



LIFESTYLE

AWAITS YOU



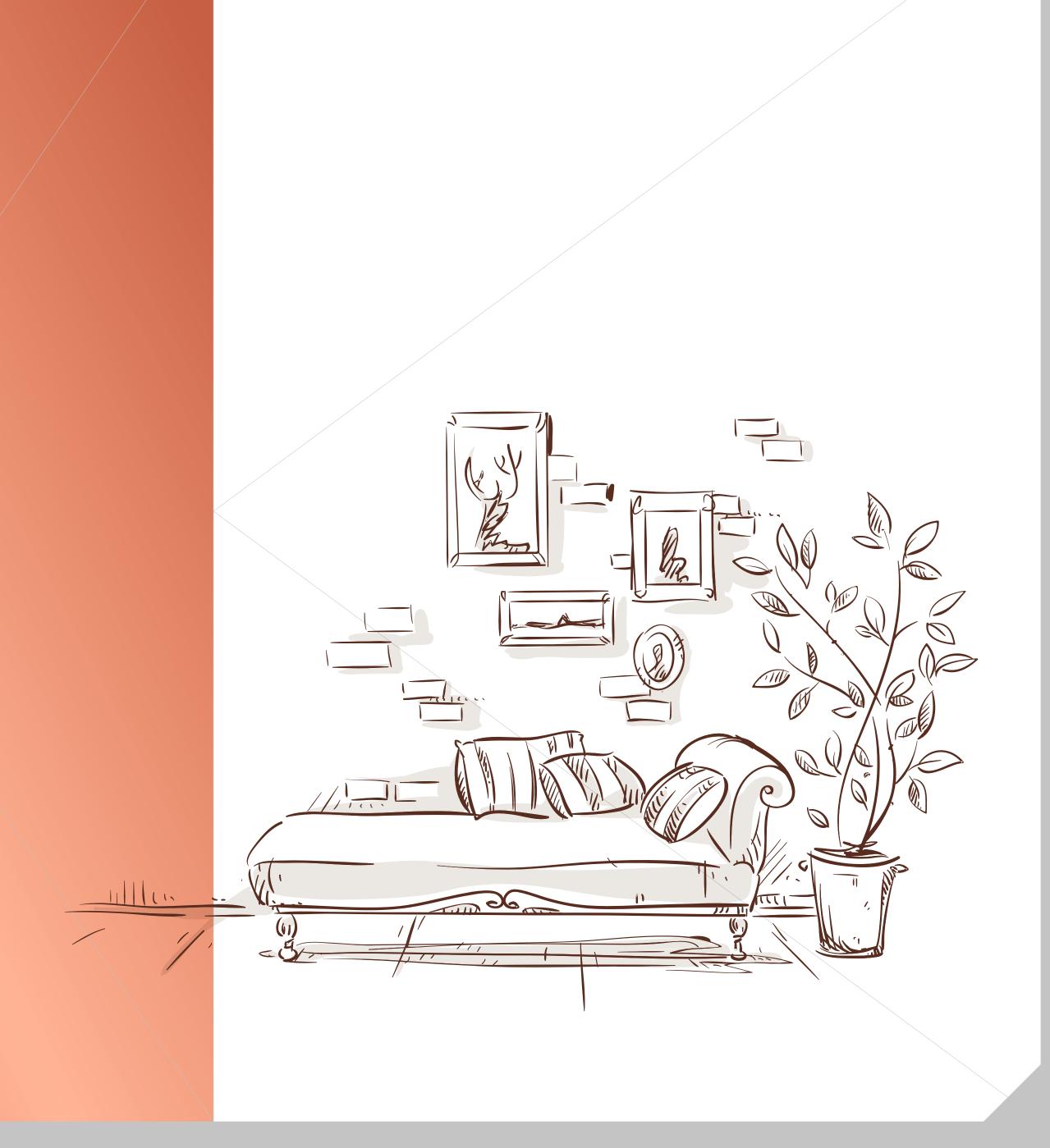
4B2HK BESPOKE HOMES

LIFE IS ALWAYS A CLASS APART FOR A FEW

Above and beyond the norm
Rich in desired pleasures and a culture to be envied

A life that is truly upper crest, refined, and advanced A life that is Inherently Extraordinary

Exclusively designed for our esteemed patrons, The Stallion 72 offers a refined experience marked by meticulous attention to detail. Beyond your elegant homes, we aim to delight you with extra refinements, lavish indulgences, and an unparalleled level of satisfaction, ensuring a truly Over The Top Experience









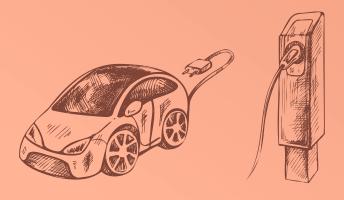
EXTRAORDINARY FEATURES



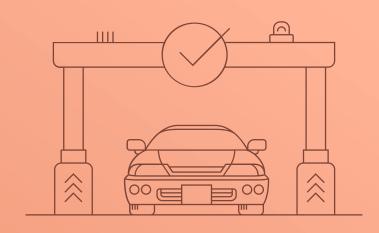
All Units Are Vastu Compliant



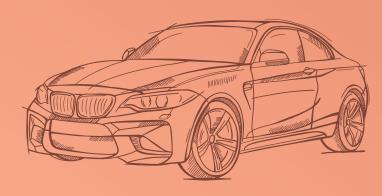
3 Premium Elevators In Each Tower
(2 Personalised Owner's Lift With Smart Access Control
& 1 Common Lift For Guests & Staff)



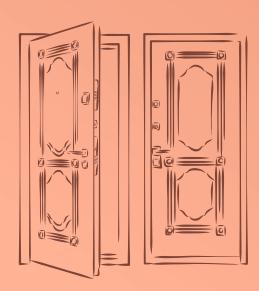
EV Charging Point For Each Unit In Allotted Car Parking Space



Automated Boom Barrier With Fastag Access



3 Allotted Car Parking For Each Unit



Only 2 Flats Per Floor (3 Side Open)



ARCHITECT'S THOUGHT

Stallion 72 is a new-age multi-residential apartment scheme designed to perfection architecturally. The 'C' shaped master plan constitutes three towers, creating a pocket in the center for all the common activities and landscaped open area. The three bold box-like apartments house 2 units which are open from all four sides offering smooth cross ventilation. The towers are planned perpendicular to each other and yet, each unit is vastu-complaint. The standing balconies and architectural projections offer space for adding in greens in each room. The design of these towers is simple yet bold standing tall amongst the neighboring buildings. The filleted edges to the towers make it visually soothing. The special feature of the landscape design is the hexagonal honey-comb metal structure giving solid character to the property.

SALIENT **FEATURES**

- Cctv System With Surveillance Cameras
 At Strategic Locations In Common Area
- Security Cabin With Staff Washroom
- Power Backup System For Lift & Common Lighting
- Fabricated Rest Area for Servant on each floor

- Fire Hydrant System With Fire Extinguisher In Common Areas
- Centralized Water Softening Plant
- Rain Water Harvesting
- Solar provision for common amenities at clubhouse terrace





CRAFTED FOR CONNOISSEURS OF

FINE LIVING

Our residences at Stallion 72 are a work of art. With extraordinary styling. Sprawling layouts and premium finishes every apartment is created to accommodate your king-size lifestyle.





WHERE LUXURY MEETS

COMMUNITY

IN EVERY ASPECT OF LIFE.

More than just a building, the Clubhouse serves as the heart of Stallion 72's vibrant community. Residents forge lasting connections through planned social events, creating a sense of belonging that defines the Stallion 72 experience. Host unforgettable gatherings in our elegantly appointed entertainment spaces. Whether it's a casual get-together with friends or a formal event, our Clubhouse provides the perfect backdrop for creating cherished memories. The thoughtfully designed spaces cater to a variety of social occasions, ensuring every event is a resounding success.

ELEVATE YOUR LIFESTYLE TO NEW HEIGHTS AT THE APEX OF

ELEGANCE & PROGRESSIVE LIVING

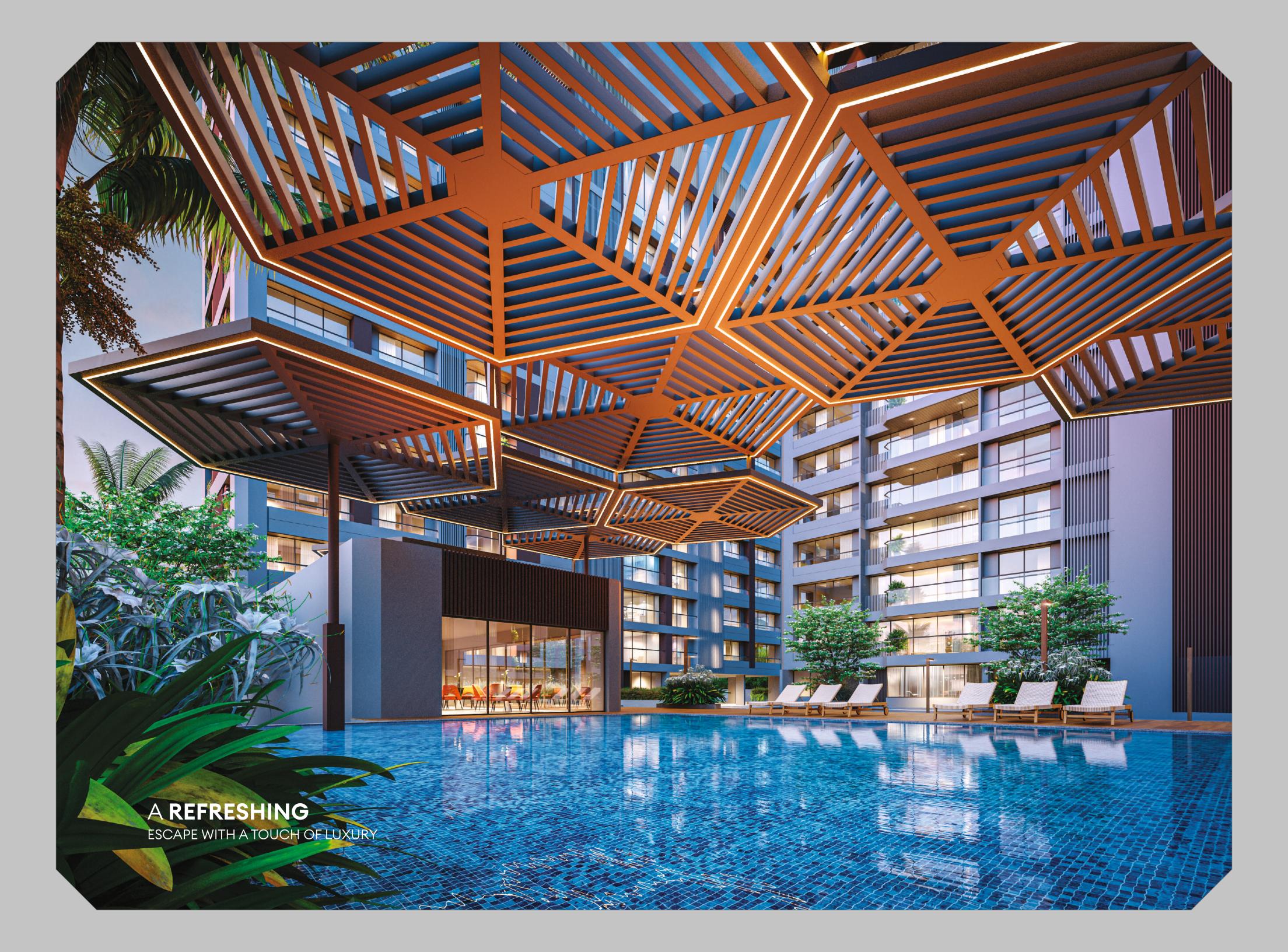
IN VADODARA.

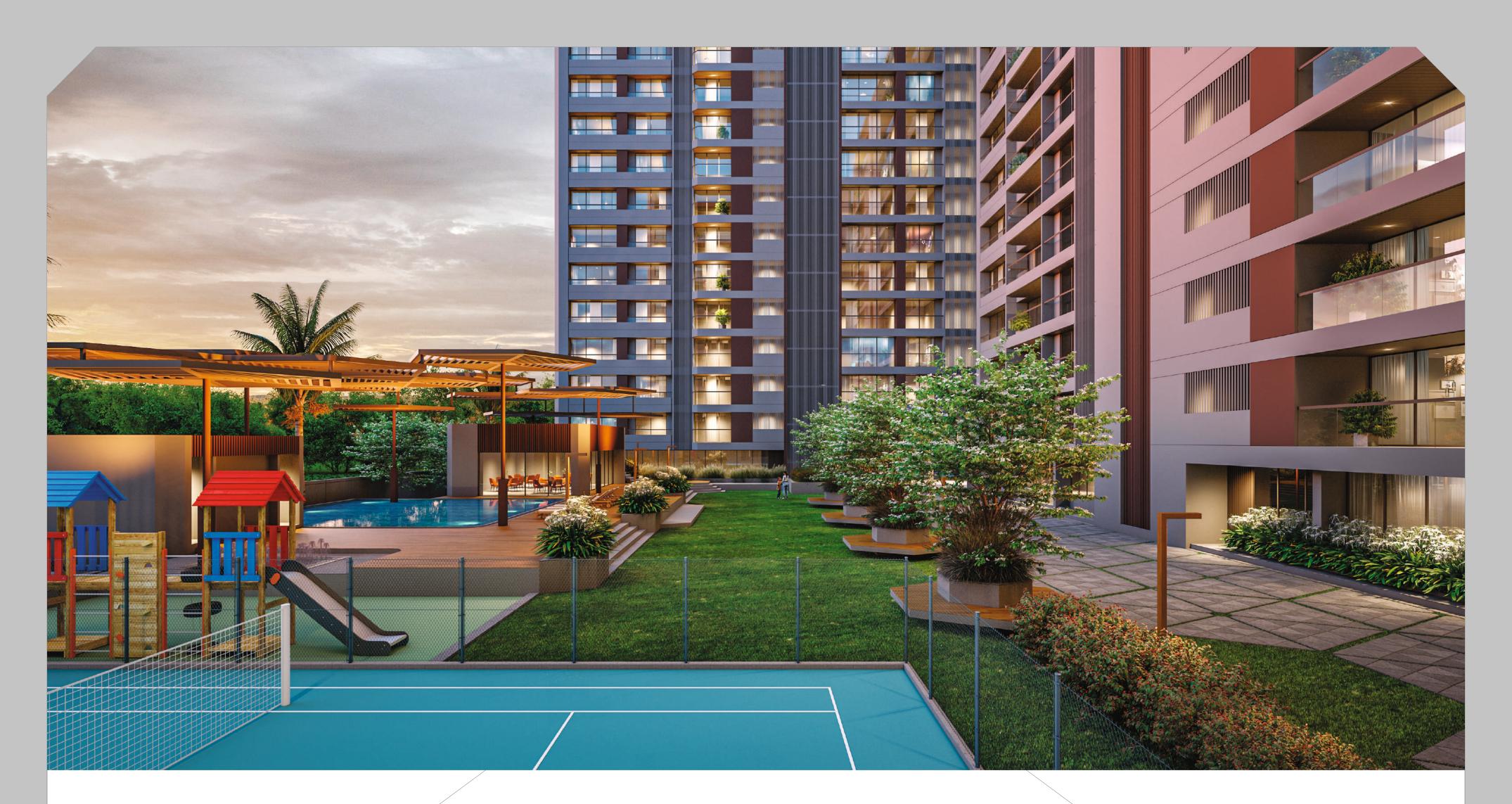
Embark on a life of seamless connectivity at Stallion 72, where every moment is effortlessly linked to convenience. Nestled strategically, this distinguished real estate project is a testament to unparalleled accessibility. With major transportation hubs, expressways, and key landmarks within easy reach, Stallion 72 ensures that you are seamlessly connected to the pulse of the city.

Commute with ease, whether for work or leisure, as Stallion 72 places you at the crossroads of convenience. Embrace the luxury of effortlessly navigating the city while enjoying the serenity of a well-connected haven. Your journey begins at Stallion 72, where connectivity is not just a feature – it's a lifestyle.











DISCOVER THE HEART OF COMMUNITY LIVING AT STALLION 72'S

CLUBHOUSE

A haven where connections thrive, and life is elevated. More than a space, it's your private retreat for leisure, entertainment, and social interaction. From chic lounges to sophisticated event spaces, our Clubhouse seamlessly blends luxury and comfort. Whether unwinding by the pool side or focusing on well-being in the fitness centre, it's designed to enhance your quality of life. Welcome to a world where Stallion 72's Clubhouse is the epicentre of refined living and lasting friendships.

SUPERIOR AMENITIES



Multipurpose Hall

Where Every Occasion Finds Its Perfect Space



Yoga/ Zumba/ Disco Room

Elevate Your Spirit, Move To The Rhythm Of Wellness



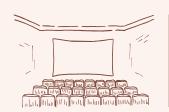
Children's Play Area

Echoes Of Laughter And Boundless Joy - Where Childhood Dreams Take Flight.



Indoor Games

Where Fun Knows No Limits



Mini Theater

A Private Escape To A World Of Entertainment.



Party Lawn & Garden

Celebrate Under The Stars, Surrounded By Nature's Own Festivity.



Library / Newspaper / Co-working Space

Discover A World Of Knowledge And Productivity



Kids Pool

A Miniature World Of Joy.



Senior Citizen Sit-out

Elegance Meets Comfort In Our Outdoor Seating Spaces - Where Stories Unfold.



Swimming Pool With Deck

A Refreshing Escape With A Touch Of Luxury



Pool Side Cafeteria

Savor A Bite Of Bliss By The Pool, Where Every Meal Is A Moment To Unwind.



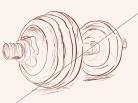
Art & Music Room

Nurture Creativity In Our Artistic Haven, Where Imaginations Come To Life.



Rain Dance Floor

Let The Rhythm Of Raindrops Be Your Dance Partner Under The Open Sky.



Gymnasium

Sculpt Your Journey To Wellness In

A Space Where Each Heartbeat Counts.



Toddler's / Kids Room

A World Of Play And Wonder
Crafted Just For Our Little Adventurers.



Washroom With Changing Room

Quick Change, Refreshed Vibe -Because Comfort Is In The Details.



Steam Room

Embrace Tranquility As The Steam Weaves Its Magic, A Retreat For Body And Soul.



Multipurpose Court

Sports And Versatility Converge In A Space
That Echoes With Cheers And Camaraderie.



Reception/Visitors Lounge In Each Tower

Where Elegance Welcomes You At Every Turn.



Spa Room

Discover Serenity In Our Spa Room - Where Relaxation Is An Art Form.



Virtual Golf

Tee Up Anytime, Anywhere with Virtual Golf Excellence



Jogging Track

Embark On A Wellness Journey, One Stride At A Time, On Our Dedicated Jogging Track.



Pickup & Drop-off Zone

Seamless Arrivals And Departures -Because Every Welcome And Farewell Matters.

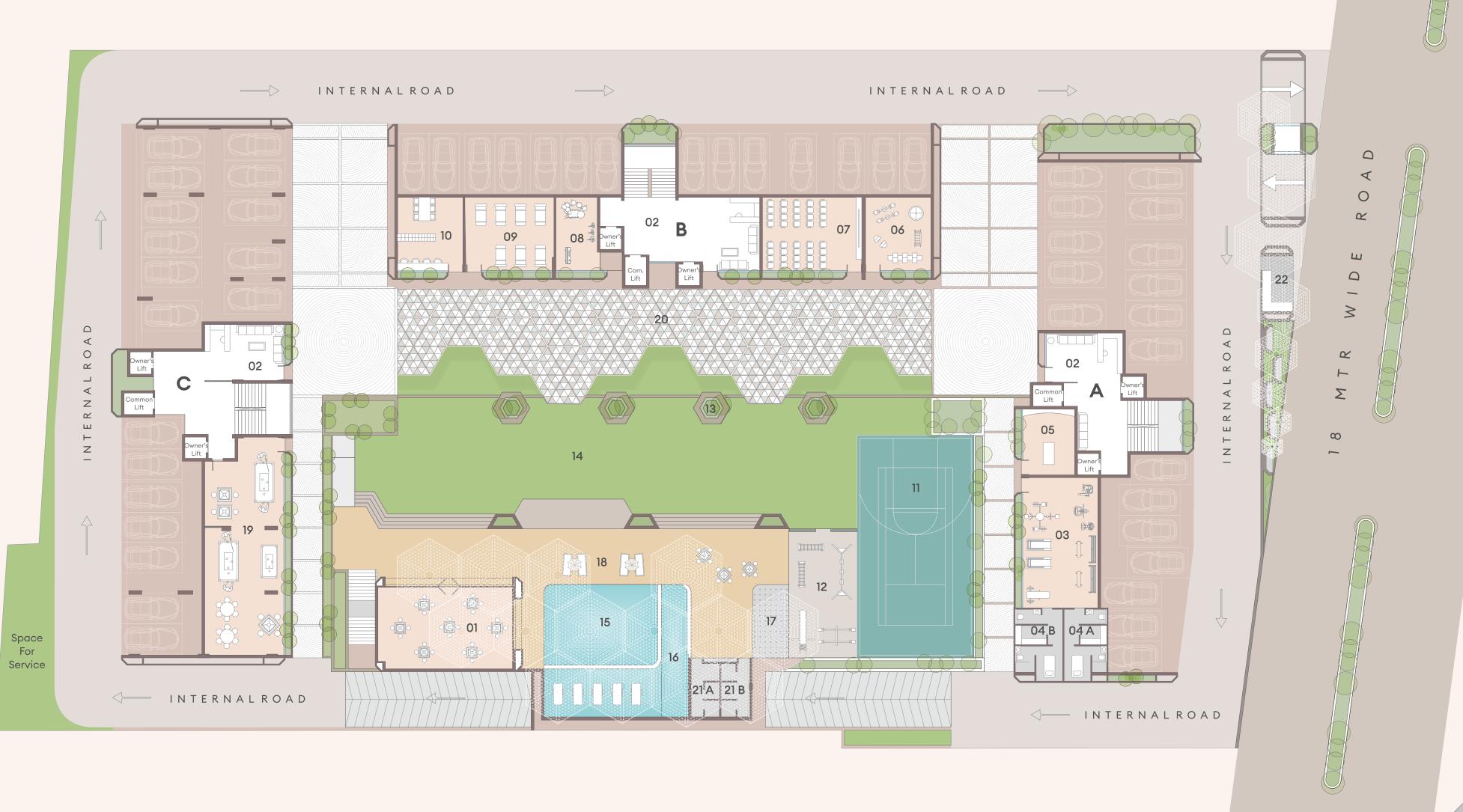
GROUND FLOOR LAYOUT



01	Multipurpose Hall
02	Reception / Visitors Lounge
03	Gymasium
04 A	Gents Spa & Steam Room
04 B	Ladies Spa & Steam Room
05	Virtual Golf
06	Toddler's / Kids Room
07	Mini Theater

80	Art & Music Room
09	Yoga / Zumba / Disco Roor
10	Library / Newspaper /
	Co-working Space
11	Multipurpose Court
12	Children's Play Area
13	Senior Citizen Sit-out
14	Party Lawn & Garden

15	Swimming Pool With Deck
16	Kids Pool
17	Rain Dance Floor
18	Pool Side Cafeteria
19	Indoor Games
20	Jogging Track
21 A	Gents Washroom With Changing Room
21 B	Ladies Washroom With Changing Room
22	Pickup & Drop-off Zone



TERRACE AMENITIES IN EACH TOWER



01 Artificial Lawn

Nature's Touch, Without the Hassle: Artificial Lawn Bliss



04 Barbeque Grill & Open Pantry

Sizzle, Spice, and Everything Nice: Unleash Your Inner Grill Master.



02 Foot Reflexology Path

Walk, Relax, Rejuvenate:
The Pathway to Renewed Wellness.



05 Gazebo & Campfire Place

Gather 'Round the Flames: Where Stories Ignite and Memories Glow.



03 Bar Lounge Area

Crazy Mocktails, Cozy Corners: Your Ideal Bar Seating Awaits.

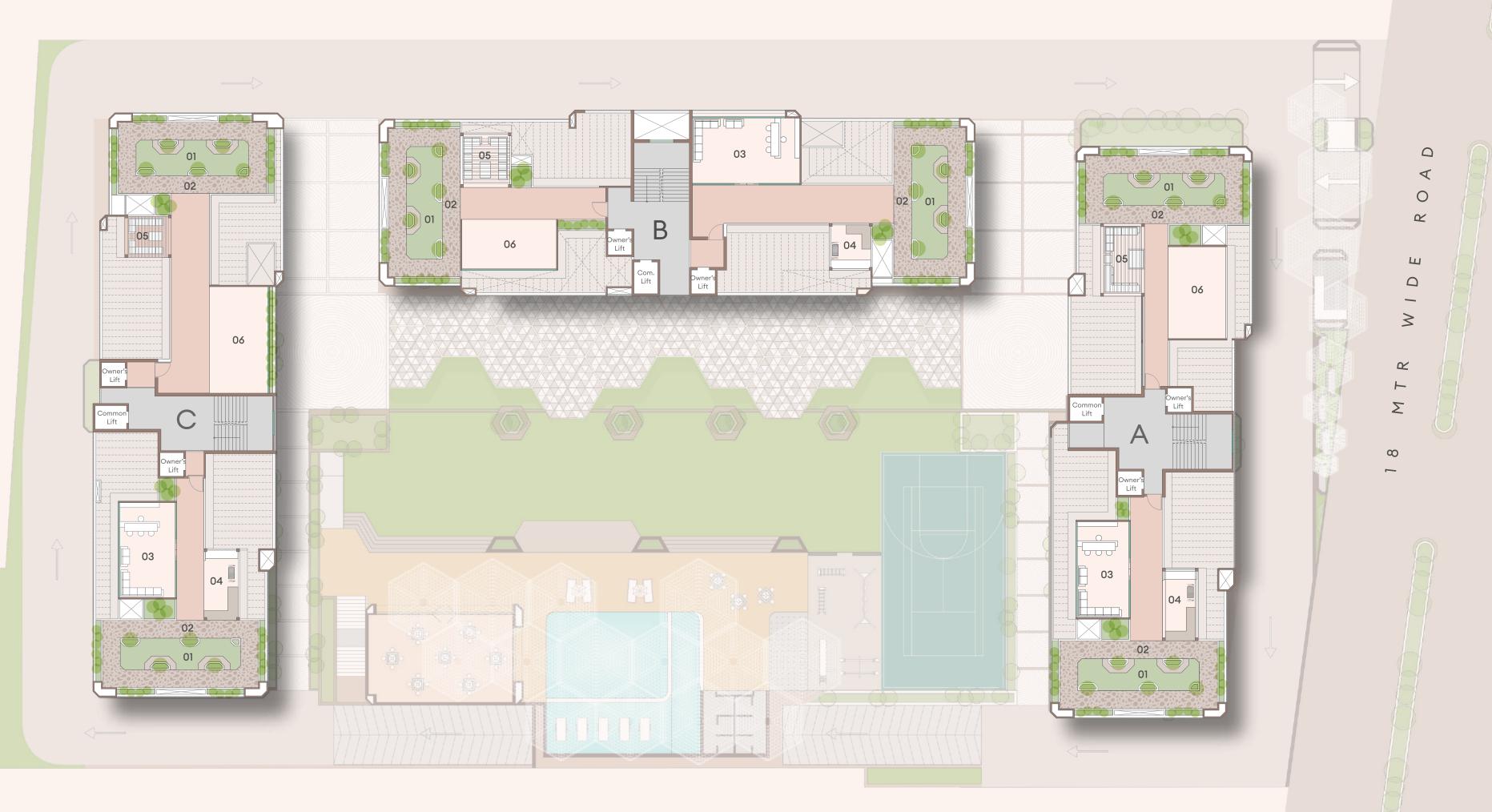


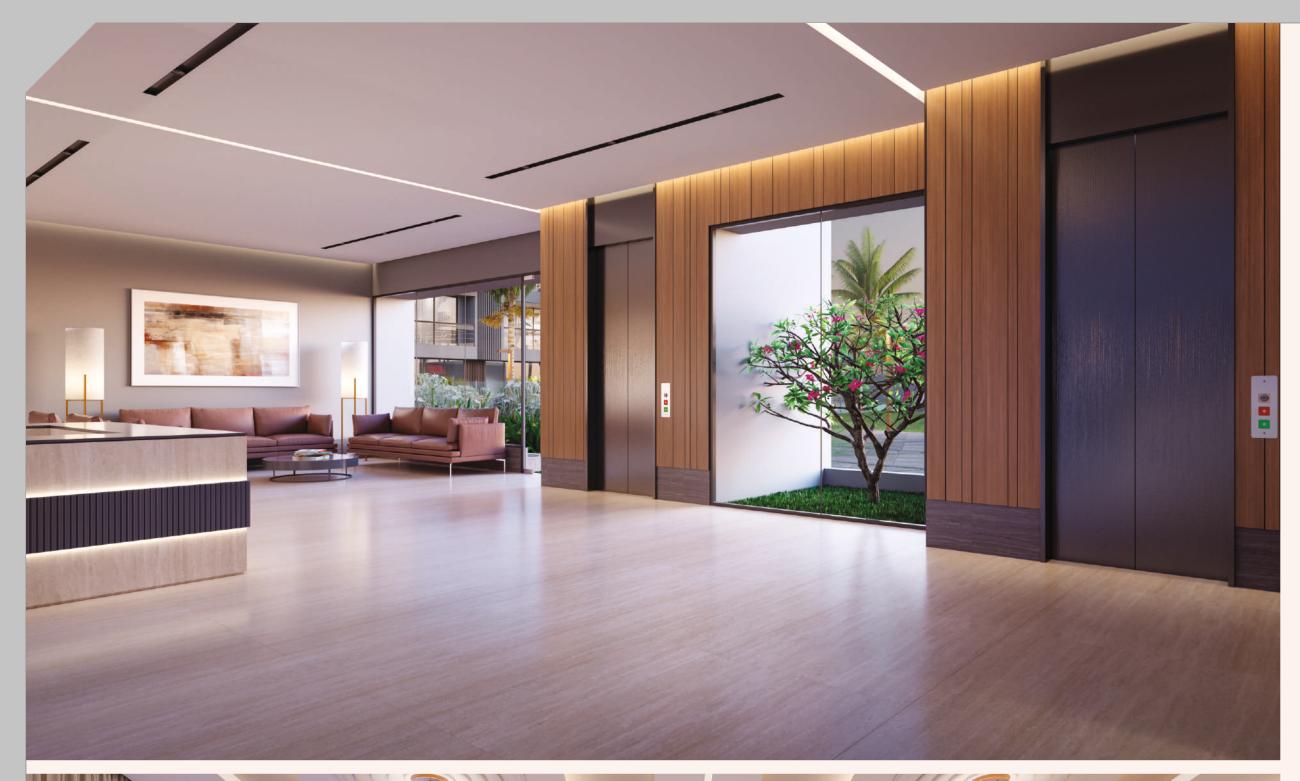
06 Yoga / Meditation Space Outdoor

Find Your Zen Haven: Where Stillness Speaks Louder than Words.



TERRACE FLOOR LAYOUT







FIRST STEPS, LASTING

IMPRESSIONS

LUXURIOUS VISITOR LOUNGE

FROM CELEBRATIONS TO

CONFERENCES

MULTI-PURPOSE HALL

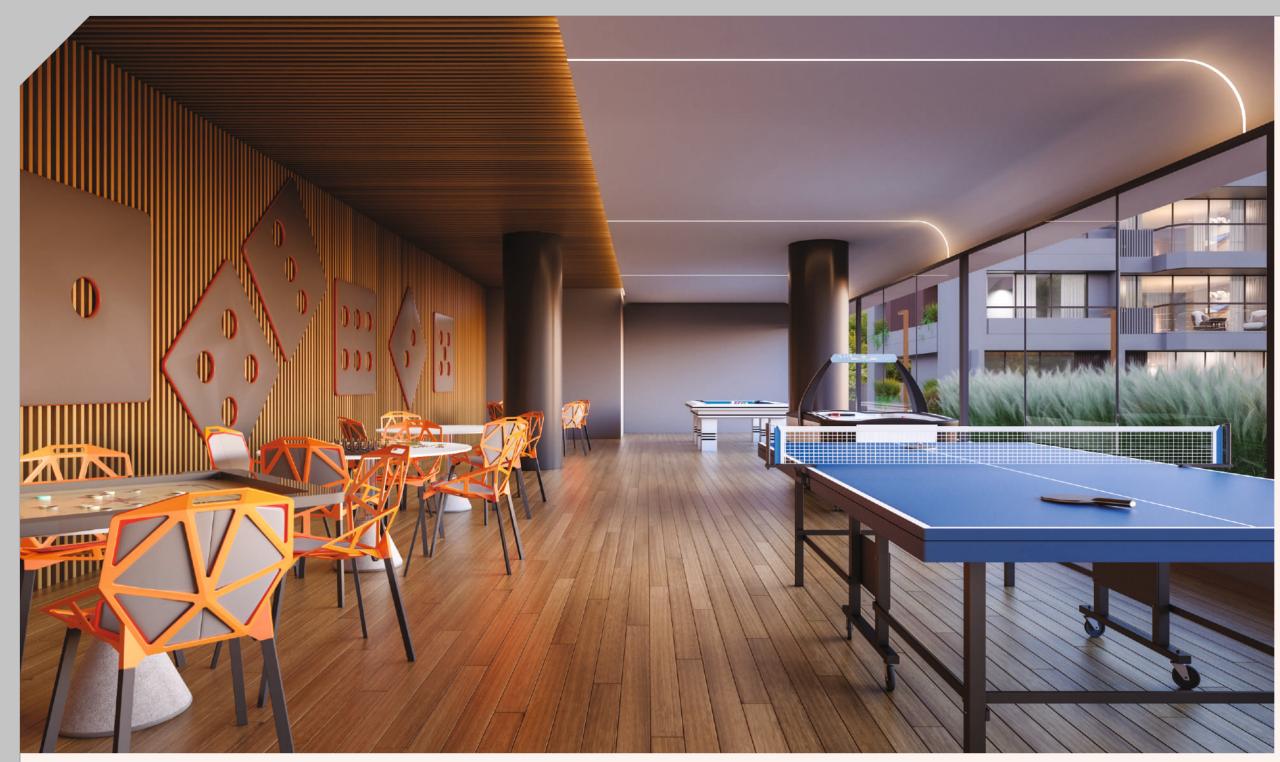


UNWIND YOUR **MIND**STRETCH YOUR **IMAGINATION**LIBRARY / CO-WORKING & YOGA ROOM

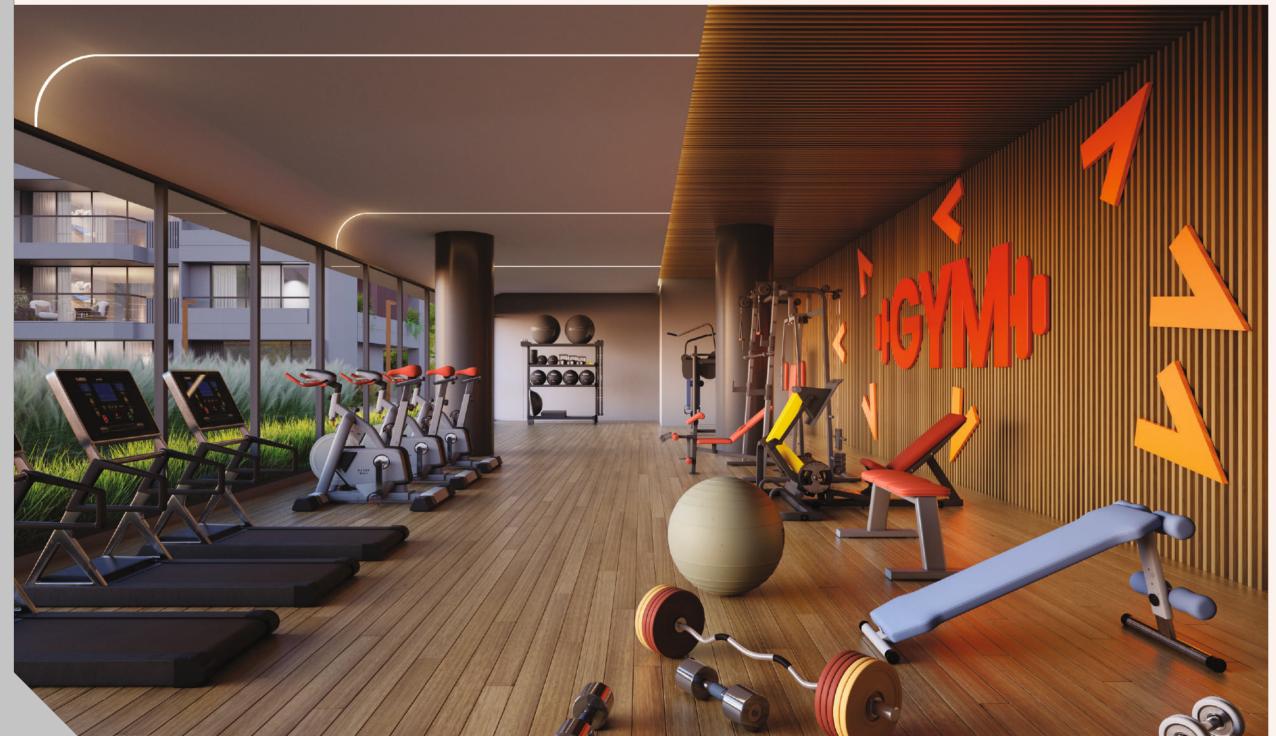


PLAY, PAUSE, PERFORM

CREATING MAGIC IN THE TODDLER'S ROOM & MINI THEATRE



FUN ZONE
INDOOR GAMES



IN PURSUIT OF

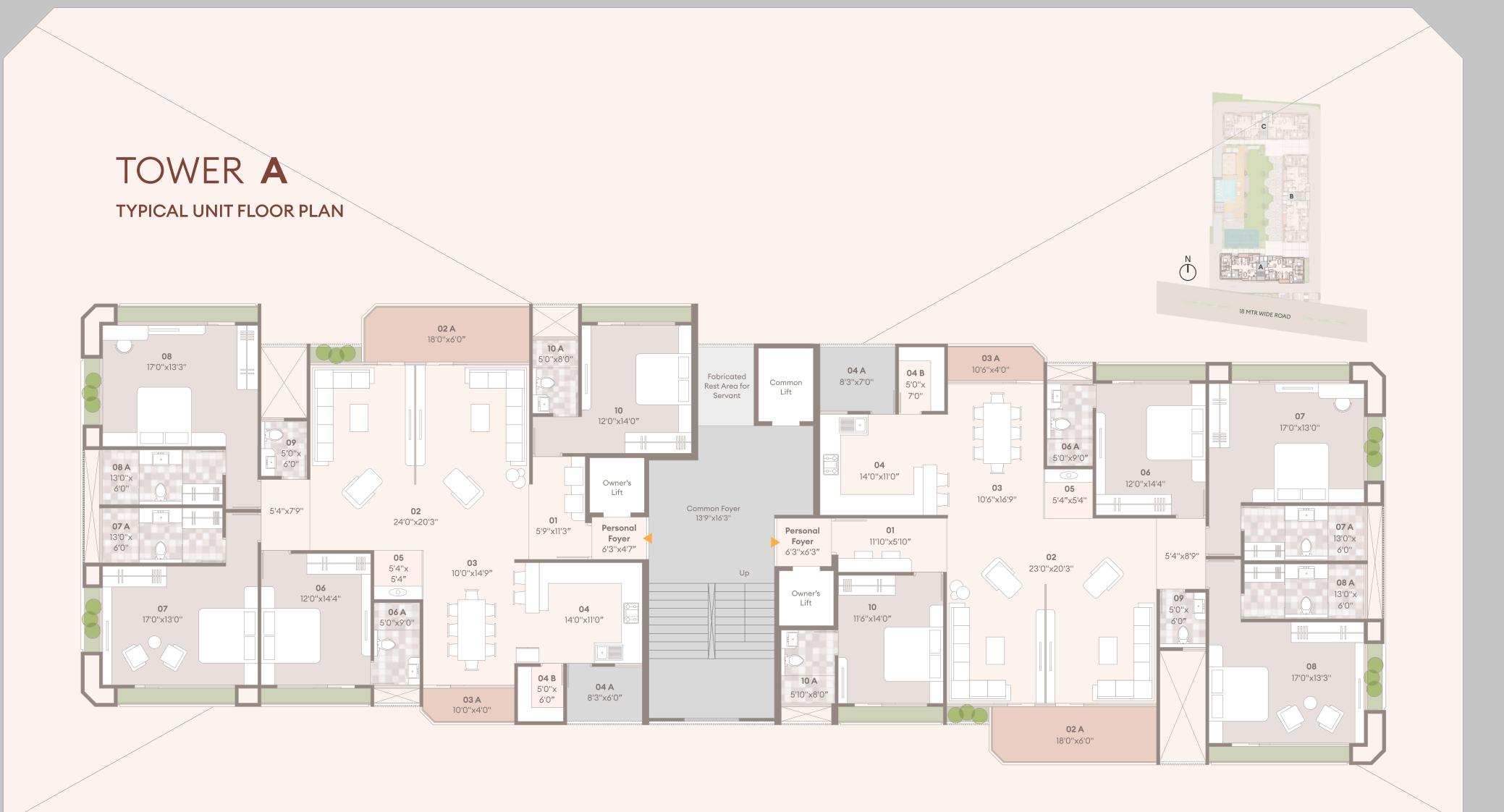
PEAK PERFORMANCE

GYMNASIUM

TYPICAL FLOOR LAYOUT







101 TO 1101

01	Vestibule	04 A	Wash	07 A	Dress & Toilet
02	Living & Family Room	04 B	Store	80	Bedroom
02 A	Balcony	05	Pooja	A 80	Dress & Toilet
03	Dining	06	Bedroom	09	Powder Toilet
03 A	Balcony	06 A	Dress & Toilet	10	Bedroom
04	Kitchen	07	Bedroom	10 A	Dress & Toilet

102 TO 1102

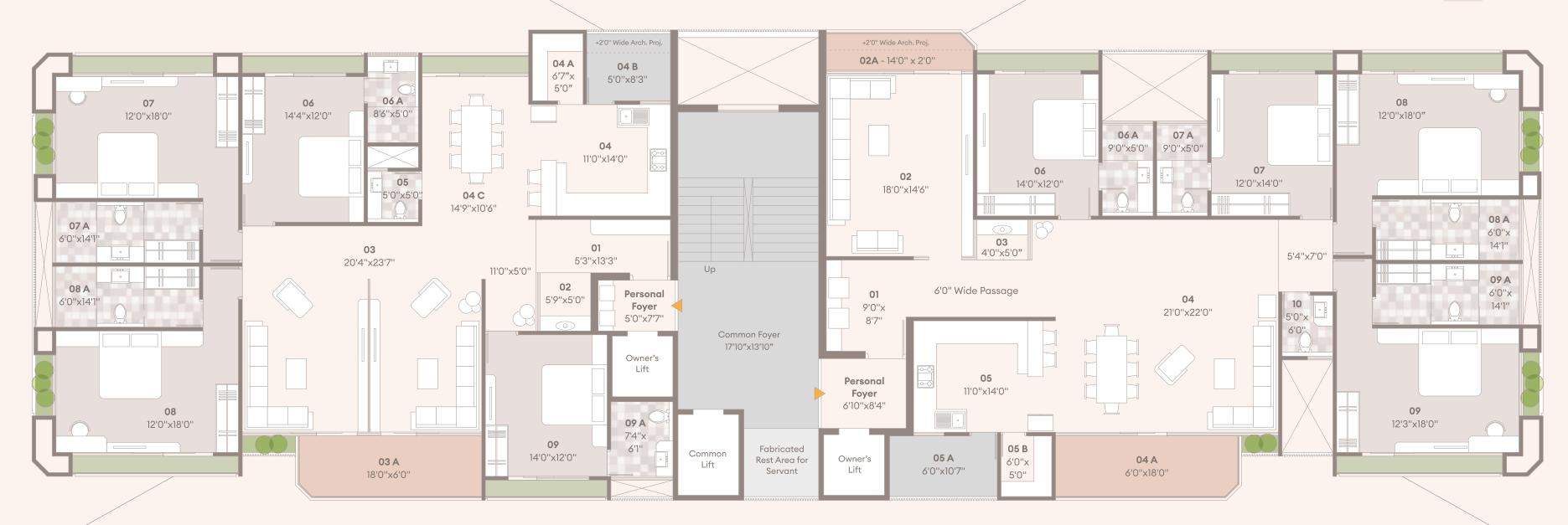
01	Vestibule	04 A	Wash	07 A	Dress & Toilet
02	Living & Family Room	04 B	Store	08	Bedroom
02 A	Balcony	05	Pooja	08 A	Dress & Toilet
03	Dining	06	Bedroom	09	Powder Toilet
03 A	Balcony	06 A	Dress & Toilet	10	Bedroom
04	Kitchen	07	Bedroom	10 A	Dress & Toilet

RERA CARPET AREA: 2162 SQ.FT. | WASH / BALCONY AREA: 209 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER: 173 SQ.FT.

RERA CARPET AREA: 2130 SQ.FT. | WASH / BALCONY AREA: 218 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER: 174 SQ.FT.

TOWER B TYPICAL UNIT FLOOR PLAN





101 TO 1101

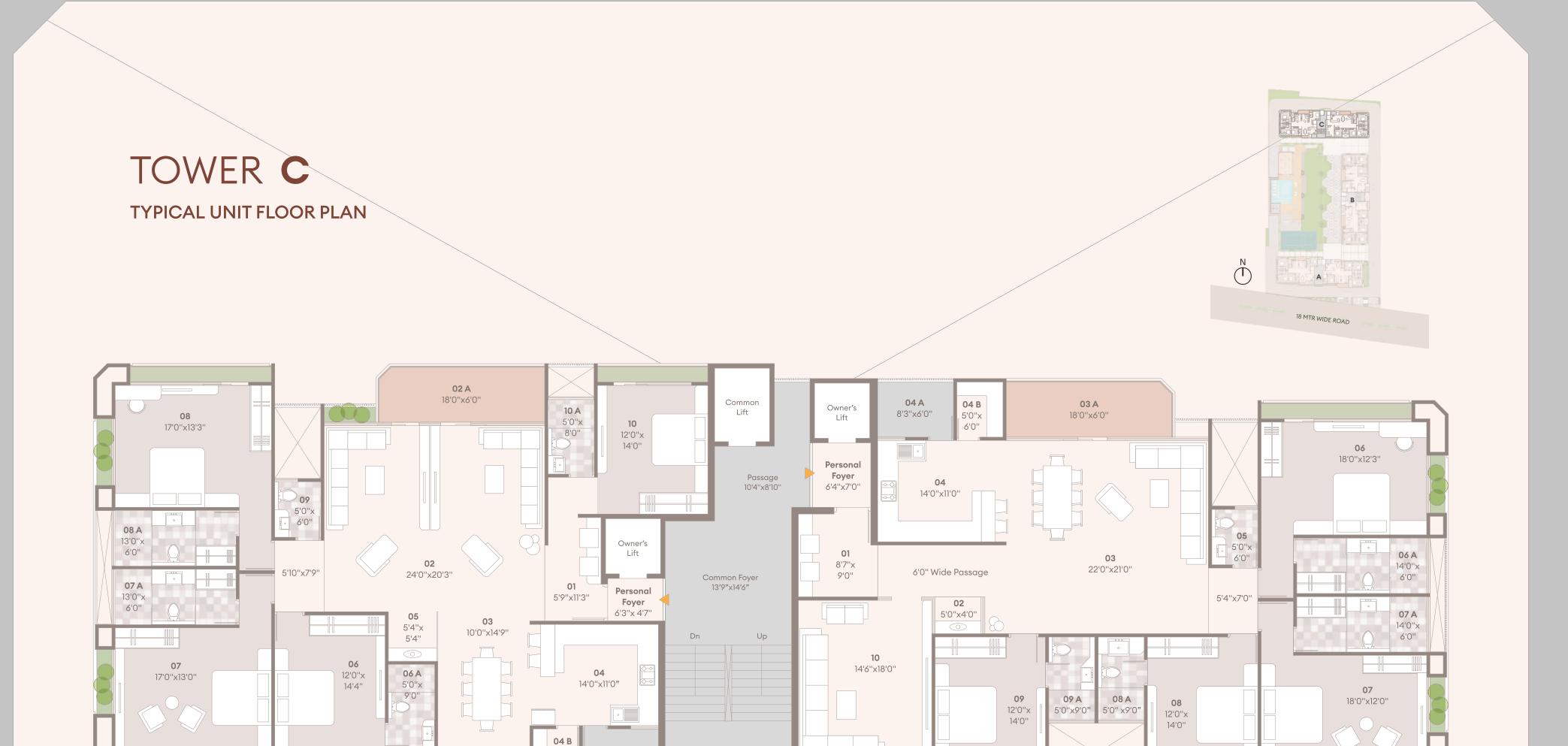
01	Vestibule	04 B	Wash	07 A	Dress & Toilet
02	Pooja	04 C	Dining	08	Bedroom
03	Living & Family Room	05	Powder Toilet	A 80	Dress & Toilet
03 A	Balcony	06	Bedroom	09	Bedroom
04	Kitchen	06 A	Dress & Toilet	09 A	Dress & Toilet
04 A	Store	07	Bedroom		

RERA CARPET AREA: 2157 SQ.FT. | WASH / BALCONY AREA: 155 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER: 229 SQ.FT.

102 TO 1102

01	Vestibule	05	Kitchen	07 A	Dress & Toilet
02	Living Room	05 A	Wash	80	Bedroom
02 A	Balcony	05 B	Store	A 80	Dress & Toilet
03	Pooja	06	Bedroom	09	Bedroom
04	Family Sitting	06 A	Dress & Toilet	09 A	Dress & Toilet
04 A	Balcony	07	Bedroom	10	Powder Toilet

RERA CARPET AREA: 2341 SQ.FT. | WASH / BALCONY AREA: 213 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER: 222 SQ.FT.



101 TO 1101

01	Vestibule	04 A	Wash	07 A	Dress & Toilet
02	Living & Family Room	04 B	Store	08	Bedroom
02 A	Balcony	05	Pooja	08 A	Dress & Toilet
03	Dining	06	Bedroom	09	Powder Toilet
03 A	Balcony	06 A	Dress & Toilet	10	Bedroom
04	Kitchen	07	Bedroom	10 A	Dress & Toilet

102 TO 1102

01	Vestibule	04 B	Store	08	Bedroom
02	Pooja	05	Powder Toilet	08 A	Dress & Toilet
03	Family Sitting & Dining	06	Bedroom	09	Bedroom
03 A	Balcony	06 A	Dress & Toilet	09 A	Dress & Toilet
04	Kitchen	07	Bedroom	10	Living Room
04 A	Wash	07 A	Dress & Toilet		

RERA CARPET AREA: 2168 SQ.FT. | WASH / BALCONY AREA: 209 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER: 173 SQ.FT.

5'0"x

6'0"

03 A 10'0"x4'0" 04 A

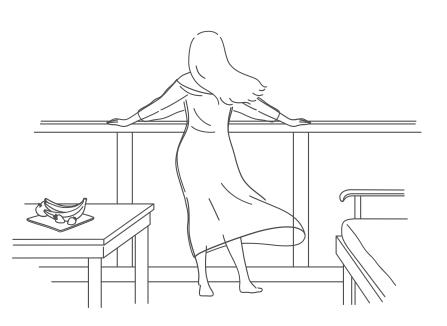
8'3"x6'0"

RERA CARPET AREA: 2335 SQ.FT. | WASH / BALCONY AREA: 157 SQ.FT. | ARCH. PROJ. / PLANTER / PERSONAL FOYER: 219 SQ.FT.









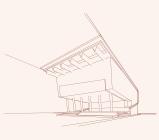
FROM SKYLINE TO SKY'S EDGE

Welcome to a realm of grandeur and opulence, where every moment is an escape to the extraordinary. "From Skyline to Sky's Edge" is not just a penthouse; it's an expression of luxury redefined. Nestled high above the city, this residence beckons you to transcend the ordinary and embrace a lifestyle that reaches new heights – quite literally.





PREMIUM SPECIFICATION



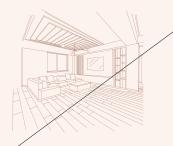
STRUCTURE

- Earthquake resistant RCC frame structure.
- AAC block masonry for external and internal walls with plaster (Except Ceiling)



WALL FINISH

- Internal : Mala Plaster with Putty and Primer Finish
- External: Exterior Façade with premium quality texture & paints as per architect selection



FLOORING

- Premium GVT / Double charged vitrified tiles in all rooms
- Anti-skid ceramic / Vitrified tiles flooring in bathroom, balcony & wet areas



DOORS & WINDOWS

- Main Door: Teak wood frame and flush door with veneer finish on both sides
- Internal Doors: Teak wood frame and Flush doors with laminate on both sides
- Slider Windows: High quality Powder coated Aluminum / UPVC section



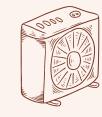
KITCHEN

- Natural granite /Artificial premium stone platform with Quartz sink & Swivel tap
- Vitrified / Ceramic tile dado above platform upto lintel level
- Wash Area with ceramic tiles dado / Natural Stone floor



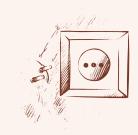
SANITARY & FIXTURE

Rremium Bath fittings of reputed make like - Hansgrohe / Grohe
 / Kohler / Roca or Equivalent



AIR CONDITIONING

• Space Provided for VRV system in each unit

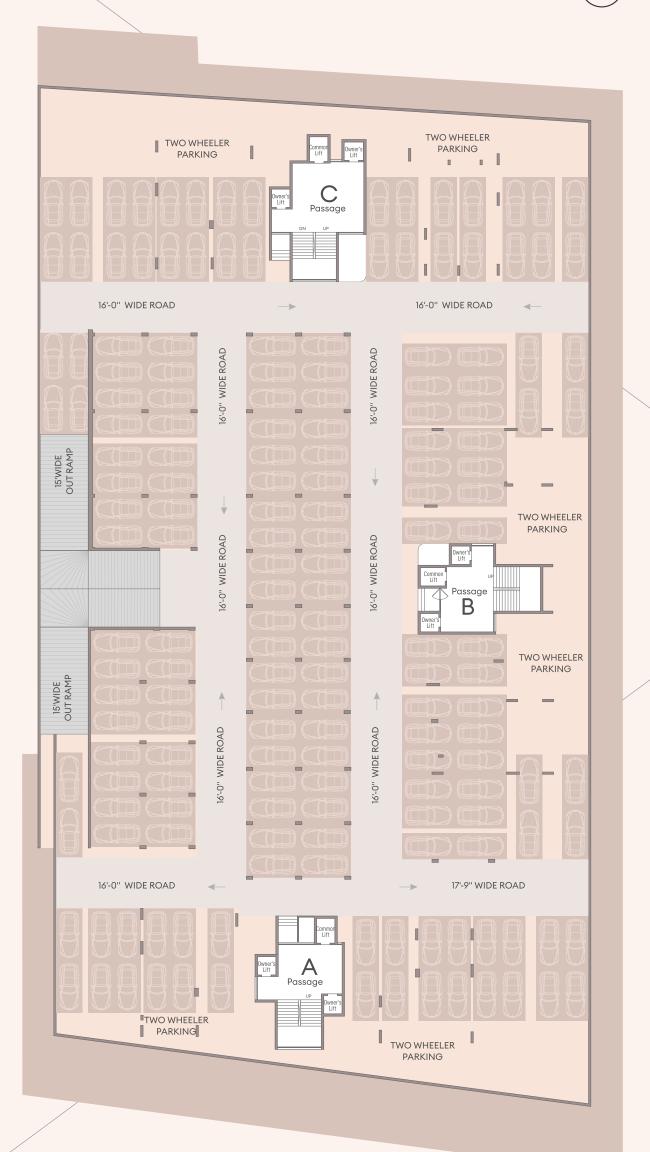


ELECTRIFICATION

3 phase Concealed Electrical cabling with Modular Switches,
 MCB & ELCB Protection

BASEMENT







VADODARA'S MOST LOVED BUILDER

15 YEARS 35,00,000+ SQ.FT. **COUNTLESS SMILES**

The journey of Ananta Builders' has been one of many milestones.

Founded in 2009, Ananta is Vadodara's very own world-class real estate developer. An amalgamation of young and passionate individuals, Ananta Builders has been redefining the skyline of Vadodara with some finest real estate properties. Icons of class, luxury and value-for-money, our landmark developments are home to people from diverse socioeconomic backgrounds. Known for quality construction, fast project completion and comprehensive set of amenities, we delight our customers with thoughtful innovations and genuine craftsmanship.

From Residential to Commercial, Hospitality to Retail, we are creating spaces that help people prosper in life.

OUR LANDMARK PROJECTS

ANANTA ANAMIA TRENDZ

@ Gotri Road

ANANTA SAFAL

@ New Aiwa Road

Shops, Flats & Penthouses

Shops, Offices & Showrooms

LIFESTYLE

Shops, Flats & Pentho @ Ajwa Crossing

ANANTA ARIES

Shops, Flats @ Ajwa Crossing

ANANTA ASH/THA

Shops, Flats Penthouses & Duplexes @ New Waghodia Road

ANANTA SHUBHLAXMI

@ New Waghodia Road

ANANTA SIGNATURE

Shops, Offices & Multiplex @ Harni Road

@Atladara - Bill Road

ANANTA SWAGATAM Duplexes, Tenements @ New Ajwa Road

ANANTA SANSKAR

ANANTA SAVAN

Premium Bungalows @ New Waghodia Road

ANANTA SHUBH LABH

Tenements & Duplexes @ New Waghodia Road ANANTA STYLUS

Shops, Offices & Corporate Houses @ Karelibaug

SHUBHARAMBH @ New Waghodia Road

ANANTA SAMRUDDHI

Shops, Flats & Penthouses

🕅 Gotri - Sevasi Road

@ Ajwa Crossing

ANANTA SQUARE

Shops, Offices & 2Bhk Flats @ Halol, Vadodara

ANANTA SAVERA 4 Side Open Villas

@ Atladara- Bil Road

SHUKAN ANANTA

Residential & Commercial @ Muktanand Circle, Karelibaug



@ Gotri - Sevasi Road

Shops & Offices

-ANANTA STANFORD

STANM RE

@ Sevasi - Bhayli Road









LIVE. LIFE. BETTER.

3&4 BHK Flats

@ Vasna-Bhayli Road

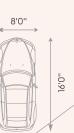
/	
Booking Amount	109
On Foundation	20
• On Plinth	159
• 1st Floor Slab	5%
• 3rd Floor Slap	5%
• 5th Floor Slab	5%
• 7th Floor Slab	5%
• 9th Floor Slab	5%
• 11th Floor Slab	5%
• 13th Floor Slab	5%
• On Masonry Work	5%
On Internal/External Plaster	5%
 On Flooring Level 	5%
Finishing	5%

TERMS & CONDITIONS

- Maintenance deposit, development charges, floor-rise charges, electrical infrastructure charges, QEB meter deposit/load $charges, stamp \, duty, registration \, charges, document \, legal \, charges, GST \, or \, any \, such \, taxes \, will \, be \, charged \, extra. \\$ • Any new Central or State Government taxes, if applicable, will have to be borne by the clients.
- $\bullet \quad \text{Monthly maintenance of society will be charged as per expense budget of the society. All buyers/members are bound to follow$ society rules & regulations for future maintenance of the building.
- Possession will be given only after 45 days of settlement of all accounts as per schedule including extra charges. Payment terms to be considered as per Agreement to Sale. • No changes or alterations will be allowed in structure design and external façade/elevation. Internal changes will only be
- allowed with prior permission. Outdoor AC unit to be installed as per the provision made by the architect. • Extra work will be executed after acquiring possession as well as receiving full payment of the allotted unit. • Continuous defaults in payments will lead to cancellation of booking. 5% administrative cost will be charged on total value in
- case of cancellation under any circumstances. Balance amount will be refunded back only after the same unit is booked and payment is received from new member. • In case of cancellation of the said unit, if any changes for that particular unit are executed on the request of the buyer then the

cost of such changes will be borne by the buyer. If any further expense is incurred to bring out the unit in its original

- design/layout then such expenses will also be deducted from the amount to be refunded towards cancellation. • Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or any legal agreement. All photography, landscaping and computer imaginary 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. • In case of delays in water supply & electricity by the respective authorities, developers will not be responsible.
- The developers reserve all the rights to make any changes/revise/improvise any details, as may be required from time to time in the overall layout, dimensions, building plan and specifications without any prior notice and they are binding to all the
- Planter / Standing balcony / Architectural Projection and Personal foyer mentioned in the brochure is just for reference & $understanding\ and\ is\ not\ counted\ towards\ FSI\ but\ only\ Built\ up\ and\ available\ to\ the\ Allottee\ without\ any\ charge/consideration$ for the exclusive use of the flat owner.



-: PROJECT BY :-





Developers

NDD PROPERTIES LLP

- Stallion 72, 18 Mtr. Iscon Habitat Road, Opp. Greenwood Bungalow, Zydex Lane, New Alkapuri, Vadodara.
- **S** 8980 55 1118
- www.anantabuilders.comwww.dhananirealty.com

www.gujrera1.gujarat.gov.in Rera Registration No.:

Architect



Struture Consultants
VYOM CONSULTANTS