



Developers:
SYNERGIC PROCON LLP

Site: **EMINENCE 24**, – FP Number 76 & 77,
Near Utopian Corner, Sevasi Road,
New Alkapuri, Ankodiya, Vadodara-391 101.

PAN: AFDFS0004C
GST: 24AFDFS0004C1ZV

Mo: **+91 9265997960, 9978344322**
E: synergicllp@gmail.com

Architect: **KN Associates**
Structure: **Ashutosh A Desai**



EMINENCE 24
4BHK APARTMENTS & 4B2HK DUPLEX PENTHOUSE





EMINENCE 24

Fine homes where dreams take flight,
A masterpiece crafted, bathed in sunlight.

Luxury redefined in every space,
A prestigious address, a timeless grace.

Where elegance and comfort meet art,
Indulge in grandeur, a perfect start.



|| 213 ||

Welcome
To A Symphony of
Space and Style

Discover limited edition living with our exclusive 4BHK apartments and 4B2HK penthouses. Enjoy stunning architecture, lavish amenities, and breath-taking views, all crafted to exceed your expectations for refined living.

22 4BHK APARTMENTS

2 4B2HK PENTHOUSES ULTRA-SPACIOUS
DOUBLE HEIGHT LIVING SPACES

EXCLUSIVE LIFESTYLE AND CLUB AMENITIES



Where Elegance Becomes an Elevation

Ever noticed how some homes just command attention? That's what your homes at Eminence 24 will do. Our facade is a bold blend of concrete and exposed brick, a modern masterpiece that's as tough as it is beautiful. Clean lines and a contemporary flair dance together, creating a home that is timeless in form and function. We've even found ways to let nature in, making the outdoors feel like an extension of your space. At Eminence 24, you will be truly eminent.

SUPER PRIME LOCATION AT NEW ALKAPURI

ASSURED PRIVACY WITH ONLY 2
APARTMENTS PER FLOOR

PERSONAL FOYER FOR EVERY HOME

ULTRA-SPACIOUS 4BHK RESIDENCES

SIGNATURE 4B2HK PENTHOUSES

SMALL ELITE COMMUNITY WITH LIKE-
MINDED NEIGHBOURS



Where Arrivals Reflect Grandeur

Majestic Entry Gate and Plush Reception Lobby

Imagine arriving at a gate that is a showstopper, a prelude to our plush entrance lobby crafted to greet you with grandeur every time you come home.



Embrace a Life of Indulgence



Where Leisure Knows No Bounds

Unwind with our top-notch leisure amenities offering endless ways to relax and rejuvenate.



Dive Into Bliss

Our expansive swimming pool is perfect for refreshing dips or leisurely laps with your family.

Get Fit in Style

Achieve your fitness goals in our state-of-the-art gymnasium, equipped with the latest exercise machinery.



Kids Drop Off Point

Pick up and drop your little ones in safety at our dedicated kids drop-off point.



Sit in Serenity

Escape the hustle and bustle in our serene gazebo, an ideal spot to unwind and reconnect with nature.

Never Pause the Play

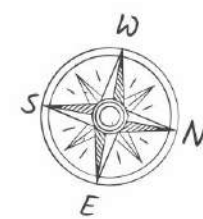
Rain or shine, it's always game time in our all-weather indoor play zone!



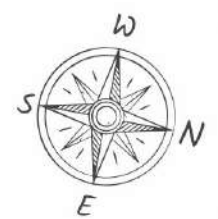
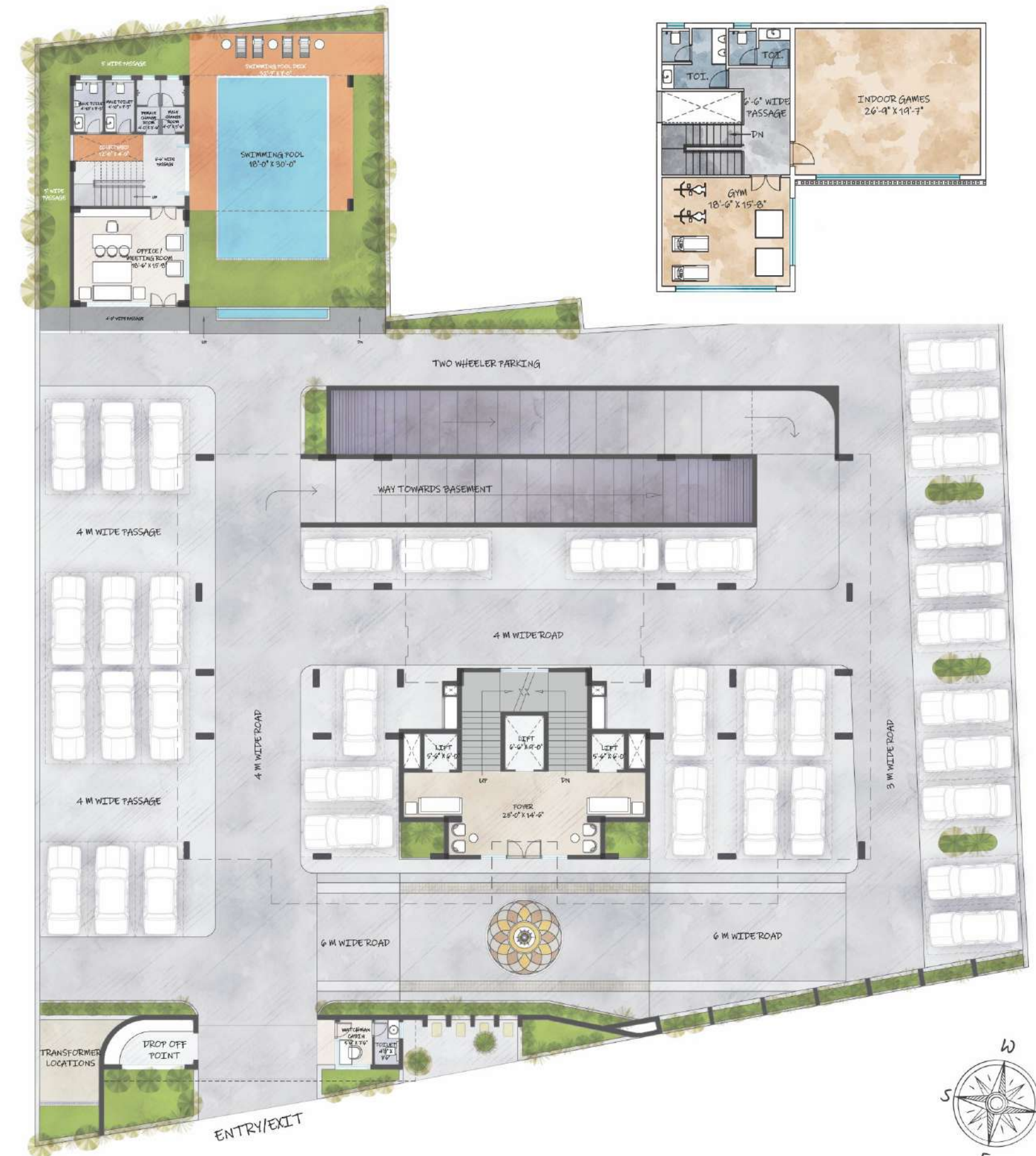
In-house Work Zone

Stay productive without compromising on comfort in our stylish in-house office area.

Basement Floor Plan

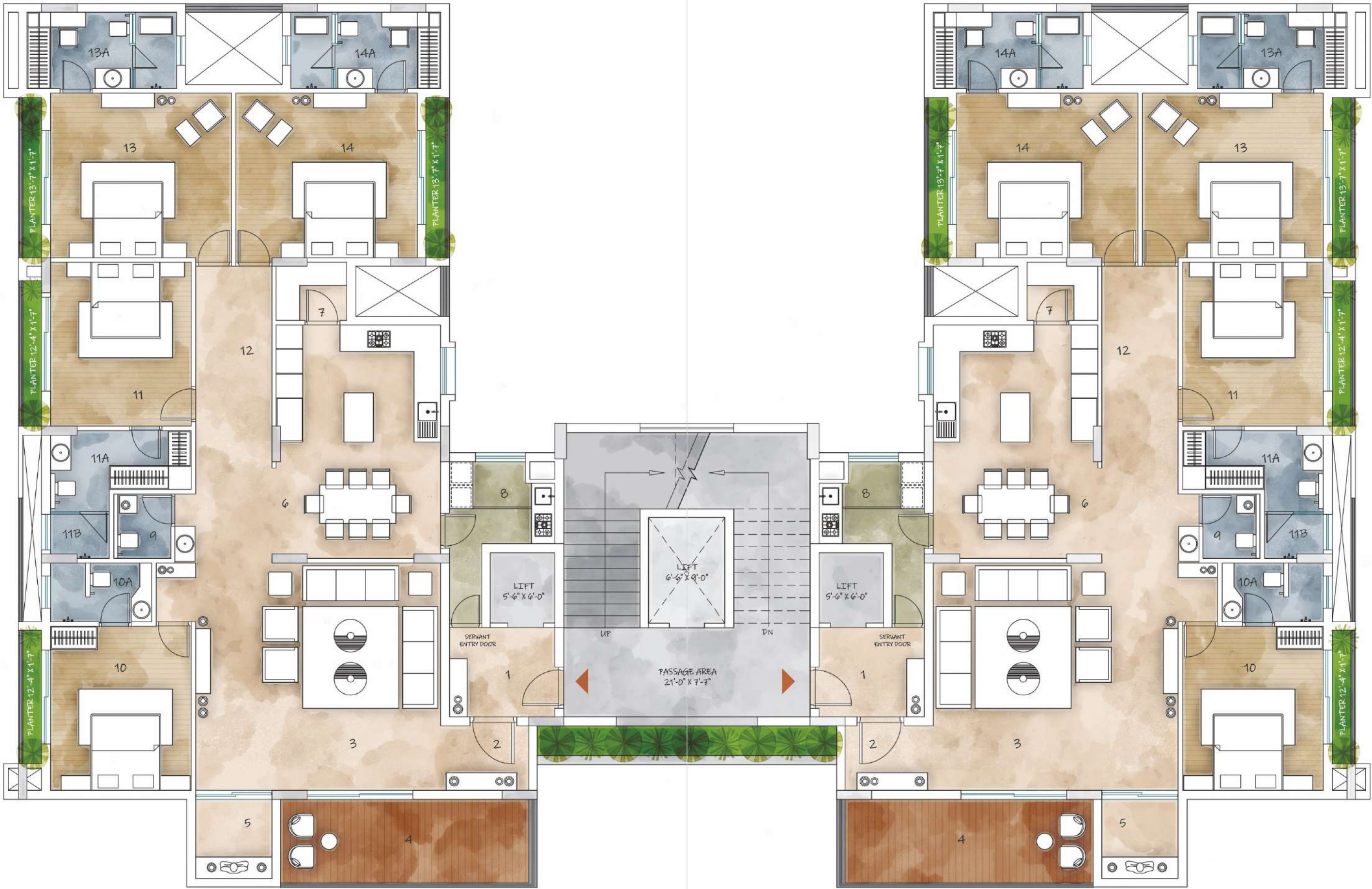


Ground Floor Plan



Typical Floor Plan 1,3,5,7,9 & 11th

RERA Carpet Area : 0000 sq.ft.
(Balconies/Ducts/
Arch. Projections/Utility : 0000 sq.ft.
Total Area : 0000 sq.ft.
S.B.A : 0000 sq.ft.

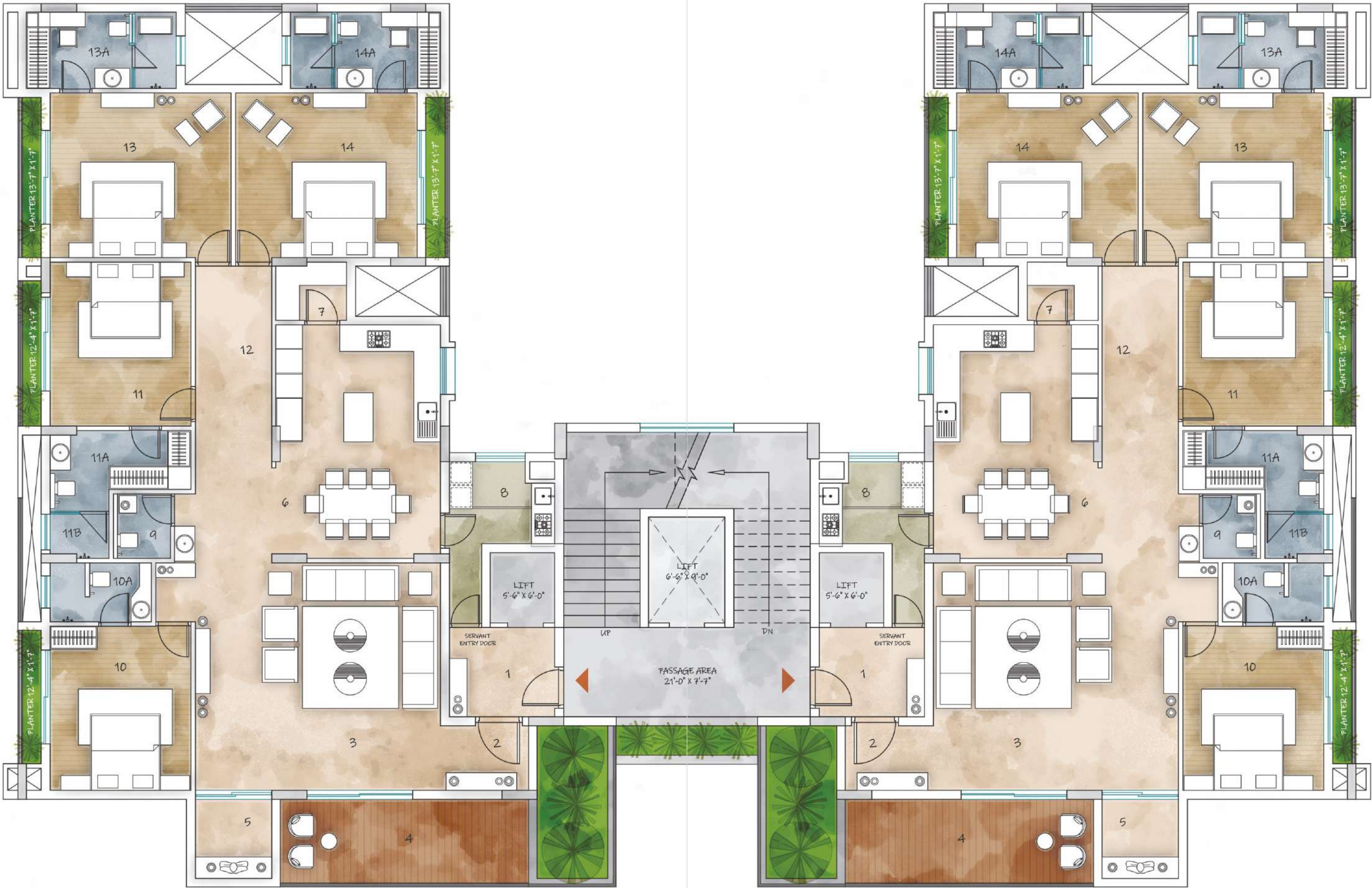


1	ENTRANCE FOYER	9'-0" X 7'-7"
2	FOYER	7'-6" X 5'-6"
3	LIVING ROOM	20'-10" X 19'-4"
4	BALCONY	21'-0" X 7'-0"
5	PUJA	6'-6" X 7'-6"
6	KITCHEN & DINING	14'-0" X 19'-10"
7	STORE ROOM	6'-0" X 5'-0"
8	WASH AREA	9'-0" X 7'-0"
9	P. TOILET	4'-10" X 5'-6"
10	GUEST BEDROOM-1	12'-0" X 14'-0"
10A	ATT. TOILET	8'-7" X 5'-0"
11	BEDROOM-02	12'-0" X 14'-0"
11A	ATT. TOILET	12'-0" X 5'-0"
11B	SHOWER AREA	5'-0" X 5'-10"
12	PASSAGE AREA	6'-6" X 25'-3"
13	MASTER BEDROOM-3	15'-5" X 14'-0"
13A	ATT. TOILET	12'-9" X 6'-6"
14	MASTER BEDROOM-4	15'-5" X 14'-0"
14A	ATT. TOILET	12'-9" X 6'-6"



Typical Floor Plan 2,4,6,8 & 10th

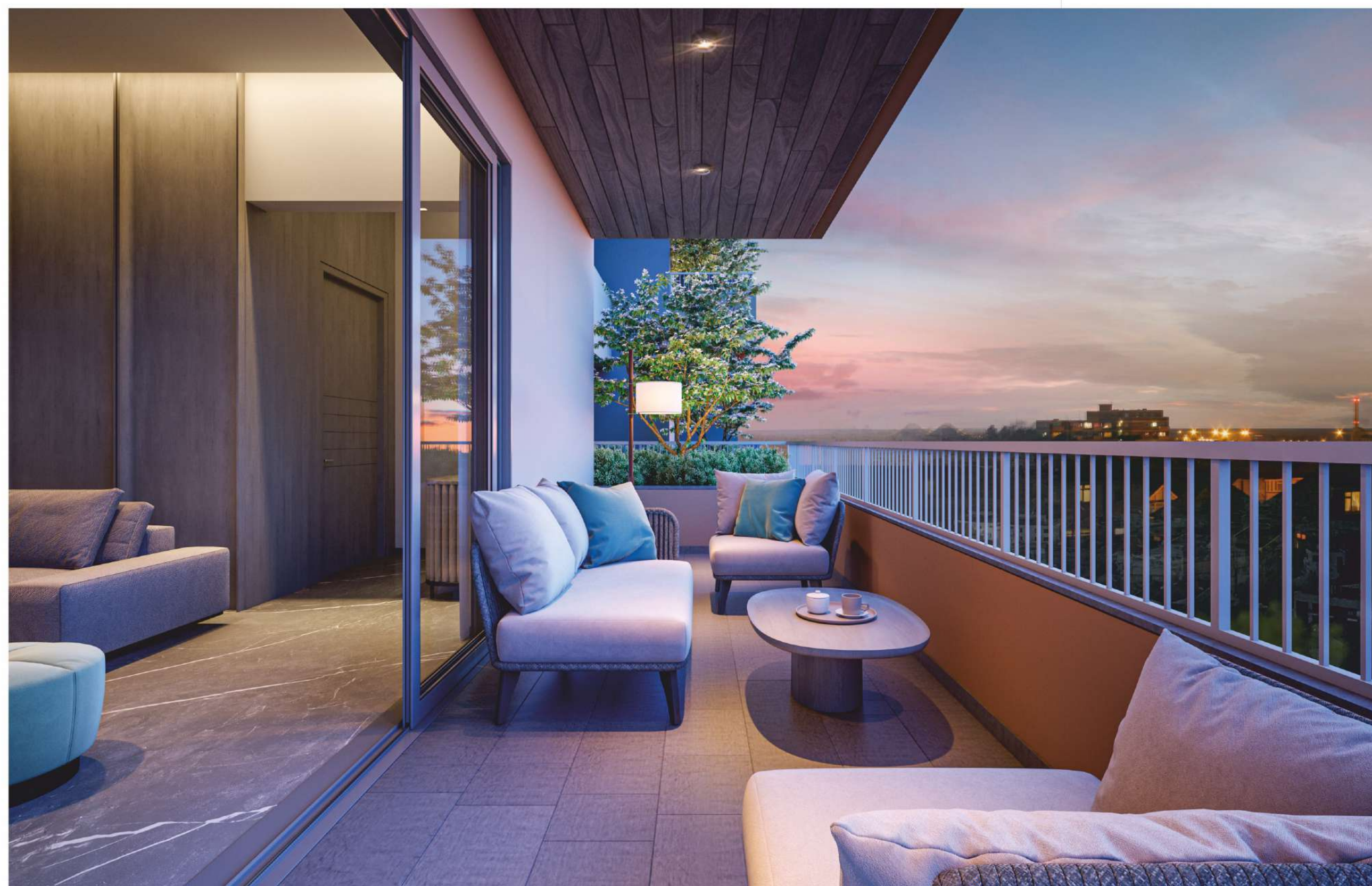
RERA Carpet Area : 0000 sq.ft.
(Balconies/Ducts/
Arch. Projections/Utility : 0000 sq.ft.
Total Area : 0000 sq.ft.
S.B.A : 0000 sq.ft.



1	ENTRANCE FOYER	9'-0" X 7'-7"
2	FOYER	7'-6" X 5'-6"
3	LIVING ROOM	20'-10" X 19'-4"
4	BALCONY	21'-0" X 7'-0"
5	PUJA	6'-6" X 7'-6"
6	KITCHEN & DINING	14'-0" X 19'-10"
7	STORE ROOM	6'-0" X 5'-0"
8	WASH AREA	9'-0" X 7'-0"
9	P. TOILET	4'-10" X 5'-6"
10	GUEST BEDROOM-1	12'-0" X 14'-0"
10A	ATT. TOILET	8'-7" X 5'-0"
11	BEDROOM-02	12'-0" X 14'-0"
11A	ATT. TOILET	12'-0" X 5'-0"
11B	SHOWER AREA	5'-0" X 5'-10"
12	PASSAGE AREA	6'-6" X 25'-3"
13	MASTER BEDROOM-3	15'-5" X 14'-0"
13A	ATT. TOILET	12'-9" X 6'-6"
14	MASTER BEDROOM-4	15'-5" X 14'-0"
14A	ATT. TOILET	12'-9" X 6'-6"



Where
Exclusivity Is an
Understatement



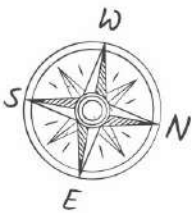
Soar above the city in our stunning 4B2HK penthouse. Imagine double-height ceilings that make your space feel even more grand. Designed for those who appreciate fine living, this penthouse offers an expansive, open layout perfect for entertaining and relaxation. Experience a life that exceeds every expectation, surrounded by pure elegance. This isn't just a penthouse, it's a lifestyle upgrade.



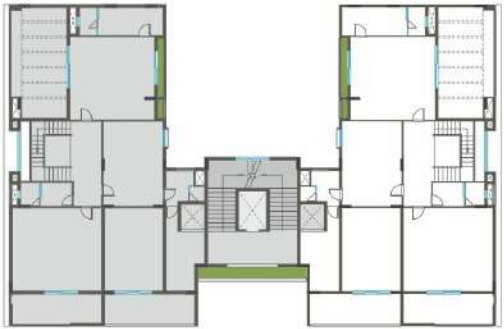
Penthouse
Lower level Plan 18th Floor



1	ENTRANCE FOYER	9'-0" X 7'-7"
2	FOYER	7'-6" X 5'-6"
3	LIVING ROOM	20'-10" X 19'-4"
4	BALCONY	21'-0" X 7'-0"
5	PUJA	6'-6" X 7'-6"
6	KITCHEN & DINING	14'-0" X 19'-10"
7	STORE ROOM	6'-0" X 5'-0"
8	WASH AREA	9'-0" X 7'-0"
9	P. TOILET	9'-0" X 5'-6"
10	FAMILY ROOM	14'-0" X 13'-2"
10A	BALCONY	13'-3" X 13'-5"
11	PASSAGE AREA	6'-6" X 20'-3"
11A	STAIRCASE	11'-8" X 14'-0"
12	MASTER BEDROOM-1	15'-5" X 19'-4"
12A	ATT. TOILET	12'-9" X 6'-6"
13	MASTER BEDROOM-2	15'-5" X 14'-0"
13A	ATT. TOILET	12'-9" X 6'-6"



Penthouse
Upper level Plan 18th Floor



1	PASSAGE AREA	6'-6" X 19'-10"
2	HOME THEATRE	20'-10" X 19'-4"
2A	BALCONY	20'-10" X 7'-0"
3	C. TOILET	12'-0" X 5'-6"
4	MASTER BEDROOM-3	19'-9" X 19'-4"
4A	ATT. TOILET & WARDROBE	19'-6" X 6'-6"
4B	COVERED TERRACE	13'-2" X 25'-10"
5	MASTER BEDROOM-4	14'-0" X 19'-10"
5A	TOILET	9'-0" X 7'-0"
5B	WALKING WARDROBE	9'-0" X 13'-10"



RERA Carpet Area Lower : 1921 sq.ft.
RERA Carpet Area Upper : 1518 sq.ft.
: 3439 sq.ft.
(Balconies/Ducts/
Arch. Projections/Utility : 0000 sq.ft.
Total Area : 0000 sq.ft.
S.B.A : 0000 sq.ft.



Value Additions



Gated Community with
Round the Clock Security



Branded Elevators
1 stretcher lift + 2 passenger lift



Plush Entrance Lobby with Seating



Solar Electricity for Common Areas*



Rain Water Harvesting



Allotted Parking



Gated Premises with CCTV Security



24x7 Generator Power
Backup for Common Areas



Pre-Construction Anti-termite Treatment



Fire Hydrant System with Fire Extinguisher

Specifications

FLOORING

- Living & Passage Area : Large Vitrified Tiles.
- All Bedrooms, Dining & Kitchen : Vitrified Tiles.
- All Bathrooms, Balcony, Wet Kitchen : Anti Skid Premium Ceramic / Vitrified Tiles.

DOOR & WINDOW

- Main door : High opening with decorative veneer polish on both sides.
- Internal doors : Flush Doors with laminate on both sides.
- UPVC / anodized aluminium sliding Windows.
- Standard quality ironmongery & fittings for all doors.
- Clear reflective Glass glazing in all Windows.

SANITARY FITTINGS

- Premium Designer Bathrooms with Good quality bath fittings of reputed make like kohler/delta or equivalent or equivalent.

KITCHEN

- Provision for Modular Kitchen Fitting with premium Vitrified Platform.

Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. **2)** Changes/alteration of any nature including the elevation, exterior colour scheme or any other changes affecting the overall design concept & outlook of the scheme strictly not permitted. **3)** Extra work shall be allowed only with prior written agreement and carried out after receiving full payment In advance. **4)** In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. **5)** In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of Rs. 20,000/- and the amount of extra work done (if any) shall be deducted from the refund. **6)** Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed In case of incomplete payment. **7)** The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. **8)** Any design, specification or information in this brochure can not form part of an offer, contract or agreement. **9)** Maintenance deposit at the time of Possession.

RERA No.:
RERA Website: www.gujrera.gujarat.gov.in

ELECTRIFICATION

- Concealed Electrical Wiring in Conduits with Premium Modular Switches.
- Provision for Air-conditioning in all rooms.
- Automatic Backup Generator for Common Areas.
- Provision for individual flat Car Charging Point.
- Security of the Building backed by CCTV Surveillance.

WALL FINISH

- External walls will Apex / Jotun or textured finish as per Architect's approved elevation.
- Internal walls with putty & primer.

CAR PARKING

- 3 Allotted Car parking for each Typical Flat.
- 4 Allotted Car parking for each Penthouse Duplex Flat.

Where Connectivity is Superior
Keeping You Close to Everything

