

madhuvan
स्वस्तिक

3 BHK FLATS & SHOPS

About

ANKHOL

most promising
residential

madhuvan
स्वस्तिक

Ankhol is emerging as one of the most promising residential pockets in Vadodara, with the added advantage of the **75 Mtr. Ring Road**. It offers a peaceful setting with plenty of greenery and open spaces, making it a comfortable choice for people who prefer a calm lifestyle without losing city convenience. Its location near L&T Knowledge City and quick access to key parts of Vadodara add to its appeal.

The area benefits from good road connectivity, including access to major routes like NH-8, which makes travel toward Ahmedabad, Surat and nearby industrial zones simple and reliable. Infrastructure is growing steadily, with schools, healthcare facilities and retail outlets developing around the neighborhood.

Overall, Ankhol offers the right mix of greenery, connectivity and upcoming development, making it a smart pick for families and investors looking for long-term growth.





breezy living.
city convenience

experience the
perfect balance of
nature's
embrace





“ Developer’s Thoughts

Madhuvan Swastik provides thoughtfully designed 3 BHK residences featuring spacious layouts, ample room sizes, and abundant natural light. Every apartment features a spacious balcony where you can relax and take in the open scenery along with the tranquility of the area.

The initiative combines elegance and comfort, enhanced by surrounding greenery. Garden landscapes and tranquil outdoor spaces foster a delightful atmosphere that connects to nature daily.

Situated in an excellent location, Madhuvan Swastik offers contemporary facilities that enhance comfort and pleasure in daily living. Everyday necessities, shopping malls, educational institutions, and medical services are all easily accessible.

It’s a perfect environment for families seeking high-quality living along with the advantage of a revitalizing natural ambience.

”



“ Architect’s Vision

At DE’UJA Design, we see architecture as the backdrop to life’s quiet moments. A home should feel reassuring, steady through change, warm through seasons and gentle in its presence. Good design, to us, is something you experience more than you notice.

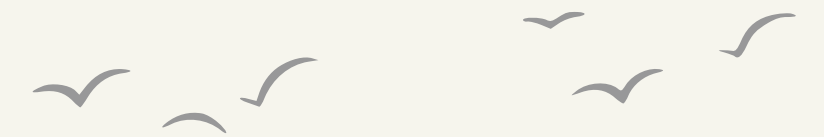
Madhuvan Swastik was shaped around this belief. Its calm, minimal façade invites you in without speaking loudly. Each material choice adds softness and familiarity, allowing the space to feel lived-in from the very first day.

Between the towers, open greens and shared amenities create pauses and breathing spaces that make everyday routines feel lighter.

Our intention has always been to design for the real rhythm of life, like morning routines, conversations, celebrations and moments of rest.

Madhuvan Swastik is crafted as a peaceful companion to those everyday stories.

”



LOCATION MAP

Key Locations Nearby

- Ambe Vidhyalaya
- American School of Baroda
- Dhiraj Hospital
- Taksh Galaxy Mall
- Jagdish Food Zone
- Laxmi Garden Restaurant
- L & T Knowledge City
- McDonald's
- Nalanda School
- New Life Hospital
- Pioneer Pharmacy Degree College
- Podar International School
- Sigma Group of Institute



Location: Nalanda School Rd, behind L&T knowledge city, Ankhola, Vadodra, Gujarat 390019.



the gate
to Belonging



from a
rooftop
magical view of
Madhuvan Swastik



Shop No. 9	269 Sq.Ft
Shop No. 10	270 Sq.Ft
Shop No. 11	261 Sq.Ft
Shop No. 12	261 Sq.Ft
Shop No. 13	270 Sq.Ft
Shop No. 14	269 Sq.Ft

FIRST FLOOR PLAN



FF SHOPS

Tower A

Shop No. 101	255 Sq.Ft
Shop No. 102	257 Sq.Ft
Shop No. 103	256 Sq.Ft
Shop No. 104	374 Sq.Ft
Shop No. 105	375 Sq.Ft
Shop No. 106	256 Sq.Ft
Shop No. 107	257 Sq.Ft
Shop No. 108	255 Sq.Ft

Tower C

Shop No. 109	269 Sq.Ft
Shop No. 110	270 Sq.Ft
Shop No. 111	261 Sq.Ft
Shop No. 112	261 Sq.Ft
Shop No. 113	270 Sq.Ft
Shop No. 114	269 Sq.Ft



32+
Luxury Amenities

28 Shops

120 Flats

PODIUM FLOOR PLAN





where modern living meets
natural serenity



Creating childhood memories,
right at your doorstep.

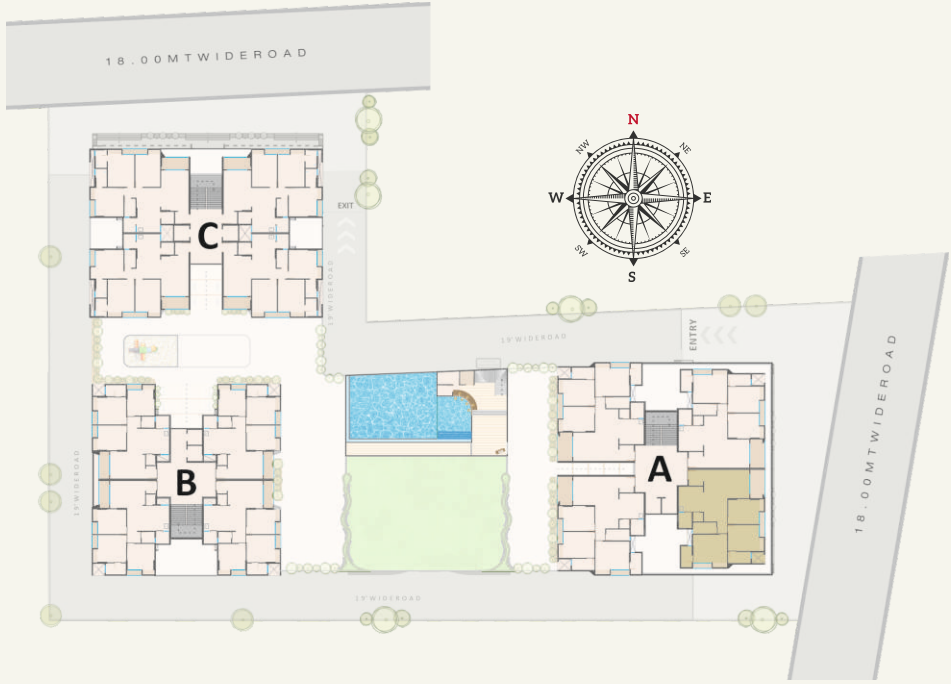
TYPICAL FLOOR PLAN



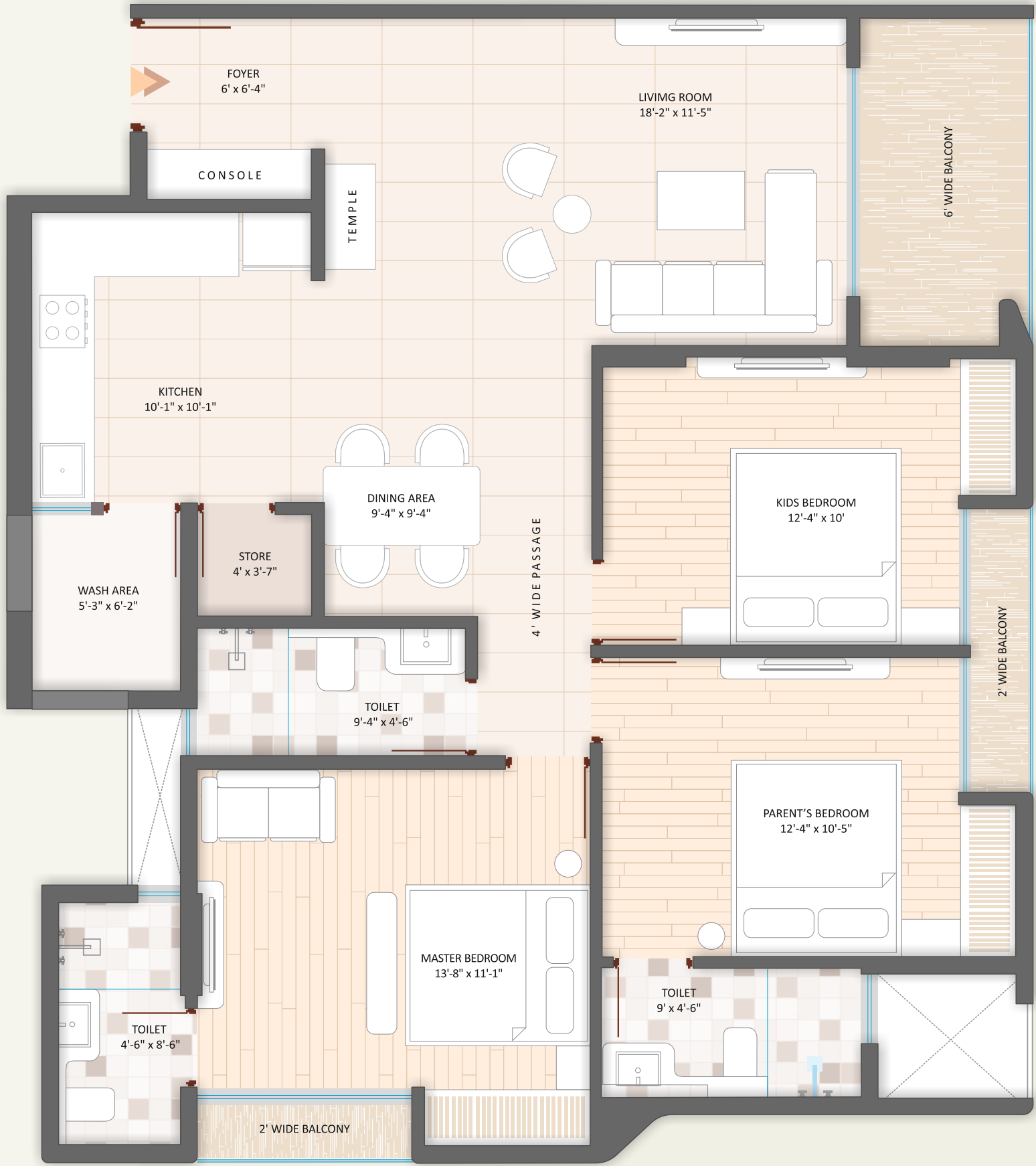


Vacation vibes
permanent address

TYPICAL
FLOOR PLAN

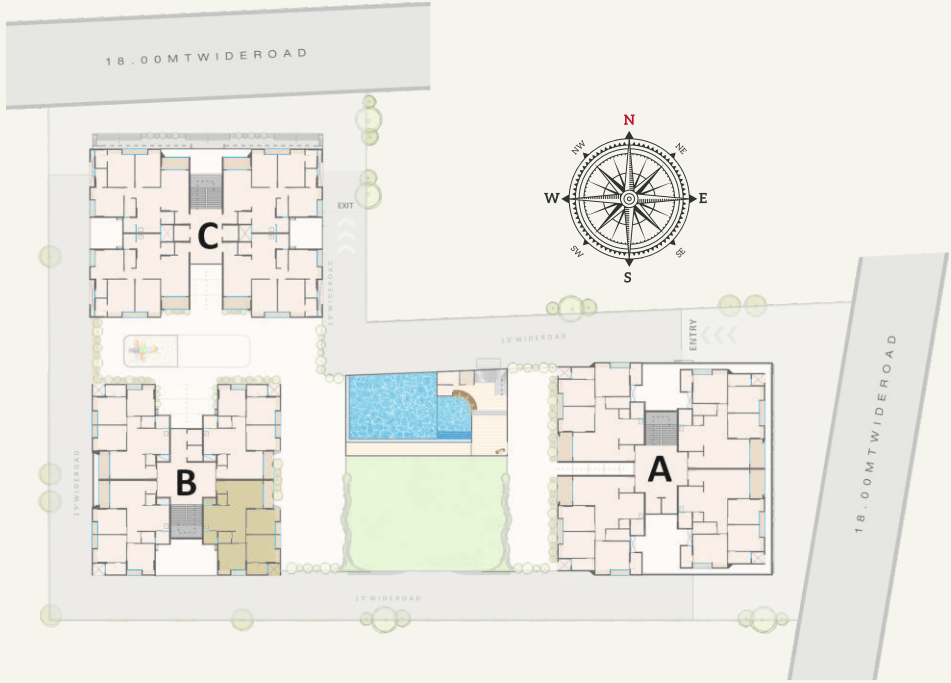


TOWER A

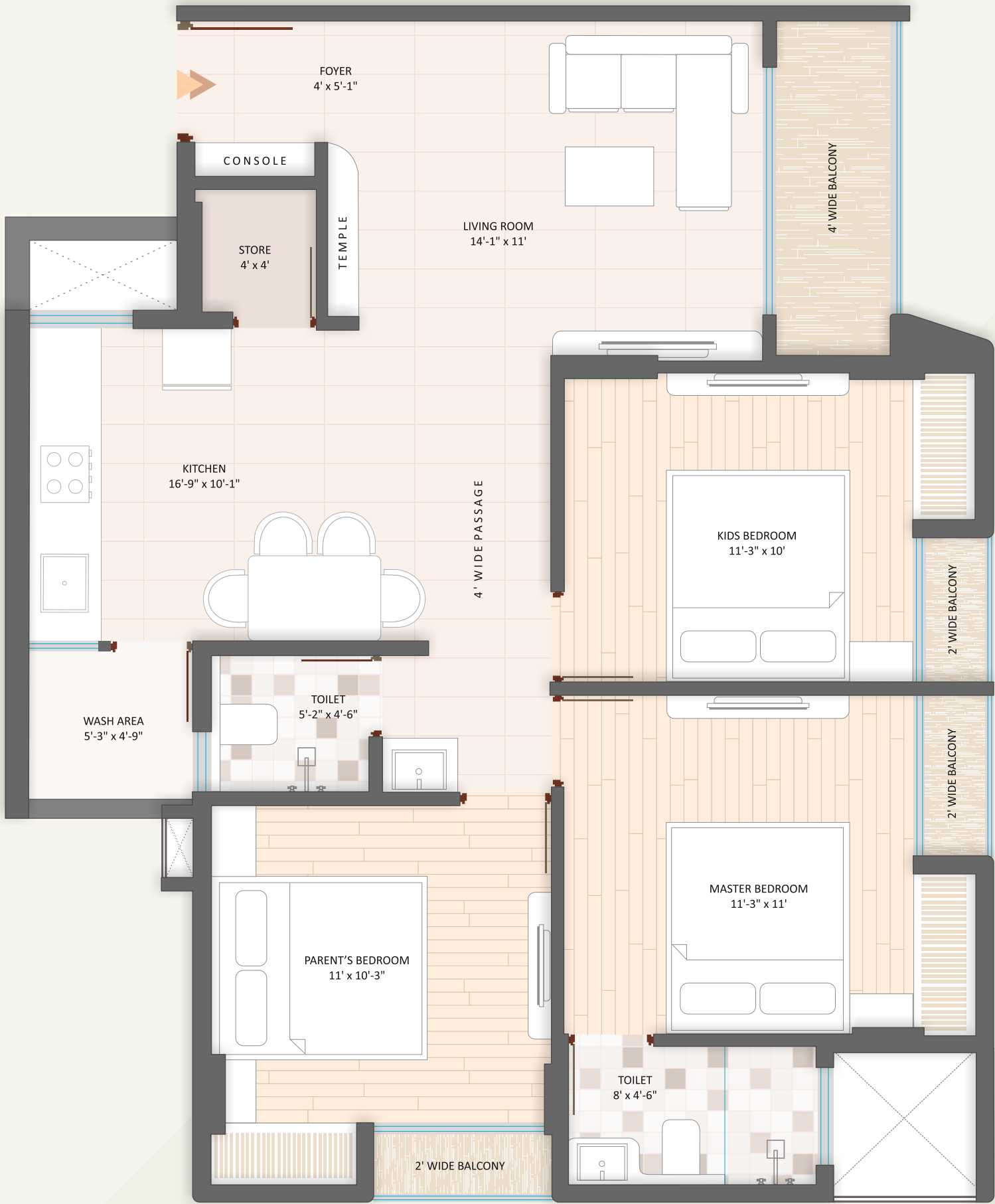




TYPICAL
FLOOR PLAN

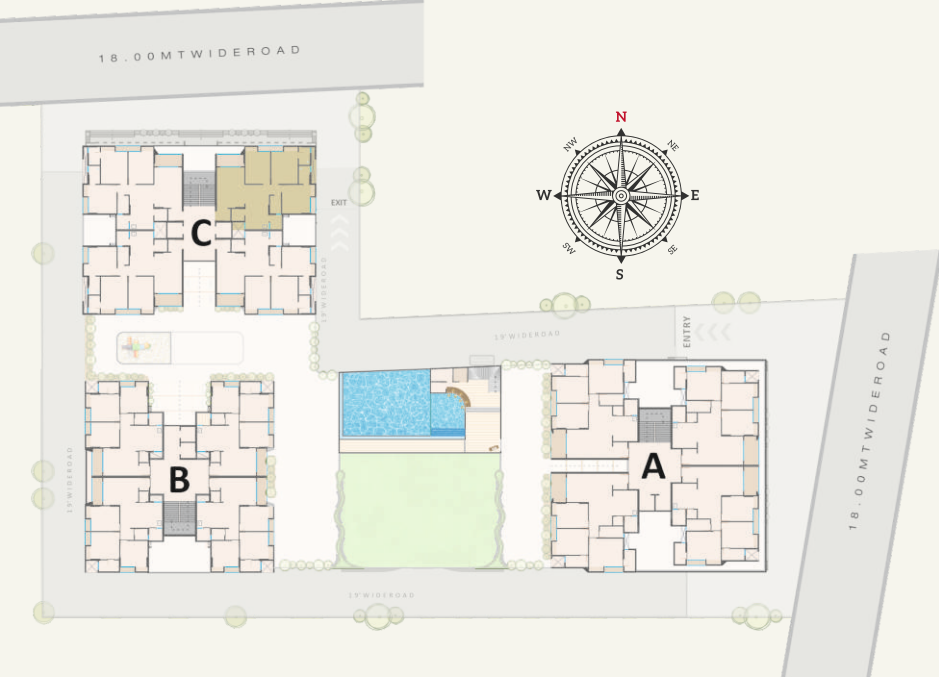


TOWER B

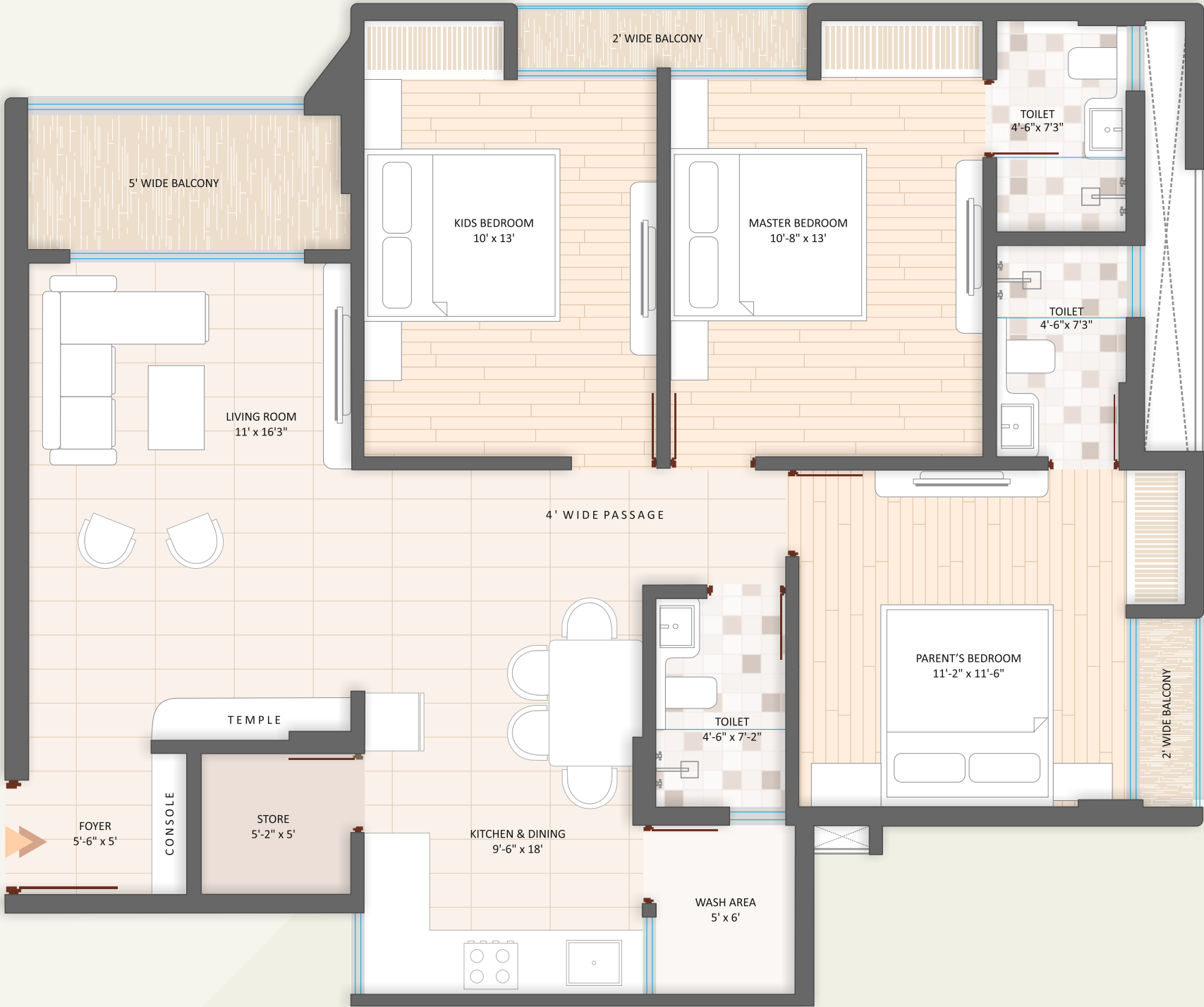




TYPICAL
FLOOR PLAN



TOWER C





The new standard of
urban elegance



Space to breathe,
room to grow





when you
live at
SWASTIK

INDOOR AMENITIES



Gym



Toddler Room



Game Room



Banquet Hall



Spa



Steam Bath



Society Office

OUTDOOR AMENITIES



Swimming Pool



Kids Pool



Deck Area



Rain Dance



Barbeque



Lush Garden



Jogging
Track



Children's
Play Area



Senior
Citizen Area



Yoga & Zumba
Zone





Happiness
begins at
SWASTIK

« VALUABLE AMENITIES



P.O.P.



R.O.



Chimney



Geysers



L.E.D Lights



Video Door
Phone

OTHER AMENITIES »



24 X 7 CCTV



Lift



Power Backup



Rain Water
Harvesting



EV Charging
Provision



Allotted Car Parking



Allotted Two
Wheeler Parking



Boom Barrier





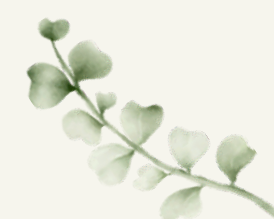
FIRST FLOOR PARKING PLAN



modern
luxury



a place
that reflects
progress
and pride



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 Areas:** Lift, Lobby walls and floors finished with vitrified slabs as per the architect's design.
- **Car Parking Area:** Tile / Trimix concrete flooring at ground levels and first floor.
- **Staircases:** Granite/Tiles flooring with stainless steel handrail and balustrades.
- **Apartment Area:** Vitrified tile flooring throughout the apartment.
- **Toilets:** Vitrified tiles on floors and walls up to lintel level with anti-skid flooring tiles.
- **Kitchen:** Designer ceramic tile dado above the kitchen platform up to lintel level.
- **Utility Area:** Provision of one cold water inlet and drainage outlet for a washing machine.

BATHROOM

- High-quality branded CP fittings and sanitary ware.
- Water-efficient flush tanks.
- Hot and cold water mixer/diverter for shower.
- Porcelain wash basins provided in all bathrooms with stone countertop.

PLUMBING

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

LANDSCAPING & BALCONIES

- Designer landscaping with paved driveways and adequate lighting.
- **Balconies:** Finished with rustic / anti-skid / ceramic tiles and provided with glass or iron railings.

ELEVATORS

- High-speed lifts with capacity of 6 passengers, equipped with ARD and automatic doors.

DOORS & WINDOWS

- **Main Door:** High-quality wooden frame with laminate panelling and flush shutter finished with decorative laminate on both sides.
- **Internal Doors:** Stone frame with flush doors finished with decorative laminates on both sides.
- **Windows:** Aluminium sliding windows.

WALL FINISH

- **Internal Walls:** Finished with primer and putty; service areas with premium emulsion paint.
- **External Walls:** Exterior-grade paint with texture finish.

ELECTRICAL

- Concealed copper wiring with modular switches.
- ELCB and MCB provided for each apartment for safety.

KITCHEN

- Natural or artificial premium stone countertop platform with single-bowl stainless steel sink.

PAYMENT DETAILS

- TIME OF BOOKING 5%
- WITHIN 15 DAYS OF BOOKING 15%
- AT PLINTH LEVEL 10%
- AT GF SLAB 10%
- AT 1st SLAB 10%
- AT 3rd SLAB 10%
- AT 6th SLAB 10%
- AT 9th SLAB 10%
- AT 11th SLAB 10%
- AFTER PLASTER 5%
- DASTAVEJ 5%

DEVELOPER
MADHUVAN SWASTIK

ARCHITECT


STRUCTURE

Aashutosh A. Desai
Consulting Structural Engineers

MEP

Krupalu Consultant

madhuvan
स्वस्तिक
3 BHK FLATS & SHOPS

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SCAN FOR
LOCATION



SCAN FOR
WEBSITE

