



superial living

# space

FEEL THE PACE OF LUXURY IN YOUR LIFE AT MADHUVAN





Madhuvan Group is one of Vadodara's most Premium Real Estate Developers. With more than Two Decades of experience in Real Estate we are unstoppable in our endeavor to build a Dream Life for thousands of Families. Each of our projects is a realized dream of Superior Life Style and Supreme Experiences.

Madhuvan Group is known for its Innovative Concepts, Incomparable Quality and Exceptional Service. With a stellar Repute, Unique Designs and Unwavering Trust of our Customers Madhuvan Group has successfully left Impressive Footprint in Vadodara.

this is the  
**STARTING PLACE**  
of love, hope and dreams.



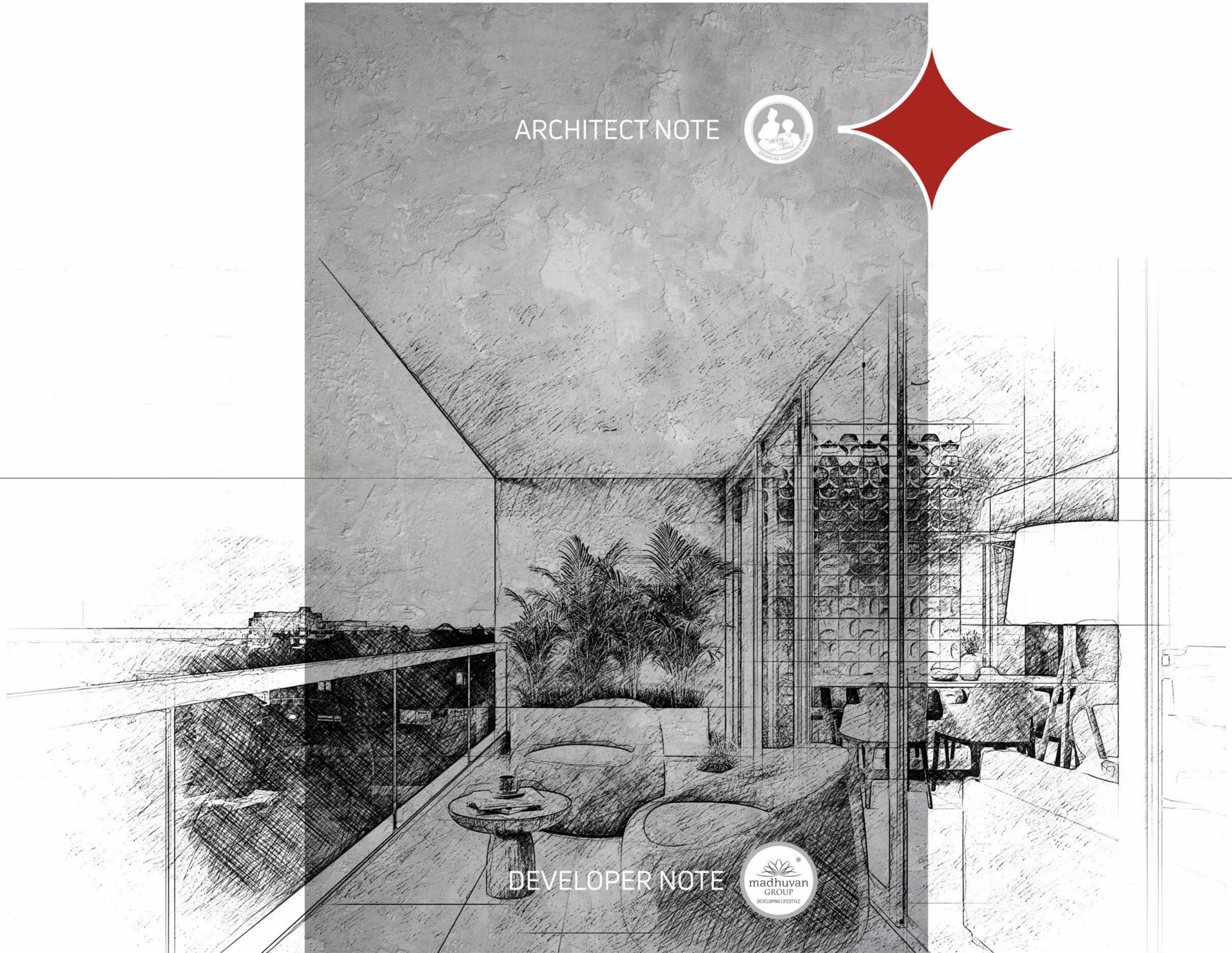
3 BHK ♦ SUPERIAL LIFESTYLE & SHOPS



uneven.in

Madhuvan Space is targeted to offer luxe lifestyle in neat architectural design. The site takes a corner footprint with two road-side fronts. The planning supports the idea of optimizing road access by designing flat and shop. The main campus has two towers adjoining each other, with four 3BHK units on each floor plate with optimum cross ventilation. The internal planning supports the basic necessities in neatly designed building with appropriate openings. Two different entries for shops and residences ensure a clutter-free circulation. The entire basement is allotted for parking for the home owners. The rejuvenation areas for the residents are planned on the ground floor and terrace level, allowing the residents to enjoy the landscape as well as the terrace. Neat lines make up the building design, with glass balconies and bold horizontal floor lines. The overall designs come out to be very contemporary in clever colours and textures.

## ARCHITECT NOTE



## DEVELOPER NOTE



[www.madhuvan.group](http://www.madhuvan.group)

Madhuvan Group presents yet another landmark with Madhuvan Space. Strategically situated at Harni, this development is adorned with spacious shops & super-spacious homes, an array of futuristic amenities for modern families and offers you a lifestyle that's second to none. Experience the extraordinary lifestyle at Madhuvan Space with green landscape, splendid swimming pool, lush gardens all lined up to welcome you every time you return home.

These homes offer that warmth and comfort the moment you step in, relieving all your daily stress, When there was an abundance of me-time to relax.



Embracing the  
**DECOR THAT OUTLINES**  
class in huge space

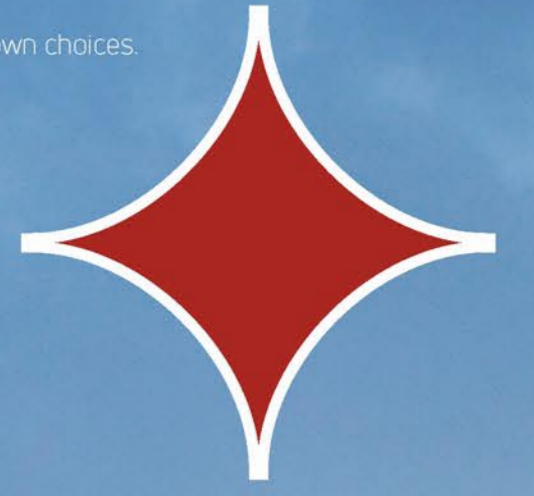


Glorious and precious homes feel proud of your own choices.

Enjoy as well

**AS RELAX WITH**

yours loved ones

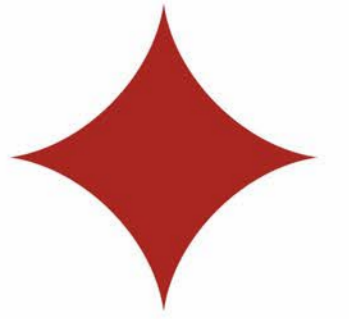


Impressive views all around your home with a pacifying experience inside



Life takes you  
**UNEXPECTED PLACES**  
love brings you home

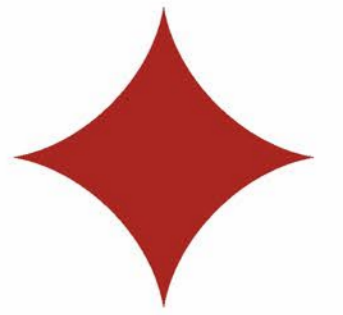




# GROUND Floor Plan



12 MT WIDE ROAD



TYPICAL  
Floor Plan

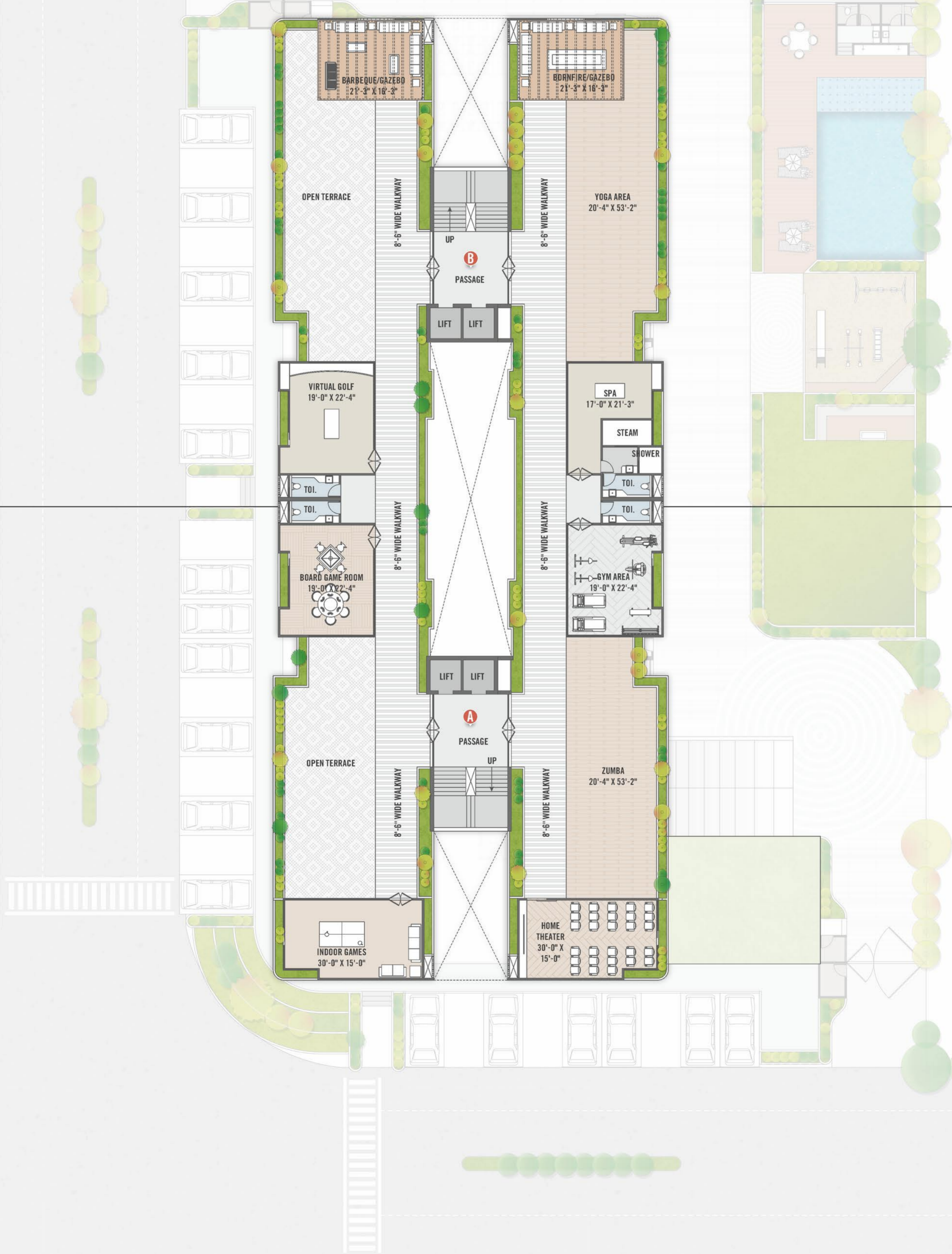






# TERRACE

Floor Plan





An entirely different look to your harmonious life  
with eternal happiness.

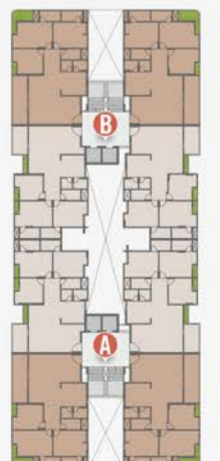
Spaces that are  
**SKILFULLY PLANNED**  
and built.

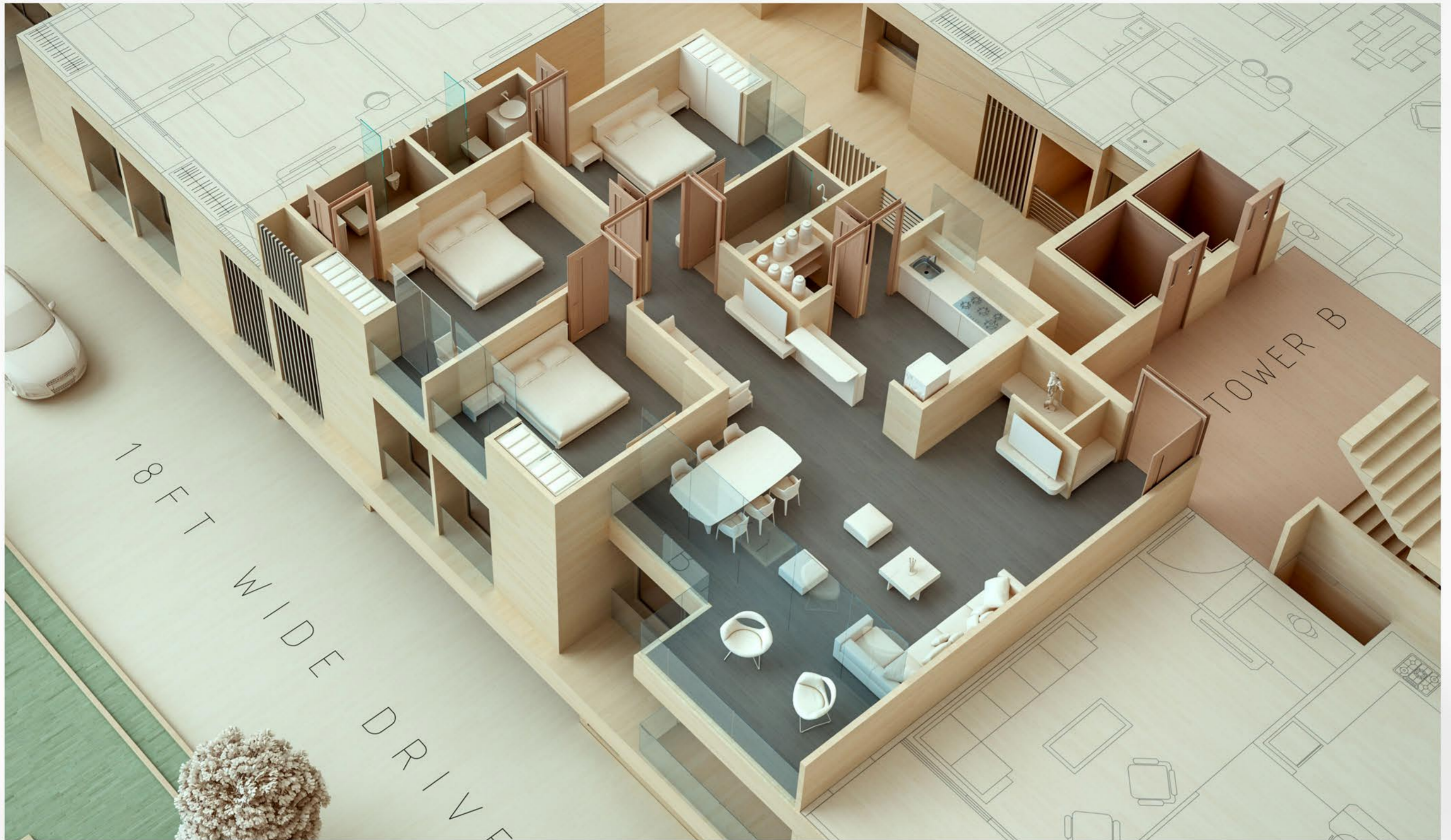




**3 BHK**  
Unit Plan

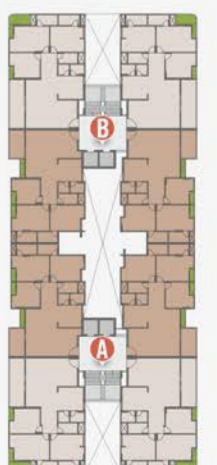
TYPE - A

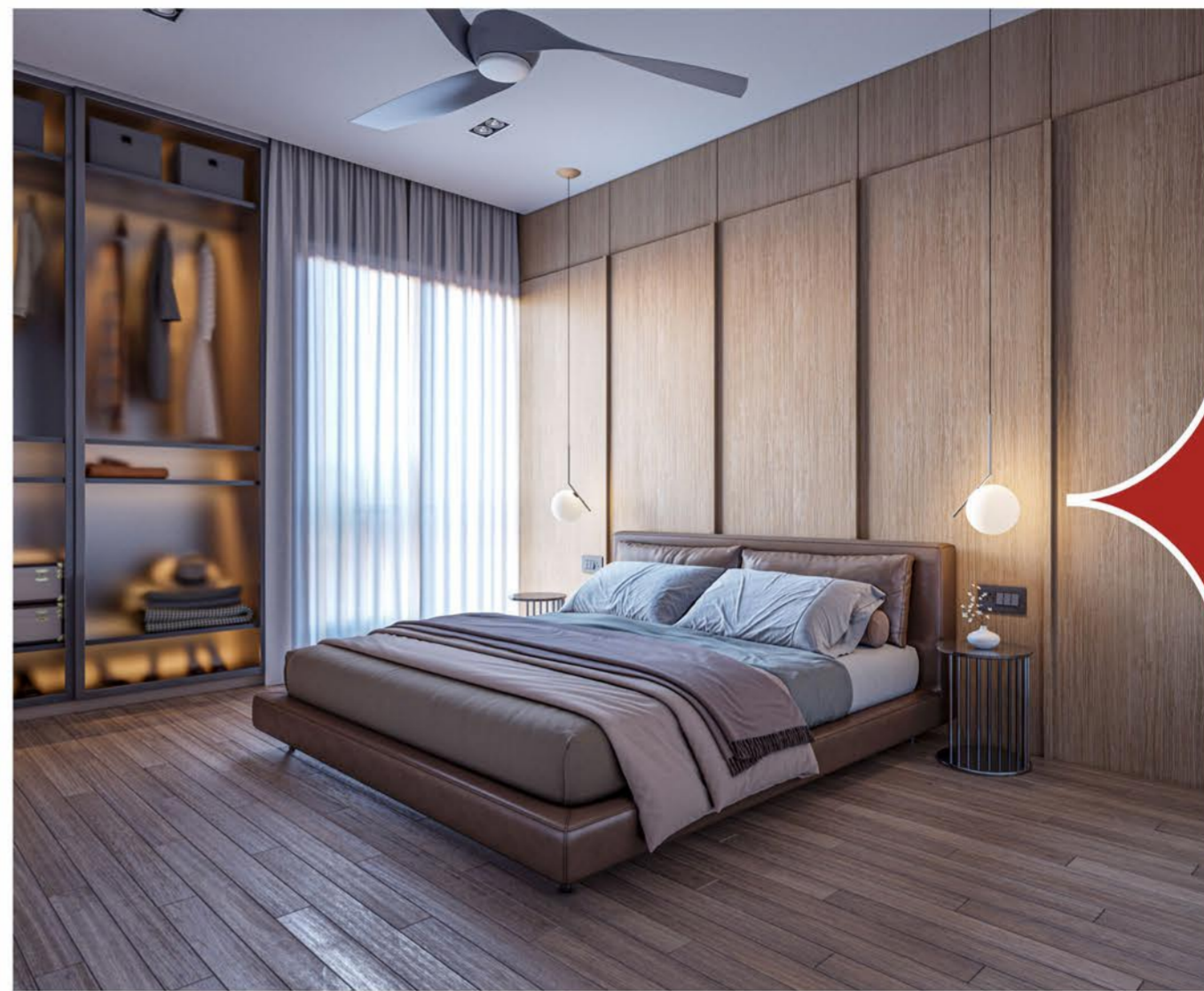




**3 BHK**  
Unit Plan

TYPE - B







## VALUABLE AMENITIES

-  VIDEO DOOR PHONE
-  POP CEILING WITH LED LIGHTS
-  R.O. SYSTEM
-  CHIMNEY
-  ELECTRIC GEYSERS
-  SAFETY GRILL



Unmatched living  
**EXPERIENCE, AN**  
endless paradise

## INDOOR AMENITIES



Spa Room



GYM



Multipurpose Hall



Virtual Golf



Library



Home Theater



Table Tennis Room



Game Room



Steam



Cafeteria

## OUTDOOR AMENITIES



Swimming Pool With Deck



Barbeque Area



Yoga Zone



Kid's Play Area



Lush Green Landscape Garden



Rain Water Harvesting



Garbage Collection Zone



Rain Shower



Camp Fire Space



Zumba Zone



Gazebo



Kids Pool



Sr. Citizen Sitout

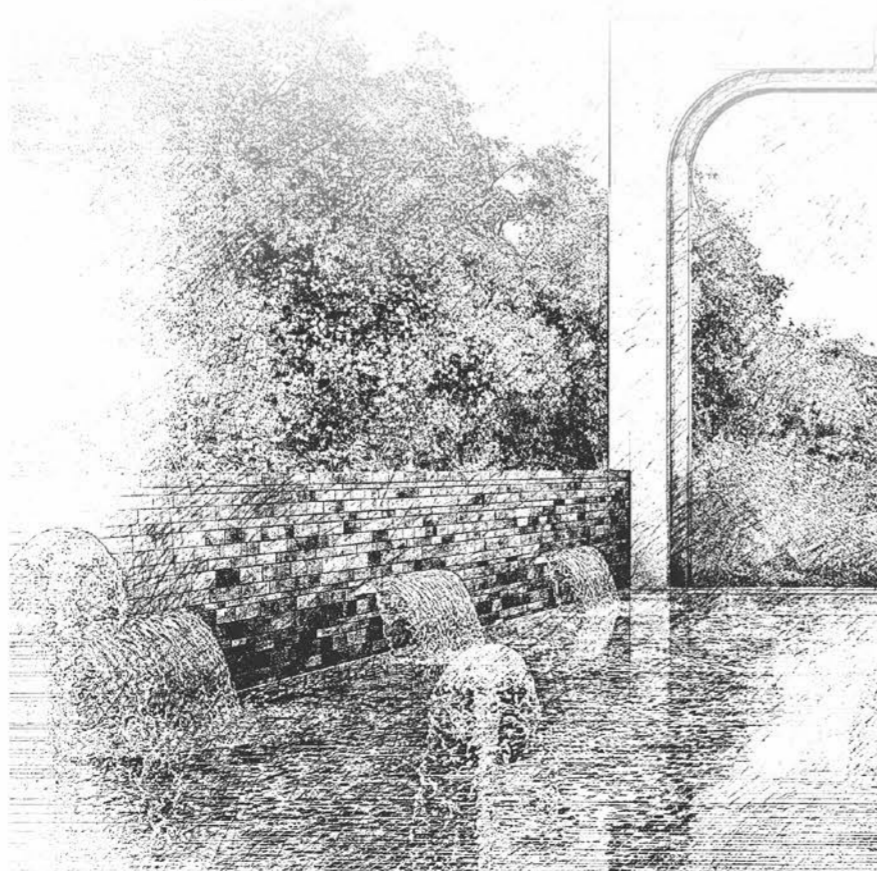


Wi-Fi Zone

## OTHER AMENITIES

- 24 X 7 CCTV Surveillance & Security
- Boom Barrier
- Power Back Up in Common Area

  
madhuvan  
**space**







## ◆ PREMIUM SPECIFICATIONS

### STRUCTURE



- **Shell** : Earth Quake Resistance RCC Frame Structure With Masonary Partition.
- **Steel & Concrete** : Superior Quality Steel Reinforcement With High Quality Ready Mix Concrete Using Leading Brands.
- **Masonry** : High Quality Block Masonry Work. Internal Wall With Mala Plaster (Except Ceiling) And External Wall With Double Coat Plaster.

### FLOORING & DADO



- **Common Area** : Lift, Lobby Wall & Floor Using Vitrified Slabs As Per The Architect's Design. Premium False Ceiling In All Lift Lobbies.
- **Car Park Area** : Trimix Concrete Flooring At Ground Level And Basement.
- **Staircases** : Granite Flooring With Hand Railing Using Stainless Steel Balustrades.
- **Apartment Area** : Vitrified Flooring In Entire Apartment.
- **Toilets** : Vitrified Tiles To Lintel Level On Wall And Floor With Anti-slip Tiles.
- **Kitchen** : Designer Ceramic Tile Dedo Above Platform.
- **Washing Machine** : One Cold Water Inlet And Drainage Outlet For A Washing Machine Shall Be Provided In The Utility.

### BATHROOM



- High Quality Branded CP Fitting & Sanitary.
- Flush Tanks Which Conserve Water.
- Connected Diverter For Hot & Cold Water For Shower.
- Porcelain Wash Basins Shall Be Provided In All Bathrooms With Stone Counter Tops For Basin.

### PLUMBING



- All Water Supply Lines Shall Be ISI Marked CPVC Pipes. Drainage Lines & Storm Water Drain Pipes Shall Be In PVC.

### LANDSCAPE



- Designer Landscaping, Paved Driveways, Lightings Etc.
- **Balconies** : Rustic / Antiskid / Ceramic Tiles. All Balconies With Glass / Iron Railings And Handles.

### ELECTRICAL



- Concealed Copper Wiring With Modular Plate Switches, Universal 5 AMP And 15 AMP Power Plugs.
- Adequate ELCB And MCB Shall Be Provided In Each Apartment.

### DOORS & WINDOWS



- **Main Door** : High Quality Wooden Frame Door With Veneer Panelling And Flush Door With Both Side Decorative Veneer.
- **Internal Doors** : Stone Frame And Flush Doors With Both Side Decorative Laminates.
- **Lock** : Main Door Lock With Handle And Video Door Bell. All Bedrooms With Cylindrical Locks.
- **Windows** : Aluminium Sliding Windows.

### ELEVATORS



- High Speed 8 Passengers Lifts With ARD & Automatic Doors.

### KITCHEN



- Natural / Artificial Premium Stone Sandwiched Platform With Single Bowl Sink.

### WALL FINISH



- **Wall Treatment** : Internal Walls - Finish With Primer And Putty. Service Area With Premium Emulsion. External Walls - Exterior Paint With Texture Finish.

## ◆ OTHERS

- CCTV Surveillance In Common Areas.
- 24 Hours Security. Security Cabin Painted With Textured Paint.
- Generator Power Backup For Common Facilities.
- Automatic Gate.
- Provision For Exhaust Fans In All Bathrooms.
- Advanced Fire Fighting System On Ground And Basement.

## ◆ PAYMENT CONDITION

05% Booking Amount | 25% Within 15 Days Of Agreement To Sell | 10% Plinth Level | 10% 1st slab | 10% 3rd slab | 10% 5th slab | 10% 7th slab | 10% 9th slab | 05% Plaster Level | 05% At The Time Of Agreement (Dastavej)





# GROUND

Floor Shops Plan



SHOP	SIZE
01	10'0" X 25'0"
02	10'0" X 25'0"
03	11'9" X 25'0"
04	15'0" X 25'0"
05	14'6" X 25'0"
06	15'9" X 29'0"
07	30'0" X 12'5"
08	30'0" X 11'0"
09	30'0" X 10'6"
10	30'0" X 10'0"
11	30'0" X 12'2"
12	30'0" X 8'0"
13	30'0" X 11'0"
14	30'0" X 11'0"
15	30'0" X 9'9"
16	30'0" X 11'0"
17	30'0" X 11'0"
18	30'0" X 8'0"
19	30'0" X 12'2"
20	30'0" X 12'2"
21	30'0" X 8'4"
22	30'0" X 11'0"
23	30'0" X 14'0"

SHOP	CARPET AREA
01	250
02	250
03	294
04	375
05	363
06	454
07	372
08	328
09	313
10	299
11	364
12	234
13	328
14	328
15	291
16	328
17	328
18	234
19	364
20	364
21	248
22	328
23	418



ENTRY

EXIT

12 MT WIDE ROAD

12 MT WIDE ROAD

12 MT WIDE ROAD

15'7" WIDE ROAD

18'-7" WIDE ROAD

19' WIDE ROAD

METER ROOM

SEC.

6' WIDE PASSAGE

6' WIDE PASSAGE

6' WIDE PASSAGE

19'-7" WIDE IN AND OUT RAMP FOR RESIDENTIAL

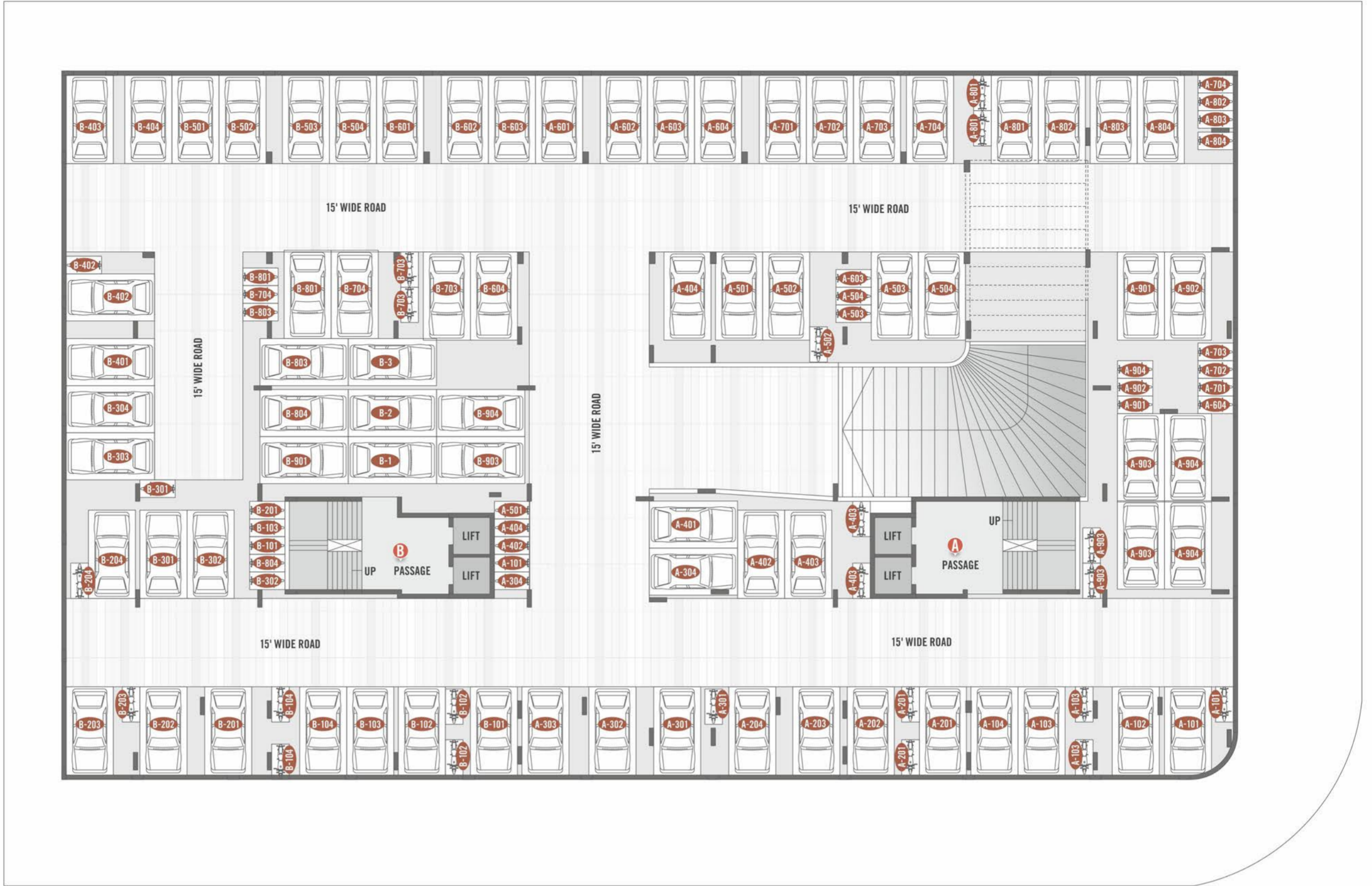
METER ROOM

SEC.





# BASEMENT Parking Plan



PROJECT BY  
**madhuvan**  
GROUP  
DEVELOPING LIFESTYLE

DEVELOPER  
**SHRINATHJI**  
INFRA

ARCHITECT  
**USEVON**

STRUCTURE CONS.  
**VIOM CONSULTANTS**

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**space**

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SCAN FOR LOCATION



Developers reserve the rights for alteration of specification and design. I all dimensions / area are approximate, average & subject to variations. Irregular payments shall cause cancellation of booking. VMC, electricity, legal expenses, GST & other GOVT charges, stamp duty & registration, maintenance charges & meter charges shall be borne by the members. this brochure is not to be treated as part of the legal document, it is for the easy presentation of the project.

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ABODE, AND



*find your haven of prosperity*



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