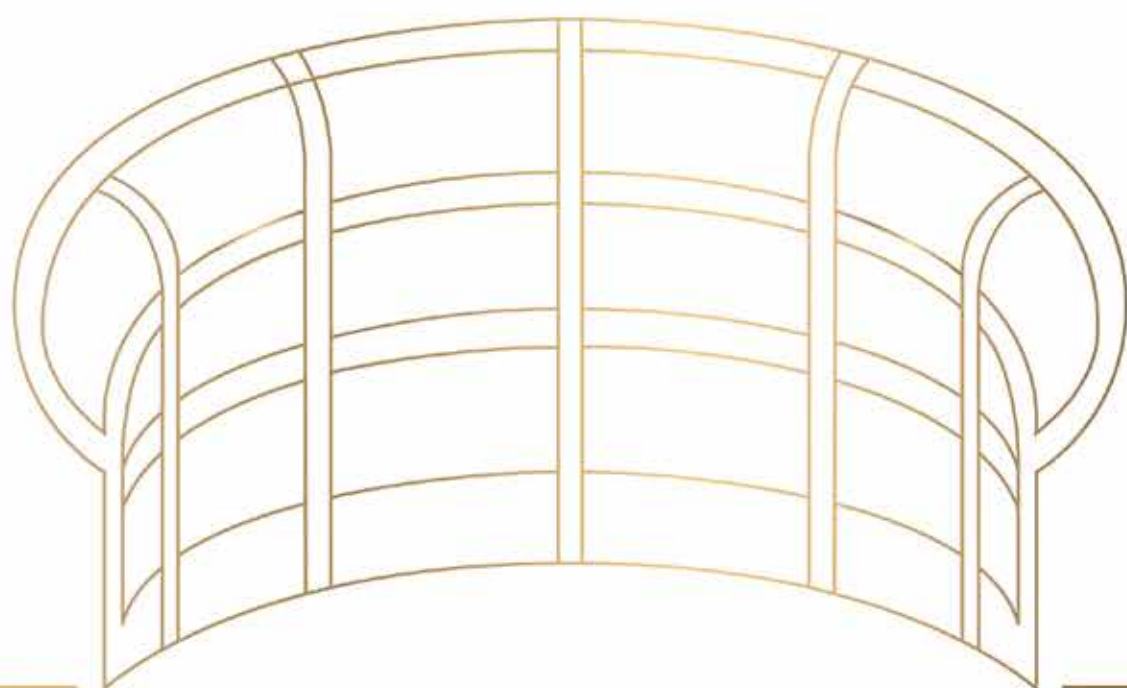




SORRENTO
rosette

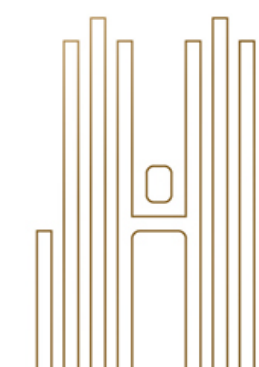




LEGACY OF LANDMARKS

NOT JUST COLUMNS AND BEAMS,
WE BUILD HOPES & DREAMS.

Step into the world of Rosette Infra where experience meets innovation, and dreams find their home. A trusted name in Vadodara, Rosette Infra is renowned for being the driving force behind the city's architectural evolution for decades. Our relentless commitment to distinctive design with detailing, spacious layouts, and unwavering quality has shaped a rich legacy that resonates with respect. Having elevated lifestyles, we are now well on our way to elevate the skyline of the city. Come, own a home in our newest residential marvel that will not just stand tall at 31 storeys, but also stand apart in terms of aesthetic appeal, an innovative engineering masterpiece with thoughtful amenities.



NOT JUST A BRAND-NEW
ADDRESS TO LIVE,
BUT ALSO A BRAND-NEW
WAY OF LIVING.



SORRENTO
rosette

31 STOREYS • TWIN TOWERS

3 & 4 BHK BRIGHT & HAPPY HOMES



THE TALLEST

SKY LIVING OF
VADODARA

THE HIGHCONIC LIFE

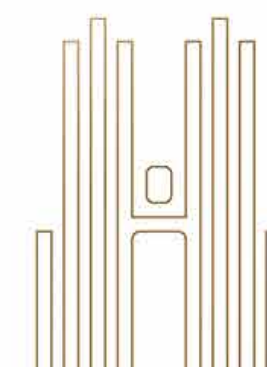
WHERE HEIGHTENED
VIEWS MEET
ICONIC LIFESTYLE

VADODARA'S 1ST

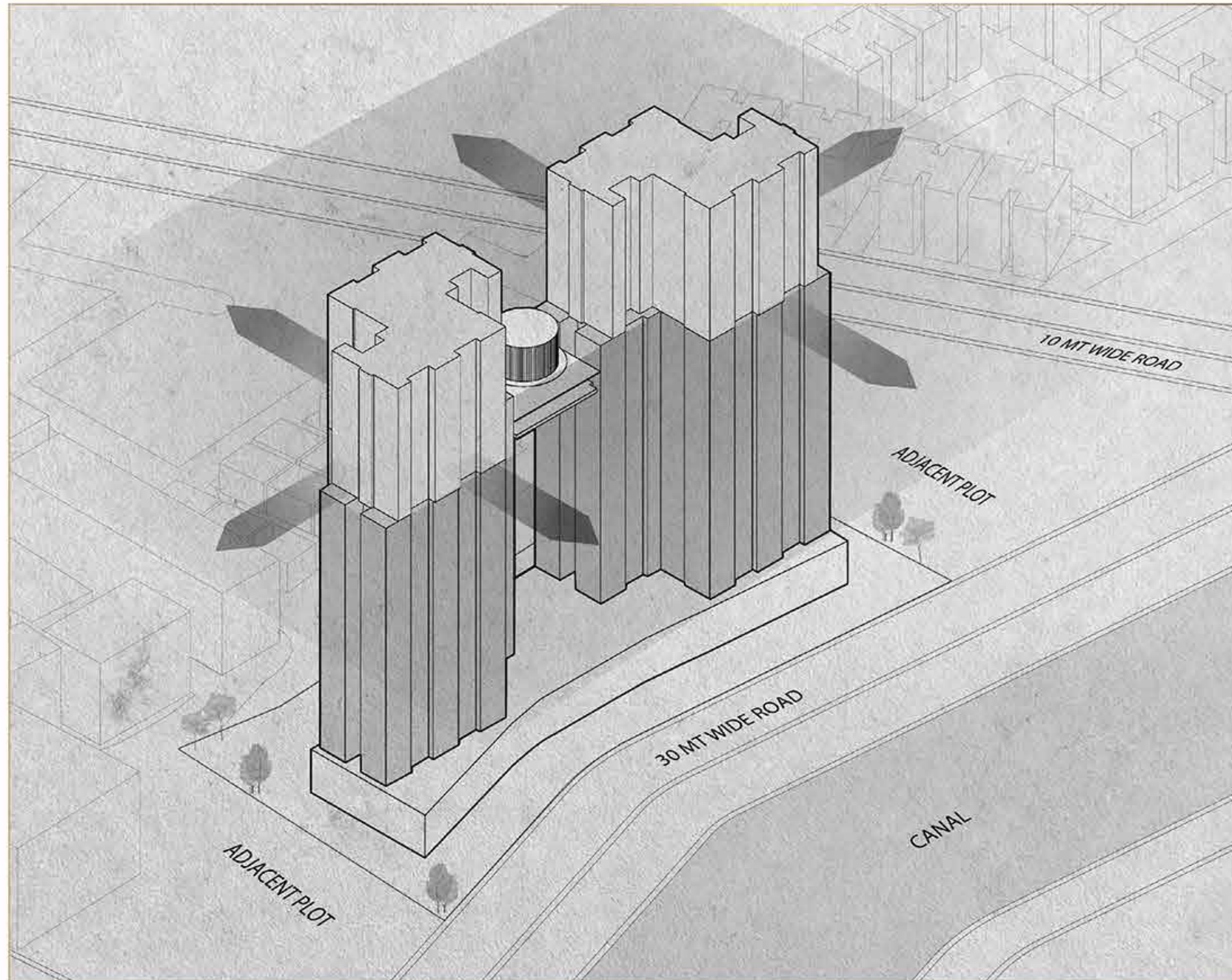
- 31 Storeyed Towers
- Marvel of Engineering Technology
- Monolithic Concrete Construction
- Rosette Sky Club at 220 ft. Height

NEVER-BEFORE

- Unobstructed Sunrise & Sunset Views
 - More than 1,00,000 Sq.Ft. Amenities for all Ages
 - 12 Hi-Speed & Hi-Tech Elevators
 - 3 Level Basement Parking
-



VADODARA'S TALLEST ARCHITECTURAL AND STRUCTURAL MARVEL



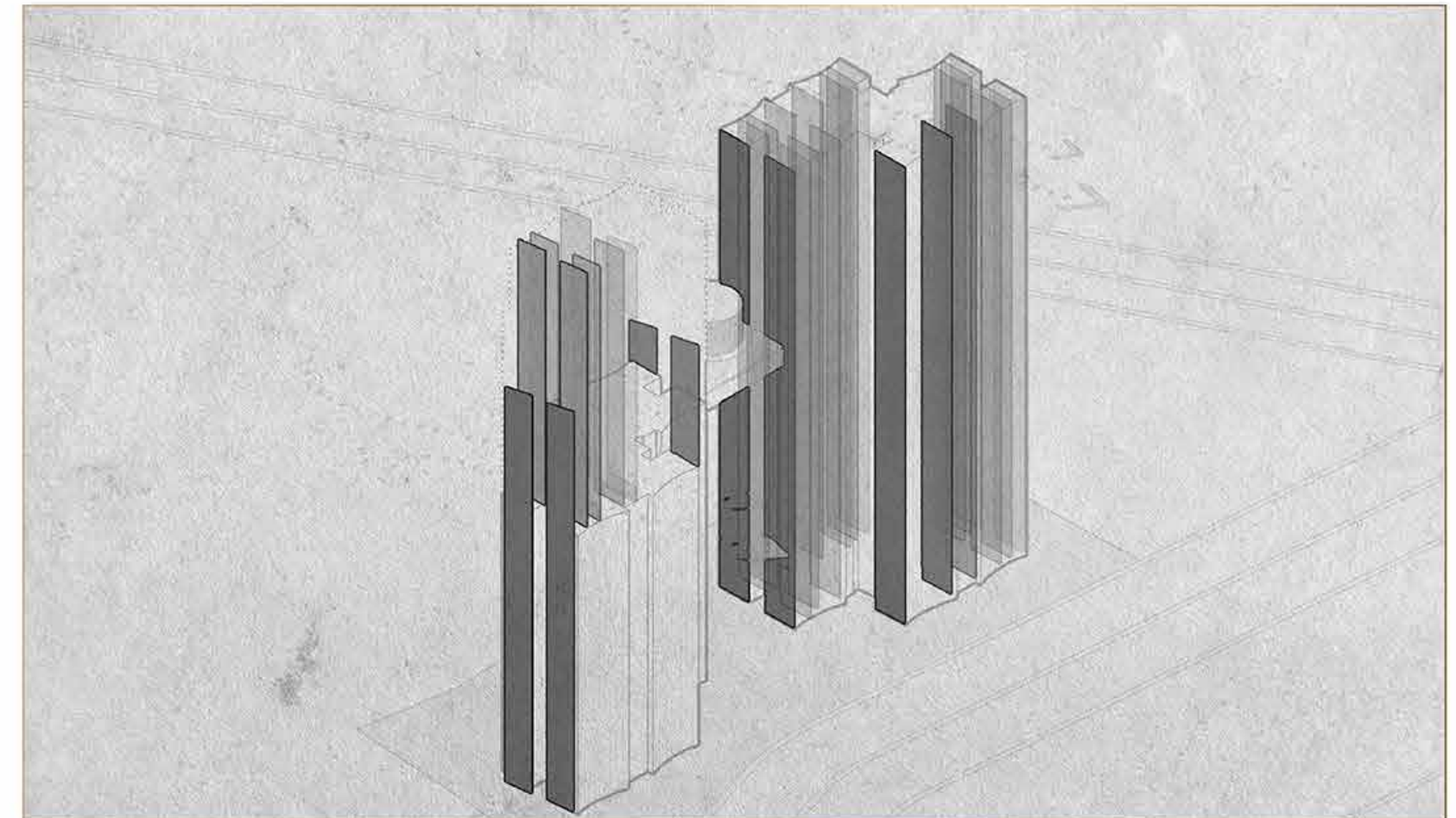
Strategically located standalone towers surrounded by bungalows & low-rises.

The architectural planning ensures that each apartment offers unprecedented open views with complete privacy.

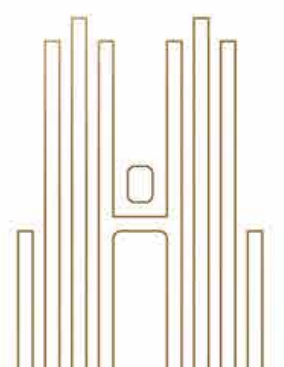
Sorrento Rosette is mindfully planned and meticulously designed, with each detail a masterpiece.

PLACE OF PRIDE. PEACE OF MIND.

More than a building, Sorrento Rosette is a symbol of address of architectural excellence in Vadodara. Rising 380 feet high, it commands attention and inspires awe. Designed as a monolithic concrete marvel, it is strong, safe and earthquake resistant. Positioned strategically, it offers panoramic sunrise and sunset views like never before. Apartments, open on three sides, bathe in natural light and ventilation, while private balconies provide relaxation amidst scenic surroundings. Come, elevate your stature by owning a home at a landmark address called 'Sorrento Rosette'.



- Whole Monolithic Concrete Structure - Continues from Raft foundation to Terrace
- All 200 mm thick Concrete walls casted with Concrete slab in single pour to make whole Structure Monolithic





BECAUSE
EVERYONE
IN THE FAMILY
DESERVES TO
RELAX.
HAVE FUN
AND LIVE
WITH PRIDE.

STEP INTO A LIFE FULL OF POSSIBILITIES
WHERE THE SMALLEST OF AMENITIES
ARE PURPOSEFULLY PLANNED.

AMENITIES & ELEVATED LIFESTYLE



Swimming pool, Zen Park,
Zumba Station, Yoga Deck,
Meditation Area



Basketball Court, Tennis, Badminton,
Volley Ball Court, Box Cricket,
Skating Rink, Children's Play Area,
Toddler's Play Rooms



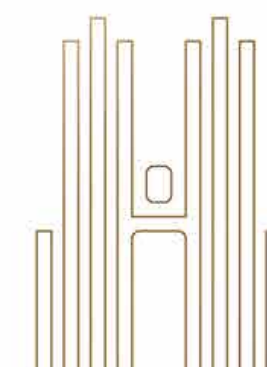
Co-Working Spaces
Conference Rooms
Business Lounges



Banquet Hall,
Cafes, Guest Lounges,
Party Lawns, Gazebos



Floating
Indoor Games Zone

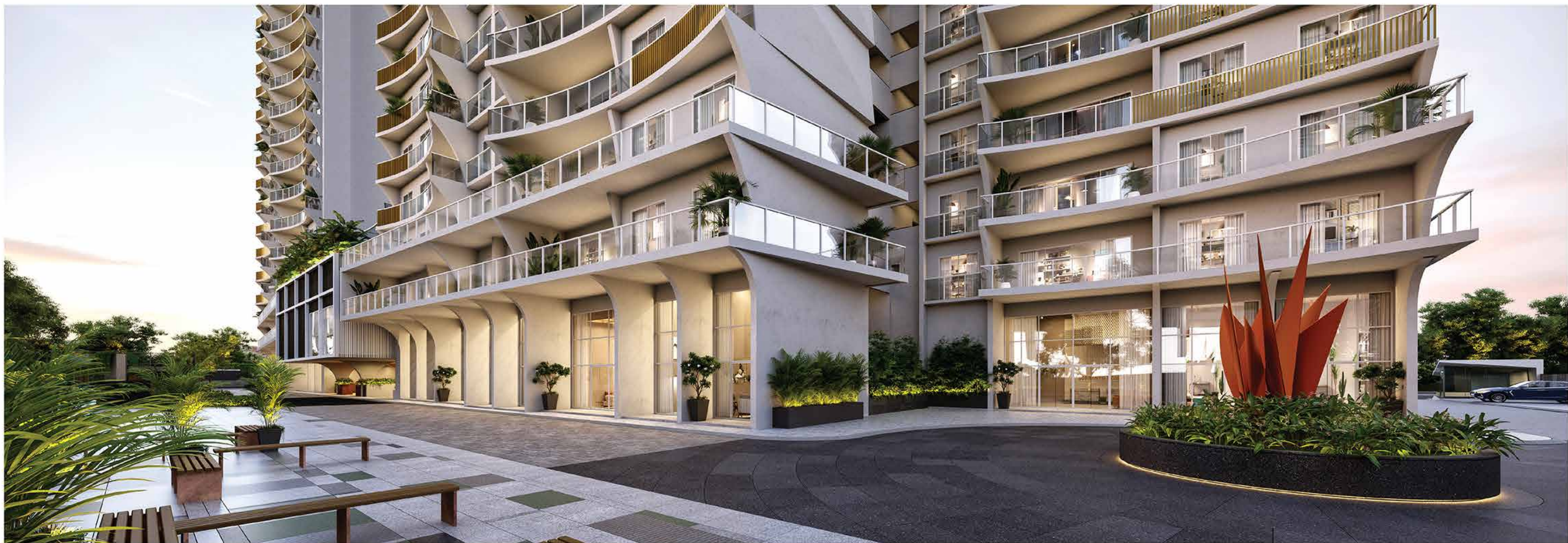


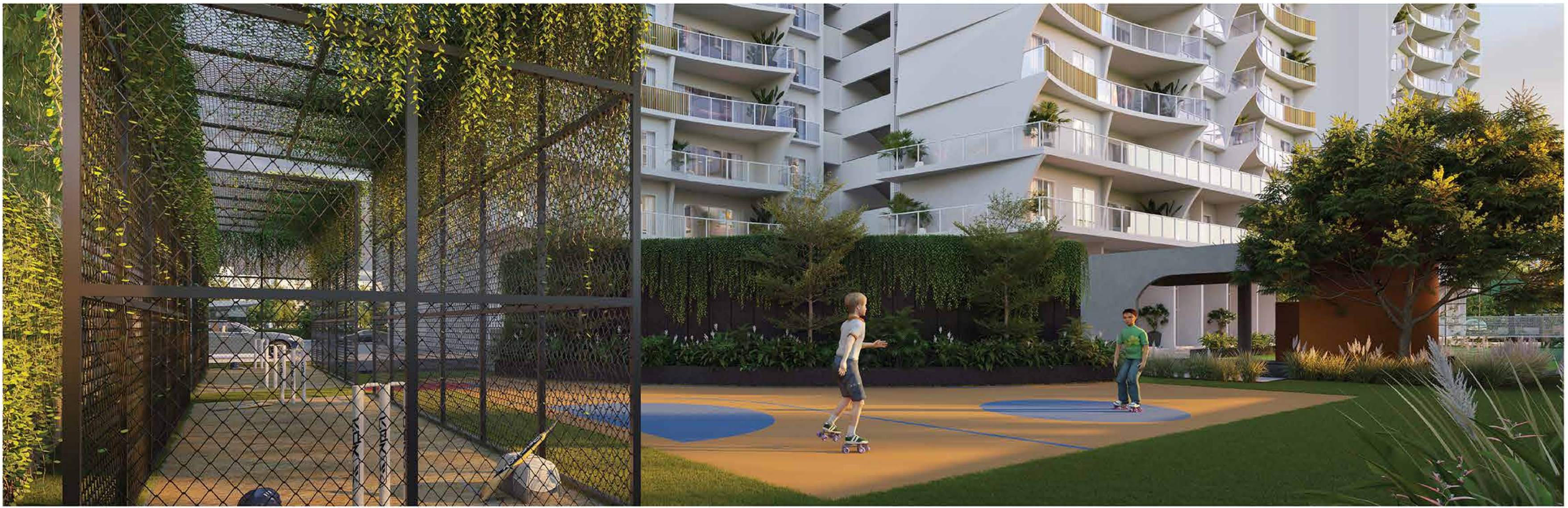


rosette

THE LUXURIOUS GRAND ARRIVAL

A STUNNING ENTRANCE WITH 16 FEET HEIGHT, TO MARK YOUR IMPRESSIVE ARRIVALS.
GRAND LUXURIOUS & WARM WELCOMING RECEPTION WITH MULTIPLE COMFY WAITING AREAS.





WHERE EVERY DAY IS A SPORTS DAY!



2ND FLOOR
LAYOUT PLAN





GET AWAY EVERY DAY AT A
RESORT CALLED 'HOME'
UPSCALE AMENITIES. ELEVATED LIFESTYLE.

Special in every sense, homes at Sorrento Rosette come laced with lush luxuries replete with all the amenities that one can possibly imagine. Be it sports, leisure, entertainment, play, education or even co-working, embrace a holistic living experience.

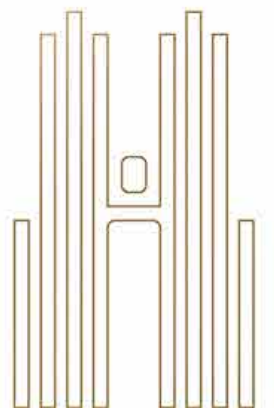
Swimming Pool
with Deck

Courtyard Garden
& Party Lawn

Gazebo with
Promenade Deck Seating

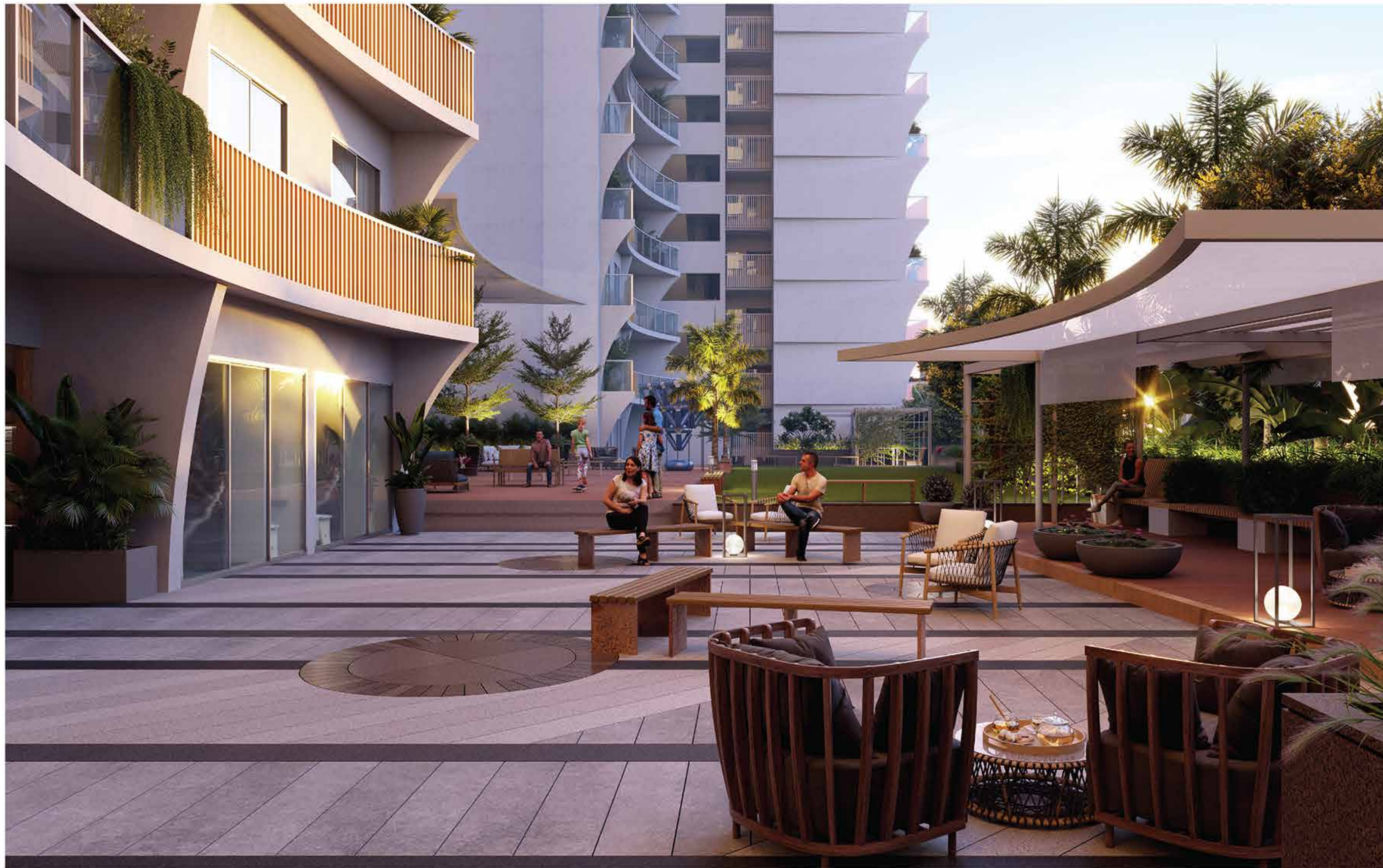
Toddler's
Park

3,000 Sq.Ft Banquet hall
with Kitchen & Washrooms

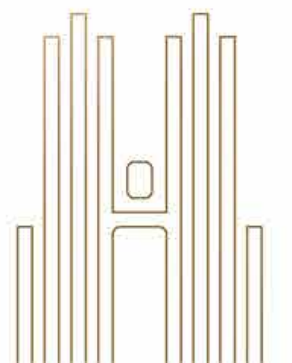


SOAK UP
THE POOLSIDE VIBES.
RIGHT AT YOUR HOME.



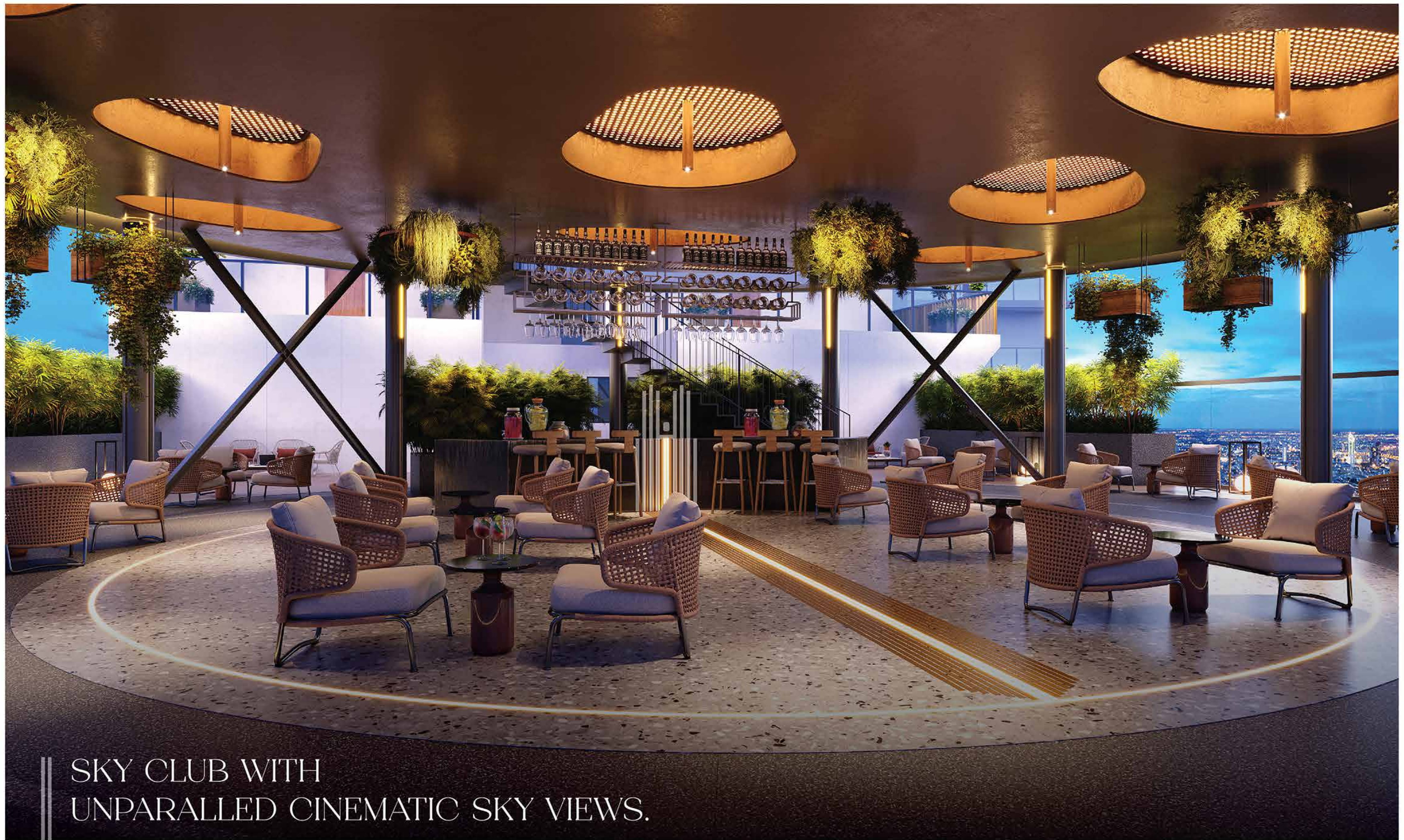


—
BREATHE
IN.
SIT
OUT!
—





STAY. WORK. PLAY.
DISCOVER THE JOY OF LIVING CONNECTED.



SKY CLUB WITH UNPARALLED CINEMATIC SKY VIEWS.

- SKY DECK FOR YOGA & MEDITATION
- DISTINCTIVE HANGOUT AREAS FOR EVERY AGE GROUP
- OWN A HOME WITH 7+ GUEST ROOMS

Eye for Detail. Value Added Features.

OWN A HOME WHERE GRANDEUR IS IN EVERY DETAIL. EVERY AMENITY HAS BEEN THOUGHTFULLY DESIGNED TO NOT JUST ELEVATE YOUR SPECIAL OCCASIONS BUT ALSO YOUR EVERYDAY LIFE. MAKING SURE YOU HAVE THE LUXURY TO INVITE MORE GUESTS AND HOST THEM IN STYLE. **WELCOME TO A WORLD OF HEIGHTENED CONNECTIONS!**



A TOWERING ADDRESS
TO ENJOY WORKOUTS WITH A VIEW

INDULGE IN THE LUXURY
OF SPACE, INSIDE AND OUT.
More Space. More Splendour.

A sense of expanse is visibly felt when you set foot on the Sorrento soil. Right from the breezy main entrance to the bright and happy open areas. Right from the balconies, bedrooms to the bath areas, there's more space for every member of the family and more natural light & fresh air in every corner of the home. Be it a dedicate reading space or a secluded retreating space. Be it an extra room or an extra balcony, live more at Sorrento.

SPACIOUS

3 & 4 BHK Homes & 4B 2HK & 5B 2HK Pent Houses

11 FEET

Ceiling Height

SEPARATE SERVICE ENTRY

in Each Home

EXTRA LARGE BALCONIES

with Full Privacy & Infinite Views

PANORAMIC OPEN VIEWS

from all Bedrooms



1ST TO 19TH FLOOR

3 BHK CLUSTER PLAN



1ST TO 19TH FLOOR

3 BHK 101-1901 / 102-1902



1ST TO 19TH FLOOR

3 BHK 103-1903





LIVE LARGER,
DREAM BIGGER,
BREATHE BETTER
WITH MORE SPACE
TO EMBRACE.

21ST TO 29TH FLOOR

3 & 4 BHK CLUSTER PLAN



30 Mtr. ROAD SIDE



21ST TO 29TH FLOOR

3 BHK 2101-2901



21ST TO 29TH FLOOR

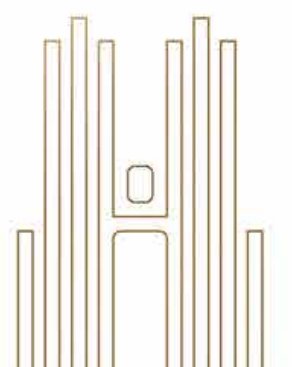
4 BHK 2102-2902



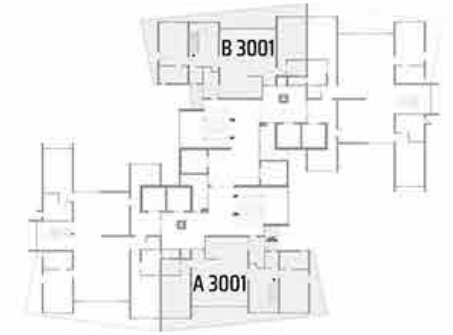


YOUR SKY-HIGH SANCTUARY

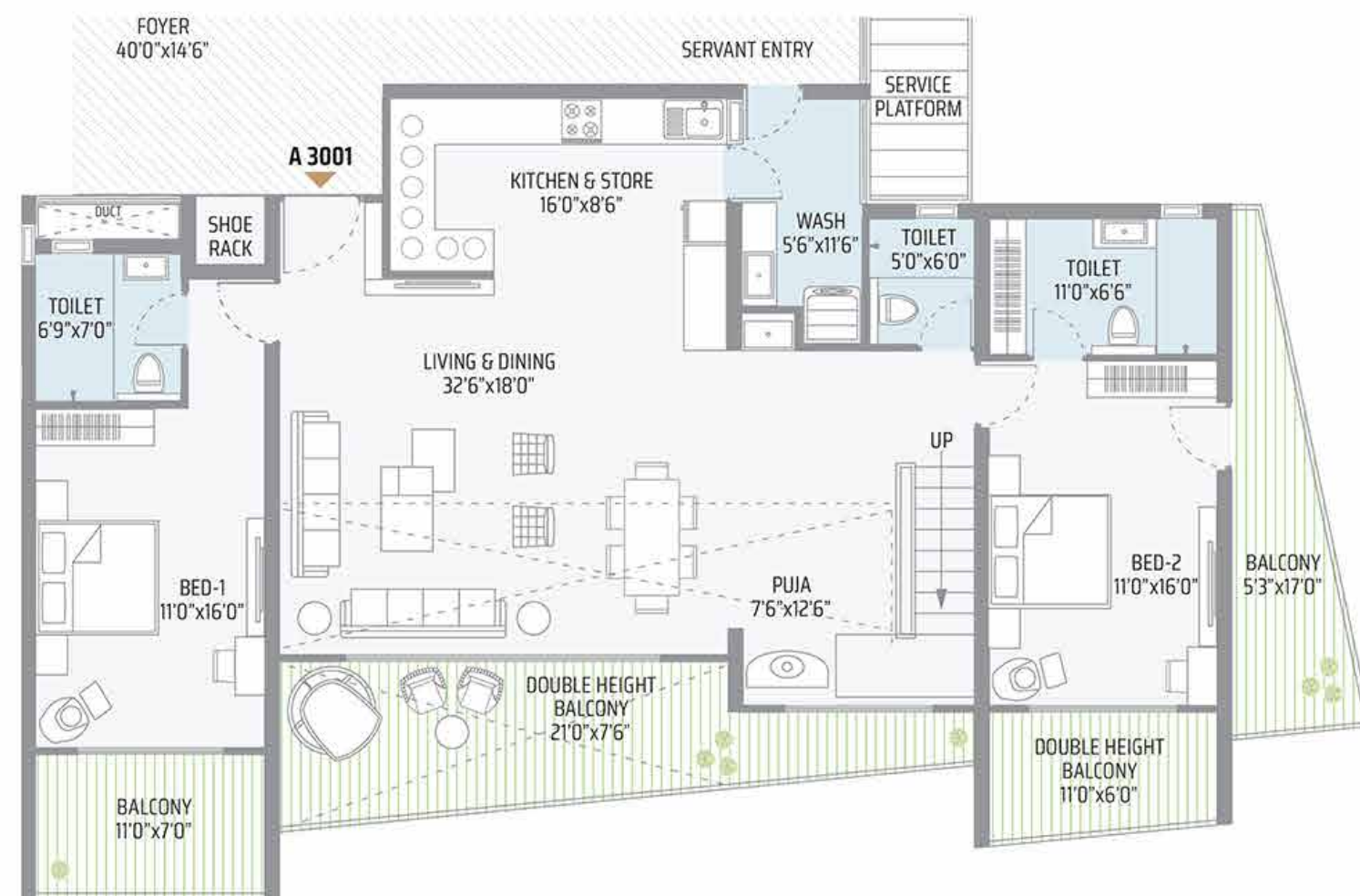
EXQUISITE EDITION PENTHOUSES
4B 2HK • 5B 2HK



4B 2HK PENTHOUSE PLAN



Lower Penthouse



30 Mtr. ROAD SIDE

Upper Penthouse



30 Mtr. ROAD SIDE



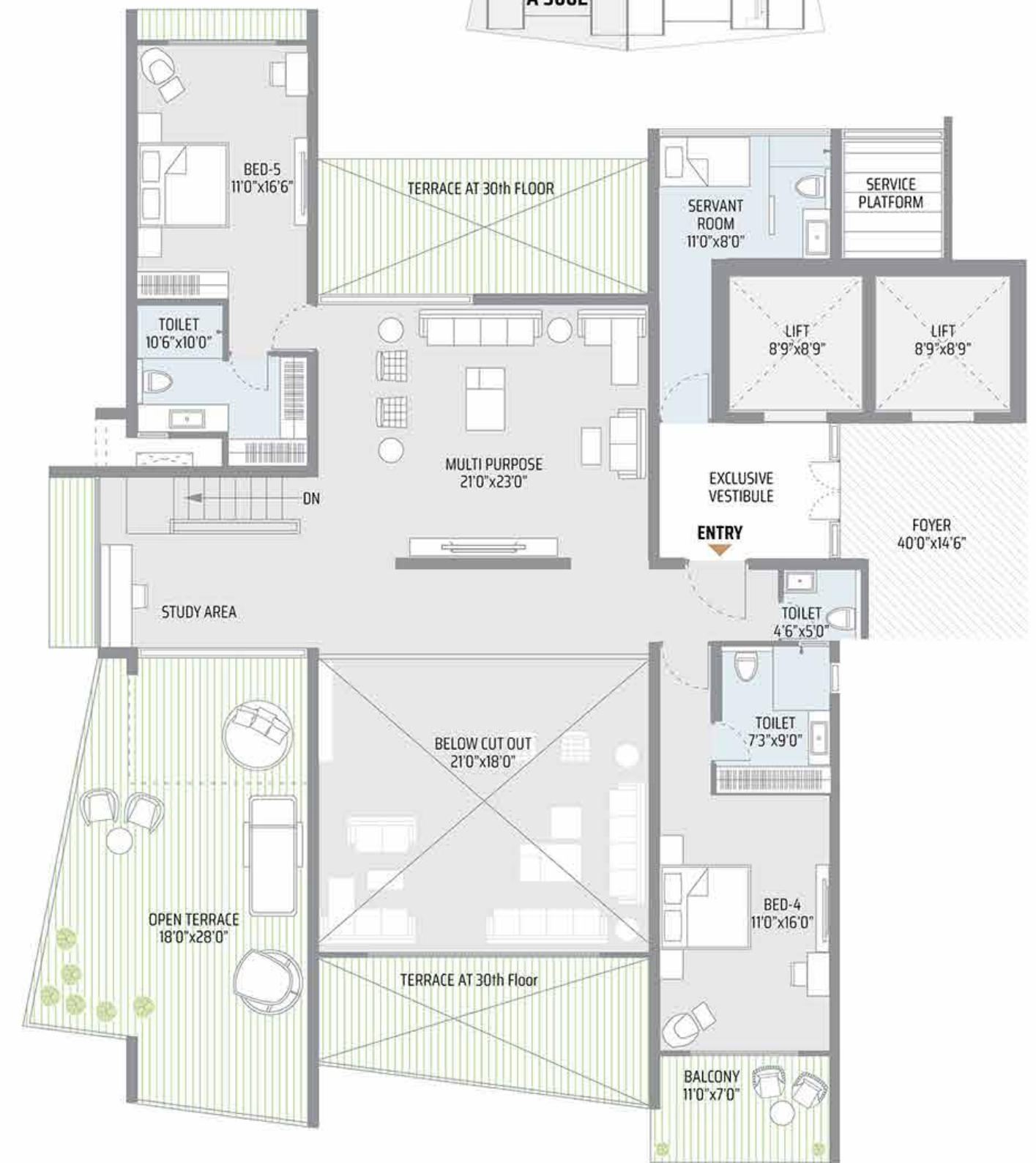
5B 2HK PENTHOUSE PLAN

Lower Penthouse



30 Mtr. ROAD SIDE

Upper Penthouse





WHERE

SUN SHINES THE BRIGHTEST & BREEZE BRINGS IN BLISS.
LARGE SPACES MEET TINY DETAILS & A GOOD LIFE MEETS BETTER LIFESTYLE.





STRUCTURE

Earthquake resistant monolithic concrete structure designed by world-class structural engineers.

FLOORING

Glazed vitrified tiles flooring in living, dining, balcony, kitchen and all bedrooms.

KITCHEN

Mirror polished granite or full body artificial procelain slab with sandwiched platform, s.s. sink - franke / carysil / nirali or equivalent with premium quality glazed vitrified tile dado on walls above platform. wash area with ceramic/gvt tile floor & dado up to sill level.

DOORS

Main entrance door - flush door with decorative veneer & smart door lock. internal doors - laminated flush door with mortise locks

WINDOWS

Aluminum sliding windows upto beam bottom

PLUMBING WORK

Suspended plumbing system in all bathrooms. cpvc/upvc water supply pipes & silent pvc pipes for soil, waste & drainage systems.

EXTERNAL & INTERNAL FINISHES

External exterior grade texture paint. internal wall putty and primer.

ELECTRICAL

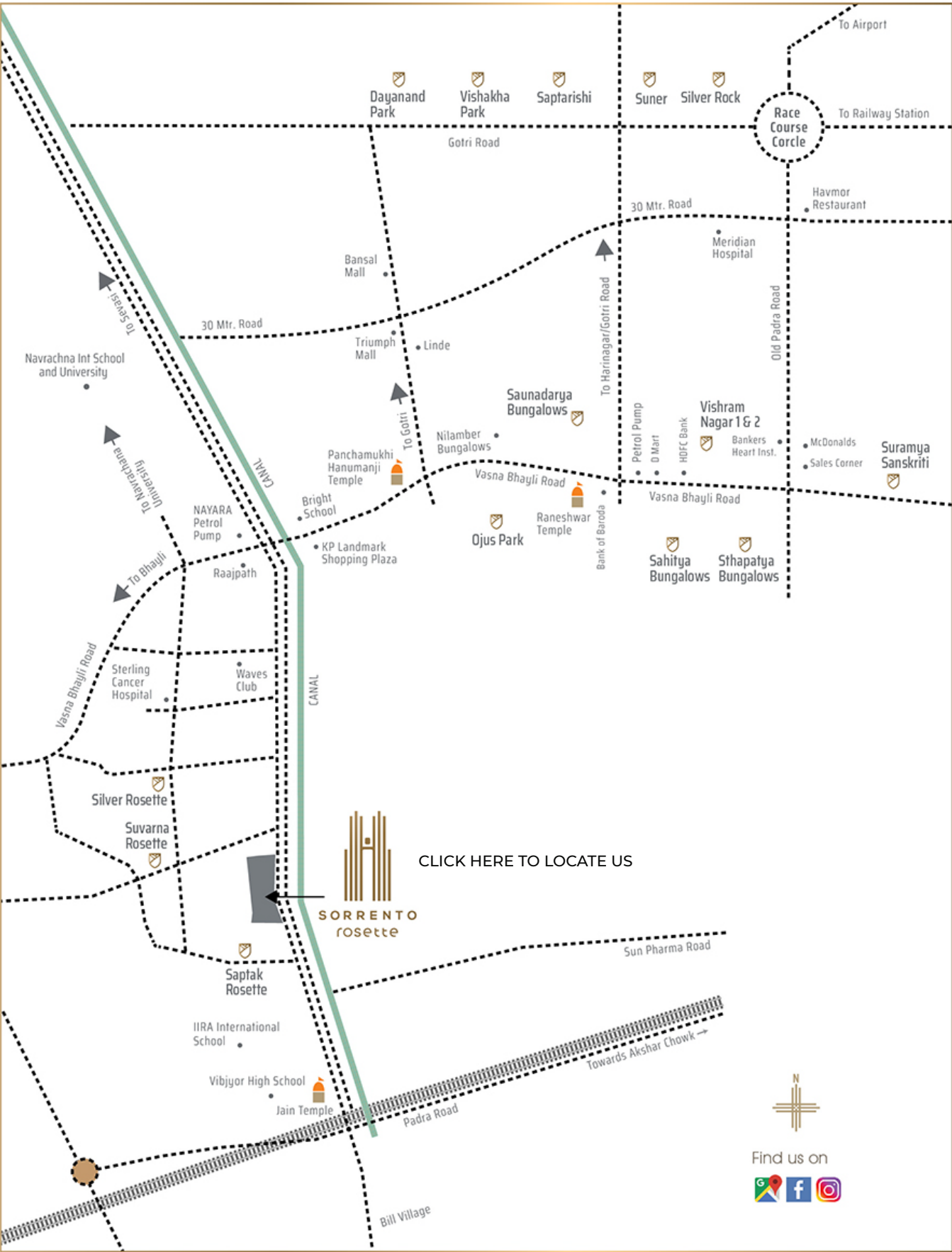
ISI grade 3 phase concealed copper wiring with adequate numbers of points in all rooms - isi branded modular switches - schneider/legrand or equivalent. provision for elcb, mcb distribution box

BATHROOMS

Bathroom cp fittings - kohler / grohe / jaquar or equivalent. sanitary ware - toto / kohler / hindware or equivalent. exhaust fan electric point provision in bathrooms. vitrified/ glazed vitrified tiles dado up to the lintel level. granite / artificial full-body tile slab / composite marble basin counter.

BE WHERE THE BUZZ IS
BUT THE BUSTLE ISN'T.

Prized Privacy. Promising Location.



Airport	Railway Station	BUS Station	Schools and University	Temples	Malls & Multiplex	Petrol Pump	Retail Outlets	Hospital	Mumbai-Delhi Express Highway
14 KM.	8 KM.	8 KM.	2 KM.	2 KM.	3 KM.	1 KM.	1 KM.	1 KM.	3 KM.

THE FINEST IN THE INDUSTRY HAVE COLLABORATED
TO CREATE THIS MASTERPIECE

ARCHITECT



Umang Goswami is an urbanist, **architect and founder of UA DESIGN**, a creative design practice that focuses on delivering innovative interventions in the urban built environment. **Their completed projects are spread across India & Africa, while more are underway.**

The practice specialises in curating unique and creative building programs that are the intangible backbone of any urban solution, keeping in mind the fast altering scenarios of India's economy, real estate, social fabric and aspirations of the current and coming generations

STRUCTURAL CONSULTANT



DUCON Consultants Pvt Ltd is one of the most renowned structural design firm established in 1988 and with more than **2400+ COMPLETED PROJECTS** as well as offices and teams across multiple cities In India. DUCON has designed several highrise buildings across the country upto 180m tall. DUCON has to its credit the tallest commercial building already built in Gujarat and is also currently designing the tallest residential project in **Gujarat having 153m height** above ground.



GEOLOGICAL &
CONCRETE ANALYSIS

Founded in May 2005 by Dr. Manish H. Sharma (Ph.D. in Geotech, M.E. in Struct. & Geotech), Geo Engineering Services boasts a 22-year leadership history marked by Dr. Sharma's Rich experience in civil engineering, particularly within Geotechnical and Structural engineering. Under his guidance, the company has thrived with its cost-effective design approaches, a qualified and experienced workforce, and a forward-looking vision. Geo Engineering Services takes pride in delivering timely and effective solutions in the fields of Geotechnical, Geological, and Geophysical disciplines. The company offers a comprehensive range of services encompassing Geotechnical and Foundation Engineering, various field-related tests, nondestructive assessments of structures, Geological and Geophysical analyses, as well as topographical surveys. Additionally, the company extends its expertise to Structural Design services, including stability assessments and health monitoring for Residential, Commercial, Institutional, and Industrial projects.

MEPF



ARTECH
ENGINEERING
SOLUTIONS

Artech Engineering Solution was established in 2009 with a vision to catalyse a revolution in the engineering industry with innovative ideas. The company is built on strong fundamentals and a working system empowered by the latest technologies and growth-oriented parameters. They have taken up projects from every industry and created new possibilities in the domains of Electrical and Extra-low voltage,Public Health Engineering, Air Conditioning and Ventilation & Fire Fighting System. Their humble beginnings and visionary approaches have carved a unique spot in the industry boasting unparalleled foresight and commitment. Their aim is to spread effective-engineering ideas across the globe. Artech has worked on several projects of national importance, delivering on their promises of deliverability, efficiency and technical excellence.



WIND
ENGINEERING
CONSULTANT

RWDI is a 50-year-old climate and performance engineering consultancy and has worked on various prestigious projects across the globe, including **Burj Khalifa, Taipei 101, Petronas Towers, Tacoma Narrows Bridge**, etc. Headquartered in Guelph, Canada we have **32 offices worldwide**. We are well acquainted with specialist consulting services on various projects across the region and have a better understanding of its wind climate and geographic conditions. We have been involved in the development of **Saudi and Dubai Building Codes**. RWDI is also the global leader in Wind Engineering.

Our India office, established in 2006, has a wind tunnel and bridge rig facility, which caters to projects in the Asia Pacific. We had been working closely with prestigious projects like the **Statue of Unity, Vrindavan Chandrodaya Mandir**, etc. over the years. Our experience in India includes studies on tall buildings, statues, airports, solar, chimneys and bridges.

RWDI's wind engineering team had the pleasure of collaborating with **Avkar Buildtech on the Sorrento Rosette** project and determined that the structural design could withstand the prevailing winds.

DISCLAIMER: Possession will be given after one month of settlement of all accounts. Documentation charges, stamp duty, GST & common maintenance charges will be extra. Any new or additional government or semi-government or taxes, surcharges etc, if applicable shall have to be borne by the members. Extra work shall be executed after making full payment. Continuous default payment would lead to cancellation of booking. Developers shall have the right to change the plans, elevations, specifications or any details without notice, which will be binding to all. In case of delay in water supply, electricity connection, drainage work etc by authority, the developers shall not be responsible. Any plans, specifications or information in this brochure does not form part of an offer,contractor, agreement or legal right. Pictures used in this brochure are for illustration purposes only. Disputes if any are subject to Vadodara jurisdiction.

DEVELOPERS

AVKAR BUILDTECH LLP

CONTACT US

+91 8141 32 3131

rosettegroup.in



SITE ADDRESS

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PR/GJ/VADODARA/VADODARA/Others/MAA12311/250923

www.gujrera.gujarat.gov.in





[CLICK HERE FOR WALKTHROUGH VIDEO](#)