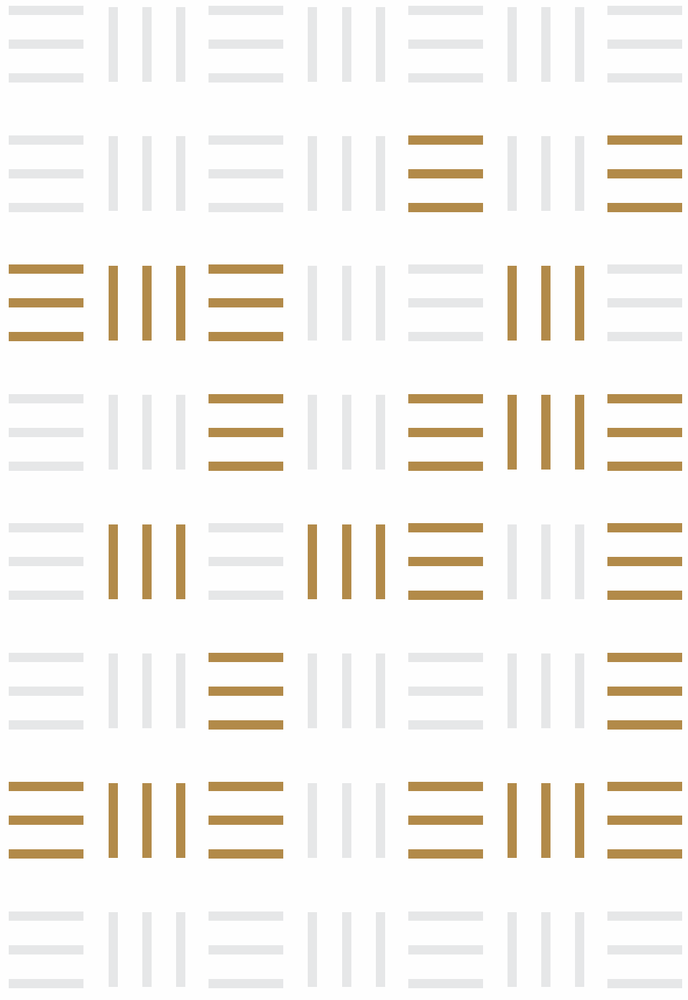




WHERE LIFE ALIGNS PERFECTLY.

brim.co.in

Global reach. local trust always.

MBA Group is a multinational real estate, construction and infrastructure company delivering quality projects across India and Africa.

Driven by precision and innovation, it builds trusted, future-ready developments with timely delivery and customer focus.

3 HEIGHTS
2 & 3 BHK PLANNED LIVING

Thoughtfully crafted **2 & 3 BHK homes** in prime Zundal, where connectivity meets smart living.

With **zero space wastage** and **efficient layouts**, every home offers comfort, convenience, modern amenities and a well-connected lifestyle.

A complete living community

A well-planned project with multiple towers, residences and showrooms, creating a convenient and vibrant community.

7
TOWERS

349
FLATS

51
SHOWROOMS




9 HEIGHTS

3 levels of focused details

Discover a home defined by strong location advantages, well-planned blocks and smart layouts which together creates a seamless blend of efficient living and connectivity.



01 LOCATION LEVEL



02 BLOCK LEVEL



03 PLAN LEVEL

Live at the right address



Where life connects

120 ft & **100 ft**, **2 - road corner** project

800 - 900 m from major highway junction

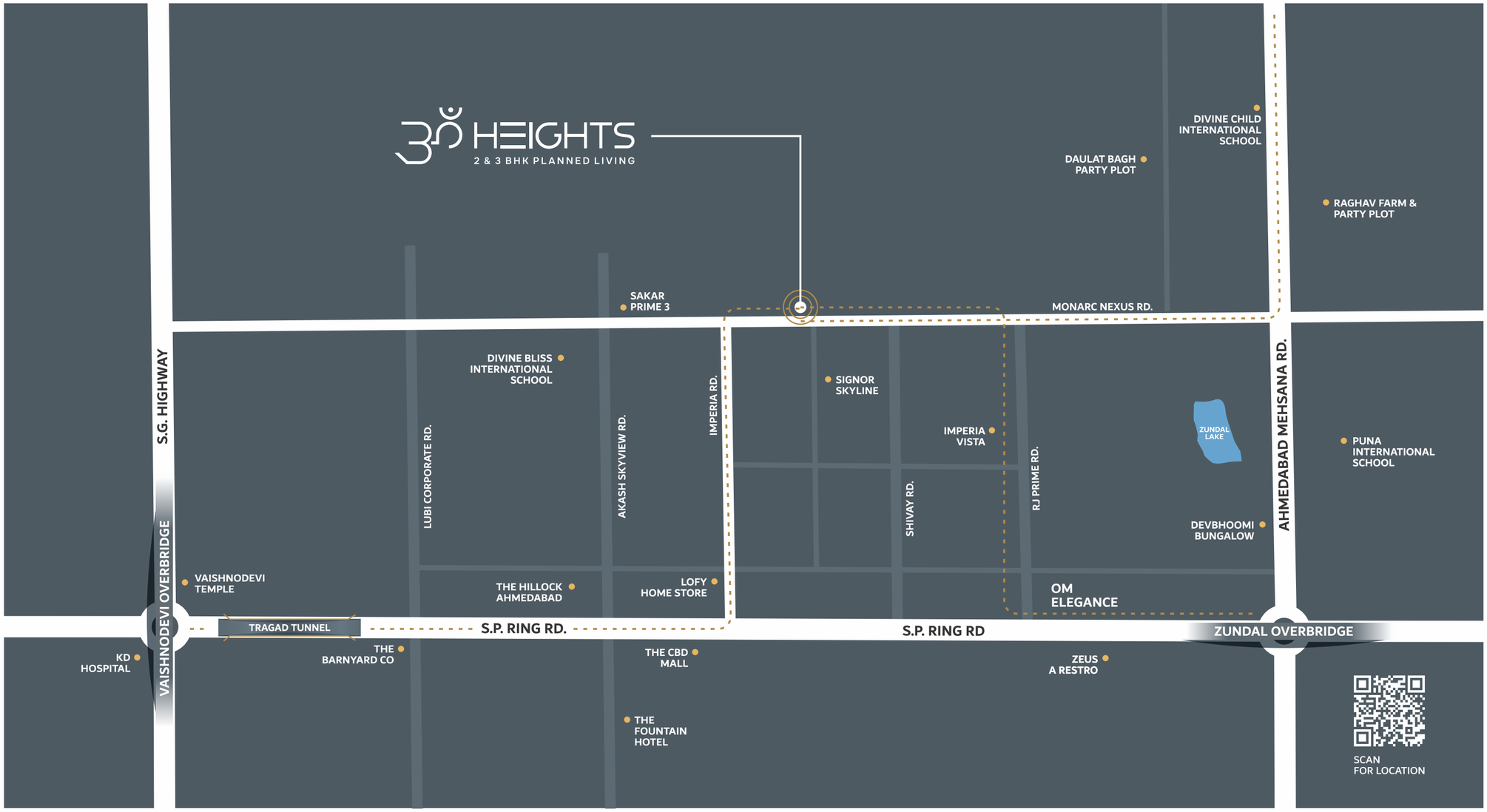
Seamless access to Ahmedabad & Gandhinagar

2 km from **upcoming Lulu Mall**

Close to **schools, hospitals & daily needs**

Rapidly developing **growth corridor**

Smooth **public transport connectivity**



Minutes away from key locations

Strategically located in Zundal, offering quick access to highways, schools, hospitals and everyday essentials.

DISTANCES

Place	Mins	Place	Mins
Sardar Patel International Airport	20	Apollo Hospital (Gandhinagar)	17
Gandhinagar Railway Station	20	Divine Child International School	05
Ahmedabad Railway Station	25	Narendra Modi Stadium (Motera)	14
Chandkheda BRTS	05	CBD Mall	07
GIFT City	20	Agora Mall	15
KD Hospital (Vaishnodevi circle)	07	Zundal Circle	06



Seamless access to retail spaces

Easy access to shops and showrooms ensures convenience, high visibility and wider reach.

Where arrival feels truly grand

A lavish entrance gate creates a grand arrival, leaving a lasting impression of elegance and prestige.



Built for a better living



An enhanced living experience

- **7 well - planned** residential blocks
- **3 + 2 + 2** cluster layout design
- **Two high-speed** lifts per block
- **Stretcher lifts** for emergencies
- **Low-density planning** for privacy
- **Wide internal roads** for movement
- Dedicated **fire safety** access
- Separate **pedestrian pathways**
- Modern and **elegant facade** design



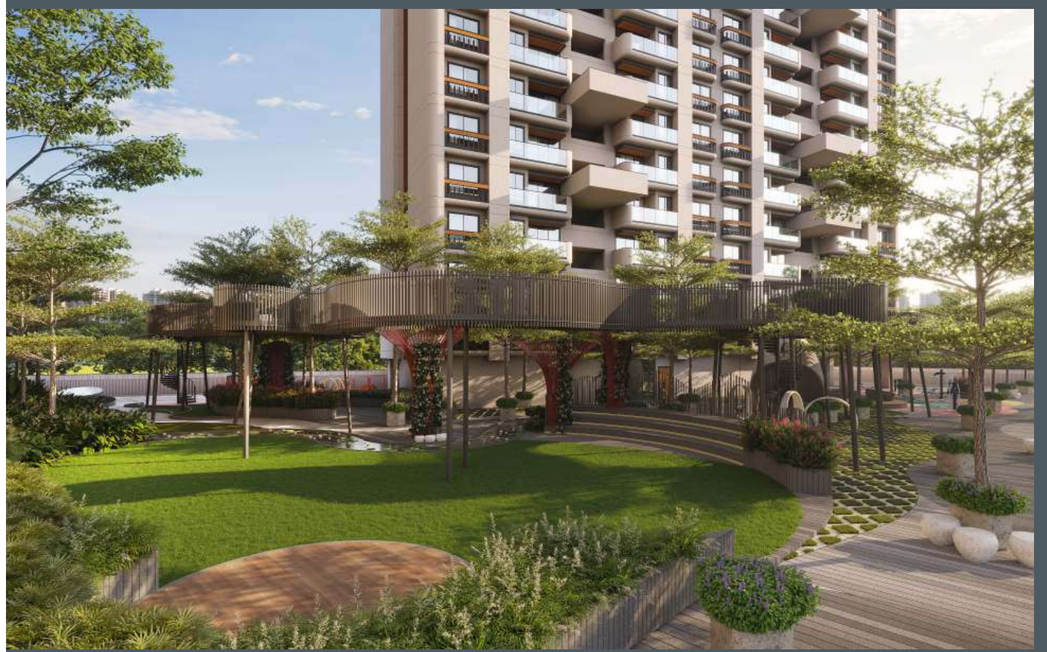


Stroll above gardens in peace

An elevated pathway through gardens offers peaceful walks, scenic views and refreshing open-air experiences daily.

Spaces to sit and unwind

Well-planned sitting areas and lawns create relaxing spaces for unwinding, socializing and enjoying calm moments outdoors.





Water and greens in harmony

Beautiful landscapes and calming water bodies create serene surroundings for balance and everyday rejuvenation.



Space for movies and moments

An elegant home theater offers immersive entertainment, bringing cinematic experiences right within your community.

Space for productive workdays

A dedicated co-working space offers comfort, focus and productivity without stepping out daily.





Space for every grand occasion

A grand banquet hall offers elegant space for celebrations, gatherings and memorable occasions.

Space for unwinding in style

A stylish café and lounge offer relaxed spaces for conversations, unwinding and social moments.





Space for fitness and strength

A fully equipped gym supports daily workouts, fitness goals and an active lifestyle.

Space for calm and balance

A dedicated yoga area offers peaceful space for relaxation, balance and mindful daily practice.



Quick overview of amenities



INDOOR AMENITIES

- Banquet
- Café & lounge
- Gym & yoga (EPDM floor in gym)
- Indoor games area
- Library
- Toddler's creche
- Office
- Co-working space
- Home theater
- Foyer area

TERRACE AMENITIES

- Precast planter and furniture
- Planter beds
- Shaded sitting area
- Outdoor kitchen platform with sitting

GENERAL AMENITIES

- 24 x 7 security with CCTV surveillance
- Fire safety
- Power backup for common areas & lifts
- Ample basement & open parking
- Rainwater harvesting system
- Sewage treatment plant
- High-speed elevators

GROUND FLOOR AMENITIES

- Drop off point
- Guard room
- Water element with swale (creek)
- Planter beds
- Pathway
- Elevated walkway with sitting
- Kids play area with EPDM floor
- Swing court with dense plantations
- Lawn
- Event deck
- Shaded deck with sitting
- Shivalay temple
- Precast planters
- Precast sitting
- Stepped shaded sitting
- Elongated flower shaped sculptures
- Signage walls

ZSW



Zero Space Wastage

Spacious balconies with ample light & air

Optimized carpet area, minimal loading

More usable space per square foot

Minimal common area **deductions**

Zero dead corners or unused zones

Smart layouts with no space wastage

Well - planned living and kitchen proportions

Cross ventilation in most units

Vastu - friendly layout options available

An entry that impresses

Adds **a premium arrival** before living area

Enhances privacy from direct entry

Ideal for **shoe storage or console** setup

Space for décor and personalization





Wake up to garden views

Garden-facing balconies offer refreshing green views, creating calm, peaceful moments in everyday living.

Open air living with views

Spacious balconies open to scenic views, bringing light, fresh air and everyday relaxation.



GROUND FLOOR



FIRST FLOOR


30 MT WIDE ROAD
N
122
31'0" X 30'0"
121
24'0" X 12'0"
120
24'0" X 14'9"
119
14'9" X 24'0"
118
24'0" X 15'0"
117
24'0" X 14'9"
116
24'0" X 12'0"
115
31'4" X 16'4"
2 MT WIDE PASSAGE
COMMON FOYER 13'4" X 29'8"
E
101
102
OPEN TERRACE
9'0" X 12'4"
LIFT
14'0" X 6'8"
C. FOYER 13'4" X 9'7"
D
UP
DN
TOL
COMMON FOYER 13'4" X 20'4"
F
G
OPEN TERR
103
104
114
48'0" X 50'0"
113
11'0" X 17'7"
112
14'4" X 42'7"
111
14'4" X 42'7"
110
13'5" X 42'7"
109
11'0" X 17'7"
108
11'0" X 42'7"
107
13'5" X 42'7"
106
14'4" X 42'7"
105
14'4" X 42'7"
104
11'0" X 17'7"
103
11'0" X 42'7"
102
13'5" X 42'7"
101
17'4" X 50'0"
10'4" X 13'5"
CUT-OUT
13'5" X 5'6"
6'9" X 9'10"
COMMON FOYER 13'4" X 16'5"
A
B
C
2 MT WIDE PASSAGE
36 MT WIDE ROAD

SECOND FLOOR



TYPICAL FLOOR

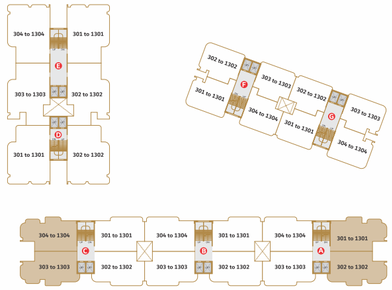


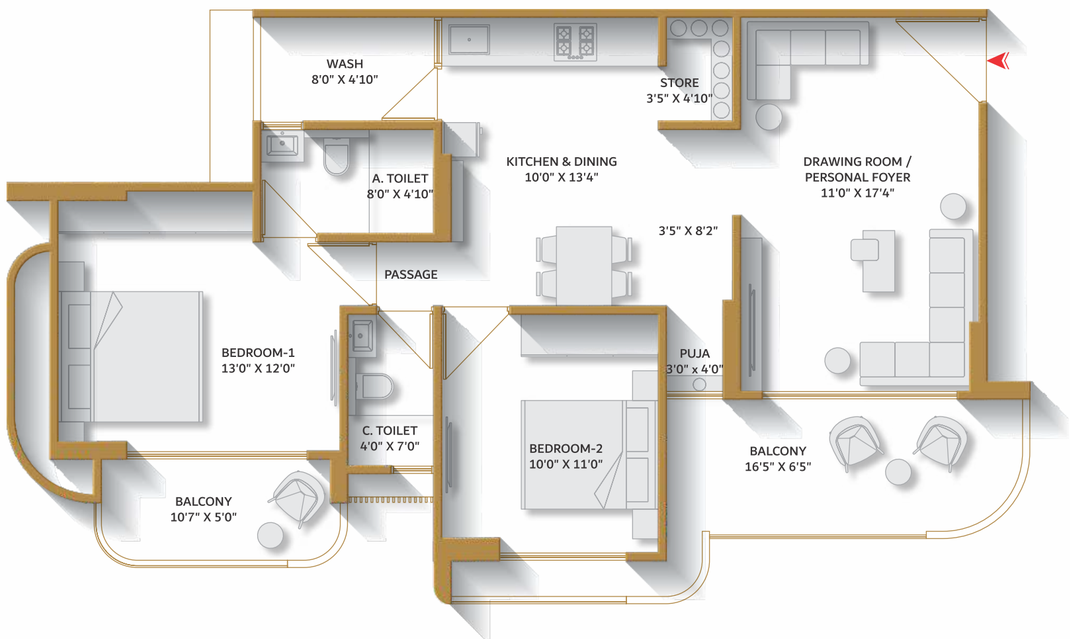
14TH FLOOR


30 MT WIDE ROAD
N
BALCONY
1404
1401
1403
1402
UP
DN
E
COMMON FOYER 13'4" X 29'8"
LIFT
LIFT
C. FOYER 13'4" X 9'7"
D
F
COMMON FOYER 13'4" X 20'4"
G
COMMON FOYER 13'4" X 20'4"
C
COMMON FOYER 13'4" X 16'5"
B
COMMON FOYER 13'4" X 16'5"
A
COMMON FOYER 13'4" X 16'5"
36 MT WIDE ROAD

TYPE-1 (2 BHK)

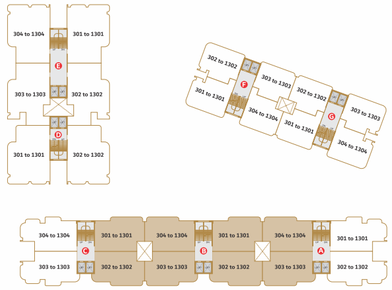
BLOCK - A & C

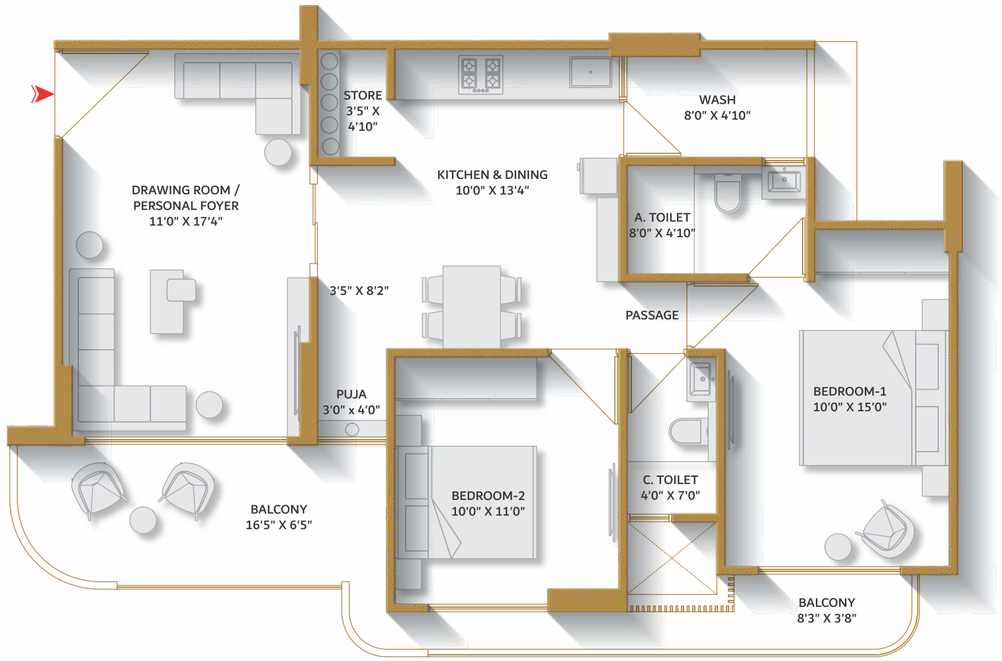




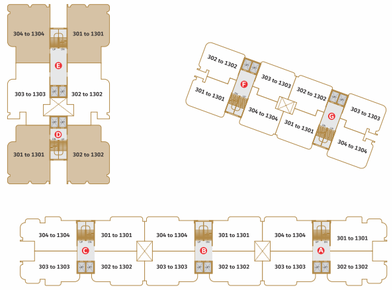
TYPE-2 (2 BHK)

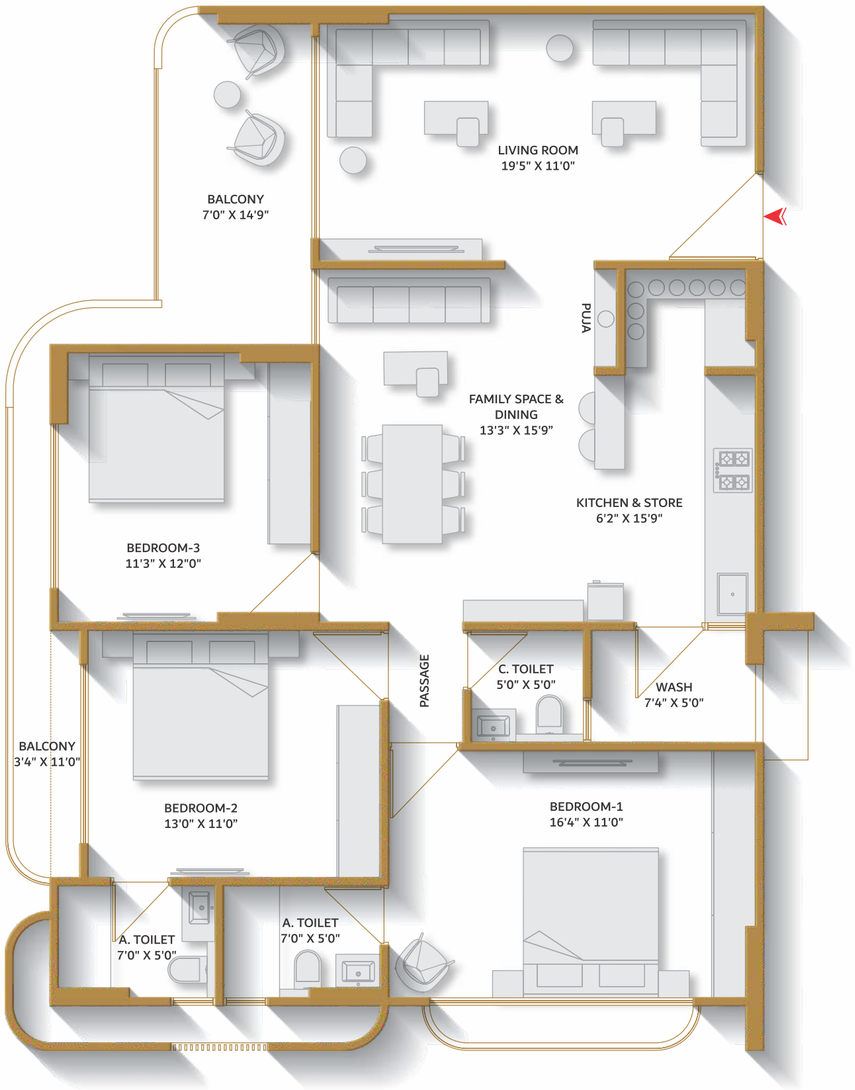
BLOCK - A, B & C



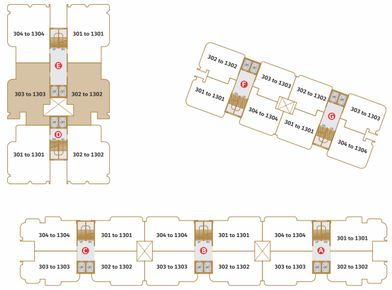


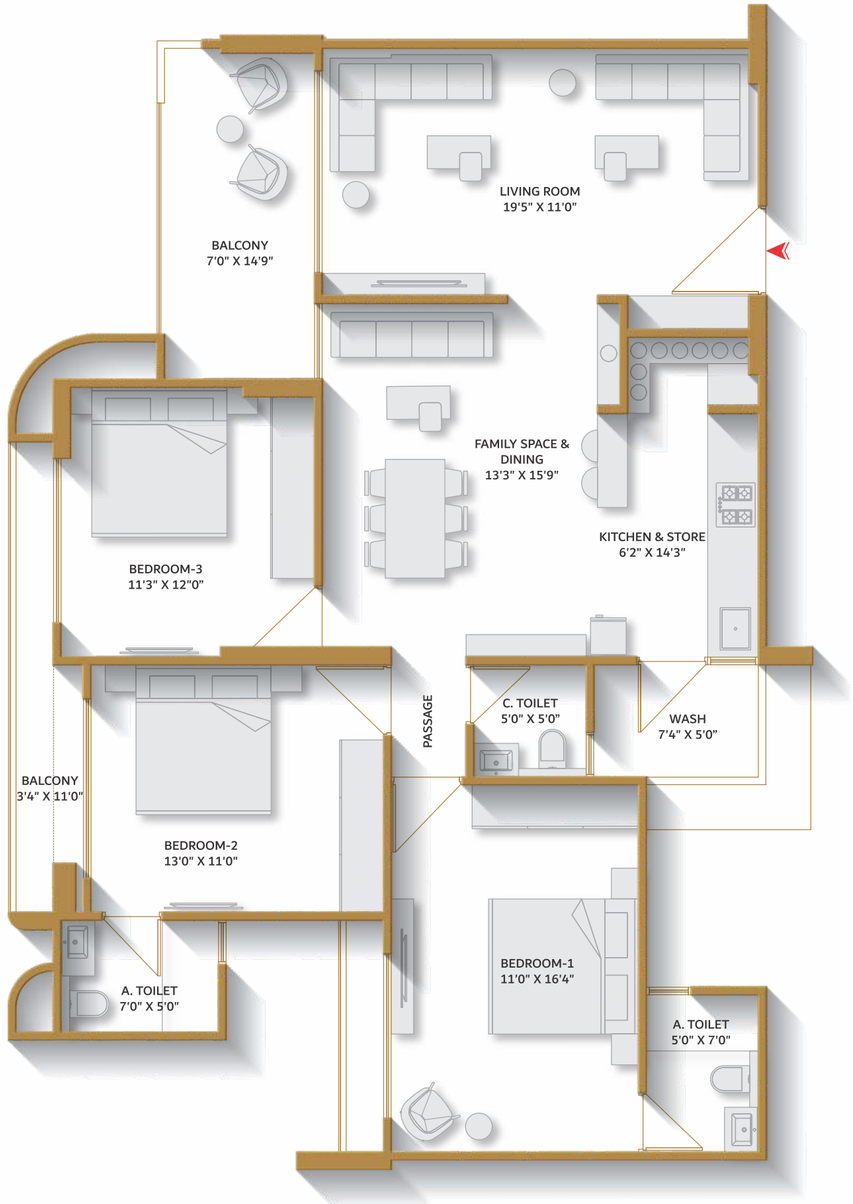
TYPE-3 (3 BHK)
BLOCK - D & E





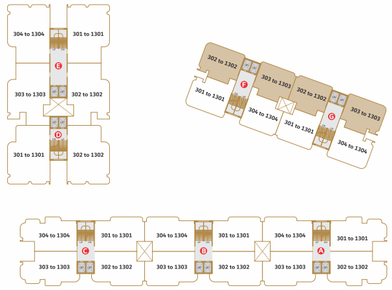
TYPE-4 (3 BHK)
BLOCK - E

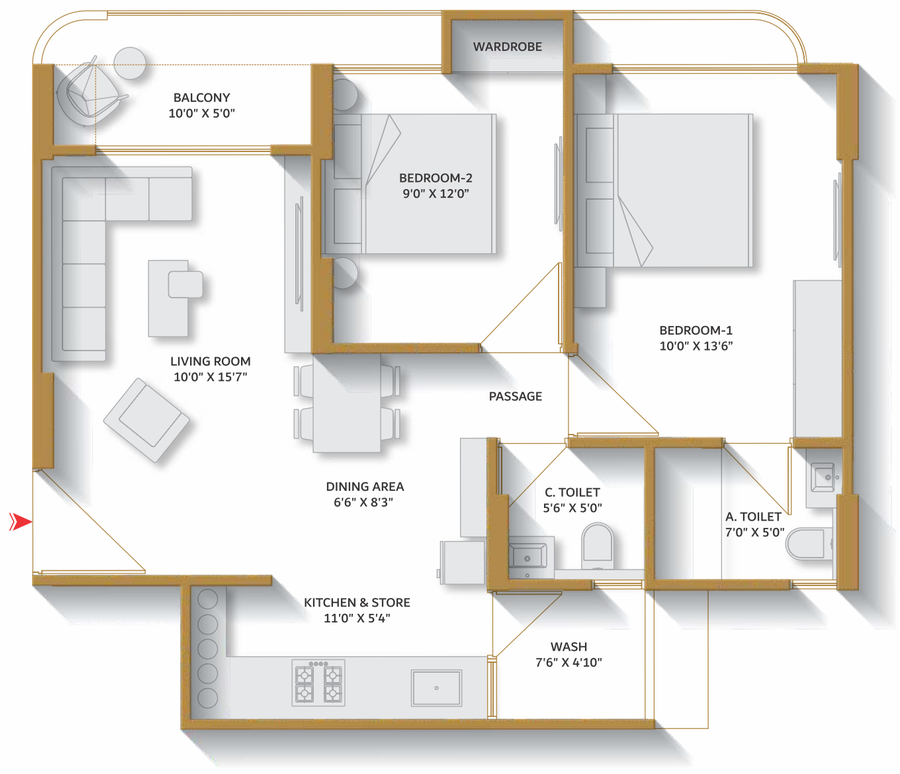




TYPE-5 (2 BHK)

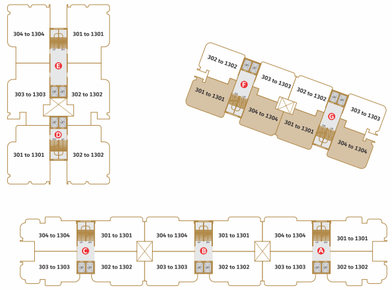
BLOCK - F & G

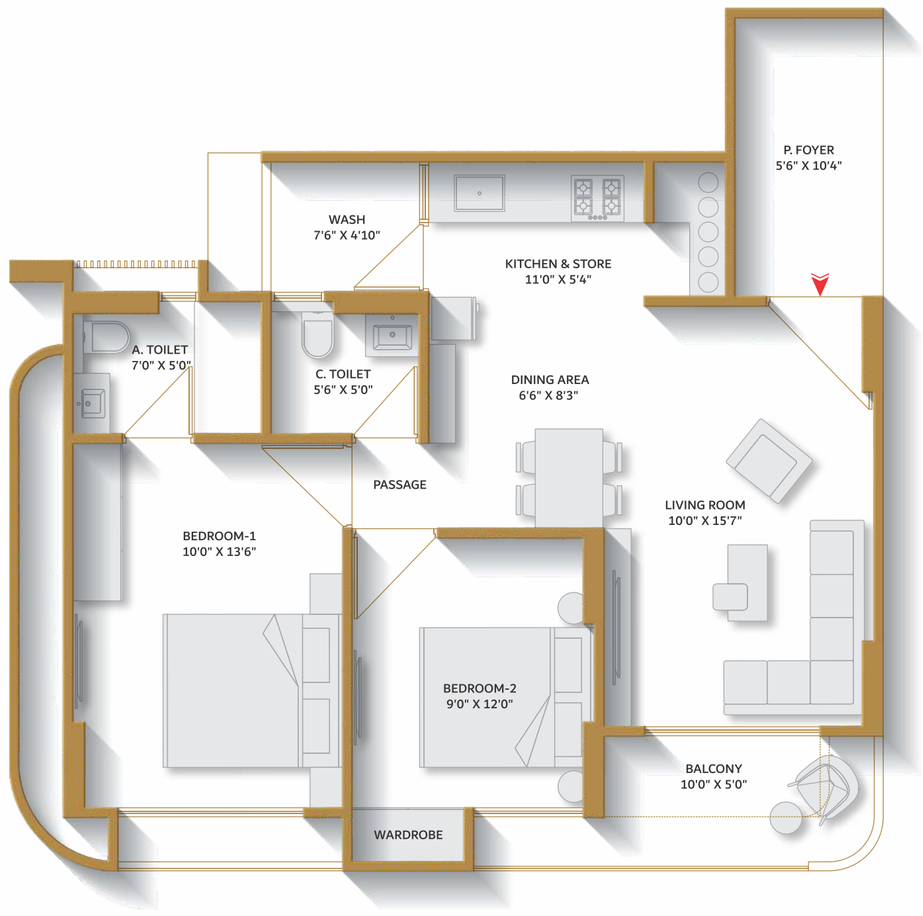




TYPE-6 (2 BHK)

BLOCK - F & G





Specifications

STRUCTURE
RCC : Earthquake resistant RCC frame structure
Masonry : AAC Block (External -100 mm thk. Internal-100 mm thk.)
Double coat plaster : Internal - Single coat mala plaster
External - Double coat texture plaster

FLOORING
Living / Kitchen & bedrooms : Vitrified tiles flooring (800 x 1600)
Living / Kitchen & bedrooms (Block F and G) : Vitrified tiles flooring (600 x 1200)
Balcony : Vitrified tiles flooring
Utility : Vitrified tiles flooring (600 x 600)
Foyers : Vitrified tiles flooring (600 x 1200)
Bathroom : Vitrified tiles flooring (600 x 1200)

DOORS & WINDOWS
Main door : 30 mm thick flush door with both side laminated finish
Other doors : 25 mm thick flush door
Windows : Powder coated aluminum window with stone jambing

TOILET
CP fittings : Jaquar, CERA or equivalent
Sanitary ware : Jaquar, CERA or equivalent
Plumbing piping : Astral, Ashirwad or equivalent

ELECTRIFICATION
Concealed wiring : RR Kabel, Polycab, KEI cable or equivalent
Modular switches : Koncept or equivalent
MCB distribution panel : Schneider / Havells or equivalent

COLOR
Internal : Putty finish (Asian paint, Berger or equivalent)
External : Rustic finish (Asian paint, Berger or equivalent)
Amenities area : Plastic paint & texture (Asian paint, Berger or equivalent)

WATER PROOFING
Water proofing in all sunk slab
China mosaic / ceramic tiles water proofing on terrace

GENERAL
Lift : High speed elevator (Schindler / Kone / Omega or equivalent)
Internal road : Trimix RCC road
Parking : RCC trimix in parking

Past projects

OM SKY
Type 2 & 3 BHK | **Year** 2019 | **Location** Science City

KRUPA
Type 3 BHK | **Year** 2022 | **Location** Thaltej

Elegance
Type 3 BHK | **Year** 2024 | **Location** Zundal

Villa
Type 3 BHK | **Year** 2024 | **Location** Deesa

30 HEIGHTS
2 & 3 BHK PLANNED LIVING

DEVELOPER
mba GROUP ELEVATED ETHICS

ARCHITECT
ARCQUB DESIGN STUDIO

MEP CONSULTANT
AASHIR ENGINEERING PVT. LTD.

STRUCTURE
APEIRON CONSULTING ENGINEERS

SITE
120 Ft. Road, Nr. Sakar Prime, Zundal,
Ahmedabad - 382421.

Notes

- Changes in elevation shall not be allowed to be done by members of society. All the government & semi-government charges like stamp duty, GST and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately.
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