1.7	1.8	66.61	716.72	-



All Measurements are in Feet and Inches

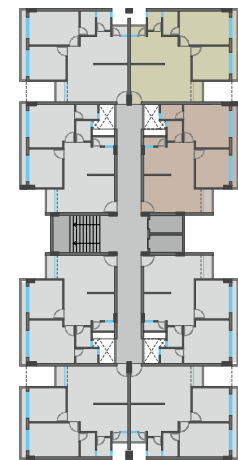
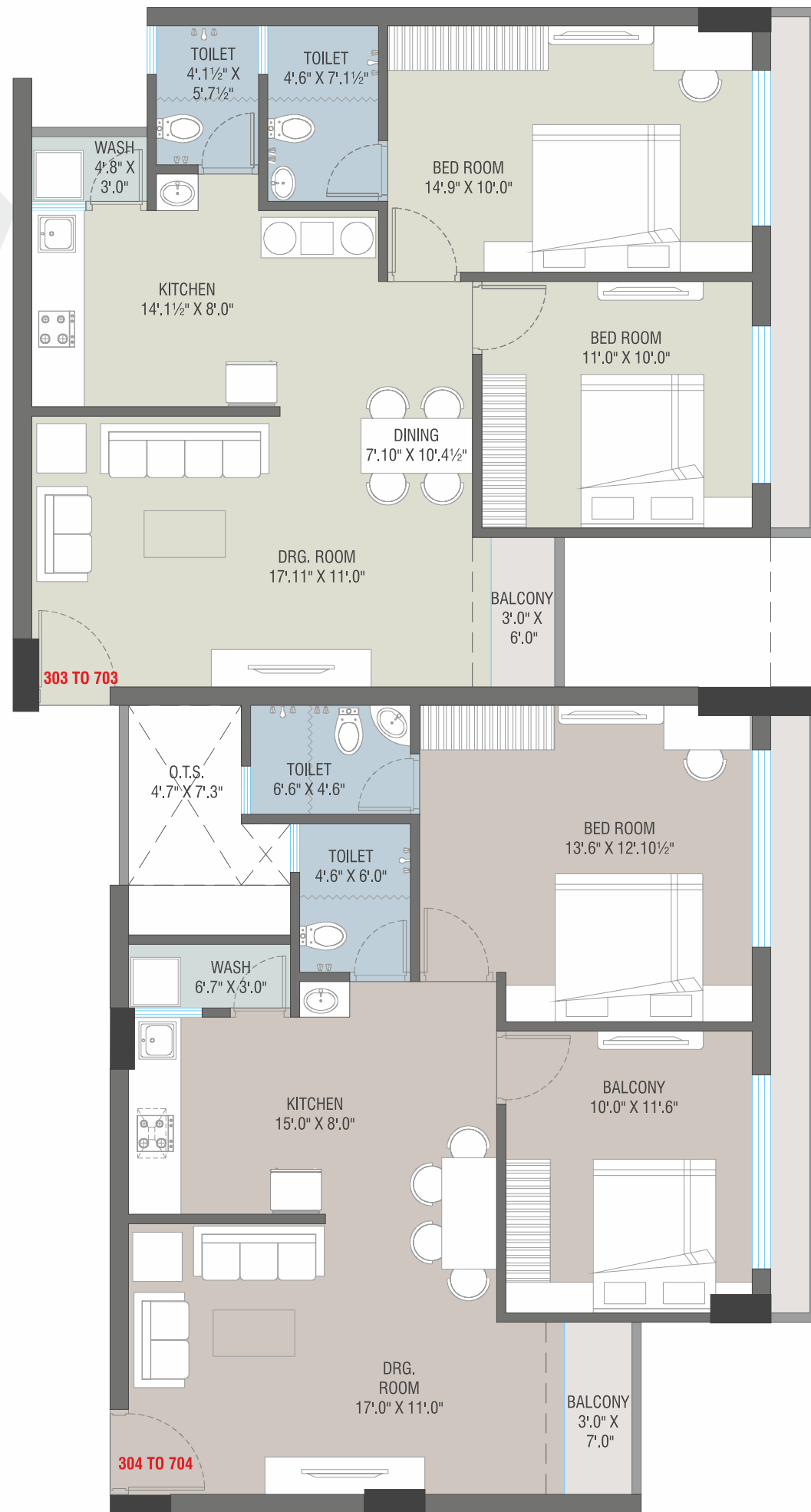


UNIT	SHOP/ FLAT No.	CARPET AREA	WASH AREA	BALCONY	TOTAL AREA (IN SQ MTRS)	TOTAL SQ.FT.
Flat	T.F. 301 TO 701	63.11	1.7	1.8	66.61	716.72
Flat	T.F. 302 TO 702	63.31	1.21	1.57	66.09	711.13
Flat	T.F. 303 TO 703	63.31	1.21	1.57	66.09	711.13
Flat	T.F. 304 TO 704	63.11	1.7	1.8	66.61	716.72
Flat	T.F. 305 TO 705	63.11	1.7	1.8	66.61	716.72
Flat	T.F. 306 TO 706	63.31	1.21	1.57	66.09	711.13
Flat	T.F. 307 TO 707	63.31	1.21	1.57	66.09	711.13
Flat	T.F. 308 TO 708	63.11	1.7	1.8	66.61	716.72



All Measurements are in Feet and Inches





Welcome to a
life beyond the ordinary

NEXUS
Residency

