

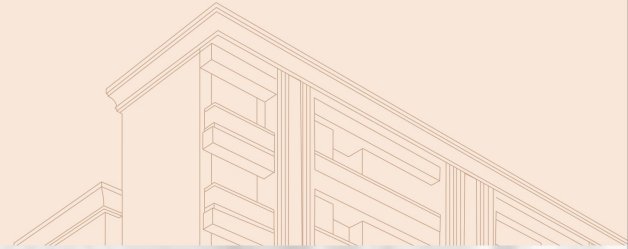


2 & 3 BHK PREMIUM APARTMENTS & SHOPS



BRUSHELLZ LANDMARK DEVELOPERS LLP
Site: "Landmark Brushellz-II",
Nr. Saffron Galaxy, Vasna-Bhayli Connecting Road,
24 Mtr. Road, Nr. Kismat Chowkdi, New Tandajja - 390012
+91 82006 25905 / 97242 83084
E-mail: brushellzlandmark02@gmail.com

Architect: **ASQUARE** Structure: **ZARNA**



A PREMIUM CAMPUS OF

EXCLUSIVE RESIDENTIAL & COMMERCIAL SPACES

WELCOMES YOU TO A
GOOD LIFE!

After the grand success of Landmark Brushellz, presenting a yet another offering from the Landmark Group just opposite to it.

Landmark Brushellz-II offers a premium campus with residences & commercial spaces located at the well developed vicinity of Tandajja. 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, quality interior & exterior finish...we go all the way to create an elite residence for your family.



AN ELEVATION THAT STANDS OUT,
A PREMIUM CAMPUS
THAT ENRICHES YOUR LIFE!

Landmark Brushellz-II 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-II** an ideal decision.



LIFESTYLE
AMENITIES
THAT ENRICH YOUR LIFE!

 Magnificent AC Clubhouse / Player Hall (Ibadatgah)

 Indoor Games & Recreational Activities

 Landscaped Garden

 Sit out Zone with contemporary landscape

 Children's Play Area with Sand Pit



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 surveillance in whole campus



Security guard for entrance gate security



TYPICAL
LAYOUT PLAN
SECOND FLOOR
2nd To 9th FLOOR PLAN

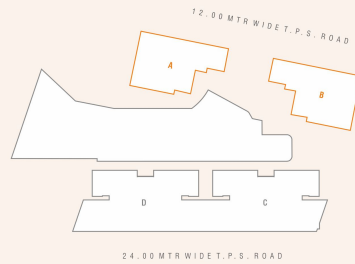
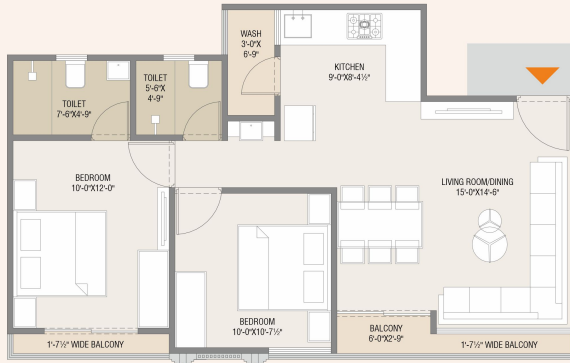
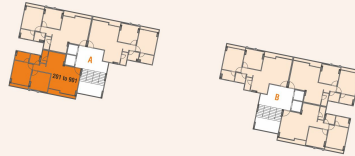


LAYOUT PLAN
TENTH FLOOR



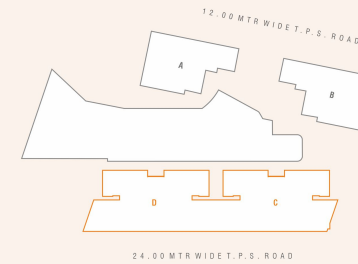
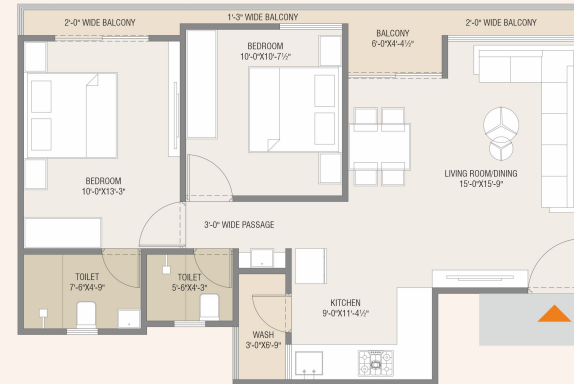
TOWER A & B
2BHK (TYPE-1)
1st To 9th FLOOR PLAN

BUILT UP AREA : 740.00 SQ.FT.

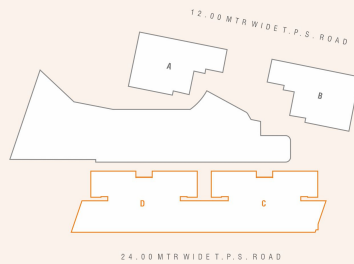
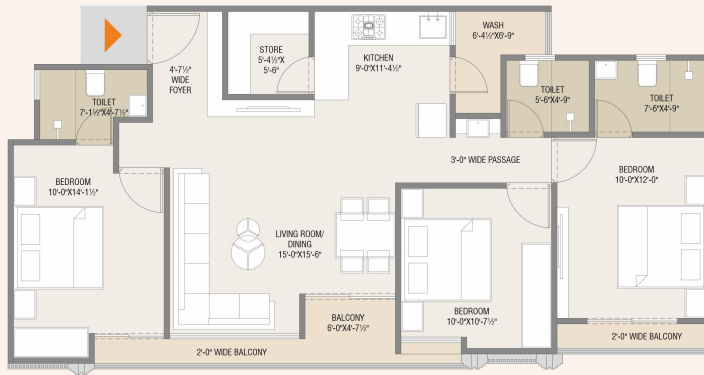


TOWER C & D
2BHK (TYPE-2)
1st To 9th FLOOR PLAN

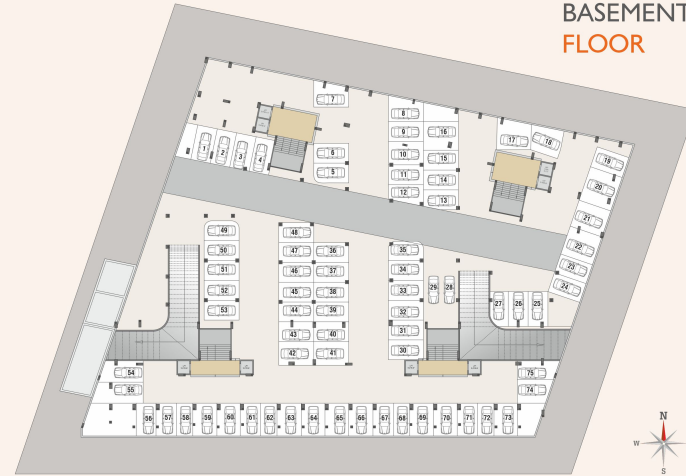
BUILT UP AREA : 785.70 SQ.FT.



TOWER C & D
3BHK
2nd To 9th FLOOR PLAN
 BUILT UP AREA : 1040.08 SQ.FT.



BASEMENT FLOOR



MORE BRANDS, MORE SURETY OF QUALITY

At Landmark Brushelz II 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.

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.





OUR PAST SUCCESSES

Landmark



Landmark Prime, Tandalja 30 Mtr. Road



Landmark Brushshellz, Tandalja 24 Mtr. Road

**Landmark
BRUSHHELLZ**



ESSPEE GROUP



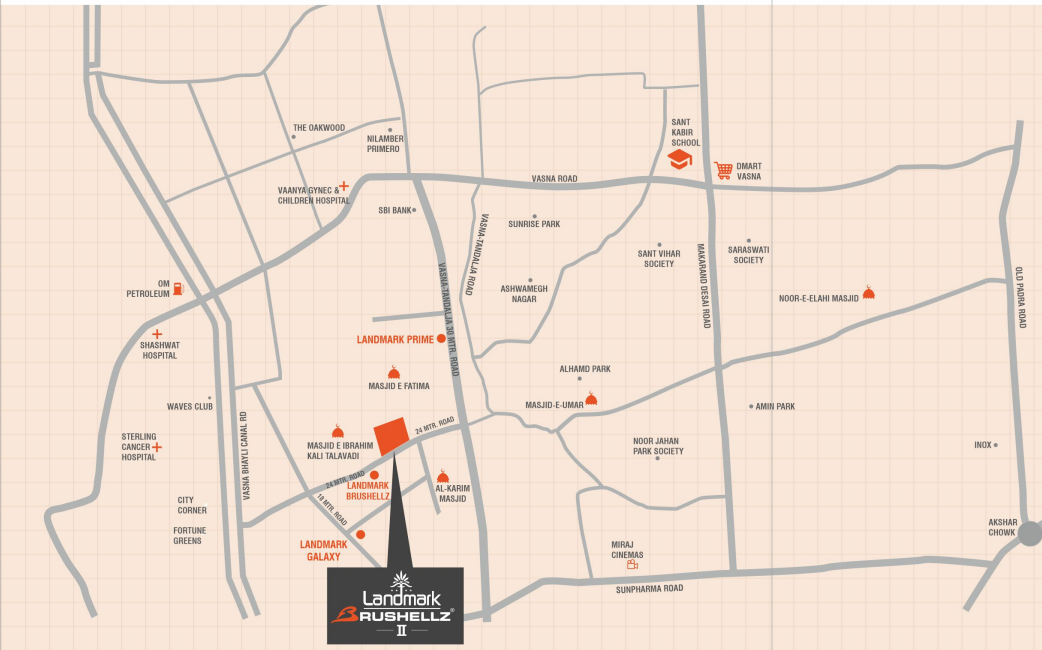
Brushshellz Industrial Park, Chhani



Landmark Galaxy, Tandalja 18 Mtr. Road



AIMS Prospero, Atladra



LOCATION PLAN



Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVC & 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:

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

QR Code for location



QR Code for Brochure



RERA Reg. No.:
RERA Website: www.gujrera.gujarat.gov.in