



A project by :  
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(Reg : U45201MH2006PTC1641912006-2007)

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#### What is AMBROSIA

Ambrosia is not only a peaceful retreat but also fun oriented amenities that gives your life an adventurous boost. In short a perfect refreshing life awaits you...



## AMBROSIA

Enter a new world, full of possibilities. At Ambrosia, you can leave your cares behind and submit to luxurious living of a global standard. A world of ease, within which your needs are met by unparalleled amenities and exceptional levels of service designed by internationally renowned architects and designers to make it a perfect holiday spot for your family. The villas are surrounded with greenery and farms with a diverse variety of trees bearing almost all kinds of juicy fruits to enrich your life with sweetness.

Sometimes you just want to get away from it all and that's where we lead you to Ambrosia. Far from the maddening crowd and the worldly hustle is Ambrosia the heaven of the green city located on just a 45minutes drive from Nagpur.

Ambrosia provides you with an exciting destination of a lush green garden, splendid play area specially designed for your children, a unique club house and a chic swimming pool to relax with pleasure.

It's a world you would never want to leave.



Whenever blessings are supplemented with hard work, honesty, integrity and a clear intention to do good, the result invariably is 'VATSALYA'.

Vatsalya group comprises of Vatsalya Realities, Vatsalya Builders & Developers Pvt. Ltd. and Vastu Vishwa Developers Pvt. Ltd.

It was conceptualized under the guidance and able aegis of its founder and Managing Director Mr. Prafulla P. Gadge. Vatsalya, with it USP proudly being transparency, reliability and trust.

We believe in using our business acumen in recognizing opportunities and exploring these potentials for the benefit of our clients.

Today, the Vatsalya group is Central India's biggest Real Estate Company which deals in crystal-clear-plot transactions in a professional manner.

Today our aim continues to be customer satisfaction and their investment enhancement ... Always.

Currently, we exist in three locations within three states and everywhere our success graph has moved vertically with the grace of God. The company has its offices in Nagpur, Raipur and Indore.

Today we sell realistic dreams and most individuals return with the fulfilled dream of owning a property after they have visited the Vatsalya Group's office

Today, we have positively forayed into constructing farm villas AMBROSIA with the trust & confidence of our investors, propelling us to scale new heights in this sector too.





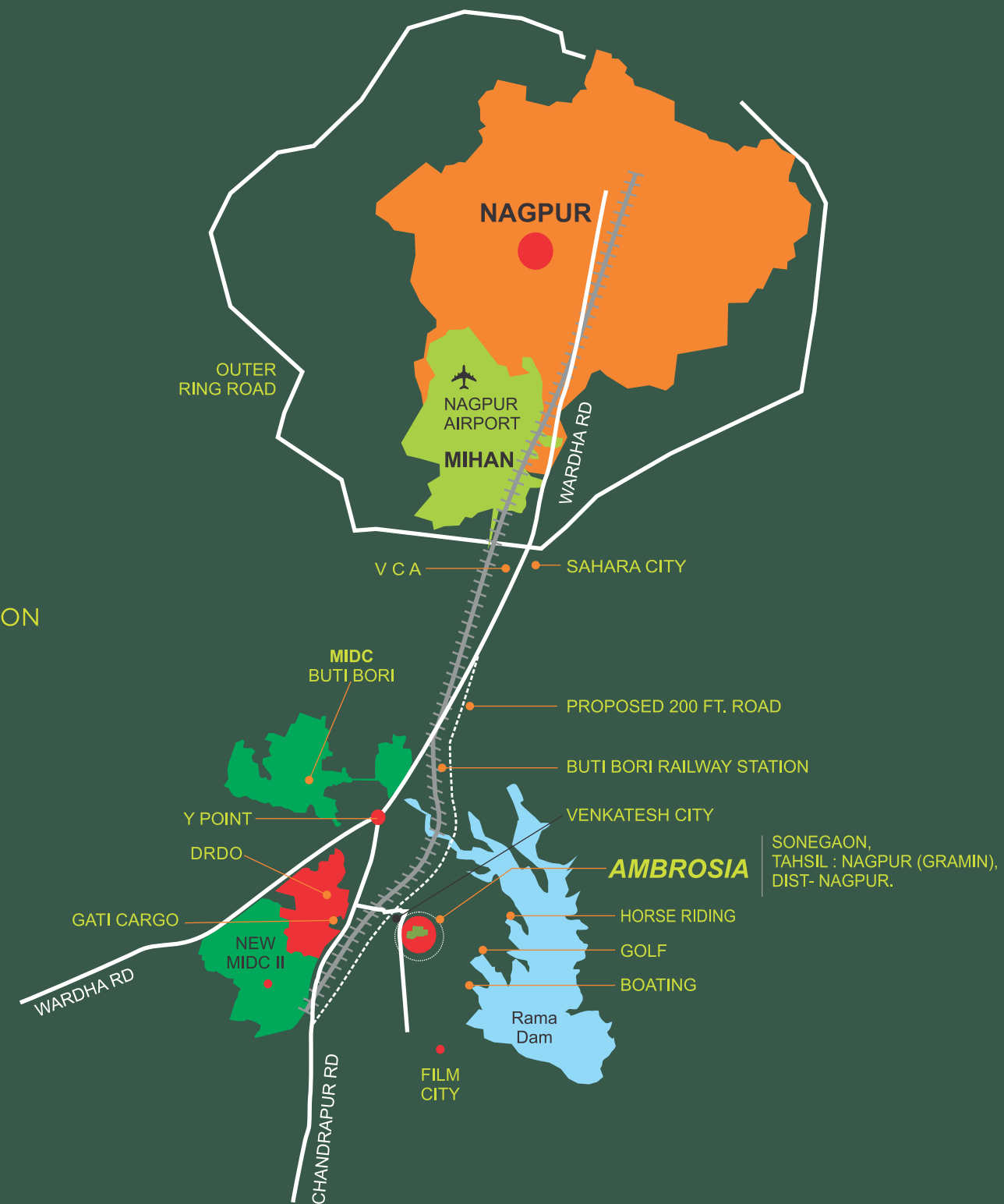
# Ambrosia

170 acres of Vatsalya "Ambrosia"





## THE LOCATION



## LIVING IN THE WOMB OF NATURE

In today's fast-paced dash through life, many tender happy moments are missed...

Have you ever dreamt of walking on your own lush green farm? Swinging on a hammock with a book in your hand ? ...will those lost dreams ever be rekindled ? Or, are they lost to posterity ?

We offer you a chance to live your desires and make your dreams, 'An Actuality'. ... lush green pastures, with ready fruit-bearing trees for your visionary farm house.

Here is good news for you, Don't miss this opportunity of owning your very own farm villa , 170 acres of Vatsalya "Ambrosia" a farm villa project away from city crowds, at just a few minute drive, where you can have your own hiatus. "The Ambrosia" is the real estate farmland to be owned and valued as property for a sound investment too.

Experience firsthand the quality of the product, the confidence in that quality and the commitment to clients. This is what makes Vatsalya Group 'THE' trusted name in India.



Entry Gate to the project





FARM VILLAS

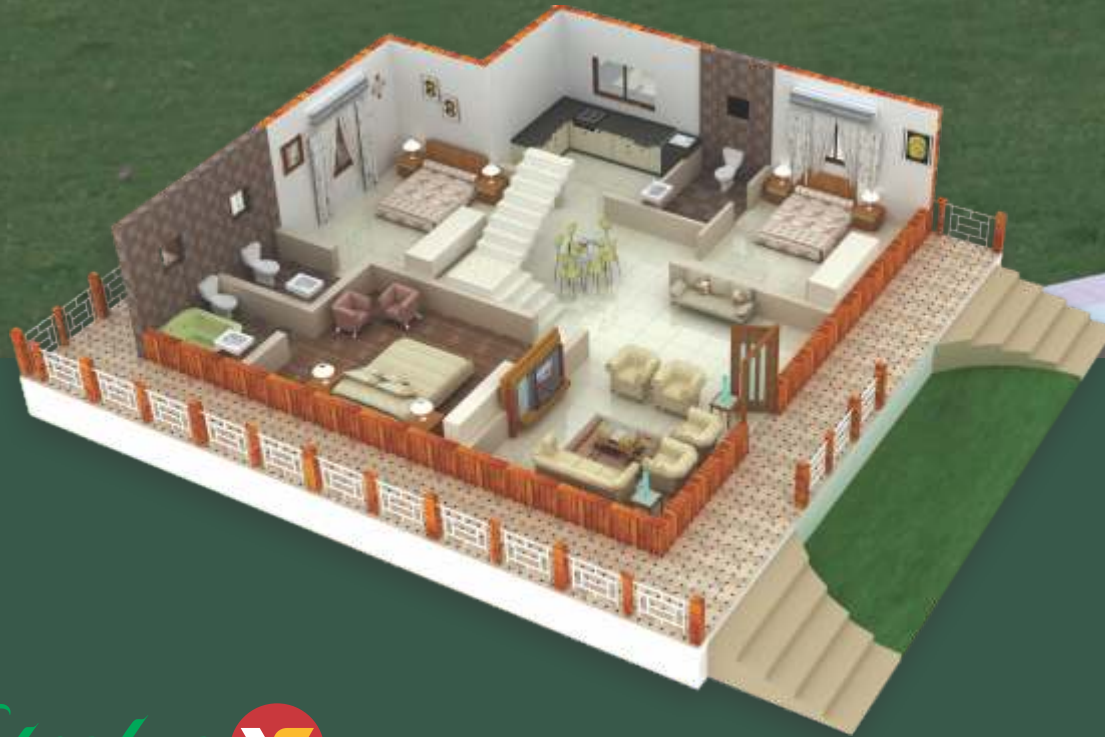
# Ambrosia

Essence

<b>ESSENCE</b>	
Area	: 22,000 sq. ft.
Built up	: 1224 sq. ft
Verandah	: 670 sq. ft
Sitting deck	: 545 sq. ft

- Essence Facilities :**
- Inverter power back-up
  - Water purifier
  - Jacuzzi
  - Refrigerator
  - Air Conditioner
  - Modular Kitchen
  - Security system
  - Tata sky

Ambrosia's essence is the Essence of your life  
..... replica of your dream.



**Optional Requirement :** In this Luxurious villa, Designer swimming pool & Servant quarter requirements will be charged separately.





# Ambrosia

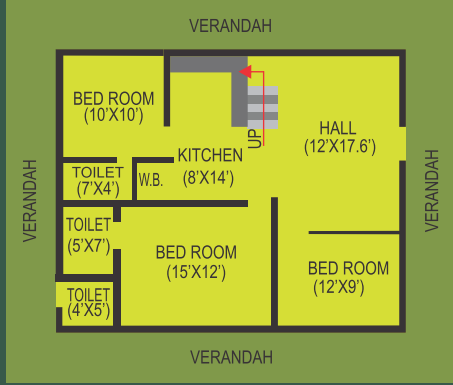
FARM VILLAS

## Aroma

**AROMA**  
Area : 15,000 sq. ft.  
Built up : 980 sq. ft.  
Verandah : 705 sq. ft.  
Sitting deck : 227 sq. ft.

- Aroma Facilities :**
- Inverter power back-up
  - Jacuzzi (Semi)
  - Water purifier
  - Tata sky

Ambrosia's Aroma is the real meaning of your life giving mental peace and divine energy thus helping you focusing in your future life.







FARM VILLAS

# Ambrosia

## Fragrance

**FRAGRANCE**  
 Area : 11,000 sq. ft.  
 Built up : 684 sq. ft.  
 Verandah : 276 sq. ft.  
 Sitting deck : 197 sq. ft.

- Fragrance Facilities :**
- Inverter power back-up
  - Water purifier
  - Designer bath tub
  - Tata sky

Ambrosia's Fragrance is the sweet smell of your life, enhancing and recharging your batteries.











On total area of 5 acres we have planned club house and a rejuvenation center on 4.5 acres which will take care of your health and holiday moods..

#### CLUB FACILITIES

- Swimming Pool
- Go-Karting
- Badminton & Lawn Tennis Court
- Indoor Games facilities like Alley Bowling, Snooker, Chess etc.
- Health Club
- Children Special Games Area
- Beautifully done Landscaped Garden
- Rain Dance Area
- Coffee-Shop
- Party-Lawn

#### REJUVENATION CENTER

- Yoga Hall
- Temple
- Massage & Spa Areas
- Artisans Village
- Weekend Holiday Garden
- Swimming Pool (Semi Covered for Woman)





FARM VILLAS

# Ambrosia

Club House

The Vatsalya Ambrosia Community Club House is a special place where the dreams of children and adults alike will be encouraged and brought to life some wonderful new memories.

As a Community safe heaven and monitoring space a wide variety of activities will stimulate ones creative talent and skills.





SPECIFICATION

**Elevation :** Exclusively designed elevation of farm villas.

**Flooring :** Good quality vitrified tiles throughout the unit with wooden flooring in bedroom.

**A/C :** Provision for an air conditioner electrical point in all master bedroom & hall.

**Structure :** RCC construction of superior quality.

**Doors :** Main entrance door of Japanese design teakwood veneered finish, with brass fittings and all internal flush door with CP/power coated fittings.

**Masonry & plaster :** All external wall in 8” bricks/ blocks & internal wall of 4” bricks/blocks. External two coat plaster & internal plane finish plaster.

**Windows :** Good quality aluminum powder coated windows.

**Plumbing :** Concealed, insulated & chemically treated plumbing fixtures of reputed make.

**Kitchen :** Granite platform with Nirali’s stainless steel sink & and glazed tile up to dado of 2ft. height.

**Electrical Switches & Wires :** Adequate number of light, fan & power plug points of ABB or equivalent reputed make, concealed copper wiring with MCB controls.

**Painting :** Good quality paints as per the design.

**Waterproofing :** Guaranteed water proofing for toilets and terraces.

**Toilets & Bathroom :** Fittings & accessories are of **Jaguar**. Ceramic coloured tiles up to 7ft. height, washbasin & European pan are of Reputed make.

**POP :** POP cornicing of ceilings.

**Landscape :** Beautiful designed landscape garden with fruit plants and kitchen garden

Project’s Amenity

- Entrance Gate
- Scurried Boundary Wall
- Tar Road
- External Electrification
- Drainage Line
- Water System
- Security 24\* 7
- Children’s Play Area
- Septic Tank
- Club House
- Restaurant
- Rejuvenation Center

