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BRUSHELLZ LANDMARK LLP

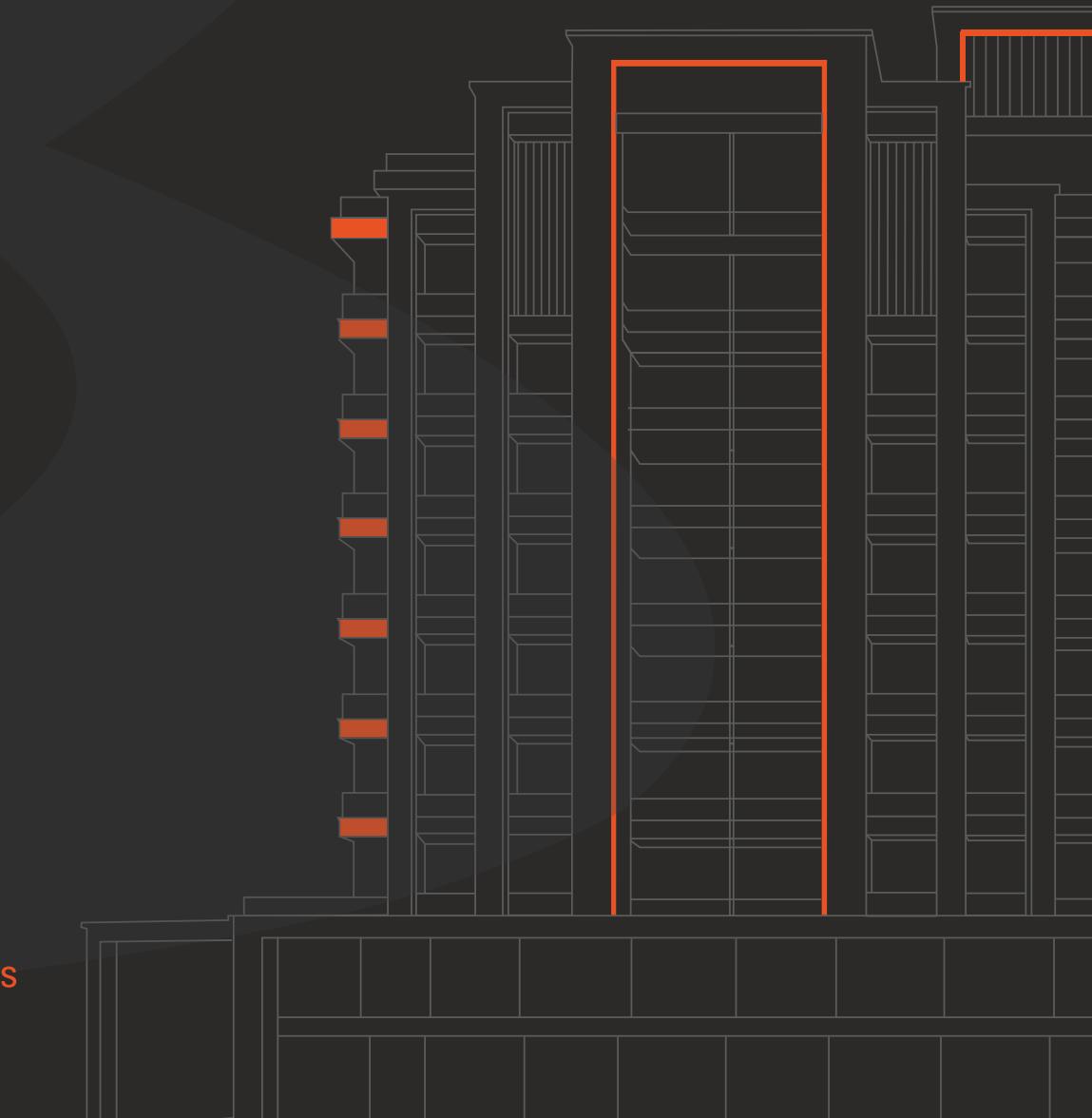
Site: "Landmark Brushellz",
Nr. Safron Galaxy, Vasna-Bhayli Connecting Road,
24 Mtr. Road, Nr. Kismat Chowkdi, New Tandalja - 390012

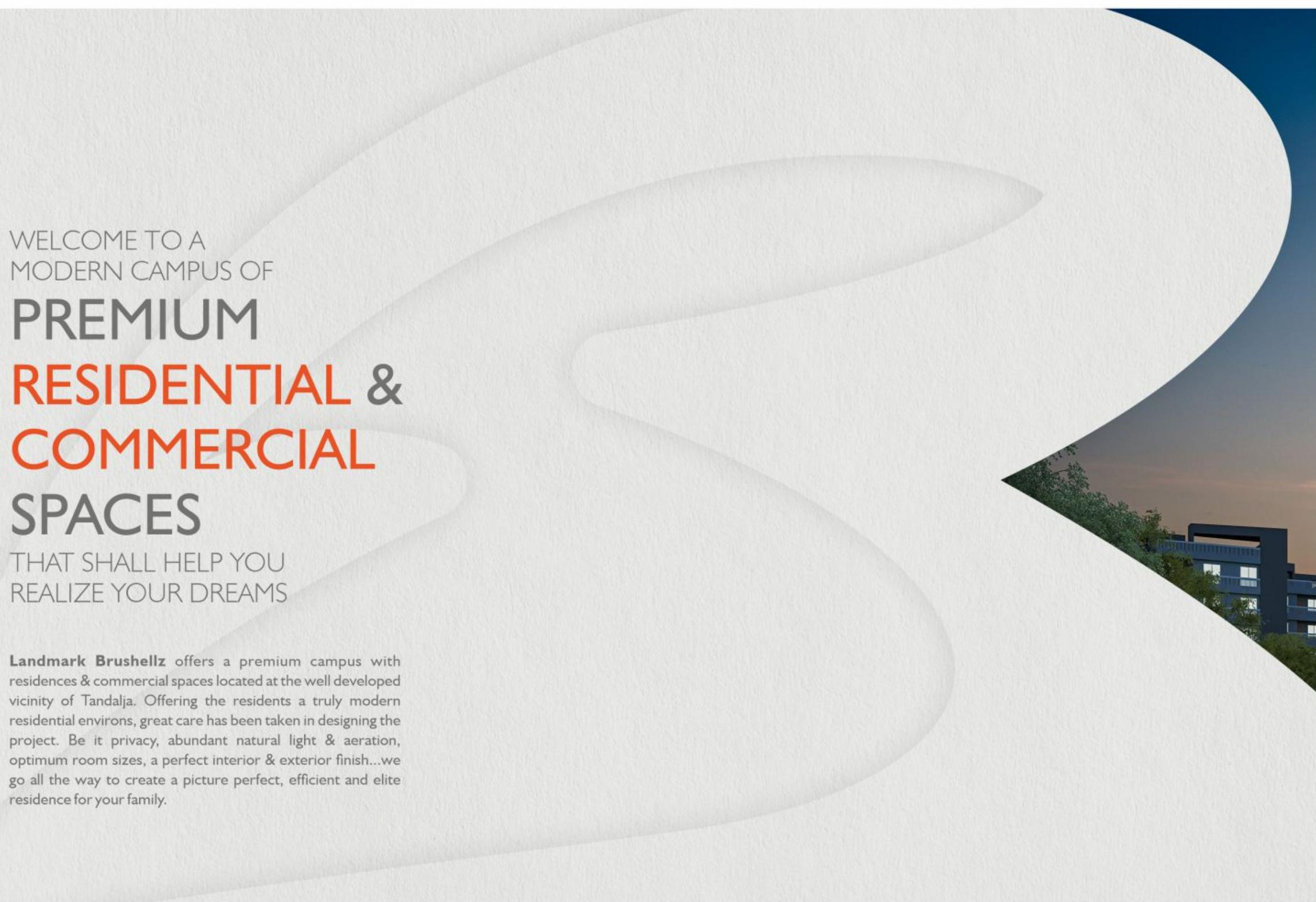
+91 82006 25905 / 97242 83084 / 83206 86691

E-mail: landmarkbrushellz@gmail.com

Architect: Alter Architects Structure: Zarna Associates

2 & 3 BHK APARTMENTS / 3 & 4 BHK PENTHOUSE & / SHOPS





WELCOME TO A
MODERN CAMPUS OF
**PREMIUM
RESIDENTIAL &
COMMERCIAL
SPACES**

THAT SHALL HELP YOU
REALIZE YOUR DREAMS

Landmark Brushellz offers a premium campus with residences & commercial spaces located at the well developed vicinity of Tandalja. Offering the residents a truly modern residential environs, great care has been taken in designing the project. Be it privacy, abundant natural light & aeration, optimum room sizes, a perfect interior & exterior finish...we go all the way to create a picture perfect, efficient and elite residence for your family.



LIFESTYLE
AMENITIES

THAT ENRICH YOUR LIFE!

-  Magnificent AC Clubhouse / Player Hall (Ibadatgah)
-  Landscaped Garden
-  Children's Play Area with Sand Pit
-  Indoor Games & Recreational Activities
-  Sit out Zone with contemporary landscape

Landmark Brushellz offers an excellent lifestyle for its residents. The central area of the campus overlooks the 4 towers with a Landscaped Garden and Clubhouse.

A rare feel of spaciousness prevails all around the campus, apart from use of premium material specifications and an excellent finish to create a remarkable abode.

All this and more comes at the most affordable price tag making your investment at **Landmark Brushellz** an ideal decision.



SALIENT FEATURES

 24x7 power backup for common areas

 Allotted basement & ground floor Parking with ample parking space

 Fire safety system on each flat with fire hydrant

 Fully Automatic synchronised smart lift

 Ample water storage with underground & overhead water tanks

 24x7 CCTV camera surveillence in whole campus

 Security guard for entrance gate security

SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. frame structure with brick masonry.

LOBBY & FOYER

- Matt Finish Stone Flooring with plush interiors.
- All Lobby Walls & Ceiling in paint .

WALL FINISH

- 2 Coat Putty with primer finish on internal walls.
- Weather Proof Paint on external walls.

FLOORING

- Double charged Vitrified Tiles in all rooms.
- Stairs: Stone Treads.

KITCHEN

- Granite platform with S.S. Sink & Swivel Tap.
- Vitrified Tiles upto lintel height over the platform.
- Wash Area with Dado Tiles & Flooring.

BATHROOMS

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti Skid Floor Tiles Granite Counter with Ceramic Wash Basin.
- Tiles up to lintel level in all bathrooms.

DOORS & WINDOWS

- Main Door: High Quality Granite frame door with veneer paneling on both sides.
- Powder coated aluminium sliding windows with mosquito net & toughened glass.

ELECTRICAL

- Concealed copper ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical points in all areas.
- Provision for TV points at convenient locations.





Pasting



LAYOUT PLAN GROUND FLOOR



LAYOUT PLAN

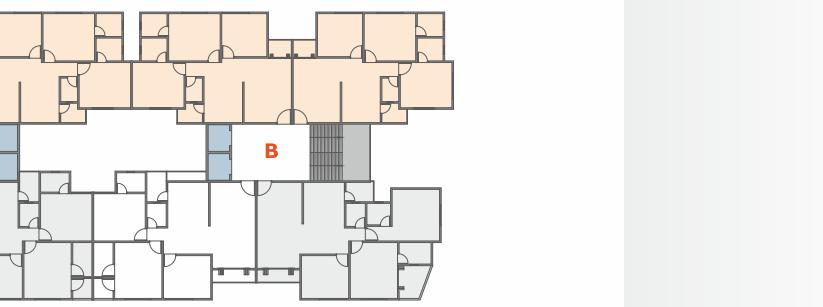
1st FLOOR

Pasting



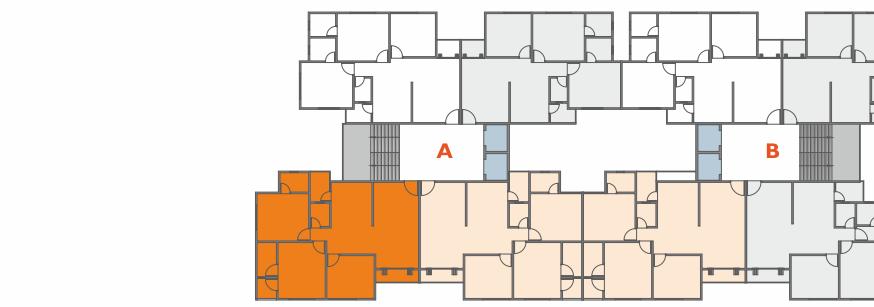
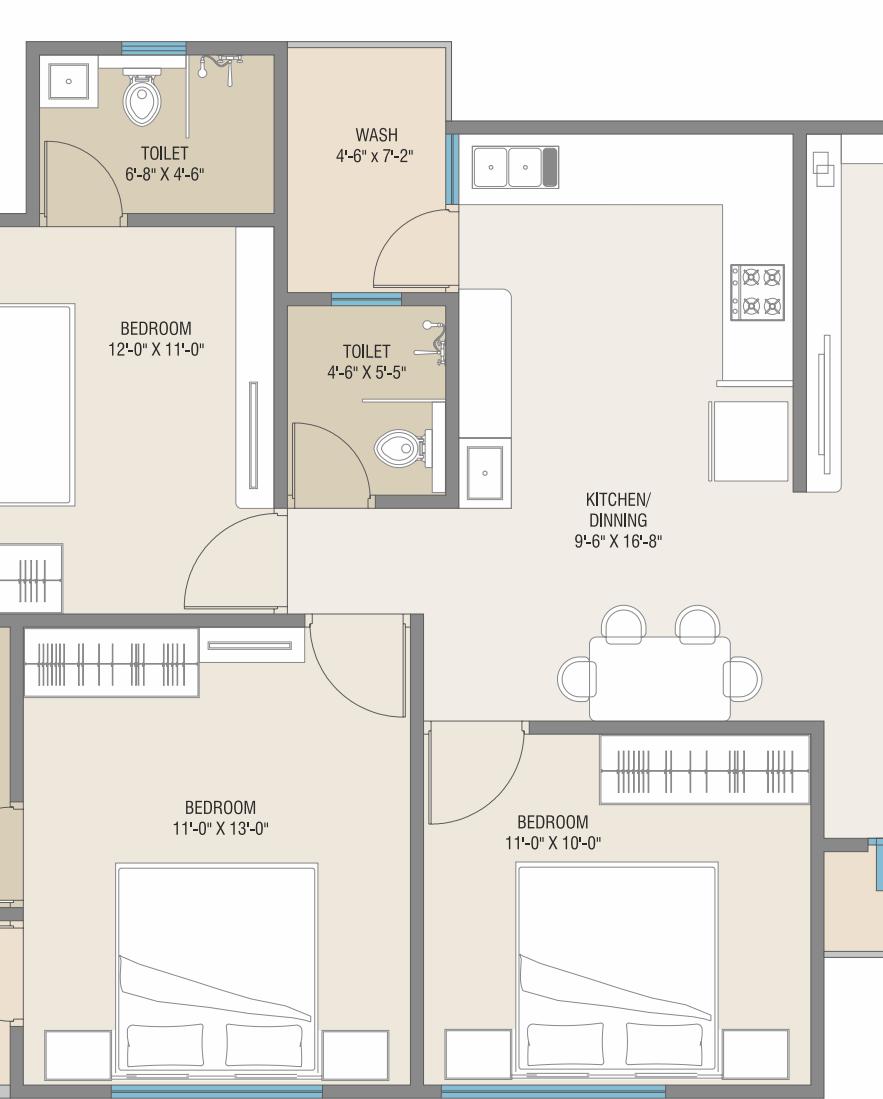
TOWER A-B
3BHK (TYPE-1)
1st To 7th FLOOR PLAN

BUILT UP AREA : 885 SQ.FT.



TOWER A-B
3BHK (TYPE-2)
2nd To 7th FLOOR PLAN

BUILT UP AREA : 1032 SQ.FT.



24.00 MTR WIDER ROAD

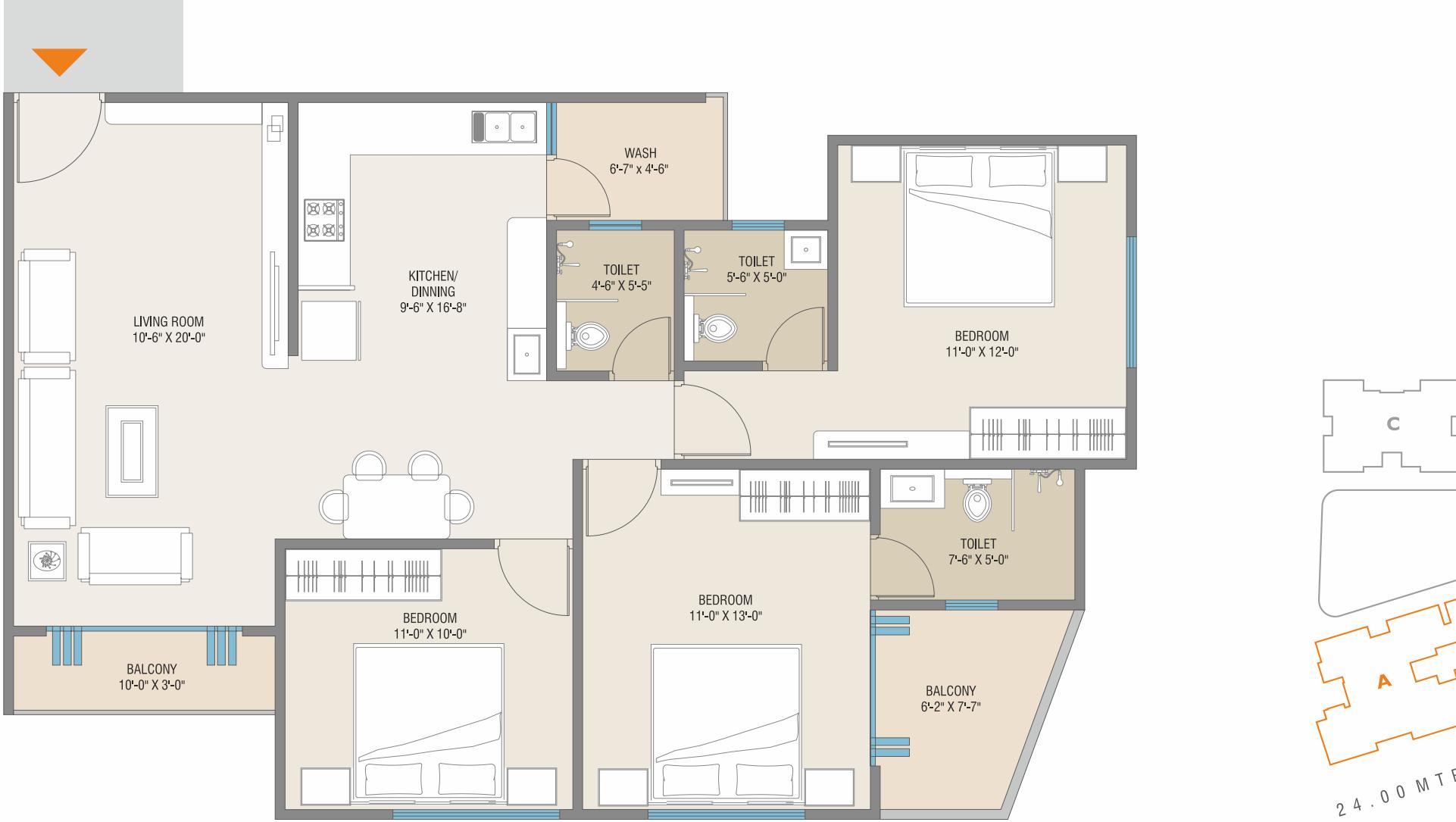
24.00 MTR WIDER ROAD

TOWER B

3BHK (TYPE-3)

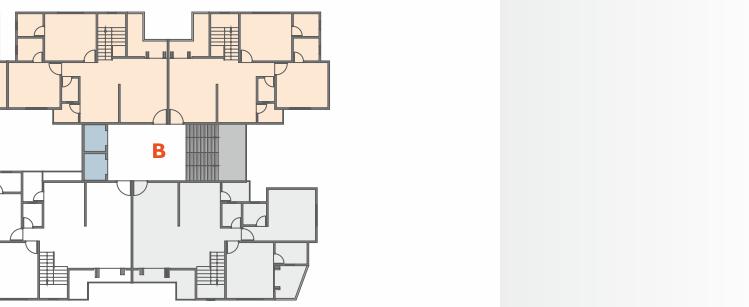
2nd To 7th FLOOR PLAN

BUILT UP AREA : 1080 SQ.FT.



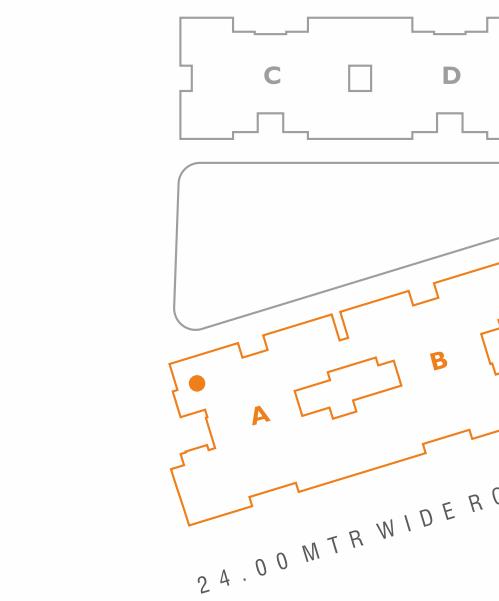
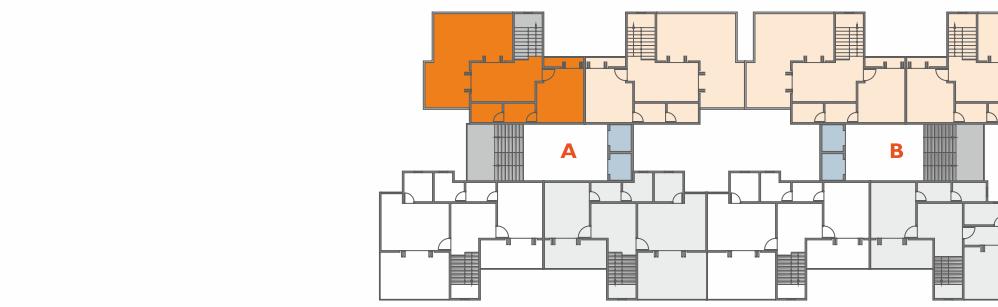
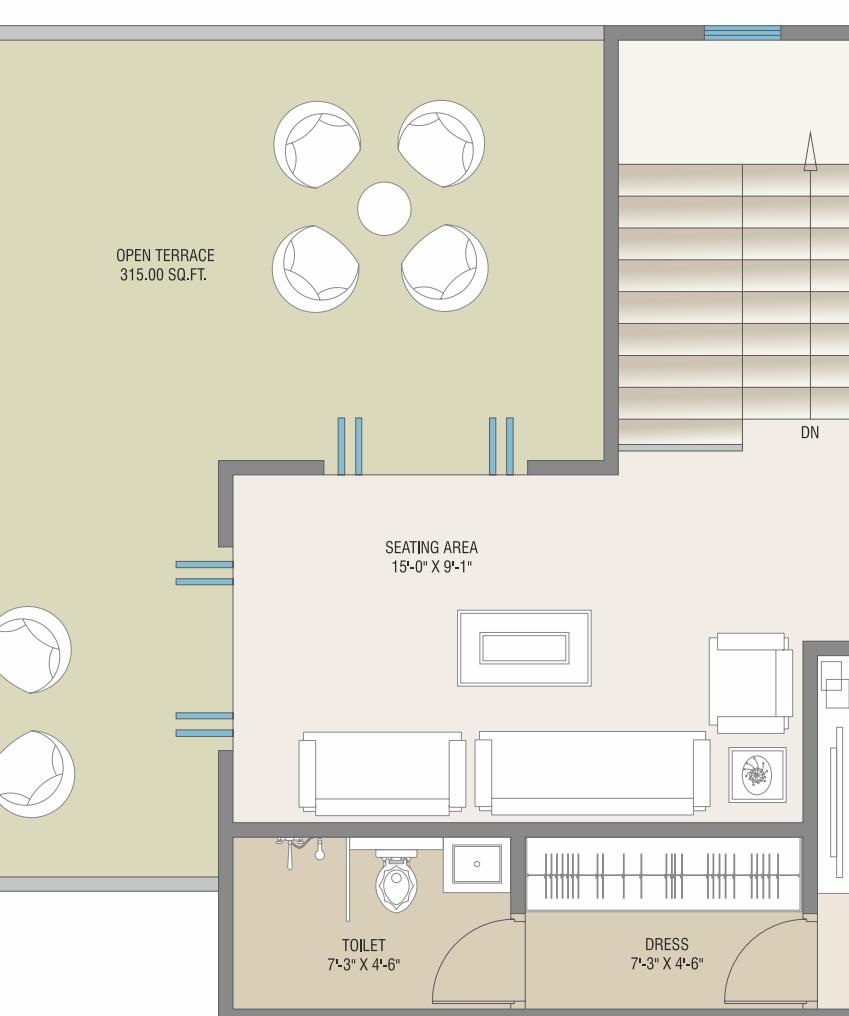
TOWER A-B
LOWER PENTHOUSE
3BHK (TYPE-I) 8th FLOOR PLAN

BUILT UP AREA : 821 SQ.FT.



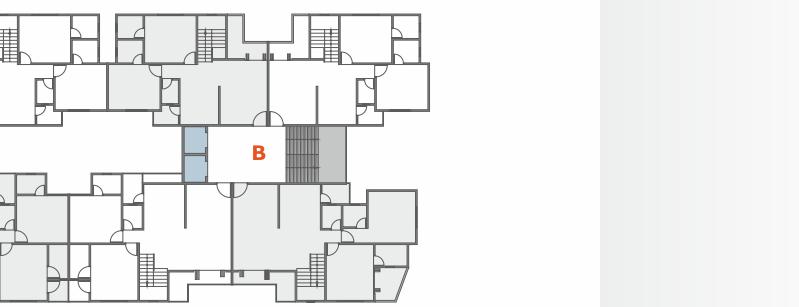
TOWER A-B
UPPER PENTHOUSE
3BHK (TYPE-I) 9th FLOOR PLAN

BUILT UP AREA : 466 SQ.FT.



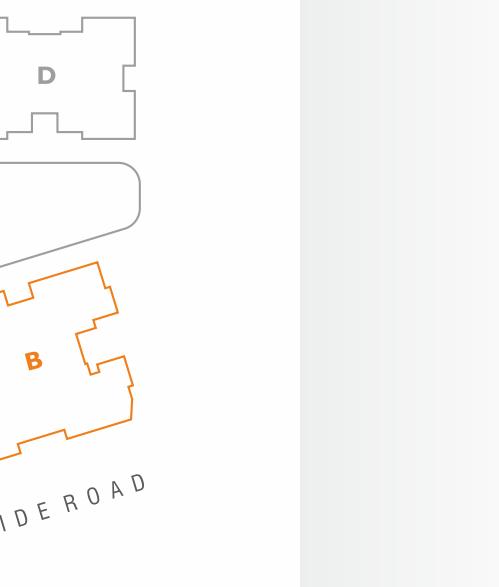
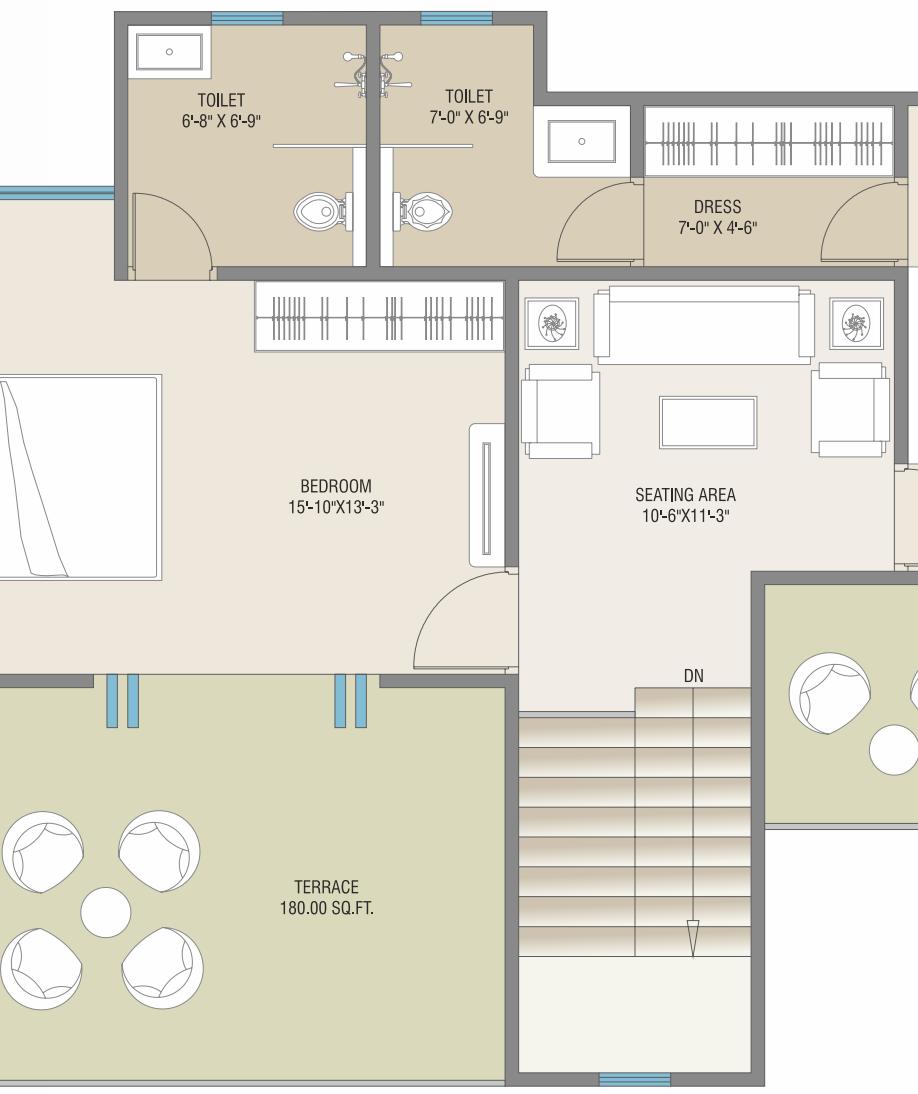
TOWER A-B
LOWER PENTHOUSE
4BHK (TYPE-I) 8th FLOOR PLAN

BUILT UP AREA : 970 SQ.FT.

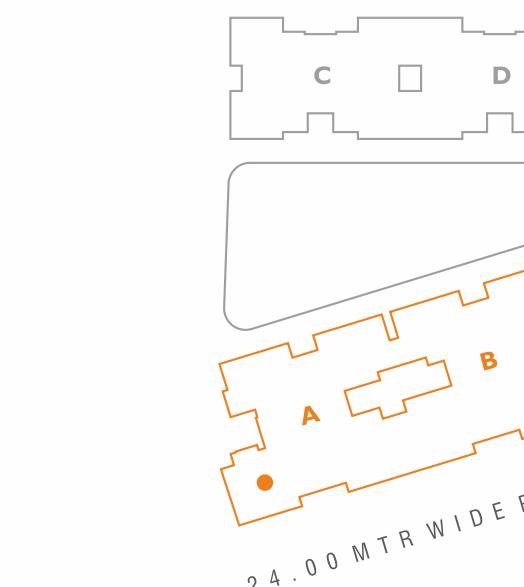


TOWER A-B
UPPER PENTHOUSE
4BHK (TYPE-I) 9th FLOOR PLAN

BUILT UP AREA : 686 SQ.FT.



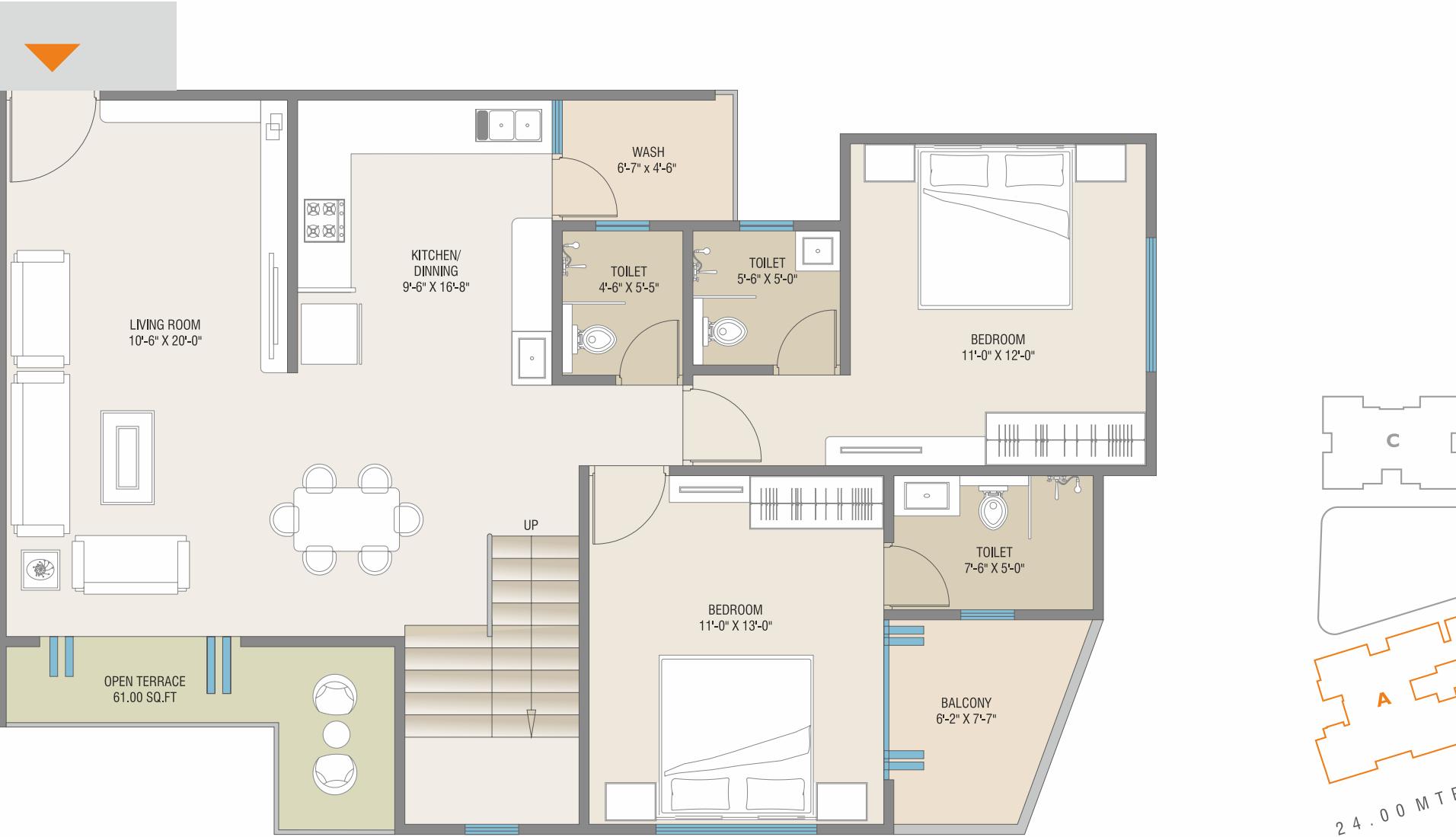
24.00 MTR WIDER ROAD



24.00 MTR WIDER ROAD

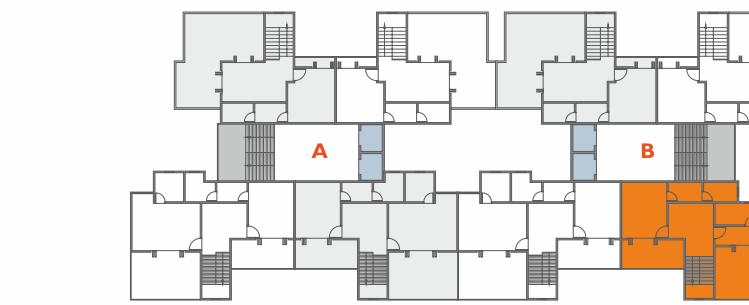
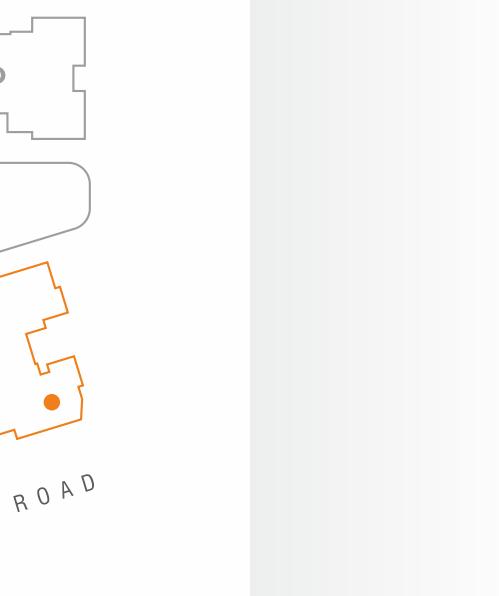
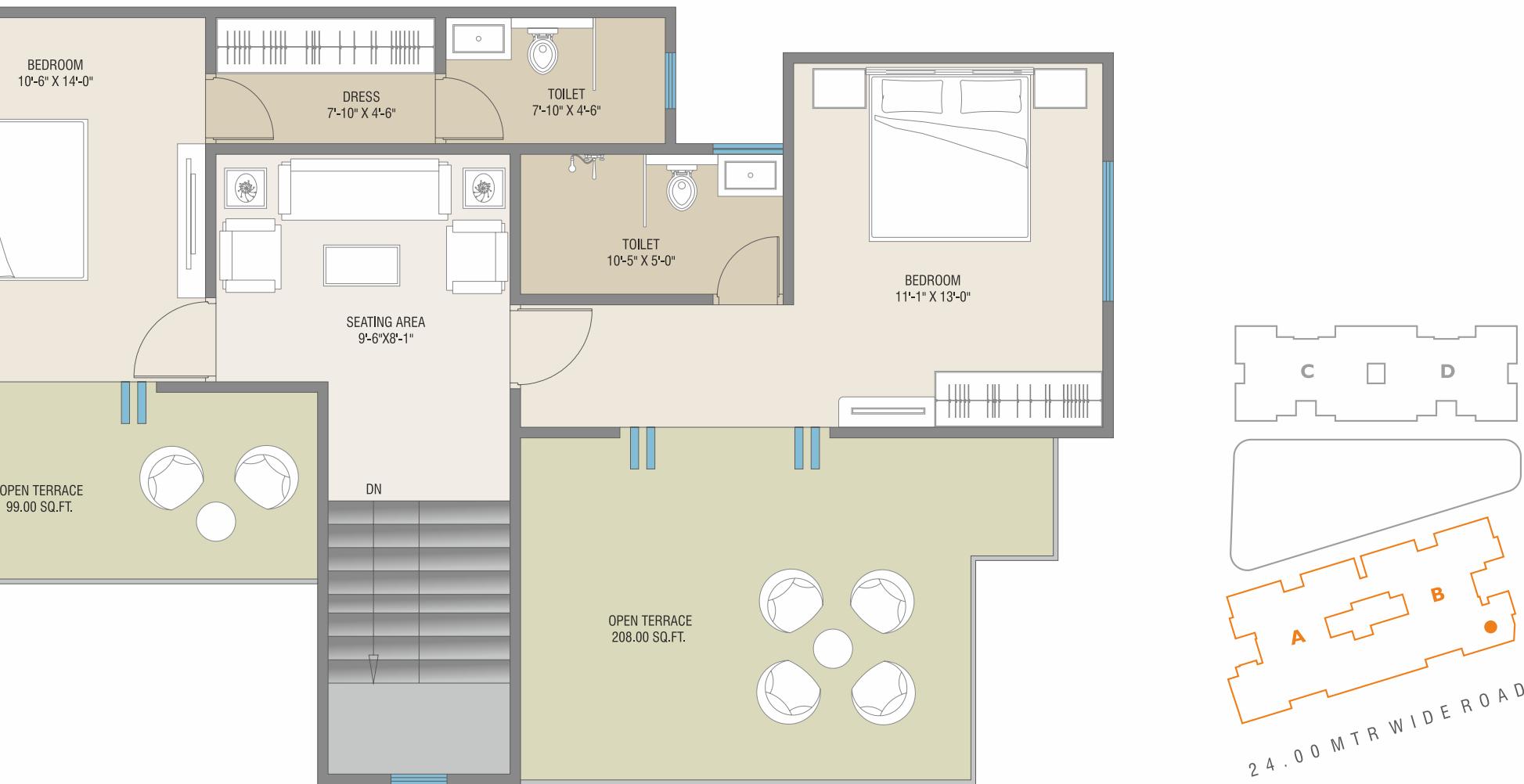
TOWER B
LOWER PENTHOUSE
4BHK (TYPE-2) 8th FLOOR PLAN

BUILT UP AREA : 1019 SQ.FT.



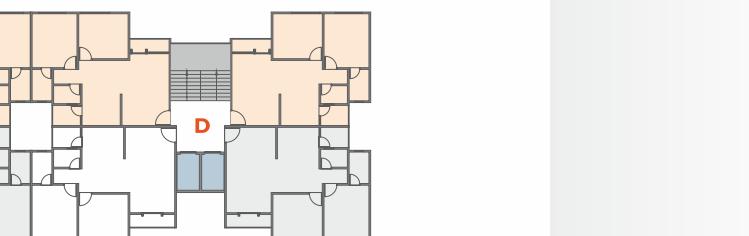
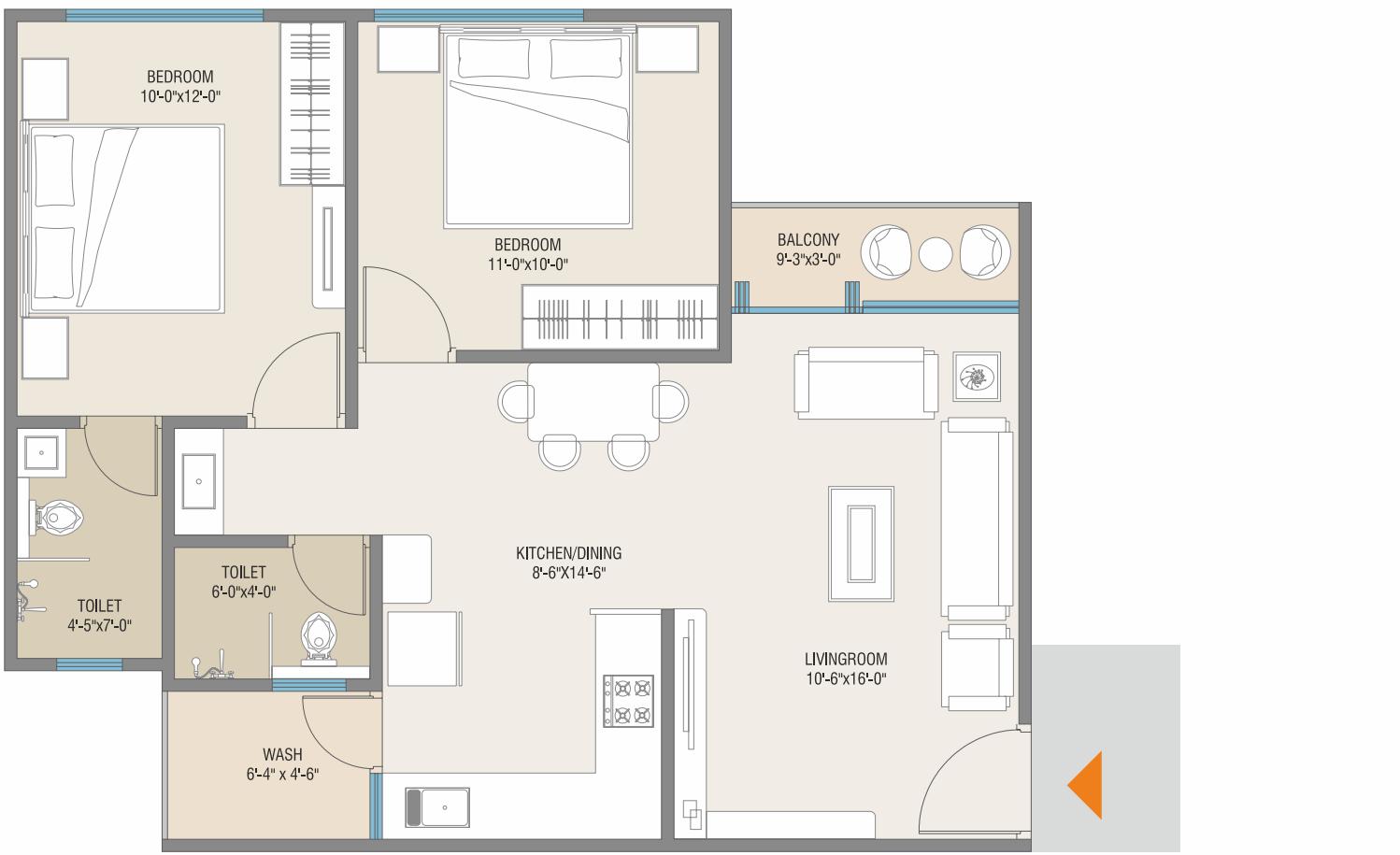
TOWER B
UPPER PENTHOUSE
4BHK (TYPE-2) 9th FLOOR PLAN

BUILT UP AREA : 690 SQ.FT.



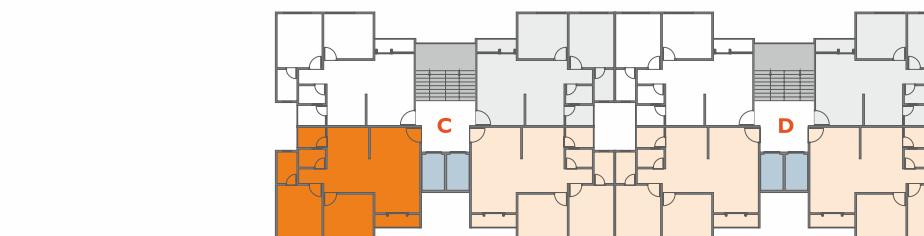
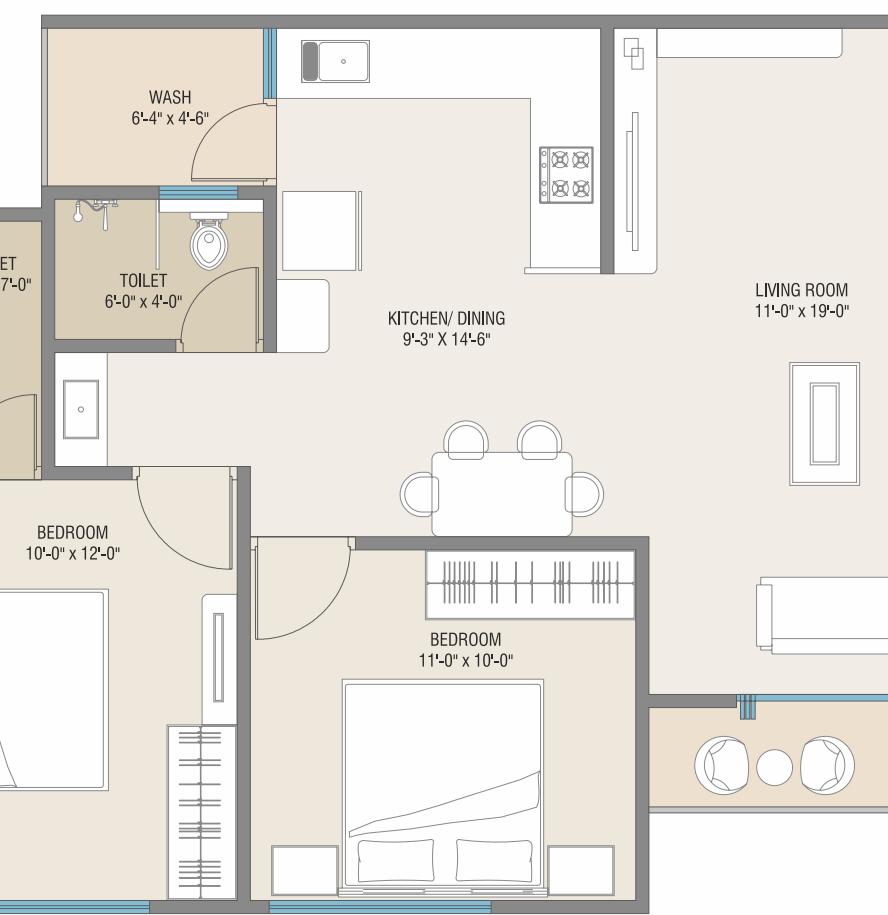
TOWER C-D
2BHK (TYPE-1)
1st To 7th FLOOR PLAN

BUILT UP AREA : 716 SQ.FT.



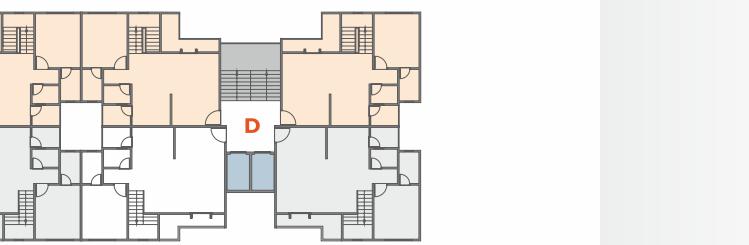
TOWER C-D
2BHK (TYPE-2)
1st To 7th FLOOR PLAN

BUILT UP AREA : 772 SQ.FT.



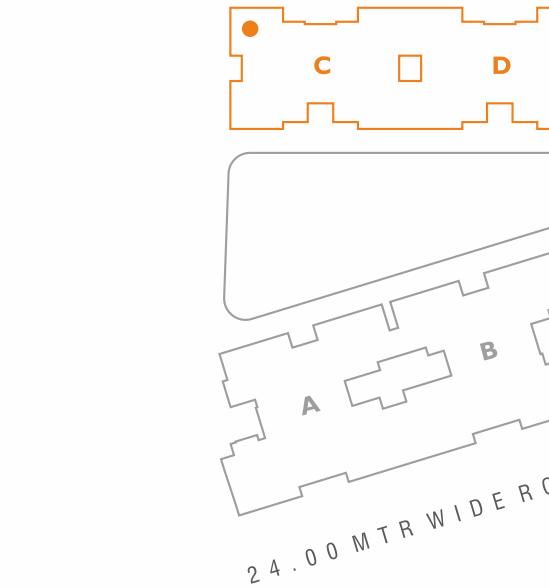
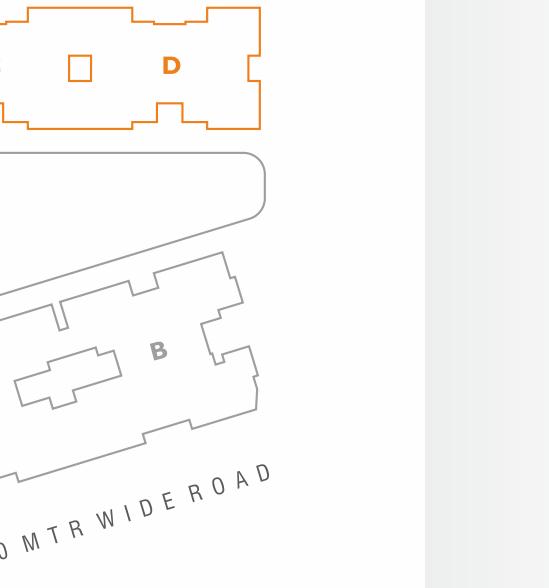
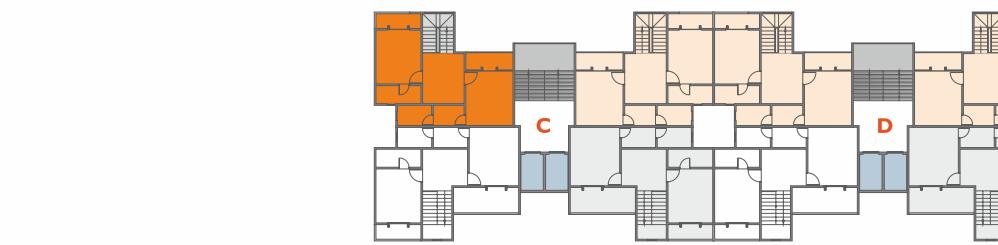
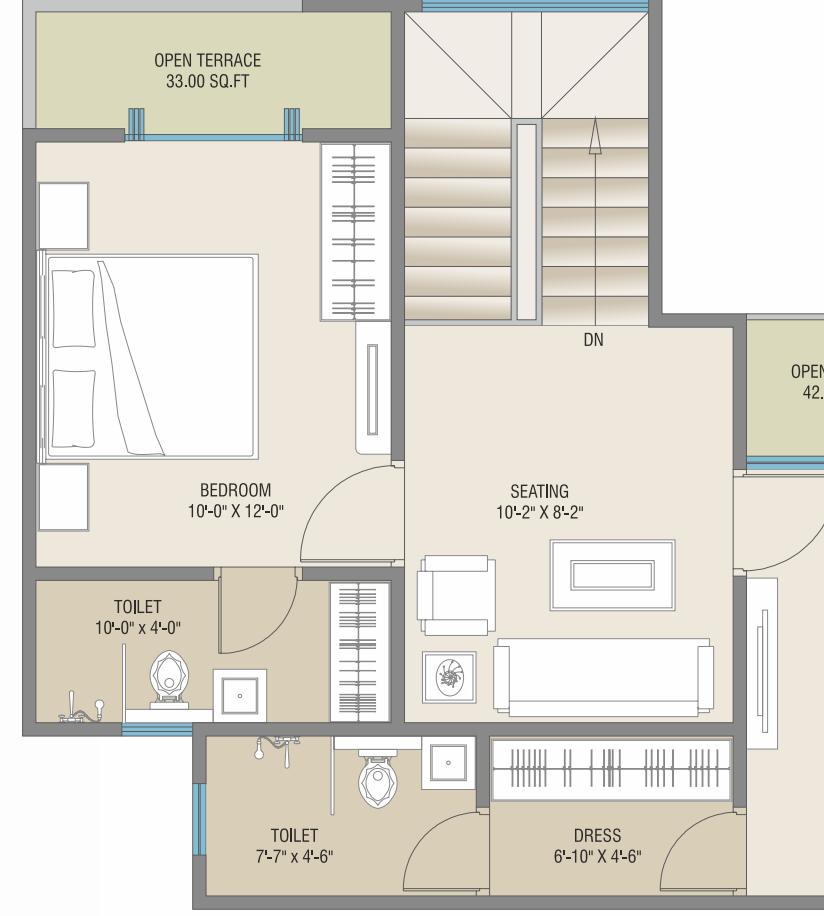
TOWER C-D
LOWER PENTHOUSE
3BHK (TYPE-I) 8th FLOOR PLAN

BUILT UP AREA : 651 SQ.FT.



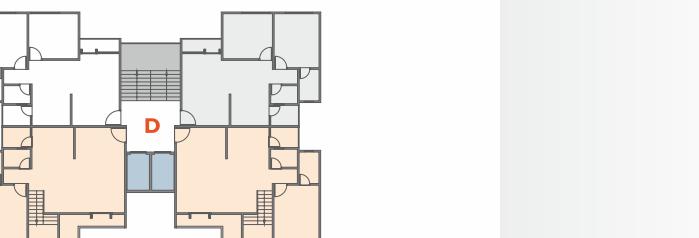
TOWER C-D
UPPER PENTHOUSE
3BHK (TYPE-I) 9th FLOOR PLAN

BUILT UP AREA : 573 SQ.FT.



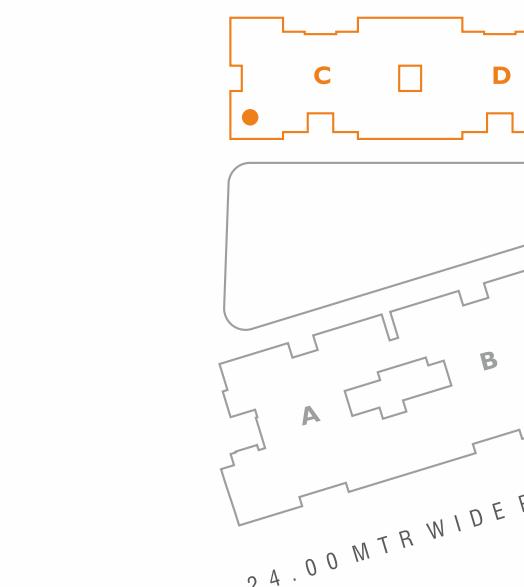
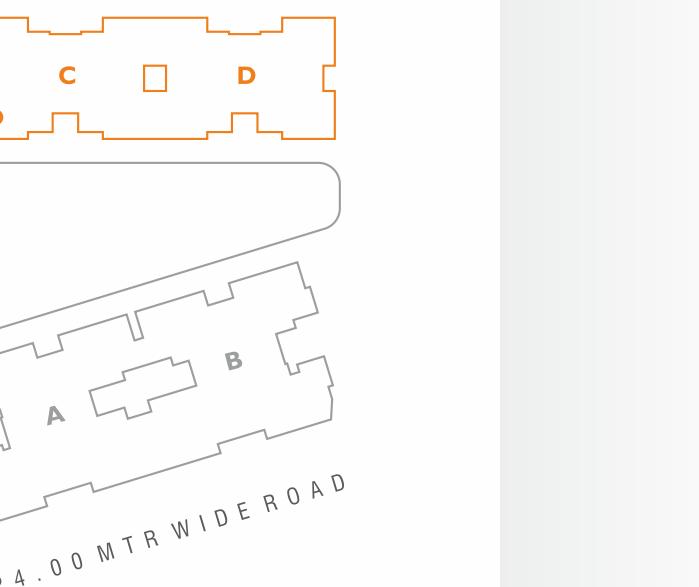
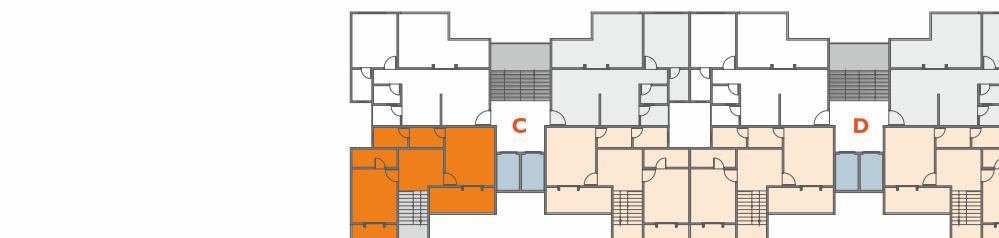
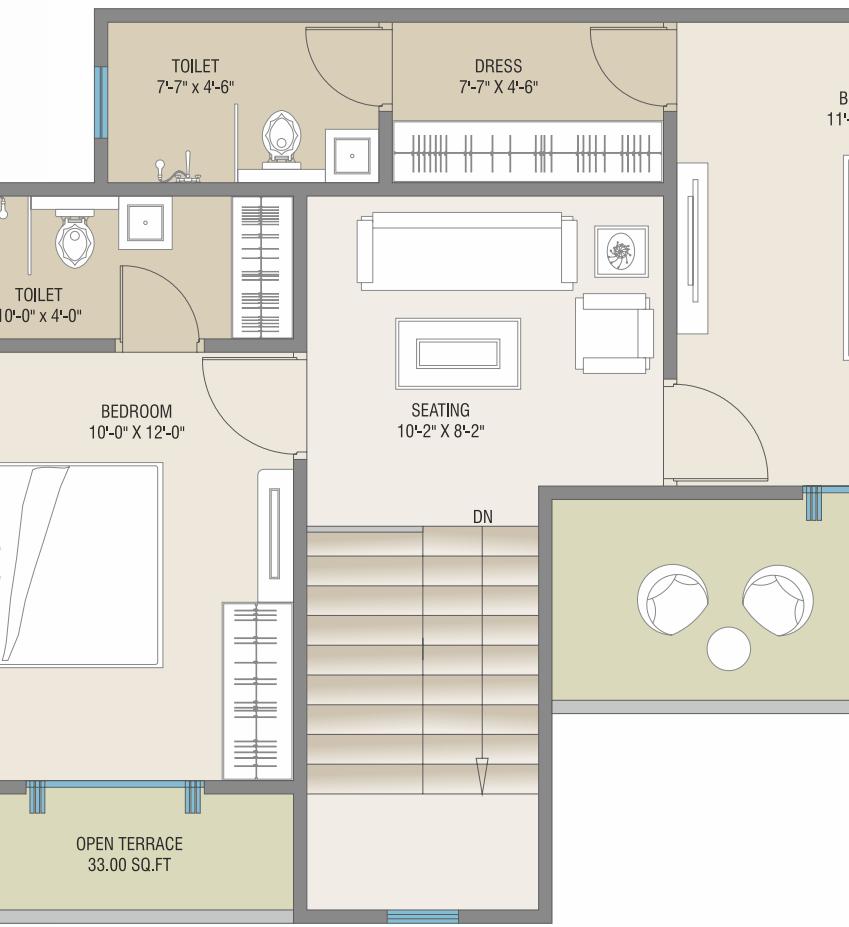
TOWER C-D
LOWER PENTHOUSE
3BHK (TYPE-2) 8th FLOOR PLAN

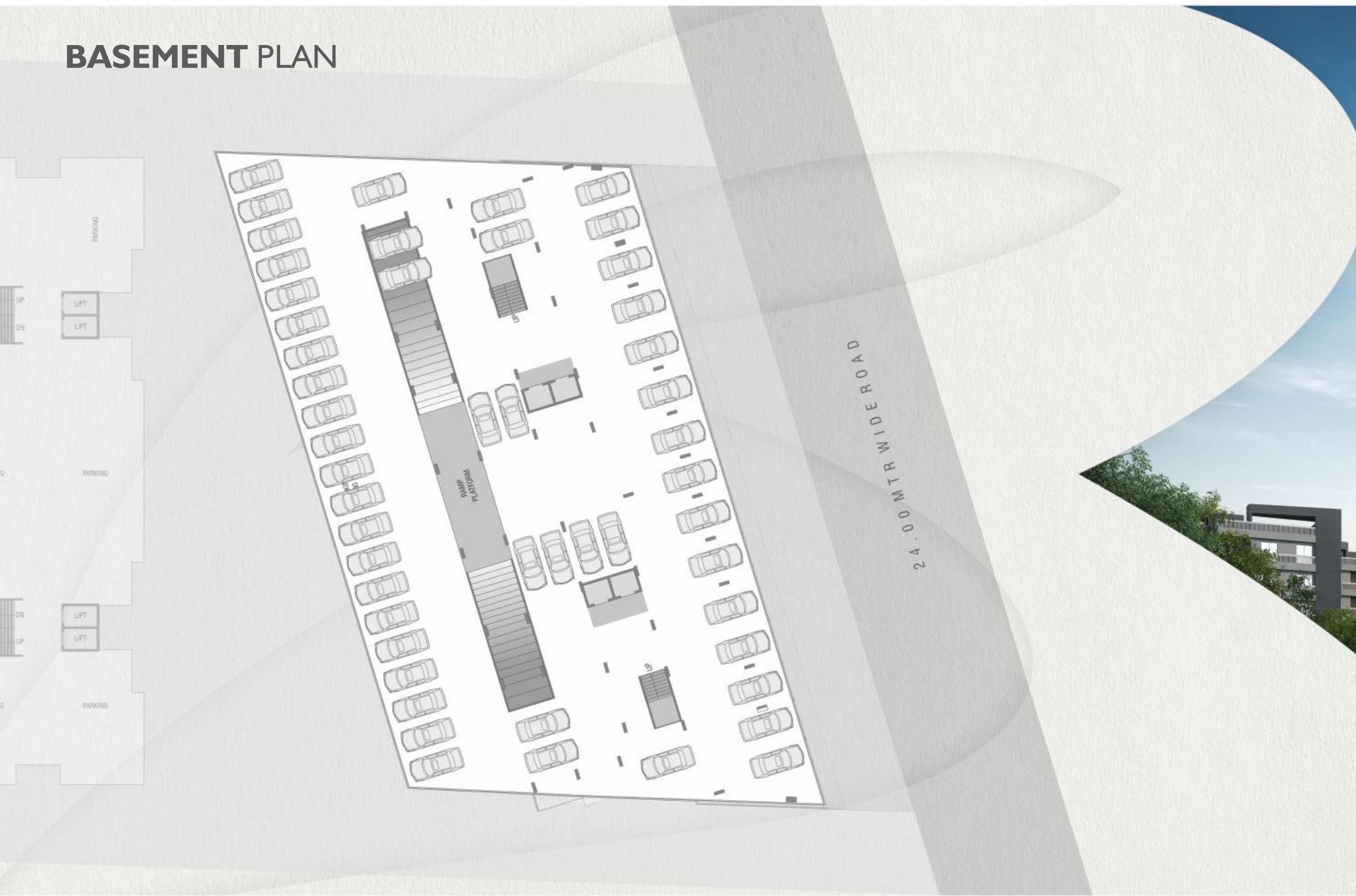
BUILT UP AREA : 713 SQ.FT.



TOWER C-D
UPPER PENTHOUSE
3BHK (TYPE-2) 9th FLOOR PLAN

BUILT UP AREA : 590 SQ.FT.

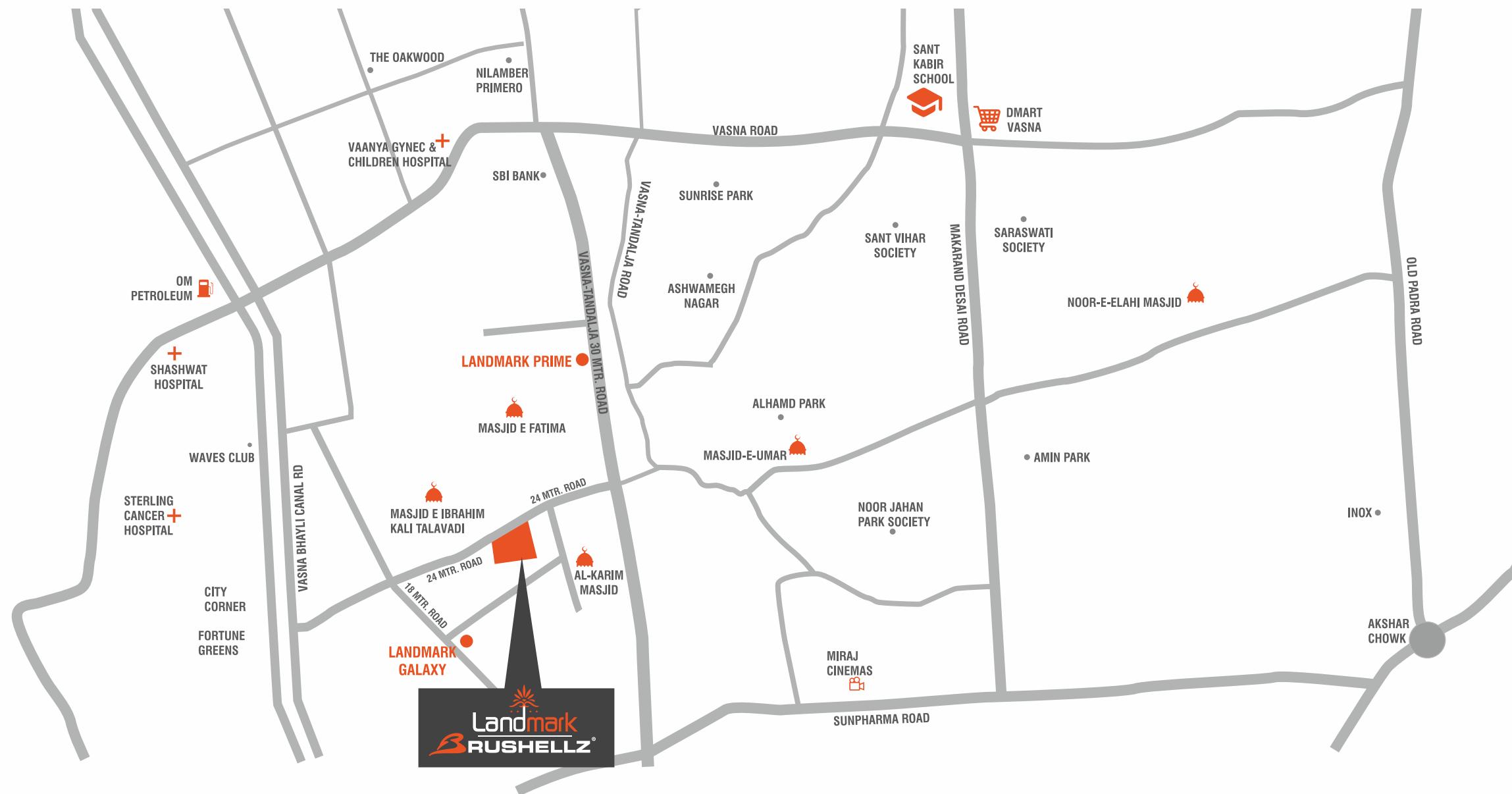




LOCATION PLAN



Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) 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. (11) Subject to Vadodara Jurisdiction.



Payment Terms: 25% On Booking | 15% 1st & 2nd Slab | 15% 3rd & 4th Slab | 15% 5th & 6th Slab | 10% 7th Slab | 05% Penthouse Slab | 10% Masonry & Plaster | 05% Final Finishing

MORE BRANDS, MORE SURETY OF QUALITY

At Landmark Brushellz we make sure that only standard and well known brands which has a legacy of trust and reliability are used.

This ensures that you get to enjoy a hassle free living. Apart from extended and continued performance and whatever warranty those brands offer.



Disclaimer: Uncertain availability conditions may lead to use of similar quality or better brands.

OUR PAST SUCCESSES



Landmark Prime, Tandula 30 Mtr. Road



Landmark Galaxy, Tandula 18 Mtr. Road



Brushellz Industrial Park, Chhota



AIM Properties, Atlanda