



Developer:  
**NAND ASSOCIATES**

"Myrah 32", Opp. Sanskruti Bungalows,  
B/h. Atlantis Villa, Chhani-Canal Road, Vadodara - 40.

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E-mail: 32myrah@gmail.com

Architect: Graphite Space Design Studio

Structural: Creative Column



FOR LOCATION

RERA No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA13143/160324/311228

RERA Website.: [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)



**5B2HK LUXURY VILLAS**



**MYRAH 32**  
**THIRTY TWO**

MYRAH  
THIRTY TWO

A LIFE CRAFTED FOR HAPPINESS

32



MYRAH  
THIRTY TWO

32

## A LIFE OF UNLIMITED JOY

Welcome to an exclusive sanctuary of serenity and elegance, where luxury meets nature in perfect harmony. Nestled within a prime location Sama Chhani-Canal Road, our enchanting villa project boasts 32 exquisite bungalows, each meticulously designed to offer a life of unmatched delight.

Embark on a journey through this oasis of peace and sophistication, where every detail has been carefully curated to redefine your idea of fine living. While the smart location ensures proximity to all necessities of a modern lifestyle, the stunning campus provides ample avenues for a life of unlimited joy.



# A LIFE OF PURE BEAUTY

At Myrah 32, your bungalows come with a stunningly stylish elevation that blends modern architectural marvels with timeless elegance. Its grand façade features sleek lines, expansive glass windows, and attractive landscaping, creates a visual masterpiece that reflects opulent living.

## MYRAH THIRTY TWO



CHILDREN PLAY AREA

### LEISURE AMENITIES



MULTIPURPOSE HALL



GYMNASIUM



LANDSCAPE GARDEN AND PARTY LAWN



SENIOR CITIZEN SEATING



MYRAH  
THIRTY TWO

A LIFE OF  
RARE PLEASURES

32

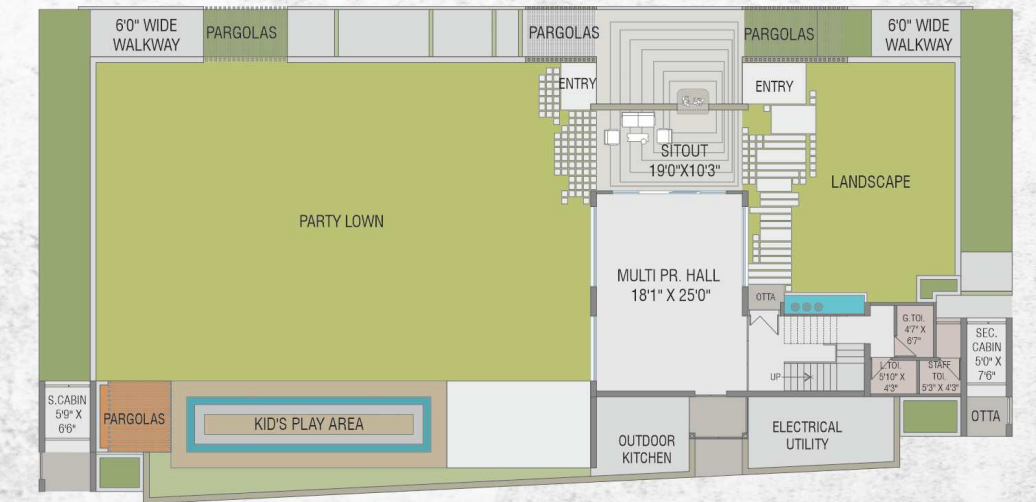
Nestled within an elite community, our beautiful campus combines lush greenery, pristine landscapes, and top-tier facilities, creating an exclusive enclave for a life of luxury and rare pleasures in every corner.

# LAYOUT PLAN

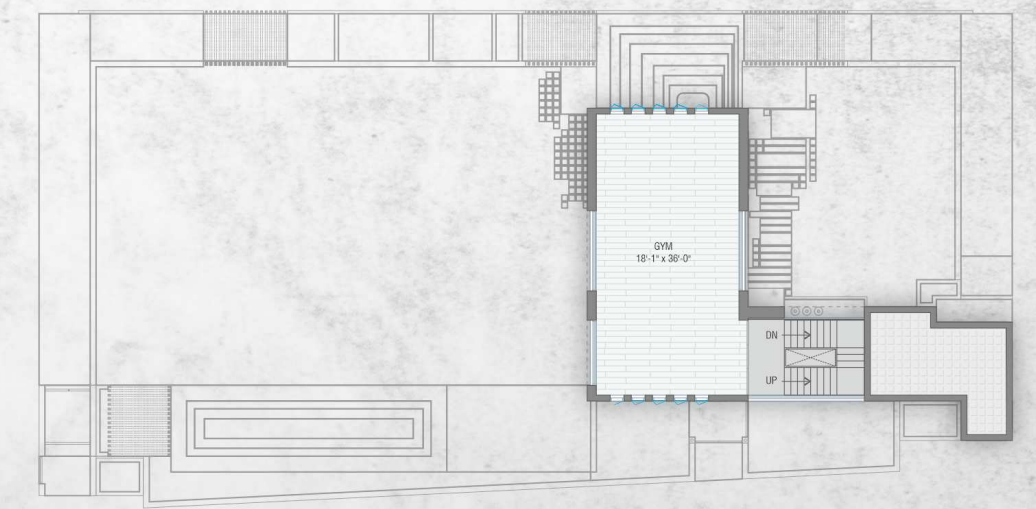


No.	Area	No.	Area	No.	Area	No.	Area
1	1975	9	1419	17	1645	25	1454
2	1560	10	1419	18	1419	26	1447
3	1560	11	1419	19	1419	27	1441
4	1560	12	1419	20	1419	28	1435
5	1560	13	1419	21	1419	29	1428
6	1419	14	1419	22	1419	30	1422
7	1419	15	1419	23	1419	31	1415
8	1419	16	1645	24	1460	32	1900

Area in Sq.ft.



Clubhouse Ground Floor



Clubhouse First Floor



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THIRTY TWO

# TYPE A 32

Unit: 1 to 5

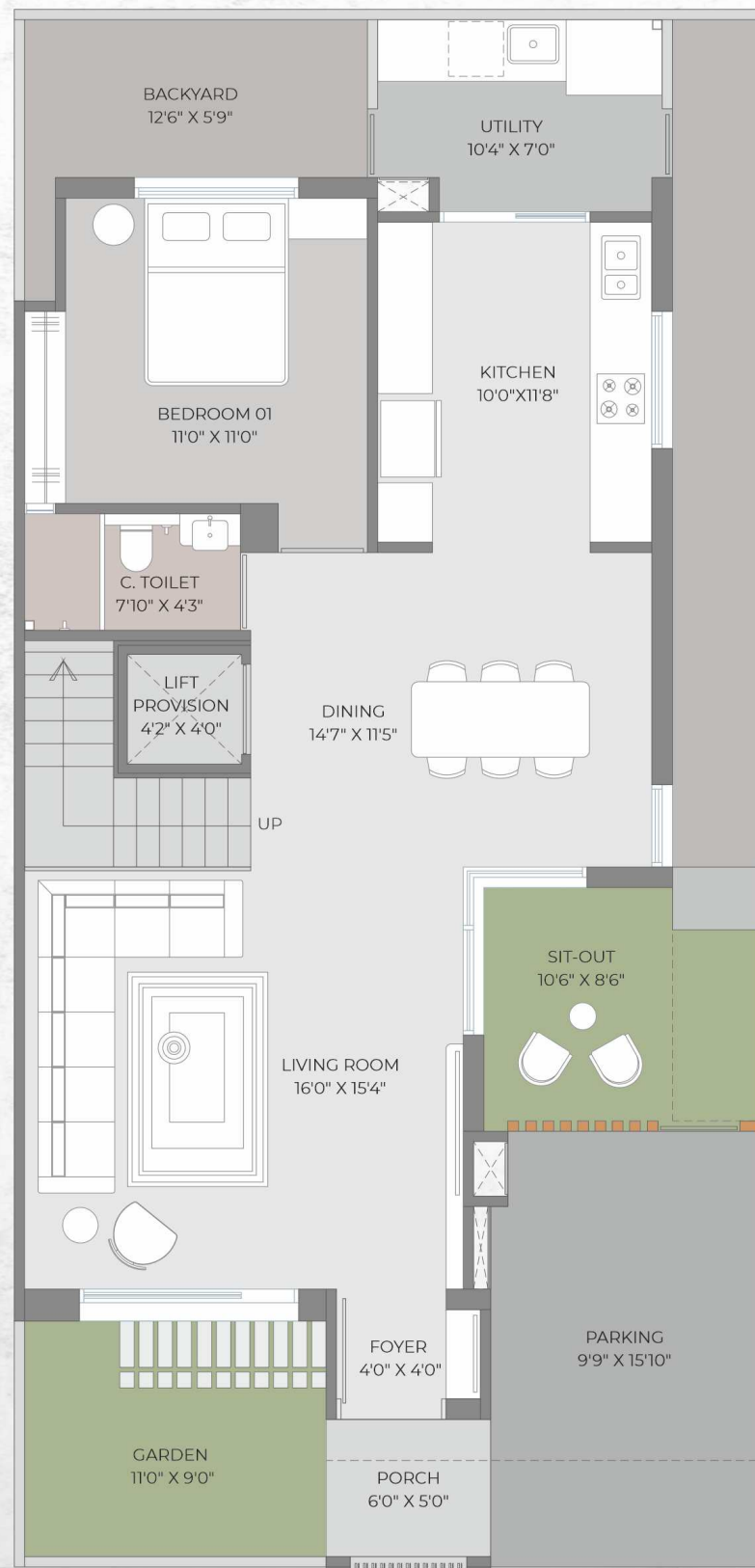
Total Built-up Area : 3226 Sq.Ft.

Carpet Area : 2827 Sq.Ft.

### Ground Floor

Built-up Area (Including Parking) : 1227 Sq.ft.

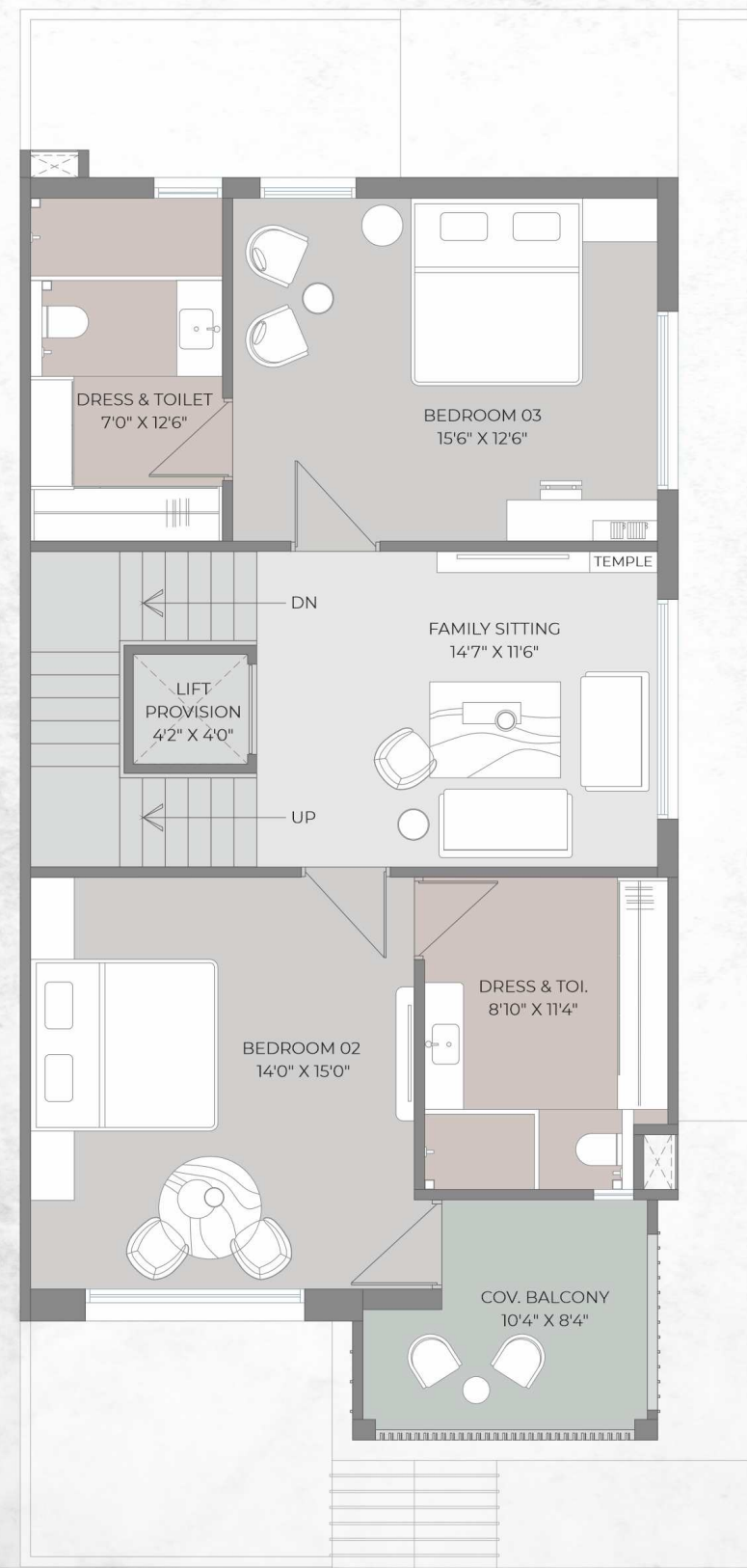
Carpet Area : 1011 Sq.ft.



### First Floor

Built-up Area : 1047 Sq.ft.

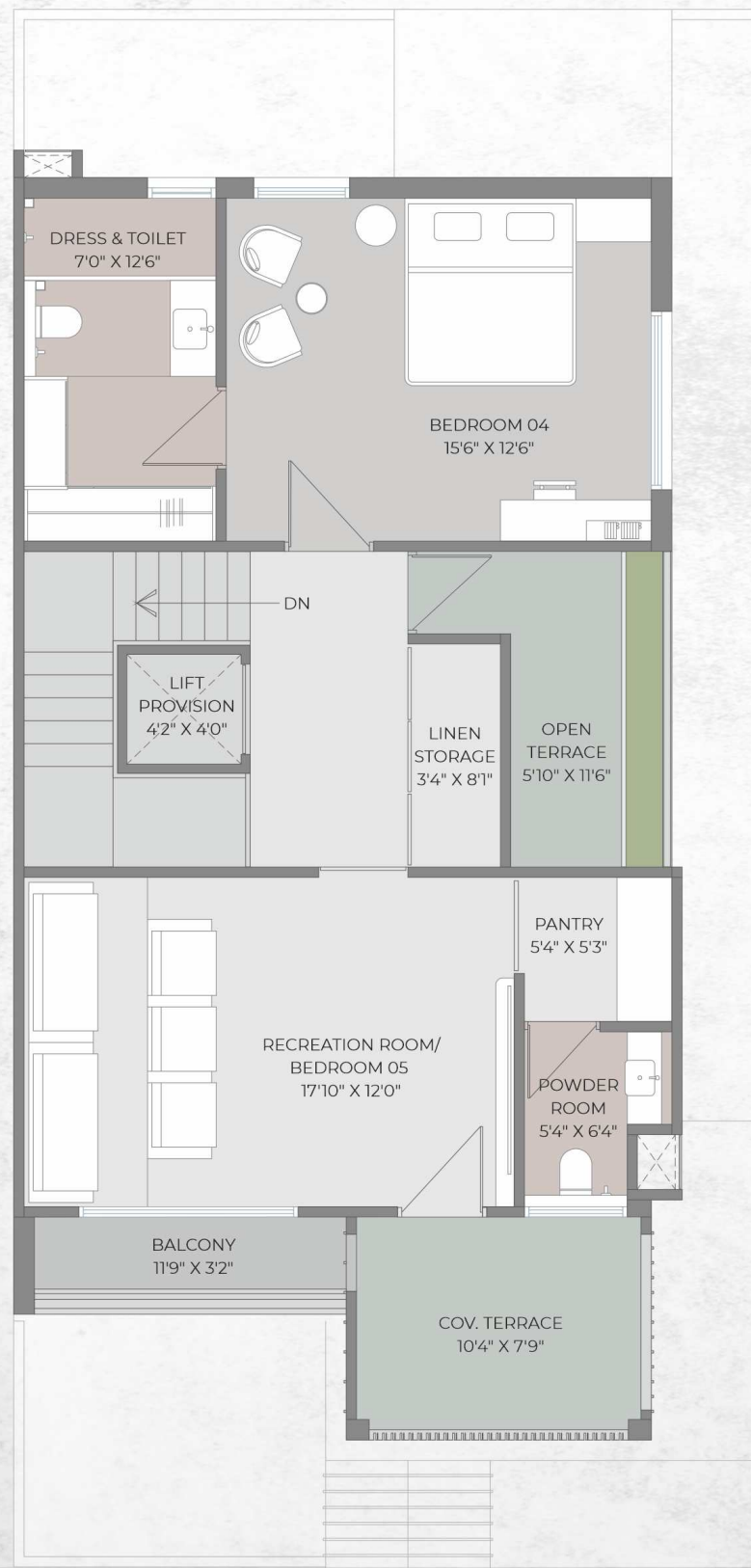
Carpet Area : 957 Sq.ft.



### Second Floor

Built-up Area : 952 Sq.ft.

Carpet Area : 859 Sq.ft.



MYRAH  
THIRTY TWO

# TYPE B 32

Unit: 6 to 32

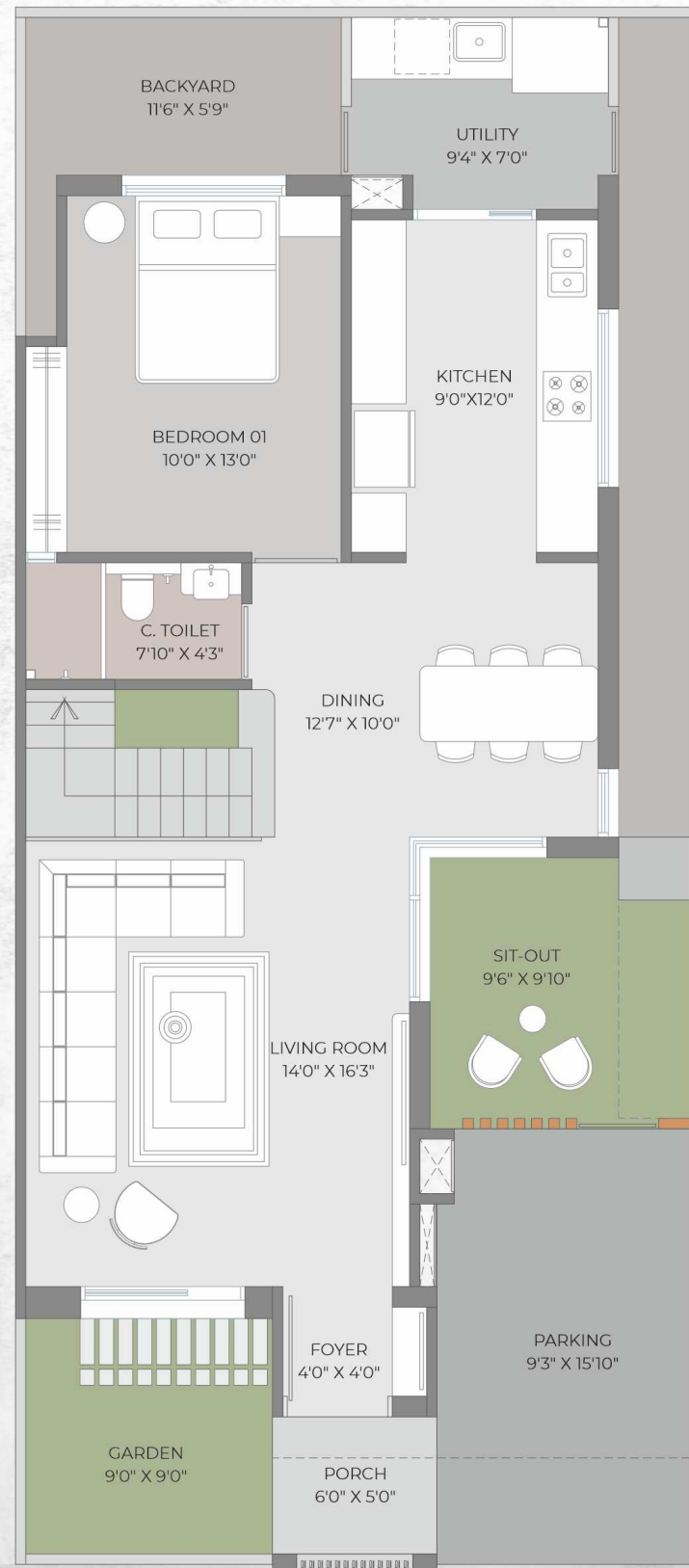
Total Built-up Area : 2987 Sq.Ft.

Carpet Area : 2604 Sq.Ft.

### Ground Floor

Built-up Area (Including Parking) : 1127 Sq.ft.

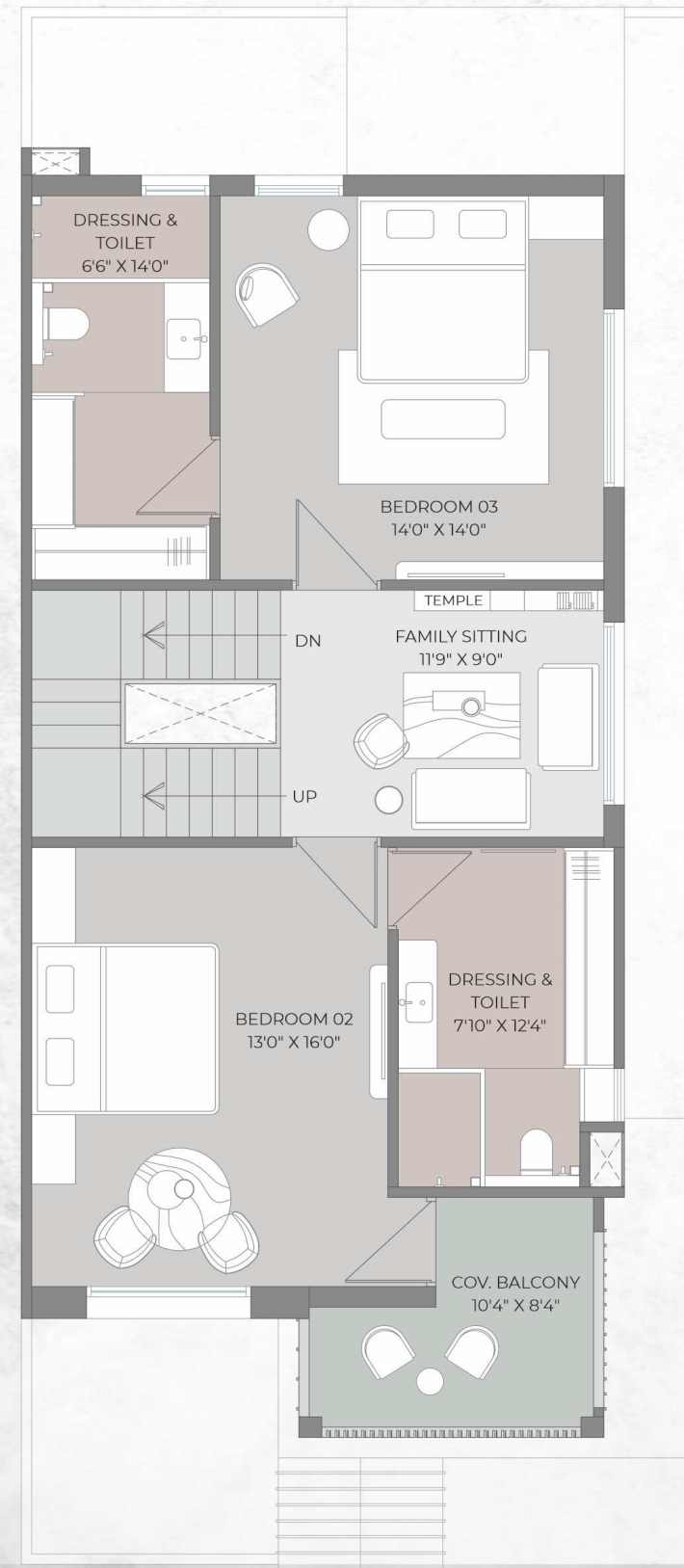
Carpet Area : 921 Sq.ft.



### First Floor

Built-up Area : 964 Sq.ft.

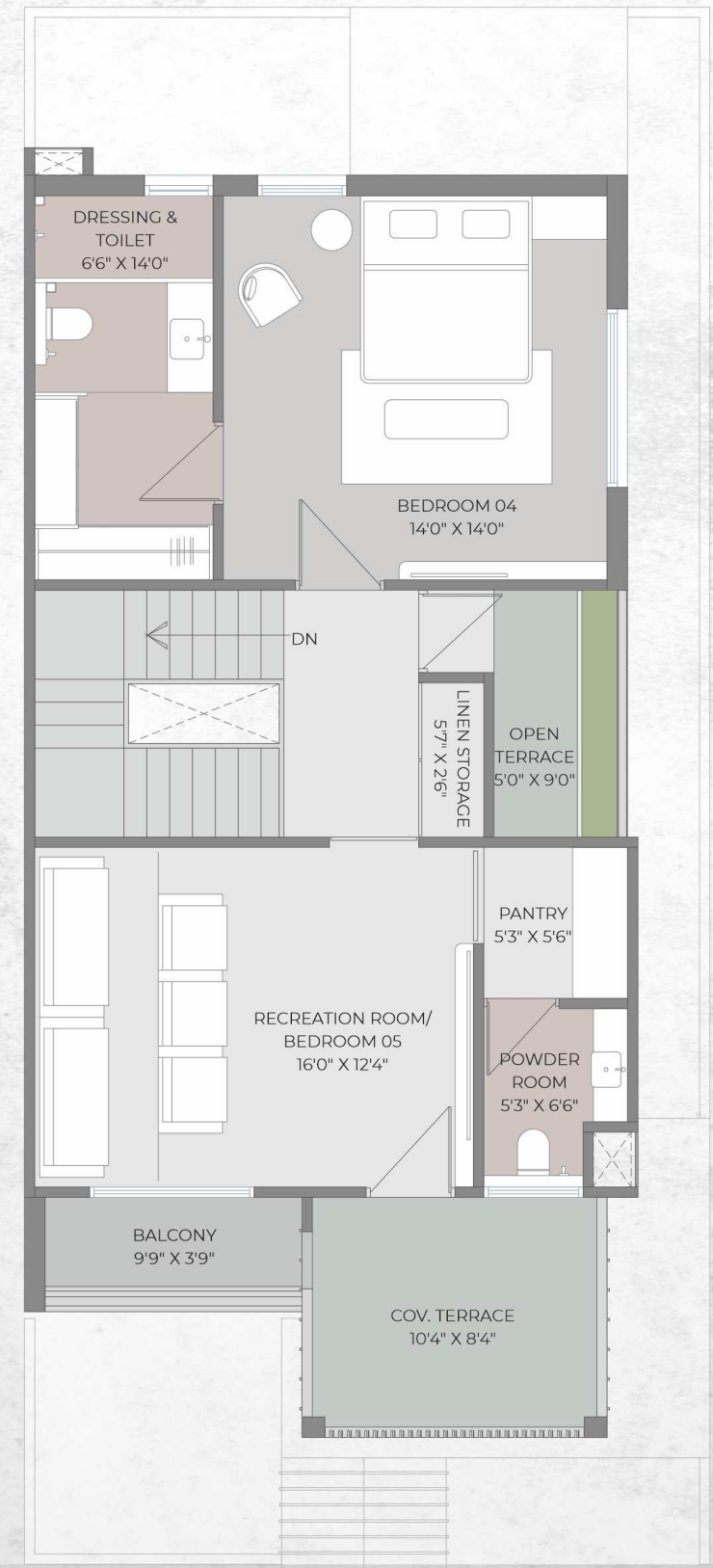
Carpet Area : 877 Sq.ft.



### Second Floor

Built-up Area : 896 Sq.ft.

Carpet Area : 806 Sq.ft.



## KEY FEATURES



24X7  
SECURITY WITH  
SECURITY CABIN



CCTV  
SURVEILLANCE IN  
COMMON AREA



COMPOUND WALL  
SURROUNDING THE  
COMMUNITY



UNDER GROUND  
CABLING OF WIRES



RAIN WATER  
HARVESTING



NUMBER PLATES  
ON EACH UNIT TO  
MAINTAIN  
UNIFORMITY



TERMITE RESISTANCE  
TREATMENT

## VALUE ADDITIONS

- Covered car parking
- Provision for entertainment / family room on 2nd floor
- 11 ft ceiling height
- 9 mt. wide internal road (R.C.C/Paved) with plantation
- All internal walls pop punning & primer finish
- Fabricated shade with polycarbonate sheet in kitchen utility for each unit
- Chimney point
- Main door video phone
- R.O. water purifier to the each unit
- E.V charging point in parking area
- Complete Provision for VRF Air-conditioning system
- Solar provision for each villa
- Anti termite piping system

## SPECIFICATIONS

MYRAH  
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32

### STRUCTURE:

- All rcc & masonry works as per structural engineer's design
- Elevation work as per architect design
- RCC internal roads with designer street lights, decorative paving

### FLOORING:

- Premium vitrified tiles flooring in all rooms
- Passage area & stair case with vitrified tiles & natural stones
- China mosaic with brick bat water proofing on terrace

### DOORS & WINDOWS:

- Main door high quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
- Internal doors: flush doors with stone frame
- Equivalent sliding windows with safety grills & mosquito net provision

### KITCHEN:

- Granite/quartz kitchen platform with sink
- Ceramic tiles over platform
- Wash area with ceramic tiles and natural stone flooring

### TOILET:

- Designer wall tiles
- Granite/stone counter with ceramic wash basin
- C.P. fitting & vessels of branded make

### FINISH:

- Interior walls with mala plaster, pop punning & primer finish
- Exterior asian ultima protect paint or equivalent

### ELECTRICAL:

- Good quality branded modular switches
- Provision for A.C, T.V, telephone & internet points at convenient locations

### PLUMBING:

- Underground R.C.C finished water tank & overhead PVC water tank
- Concealed internal plumbing with hot water points



# A LIFE OF EXTRA COMFORT

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Set in the prime location of Chhani Canal road, Myrah 32 offers maximum convenience with easy access to city centers, premium schools, shopping and so much more. Get ready to enjoy a prestigious address and an enhanced quality of life amidst thriving surroundings.

## MODE OF PAYMENT

10%	Booking
20%	Plinth Level
15%	Ground Floor Slab
10%	First Floor Slab
10%	Second Floor Slab
10%	Masonry
10%	Plaster
10%	Flooring Level
05%	Finishing Level



## DISCLAIMER:

- The following will be charged extra in advance/as per government norms-(a) stamp duty and registration charges.(b) GST (actual) or any such additional taxes if applicable in future.
- If any new taxes applicable by central or state government in future it will be borne by the customer.
- Premium quality materials or equivalent branded products shall be used for all construction work.
- Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members.
- External changes are strictly not allowed.
- MGVCL meter deposit should be levied separate.
- Each member needs to pay maintenance deposits separately.
- In case of booking cancellation, amount will be refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount.
- Possession will be given after one month of all settlement of account.
- Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done.
- The developer reserve the full right to make any changes.
- This brochure does not form a part of agreement or any legal document, it is easy display of project only.
- Right of any changes in dimension, design and lay-out specification, elevation will be reserved with the developers.
- In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.
- Continuous default in payment lead to cancellation of property.
- Development charges extra.