



VIJAY ESTATE
ELEVATE YOUR LIFESTYLE

Site Address:
VIJAY FORTUNE
Mouje - Kathora, Survey No. 92, Mahakshmi Nagar,
Behind Priya Park, Paratwada Road, Amravati

Office Address:
VIJAY ESTATE LLP
Block 12, Prabhukrupa Height, Harshraj Square,
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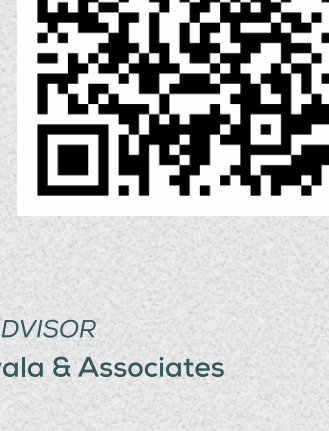
FINANCIAL ADVISOR
Aditya Sawale & Associates

3D RENDERING & MEDIA
4-Axis

LEGAL ADVISOR
Adv. P.U. Deshmukh

STRUCTURAL CONSULTANT
Safe Consultant

Site Location



MAHARASHTRA



Homes with a Purpose. Spaces with Possibility

Vijay Estate brings its trusted experience to Vijay Fortune a mix of thoughtfully designed homes and commercial spaces. The residential units focus on light, ventilation, and a clutter free layout, while the commercial units offer convenience for local shops, clinics and offices. It's a space built for both personal and professional growth.

- 1 & 2 BHK Premium & Affordable Homes
- Airy & Well Ventilated Flats
- Reliable Construction Quality
- G+7 Storey Structure
- Connected Location
- Comfortable & Affordable Living



First Floor Plan

Typical Floor Plan (2nd | 3rd | 4th)

7th Floor Plan

Terrace Floor

Specification

Built with Purpose, Built to Last. Carefully selected specifications to deliver quality, durability, and comfort.



Kitchen

- Modular kitchen setup
- Overhead storage
- Granite or quartz countertop
- Stainless steel sink
- RO water purifier point
- Vitrified tiles (2 x 4)



Bathrooms

- Branded sanitary ware
- Geyser points
- Diverter mixer
- Anti-skid flooring
- Wall-mounted western toilet
- Indian seating in common toilet
- Table top Basin
- Anti-skid tiles in bathrooms (2 x 4)



Vijay Fortune

Start better. Live wiser.

BALANCED LIVING WITH RESIDENTIAL COMFORT & COMMERCIAL OPPORTUNITY

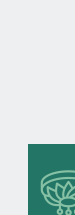
From the Makers of Spaces That Last

With a strong presence across Amravati, Vijay Estate has been known for delivering homes that are functional, durable, and designed around real needs. Carrying that legacy forward, our next project brings together comfortable residences and useful commercial spaces—crafted with the same attention to detail and built for everyday life.



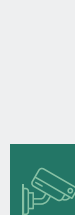
Features That Make Life Easier

Every detail is planned to make daily life more comfortable, secure, and thoughtfully styled.



TERRACE GARDEN

An open rooftop space made for quiet evenings and light conversations.



MODULAR KITCHEN

A ready-to-use kitchen setup with cabinets and storage for daily convenience.



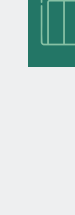
POP IN ENTIRE FLAT

Decorative POP ceiling work for a modern, finished look in the living area.



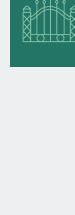
CCTV IN COMMON AREA

Security surveillance to ensure safety in shared spaces.



DESIGNER MAIN DOOR

Strong and stylish entry door that adds character to your home.



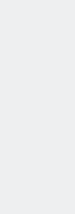
SOLAR UNIT FOR COMMON AREA

Sustainable solar energy system to Power common area lighting.



2 HIGH SPEED ELEVATORS

Spacious elevator for smooth access across all floors.



GRAND ENTRANCE

A welcoming, well-designed entry that sets the tone for the entire residence.

Amenities

Shops That Work. Parking That's Planned

From daily-use businesses to essential services, everything fits at Giriraj Residency's commercial level.

- 6 Road-Facing Shops
- Residential Lobby with Separate Access
- Ideal for Retail & Essential Services
- Located at the Front Corner for Visibility
- Standard Sizes from 117-140 sq.ft.

5th Floor Plan

6th Floor Plan

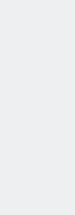
Well-Placed for What Matters

Live close to essentials, education, fitness and future development. Right where everything connects.

- Easy Connectivity to Paratwada Road 3 Min
- Easy Connectivity to Nagpur Highway 4 Min
- Poddar School 3 Min
- Government College of Engineering 3 Min
- Navsari Bus Stop 3 Min
- Elite Fitness Hub 2 Min
- Upcoming ISKCON Temple 5 Min
- Pote College 3 Min
- VVMV College 3 Min
- D-Mart Project at Navsari Square 1 Min
- Rangoli Sports Club 1 Min
- Asoriya Petrol Pump 3 Min

Specification

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Bedrooms

- Large windows for ventilation
- Premium fixtures for door
- Vitrified tiles bedrooms (2 x 4)
- Wide balcony/sit-out area



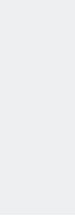
Living & Dining Area

- Internet/optical fiber points
- Premium light fixtures provisions
- False ceiling in entire flat
- Vitrified tiles in living (2 x 4)



Electrical & Technology

- Modular electrical switches
- Adequate power points in all rooms
- Wiring work in (polycab or RR cables)
- Floor cleaner electric point



Doors & Windows

- Woodsen main door
- Cement frame in bed & bath door
- Aluminum sliding windows
- Mosquito mesh provision

