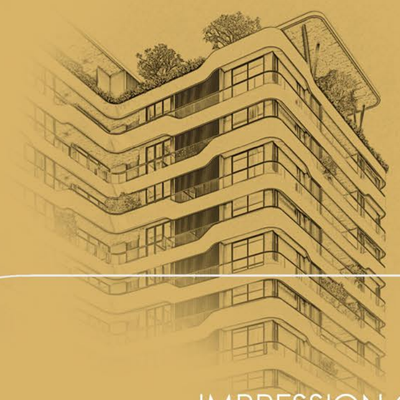
madhuvan®
GROUP
DEVELOPING LIFESTYLE

impression



IMPRESSION OF STATURE...

It's designed amidst 65% of open spaces to provide
you with a sense of freshness and freedom that you aspire for.

madhuvan
impression

4
BHK
MODERN LIVING



ABOUT MADHUVAN GROUP...

madhuvan®
GROUP

DEVELOPING LIFESTYLE

Madhuvan Group is one of Vadodara's most Premium Real Estate Developers. With more than Two Decades of experience in Real Estate we are unstoppable in our endeavor to build a Dream Life for thousands of Families. Each of our projects is a realized dream of Superior Life Style and Supreme Experiences.

Madhuvan Group is known for its Innovative Concepts, Incomparable Quality and Exceptional Service. With a stellar Repute, Unique Designs and Unwavering Trust of our Customers Madhuvan Group has successfully left Impressive Footprint in Vadodara.



ABOUT ARCHITECT POINT OF VIEW...

Madhuvan Impression is a community apartments project, that observe three individual towers, connected with the passages and circulation bays. Projected as a monolithic structure, these towers have straight lines in the facades connecting the three towers with an undulated edging designed to break the monotony.

The approach road lies on the South side, and the layout is designed in way that offers East facing houses for optimum day-light, and a clear open path for the south-west wind giving ample cross-ventilation. The ground floor is developed as various landscaped garden spaces, pool, children play area, whereas the terrace planning offers rejuvenation areas for an elite lifestyle.

uneven.in


MADHUVAN
IMPRESSION
BUS STOP

Spacious Balcony
To Most Spaces

65% Open Campus

@45 Terrace Amenities
MTR.

IMPRESSION OF BRIGHT HOME...

Nobody counts the number of struggle you do they remember the good impression you make when you have a bright home.

04 Side Open All Side
Secured

39 Limited Homes
Unlimited Possibilities

13 Storeys Many Stories

impression of life





39

LUXURIOUS AMENITIES

IMPRESSIONS OF FASCINATION

Stylishly designed. Delightfully priced. Here is one place that speaks your language. Thoughtfully conceived, Madhuvan Impression is a high-rise residential complex that blends modern conveniences and amenities with an enriching lifestyle. you Celebrate life's countless memorable

INDOOR AMENITIES

- Spa Room
- GYM
- Multipurpose Hall
- Home Theater
- Lounge
- Zumba Zone
- Table Tennis Room
- Yoga Zone
- Intercom Facility from Security to Apartment
- Sauna & Steam
- Library
- Cafeteria
- Game Room

OUTDOOR AMENITIES

- Kids Pool
- Barbeque Area
- Lush Green Landscape Garden
- Gazebo
- Garbage Collection Zone
- Terrace Garden
- Swimming Pool With Deck
- Kids Play Area
- Rain Shower
- Box Cricket
- Pickup & Drop-off Zone
- Rain Water Harvesting
- Reception Area
- Sr. Citizen Sitout

OTHER AMENITIES

- Wi-Fi Zone
- Driver Room
- 24 Hours Water Supply
- Water Softener Plant
- Society Office
- Provision of EV Charging Point
- Power Back Up in Common Area
- 3 Lift in One Tower
- 24x7 CCTV Surveillance & Security
- Boom Barrier
- Provision of Heatpump
- Provision Mechanical Parking





EXPERIENCE NEWER HEIGHTS OF OPEN LUXURY...



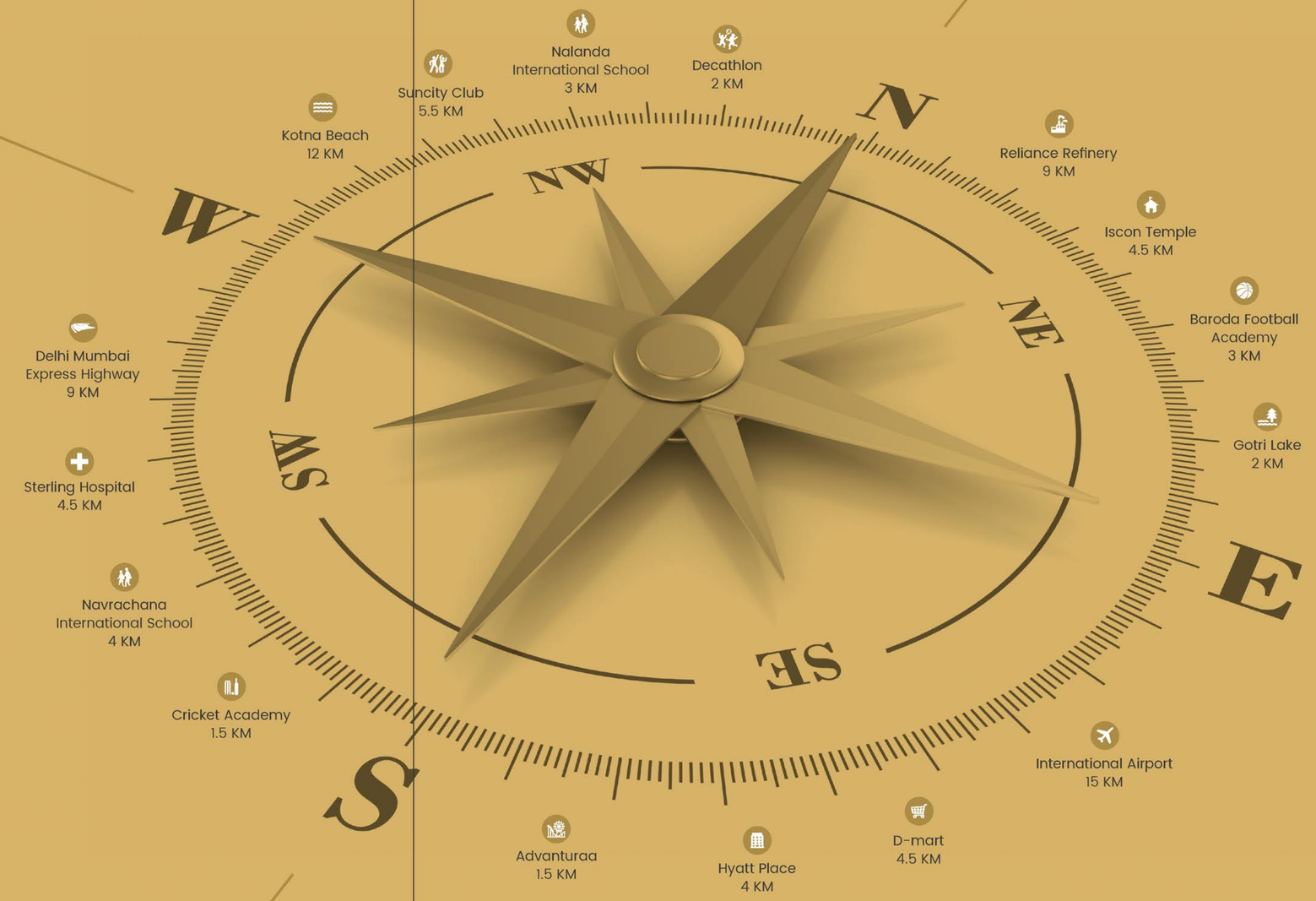




madhuvan
impression

IMPRESSION OF LOCATION...

A well planned residential project that is conveniently situated in close proximity to schools, stores, shopping malls, and other necessary facilities.






HALL
MADHUVAN IMPRE

GROUND FLOOR PLAN



1ST TO 13TH
FLOOR PLAN

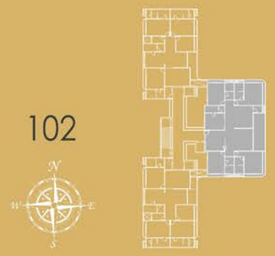






4 BHK
UNIT PLAN

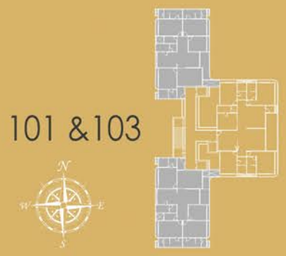
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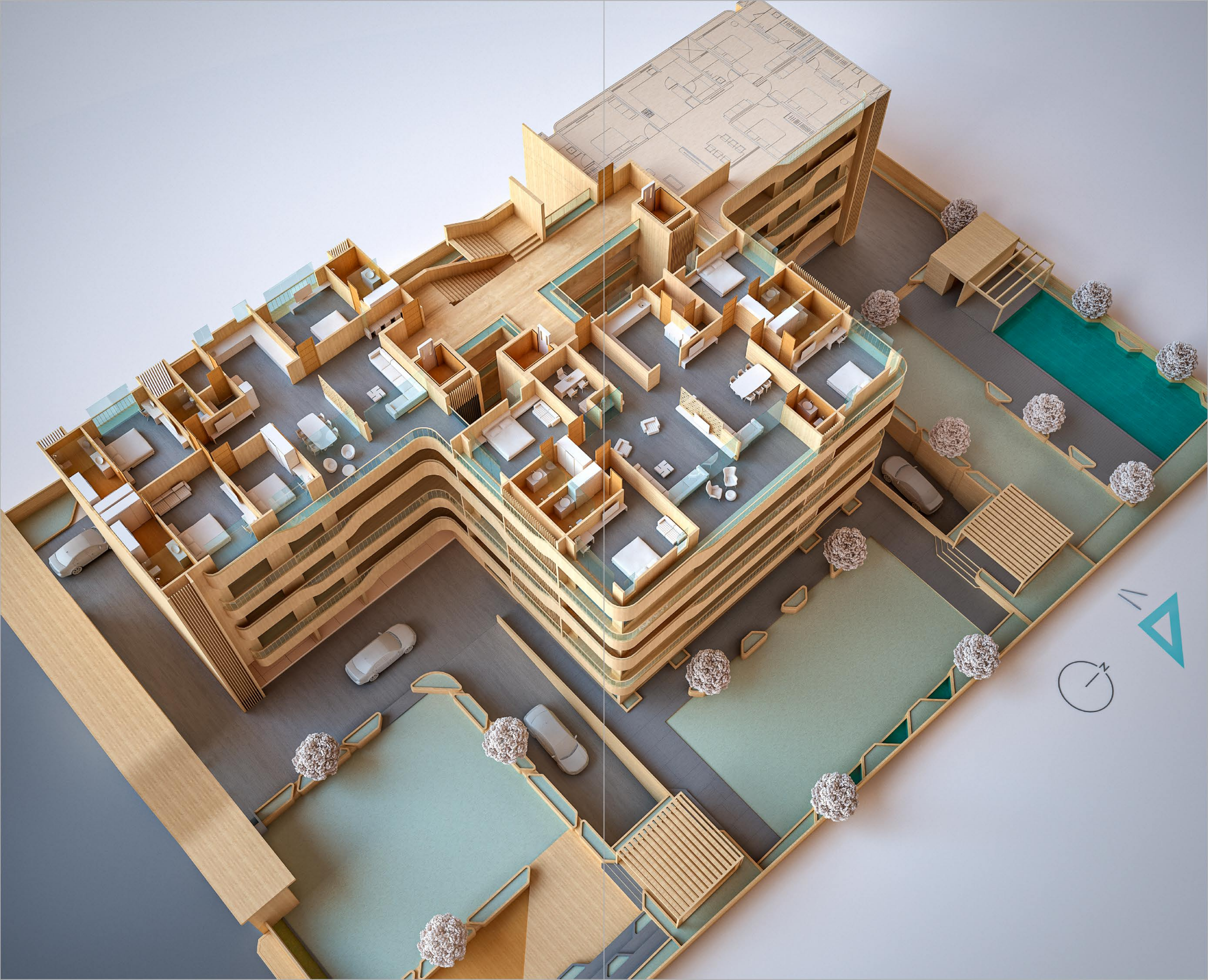


4 BHK
UNIT PLAN

101 &103

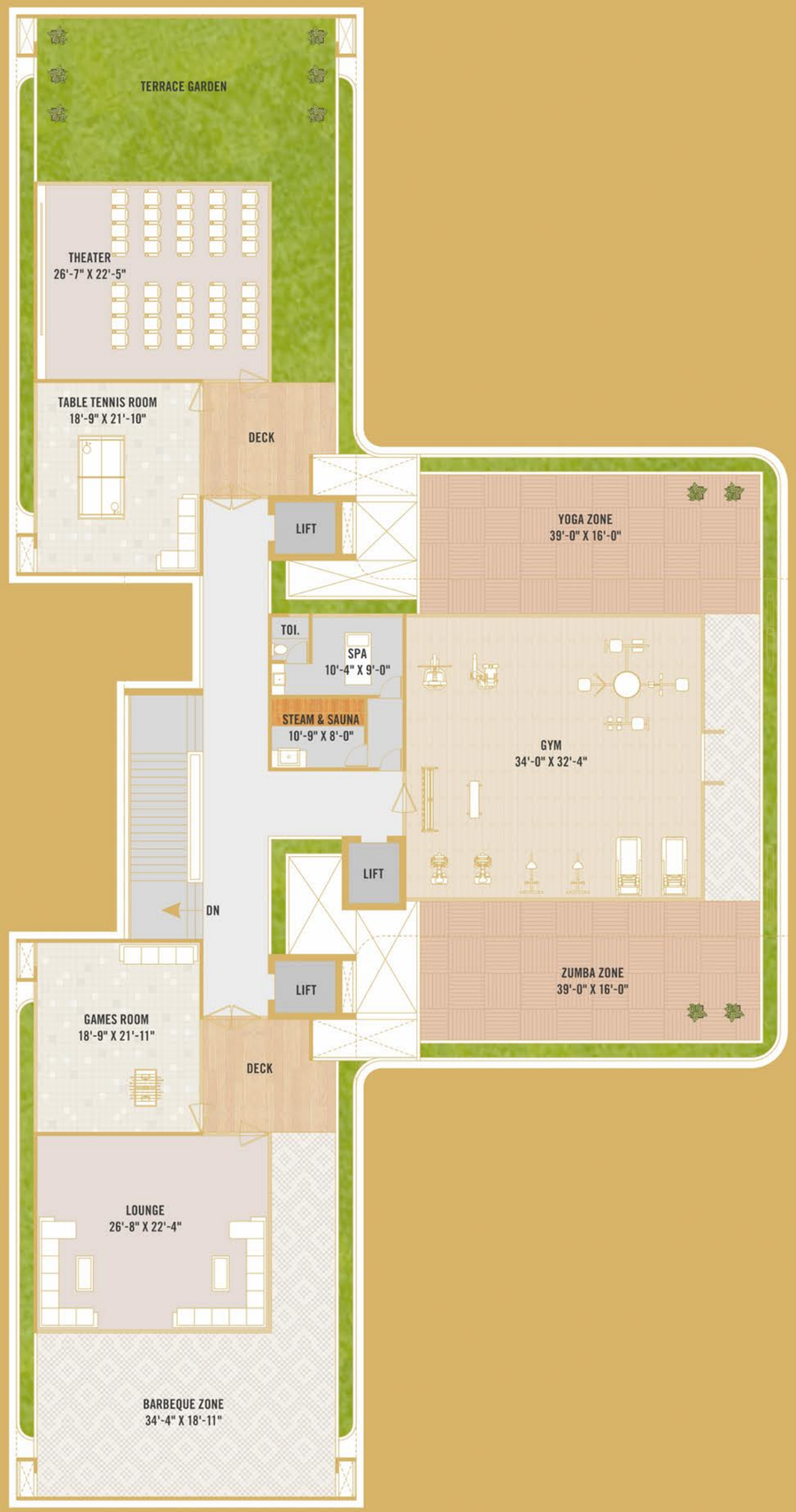








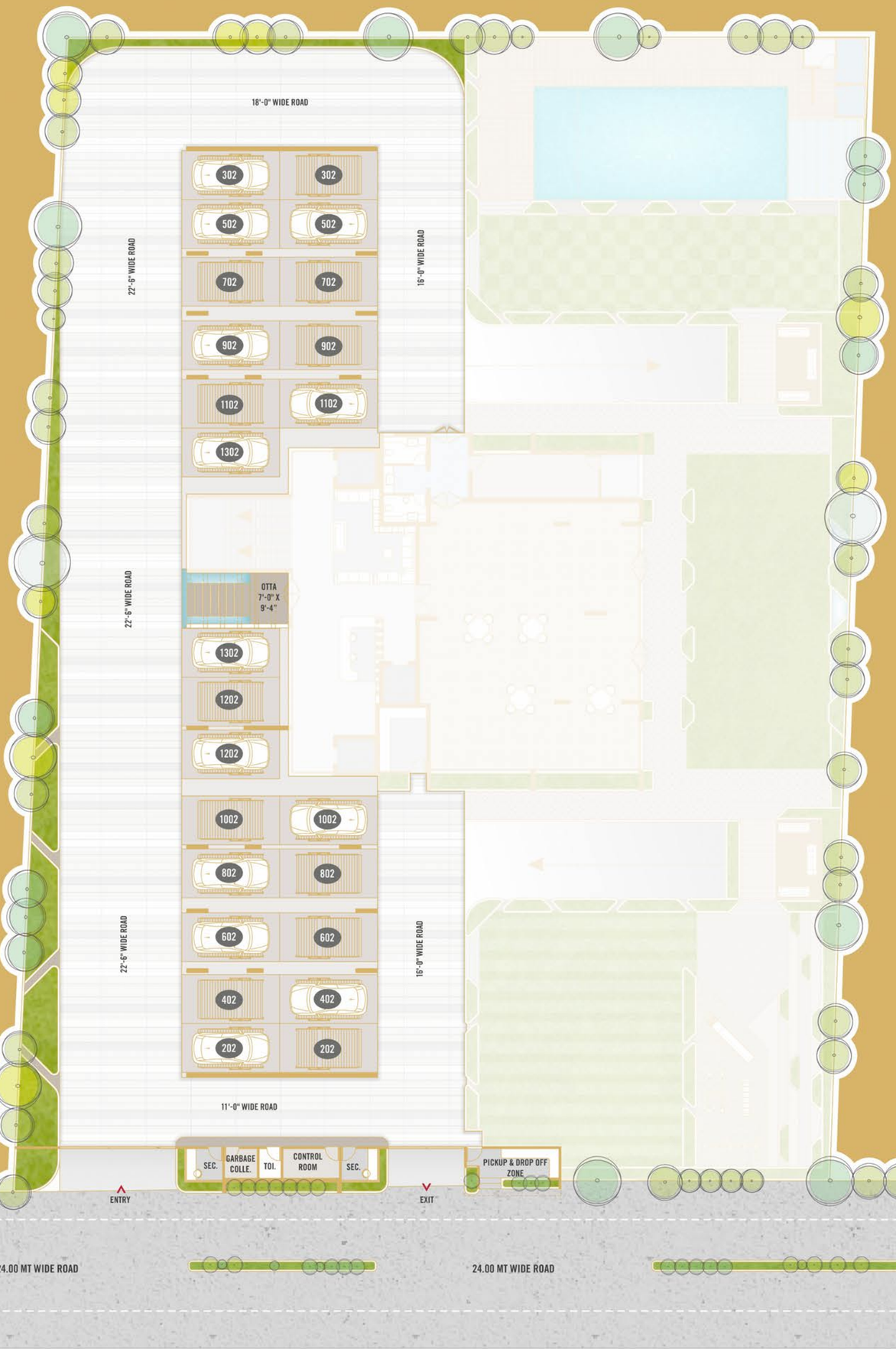
9 TERRACE PLAN







GROUND
FLOOR PARKING PLAN



BASEMENT
PLAN



PREMIUM SPECIFICATIONS

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 :** GVT Italian Color Tiles In Entire Apartment.
- **Toilets :** Vitrified GVT Tiles To Lintel Level On Wall And Floor With Anti-slip Tiles.
- **Kitchen :** Designer Ceramic Tile Dedo Above Platform.
- **Washing Machine, Dryer And Dishwasher Point :** One Cold Water Inlet And Drainage Outlet For A Washing Machine Shall Be Provided In The Utility. Provision For Dryer And Dishwasher In Work Area.

BATHROOM

- High Quality Branded CP Fitting & Sanitary.
- Flush Tanks Which Conserve Water.
- Connected Diverter For Hot & Cold Water For Washbasin And Shower.
- **Cockroach Traps :** A Detachable Stainless Steel Cockroach Trap Bid Shall Be Provided In All Bathrooms.
- 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.
- Provision Of Hot Water Heat Pump For Individual Apartment.

LANDSCAPE

- Designer Landscaping, Paved Driveways, Lightings Etc.
- **Balconies :** Rustic / Antiskid / Ceramic Tiles. All Balconies With Glass 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.

DOORS & 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 Or UPVC Sliding Windows.

ELEVATORS

- High Speed 8 Passengers Lifts With ARD & Automatic Doors.

KITCHEN

- Natural / Artifical Premium Stone Sandwiched Platform With Single Bowl Sink With Drain Board.

WALL FINISH

- **Wall Treatment :** Internal Walls - Finish With Primer And Putty. Service Area With Premium Emulsion.
  External Walls - Weather Shield Exterior Paint With Texture Finish.

OTHERS

- CCTV Surveillance In Common Areas.
- Generator Power Backup For Common Facilities.
- Provision For Exhaust Fans In All Bathrooms.
- Intercom Facility From Security Cabin To Each Flat.
- 24 Hours Security. Security Cabin Painted With Textured Paint.
- Automatic Gate.
- Advanced Fire Fighting System On Ground And Basement.
- Main Lobby - Air - Conditioned With Seating. Well - designed Interiors With False Ceiling & Decorative Lights.

PAYMENT CONDITION

05% Booking Amount | 25% Within 15 Days Of Agreement To Sell | 10% Plinth Level | 10% 2nd slab | 10% 4th slab | 10% 7th slab | 10% 10th slab | 10% 13th slab | 05% Plaster Level | 05% At The Time Of Agreement (Dastavej)





SCAN FOR LOCATION

www.madhuvanimpression.com

PROJECT BY :

madhuvan® GROUP
DEVELOPING LIFESTYLE

madhuvan impression

SITE FULL ADDRESS :
Madhuvan Impression, 30 mtr. Sevasi - Bhayli Canal Road,
Nr. Red petal Party Plot, Sevasi, Vadodara - 391101.

CONTACT : 95 123456 12 | 9909 804 804

Rera No. : PR/GJ/VADODARA/VADODARA/Others/RAA10755/101022
www.gujrera.gujarat.gov.in

ARCHITECT : UNVAN

STRUCTURE CONS. : VYOM CONSULTANTS

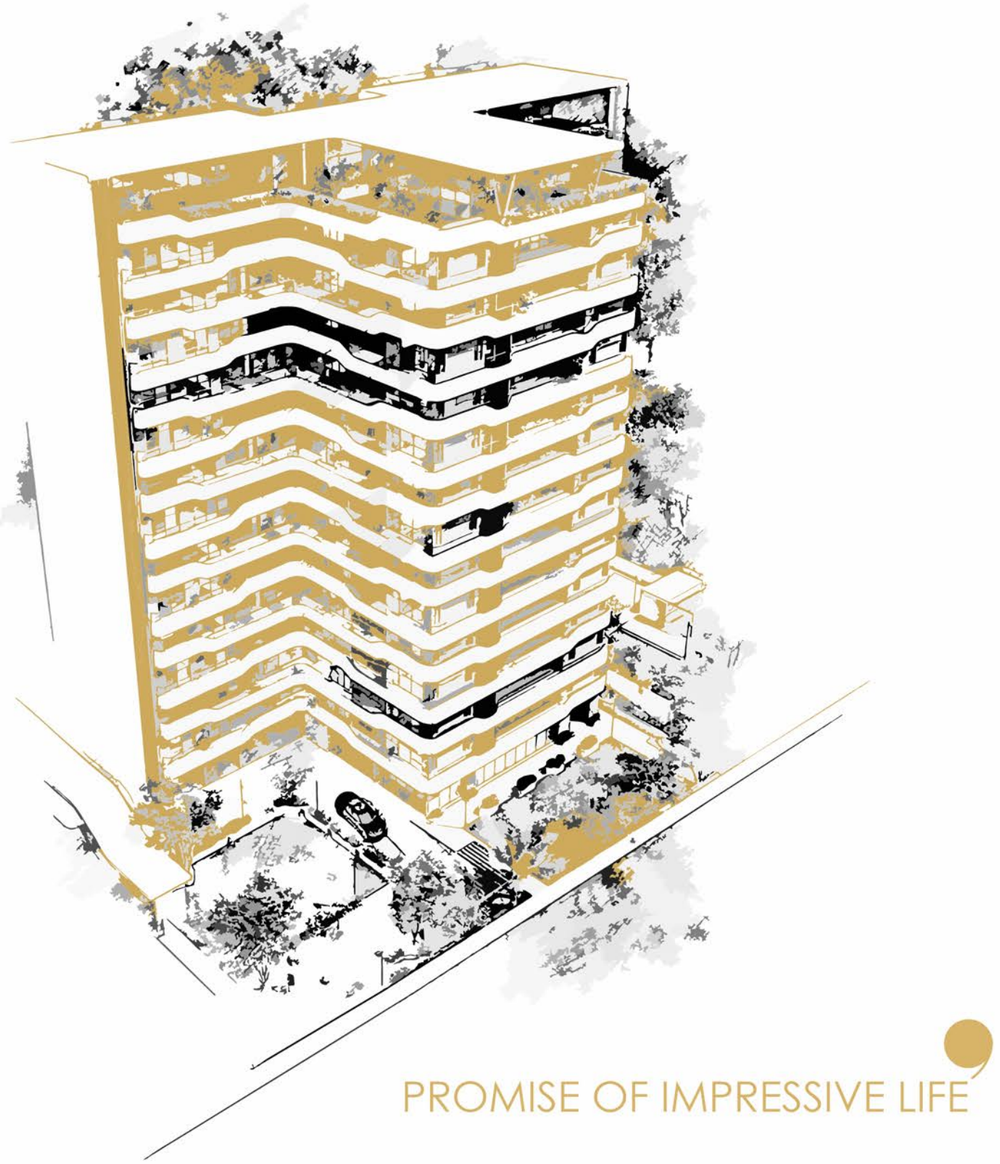
MEP : Oriental Electricals Engineers & Consultants

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madhuvan
impression

People who embrace change, people who always take the road less travelled. Yes, people like you, Madhuvan Impression is for you...



PROMISE OF IMPRESSIVE LIFE

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