



**X**<sup>®</sup> 7X GROUP  
OFFERING BETTER LIFE  
ISO 9001:2015

DESIGN & PRINT 9835041429

3  
*Lifestyle*  
bhk

**7X**elegance  
3 BHK LIFESTYLE

GLORIOUS  
LAVISH  
IMPRESSIVE  
STYLISH  
MAGNIFICENT  
MAJESTIC  
SPLENDID  
EXCLUSIVE

**7X**elegance  
3 BHK LIFESTYLE

# LIFE STYLE.

EXQUISITE  
EXTRAVAGANT  
LAVISH  
GRANDEURE  
HOMES.

7Xelegance  
3 BHK LIFESTYLE



# EXCLUSIVE

## EXTERNAL SPECIFICATION

- Earthquake Resistance RCC Frame Structure
- Double Coat Plaster on external wall
- Weather Shield Max/Apex Ultima Paint on external wall
- Fire Hydrant System
- 24 Hours Auto – Generator Back Up For Common Area & each flat
- Security System with CCTV camera & Intercom connectivity
- Well Designed furnished building entrance foyer
- Well finished staircase & lift lobby
- 2 Auto door lift in building for easy moving with CCTV & intercom
- Bore well for building and common area with Underground & Overhead water storage tank
- Waterproofing with chemical treatment & china mosaic on terrace
- Well designed name plate and notice board



# MAGNETIC CENT

7X  
ELEGANCE

MY MOBILE

BOOK

FASHION

LIGHTING SHOP

SPORT SHOP

114

115

ATUL

TITAN

ELLE' 18

C & K

BIBA

U.C.B

M. WAZARA

113

112

111

110

109

108

107

106

105

104

G-1

G-14

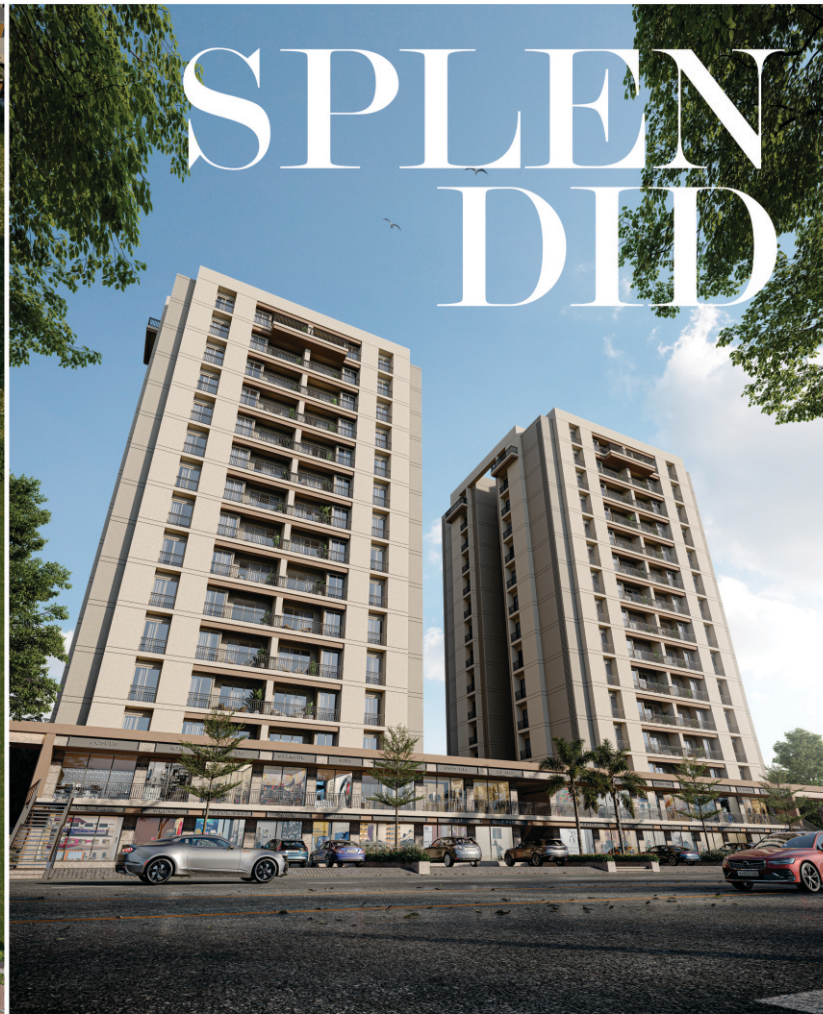
G-13

G-12





STYLISH  
SPLENDID  
MAJESTIC  
**GRANDEURE  
HOMES.**



SPLENDID



MAJESTIC



# IMPRES- SIVE

Turquoise Grandeure is designed with beautifully landscaped open spaces with sit outs which is a perfect space for you to relax and rejuvenate. Homes that are not just spaces that you live in but spaces that extend beyond that enhancing your lifestyle.





# GLORIOUS

Innovation and flexibility alongside experience and integrity are the cornerstones of "7X ELEGANCE" Grandeure.

We are committed to building quality homes that reflect 21st Century expectations and lifestyles.

When it comes to layout and design, we choose the foremost architectural practices of the city that leads the way in creating homes that satisfy a range of tastes and with flexible planning to make each home as individual as you are.



# GRAN DEURE-01



# GRAN DEURE.02



03



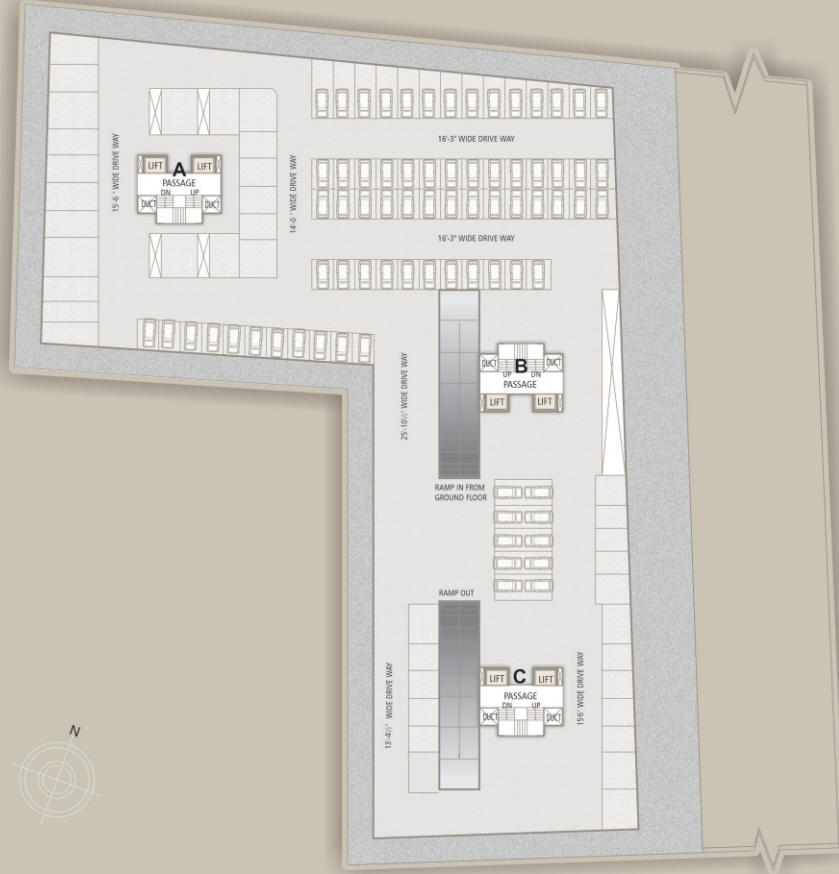
PLEASURABLE  
ENTERTAINING  
JOYFUL  
**GRANDEUR HOMES.**

7Xelegance  
3 BHK LIFESTYLE

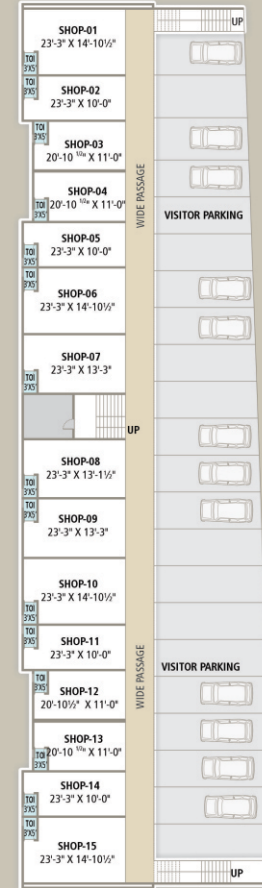
04



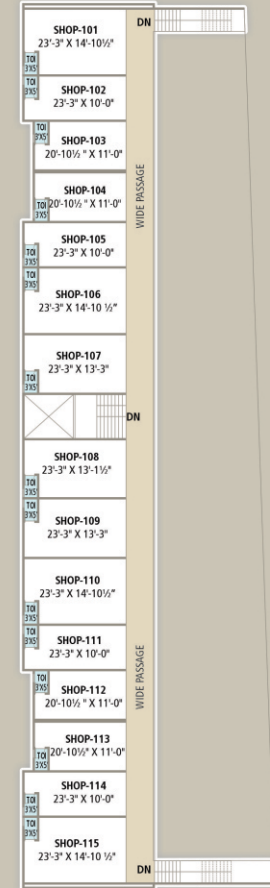
## BASEMENT PARKING PLAN



## GROUND FLOOR SHOPPING plan



## FIRST FLOOR SHOPPING plan



# GROUND FLOOR PLAN



# 1st FLOOR PLAN



TYPICAL UNIT PLAN



TYPICAL UNIT PLAN



## 2nd FLOOR

### TYPICAL FLOOR PLAN WITH TERRACE



## 2nd FLOOR

### TYPICAL & BLOCK-B & C TERRACE PLAN







**14th FLOOR**  
TYPICAL FLOOR PLAN



**14th FLOOR**  
TYPICAL FLOOR PLAN





# COMFORTABLE

SPACIOUS  
COMFORTABLE  
CONVENIENT  
**GRANDEURE  
HOMES.**



STYLISH  
SPL

STYLISH  
SPLENDID  
MAJESTIC  
GRANDEURE  
HOMES.



# LAVISH

Welcome to the apartments that are stylish, splendid and designed to accommodate the urban lifestyles.

Built by the highest quality standards and impeccable finish, the apartments maximise space and light. The views from each apartment are simply grand, giving a sense of space that adds to the overall ambience of the interior.

The amenities are designed in such a manner that they cater to all spans of ages and are practical to manage and use.



# CONNECTIVITY

## INTERNAL SPECIFICATION

### FLOORING

- Standard vitrified flooring

### KITCHEN & STORE

- Granite platform with standard quality sink
- Decorative glazed/porcelain tiles on kitchen platform up to lintel level
- Common wash basin with tiles dado
- Kota or marble shelf in store
- Kota flooring and glazed tiles dado with marble sill top in wash area

### TOILET & PLUMBING

- Anti-skid tiles flooring and well designed wall tiles up to lintel level
- Jaquar or equivalent CP fitting with concealed plumbing
- Standard quality sanitary fitting

- European wall hung WC in all toilet
- CPVC/PVC piping for plumbing
- Centrally geyser point provision in wash area

### ELECTRIFICATION

- Concealed copper wiring of R. R or Finolux or Equivalent with sufficient point in all rooms
- AC, TV, Internet point
- Standard make modular switches & accessories

### DOOR & WINDOWS

- Well designed main door with wooden frame
- Standard hardware fitting
- Heavy anodized coated sliding aluminium windows
- Windows Granite frame

### INTERNAL WALL

- Single coat Mala plaster with putti finished

A PROJECT BY



**SITE ADDRESS :**  
Survey No. 238/3, Opp. Avdhoot Avenue Bungalows,  
On 24 mt. DP Road, Opp. Narmada College, Zadeshwar, Bharuch

**7043104020**  
**8140204020**

Web site : [www.7xgroup.in](http://www.7xgroup.in)  
Email : [7xgroup2016@gmail.com](mailto:7xgroup2016@gmail.com)

ARCHITECT



STR. CONSULTANT



### WE REQUEST:

- Stamp duty, registration charges, legal charges, GEB meter and electrical charges ( Quotations, Transformer, Cables, Contractor and other charges), society maintenance charges from the date of RUC) etc. Shall be borne by the purchaser.
- GST, VAT, Service tax, TDS & all other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the government/local authorities during or after the completion of the scheme will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes/Alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-Voltage cables such as telephone, TV, and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer/builder office.
- No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

### NOTE:

- All rights for alteration / modification and development in design or specifications by architects and developer shall be binding to all the members.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

### LEGAL DISCLAIMER:

- All furniture/objects shown in the plan or pictorial images are for presentation & easy understanding purpose only. By no means, it will be part of final deliverable product.
- All the elements, objects, treatments, materials, equipment & colour scheme shown are artist's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.
- Dimensions mention in building plan are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.