

LUXURY
Bungalows



AL-KABEER



BUNGALOWS

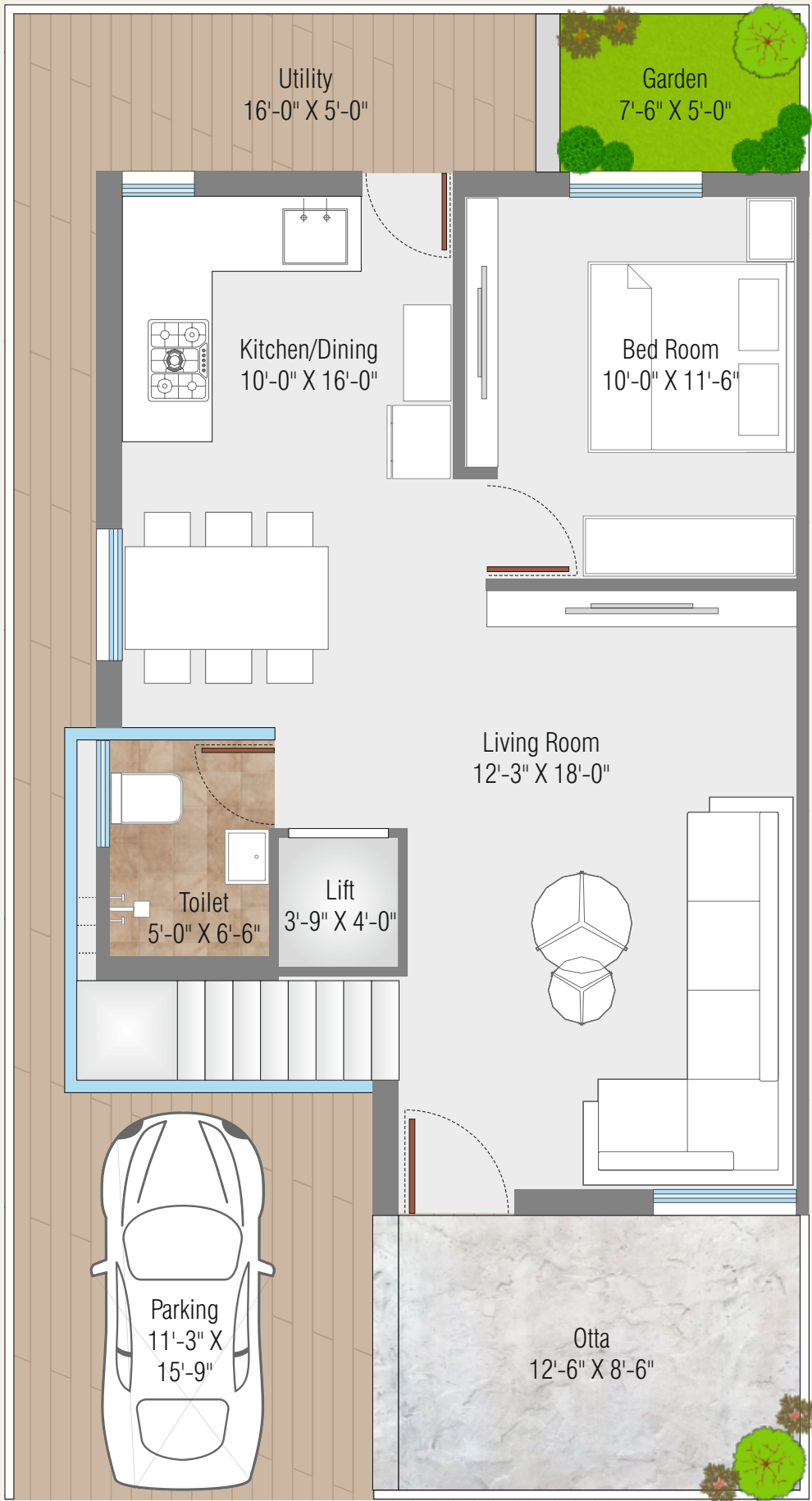
GIVE THE WORLD
THE BEST YOU HAVE
THE BEST WILL COME,
BACK TO YOU



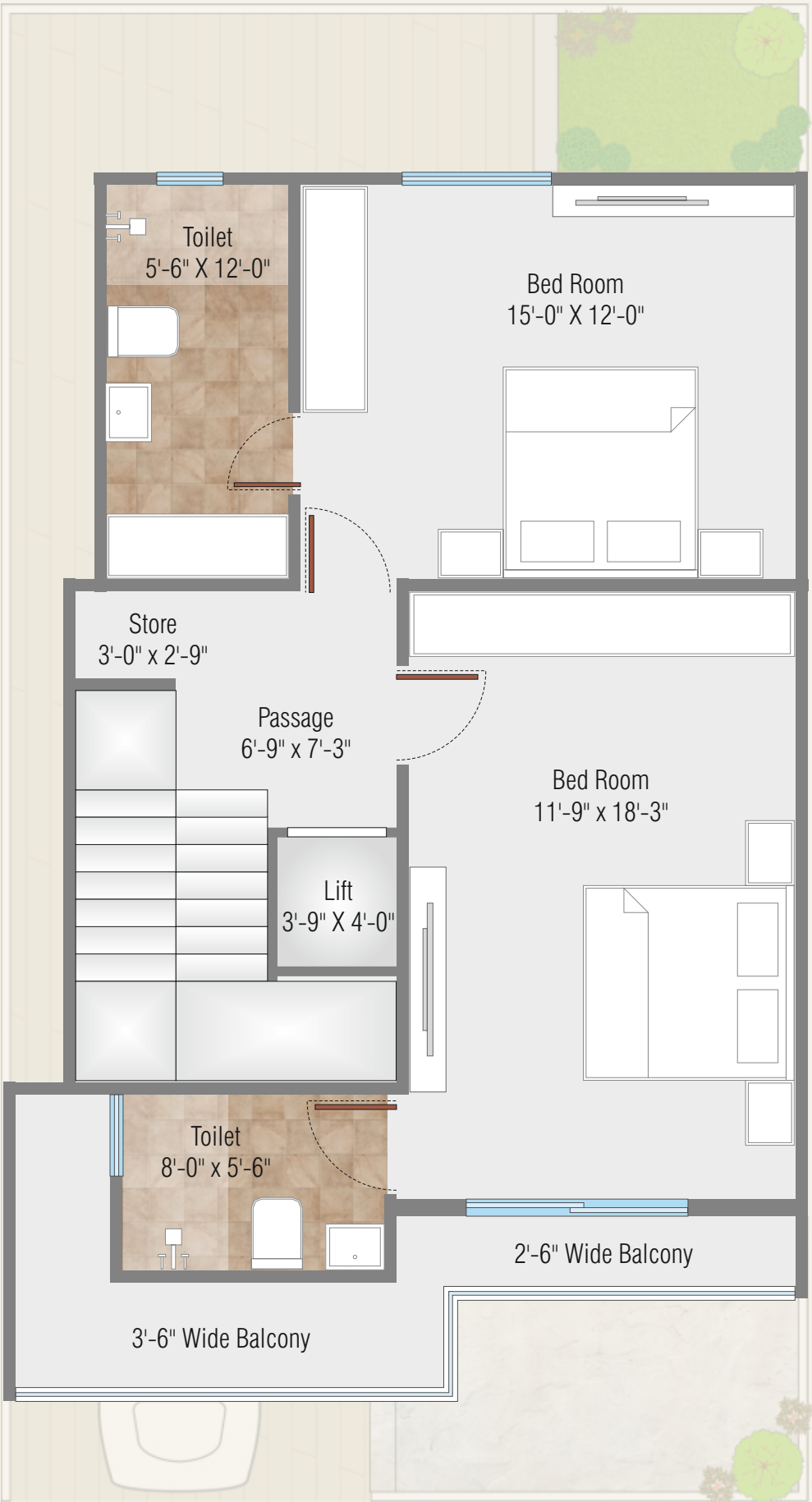
4 BHK (PLAN)

Built Up 2200 Sq. Ft.

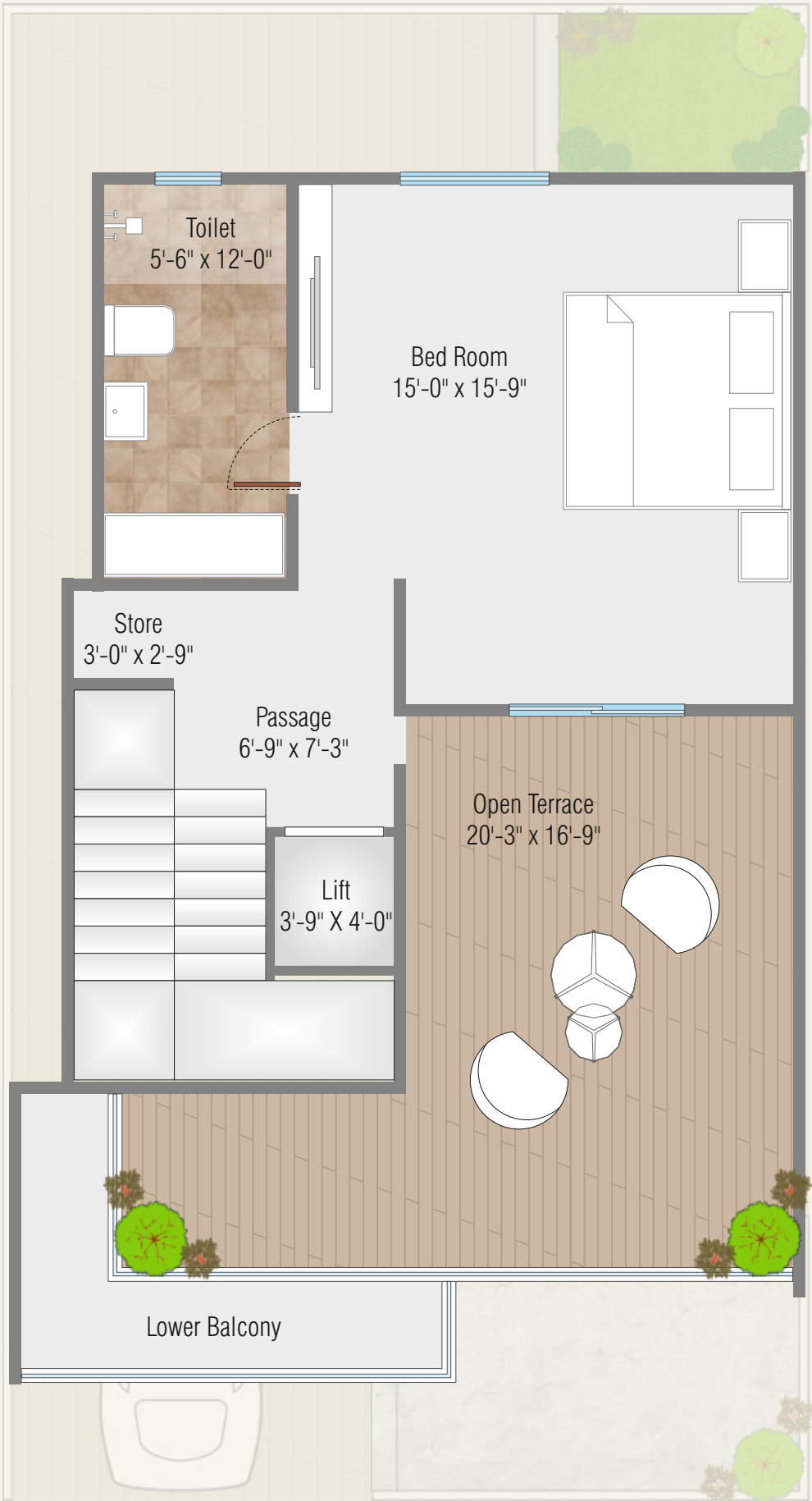
GROUND FLOOR PLAN



FIRST FLOOR PLAN

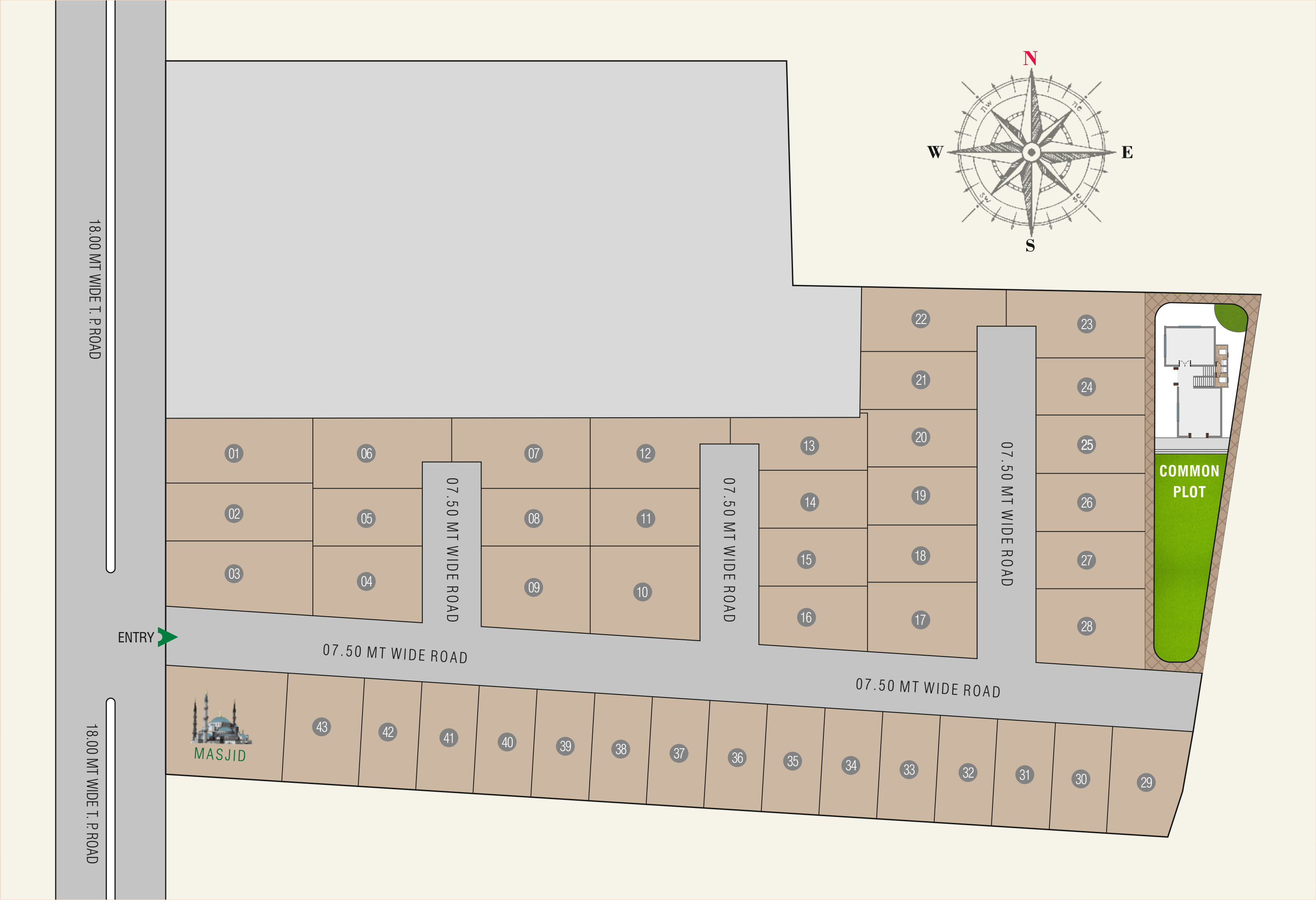


SECOND FLOOR PLAN



LAYOUT
(PLAN)

PLOT AREA			
01	1664.10 Sq. Ft.	23	1460.20 Sq. Ft.
02	1502.60 Sq. Ft.	24	1115.50 Sq. Ft.
03	1842.90 Sq. Ft.	25	1115.50 Sq. Ft.
04	1426.70 Sq. Ft.	26	1115.50 Sq. Ft.
05	1115.50 Sq. Ft.	27	1115.50 Sq. Ft.
06	1554.60 Sq. Ft.	28	1493.10 Sq. Ft.
07	1569.00 Sq. Ft.	29	1396.10 Sq. Ft.
08	1115.50 Sq. Ft.	30	1109.40 Sq. Ft.
09	1594.40 Sq. Ft.	31	1109.40 Sq. Ft.
10	1729.00 Sq. Ft.	32	1109.40 Sq. Ft.
11	1115.50 Sq. Ft.	33	1109.40 Sq. Ft.
12	1483.20 Sq. Ft.	34	1109.40 Sq. Ft.
13	1128.00 Sq. Ft.	35	1109.40 Sq. Ft.
14	1115.50 Sq. Ft.	36	1109.40 Sq. Ft.
15	1115.50 Sq. Ft.	37	1109.40 Sq. Ft.
16	1205.80 Sq. Ft.	38	1109.40 Sq. Ft.
17	1409.40 Sq. Ft.	39	1109.40 Sq. Ft.
18	1115.50 Sq. Ft.	40	1109.40 Sq. Ft.
19	1115.50 Sq. Ft.	41	1109.40 Sq. Ft.
20	1120.60 Sq. Ft.	42	1109.40 Sq. Ft.
21	1198.40 Sq. Ft.	43	1613.20 Sq. Ft.
22	1504.20 Sq. Ft.		



A
PICTURE
IS WORTH
5900 SQ. FT.!

LEISURE
AMENITIES

COMMON AMENITIES

JOGGING TRACK

GYMNASIUM (ONLY FOR LADIES)

CLUB HOUSE

INDOOR GAME ROOM

MULTI PURPOSE HALL

DESIGNER MAIN ENTRANCE GATE

CHILDREN PLAY AREA

CCTV SURVEILLANCE

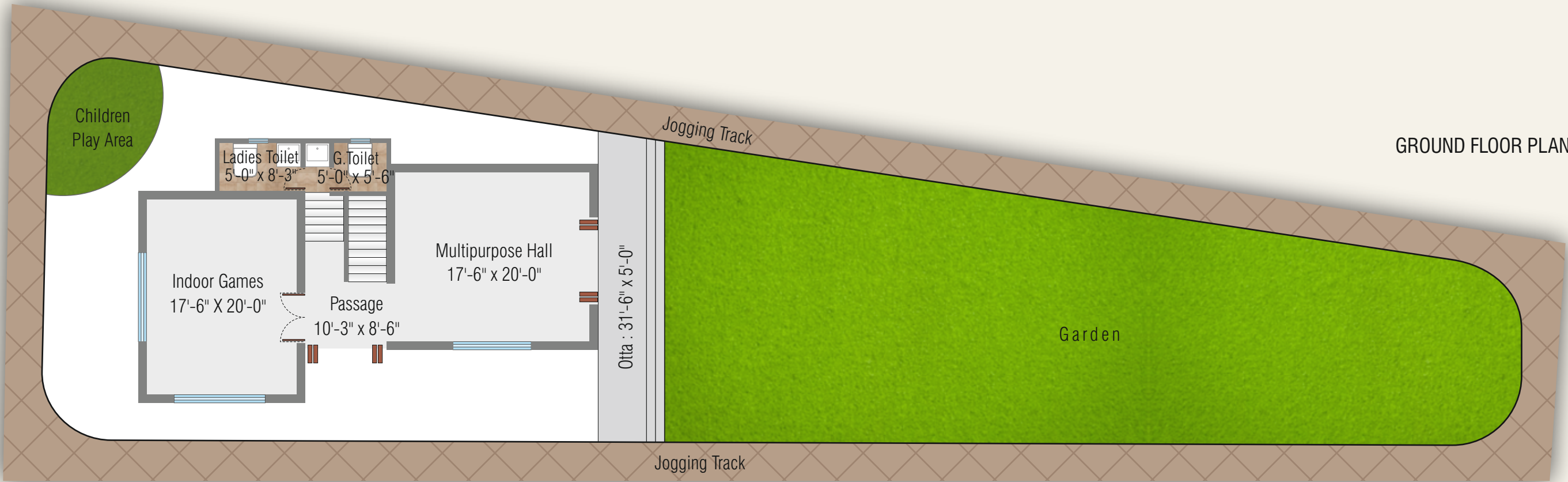
24 X 7 ROUND THE CLOCK SECURITY

INTER RCC ROAD WITH PAVER BLOCK

UNDERGROUND CABLING FOR ELECTRICITY



CLUB HOUSE (PLAN)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

KEY FEATURES

- PRIVATE LIFT FOR EACH BUNGALOW
- 11 FEET SLAB HEIGHT
- UNDERGROUND & OVERHEAD WATER TANK
- VIDEO DOOR BELL FOR EACH BUNGALOW
- NAME PLATE TO MAINTAIN THE UNIFORMITY
OF THE PROJECT
- SENIOR CITIZEN AREA
- PARTY LAWN
- STREET LIGHTS
- COMPOUND WALL AS PER ARCH. DESIGN
- WI-FI IN CLUB HOUSE (COMMON AREA)



AL - KABEER
4 BHK Bungalows
Bungalows



PREMIUM SPECIFICATIONS

STRUCTURE

SHELL: RCC frame structure as per architect & structural engineers design.

MASONRY: High quality masonry using high strength bricks with high grade plastering mixed.

FLOORING & DADO

COMMAN AREA: Lift, Lobby & Floor using Vitrified tiles, as per the Architect's design.

CAR PARK AREA: Paver block flooring in parking area.

IN HOUSE AREA: Branded Vitrified tiles in all rooms, kitchen & passage areas.

TOILETS: Vitrified 2'x2' tiles on wall & floor with anti slip tiles.

SANITARY FITTINGS: ISI brand water-closet with flush tank & wash basin.

BALCONIES & OPEN TERRACE: Rustic / Anti skid / Ceramic tiles. All balconies with glass railings and handles.

DOORS & WINDOWS

DOORS: Main door Veneered Teak finish flush door & Frame with Melamine Polish.

LOCK: Main door lock with handle and video door bell. All bedrooms with locks.

WINDOWS: Aluminium branded sliding windows with toughened glass.

LIFT

Lift provide by branded elevator company.

ELECTRICALS

Concealed copper wiring using standard ISI mark. The wire in entire bungalow with modular plate switches, centralized cabling system for all universal 5 Amp and 15 Amp power plugs.

Adequate ELCB and MCB shall be provided in each bungalow.

Provision for internet shall be provided in the bungalow through fibre to the home (FTTH).

All bedrooms and living and dining will have split type only A.C. point.

WALL FINISH

INTERNAL WALLS: Finish with good quality plaster and Birla Putty & Primer only (Asian Paint).

EXTERNAL WALLS: Weather Shield / Protek Ultima or equivalent external grade emulsion.

Disclaimer:
PERFECT Developers reserves the right to change / alter / delete the brands specified above subject to its availability to an equivalent and competitive product.



ADDRESS SPEAK LOUDER THAN WORDS



SCAN QR for Location

Disclaimer: ▶ Documentation charges, stamp duty, all government taxes, GST, MGVL meter charges & maintenance charge shall be extra. ▶ House Tax shall be applicable from the period that corporation authority fixes. ▶ The developers reserve full rights to make any changes. ▶ In case of cancellation document charges and overheads shall be deducted and balance amount refunded after one month of recovering payment from new booking of same unit. ▶ Extra work, if any, shall be carried out after receiving advance payment as per estimate. ▶ Possession will be given after 30 days from the receipt of final payment. ▶ This brochure does not form a part of agreement or any legal document, it is only a display of the project. ▶ Subject to Vadodara Jurisdiction.


Payment Schedule: ▶ 30% at the time of booking ▶ 20% at the time of plinth level ▶ 10% at the time of first slab level ▶ 10% at the time of second slab level ▶ 10% at the time of third slab level ▶ 7.5% at the time of plaster level ▶ 7.5% at the time of finishing level ▶ 05% before one month of possession


A Project by :





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Tandalja, VADODARA - 390 012.
(Gujarat) INDIA.

For Booking :

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 www.al-kabeer.co

 <https://www.instagram.com/alkabeerbungalows/>

 <https://www.facebook.com/alkabeerbungalows>

Achitect :



Structural Consultant :
ZARNA ASSOCIATES, Vadodara

Brochure Design :
T SQUARE MEDIA, Vadodara