



2, 2.5 & 3 BHK BIG SIZE HOMES

TAKLI ROAD, NASHIK

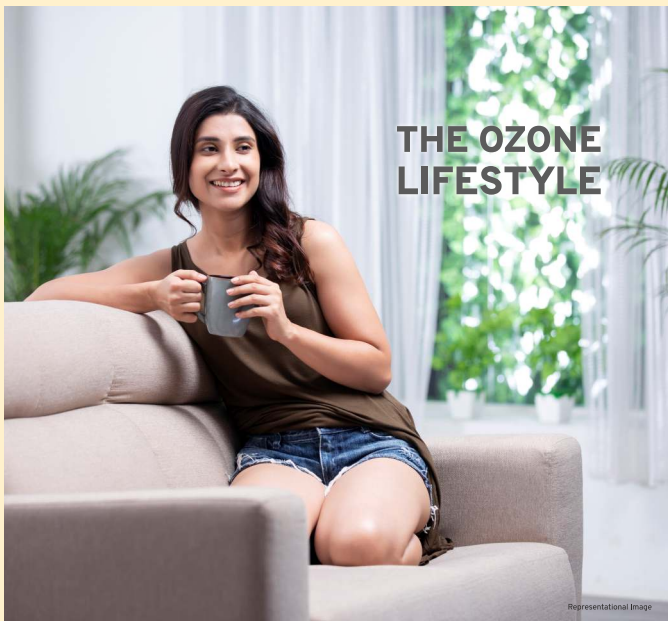
ML DEVELOPERS

TOWARDS A BETTER TOMORROW

ML Group is a name synonymous with trust, reliability, and service. A Six-decades-old organization with its Headquarters in Mumbai, our company appreciates the magic of creativity and innovative ideas. We strive to work with the same zest every time to bring out something special and rich every time. Our customer-centric residential and commercial projects have proven to be a benchmark in the real estate sector in Mumbai & the MMR region.

ML Group loves to build, nurture and grow through “Trust”. Trust of our Customers, the trust of our associates, and the trust of every individual who works hard to elevate the Brand ML Group.





Ozone is a Lifestyle centric project by ML Developers, one of the established names of real estate in Mumbai. Located off Takli road, built with a vision to provide a lifestyle synonymous with spacious awesomeness.

Ozone's location is one of its key highlights with everyday necessities just within the neck of the woods from the project. May it be a school or college for your kids, hospitals for your medical needs, or even all the modes of transport.

Apart from all this once you step into the premises you will feel secluded from the cacophony of the hustle & bustle of city life. The lush green landscape in and around the project along with a space for every need in your home will soothe your mind and body just by staying at the place you can call your home.

- Lifestyle centric project
- Ready possession big size homes
- Noise free zone
- Close to Dwarka

AMENITIES : OUT OF THE REGULAR SPHERE!

The outdoor amenities and activities will make sure that your leisure time maybe for your fitness regime or just that time to be with yourself, the thought of taking it out of the regular sphere is what you'll experience throughout.

Not just for you but in here, there is something for everyone...



• CHILDREN'S PARK • MULTIPURPOSE COURT



MANMADE LAGOON

Read a book or just relax for that soothing time just for yourself at the Gazebo.



GAZEBO



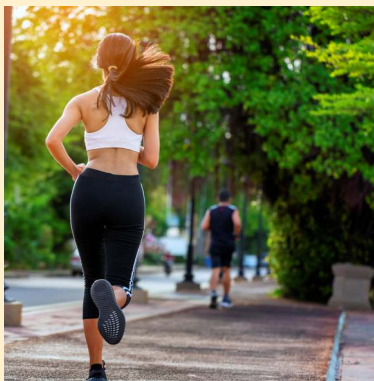
ENTRANCE GATE

A majestic Entrance to have the feeling of richness & luxury for you & your guests.

Let your kids have fun in their own sphere of play area while you pump up in the gym or burn your calories on the jogging track.



GYMNASIUM



JOGGING TRACK



**CHILDREN'S
PLAY ZONE**

- 24 HOUR SECURITY PERSONNEL
- SMART SPACIOUS LOBBY DESIGNS
- LOBBY SIT OUTS
- 32 CCTV CAMERAS
- 12 FT. HIGH WALL SURROUNDING THE PREMISES
- MAILBOX FOR EACH APARTMENT
- INTERCOM SYSTEM
- EARTH LEAKAGE CIRCUIT BREAKER
- ENTRANCE LOUNGE FOR EVERY EDIFICE
- A/C PROVISION IN BEDROOMS
- GARBAGE CHUTE
- GAME ZONE
- LIBRARY AND READING ZONE
- TV ROOM
- GREEN MULTIPURPOSE TENNIS /
BASKETBALL COURT
- 600 FT. JOGGING TRACK
- CHILDREN'S PLAY ZONE
- MULTIPURPOSE HALL
- CLUBHOUSE
- LANDSCAPED PODIUM GARDEN
- GRASS PATHWAY
- YOGA, AEROBICS & MEDITATION ZONE
- UPTOWN GYMNASIUM WITH CHANGING ROOMS
- WATER BODY AND SPRINKLERS
- GAZEBO

- WALKWAYS
- POWER BACK UP IN COMMON AREAS
- FIRE COMBATING SYSTEMS
- ALLOTTED CAR PARKING
- DEMARCATED VISITORS PARKING
- SEISMIC RESISTANT DESIGN
- CONCRETE / PAVED INTERNAL ROAD
- SOCIETY BUREAU
- GREEN ZONE
- GAZEBO WITH SEATING BELOW
- SUNDECK
- LIGHTING IN COMMON AREA
- STP PLANT
- LIGHTNING ARRESTOR
- SKIPPING AREA
- SCHOOL BUS STOP
- SENIOR CITIZEN ZONE
- TODDLER ZONE - CHILDREN'S MUSIC & ARTS & ACTIVITY ZONE
- OPEN TO SKY PODIUM
- PEDESTRIAN PROMENADE
- CARROM & CARDS ZONE
- MULTI FUNCTIONAL RECREATION ZONE
- RESORT LIVING



**AN ELEVATION OF
YOUR LIFESTYLE WITH
THE SPHERE OF GRANDEUR
AT OZONE**

NATURALLY LIT, SPACIOUS AND INVITING LIVING AREA



SOPHISTICATED, COZY AND LUXURIOUS PLACE TO REST

**AN AIRY PLACE TO HAVE THAT
MUCH NEEDED FAMILY DINNER**



ACTUAL PICTURE



ACTUAL PICTURE

**AN APPEALING AND MODERN KITCHEN
WITH ALL MODULAR FIXTURES AND AMENITIES**

SPECIFICATIONS

BUILDING AMENITIES

ELEVATORS

- Fully automatic, modern, high-speed passenger elevators.

ECO-FRIENDLY FEATURES

- Rainwater harvesting facility
- Gardens & project landscape designed with plants that consume less water.

ELECTRIC & POWER BACKUP

- Silent generator of adequate capacity for lifts, water pumps and common facilities
 - Designer light fittings of standard make in common passages and campus
-

INTERNAL FINISHING

FLOOR FINISH

- Vitrified flooring in entrance foyer, living room, kitchen, dining space and bedrooms.
- Antiskid flooring in balcony, terrace & utility areas.

DOORS AND WINDOWS

- Designer main door with plywood frame with premium make lock & fittings
- Internal bathroom door frame of granite with standard quality 30mm flush door & laminate on doors (both sides) with premium make lock & fittings
- All window openings provided with granite stone frame with heavy duty aluminum section, glass & mosquito net
- Well-designed MS safety railings for balcony & MS safety grill for windows

ELECTRICAL

- Sufficient points and concealed copper wiring of Polycab & modular switches of G. M.

TELEVISION, INTERNET & TELEPHONE

- Convenient provision of internet & television points in each flat.

WASH & UTILITY

- Designer dado tiles with adequate electrical & plumbing points.
- Dry area

KITCHEN

- Granite kitchen platforms with sink
- High quality dado tiles
- Provision for R. O. water purifier

BATHROOMS / TOILETS

- Decorative high quality 12" X 24" glazed tiles upto lintel level
- Designer sanitary ware
- C.P. Fittings of Jaquar
- CPVC concealed piping of Astral company & PVC piping for drainage supply

WALL SURFACE

- Premium emulsion colour on walls, ceiling & weather shield paint on exterior walls of asian paints

2 BHK Plan View



2.5 BHK Plan View



3 BHK Plan View



LOCATION MAP



LOCATION BENEFITS:

- 03 to 05min :**
- Dwarka
 - Metro Mall
 - INOX Cinema
 - Pizza hut
 - Poddar International School
 - Rangubai Junnare High School
- 07 to 10min :**
- Ashoka Universal School
 - St. Xavier's School
 - Panchavati Ed. Hub
 - Apollo Hospital
 - Wockhardt Hospital
 - Sahyadri Hospital
 - Ashoka Medicover Hospital
- 10 to 15min :**
- Nashik Road Railway Station
 - Big Bazaar-Nashik Road

OUR BRAND FIXTURES



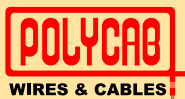
Cement



Fittings



Paints



Wires



Switches



Site : Takli-Upnagar Road, Behind Gandhinagar,
Off Nashik-Pune Highway, Nashik-422006

Call: 9545 408 408 | 7057 058 685

Tel: (0253) 241 6961

Email : mldnashik@gmail.com, mldevelopers@gmail.com

Web: www.mldevelopers.com

Mumbai Office

282, Kalbadevi Road, Mumbai- 400 002

Tel : (022) 40348569 | Tel / fax : (022) 2201 02456