







4 BHK ELITE NICHE LIVING

Experience Life in its Finest Form...

Welcome to The Boulevard Homes - an exquisite high-end luxury living residential project located at Dumas Road, Surat. Reminiscent of the super-rich neighbourhood in the United States, The Boulevard Homes is an emblem of sophisticated living.

This exclusive paradise features 52 spectacular residential units in 3 towers, along with 6 magnificent duplex penthouses that offer unparalleled comfort and luxury living. The Boulevard Homes is being developed in an upcoming area, offering residents a unique opportunity to live in a highly sought-after location with easy access to high-end amenities, a breathtaking ambience, and a community of residents that live life king-size.







THE ELITE

LIVING EXPERIENCE

YOU WISHED FOR!

With a mesmerizing exterior, a marvellous interior in every abode. The Boulevard Homes is the wondrous cocktail of style and luxury that appeals the uber-elite crowd.

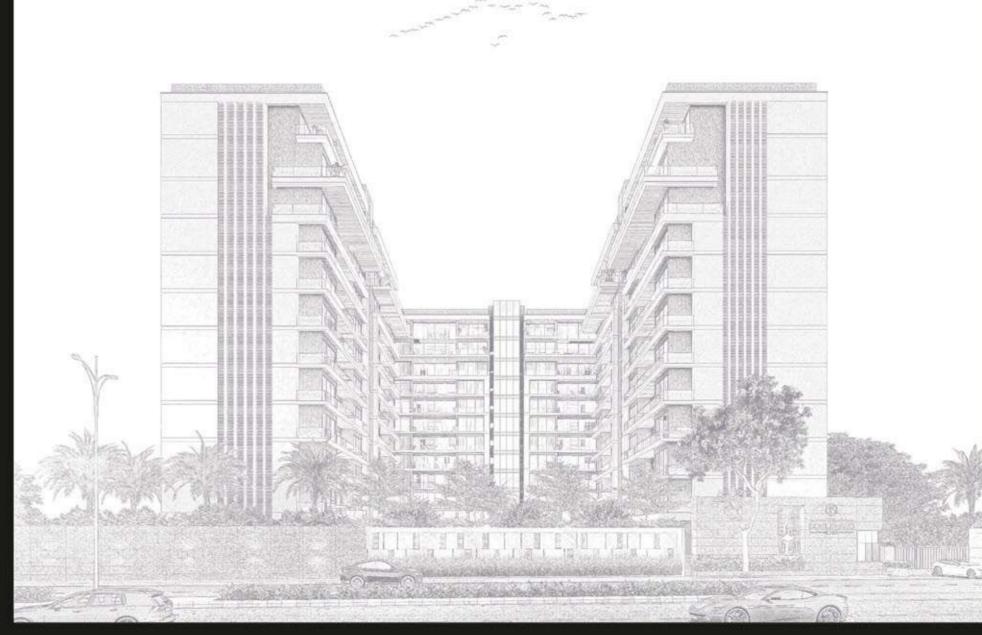








PLANS & AMENITIES















Banquet Hall





Outdoor Cafeteria VIP Lounge



3 Allotted Car Parking



Multi-purpose Lawn



Gymnasium



Wellness Centre



Swimming Pool & Kids' Pool



Deck Seating



Gazebo



Pergola



Senior Citizen Area



Camp Fire



Outdoor Sitting



Cycling Track



Walking Path



Waterbody



Fountain



Open Playground



Indoor Games



Toddler's Play Area



Chit-chat Corner



Jacuzzi



Sculpture



Plantations



Resort Type Entry/Exit



Security Cabin





LEGEND

- 01 Grand Arrival Porch
- 02 Fountain
- 03 Lounge Area
- 04 Bar Counter
- 05 Male Toilet 06 Female Toilet
- 07 Meter Box
- 08 Reception Area
- 09 Indoor Games
- 10 Toddler's Play Area
- 11 Foyer
- 12 Jacuzzi
- 13 Steam

- 16 Banquet Hall
- 17 Kitchen
 - 18 Wash Area
 - 19 Store Room
 - 20 Campfire
 - 21 Pergola Entry 22 Deck with Seating Area
 - 23 Seating Area
 - 24 Water Body
 - 25 Lawn Area

- 14 Sauna

15 Gymnasium

- 26 Stage 27 Swimming Pool
- 28 Kids' Pool
- 29 Security Cabin

n | | n

Way to Upper Basemer

-00

26

EXPERIEN

DG and TC Provision







ENJOY THROUGH THE

SWANK | CLASS

OF CASUAL, SPACIOUS HOTSPOTS!

Basking in the twilight of every day, short gatherings and casual comments rule the spaces as some thrive being alone amidst the glam.

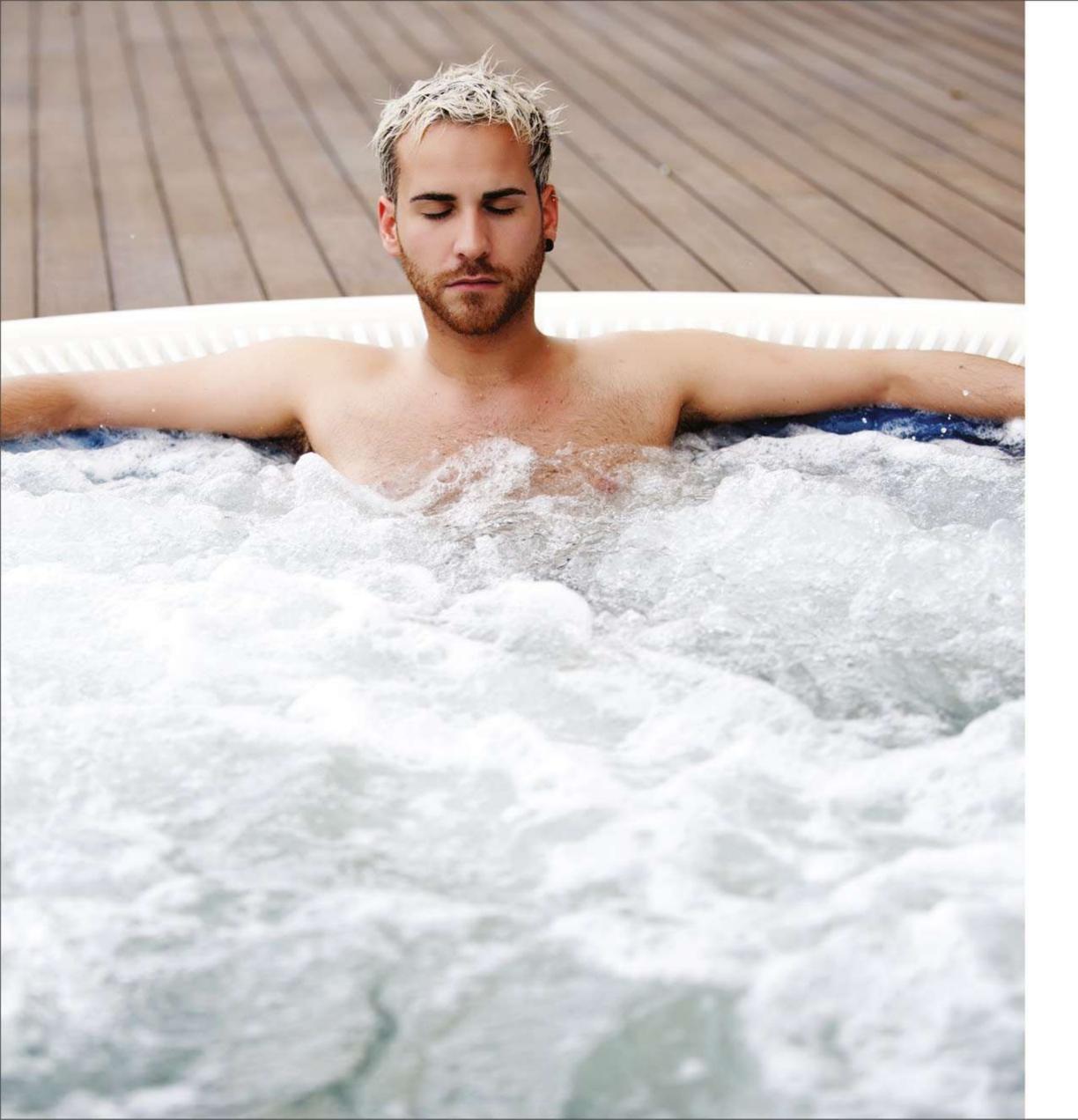












RELAXING LAVENUES

FOR MIND, BODY AND SPIRIT!

The Jacuzzi, the Sauna, the Steam bath and the spa facilities ensure your health is in ideal condition, to enjoy the riches of life, and of moments optimally.









INDULGE IN THE

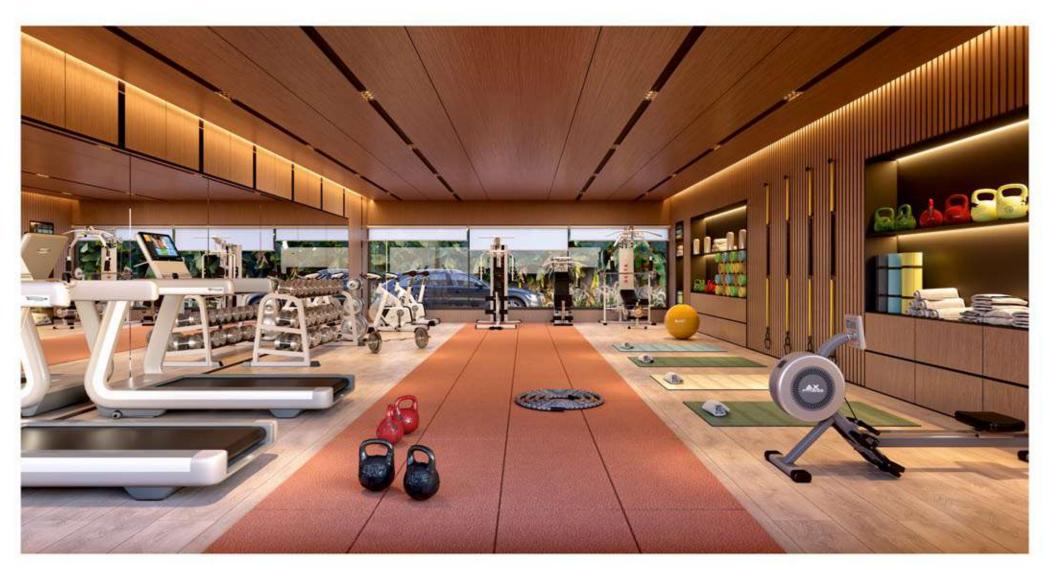
EXTRAVAGANZA

OF REJUVENATION AND ENTERTAINMENT!

With indoor games, gymnasium, and a playing area of the highest order, space, and ambience, The Boulevard Homes provides more - the value of work and play, in the right measure.















EXTOL THE VIRTUES OF

PANORAMIC IVENTILATION

ON THREE DIFFERENT SIDES OF YOUR ABODE!

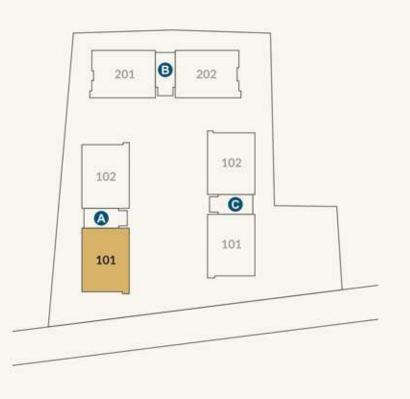
The Boulevard Homes offers it's residents to envision the city in three prime directions, letting the world into their lives, literally.



1ST TO 9TH FLOOR CARPET AREA - 2486 SQ. FT.



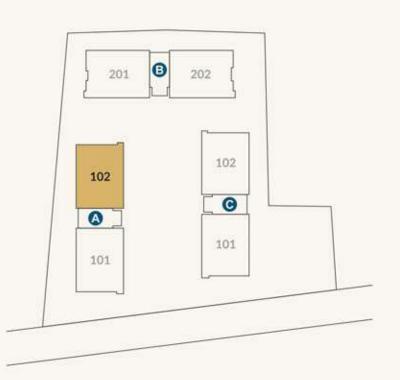






1ST TO 9TH FLOOR CARPET AREA - 2494 SQ. FT.





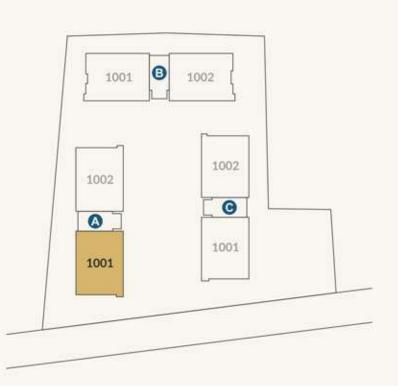


10TH FLOOR

CARPET AREA - 4805 SQ. FT.





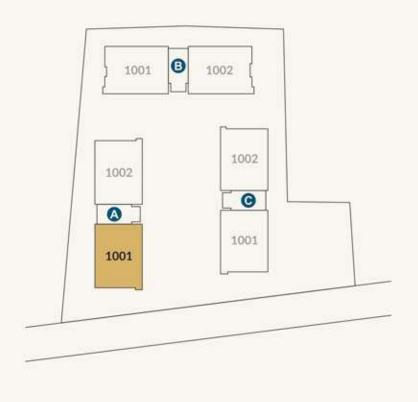


11TH FLOOR

CARPET AREA - 1957 SQ. FT.

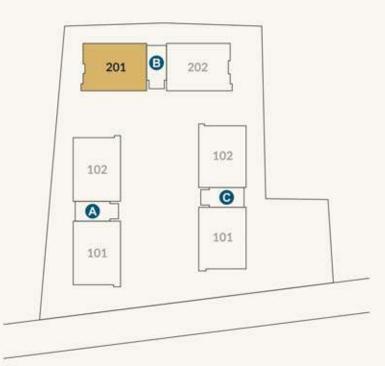






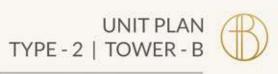


2ND TO 9TH FLOOR CARPET AREA - 2494 SQ. FT.

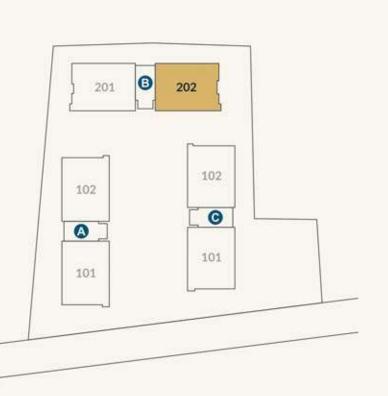






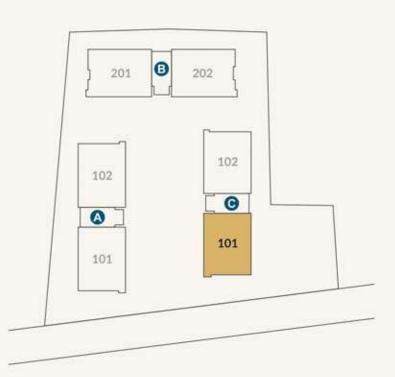


2ND TO 9TH FLOOR CARPET AREA - 2486 SQ. FT.



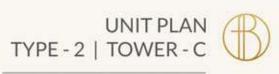


1ST TO 9TH FLOOR CARPET AREA - 2417 SQ. FT.

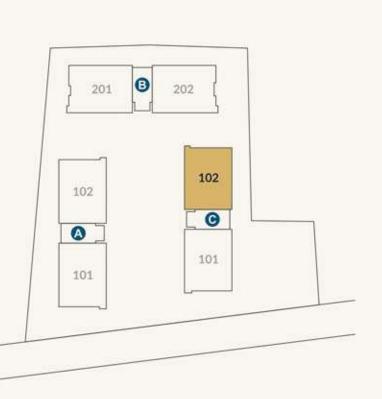








1ST TO 9TH FLOOR CARPET AREA - 2403 SQ. FT.









FLOORING FINISH

Quality Tiles Flooring



KITCHEN FINISH

Granite Kitchen Platform with Sink



STORE AREA

Granite Stone Rack with Tile Dado



DOORS & WINDOWS

Flush Door and Aluminium Windows



ELECTRIFICATION

Concealed Copper Wiring with Sufficient Points



ELEVATORS

Standard make Automatic Elevators



TOILET

- Standard Quality Sanitary Ware, CPVC/ UPVC
 Pipe Fitting
- Quality Tiles Flooring with Dado



WASH

Kota Stone Flooring & Tiles Dado



SECURITY

24 x 7 CCTV Camera Coverage

TERMS & CONDITIONS

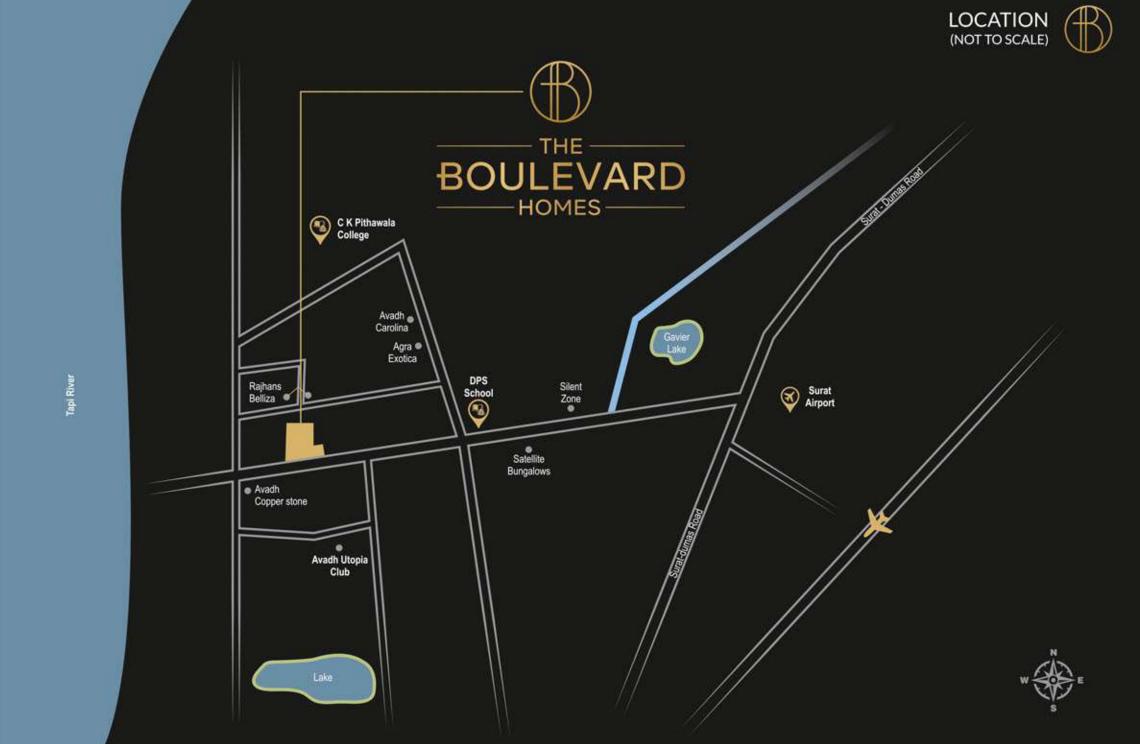
Stamp duty, Registration charges, Advocate fees, Legal charges, Flat insurance expenses, GEB Expenses, SMC expenses, I.C., Gas line expenses, Society formation & registration expenses, Glass railing, A.C. Stand, Maintenance deposit, Society Maintenance charges(from the date of BUC) etc., shall be borne by Purchaser. • TDS, GST & 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 project like SMC Tax, etc. will be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any charges in the project including Technical Specifications, Design, Planning, Layout & all Purchasers 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 project are strictly NOT PERMITTED during or after the completion of the project. • Any RCC Member (beam, Column & Slab) must not be damaged during the interior work. • All external laying & drawing of low-voltage cables such as Telephone, TV and Internet Cables shall be laid as per consultant's service drawings with prior consent of the developer. • No wires/ Cables/ Conduits shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages/ landscaped areas are not allowed to be used for personal purpose. • Amenities provided are for the added benefits of the society. Any change/ alteration in the amenities during or after the completion of the project due to change in government/ local authorities (corporation, fire department, environment department, other statutory authorities (policies/rules & regulations will have to be accepted by all the members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed

LEGAL DISCLAIMER

All dimensions are approximate, average and of unfinished. • All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product. • All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose, by no means, it will form a part of the amenities, features or specifications of our final products. • Subject to Surat Jurisdiction Only.

NOTE

All rights for alteration*/modification & development in design or specifications by architects and /or developer shall be binding to all the members. • Loadable for clear title. • This Brochure is for private circulation only. • By no means, it will form a part of any legal contract. • Compulsory VRV System.



PROJECT BY



SITE ADDRESS

THE BOULEVARD HOMES

OPP. AVADH COPPER STONE, NR. AVADH UTOPIA CLUB AIRPORT ROAD, DUMAS, SURAT.

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ARCHITECT

REFLECCT DESIGN STUDIO STRUCTURE CONSULTANTS



LANDSCAPE CONSULTANTS
ROOTWORRKS

VASTU CONSULTANTS

R. GURUDUTT SHENOY

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