LABH

ELEGANCE

a project by

LABH GROUP

LABH ELEGANCE

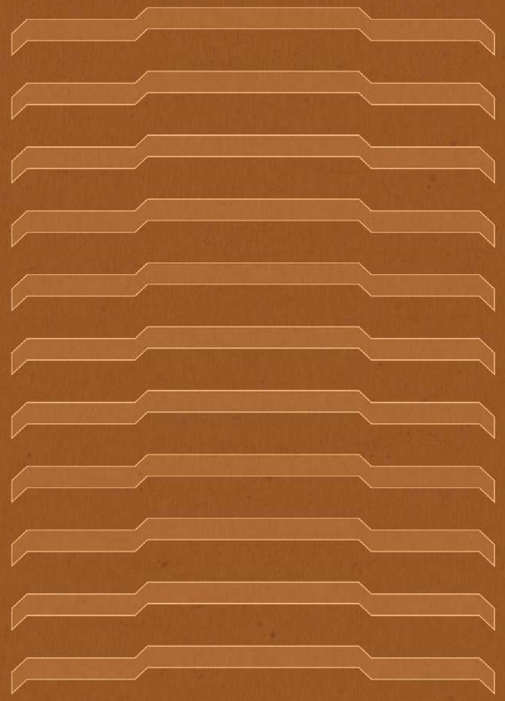
Unapologetically Luxurious

3 & 4 BHK APARTMENTS & SHOPS

Luxury is different things to different people.
For some it is a refection of their status, for others it is elusive leisure. For some it is a touch of class, for others it is the company of a like-minded community. For some it is the presence of nature, for others it is thoughtful spaces for all. For some it is a prime location, while for many others it is something that drives happiness.

For us at Labh Elegance, it is all of this and more.

WE ARE UNAPOLOGETICALLY LUXURIOUS IN EVERY DETAIL, DOWN TO EVERY SQUARE FOOT.



A contemporary architectural form set amidst a lush landscape in the prime neighbourhood of Bhayli - Labh Elegance exudes grandeur and sophistication.

The subtle yet stylish design complements the expansive layout and flawless detailing. Nature takes a permanent place in the campus and also provides pristine views from our grand homes. A smartly planned gated community, life here is intentionally created for opulence.

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PREMIUM RESIDENCES
GRAND LIFESTYLE

Set in an open C-shaped layout, Labh Elegance is crafted to foster an open airy feel. The towers offer large 3 & 4 BHK apartments which open into the delightful community spaces in the centre. The premium finishes exude a rare sense of calm and richness. Every home is carefully devised to bask in abundant natural light, aeration and privacy.

Our commercial spaces are included to offer added convenience to our residents. Available in a comfortable size range, these road facing retail units are sure to attract business success.

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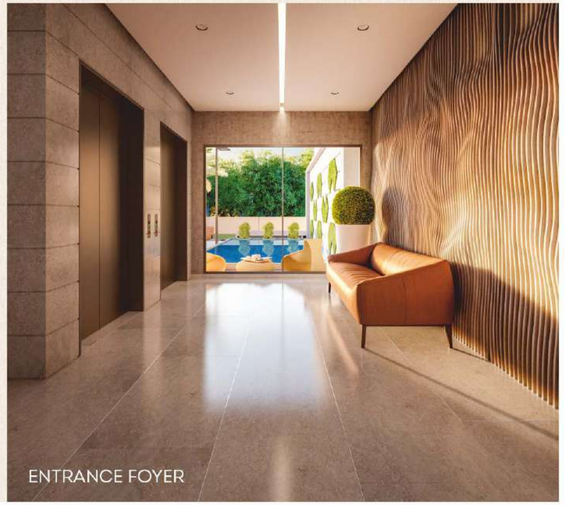
PERFECT FINISHES
PLUSH INTERIORS

Homes at Labh Elegance are exquisite. Spacious formats ensure both luxury and comfort. The room seamlessly flow into each other creating a sense of magnitude. Every nook and corner is finished to perfection and embellished with the choicest fittings and fixtures to spell extravagance.

Most of our homes overlook the green vistas of the landscaped garden below or out into the views that surround the campus. This also assures a sense of exclusivity even when you are located right on the main road.

With a home carefully built with you in mind, all you need to do is beam with pride.



ENTRANCE FOYER

A
HARMONIOUS
BLEND OF
NATURE AND
ARCHITECTURE
DEVELOPED TO
DELIGHT

LABH
ELEGANCE

LEISURE **AMENITIES**

GYMNASIUM

Quality time with family is a distant dream for many. But for the chosen few at Labh Elegance it is a way of life. Enjoy unlimited moments of joy with your family and friends across our array of premium leisure amenities.

A state-of-the-art clubhouse is all you need to glow with good health and a swimming pool is just right to drown your everyday stress. Let your kids run around free in the safety of the dedicated kids play area and watch your elders share some laughs at the senior citizen's seating area.

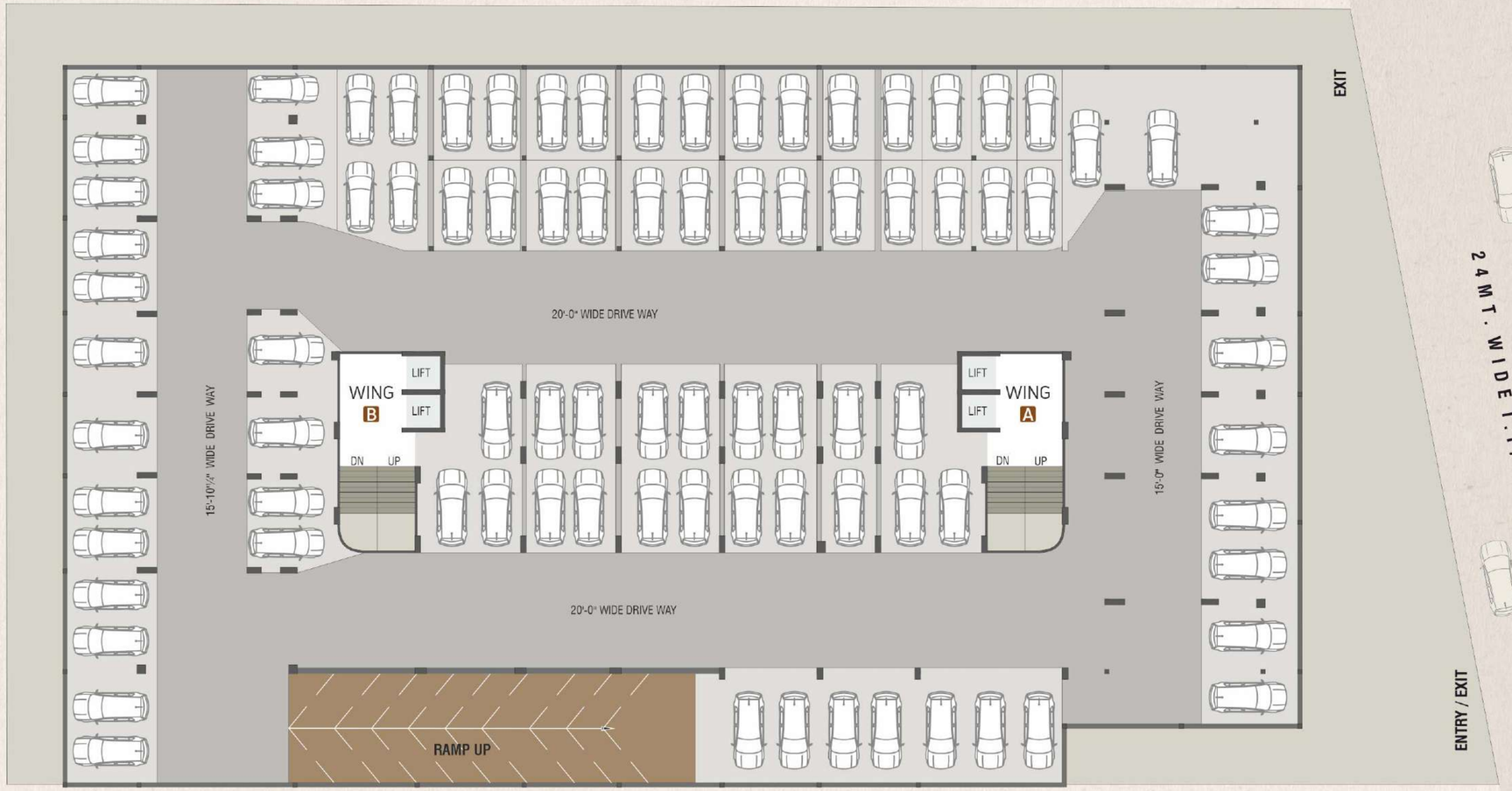
Simply put, leisure here is daily routine.

CHILDREN'S PLAY AREA & PARTY LAWN

- Children's Play Area - Sand Pit
- Magnificent AC Club House
- Library
- A C Gymnasium
- Indoor Game & Recreational Activities
- Gazebo
- Party Lawn & Terrace Garden
- Senior Citizen Seating Area
- Swimming Pool

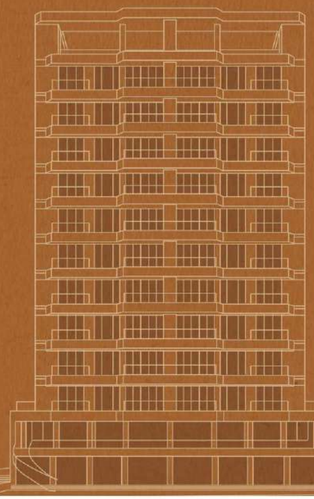
SWIMMING POOL

BASEMENT PARKING



AMPLE PARKING

We understand that Parking is an essential feature of any residential project. At Labh Elegance, every unit gets an alloted 2 car parking space spread over the Basement & Ground Floor.



GROUND FLOOR

VALUE ADDITIONS

- Allotted 2 Car Parking for All Flats
- Charging Points for Electric Cars
- Auto-door Branded 2 Elevators in each tower
- CCTV Surveillance
- 24x7 Security
- 24x7 Generator Power Backup for Common Areas
- Solar Electricity for Common Areas*
- Video Doorbell
- A.C. Point with Concealed Copper Piping in All Rooms
- Water Softener Plant
- Floor-Ceiling Height 11 Feet

*Subject to changes and approval

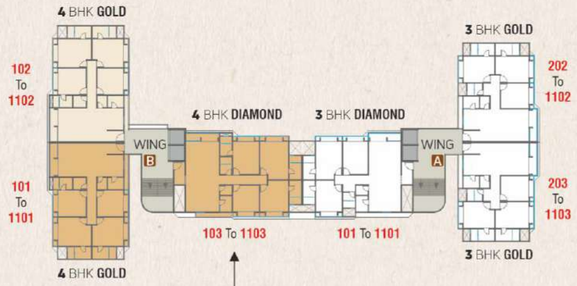
FIRST FLOOR

S
E
W
N
24 MT. WIDE T.P. ROAD
PASSAGE 8'-3" WIDE
FF-08
11'-7" x 35'-4"
S.B.A.: 734 SQ.FT.
FF-07
11'-0" X 27'-2"
S.B.A.: 536 SQ.FT.
FF-06
10'-6" X 27'-2"
S.B.A.: 513 SQ.FT.
FF-05
13'-8" X 27'-2"
S.B.A.: 668 SQ.FT.
FF-04
13'-8" X 27'-2"
S.B.A.: 668 SQ.FT.
FF-03
10'-6" X 27'-2"
S.B.A.: 513 SQ.FT.
FF-02
11'-0" X 27'-2"
S.B.A.: 536 SQ.FT.
FF-01
12'-5" X 27'-2"
S.B.A.: 605 SQ.FT.
102
4 BHK GOLD
4 BHK GOLD
101
LOBBY
29'-9" X 18'-9"
WING B
LIFT
LIFT
DN
UP
4 BHK DIAMOND
103
101
3 BHK DIAMOND
LIFT
LIFT
LOBBY
29'-9" X 18'-9"
WING A
DN
UP

TYPICAL 2nd TO 11th FLOOR

4 BHK DIAMOND | 1st TO 11th FLOOR

CARPET AREA: **128.34** sq. mts.
EXCLUSIVE BALCONY AREA: **11.05** sq. mts.
S.B.A.: **2650** sq.ft.

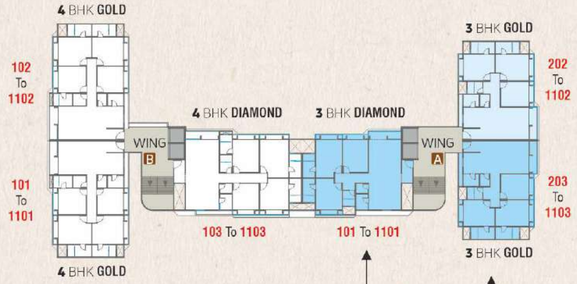


4 BHK GOLD | 1st TO 11th FLOOR

CARPET AREA: **116.18** sq. mts.
EXCLUSIVE BALCONY AREA: **11.24** sq. mts.
S.B.A.: **2430** sq.ft.

3 BHK DIAMOND | 1st TO 11th FLOOR

CARPET AREA: **107.79** sq. mts.
EXCLUSIVE BALCONY AREA: **8.36** sq. mts.
S.B.A.: **2210** sq.ft.



3 BHK GOLD | 2nd TO 11th FLOOR

CARPET AREA: **96.46** sq. mts.
EXCLUSIVE BALCONY AREA: **8.82** sq. mts.
S.B.A.: **2000** sq.ft.

SPECIFICATIONS

STRUCTURE:
Well designed RCC frame structure as per structural engineer's design.

FLOORING:
Premium Vitrified Tiles Flooring.

KITCHEN:
Exclusive Granite platform with SS sink.
Ceramic tiles dado and kota stone / anti-skid flooring for wash area.

BATHROOMS:
Designer wall tiles and anti-skid ceramic tiles flooring. Plumbing with standard fittings & vessels.

PLUMBING:
Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

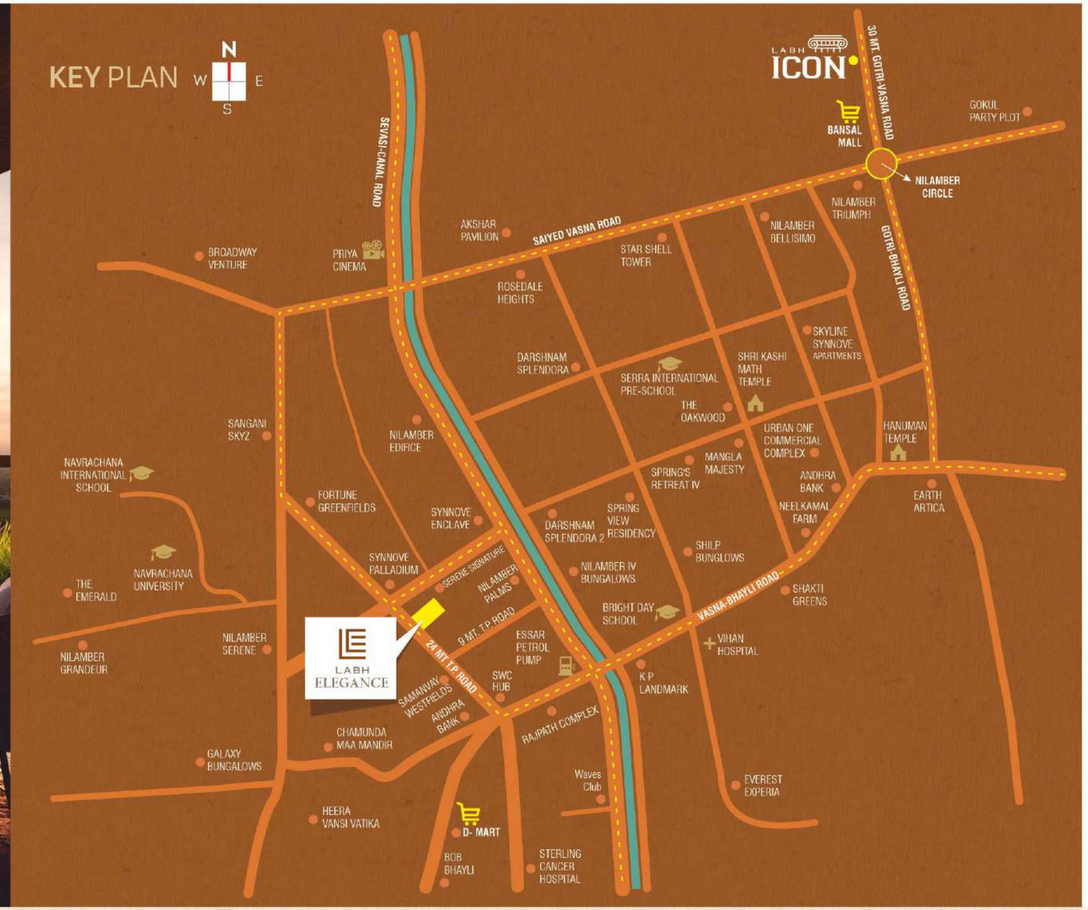
WINDOWS:
Aluminium or U.P.V.C. hybrid sections with Granite or equivalent frames and safety grills.

DOORS:
Internal Doors: Both Sides Laminated Flush Doors with Granite or Equivalent Frame.
Main Door: Wooden Frame with Decorative Veneered Shutter and High Safety Locking System.

ELECTRIFICATION:
Concealed Copper ISI Wiring, MCB/ ELCB & Branded Modular Switches with Sufficient Electrical Points in All Areas.

FINISHING:
Interiors: 2-coat Putty with Primer finish
Exteriors: Texture with Weather Resistant Paint

TERRACE GARDEN



A PRIME LOCATION

Located at Bhayli, Labh Elegance is well connected to everyday conveniences like superstore (D-mart), malls, schools, hospitals, restaurants, banks, ATMs and all other major utilities.

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Developers: **LABH BUILDCON**

Site: Labh Elegance, B/h. Nilamber Palms, Opp. Samanvay Westfields, 24 Mt. High-Tension Road, Bhayli T.P. II, Vadodara-391 410.

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Rera Reg.No.: PR/GJ/VADODARA/VADODARA/Others/MAA06906/170320 https://gujrera.gujarat.gov.in/

Architect: **Talib Patel Associates** | Structural Consultant: **Vyom Consultants**

E - Brochure

Website

Payment Terms: **30%** Booking Incl. Token | **15%** Plinth Level | **10%** Ground Floor Slab | **10%** 5th Floor Slab | **5%** 11th Floor Slab | **5%** Masonry | **5%** Internal Plaster | **5%** External Plaster | **5%** Flooring & Plumbing | **5%** Infrastructure Completion | **5%** Possession

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.