


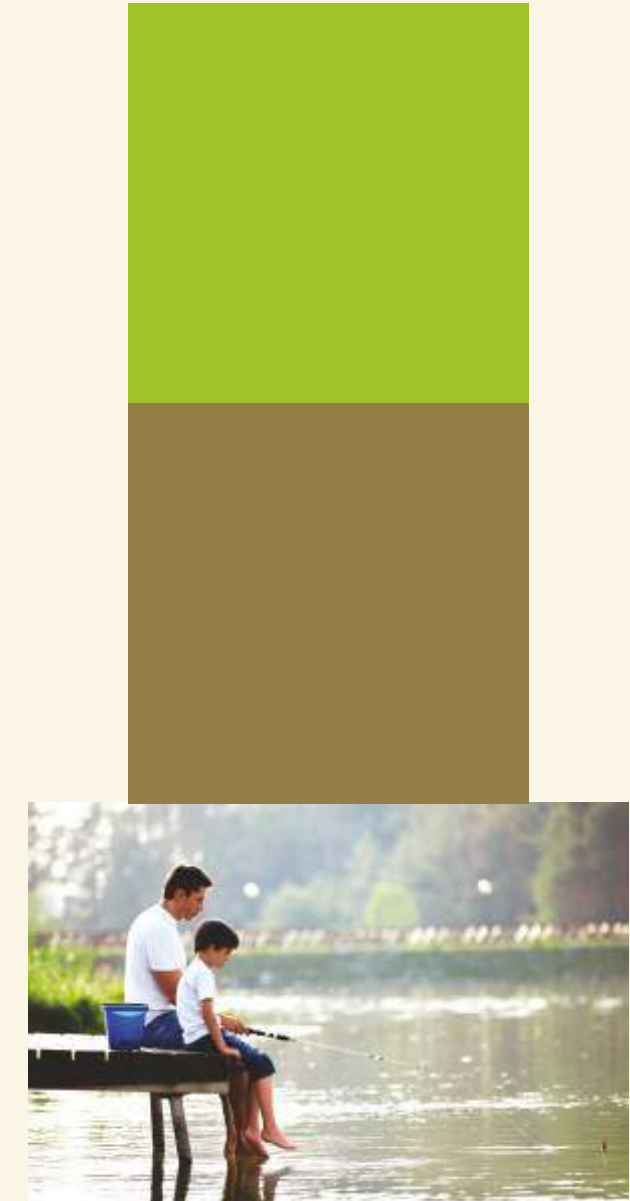


SITE ADDRESS Bil - Chapad Road, Nr. Bil Village, Off. O.P. Road, Vadodara - 391410. Contact - 9016361361	
CORPORATE HEADQUARTERS Pacifica House, 4/5, Sigma-I, B/h Rajpath Club, Near Mann Party Plot, Bodakdev, Ahmedabad - 380 059 Ph: 9825041966 / 079-40027783-85, Fax : 079-40027786	
Ahmedabad - Vadodara - Deesa - Chennai - Hyderabad - Bengaluru - NCR	
• www.pacificacompanies.co.in • info@pacificacompanies.in •	
Residential Senior Living Townships Hotels IT Parks Business Parks Commercial Plotted Development	
Casa Lakeside Phase 1 : PR/GJ/VADODARA/VADODARA/Other/RAA00703/EX1/210119, Phase 2 : PR/GJ/VADODARA/VADODARA/Other/RAA00704/EX2/281221. Website: https://gujrera.gujarat.gov.in/	

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LAVISH LIVING... at an exotic address



A world where you can hear the ripples;
in which you can sense nature's whispers;
wherein you can connect to the outer universe.

Yet be in my own!



TRUST, QUALITY & ETHICS



PACIFICA
C O M P A N I E S

Pacifica Companies, a \$ 3 billion realty firm has a global presence, with an unrivalled history of creating distinctive life spaces.

Embarked in the year 1978, Pacifica has been innovating and acquiring new credibility in the realty sector. Its legion of real estate developments includes – Residences, Commercial Spaces, Mixed Used projects, Hospitality, Townships and Senior Living communities.

ABOUT THE DEVELOPER

PAN INDIA PROJECTS



Mr. Ash's (Ashok Israni) leadership has been instrumental for Pacifica's vast expansion and it continues to evolve on the solid rudiments of TRUST, QUALITY and ETHICS. By 1997 Pacifica inflated its presence across 22 states in the United States of America. The company then advanced into the Indian Real Estate market & is currently developing real estate projects in Ahmedabad, Vadodara, Deesa, Bangalore, Hyderabad, Chennai and NCR regions.

PACIFICA US

The beginning of Pacifica's journey of success took place in the United States of America way back in 1978. Since then, they have successfully developed and diversified their assets including hospitality, senior housing, multi-family, commercial development, land acquisition, residential development, debt acquisition and REO across 22 states in the US.

This diversity of experience has allowed Pacifica to confidently extend itself in any market or property type with its proven track record generating superior returns in all asset classes.

PACIFICA LATIN AMERICA

The Latin American real estate space, as a result of steady economic and demographic growth, offers a multitude of opportunities for those with a keen eye. Recognizing this, Pacifica is currently working to strongly position itself with an initial investment of \$400 million in a diverse range of asset classes.

Their first landmark in the region was The Calette Mall in Tijuana, Mexico, a mixed-use project, which we believe will become the most important type of development in the future.

PACIFICA INDIA

Pacifica's venture into the Indian sub-continent might eventually prove to be their most successful. The reasons for making this ambitious claim are manifold; the outstanding middle-class population growth in India, drastic improvements in the standard of living and most importantly, Pacifica's intentions to adopt long-term investor strategies.

Their Indian operations were started in 2004 with the opening of a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, they are continuing today to exceed expectations of India's growing hospitality, commercial and residential construction demands.

VADODARA...

...CITY OF CONNOISSEURS



Bil Chapad Road is a well networked stretch. It is linked to new TP road and is a steady developing area near Bhayli, Akshar Chowk, Atladara Extension.

Moreover investment in Casa Lakeside is bound to reap benefits since this area & its surrounding belt is ambitiously growing and evolving.





DREAM... of a place close to city; yet calm.

*Artist's impression/



Casa Lakeside, an urbane villas project by Pacifica
is an endeavor to offer
luxury living at an affordable price.

A 4 BHK residence, Casa Lakeside is poised with
amazing architectural efforts and has a location which is
social networked at Bhil Chapad Road, Baroda.
It has a close proximity to all the public places;
yet calm in its own environ.

LET US... make your life more luxurious

Casa Lakeside is a unique housing project; it is engulfed in luxury living from the start to finish.
Come make life a grand affair, here!



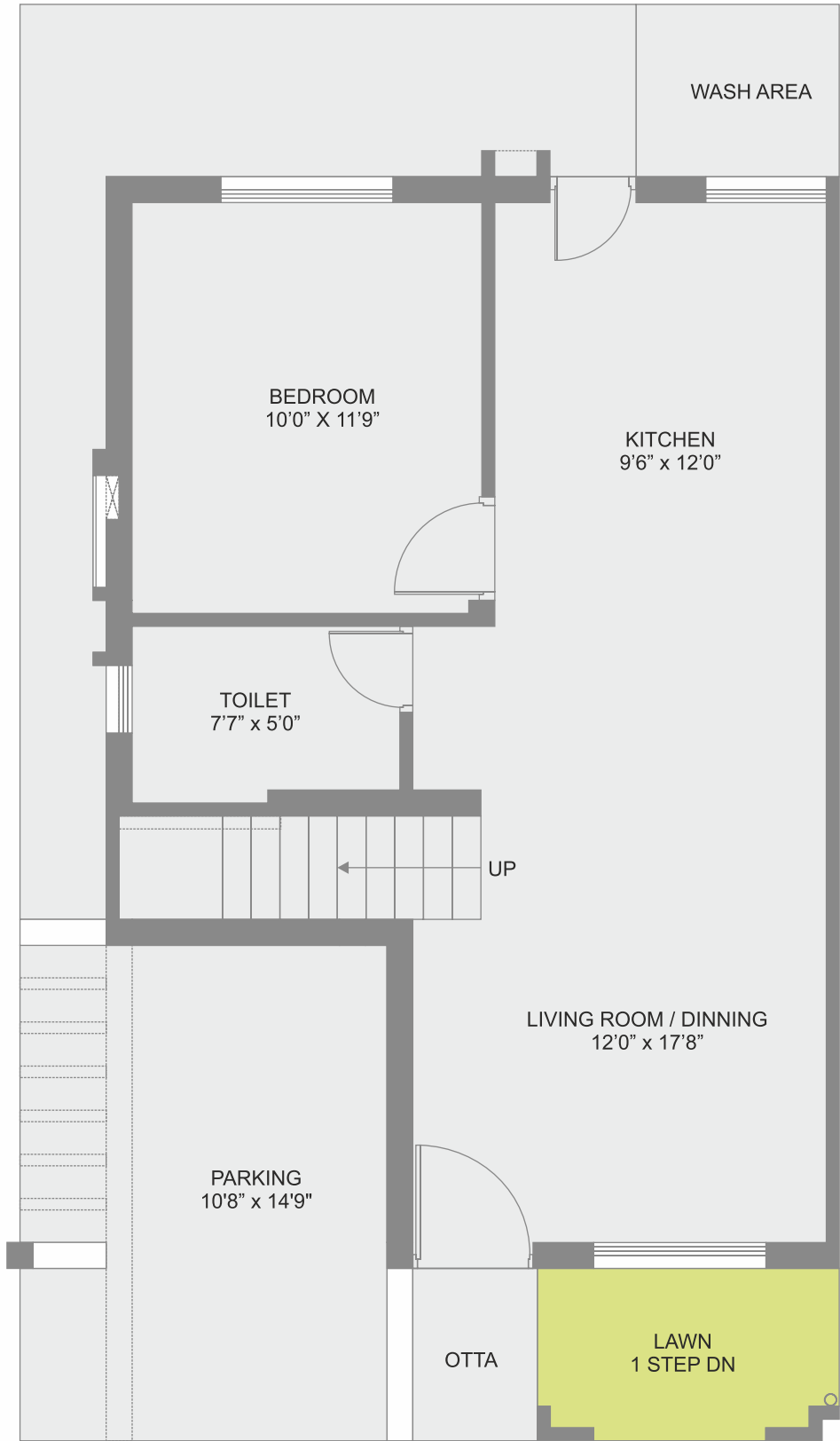
*Artist's impression

FLOOR PLANS

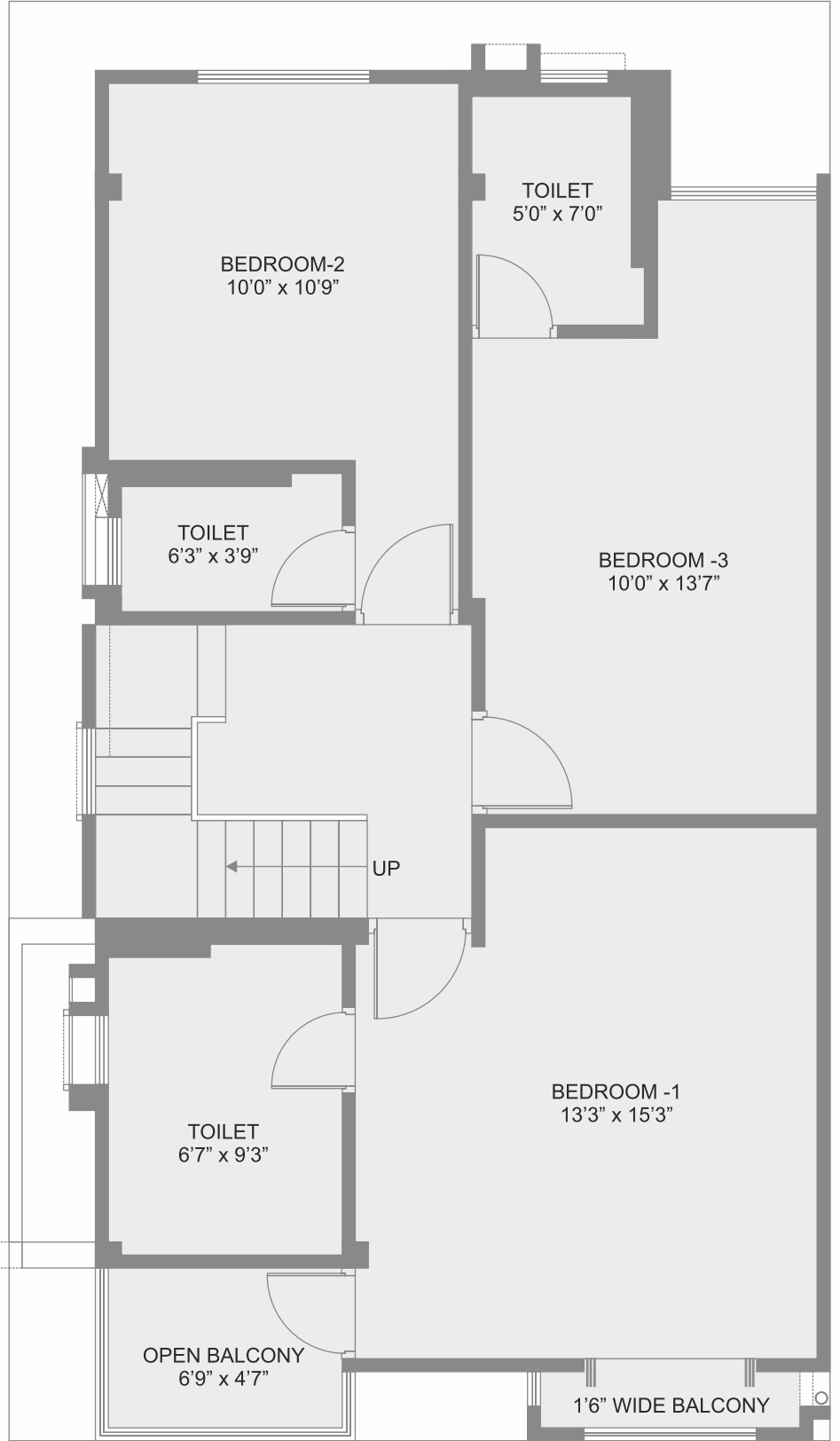


GROUND FLOOR PLAN

RERA CARPET AREA	RERA BALCONY AREA	TOTAL CARPET AREA	PRE-RERA SUPER BUILT UP AREA
1242 Sq. Ft.	44 Sq. Ft.	1286 Sq. Ft.	1960 Sq. Ft.



FIRST FLOOR PLAN



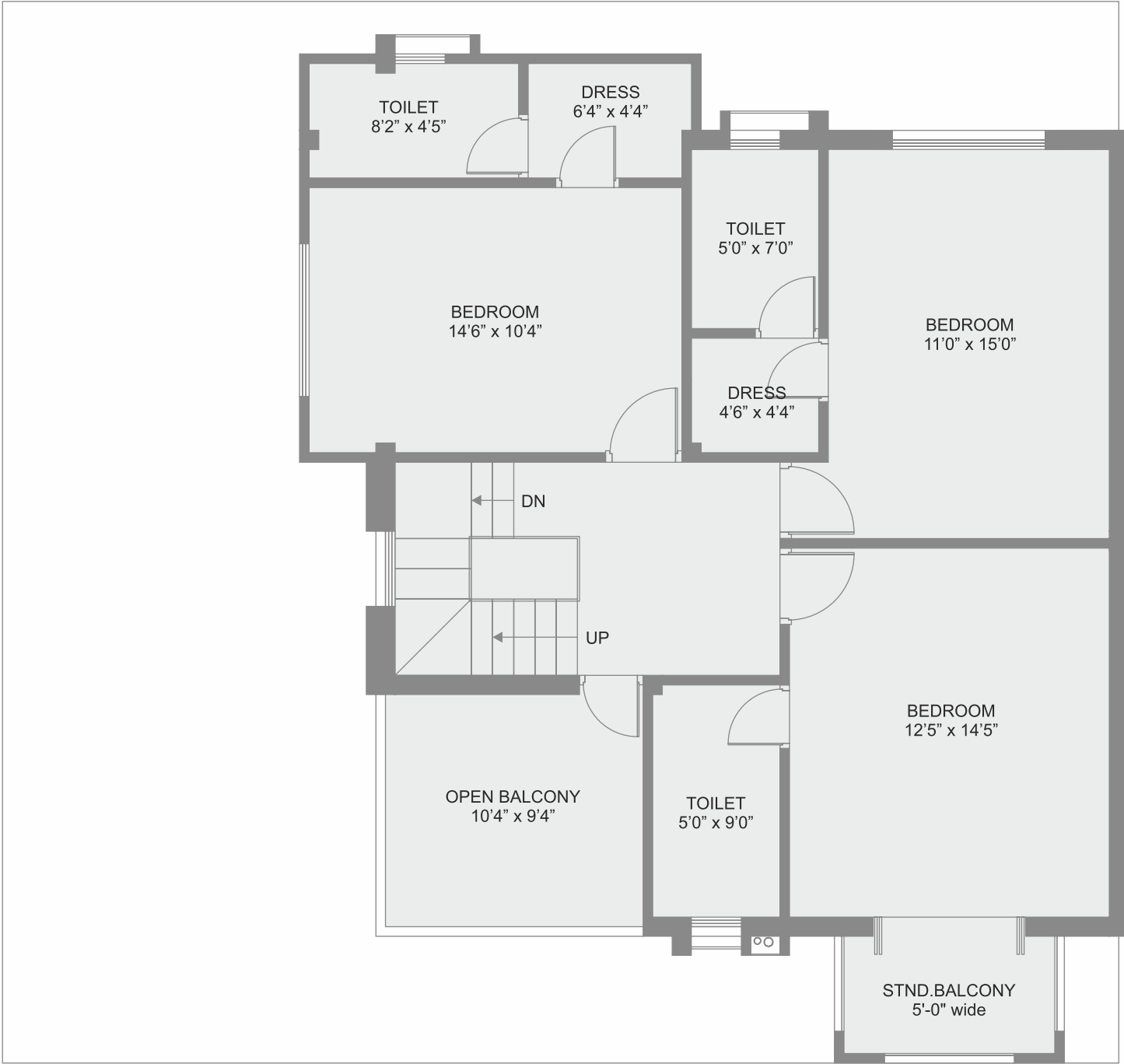


GROUND FLOOR PLAN

RERA CARPET AREA	RERA BALCONY AREA	TOTAL CARPET AREA	PRE-RERA SUPER BUILT UP AREA
1653 Sq. Ft.	130 Sq. Ft.	1783 Sq. Ft.	2480 Sq. Ft.

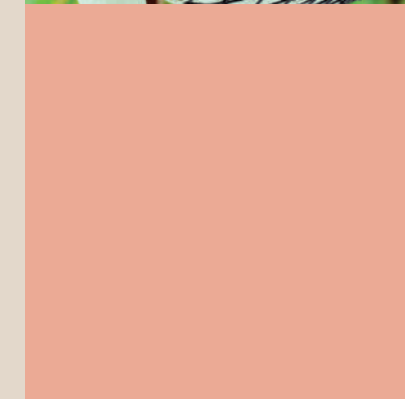


FIRST FLOOR PLAN





COME, RELAX in our world. Make it your own.



At Casa, we understand relaxation is one of your priorities. Hence we have included an area wherein you can sit by, relax, undertake your fitness activities or just lounge around amidst the still nature!

Making your me time,
FABULOUS!

BEAUTIFY YOUR SENSES

Beauty is at bounty; that's where Casa is.

A place surrounded with beautiful natural scenes, calm water and lush greens.

Let your senses be occupied!



*Artist's impression

SPECIFICATIONS



STRUCTURE	Composite RCC framed and load bearing wall structure
	230 mm brick masonry for Exterior walls, some interior walls & Double Coat Plaster
	115 mm brick masonry for some Interior& Single Coat Plaster

OPENINGS	Main door Miranti frame or Equivalent with both side Veneer finish Flush doors
	Bed room door – Miranti frame or Equivalent with enamel paint Flush doors
	Toilet door – Miranti frame or Equivalent with enamel paint Flush doors
	Balcony – French door UPVC sliding Doors
	Windows – UPVC sliding Windows
	Ventilations – UPVC frame with louvers & exhaust provision

FLOORING & OTHER FINISHES	Living & Dinning – Vitrified tiles (600mm X 600mm)	2. Wall - Vitrified / Ceramic
	M.Bed room - Vitrified tiles (600mm X 600mm)	3. Sink – Stainless Steel
	Bed rooms – Vitrified tiles (600mm X 600mm)	Balcony & Utility – Vitrified tiles (300mm X 300mm)
	Kitchen – Vitrified tiles (600mm X 600mm)	Toilet Floor – Vitrified tiles (600mm X 600mm; 450mmX450mm)
	1. Platform Granite – Black Galaxy	Toilet dado – Vitrified tiles (600mmX 600mm)



RAILING:	Railing – GRC and MS railing as per architectural details
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PLUMBING, CP AND SANITARY:	Water Supply – UPVC / CPVC pipes
	Underground Drainage – UPVC pipes
	Utility Area – Washing Machine – Inlet / Outlet Provisions in kitchen utility area
	CP – Sanitary Fixtures – Master bedJaguar, RAK/ equivalent CP – sanitary fixtures for Master Bedroom toilets
	CP – Sanitary Fixtures – Other bedsJaguar, RAK/ equivalent CP Fittings for other toilets

ELECTRICAL:	Concealed wiring – RR KABEL, Finolex, Anchor, Polycab or equivalent
	Switches – Northwest modular switches or equivalent
	Adequate light, fan and power points
	Provision – of hot & cold water in shower area, provision for geyser in all bathrooms
	TV & Telephone in Living rooms & Provision for the same in Bedrooms
	Power Backup

PAINTING:	Internal ceiling – Putty Finish
	Internal walls – Putty Finish
	Living, dining, Bedroom & kitchen – Putty Finish

PAINTING:	External – 100% Acrylic paint
	Wood work – Enamel paint
	Grills & Railings – Zinc chromate non-corrosive primer with enamel paint

EXTERNAL DEVELOPMENT:	Paver blocks/ granite at Hardscaped Areas as per Architectural Design
	Compound wall in outer periphery with gates & Security Cabins
	Granite, paved flooring in parking area
	Landscaping as per architect details

GENERAL	Natural lake with landscaped area around
	Overhead tank with central water tank
	All Staircases with stone flooring & SS Railing as per Architect's design
	Lighting for All common areas
	Anti-termite Treatment



LOCATION

