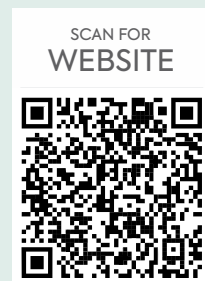
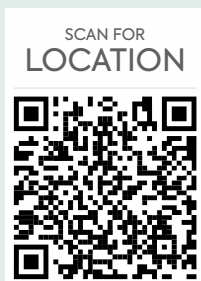


PROJECT BY



[www.madhuvan.co.in](http://www.madhuvan.co.in)

95 123456 12



NICTON TECH 88665 23634



Welcome to a  
new horizon  
of luxury  
living

EXPERIENCE

# 3 'S' of Lifestyle

---

SUPERIOR  
SPLENDID  
SUSTAINABLE

  
madhuvan  
**SPARSH**  
COME TO LIFESTYLE

---

3 BHK LUXURIOUS APARTMENTS





## Developer's Thoughts

---

Madhuvan Sparsh offers luxurious 3 BHK apartments designed for spacious living. Each unit boasts a generous layout with large rooms and ample natural light.

The spacious balconies provide a perfect spot for relaxation, offering stunning views of the surroundings. These apartments are crafted to deliver a high-quality living experience, combining elegance with comfort.

Located in a prime location, Madhuvan Sparsh is equipped with top-notch amenities such as a modern gym, swimming pool, and landscaped gardens. The development ensures convenience and leisure, making it an ideal choice for families seeking a premium lifestyle.

Enjoy the best of city living with easy access to shopping centres, schools, and healthcare facilities.



[madhuvan.co.in](http://madhuvan.co.in)



## Architect's Thought

---

At UNEVEN we strongly believe that Architecture should speak of timelessness. Designing residential spaces is not just a challenge to design for comfort but also for an enduring daily experience of the end user.

Hence, here at Madhuvan Sparsh the simple, minimal yet stately facade doesn't yell of overpower but gives a warm welcoming, elegant and livable feel. The material palette too enhances the warmth of the project.

Interesting amenities have been designed between the two towers ensuring a good view. The overall layout of the project is clean and optimises the usable space of the entire plot.

The semi-open layout of the apartment encourages a clutter free space that is decently ventilated. We have attempted to create an environment for a perfect Indian family experience for the inhabitants.



[uneven.in](http://uneven.in)







SUPERIOR

Rising  
above the  
ordinary



Where superior design and luxury converge, offering an unmatched living experience that truly rises above the ordinary.



RAIN WATER  
HARVESTING



POWER  
BACKUP



BOOM  
BARRIER



GARBAGE  
COLLECTION

# New horizon of Luxury living

Experience unparalleled luxury Living with new horizon's exquisite Apartments, featuring modern design, premium amenities, and unmatched comfort.





Welcome,  
as a grand  
as your  
lifestyle



Experience unmatched elegance and luxury with us, where your lifestyle meets grandeur and sophistication every day.



ENTRANCE  
GATE



24 X 7  
CCTV

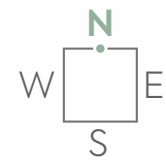


SOCIETY  
OFFICE



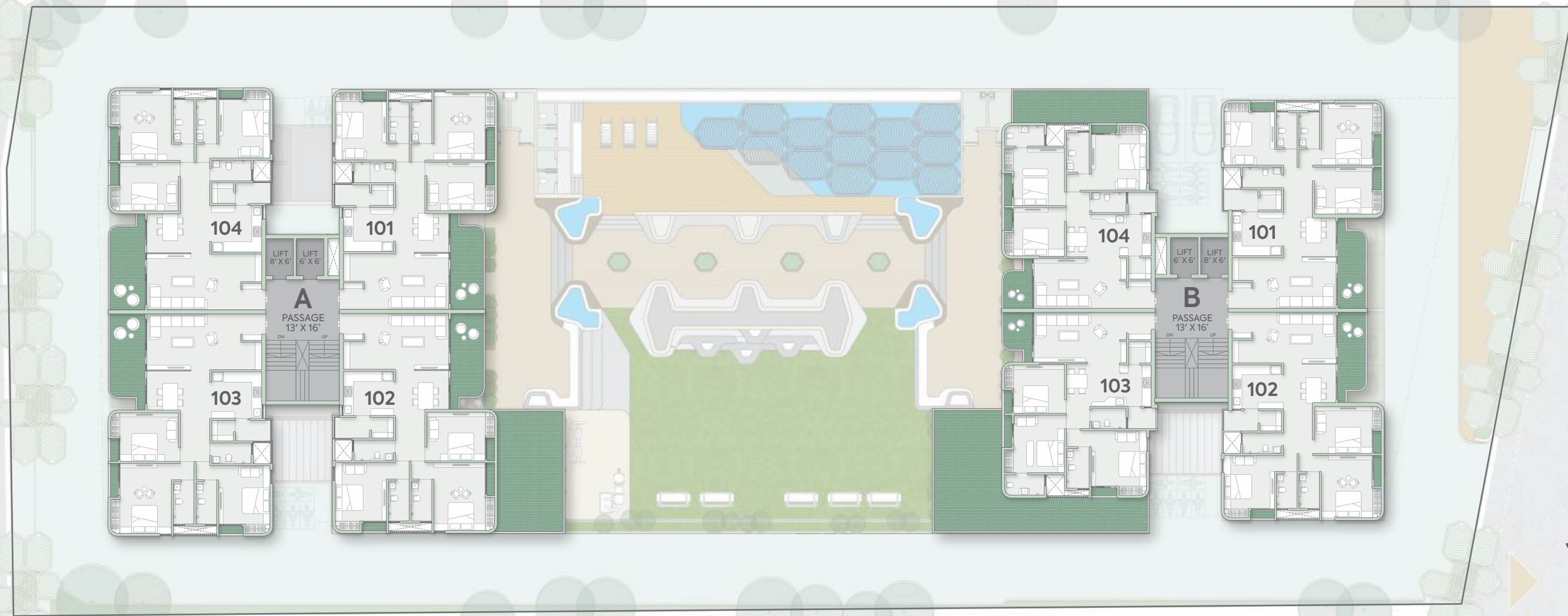
WAITING  
FOYER

# TYPICAL FLOOR PLAN



18.00 M T W I D E R O A D

ENTRY

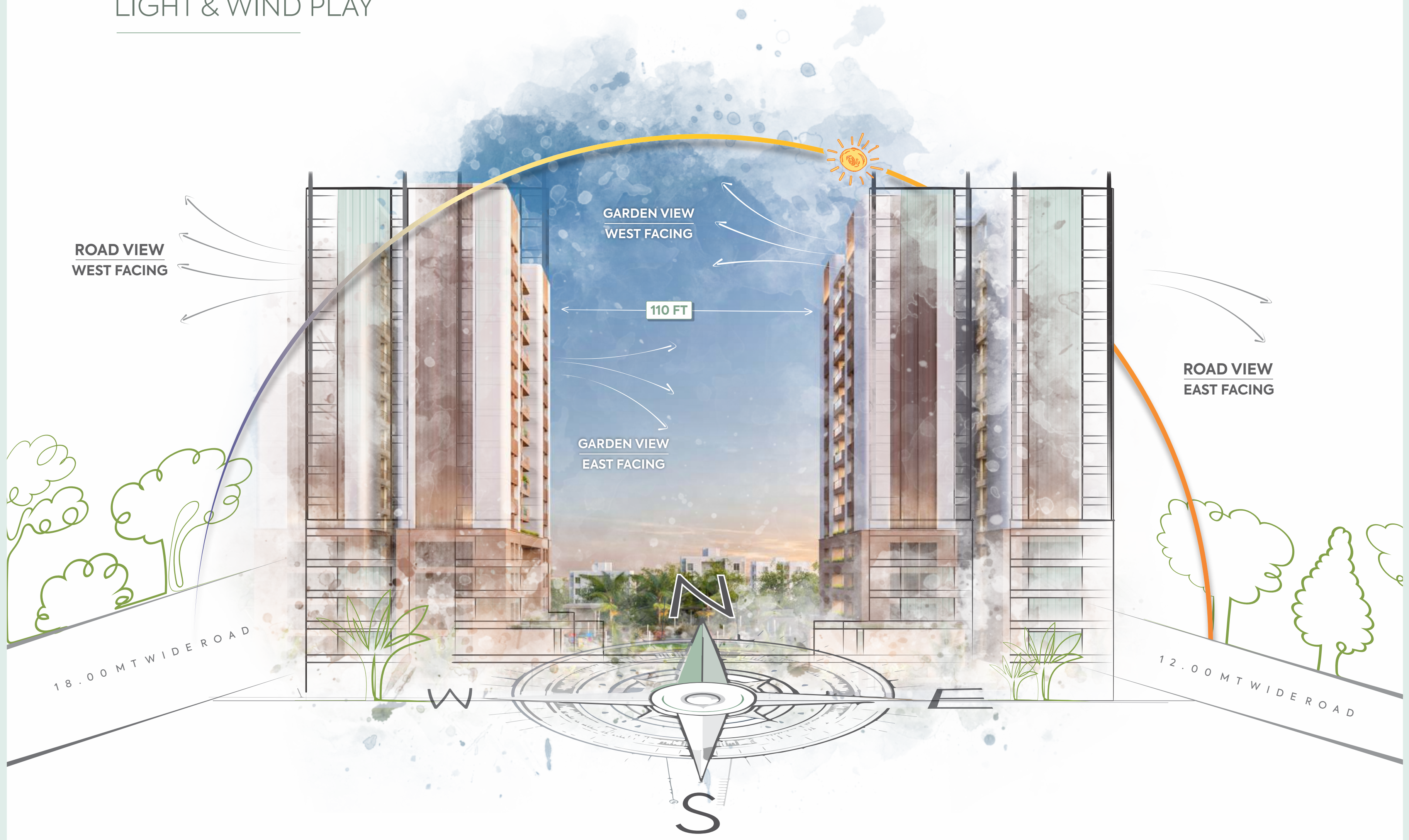


EXIT

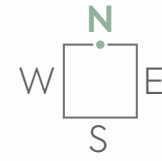
12.00 M T W I D E R O A D



# LIGHT & WIND PLAY



# FIRST FLOOR PLAN



01	DISCO	23'1" X 32'0"	09	KITCHEN	8'7" X 12'1"
02	TODDLERS	12'0" X 30'3"	10	BOARD GAME ROOM	11'10" X 29'7"
03	FOYER-A	11'0" X 30'3"	11	FOYER-B	11'0" X 29'7"
04	THEATER	21'1" X 30'"	12	LIBRARY/CO-WORKING SPACE	16'0" X 29'7"
05	GYM	25'10" X 34'10"	13	INDOOR GAMES	23'1" X 28'7"
06	KIDS PLAY AREA	23'9" X 14'0"	14	SWIMMING POOL	20'0" X 47'0"
07	GARDEN	65'0" X 41'0"	15	KIDS POOL	10'0" X 13'1"
08	BANQUET HALL	26'3" X 43'9"	16	DECK	23'6" X 30'6"

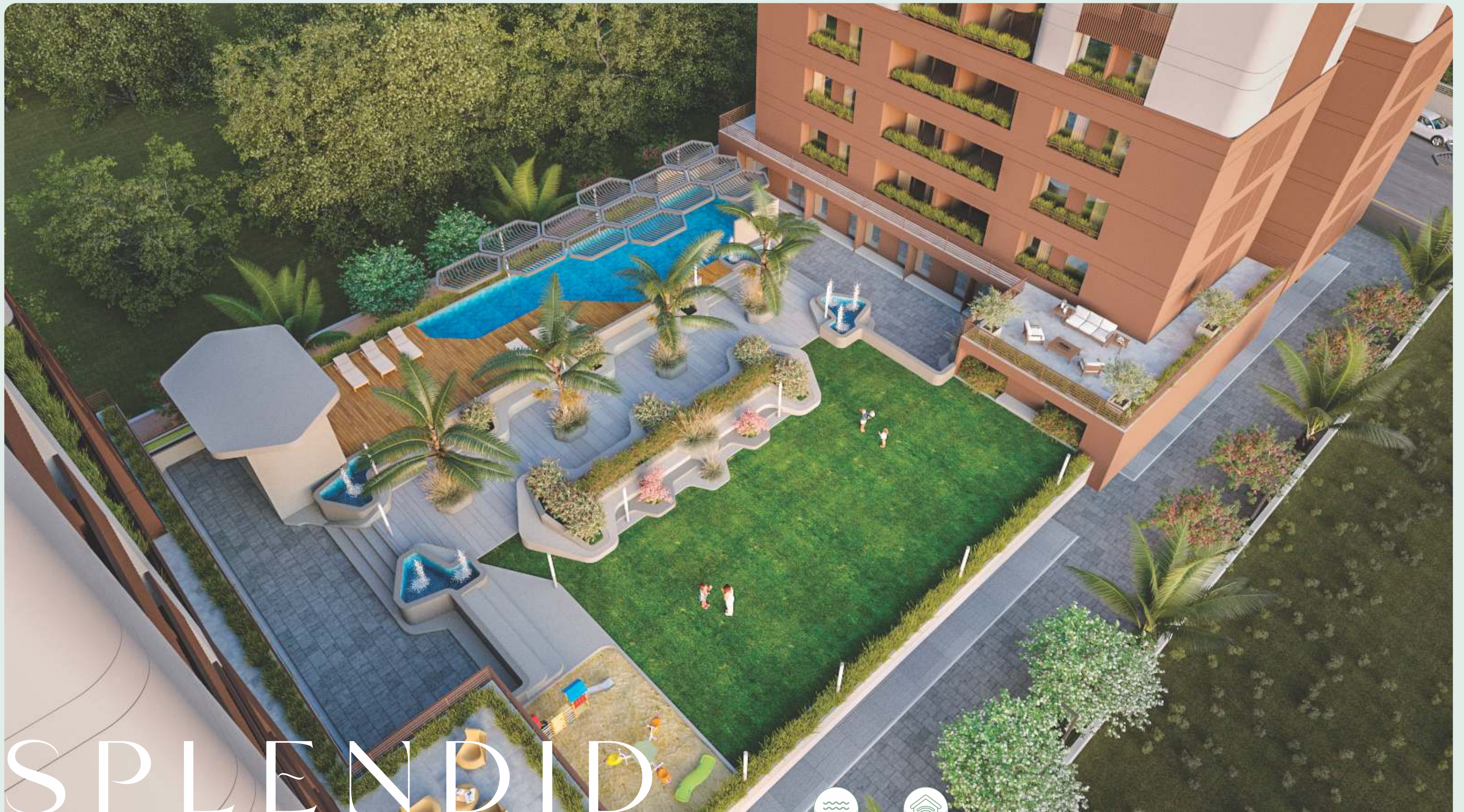
18.00M T W I D E R O A D

ENTRY



EXIT

12.00M T W I D E R O A D



# SPLENDID

Where splendid amenities await



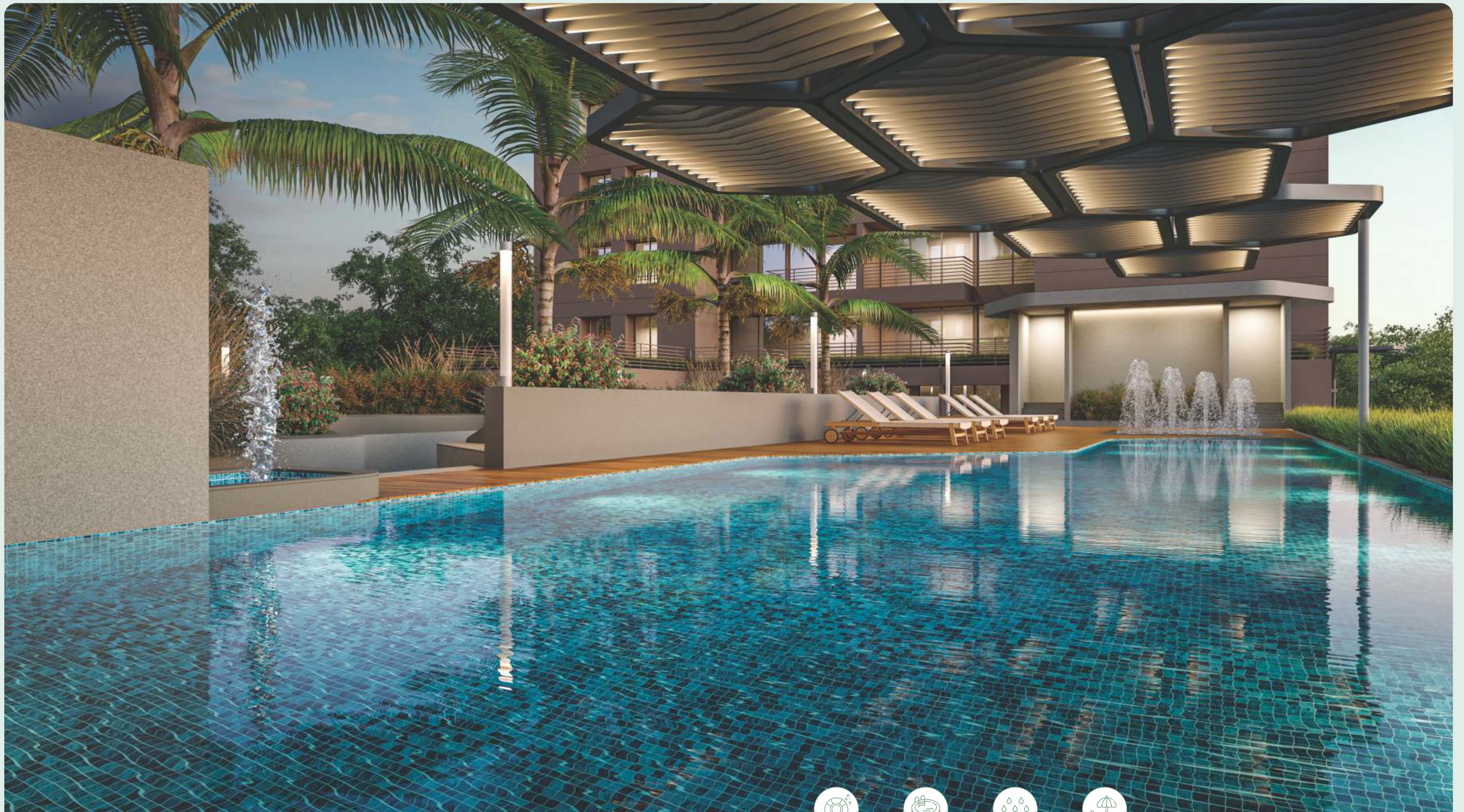
WATER  
BODY



WI-FI  
ZONE

Discover luxurious living with a sustainable touch. Surrounded by lush greenery, experience a lifestyle that's both lavish and mindful of the environment, ensuring a greener future for all.





SWIMMING  
POOL



KIDS  
POOL



RAIN  
DANCE



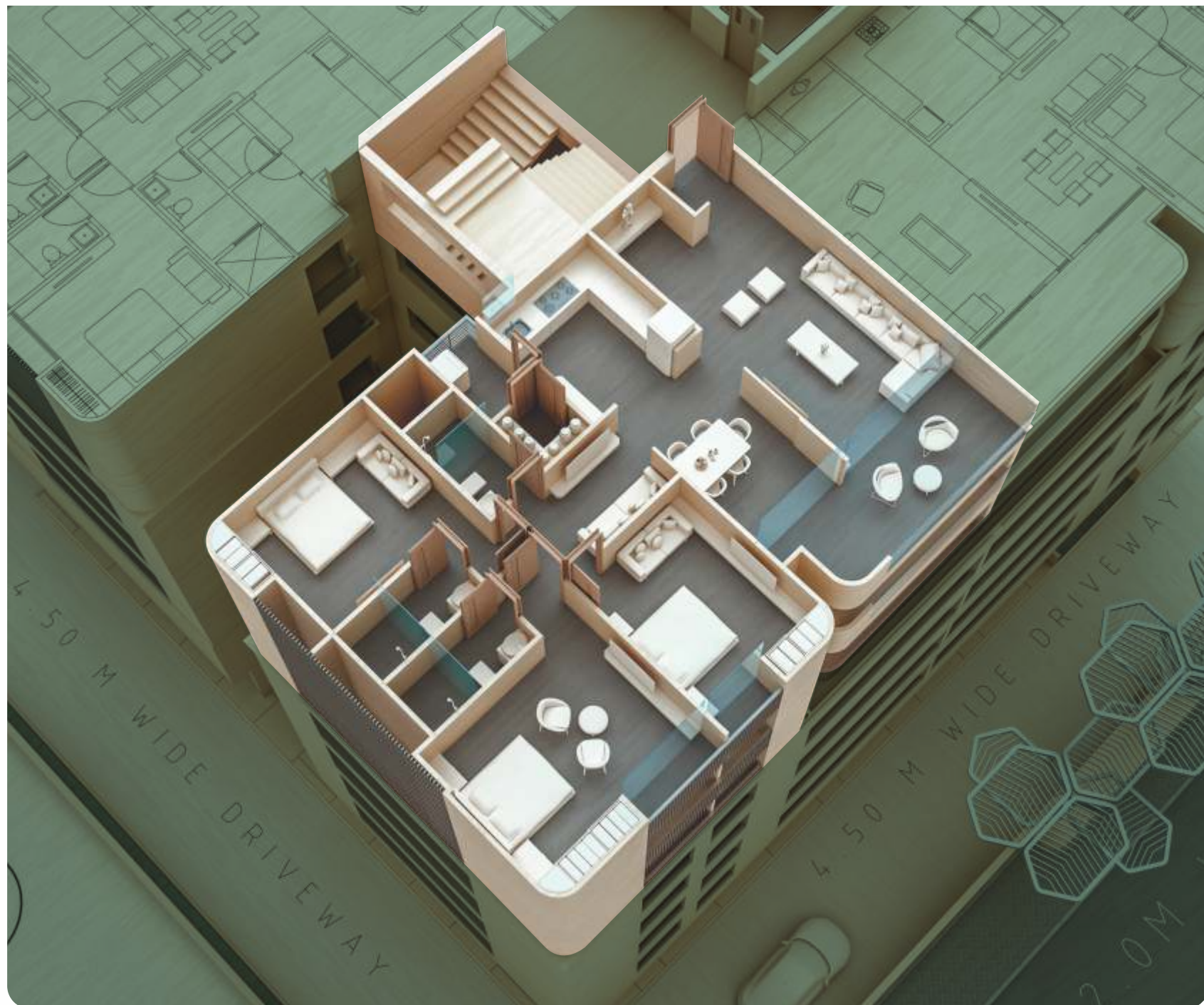
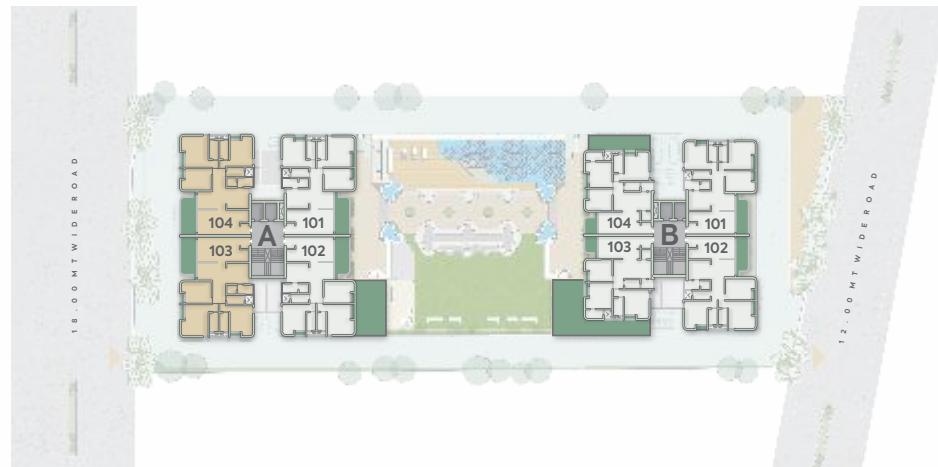
DECK

## Poolside luxury living experience

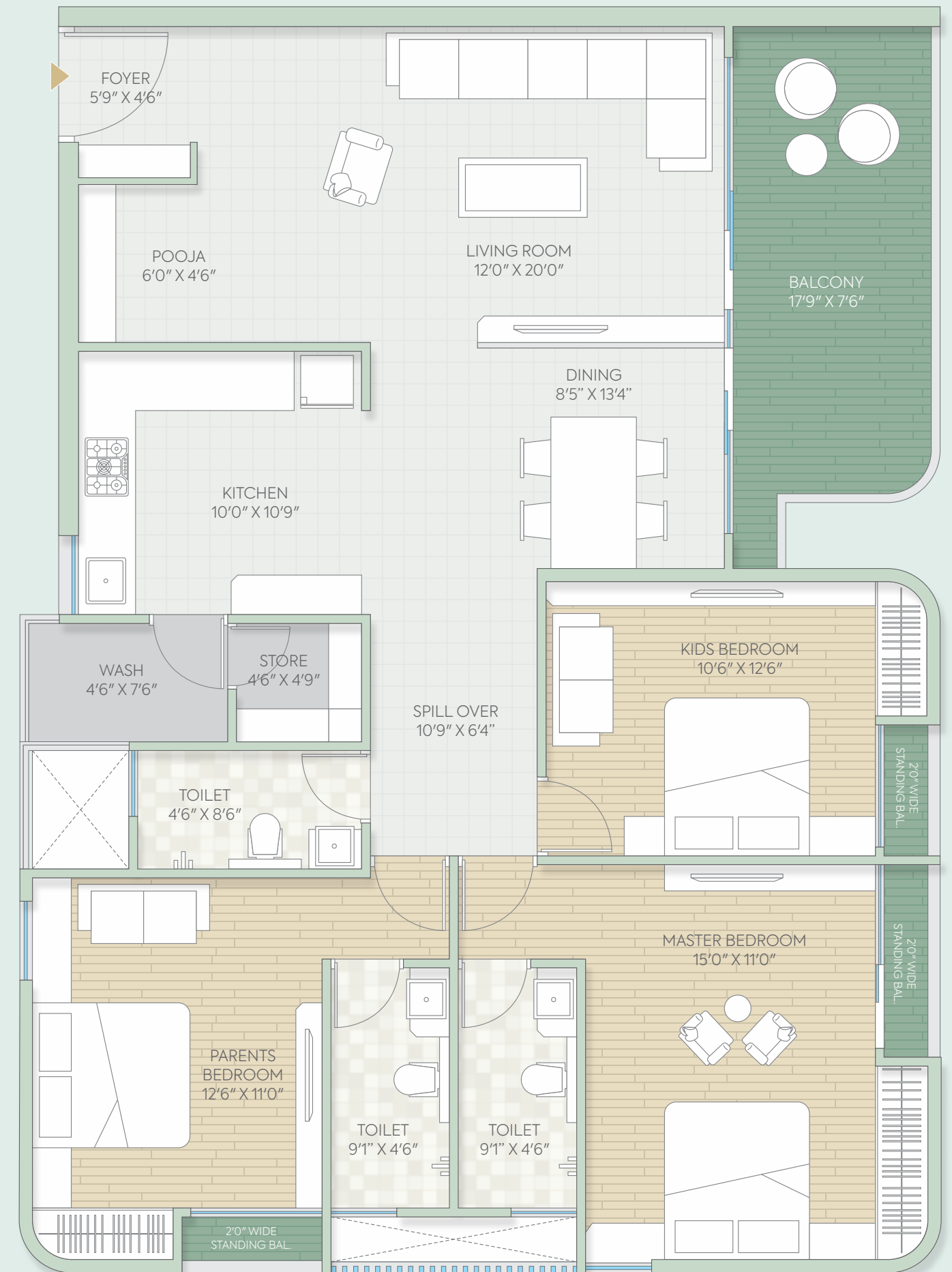
Upgrade your lifestyle with **35+ Easy-to-Access Amenities.**

From invigorating swimming pools to vibrant community spaces, revel in a life of comfort and convenience, elevating everyday living to extraordinary heights.

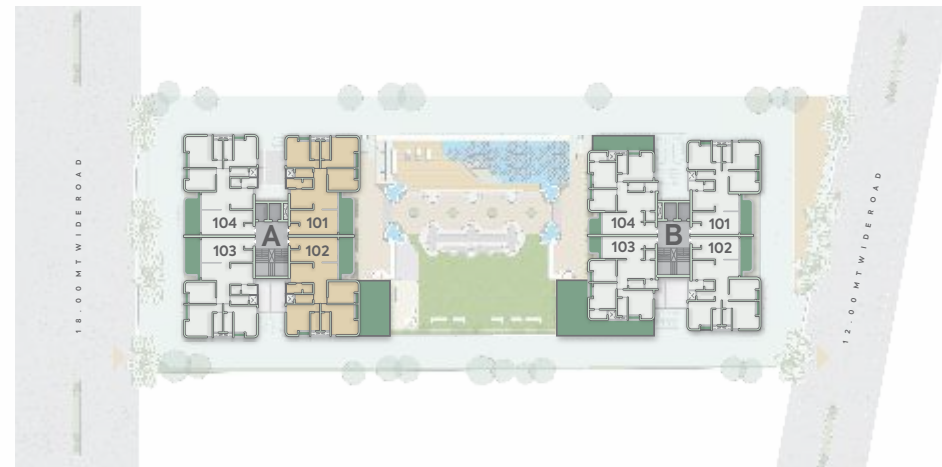
# TYPICAL FLOOR PLAN



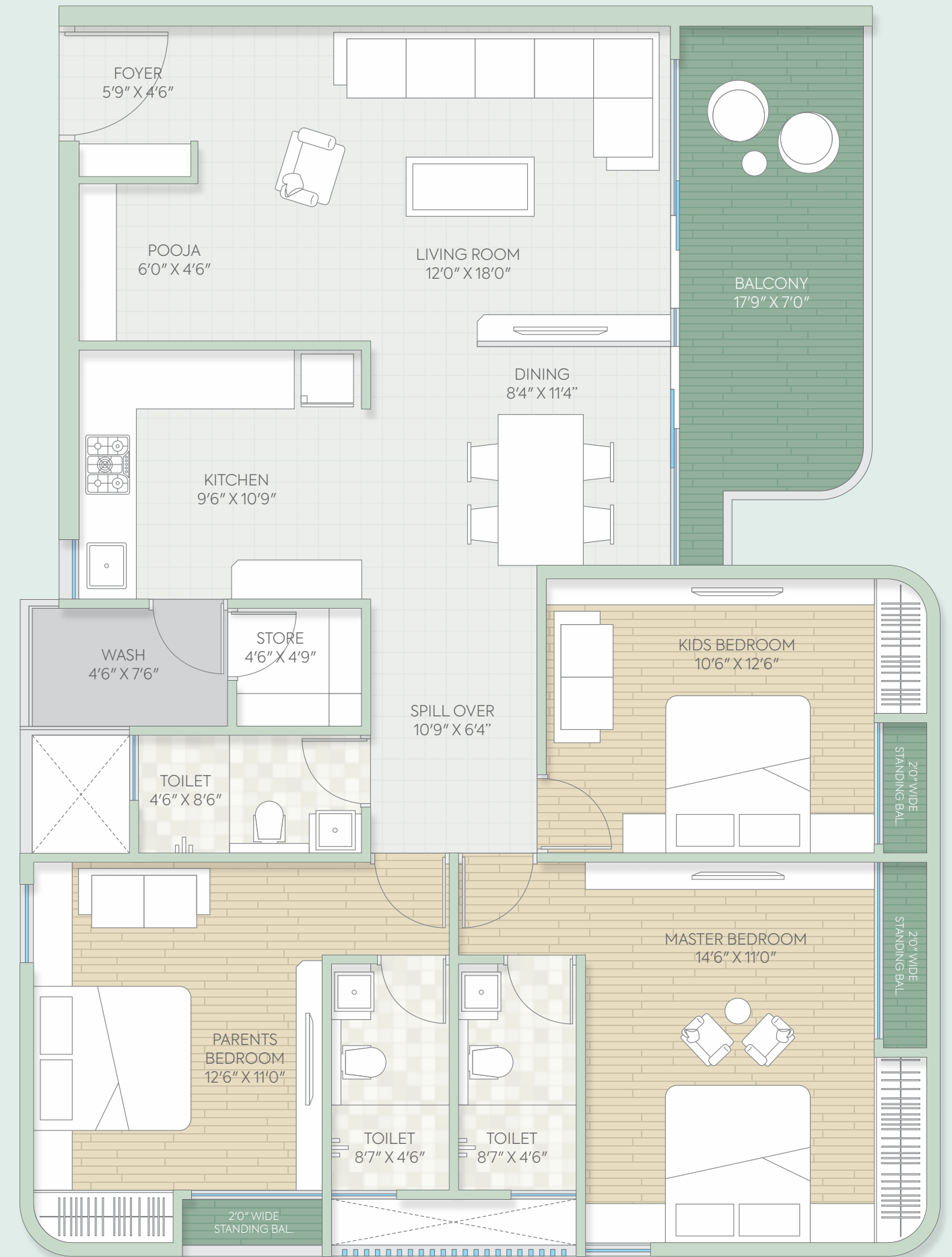
# TOWER - A 103, 104



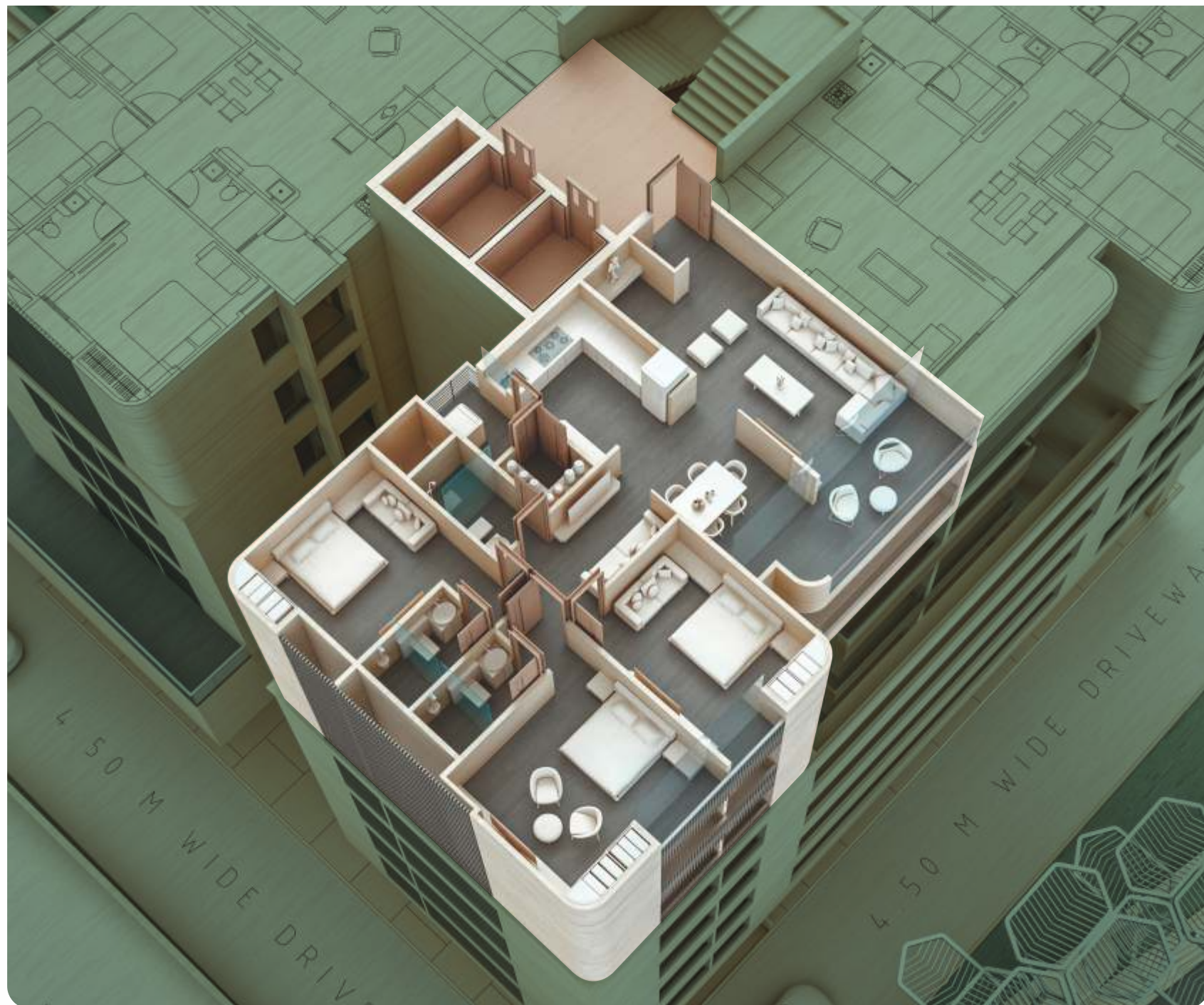
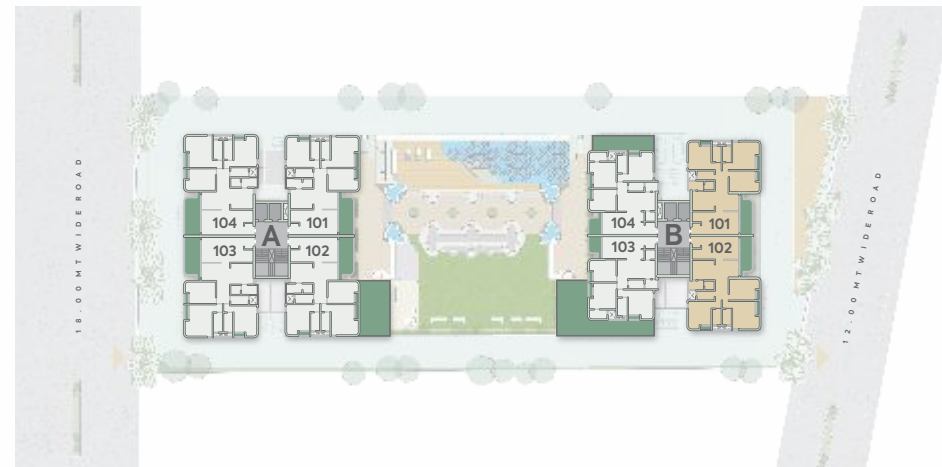
# TYPICAL FLOOR PLAN



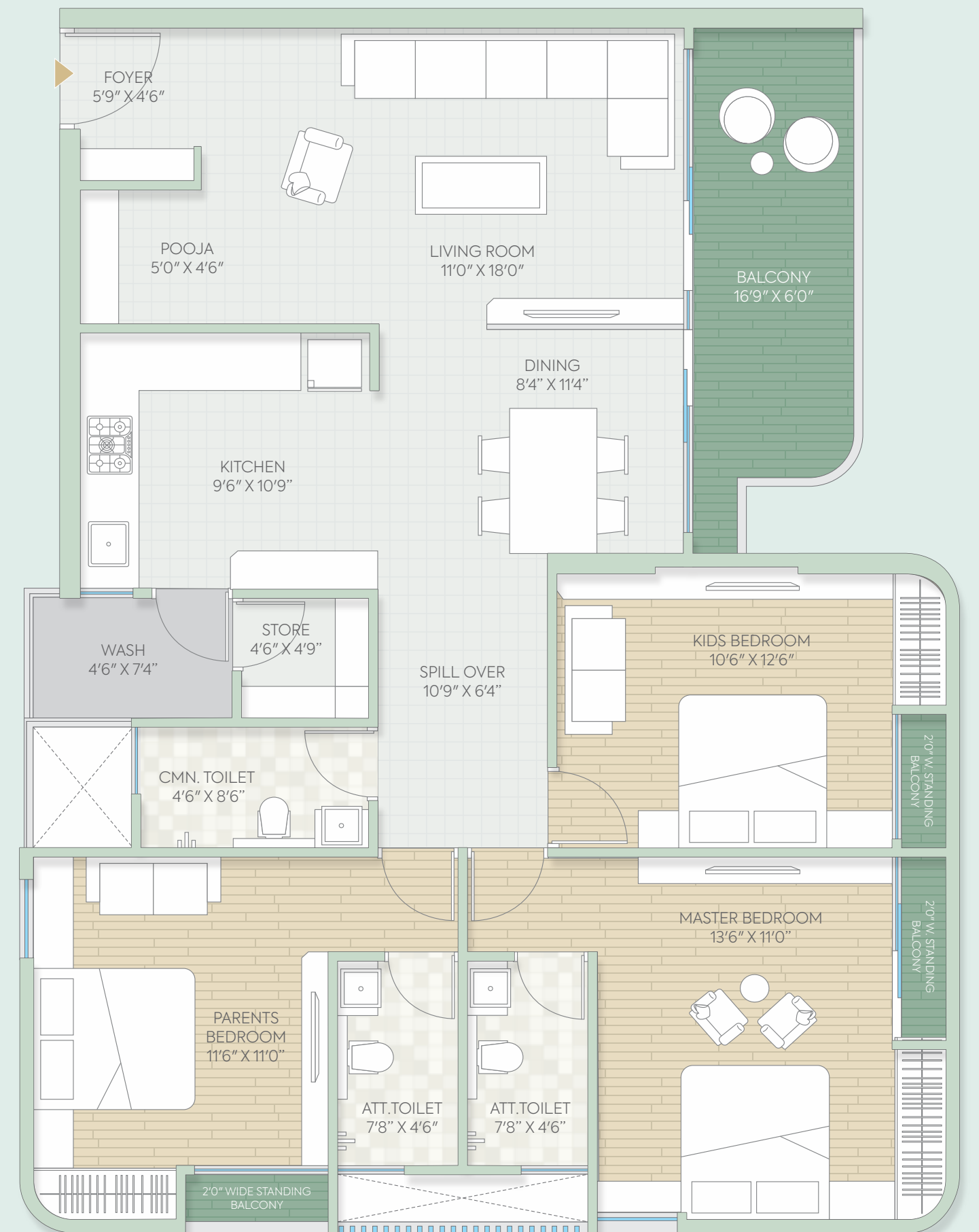
# TOWER - A 101, 102



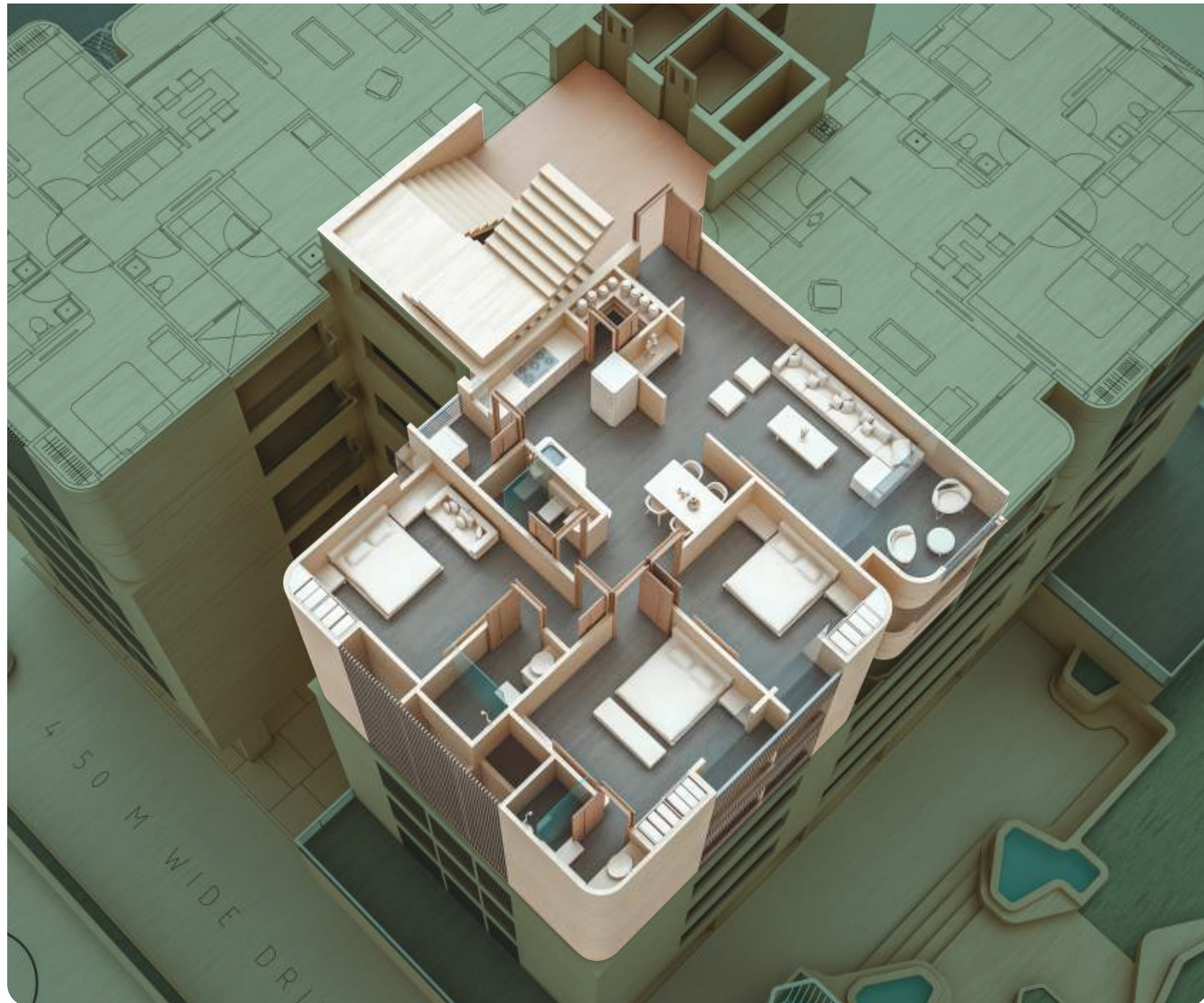
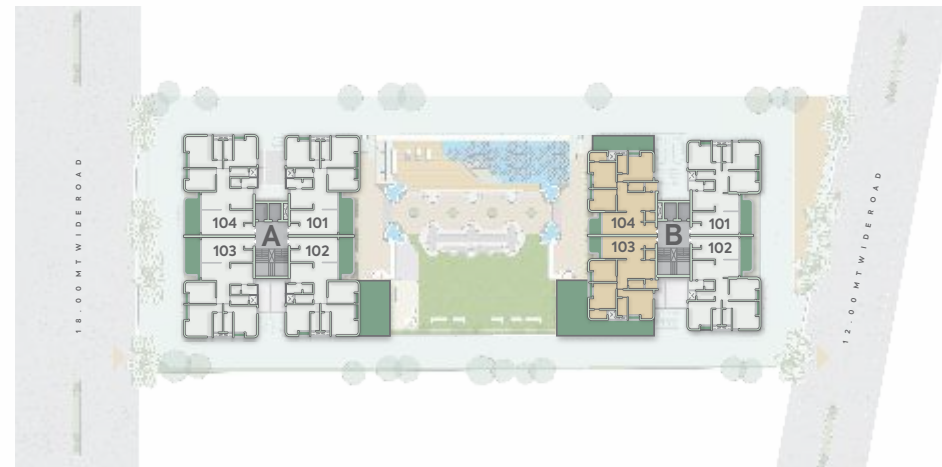
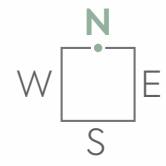
# TYPICAL FLOOR PLAN



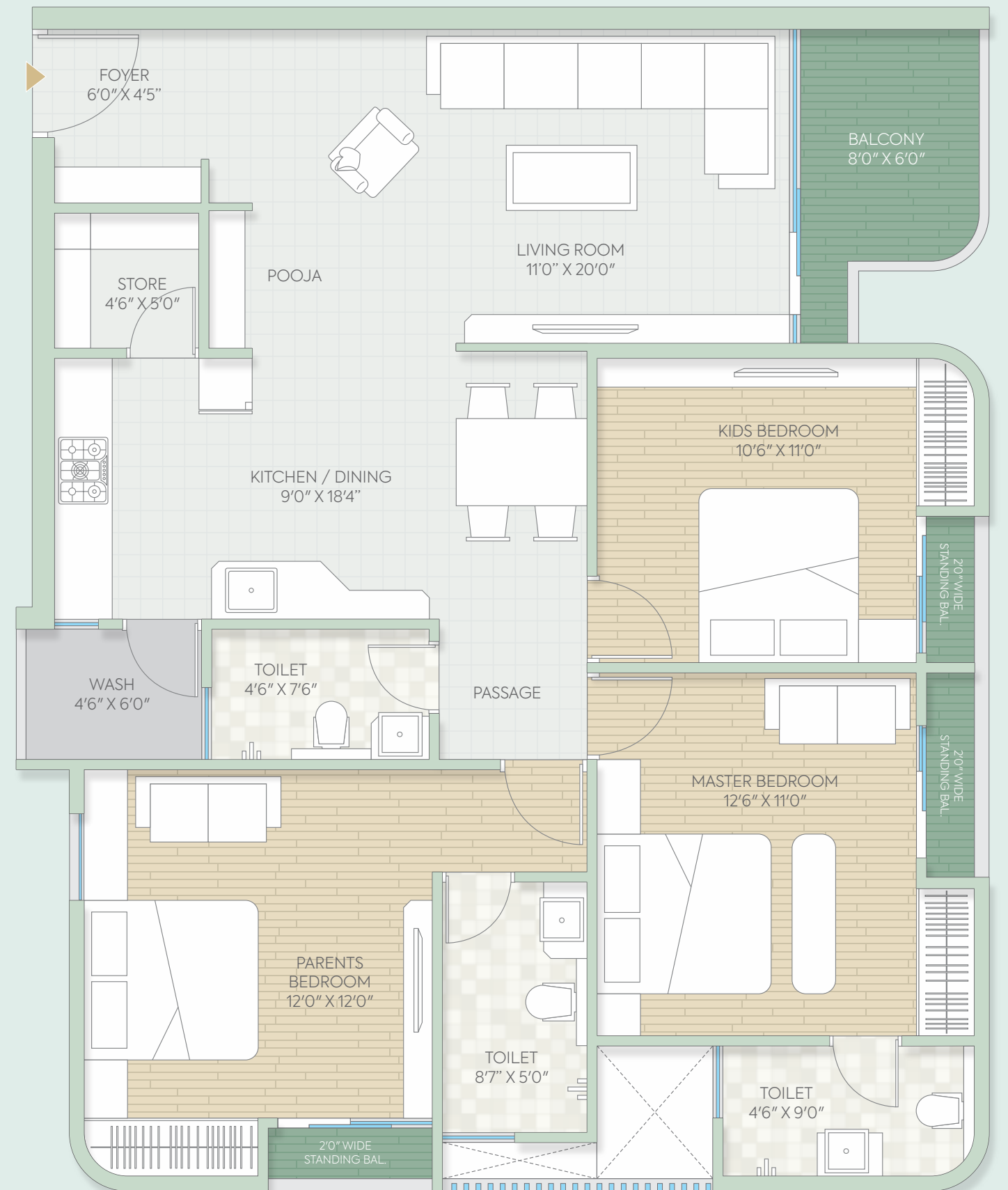
# TOWER - B 101, 102



# TYPICAL FLOOR PLAN



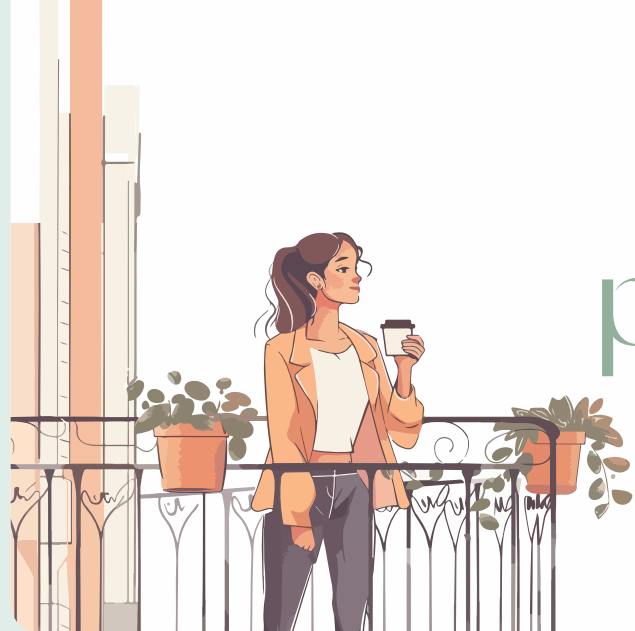
# TOWER - B 103, 104







# SUSTAINABLE



Experience luxury with  
panoramic views

Step onto your balcony and be greeted by breathtaking panoramic views. Immerse yourself in a world of grandeur and sophistication, where every detail is designed to enhance your lavish lifestyle.



Luxury in every inch  
spacious living room!



Discover high-end  
lavish living



## Elevating everyday with luxury amenities



GARDEN



CHILDREN  
PLAY AREA



SITTING  
AREA
















Our luxury amenities redefine modern living, offering a plethora of indulgences from state-of-the-art fitness spaces and vibrant community spaces to sparkling swimming pools and lush green parks.

# Indoor Amenities

- |  |  |  |
|--|--|--|
|  DISCOTHEQUE  |  GYMNASIUM        |  HOME THEATER   |
|  BANQUET HALL |  TODDLER ROOM     |  LIBRARY        |
|  STEAM BATH   |  TABLE TENNIS     |  SOCIETY OFFICE |
|  SPA          |  CO-WORKING SPACE |  BOARD GAME     |



# Outdoor Amenities

- |   |   |  |
|---|---|--|
|  SWIMMING POOL |  KIDS POOL               |  RAIN DANCE   |
|  GARDEN        |  CHILDREN PLAY AREA      |  DECK         |
|  SITTING AREA  |  YOGA ZONE               |  ZUMBA ZONE   |
|  BARBEQUE      |  CAMP FIRE AREA          |  WATER BODY   |
|  WIFI ZONE     |  GARBAGE COLLECTION ZONE |  BOOM BARRIER |

## Other Amenities



STRETCHER  
LIFT



24x7 CCTV



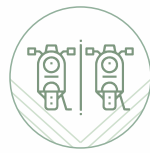
RAIN WATER  
HARVESTING



POWER  
BACKUP



ALLOTTED  
CAR PARKING



ALLOTTED  
TWO WHEELER  
PARKING

Experience the pinnacle of high-end luxury with our lavish theater, where state-of-the-art facilities and exquisite design create unforgettable cinematic moments.



Discover high-end  
lavish facilities

## Valuable Amenities



P.O.P.



CHIMNEY



L.E.D.  
LIGHTS



VIDEO DOOR  
PHONE



GEYSERS



R.O.



# TERRACE FLOOR PLAN

Enjoy the outdoors on our spacious terrace.

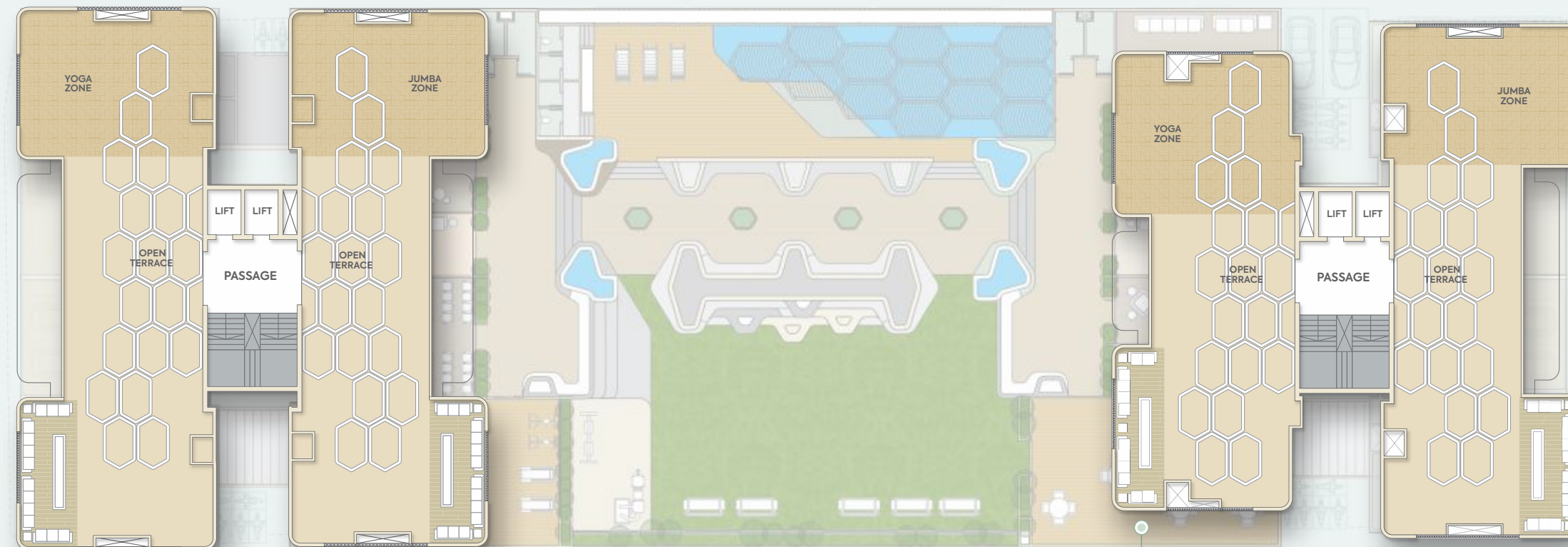
Grill up a feast at the barbecue zone, gather around the bonfire for cozy evenings, or relax in the shaded gazebo. Perfect for entertainment or simply unwinding.

18.00M WIDE ROAD

12.00M WIDE ROAD

ENTRY

EXIT



BORN FIRE ZONE



DESIGNER FLOOR



BARBEQUE ZONE



GAZEBO



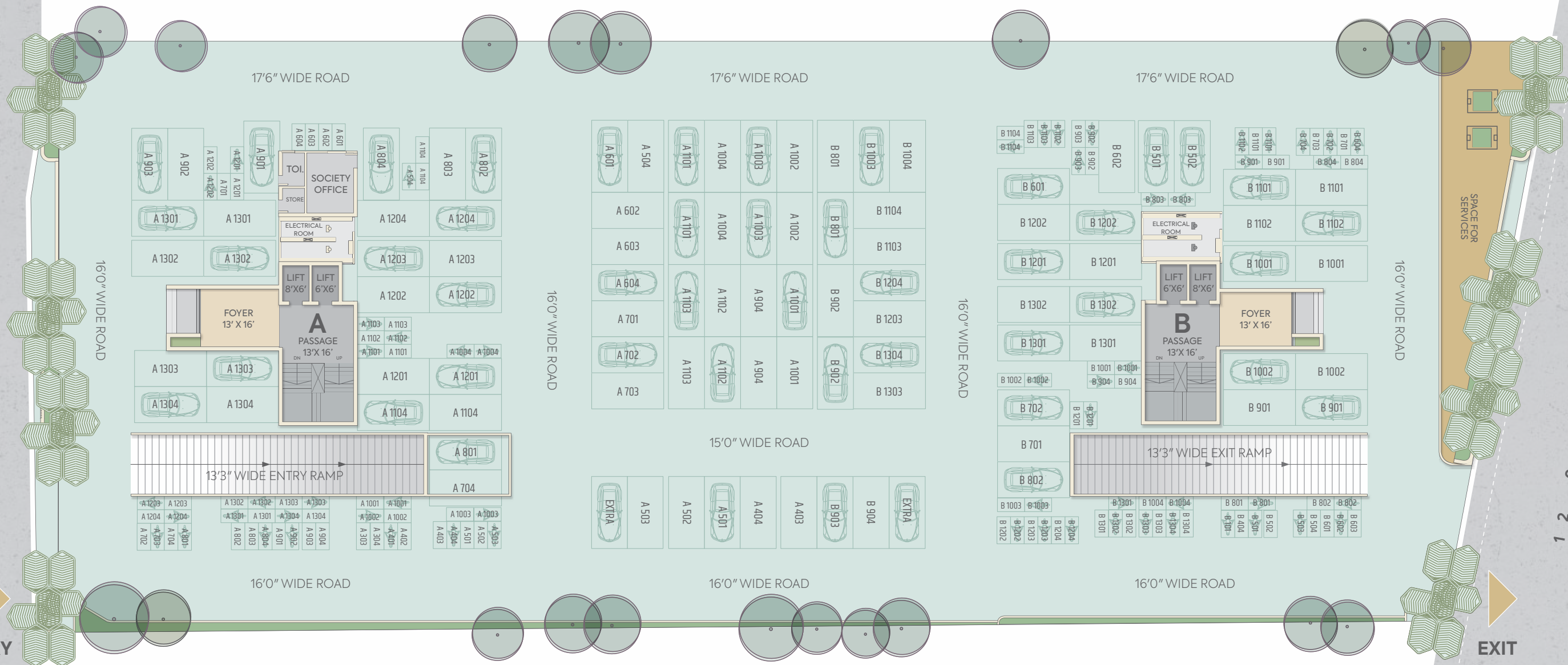
# GROUND FLOOR PLAN

18.00 M WIDE ROAD

18.00 M WIDE ROAD

18.00 M WIDE ROAD

ENTRY



EXIT

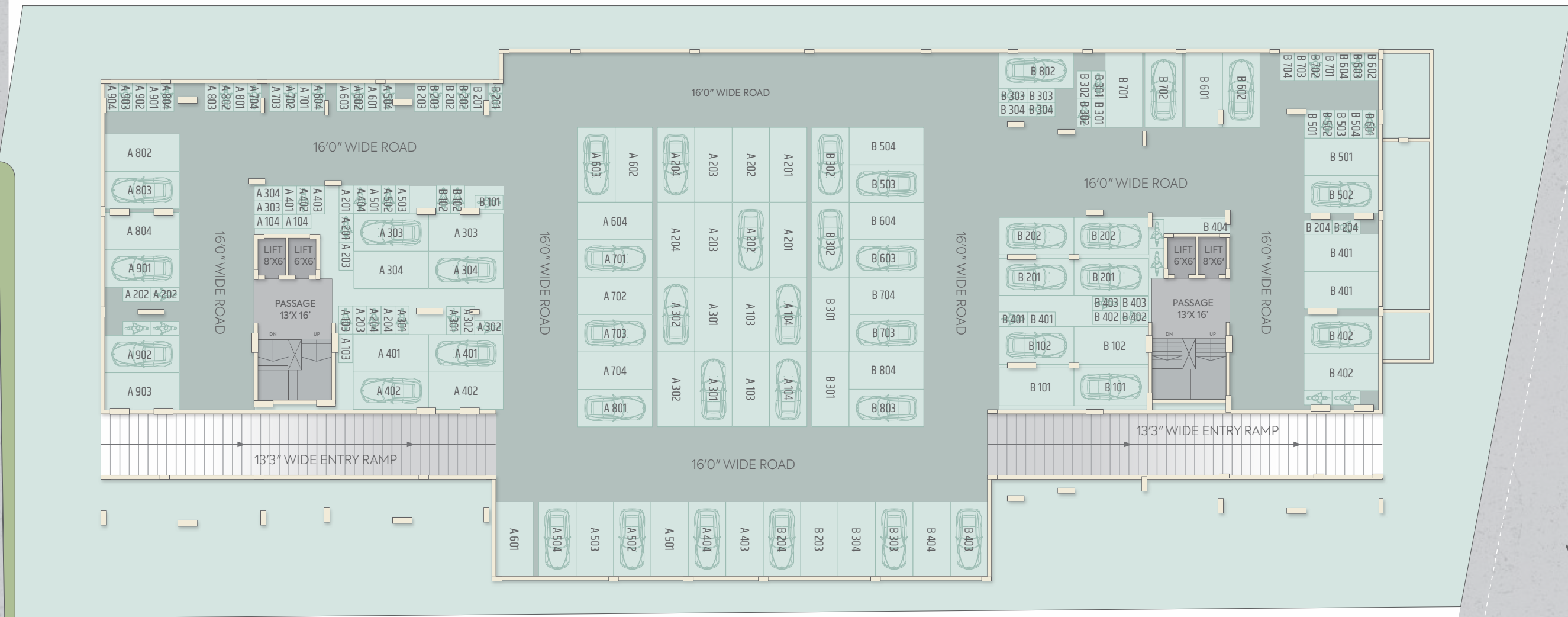
12.00 M WIDE ROAD

SPACE FOR SERVICES



# BASEMENT FLOOR PLAN

18.00 M T W I D E R O A D



12.00 M T W I D E R O A D

# Specification

## 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.

## ELEVATORS

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

## DOOR & 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.

## 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.

[www.gujrerar1.gujarat.gov.in](http://www.gujrerar1.gujarat.gov.in)

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA14045/280824/311228

**Notes:** The developers reserve the right to alteration of specification and design. All the dimensions/areas mentioned are approximate averages & subject to variations. Irregular payments shall cause cancellation of the booking. VMC, MGVC/L, Legal expenses, GST and other Government charges, stamp duty, registration & maintenance charges, maintenance deposits, etc. shall be borne by the purchasing member. This brochure is for easy representation and should not be treated as part of the legal document.

**Disclaimer:** The details, facts, specifications, and figures mentioned in this brochure are indicative & for information purposes only and are subject to modifications/compliance required as per RERA Act.

## PAYMENT DETAILS

- TIME OF BOOKING **5%**
- WITHIN 15 DAYS OF BOOKING **25%**
- AT PLINTH LEVEL **10%**
- AT 1<sup>st</sup> SLAB **10%**
- AT 3<sup>rd</sup> SLAB **10%**
- AT 6<sup>th</sup> SLAB **10%**
- AT 9<sup>th</sup> SLAB **10%**
- AT 13<sup>th</sup> SLAB **10%**
- AFTER PLASTER **5%**
- DASTAVEJ **5%**

Developer: **MADHUVAN DEVELOPERS**

Architect:



Structure Engineer:



Electrical:



**SITE ADDRESS:** MADHUVAN SPARSH

Opp. The Signature,  
30MTR Harni - Sama Link Road,  
Harni, Vadodara - 390022.

**7698 401 401 | 95 123456 12**

madhuvansparsh@gmail.com