

PROJECT BY



www.madhuvan.co.in
95 123456 12

SCAN FOR
LOCATION



SCAN FOR
WEBSITE



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



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.

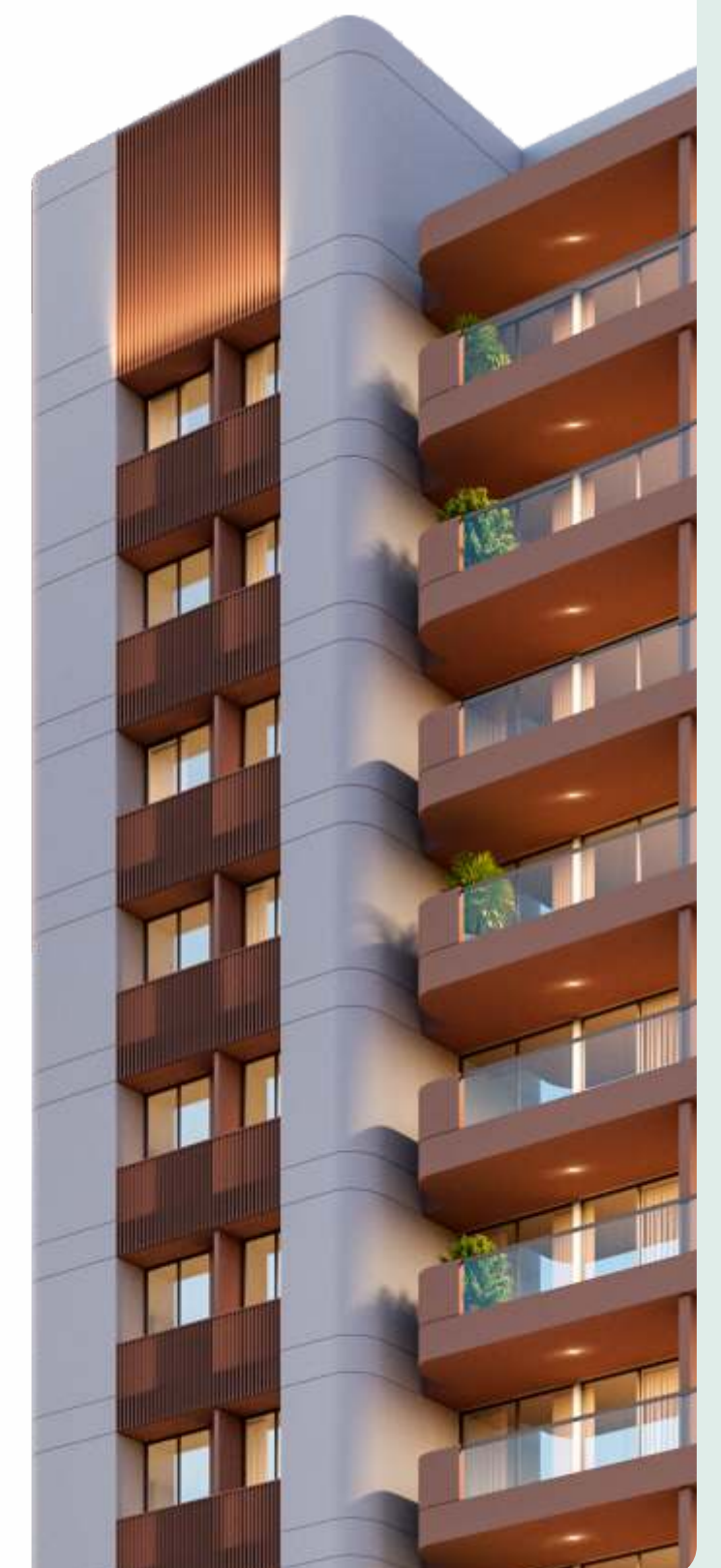
Hence, here at Madhuvan Sparsh the simple, minimal yet stately facade doesn't yell of overpower but gives a warm welcoming, elegant and livable feel. The material palette too enhances the warmth of the project.

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







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

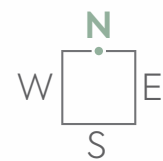


SOCIETY
OFFICE



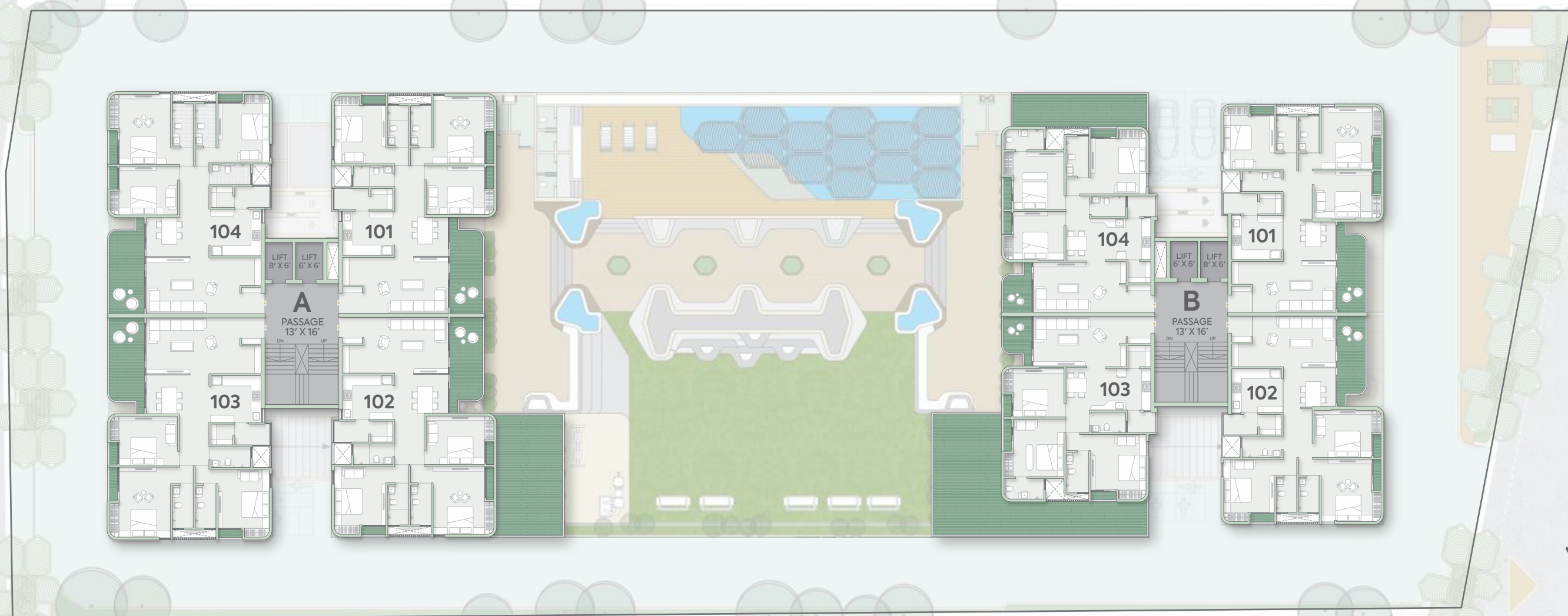
WAITING
FOYER

TYPICAL
FLOOR PLAN



18.00 M T W I D E R O A D

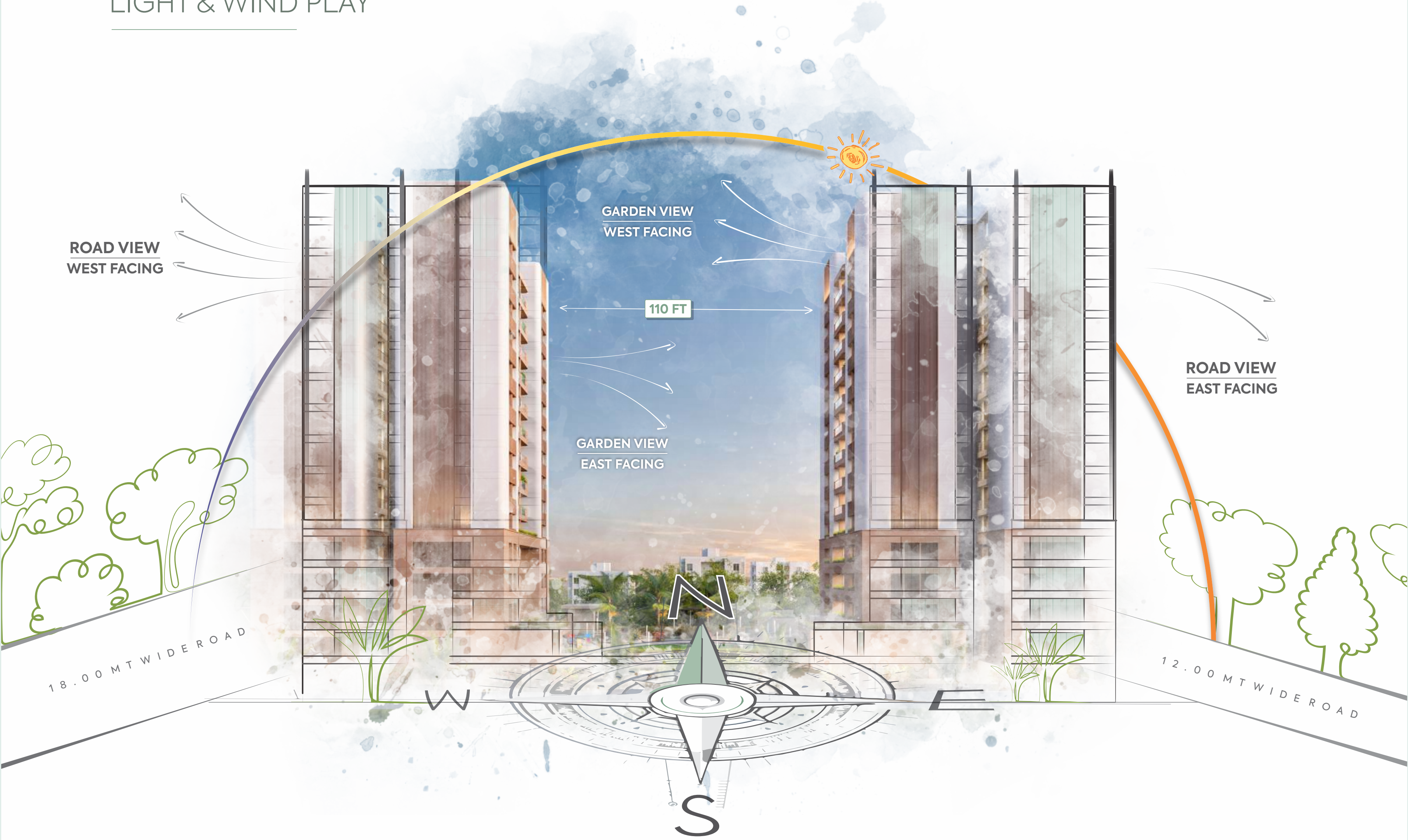
ENTRY



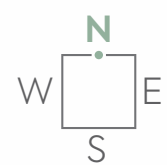
12.00 M T W I D E R O A D

EXIT

LIGHT & WIND PLAY



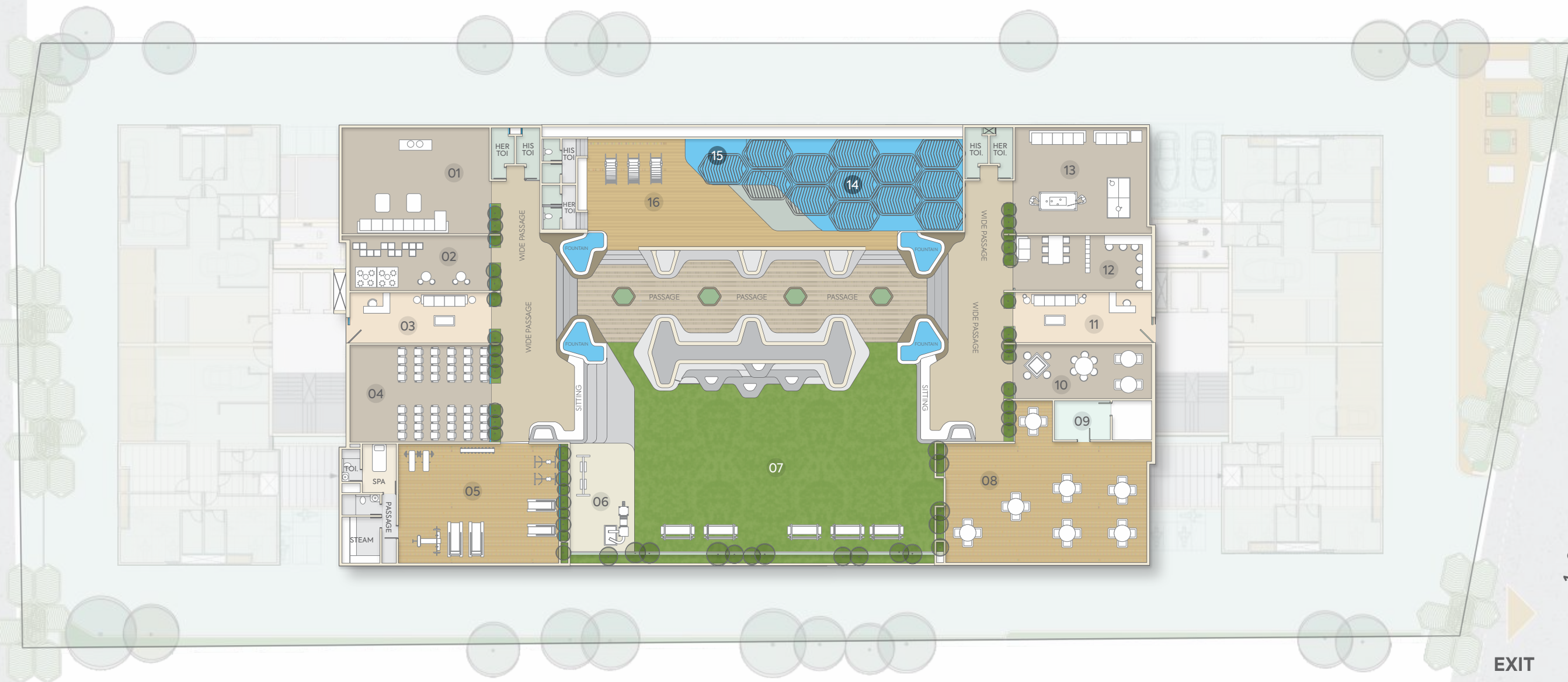
FIRST FLOOR PLAN



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"

18.00MT WIDER ROAD

ENTRY



12.00MT WIDER ROAD

EXIT



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



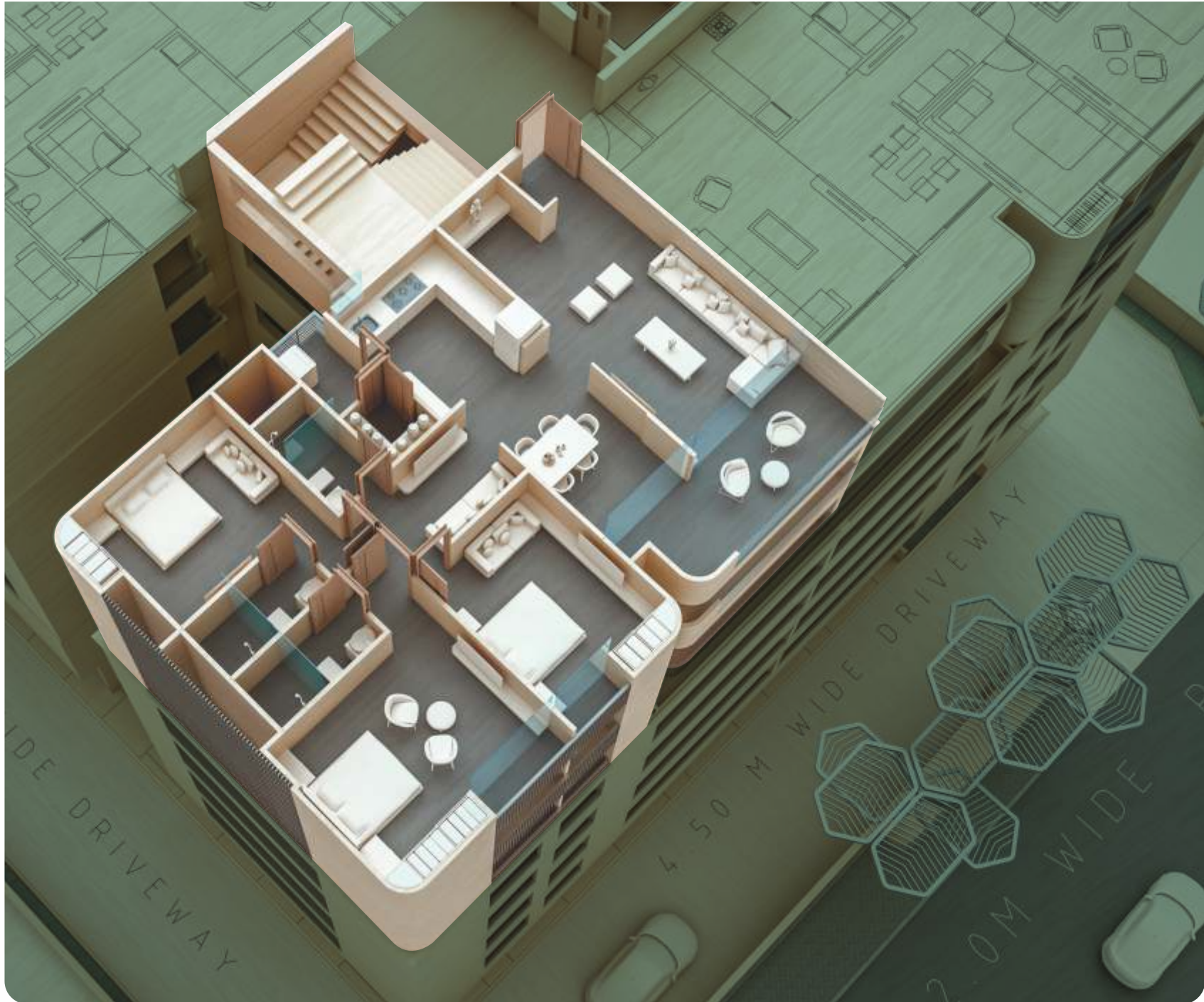
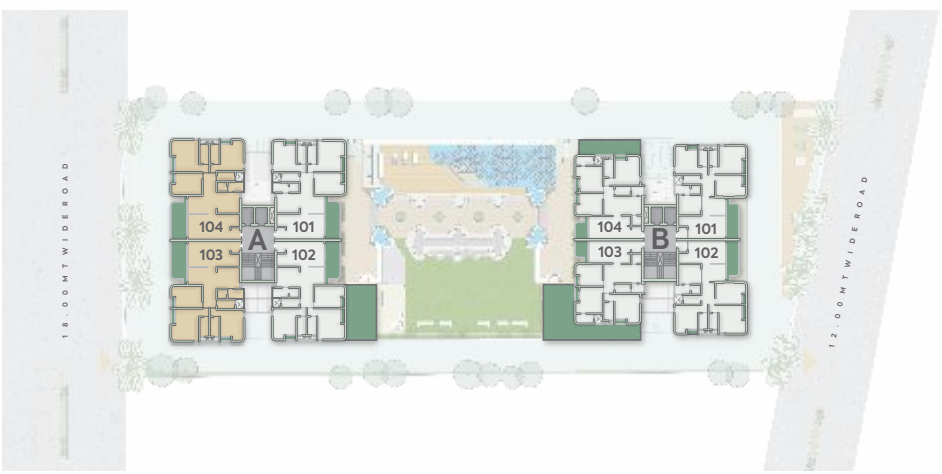
DECK

Poolside luxury living experience

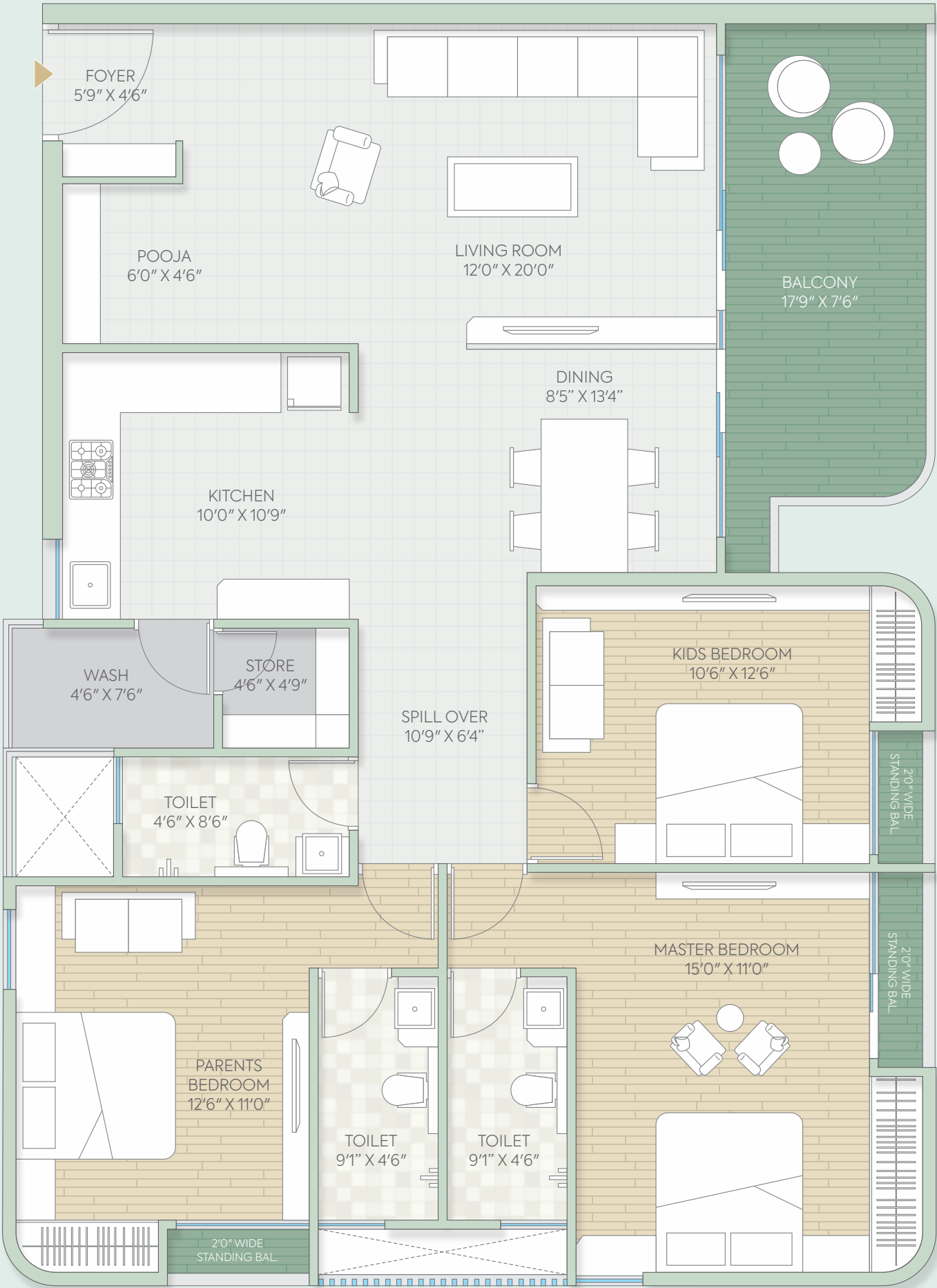
Upgrade your lifestyle with **35+ Easy-to-Access Amenities.**

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

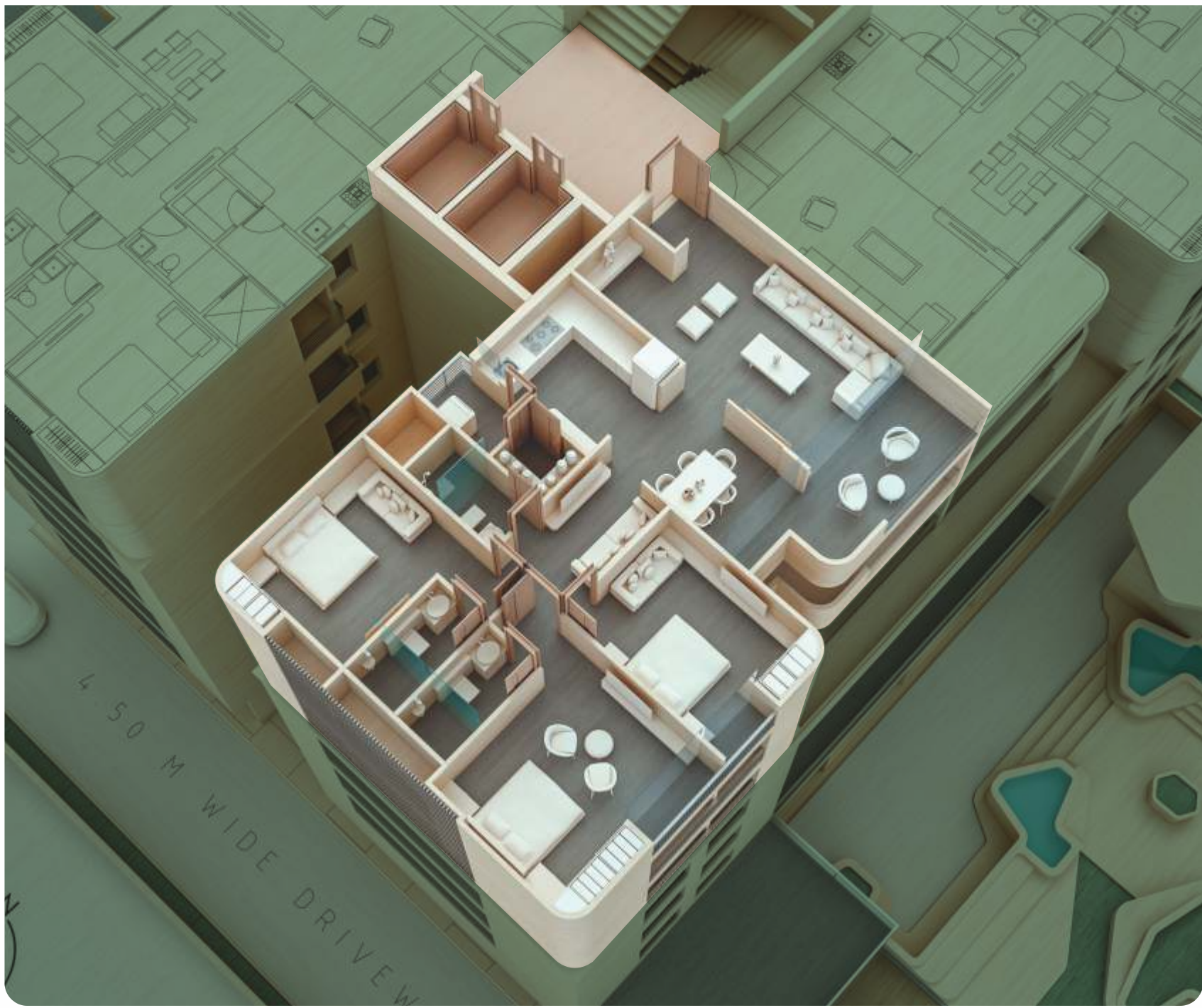
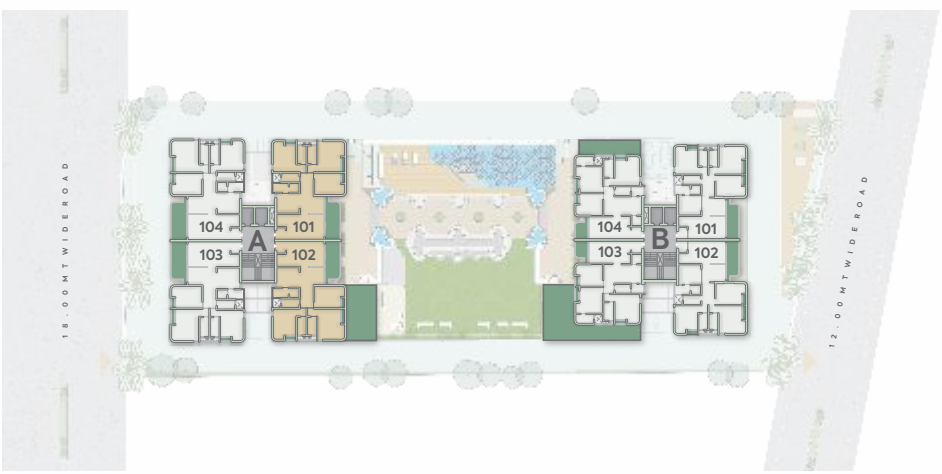
TYPICAL FLOOR PLAN



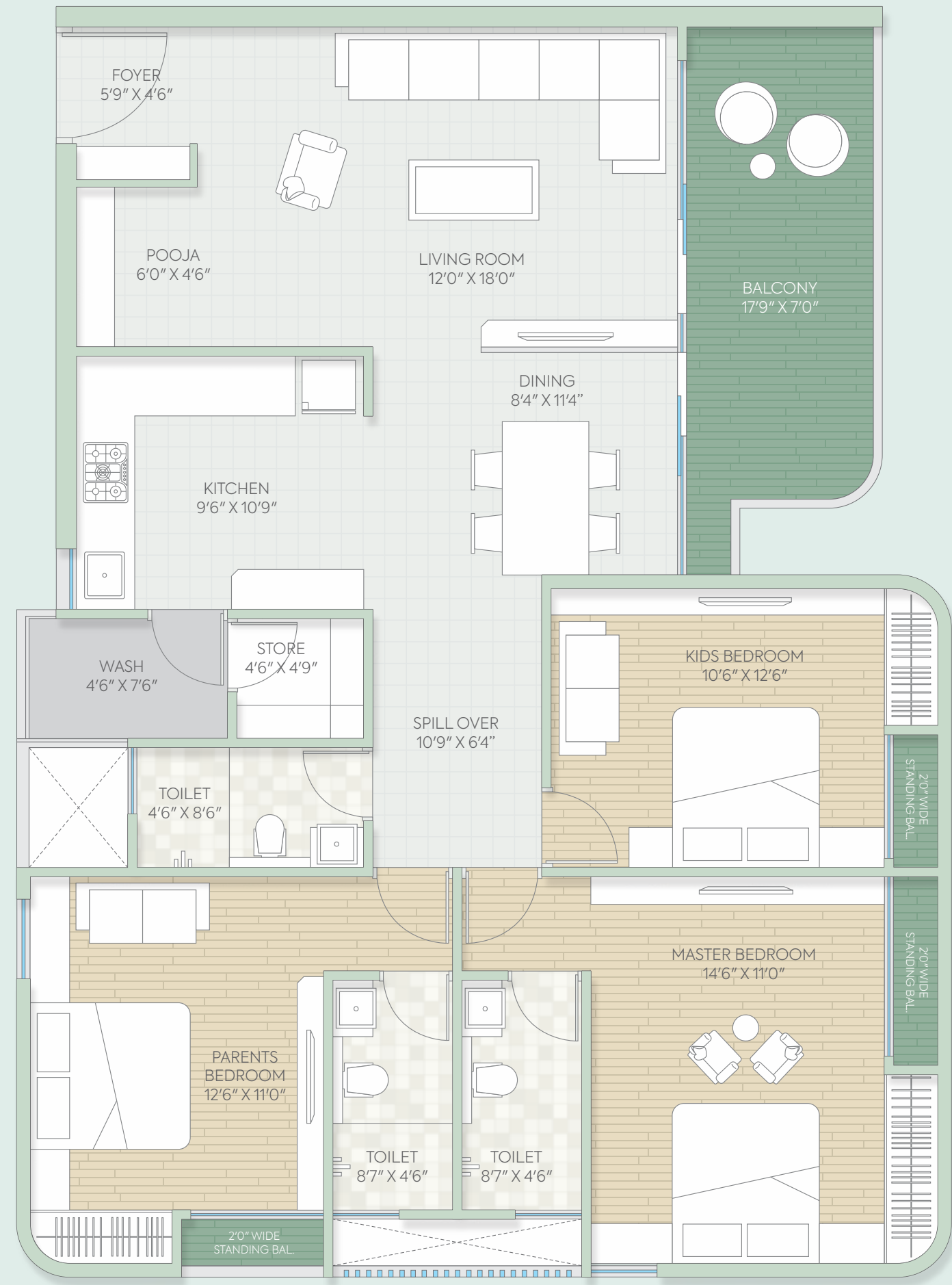
TOWER - A
103, 104

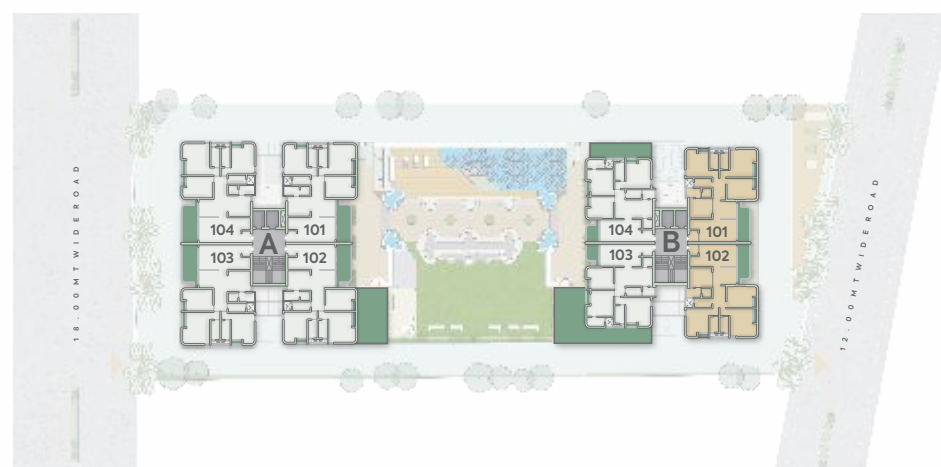


TYPICAL FLOOR PLAN



TOWER - A
101, 102





FOYER
5'9" X 4'6"

POOJA
5'0" X 4'6"

LIVING ROOM
11'0" X 18'0"

BALCONY
16'9" X 6'0"

DINING
8'4" X 11'4"

KITCHEN
9'6" X 10'9"

WASH
4'6" X 7'4"

STORE
4'6" X 4'9"

CMN. TOILET
4'6" X 8'6"

SPILL OVER
10'9" X 6'4"

KIDS BEDROOM
10'6" X 12'6"

MASTER BEDROOM
13'6" X 11'0"

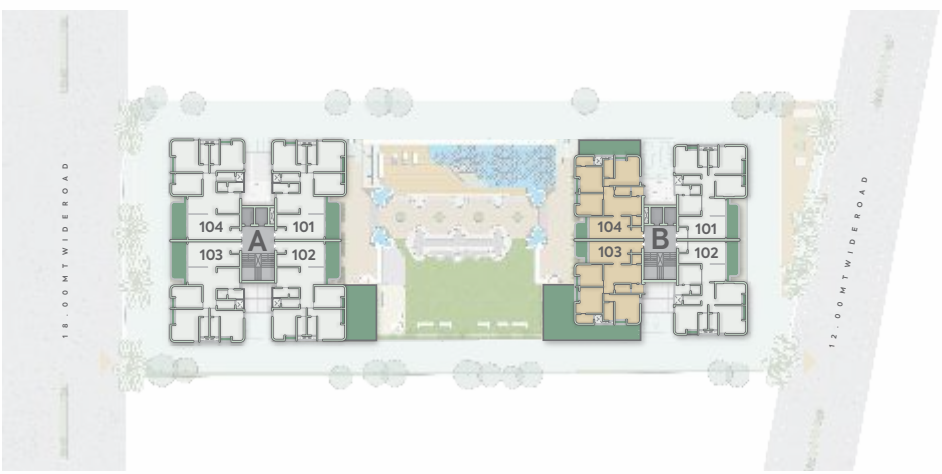
PARENTS BEDROOM
11'6" X 11'0"

ATT. TOILET
7'8" X 4'6"

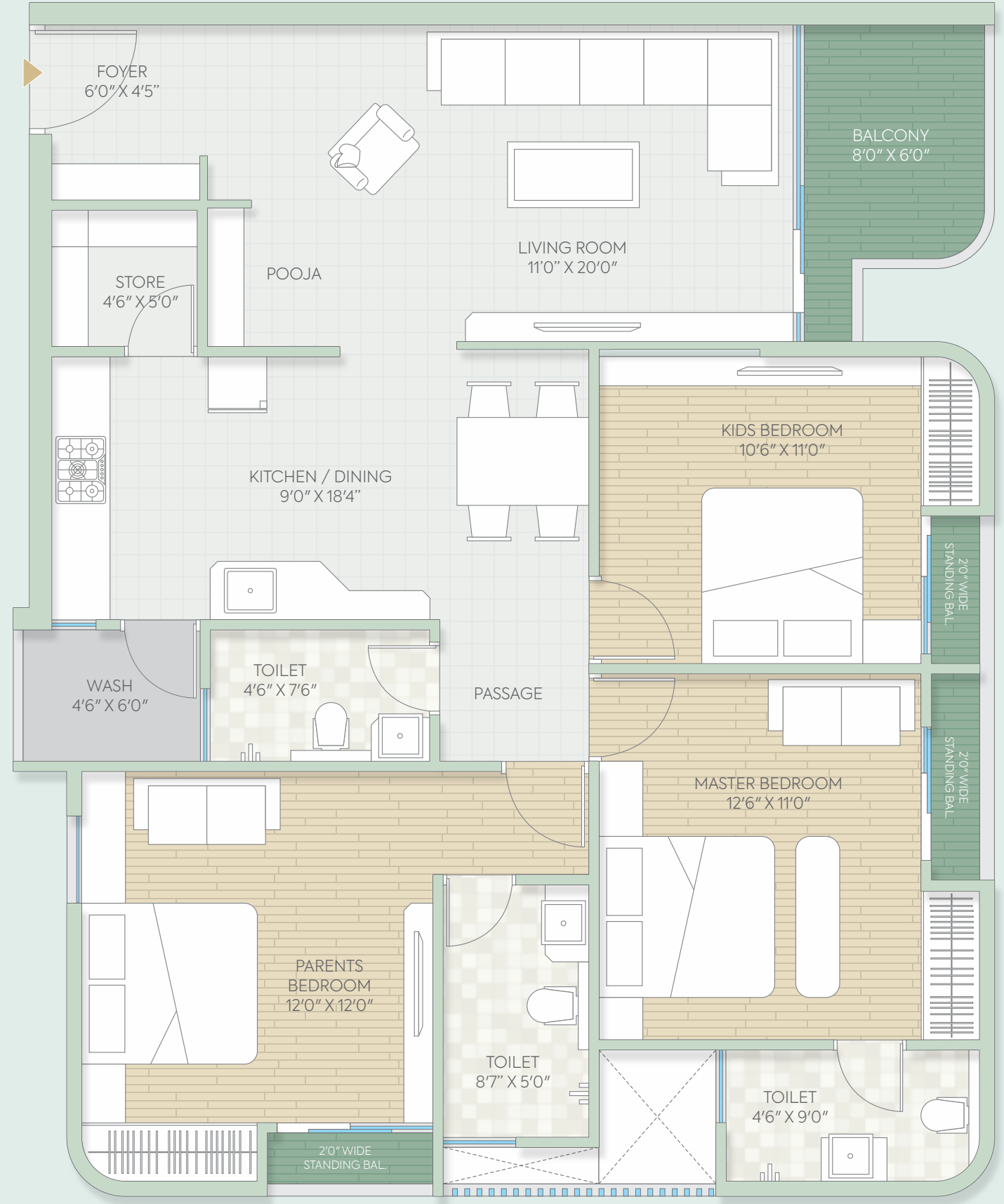
ATT. TOILET
7'8" X 4'6"

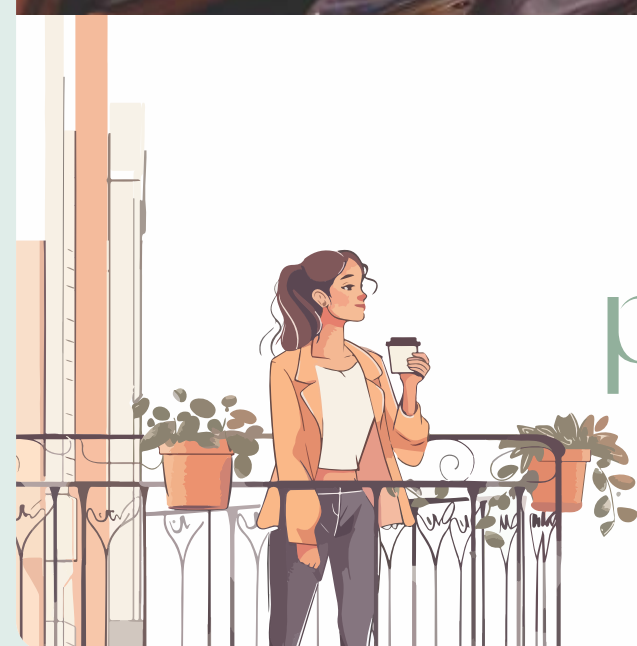
20' WIDE STANDING BALCONY

TYPICAL
FLOOR PLAN



TOWER - B
103, 104





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 |  SPA |
|  BANQUET HALL |  TODDLER ROOM |  LIBRARY |
|  STEAM BATH |  TABLE TENNIS |  DRIVER'S ROOM |
|  HOME THEATER |  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



ALLOTTED
PARKING



24x7 CCTV



RAIN WATER
HARVESTING



POWER
BACKUP

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



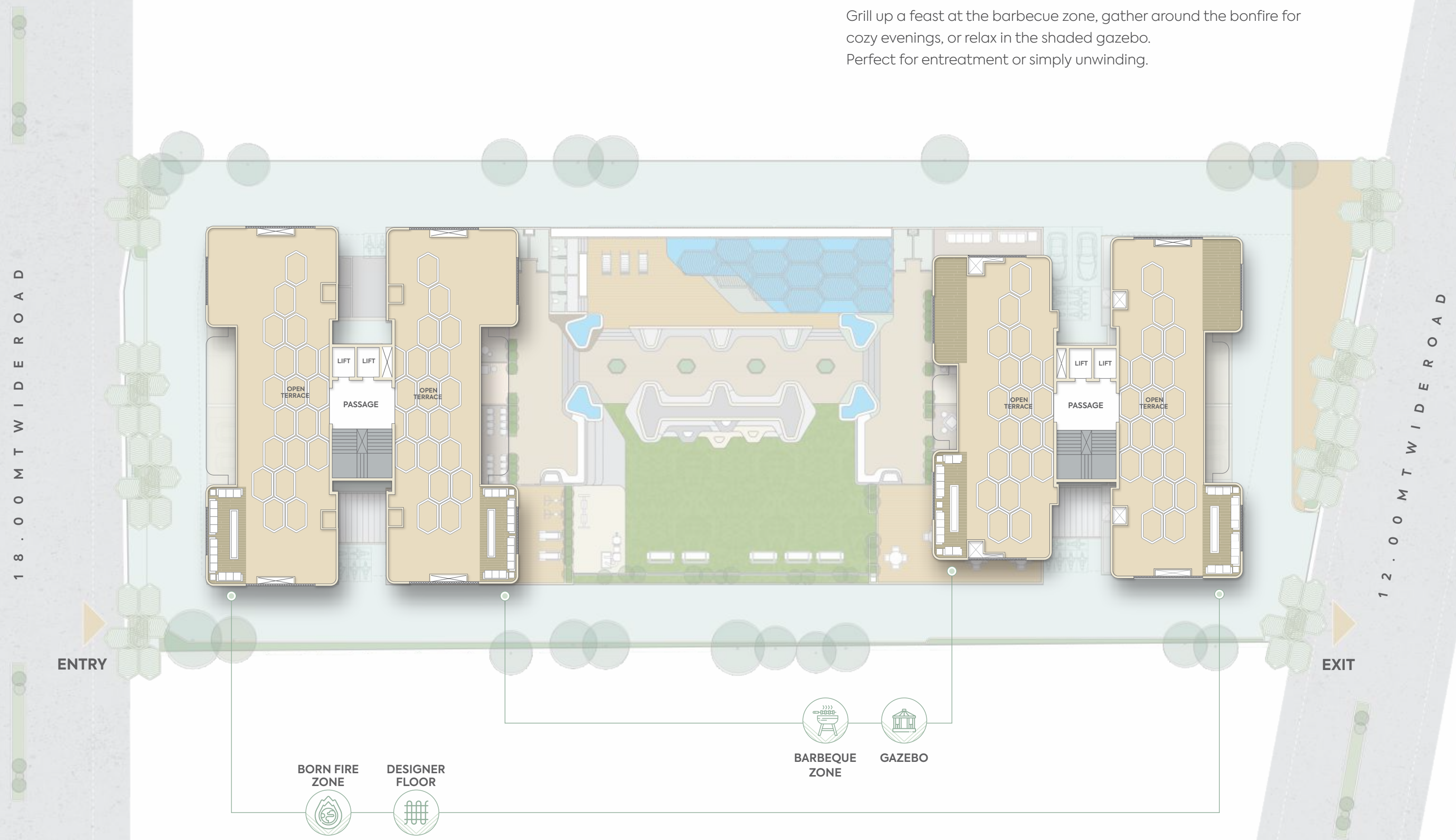
R.O.



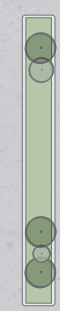
TERRACE FLOOR PLAN

Enjoy the outdoors on our spacious terrace.

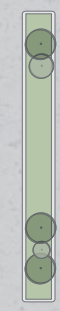
Grill up a feast at the barbecue zone, gather around the bonfire for cozy evenings, or relax in the shaded gazebo. Perfect for entreatment or simply unwinding.



GROUND FLOOR PLAN



18.00 M T W I D E R O A D



ENTRY

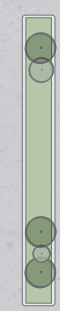


12.00 M T W I D E R O A D

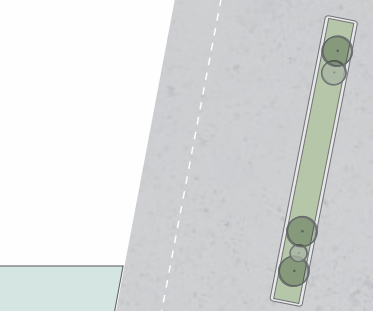
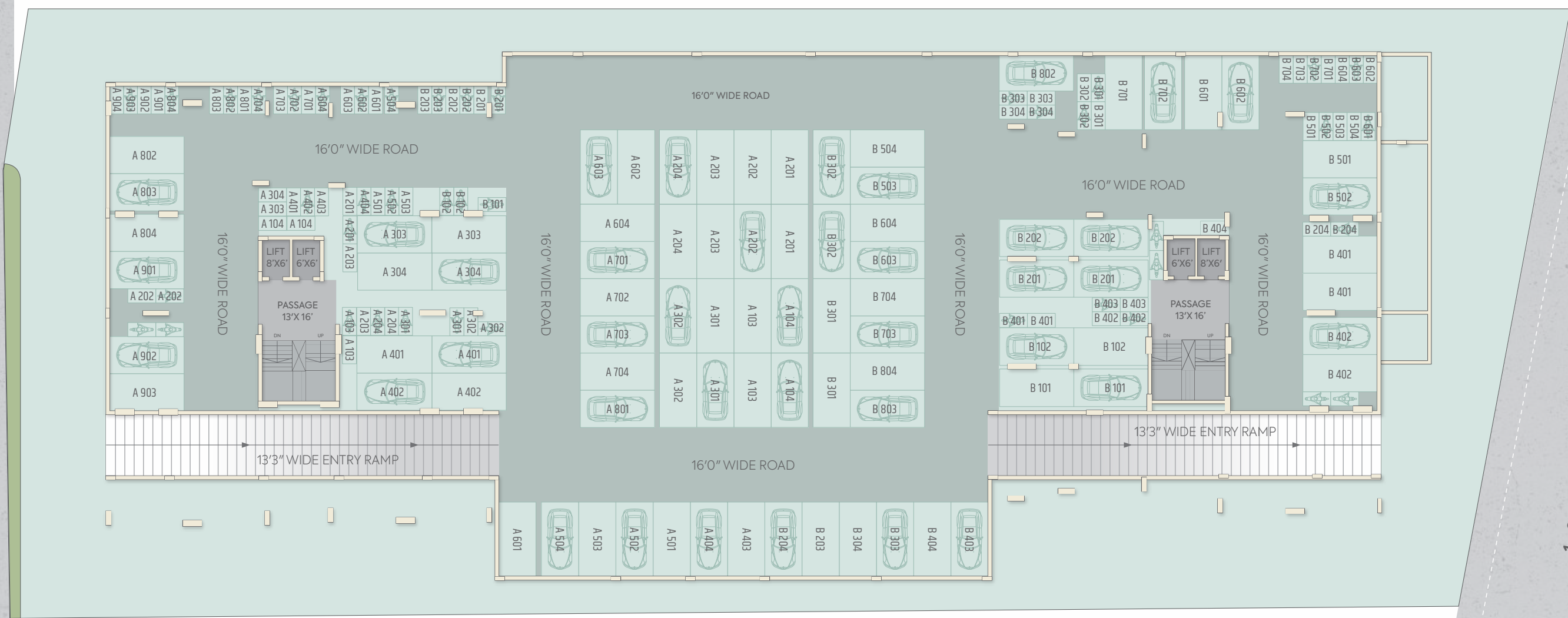
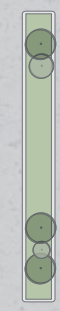
EXIT



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 / Artifical 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

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, MGVL, 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 1st SLAB **10%**
- AT 3rd SLAB **10%**
- AT 6th SLAB **10%**
- AT 9th SLAB **10%**
- AT 13th 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.

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