

The Seasons Saga


C o n t i n u e s . . .



watch out for yet another
innovative project soon!

Season's
PRIME
by palash

Developers: **Prime Associates**

Architects: **Ruchir Sheth**  **DESIGN STUDIO**
architects & interiors

Structural Consultant: **Zarna Associates**

Legal Consultant: **Niramay Parikh & Associates** 3D Visualization: **NED**

Site: **Seasons Prime**, Nr. Seasons, Opp. Aaditya Galaxy Bungalows, Off Vasna Bhayli Road, Vadodara.

Call: **+91 76220 22860 / 65** Email: **seasonsprime@gmail.com** Web: **www.palashlifespaces.com**

Payment Schedule : Booking Amount 20% | Plinth Level 20% | 1st Slab 10% | 2nd Slab 10% | 3rd Slab 10% | 4th Slab 10%
5th Slab 10% | Masonry Level 05% | Flooring 05%

Terms & Conditions: Booking of Flat shall be confirmed only after 20% payment. Rs 51,000 Offer is only taken as Token and remaining payment must be made within 1 month. Possession will be given after one month of settlements of all accounts & subject to status of construction. Each purchaser will bear municipal taxes from the date of sale deed. Cheque bounce incidents / Continuous default in payments leads to cancellation. In case of cancellation the booking amounts will be refunded only after booking of same flat and after deducting Rs. 25,000/-. The developers will not be responsible in case of delay in water supply, electricity connection, drainage works by authority. All members must essentially be the part of the society formed by the association of members & shall abide by the society by laws. Developers shall have all rights to change, raise the scheme or any details herein and any revision will binding to all. Change in elevation of any kind is not permitted. The following shall be charged Extra: 1) Stamp Duty & Registration Charges. 2) Service Tax, VAT, any such additional Govt. Taxes. 3) Maintenance Deposit. 4) Electrical deposit and meter charges. Internal Changes would be permitted with prior permission only. Changes which do not affect the structural design shall only be permitted. No elevational changes shall be permitted. 3D views are for general idea only, actual product may differ. Changes in planning, amenities, facilities and maintainance charges shall be binding to all members. The outdoor units of AC shall be placed only in the designated place as per architect's plan. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. Rights of Terrace & Terrace Garden would be with developers only. Terrace Garden is a Free Service provided by developers. This brochure is for information purpose only. It does not form a part of agreement or any legal document. The developer retains the right to alter the specifications without consent of the member.

design: stroke&arrow@9874092010

3 BHK LIFESTYLE APARTMENTS



Cloudscapes

live an elevated life... yet stay closer to ground in a small community of 70 homes.

Valuescapes

get more value for your investment of a lifetime

Landscapes

a perfect location of bhayli to experience best of all worlds

Leisurescapes

belong to the premium club abuzz with exciting activities.

Homescapes

dwell in a living space that complements with your lifestyle

NOT JUST APARTMENTS

In the times we are living in, apartments have become synonymous with compromise. Well, not anymore. Meticulous planning, innovative design, topnotch brands of material, a caring heart and an open mind - A lot goes into our creating of spaces that become an integral part of your life - your own Lifescape.



Lifescapes

- Premier Lifestyle
- Precious Living Spaces
- Priceless Moments
- Pristine Surroundings
- Privileged Life
- Promising a great future
- Proactive sales and after sales team
- Progressive brands
- Pre-emptive security
- Pragmatic pricing



PRIME IN ALL RESPECTS

At Seasons Prime every aspect of planning and development showcase our dream to create a perfect lifestyle. Drive into a campus with wide roads, landscaped gardens and streets within a secure campus. An overall sense of belonging and admiration of well developed spaces prevails all across the prime seasons, which eventually help you spread your wings and lead the life you have always desired.

Cloudscapes

Far from being just another skyscraper template, Seasons Prime are convenient G+5 apartments with a smaller, cohesive community. They are a breath of fresh air, the ample balconies and windows allow you to be one with nature and delightful terrace with its landscaped garden and amenities add to the aesthetic appeal that complements with your discerning taste.

A sip of tea while watching sunrise or a gulp of juice while beholding sunset will never remain the same at these Cloudscapes.



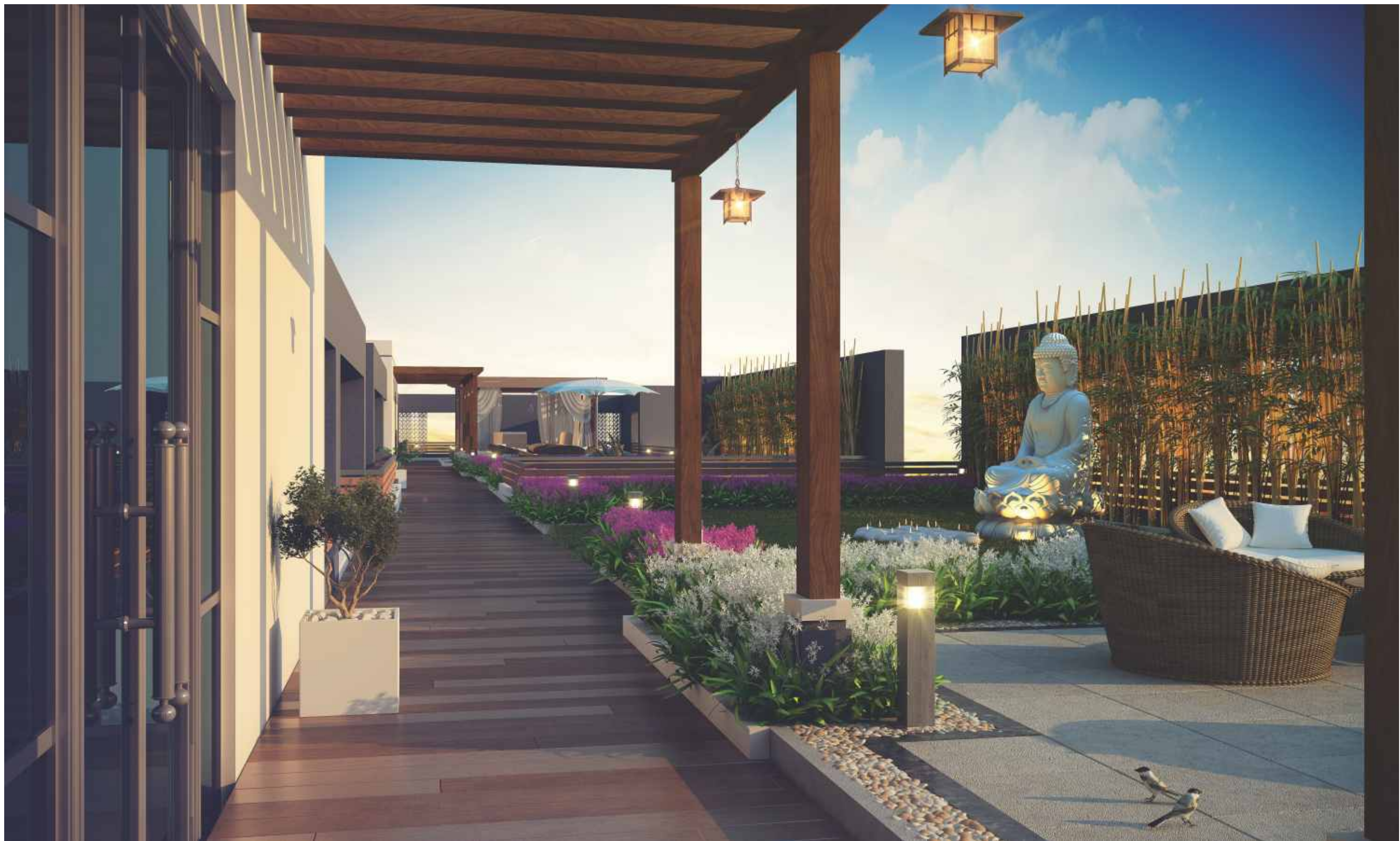


WELL AERATED APARTMENTS

At Seasons Prime, fresh air and sunshine is in ample supply for every resident, an outcome of meticulously planned spaces that ensure to keep positive vibes flowing the moment you enter your much-cherished abode.

BALCONY OPTIONS TO CHOOSE FROM

With 3 different apartment layout options to choose from, you are spoilt with choices. Each type of apartment has been designed to give a different living experience. Like in Tower B & C, the balcony is attached to the Kitchen/Dining if you wish to have an extended Dining Room with lots of natural light. You could alternatively choose a balcony with the Living Room in Tower A & D.



INNOVATIVE TERRACE DEVELOPMENT

When was the last time you took a stroll around an apartment terrace? Despite being a space with a lot of potential, terraces remain ignored in almost every residential scheme. At Seasons Prime, terrace isn't just your regular terrace with overhead tanks and entangled wires, but a whole new space of rejuvenation.

It's a place where you would love spending mornings and marveling at the outdoors. The landscaped gardens shall be a place to sit and relax or take a walk. The yoga deck, library and indoor games area add to the charm of this key highlight of Seasons Prime.






Leisurescapes



Lifestyle Amenities include:

- | | | |
|--|--|--|
|  Landscaped Garden |  Garden & Jogging Track (Terrace) |  Games Room (Terrace) |
|  Children's Play Area |  Library (Terrace) |  Yoga Deck (Terrace) |

Clubhouse (Basement & Ground Floor) with:

- | | | |
|--|--|--|
|  Basement Swimming Pool with Deck |  A.C. Multi-purpose Hall cum Banquet Hall |  A.C. Gym / Health Club |
|  Lounge |  A.C. Mini Theater | |

Prime living spaces that offer premier lifestyle features so you can enjoy priceless moments with your loved ones. The Premium Amenities at the Seasons Prime Club add zing to your moments. Where you can meet and interact with your friends, colleagues or neighbours at a club abuzz with activities – your own Leisurescape!

There is something for every member of the family – relax, rejuvenate, socialize and live life to the fullest!





Landscaped Garden

A place where elders take a stroll, kids frolic, not to mention the space to revel in festivals together with friends and family. A large green space in the middle of the campus which refreshes your senses and adds the much-needed greenery in your urban life.



Games Room (Terrace)

The terrace at Seasons Prime offers a plush indoor games room for one and all to enjoy. While adults enjoy a game of cards, Table Tennis or Pool, and kids shall be spoilt for choice with a multitude of games and activities on offer.



Basement Swimming Pool with Deck

Unwind after a hard day's work in a basement swimming pool. Have a great splash time with your kids on a weekend morning or lounge around by the poolside, watching them play at the deck. A well-maintained swimming pool that ensures complete hygiene and soothes your senses.



Lounge

A perfect getaway from the humdrum of daily life, the lounge at Seasons Prime has been specially created to soothe your senses and spend your leisurely moments in style, amid rich ambience and lilting music to match. When it comes to catching up with friends over weekends, nothing compares to a lounge of such kind.



Children's Play Area

A place where children love to spend time and enjoy with their friends. Good quality play equipment ensures a safe, lasting and comfortable play experience.



Yoga Deck & Library (Terrace)

Yoga deserves a quiet space to connect with inner self. We have created an exclusive Yoga Deck under the canopy of skies at the terrace. After a reviving Yoga session or over a weekend evening, you might love browsing through your favourite book at a library located at the terrace. The senior citizen members in your family are sure to admire such thoughtful creation.



Multi-purpose Hall cum Banquet Hall

Celebrate your special moments, be it birthday, or a get-together, at our multi-purpose hall cum banquet hall that houses modern equipment and employs latest technology to ensure that your moments become cherished occasions.



Mini Theater

Enjoy a cricket match or a movie with family and friends at the Mini- Theater with modern imaging and acoustic system, comfortable seats and a plush ambience.



Garden & Jogging Track (Terrace)

Hop on to the terrace for an invigorating run around the beautifully developed area. The jogging track and the garden shall enliven your day, infusing adrenaline rush every morning to get ready for an energetic day ahead.



Gym / Health Club

No need to join a professional gym and spend money and time when you have one in your very own campus. Enjoy workouts with family and friends at the state-of-the-art gym.

Leisureescapes



THE APPEAL OF EXPOSED BRICK EXTERIORS & ADMIRATION OF BEAUTIFUL INTERIORS.

Very rarely do we come across a project that offers an exposed brick elevation in a project with a budget similar to Seasons Prime. It has a unique charm and provides a rich, artistic look to the exteriors. Even though it is quite expensive as compared to conventional plastering, we decided to go ahead with it, continuing on our philosophy of "Get More".

WHERE AESTHETICS MEET CONVENIENCE

The joys of ample parking space and pleasures of walking around.



WHERE LIFE MEETS LIVELINESS

Rejuvenation of a splash with kids on weekends
and a dip to unwind on weekdays.



THE LUXURY OF PERSONALIZED AMENITIES AND OPTIMIZED SPACES.

At Seasons Prime we have planned 'Relevant Lifestyle Amenities' for the residents. Often projects have recreational facilities which are impractical or have greater maintenance, not so in our case. We offer a carefully thought-out host of leisure facilities for your entire family to enjoy.

WHERE STYLE MEETS SUBSTANCE

Enjoy the perks of strategic design and aesthetic appeal.



SPACIOUS LAYOUTS IN MULTIPLE TYPES IN A PURE 3 BHK CAMPUS

The entire campus at Seasons Prime offers 3 distinct layout options in 3 BHK planning. You can choose the planning that suits your lifestyle requirements and get assured that you shall have like-minded neighbours in the whole campus.

ZERO COMPROMISE PLANNING

Often you need to compromise when choosing a home. Does it have spacious rooms sizes, a foyer at the entrance, a separate store room.... so many small details which would make for a perfect living. We have incorporated all these aspects in our planning.

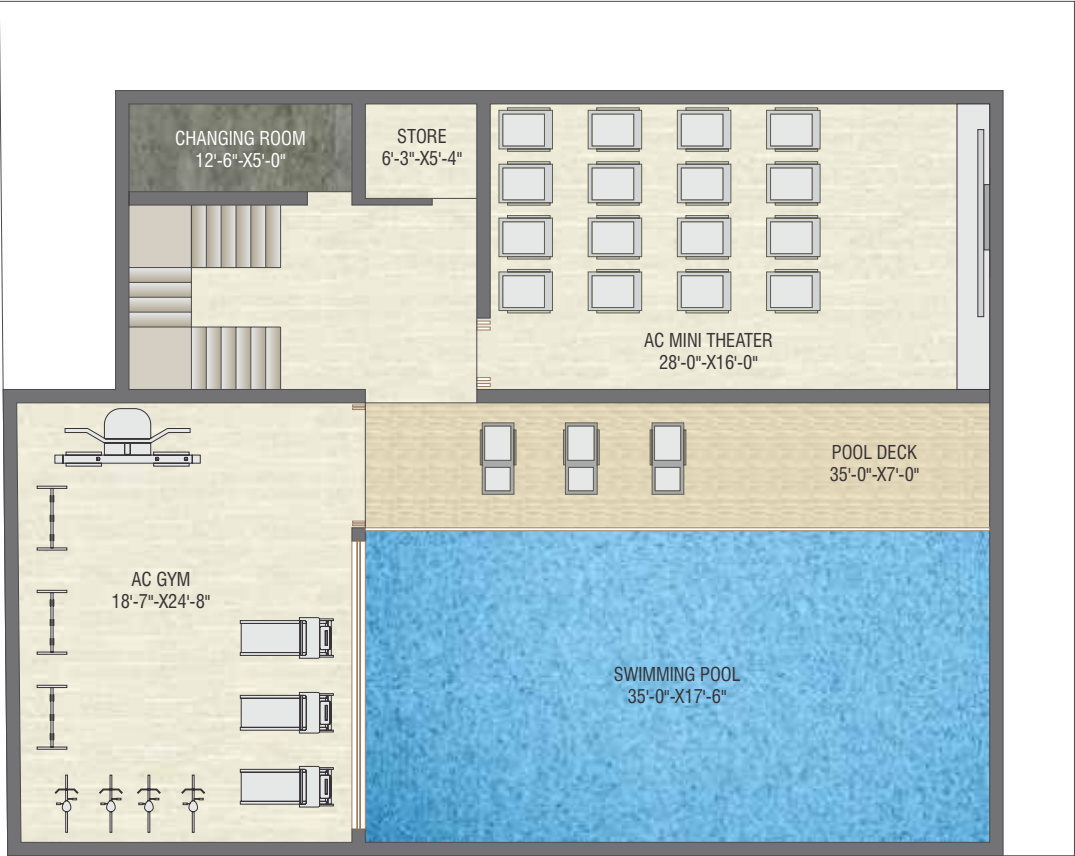
WHERE SPACE MEETS HARMONY

The luxury of personalized amenities and optimized spaces.

TERRACE PLAN



CLUBHOUSE: BASEMENT



CLUBHOUSE: GROUND FLOOR



Landscapes

At Seasons Prime, nature has been our inspiration to create spaces. A walking pathway, yoga deck on the terrace, pool by the lush lawns, and wide open tranquil location of Bhayli add to the delight of our residents from different walks of life and varied age groups at your own Landscapes of serenity.

PRIME LOCATION- BOUNTIFUL BHAYLI

When we thought of creating luxury residences, the first and foremost decision was to find a location which would be most ideal to live. Having pondered over basic questions on infrastructure, proximity to hospitals, malls, offices, schools and colleges, we were concerned over other issues that residents often face.

For instance, good roads, drainage and water supply, lack of water-logging during monsoon, free from slums or encroachment of such kind, connectivity to key parts of the city and so forth.

Wonders of wonder, we found Vasna-Bhayli area ticking all the above boxes of our concerns, and there was no reason not to choose this thriving locale over any other.

A strategic location, BHAYLI

offers you best of both worlds – the tranquility and green and the buzz of an urban hub. In Bhayli, Seasons Prime is located close to the Swaminarayan Temple, besides some of the most prominent educational institutions in Vadodara. Being not on the Main Road, it is shielded from the traffic noise of the main road, yet at a walking distance from it.





Seasons PRIME by palash

A location that promises a wonderful present and a great future. A location that offers all the conveniences. A location that has evolved into one of the most exclusive neighborhoods of Vadodara.

- 8.7 km : Railway Station
- 13 km : Airport
- 8.9 km : State Transport Bus Stand
- 0.5 km : iiRA International School
- 2.0 km : Navrachana International School
- 1.3 km : Bright Day School
- 2.5 km : Proposed 5-star Hotel

- 3.5 km : Sant Kabir School
- 2.0 km : Grocery & Utilities Shopping (Oxypark)
- 3.75 km : D'Mart Shopping Mall
- 1.3 km : Petrol Pump
- 1.0 km : Medical Store
- 2.0 km : Banks & ATMs

- 6.4 km : Inox Multiplex
- 4.9 km : McDonalds
- 3.0km : Subway Restaurant
- 2.6 km : Pizza Restaurants
- 4.9 km : Manisha Chowkdi , o p rd.



WHERE LOCATION MEETS ADVANTAGE

Privilege of an address that earns a pride of place in your heart.

Valuescapes



When it comes to value for money, we have left no stones unturned. Our reasonably or rather sensibly priced 3 BHK apartments offer you the best in class amenities and most importantly, wider spaces, lush environs without compromising on the quality, which resonates with a legacy of trust and transparency.

- Best value for your investment
- Most competitive price vis-à-vis quality and features offered as compared to any other project in its vicinity
- Proven quality with past projects

Compare with other projects and then take your PRIME decision

Item	Offered by Other Projects	Offered by Seasons Prime	Approx. Price Difference
Tiles	Vitrified	Double Charged Vitrified Tiles /Higher Quality Tiles	+ 30%
Internal Wall Finish	Only Putty	Higher Quality Paint	+ 15%
External Wall Finish	Only Paint	Textured Wall Finish + Exposed Brick Work	+ 50%
Bath Fittings	Good Quality / Standard Brands	Premium Quality Jaquar/ Cera or higher Fittings	+ 15%
Water Softening Plant (Centralized)	Yes / No	Yes	
Transparency about brands of materials used	No	Yes	
Widest choice of Leisure amenities	Yes/No	Yes	
Campus Mgt. Services	Yes/No	Yes	

WHERE TRUST MEETS TRANSPARENCY

Right from the brands of material, amenities in the master plan to the overall dealing - you get what you see. To make our dealing most transparent to give you a list of the premium brands used by us, so you know you shall get the best quality construction and a hassle free living.



Only the best brands are used to make your PRIME residence!



Disclaimer: Uncertain availability conditions may lead to use of similar quality or better brands.

Quality Testing

In our quest to offer a truly robust quality construction, we undertake constant quality checks for the raw material used. This ensures consistency in quality and a great finish.



Value Added Amenities:

- Single-gated premises with CCTV surveillance
- Comprehensive 24x7 security system for a safe campus
- 24-hr water supply in each flat
- Underground cabling for a wire-free look
- Anti-termite treatment
- Elegant name plate and notice board for each tower
- Tremix concrete internal road with tree plantation and streetlights
- Backup generator for common areas and lifts
- Water Softener Plant (centralized)

Campus Management Services

Unlike other societies where the developers provide possession, create a housing society and exit from the management- we at SEASONS wish to go a step further. A property management company shall be set up which shall work under the society. We shall undertake comprehensive maintainace of the society for the 1st three years - after which it shall be reviewed and further planning done for the future as per the decision of the housing society. This shall ensure a more organized approach towards Campus Management, thereby appreciating the value of your investment.



Specifications

Structure

- Earthquake resistant RCC frame structure

Door

- Main Entrance Door: Decorative, extra wide door with designer handle
- All Other Doors: Laminated flushed internal doors with locks for all bedrooms & toilets

Walls

- Flyash / Clay Bricks

Kitchen

- Granite Top with stainless steel sink.
- Ceramic tiles upto lintel level over the kitchen platform. Wash area with ceramic tiles dado.

Roof

- Reinforced Concrete Roof with Water-Proofing System.

Bathroom

- Moisture resistant plaster finish with emulsion paint.
- Premium branded CP fittings, plumbing fixtures and sanitary ware.

Waterproofing

- Waterproofing on floors of Bathrooms, Kitchen, Wet Kitchen, and Reinforced Concrete Flat Roof.

Flooring

- All Rooms: Double Charged Vitrified Tiles / Digital Vitrified Tiles
- Bathroom, Balcony, Wet Kitchen: Anti-skid Tiles.

Wall finishes

Internal Wall:

- All Rooms: Birla White/ JK cement Putty with acrylic washable distemper paint.
- All Bathrooms: Premium Vitrified Tiles laid up to lintel level.

External Wall:

- Sand faced plaster / Mala Plaster, texture finish paint & exposed brickwork

Waterproofing

- Waterproofing on floors of Bathrooms, Kitchen, Wet Kitchen, and Reinforced Concrete Flat Roof.

Electrical

- Concealed Electrical Wiring in conduits.
- Premium Modular Switches.
- Provision for TV & telephone points at convenient locations.
- All bathrooms with electric geyser point.

Windows

- Specially designed and manufactured hi- quality colour anodized aluminium sliding section windows.



Homescapes

Homes at Seasons Prime are all about leading a comfortable lifestyle, spending quality time with your loved ones and staying fit, active and rejuvenated all the time. The premium amenities aren't there just for the want of it, but have been designed in a way that they seamlessly become an integral part of your day-to-day life.

The interiors complement with your every meticulous requirement and infuse a sense of belonging in you. The location of Bhayli offers you the advantages of enjoying the serenity with the perks of urban landmarks. A space that offers something for everyone, where even a casual stroll at the terrace is a cherished experience, just like celebrating festivals and special moments with the ones you care. Hence we call them Homescapes.



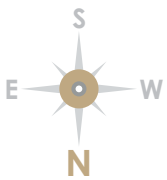
WHERE DREAMS MEET REALITY

The blueprints of promise transform into footprints of delivery.

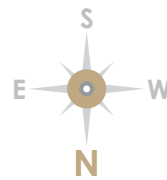
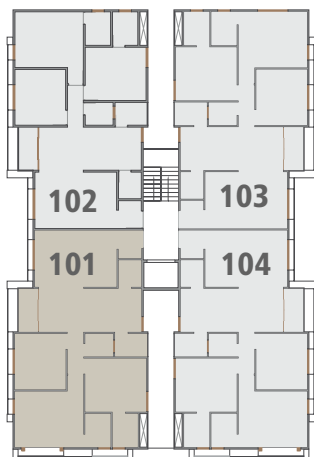
LAYOUT PLAN



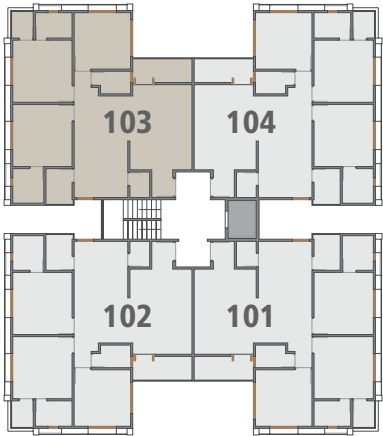
TOWER - A



TOWER - B & C



TOWER - D



WHERE SPARKLING INTERIOR
PLANNING MEET REALITY

Pride in owning homes that make the most of every space. An interior finish that makes you fall in love with your home each day. This is possible because of the finest materials and brands we offer, apart from the best quality craftsmanship.

