

A PROJECT BY



VARNI GROUP

www.varnigroup.in

Experience
The Extraordinary

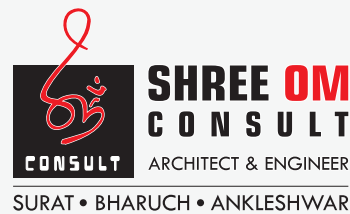


CELEBRATION

—Luxuria—

2 & 3 BHK
Luxurious Living

ARCHITECT NOTE:



As an architect, our vision for Celebration Luxuria was to create more than just a structure – a space that defines premium living in Ankleshwar with high quality materials, smart layouts, and attention to every detail I've crafted homes that offer elegance, comfort, and lasting value. It's a proud milestone in Ankleshwar's Skyline.



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2 & 3 BHK
LUXURIOUS APARTMENTS
@ANKLESHWAR



about group

Varni Group is a prestigious real estate developer in Ankleshwar & Bharuch, known for crafting luxurious projects that redefine modern living. They are committed to excellence, innovation, and quality and create elegant spaces that blend comfort, style, and premium amenities for a superior lifestyle.



NOW IS YOUR MOMENTS TO

LIVE THE
DREAM. *Luxury*

*make a
grand entrance*

Welcome to the elegant side of living.
Celebration luxuria welcome its elite owners with
Contemporary design and best-in-class
Amenities.





Discover Exclusive
Living In Lavish
Environment



Inter The World of Happiness

Come to your new abode. A place, for new beginnings,
New smiles and loads of happiness.



Campus AMENITIES



Entrance Gate



CCTV Camera



Security Cabin



Multipurpose Court



Walkway



Auto Door Lift



Entrance Foyer /Waiting Area



Landscape Garden



Yoga Meditation Area



Children Play Area



Banquet Hall



Sitting Bench



Fire Safety



Garden Area



G + Basement Parking

own the greens

With ample green spaces & modern amenities, we welcome you with a vibe that recreates one's experience of life and aligns it with the harmony of nature.





BASEMENT FLOOR PLAN

ENVELOPED I SERENE NATURE

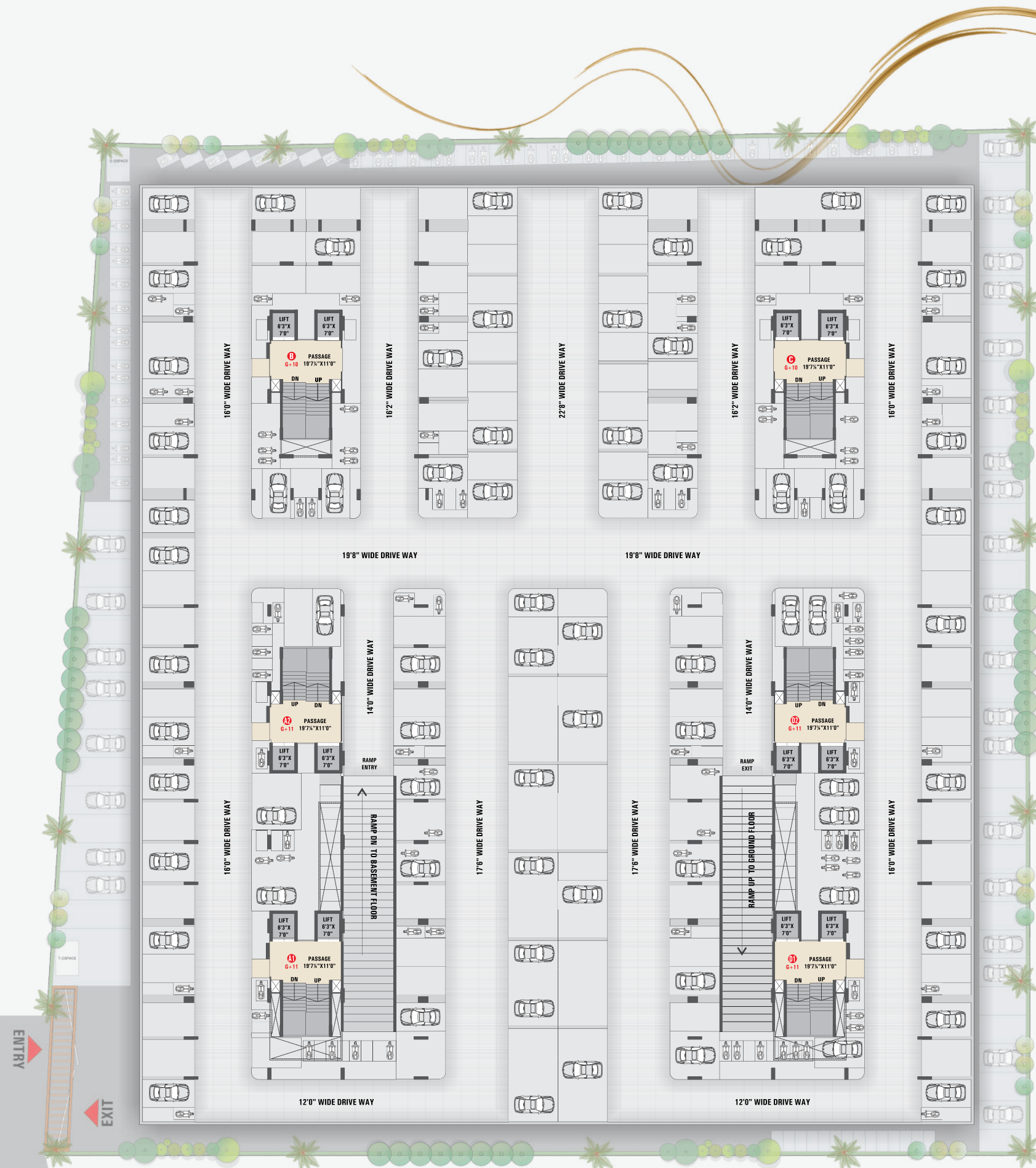
Wrap yourself in a lush greenery as you release serene hot sensational garden amenities.



GROUND FLOOR PLAN

1. SKATING RING
2. GAZEBO
3. STAGE
4. LAWN AREA
5. OPEN SITTING
6. BENCH SITTING

7. CHILDREN PLAY AREA
8. MEDITATION
9. YOGA
10. SOFT SCAPES
11. MULTIPURPOSE COURT
12. FOYER





TYPICAL LAYOUT PLAN

A Beautiful Home
Spreading Vibes Of
happiness

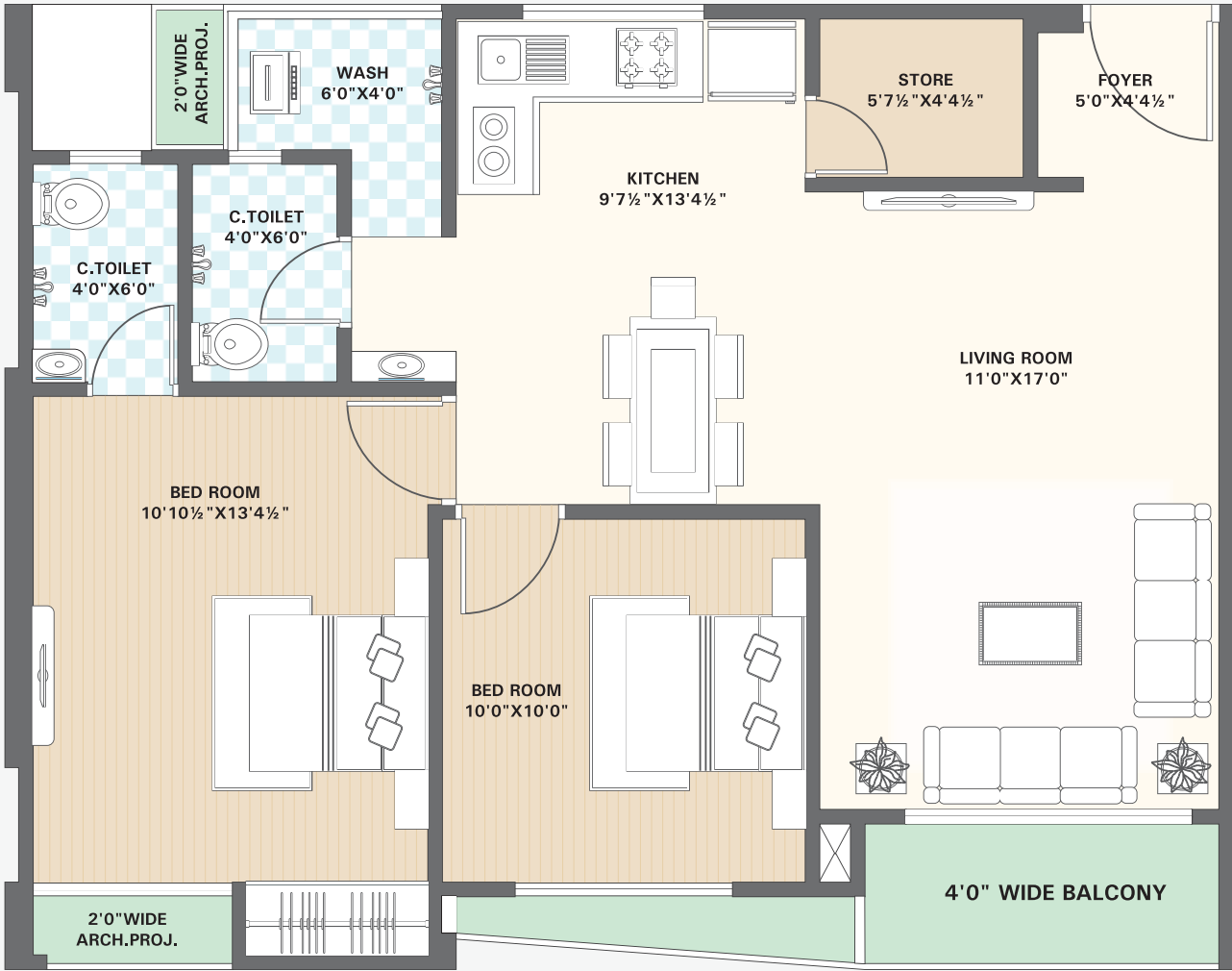


ISOMETRIC
VIEW

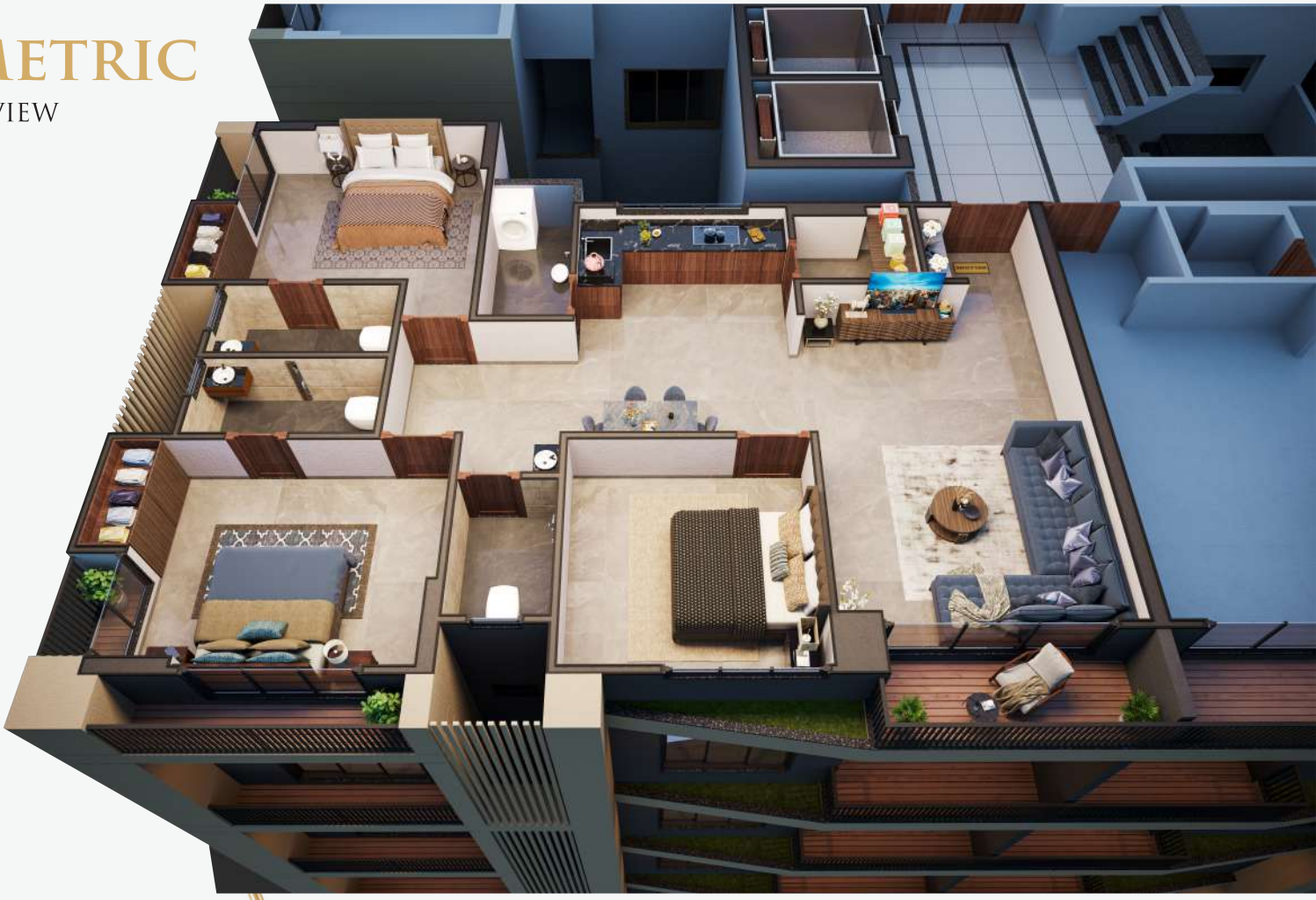


2 - BHK
TYPICAL FLOOR PLAN

1ST TO 11TH FLOOR PLAN
Building : "A1", "A2"&"D1", "D2",

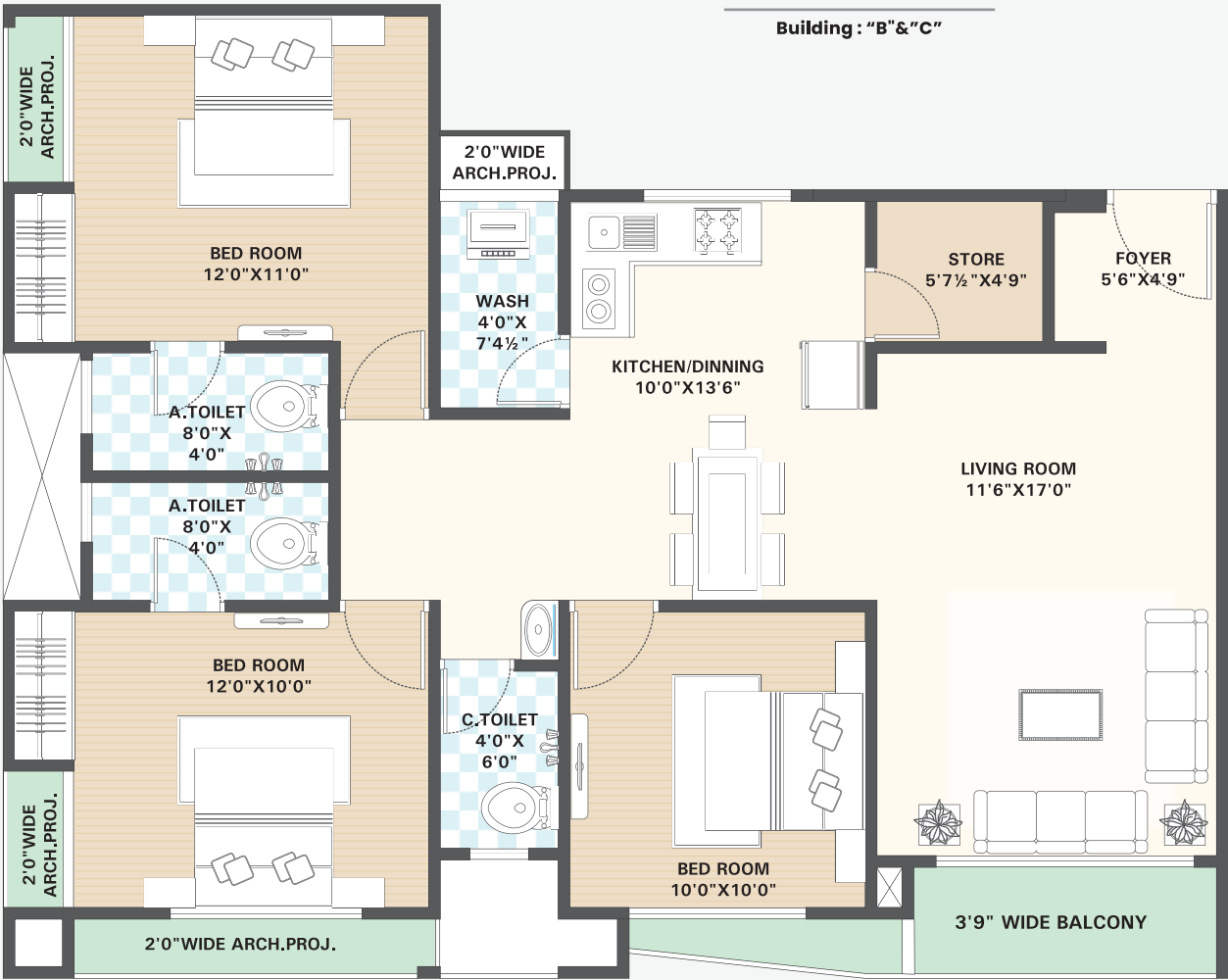


ISOMETRIC
VIEW



3 - BHK
TYPICAL FLOOR PLAN

1ST TO 10TH FLOOR PLAN
Building : "B"&"C"





Cherish Every With Moment
Cheerfulness

Eminent Outside Elegant Inside !

Enter your new home, a fusion of grand tradition with contemporary flair,
noble design and exclusive amenities.



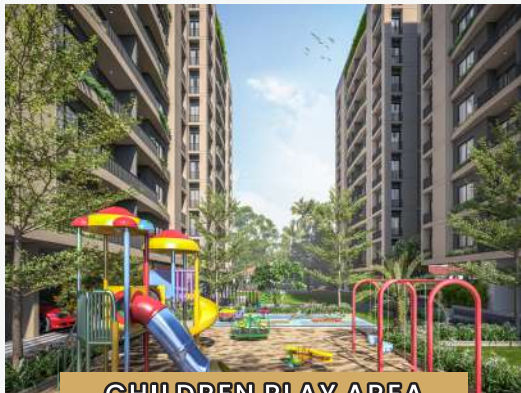
SKATING RING



GAZEBO



MULTIPURPOSE AREA



CHILDREN PLAY AREA



OPEN YOGA SPACE



SPECIFICATIONS



FLOORING

Premium Quality Double Charge/GVT Vitrified Tiles



KITCHEN

Designer Tiles, Natural Granite Platform With Sink



WINDOWS

Premium Quality Aluminum Section, Glasses With Granite Sill.



PLUMBING

Standard Companies C.PV.C & U.P.V.C Pipe Fittings



TOILET & BATH

Exclusive Wall Tiles With Standard Company's Sanitary & Bath Fitting



PAINTS

Interior Birla Putty Finish And Outside Weather Coat Paints



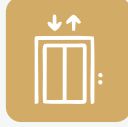
DOORS

We Provide 30 m.m. Laminated And Frame



ELECTRIC

Concealed ISI Copper Wiring With Modular Switches Of Reputed Brands



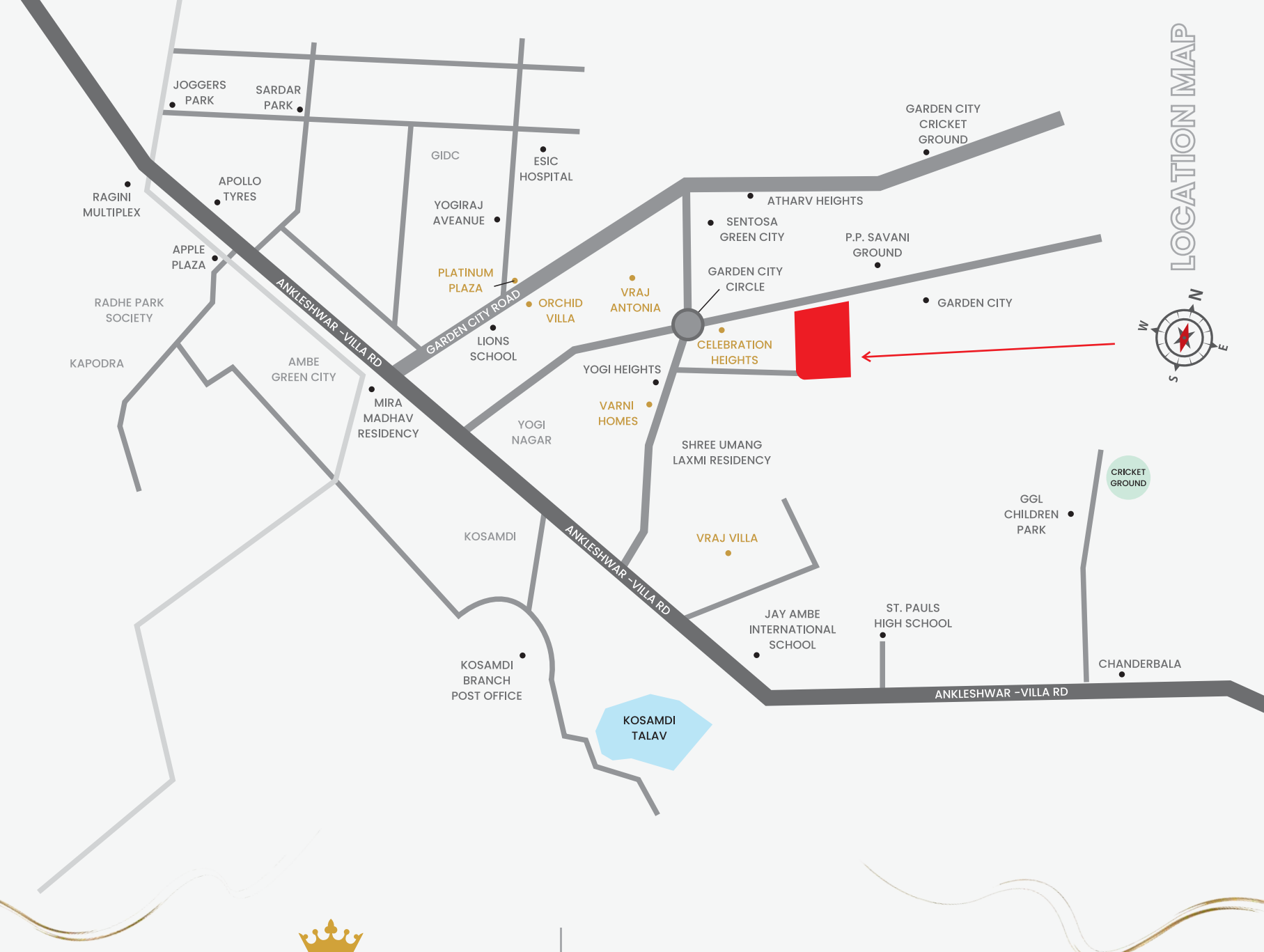
LIFT

High Speed Premium Auto Door Elevator



SECURITY

Entire Campus Covered Under CCTV Surveillance With Fire Safety



CELEBRATION LUXURIA
Sr No 703, B/h, Celebration Heights,
Garden City, Ankleshwar.
85115 33738, 85116 33738



Developers By	Architect & MEP Consultant	Structure	3D Design
 VARNI INFRA	 SHREE OM CONSULT ARCHITECT & ENGINEER SURAT • BHARUCH • ANKLESHWAR	 SHREE ASSOCIATES Er. Jignesh Patel (M.Tech Structure, M.B.A.)	 INCEPTION VISUAL STUDIO Tushar Dhameliya

નોંધ:- બુકલેટમાં દર્શાવેલ તમામ માહિતી ફક્ત માર્ગદર્શન માટે જ છે, જે કોઈ એગ્રીમેન્ટ/બાંહેધરી નથી. - સંબોગોવસાત પ્રોજેક્ટમાં કોઈપણ પ્રકારનો ફેરફાર કરવાનો હક્ક બિલ્ડરનો રહેશે. - દરેક ફ્લેટ ધારકોએ દસ્તાવેજ ખર્ચ, સ્ટેમ્પડ્યુટી, વકીલ ફી, મીટર, પાવર ખર્ચ, GST, ડોક્યુમેન્ટ ખર્ચ તથા વેરો અલગથી આપવાનો રહેશે. - ભવિષ્યમાં સરકારશ્રી, બોડા દ્વારા કોઈ પણ નવા નિયમો આવે તો તે ચાર્જ અલગથી આપવાનો રહેશે. - દરેક ફ્લેટ હોલ્ડરોએ બહારના એલીવેશનમાં કોઈપણ જાતના ફેરફાર કરવા દેવામાં આવશે નહીં. - ઈન્ટરનલ કોઈપણ જાતના ફેરફાર હશે તો તે કામનું એડવાન્સ પેમેન્ટ આપ્યા પછી તથા કંપની તરફના કામ પૂર્ણ થયા બાદ કરવા દેવામાં આવશે. - સંપૂર્ણ પેમેન્ટ ચૂકતે કર્યા પછી ૧૫ દિવસ તથા દસ્તાવેજ કર્યા બાદ જ ફ્લેટનું પર્જેશન આપવામાં આવશે.