



*Vasta*  
Happy Home's  
**LUXURIA**

Identity of  
ROYAL  
people

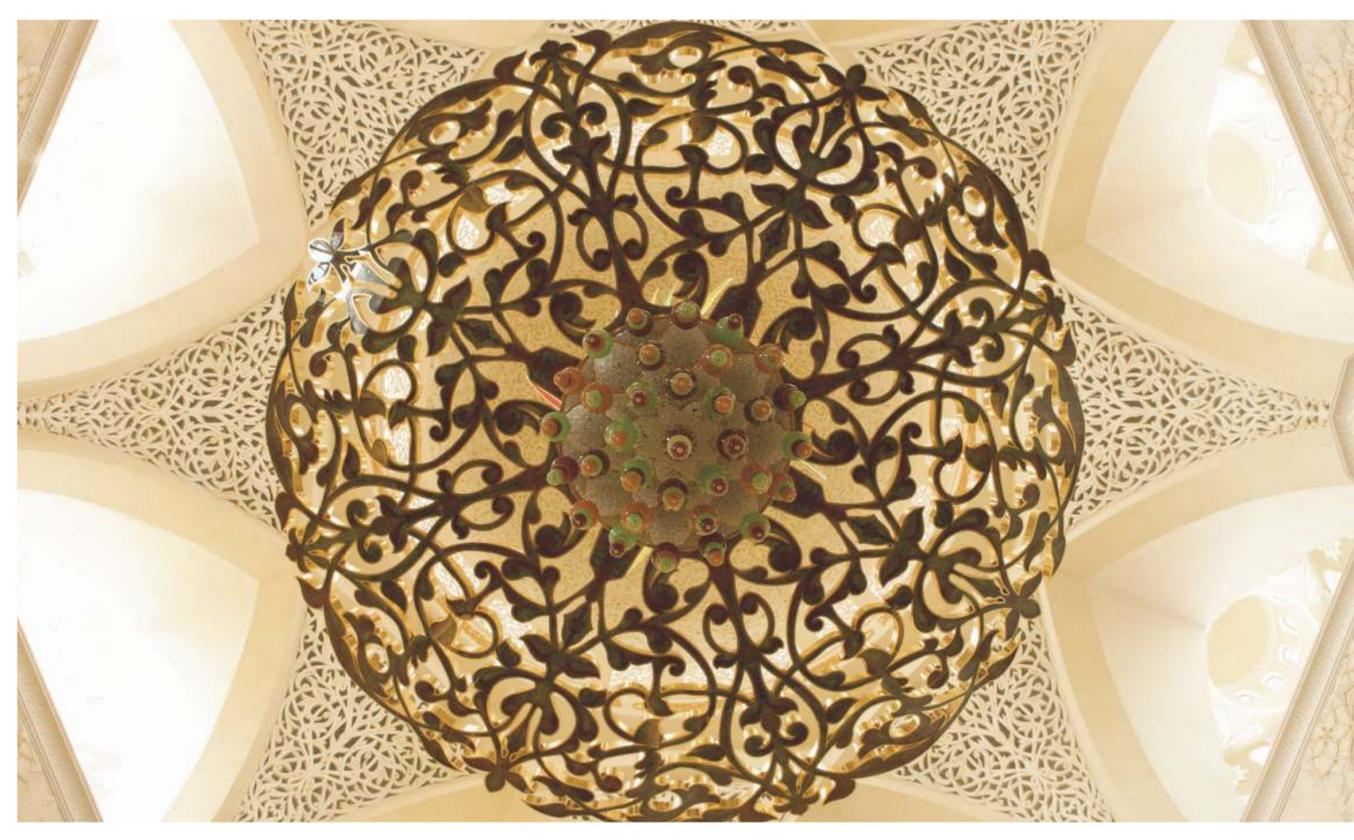


**HAPPY HOME GROUP**  
SURAT

[www.happyhomegroup.co.in](http://www.happyhomegroup.co.in)  
email : [info@happyhomegroup.co.in](mailto:info@happyhomegroup.co.in)

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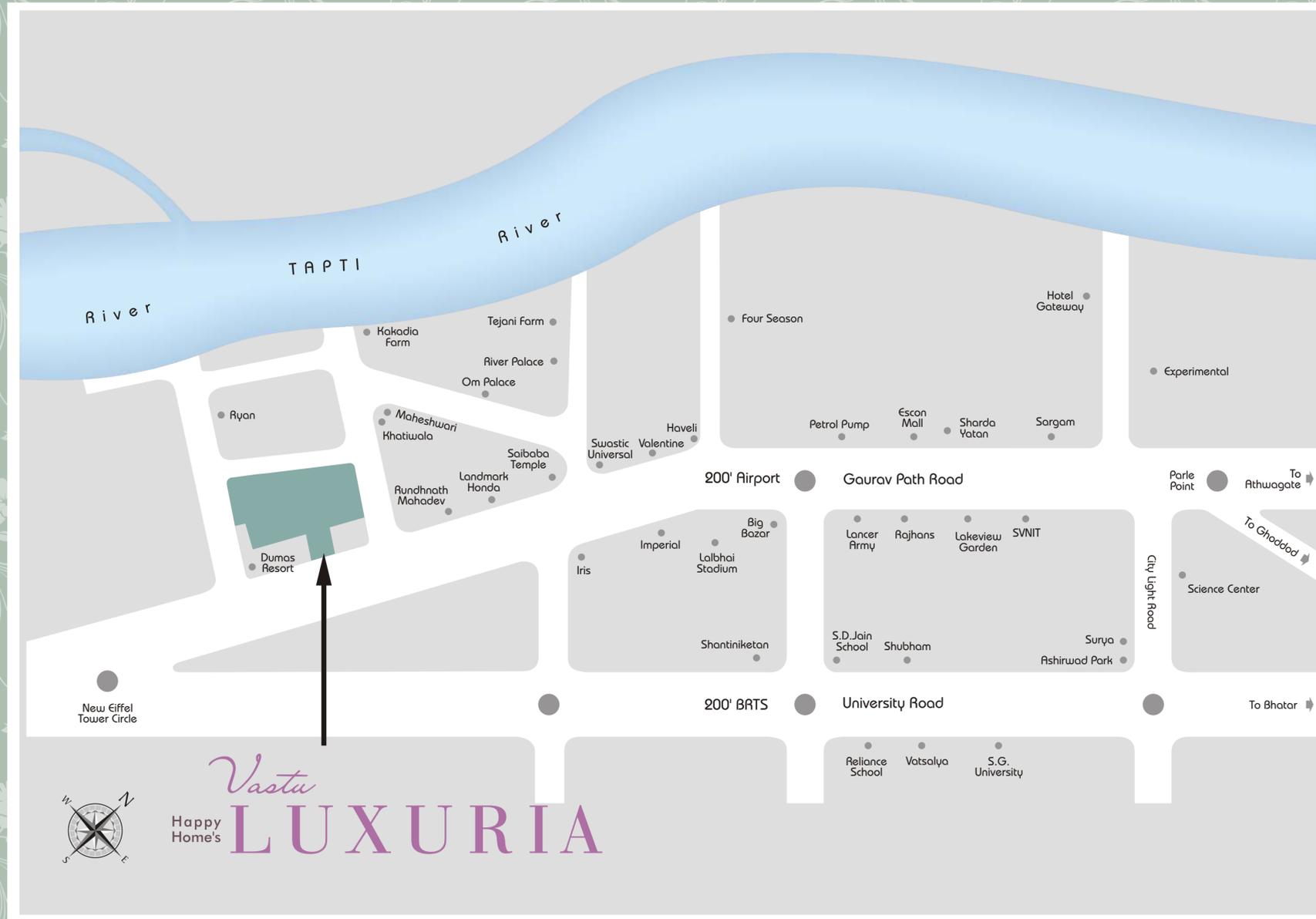
For the imperial folks



Welcome to a new era of luxuries lifestyle

Reception

" Truth Is God" ~ Mahatma Gandhi



Easily approachable facilities near you



Gaurav Path / Airport Road

Near River View

Near Goverdhan Haveli, Rundhnath Mahadev

Very close to the Imperial Mall, Iris Mall, Macdonald, Big Bazar & Vishal Mall

Schools just 2/3 Min. away - Ryuan, Khatiwala, S.D. Jain, Lancer, Radiant, Maheshwari & Reliance

Nearest Petrol Pump - Lalbai Stadium & Banking

5 Minute Drive from Parle Point & Ghod dod Road

5 Minute Drive from Airport

10 Minute Drive from Athwagate

20 Minute Drive From Textile / Diamond Market

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Where you are full of  
pleasure and comfort



Vastu Luxuria is committed to provide you a cheerful life



### Innovative Vastu

- Main Entry - East / West
- Kitchen - Agni
- Master Bedroom - South West Corner
- Pooja Room - Ishan
- Generator - Agni
- Water Tank - Ishan



### Campus

- Gas Generator
- Jinalay & Temple
- 70% Area kept open in Campus
- A.C.C. Road
- Lush Green Campus
- Intercom connecting in whole Campus
- Tata Sky
- Gazebo Seating
- Gas Leakage Detector System
- 1 Servant Room in flats / Pent house  
2 Servant Room in Bungalow
- 1 Toilet - Watchman Room at Basement Floor &  
1 Toilet at Terrace Level
- Marvelous Elevation
- 1st Floor & 2nd Floor having a Bungalow and  
11th / 12th Floor having a Pent House with Double  
Height Drawing Room

### Signature Facilities

- Swimming Pool
- Mini Golf
- Cycling Track
- Multipurpose Hall (Yoga / Quate / Meeting)
- Jogging Track
- Skating Rink
- Cricket Pitch with Net
- Landscape Garden
- Senior Citizen Seating
- Children Park
- Coffee Bar
- Library - Reading Room
- Indoor Game  
Air Hockey  
Pool  
T.T.  
Chess  
Card  
Carom  
Soccer Table
- Outdoor Game  
Basketball Court  
Volleyball Court  
Badminton Court

### Entrance

- 3 Entrance
- (65' wide on Airport Main Road – Gaurav Path)
- (40' wide and 25' wide on Side Road)
- with well developed water fall, water body &  
Land Scapping
- Also Having Main Gate, Security Cabin &  
Compound Wall



### Luxurious Amenities

- Kone / Schindler / Equi. std. Lift with S.S. Glass Auto Door
- 3 Car Allotted Parking (5 Car For Pent House/Bungalow)
- Mitsubishi / Daikin / Equi. std. 6 Split A.C. in Each Flat  
(10 Split A.C. in Pent House/Bungalow)
- Falls Ceiling in Common Passages
- C.C.T.V. Camera
- Kent / Zero B / Equi. std. Water Purifier
- Gas Line - 2 Points in each Flat
- Wall P. O. P.
- Seperate Parking for Visitors
- 10' Floor Height
- Gorgeous A.C. Reception 700 Sq. Ft.
- Garbage Shaft
- Shower Panel with Pressure Pump In 1 Toilet,  
6 - Jet Nozzle In 1 Toilet
- Faber / Evershine / Equi. std. Chimney In Kitchen
- Spherehot / Racold / Equi. std. Gas Geyser In each Flat For  
Hot Water 24 Hrs.
- Gym. with Instruments Like
- Lat Pull down
- Leg Curl
- Pec - Dec
- Dumbbell
- Elliptical bike
- Vibrator
- Trampoline
- Leg Extension
- Chest Press
- Abdomen Bench
- Dual Cable
- TRAD Mill
- Magnetic bike
- Manual Tread Mill
- Multi Hip
- Rotary Tarro

### Grand Specification

- Flooring Italian in Hall, Dining, Balcony, Foyer & Kitchen  
1m x 1m - Granomite in other Area
- Kitchen Natural Indian Granite Top with 16' Length
- Sink Nirali / Anupam / Equi. std. Double Boweld Sink with  
drain Board
- Cock Jaguar / Kohler / Equi. std.
- Switch Anchor / Havells / Equi. std. &  
Finolex / Polycaba / Equi. std. Copper Wiring
- Toilet Fully Granomite Dado and also Falls Ceiling in Toilet
- Store Granite Rack with Granomite Dado
- Door-Window Frame Granite
- Window Aluminum Section Anodised Coated with Reflective  
Saint gobain / ASI / Equi. std. glass
- Water Tank (with Tiles) Under ground - 70,000 Ltr. & Over Head - 35,000 Ltr.
- Terrace China Mosaic Floor with 2 Coat Water Proof
- Balcony Railing Stainless Steel
- Electricity 3 phase connection
- Plumbing Under Ceiling & Centrally for Hot Water
- Outer Finish Texture with 2 Coat Colour
- Ceramics Cera / Hindware / Equi. std.
- Door Rich / Archies / Equi. std. S.S. Hardware Fittings
- Structure RCC Frame Structure Considering last Earthquake
- Title Fire Safety, B.U.C., Loanable



Vastu Luxuria committed to  
provide you cheer of positive vibes

Compound Wall with Water Falls

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Note  
Legal Document, S.M.C. Tax, Service Tax / VAT / GST (if Applicable), Grill (Optional) beared by members.  
External Changes shall not be allowed.  
Internal Changes will be done with Prior Permission & will be charge extra in advance.  
All right reserved by developers to modification in any detail in booklet without prior notice.  
Society Maintenance Deposit Taken In Advance.  
If any changes by laws of any authority it's bounded to all members.

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A strong foundation of togetherness





We are committed to keep you at peak of health with peace of mind

Entrance Landscape & Water body



Valley Ball Court



Cricket Pitch with Net



Mini Golf

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Amenities



Basketball Court



Badminton Court



Landscape Garden

Senior Citizen Seating & Water Fall



Children Play area & Bhool Bhulaiya Park



Skating Rink

Compound Wall

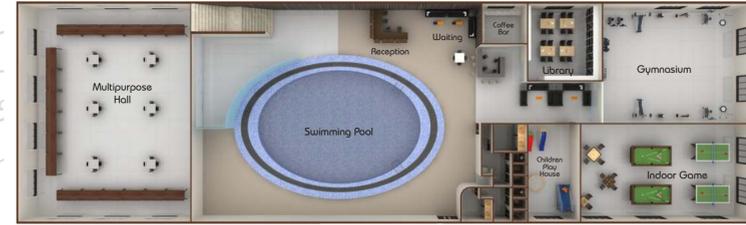
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Amenities





Breath healthy and live in style

Swimming Pool & Club House



Club House Plan



Cycling Track



Coffee Bar



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Amenities



Indoor Games

Air Hockey, Pool, Table Tennis, Chess, Carom, Soccer Table

Jinalaya, Temple & Gazebo Seating



C.C.T.V. Camera



Library / Reading Room





Where you get  
a new meaning to  
life and add value  
to your lifestyle

LUXURIA Floor Plan

A



A-Type 3rd To 10th Floor Plan  
3798 sq. ft.





**A-Type** 1st & 11th Floor Plan  
 Bungalow 6 BHK + Home Theater + Family Sitting (7191 sq. ft.)  
 Pent House 5 BHK + Home Theater (6318 sq. ft. + 963 sq. ft. Terrace)



**A-Type** 2nd Floor Plan  
 Bungalow



**A-Type** 12th Floor Plan  
 Pent House



Where you are full of pleasure and comfort



LUXURIA Floor Plan

B



B-Type 3rd To 10th Floor Plan  
3375 sq. ft.





**B-Type** 1st & 11th Floor Plan  
 Bungalow 6 BH4 + Home Theater + Family Sitting (6408 sq. ft.)  
 Pent House 5 BH4 + Home Theater (5625 sq. ft. + 873 sq. ft. Terrace)



**B-Type** 2nd Floor Plan  
 Bungalow



**B-Type** 12th Floor Plan  
 Pent House



Where you would  
love to spend your life



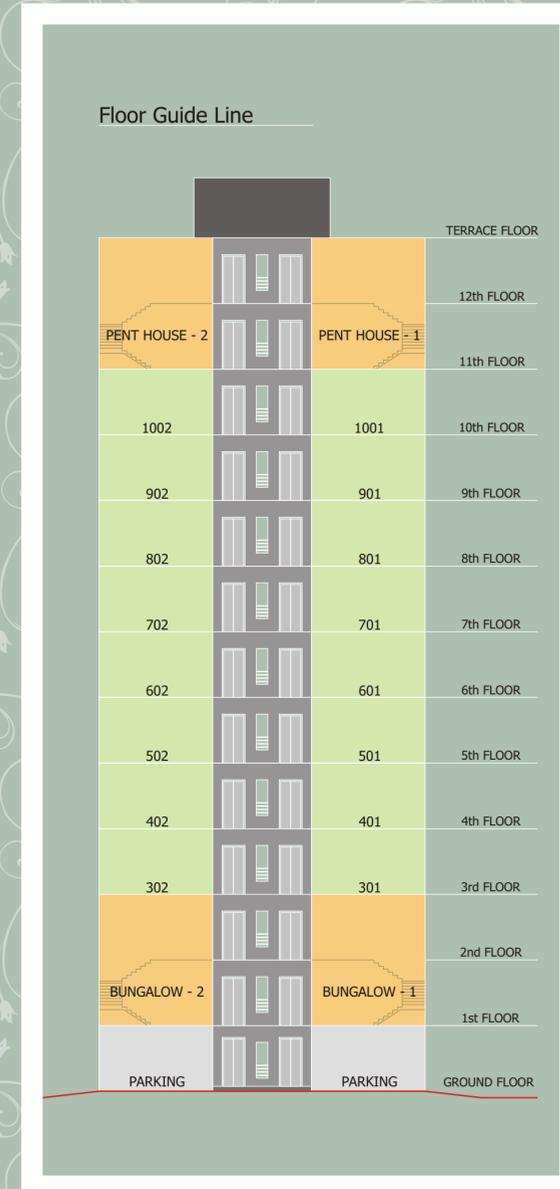
LUXURIA Floor Plan



C-Type 3rd To 10th Floor Plan  
3393 sq. ft.







Elevator	<b>KONE</b> OR <b>Schindler</b>	Cook	<b>Jaguar</b> OR <b>KOHLER</b>
A. C.	<b>MITSUBISHI</b> OR <b>DAIKIN</b>	Switch	<b>ANCHOR</b> OR <b>HAVELL'S</b>
Water Purifier	<b>KENT Mineral RO</b> OR <b>ZERO.B</b>	Wiring	<b>Finolex Cables Limited</b> OR <b>POLYCAB WIRES &amp; CABLES</b>
Chimney	<b>FABER</b> OR <b>Evershine™</b>	Reflective glass	<b>SAINT-GOBAIN CORPORATION</b> OR <b>ASI</b>
Gas Geyser	<b>SPHEREHOT</b> OR <b>Racold</b>	Ceramics	<b>CERA SANITARYWARE</b> OR <b>Hindware A CUT ABOVE THE REST</b>
Kitchen Sink	<b>India's No. 1 NIRALI</b> OR <b>Anupam</b>	Hardware	<b>KIEH STEEL... FOR LIFE</b> OR <b>ARCHIES</b>

" Try not to become a man of success. Rather become a man of value. "

~ Albert Einstein