

Developers :
MODERN BUNGLOWS

Site :
Modern Bungalows,
Opp. Rambo Cracker, Nr. Fatima Villa,
Diwalipura, Kundhela Char Rasta,
Dabhoi Rd, Vadodara

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moderndevelopers12@gmail.com

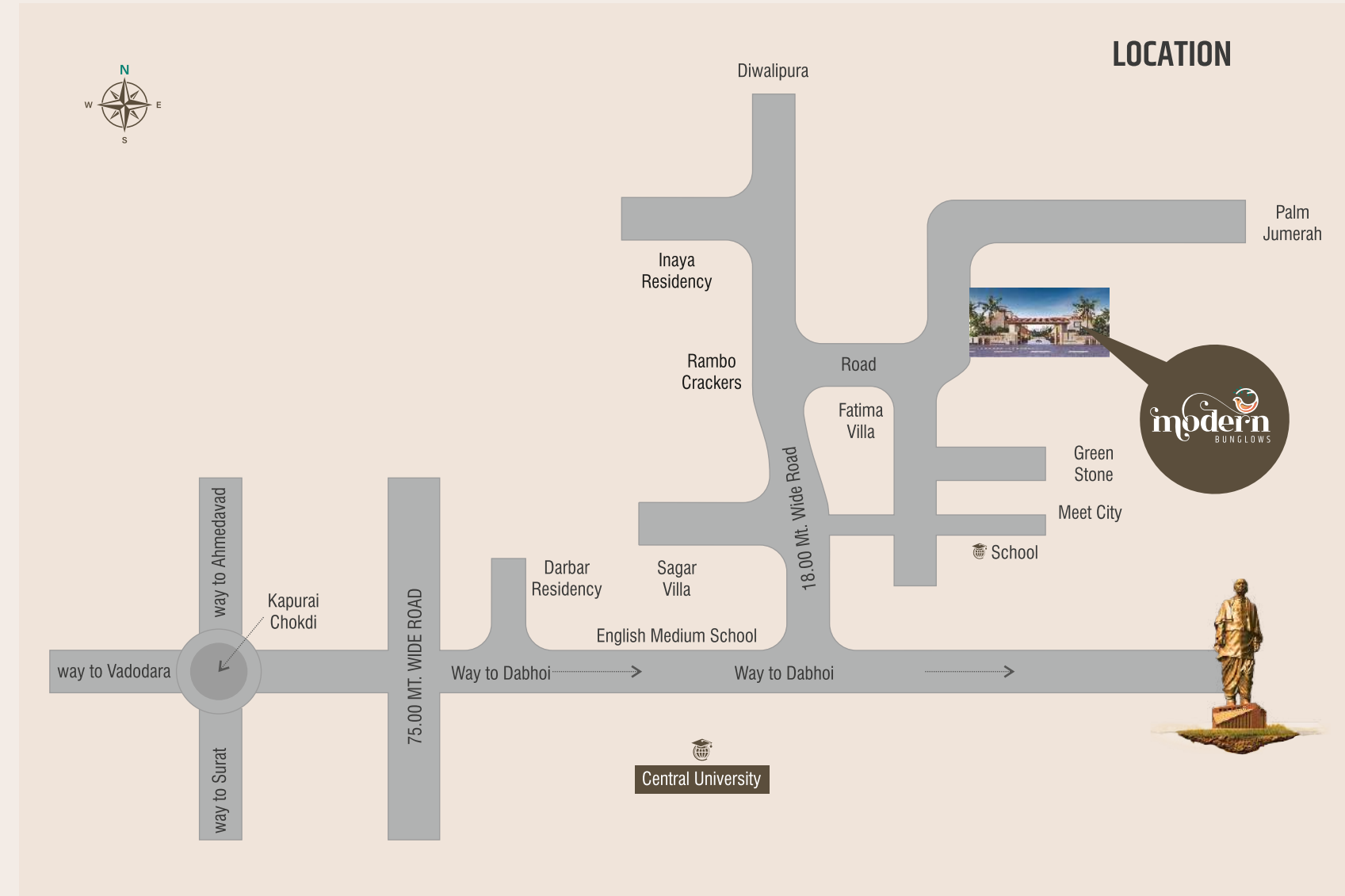
Architect :



Structural :



Location :



MODE OF PAYMENT : 20% Booking Amount | 20% Plinth Level | 20% First Slab Level | 20% Second Floor Slab Level | 7.5% Chantar Level | 7.5% Plaster Level | 5% Tiles Finishing

NOTES: The information provided in this brochure is subject to any amendments and change as approved by the competent authorities and cannot form part of any contract or agreement. The information provided in this brochure is only for the purpose of information & it can not form legal document. The areas are indicative only and the dimensions mentioned may vary at the time of construction. All the landscape shown is conceptual and shall be as per Architect's Design. All the photography and computer imagery are artist's impression and are provided for illustrative and indicative purpose only. While utmost care is taken to provide this information, the developer cannot be held responsible for any inaccuracy. GST, Common Maintenance and Development Charges, Documentation Charges, MGVCL will be extra and completely borne by client. Any new central, state government taxes, if applicable shall have to be borne by the client. The developer reserves all the rights to make any changes as may be required from time to time in the overall layout, building plan and specification without any prior notice and they are binding to all members. Subject to Vadodara Jurisdiction. Intending purchasers are requested to verify all details before acting in any manner with respect to the project.

design: CR | Jan-26@9243 85608

The Modern way to Move in Luxury HOME!...



3 BHK LUXURY BUNGLOWS

Modern living, Redefined



welcome to
modern elegance

Step into a real where contemporary design meets timeless sophistication. Our entry gate serves as a grand welcome, embodying the perfect blend of style and security. The sleek lines and modern materials create an inviting entrance, setting the tone for the luxurious experience that awaits within.



a modern
street of
distinction

As you drive through the streets of our Modern Bungalows, you'll notice the harmonious balance between urban architecture and serene living. Each bungalow is meticulously designed to offer privacy while fostering a sense of community. The tree-lined avenues and thoughtfully planned spaces reflect a lifestyle where modernity and tranquility coexist.

AREA TABLE

PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
01	1524.00	23	1445.00	32	1073.00	38	1195.00	49	1012.00
02 to 15	860.00	24	982.00	33	1014.00	39	1380.00	50	1698.00
16	1075.00	25	1103.00	34	1050.00	40	837.00		
17	1212.00	26	1093.00	35	1086.00	41 to 46	824.00		
18 to 21	1032.00	27 to 30	988.00	36	1123.00	47	1153.00		
22	1075.00	31	1127.00	37	1159.00	48	1500.00		

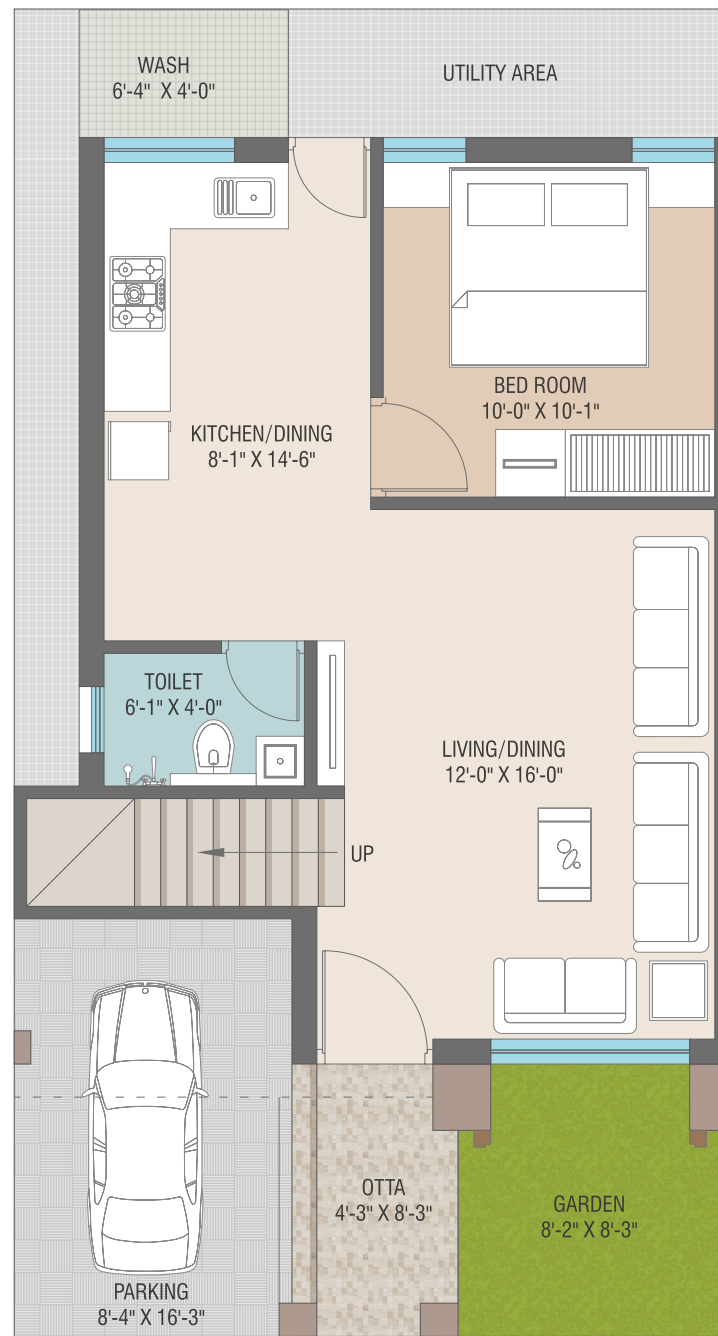
AREA IN SQ.FT.





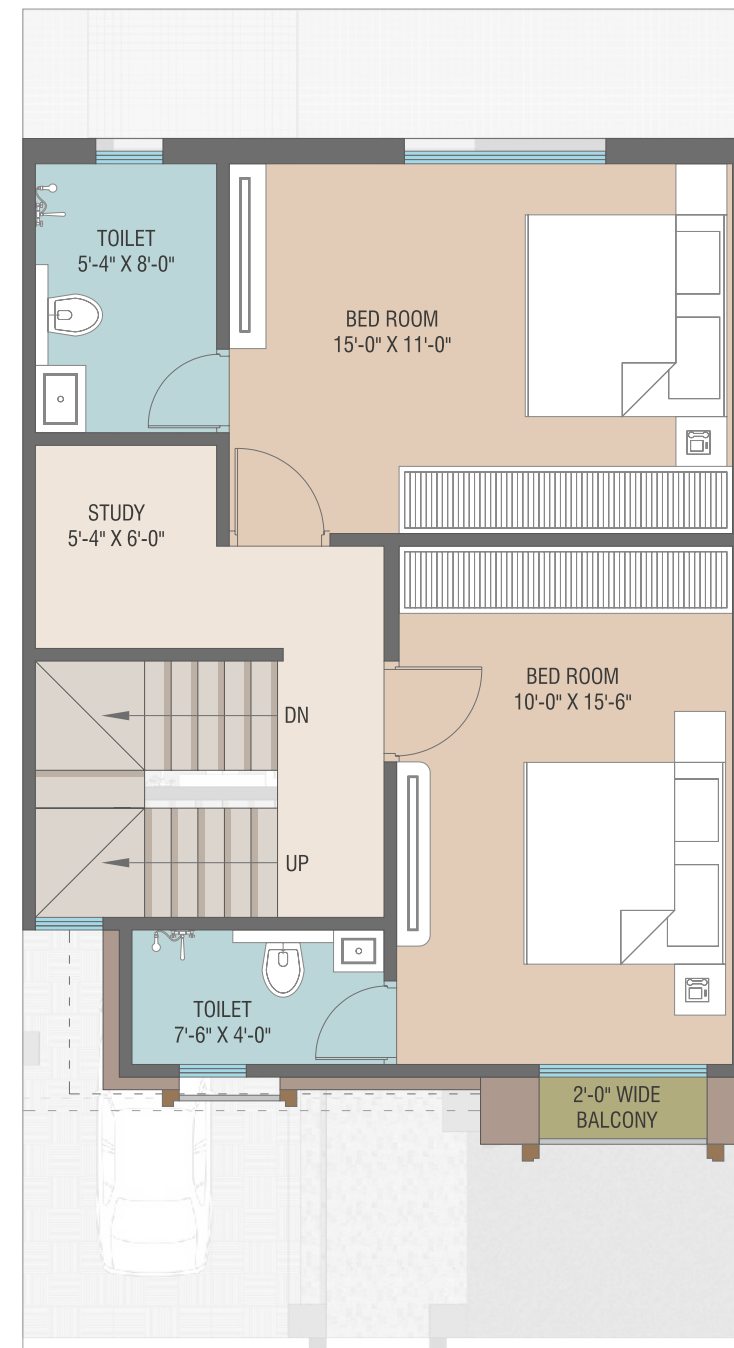
PLOT NO
01 TO 16

GROUND FLOOR PLAN



BUILT UP AREA : 631.00 SQ.FT.

FIRST FLOOR PLAN

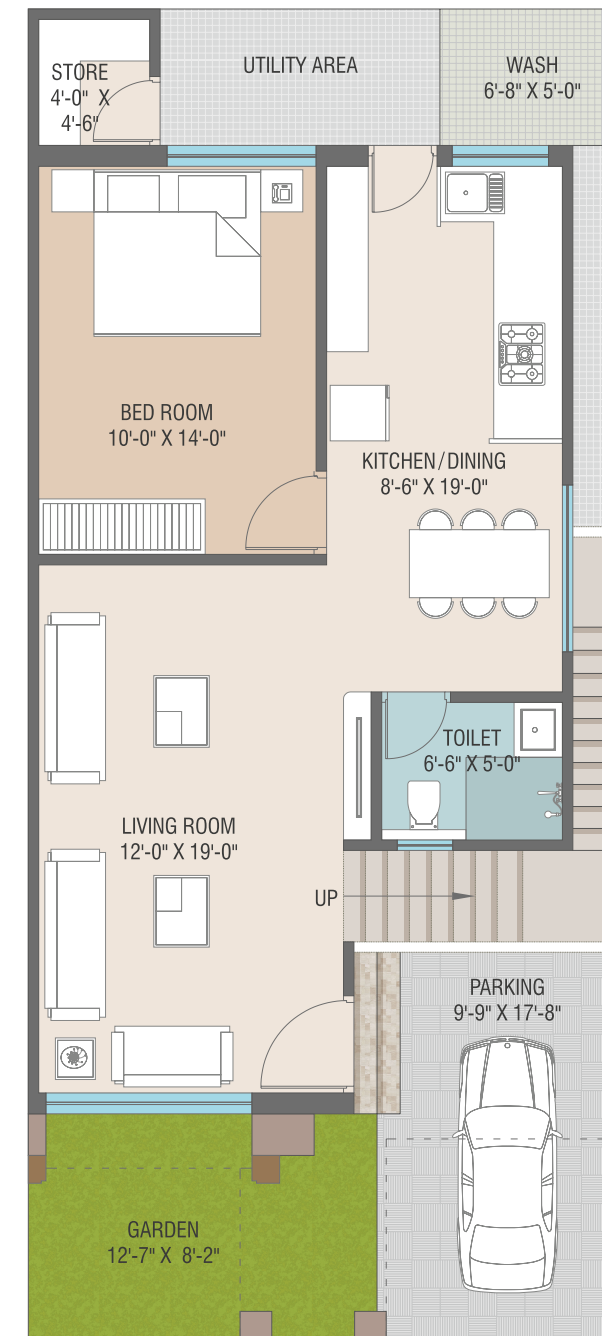


BUILT UP AREA : 630.00 SQ.FT.



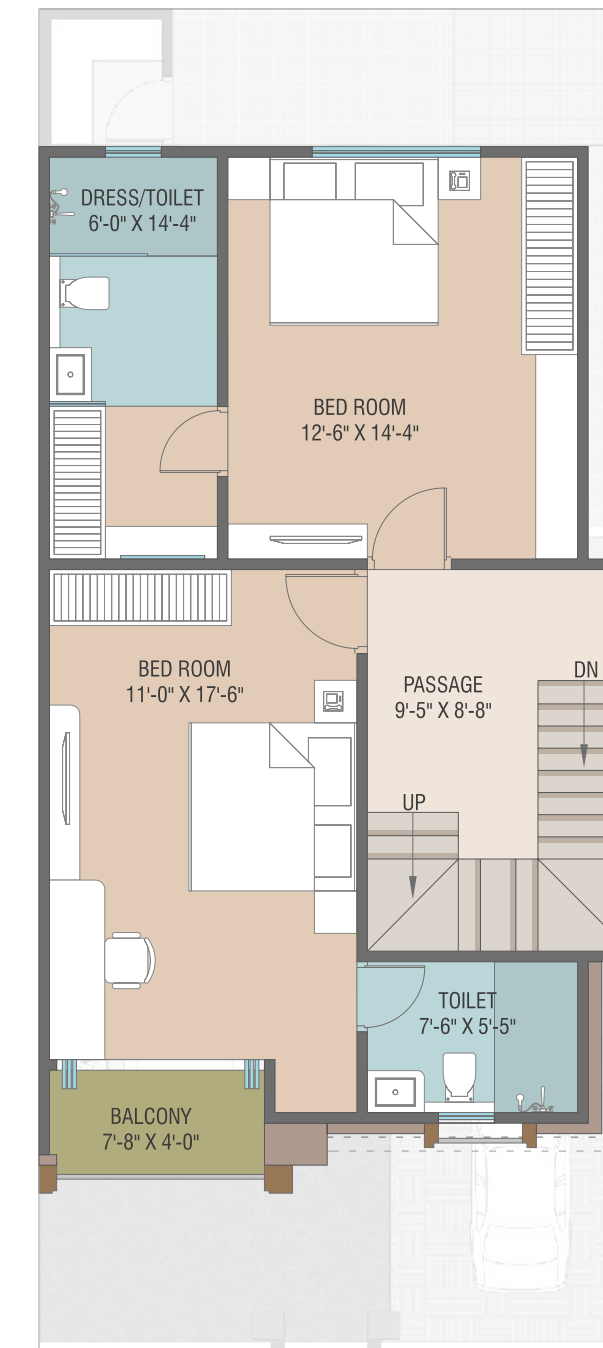
PLOT NO
17 TO 22

GROUND FLOOR PLAN



BUILT-UP AREA : 814.00 SQ.FT.

FIRST FLOOR PLAN

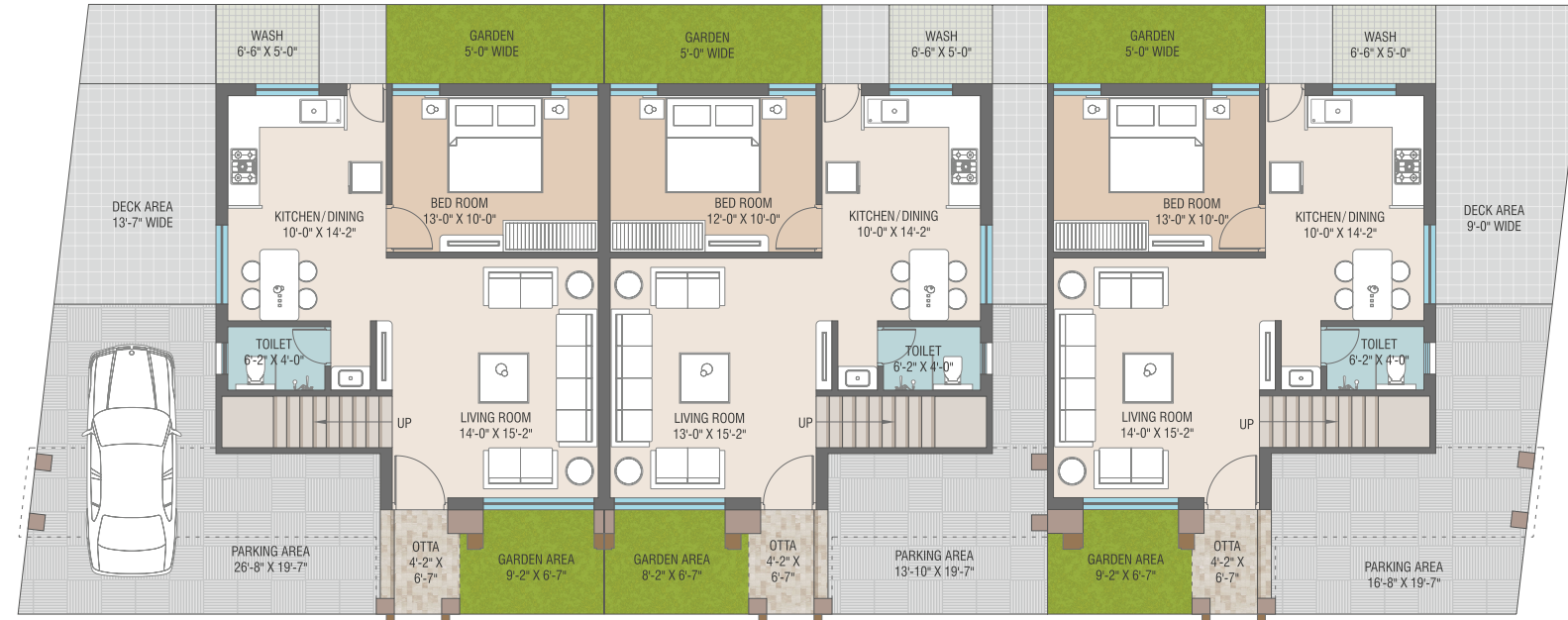


BUILT-UP AREA : 754.00 SQ.FT.



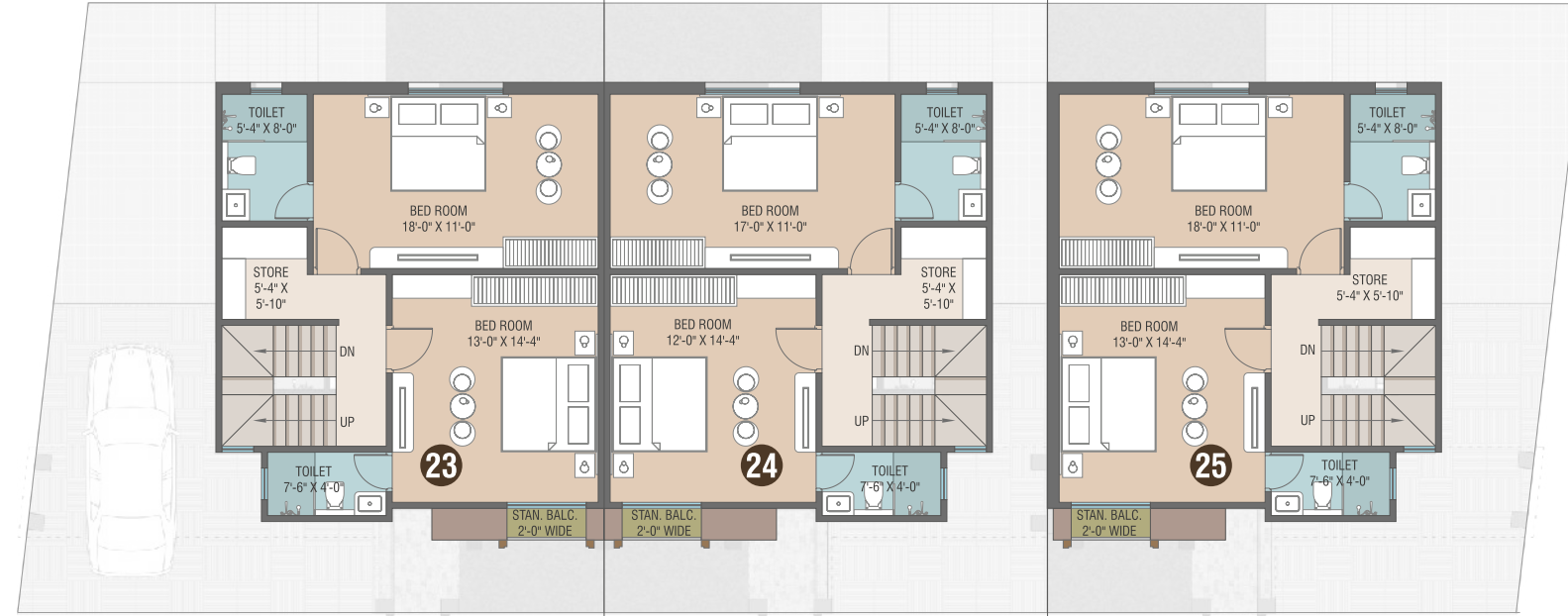
PLOT NO
23 TO 25

GROUND FLOOR PLAN



BUILT-UP AREA : 710.00 SQ.FT.

FIRST FLOOR PLAN



BUILT-UP AREA : 677.00 SQ.FT.

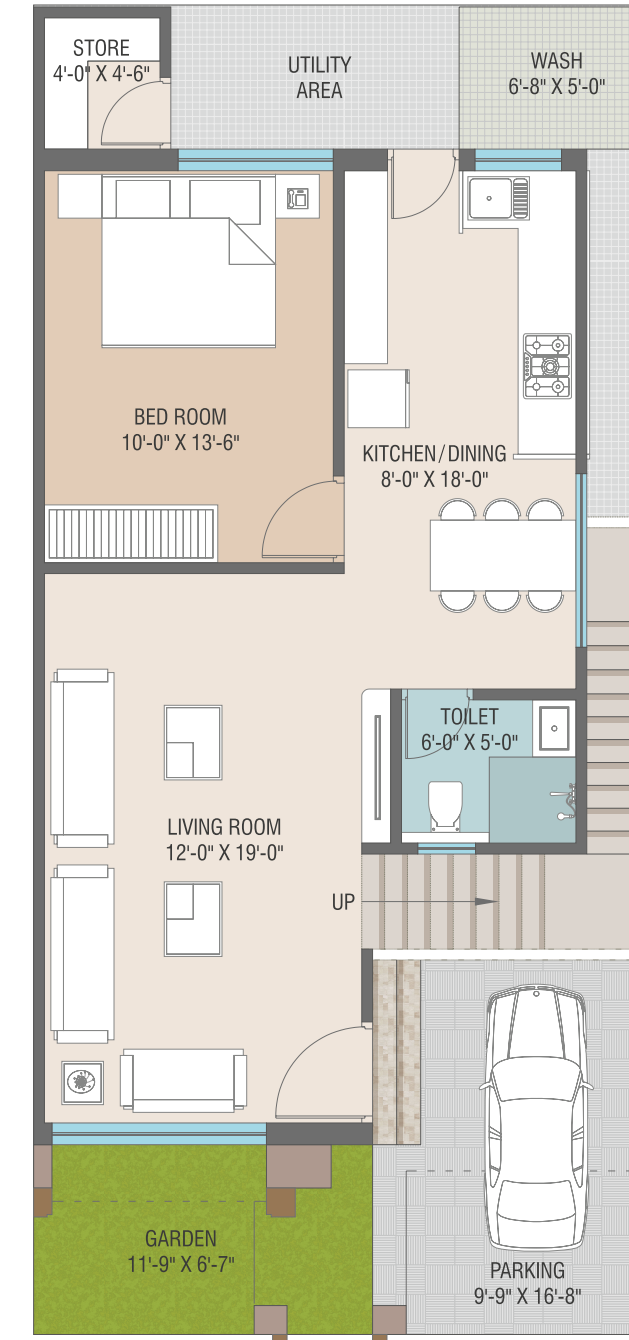
BUILT-UP AREA : 650.00 SQ.FT.

BUILT-UP AREA : 677.00 SQ.FT.



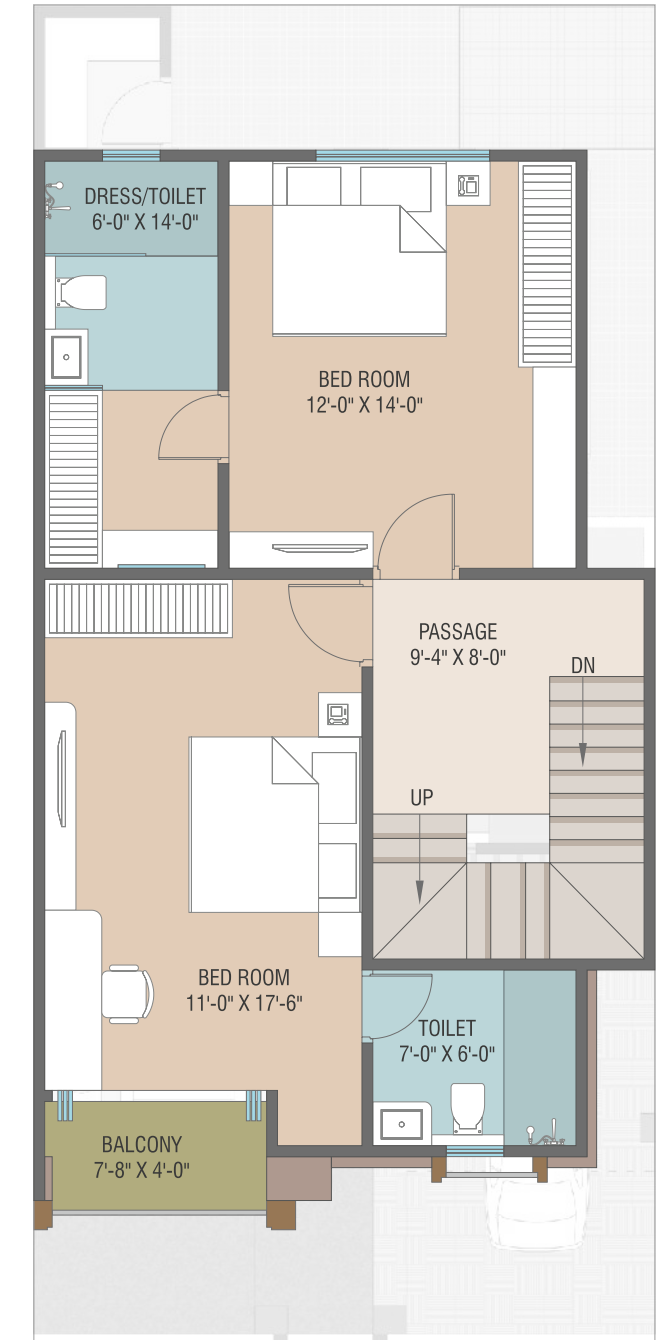
PLOT NO
26 TO 39

GROUND FLOOR PLAN



BUILT-UP AREA : 791.00 SQ.FT.

FIRST FLOOR PLAN

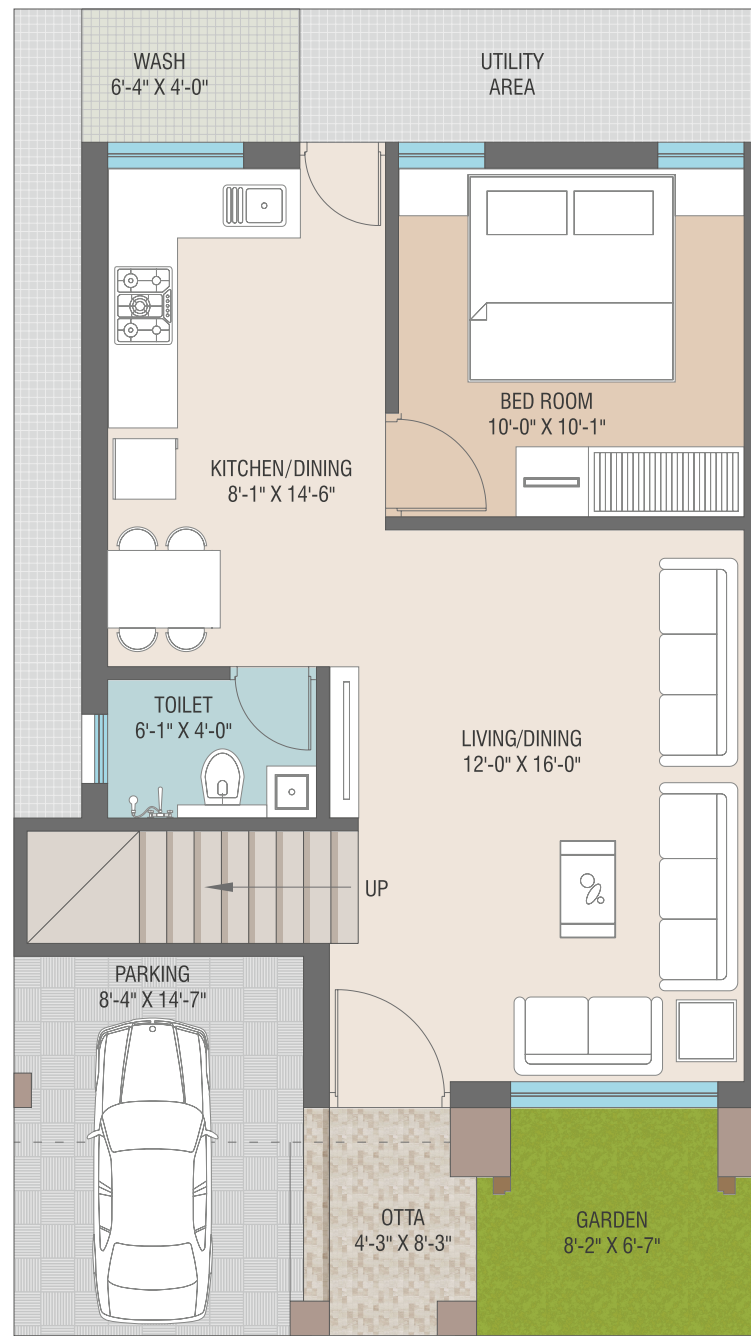


BUILT-UP AREA : 720.00 SQ.FT.



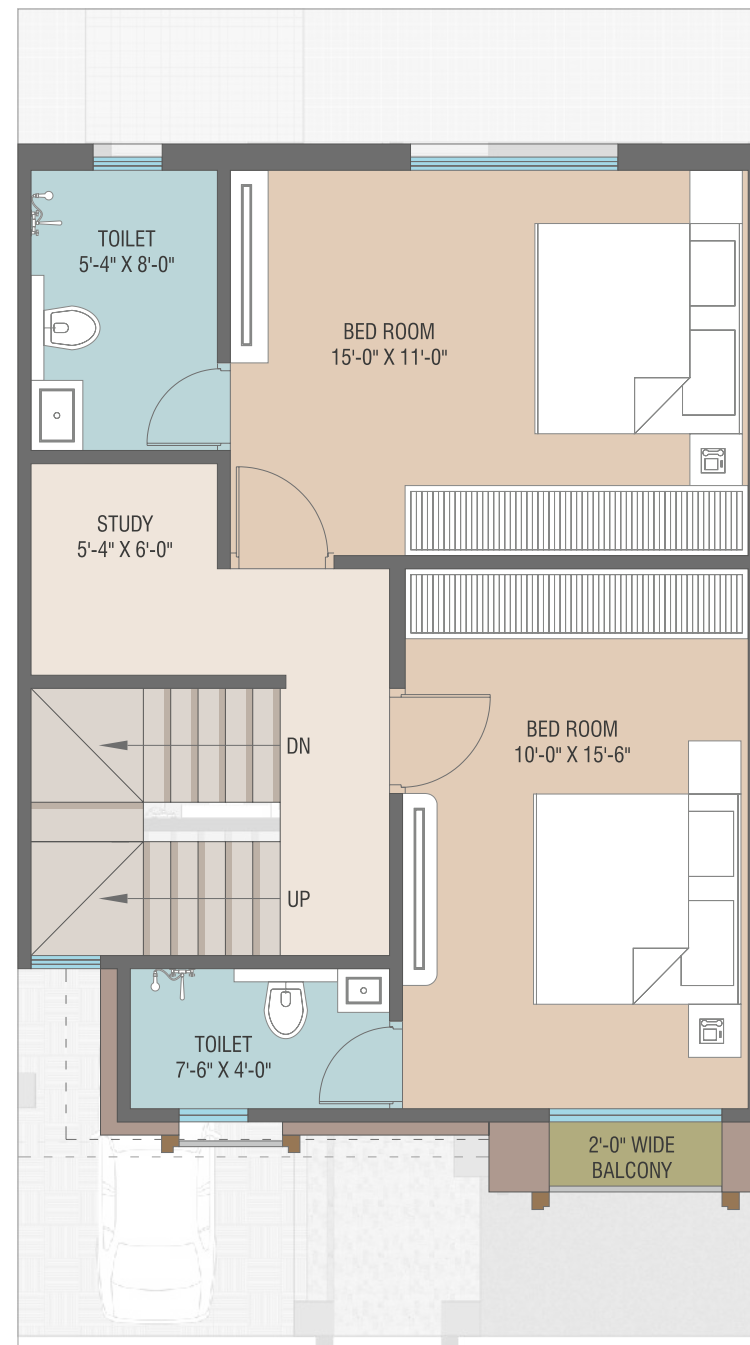
PLOT NO
40 TO 47

GROUND FLOOR PLAN



BUILT-UP AREA : 622.00 SQ.FT.

FIRST FLOOR PLAN

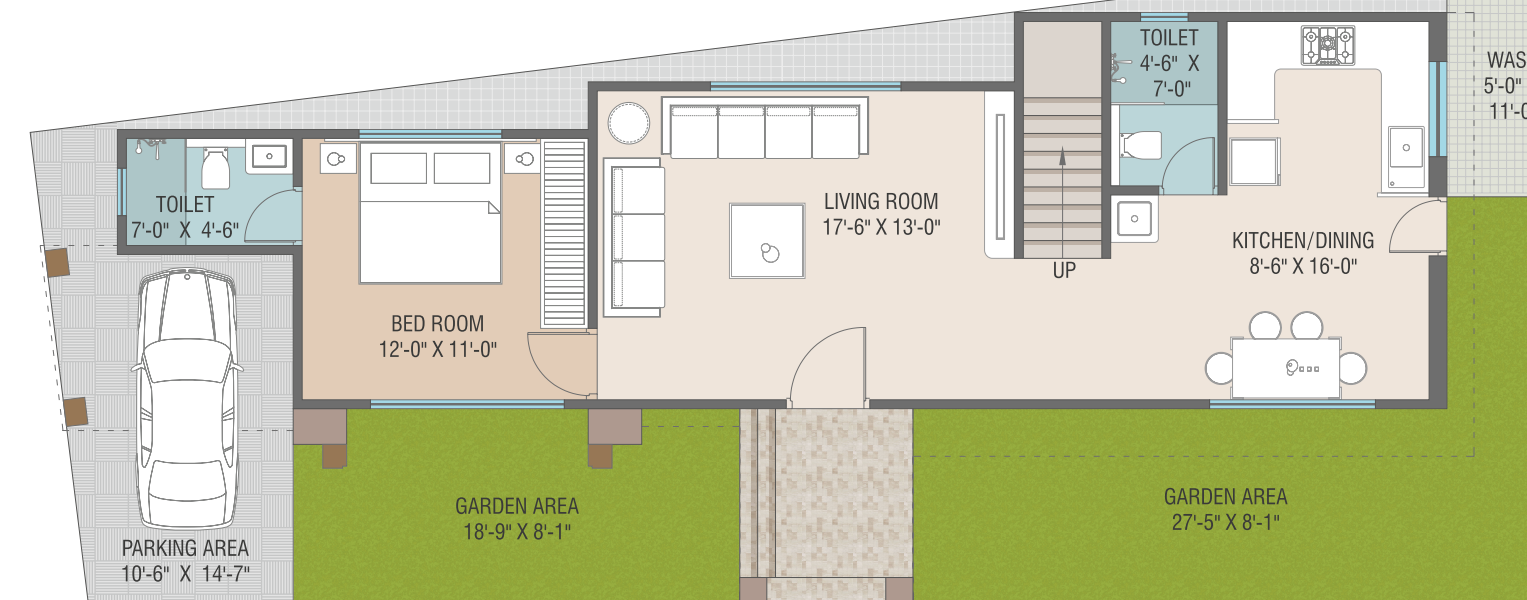


BUILT-UP AREA : 630.00 SQ.FT.



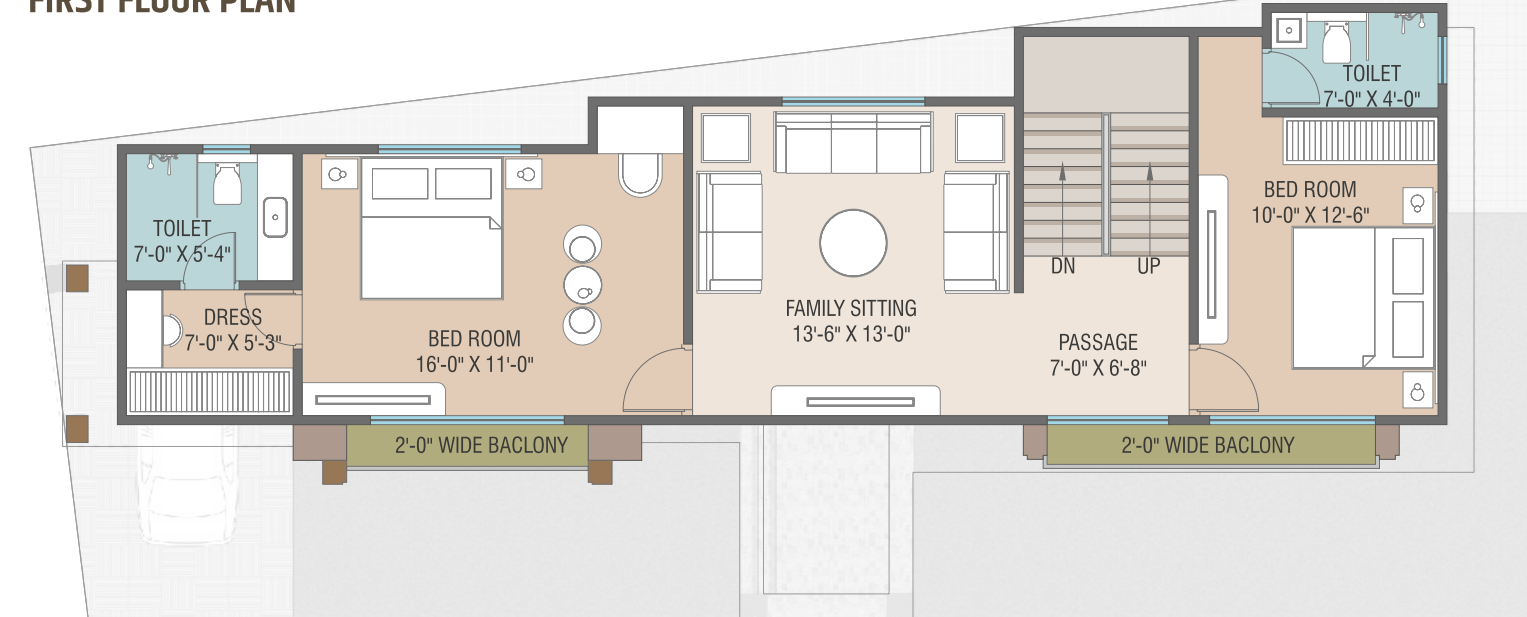
PLOT NO
48

GROUND FLOOR PLAN



BUILT-UP AREA : 964.00 SQ.FT.

FIRST FLOOR PLAN

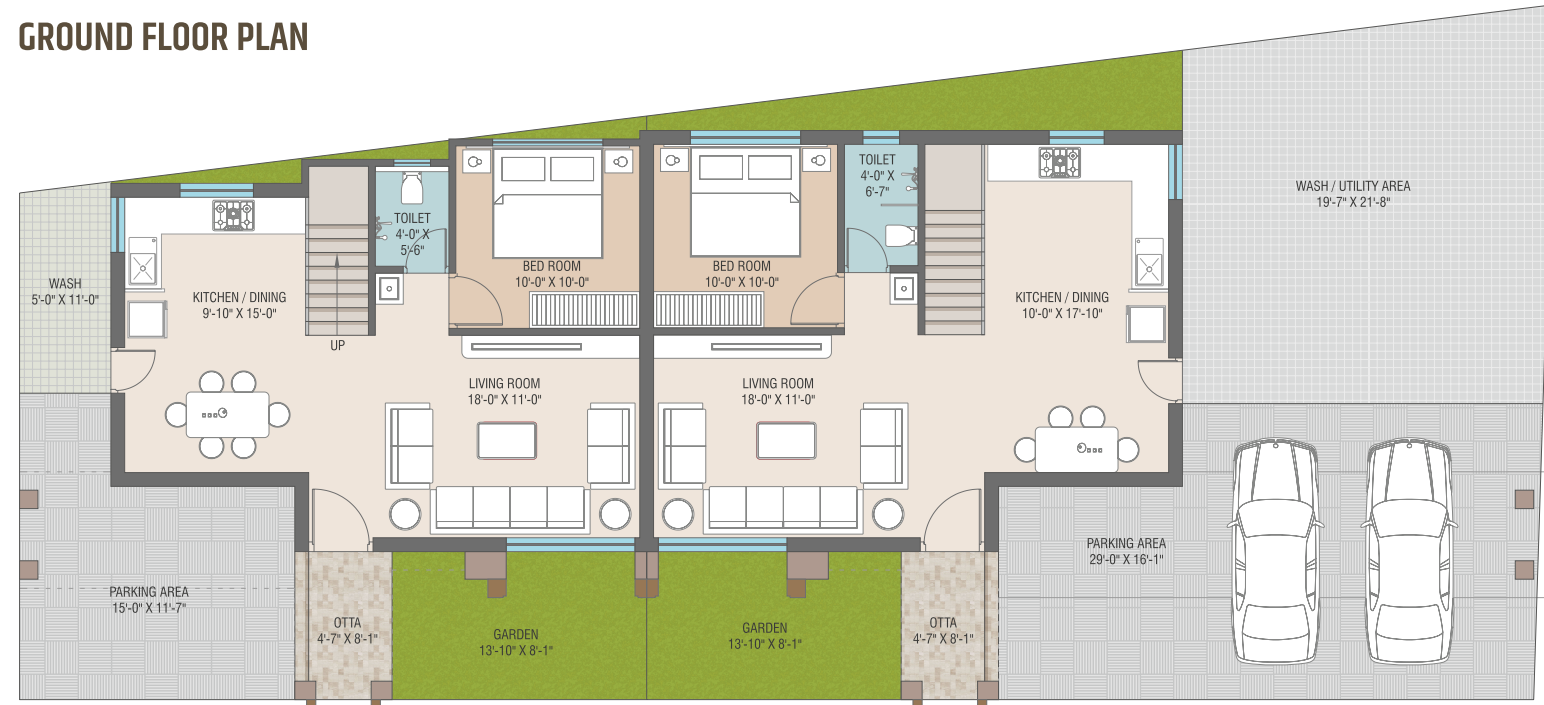


BUILT-UP AREA : 855.00 SQ.FT.



PLOT NO
49 & 50

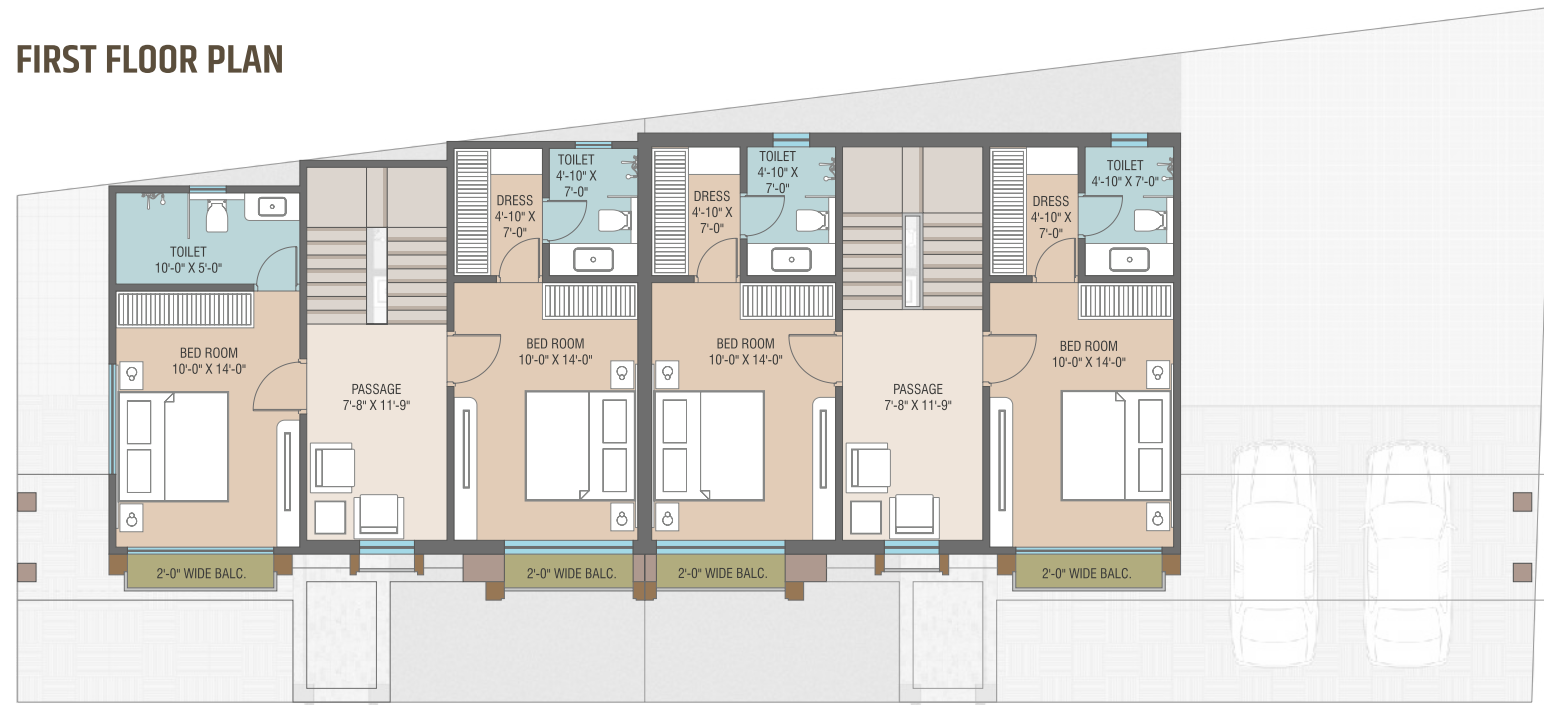
GROUND FLOOR PLAN



BUILT-UP AREA : 709.00 SQ.FT.

BUILT-UP AREA : 756.00 SQ.FT.

FIRST FLOOR PLAN



BUILT-UP AREA : 666.00 SQ.FT.

BUILT-UP AREA : 713.00 SQ.FT.



Club House

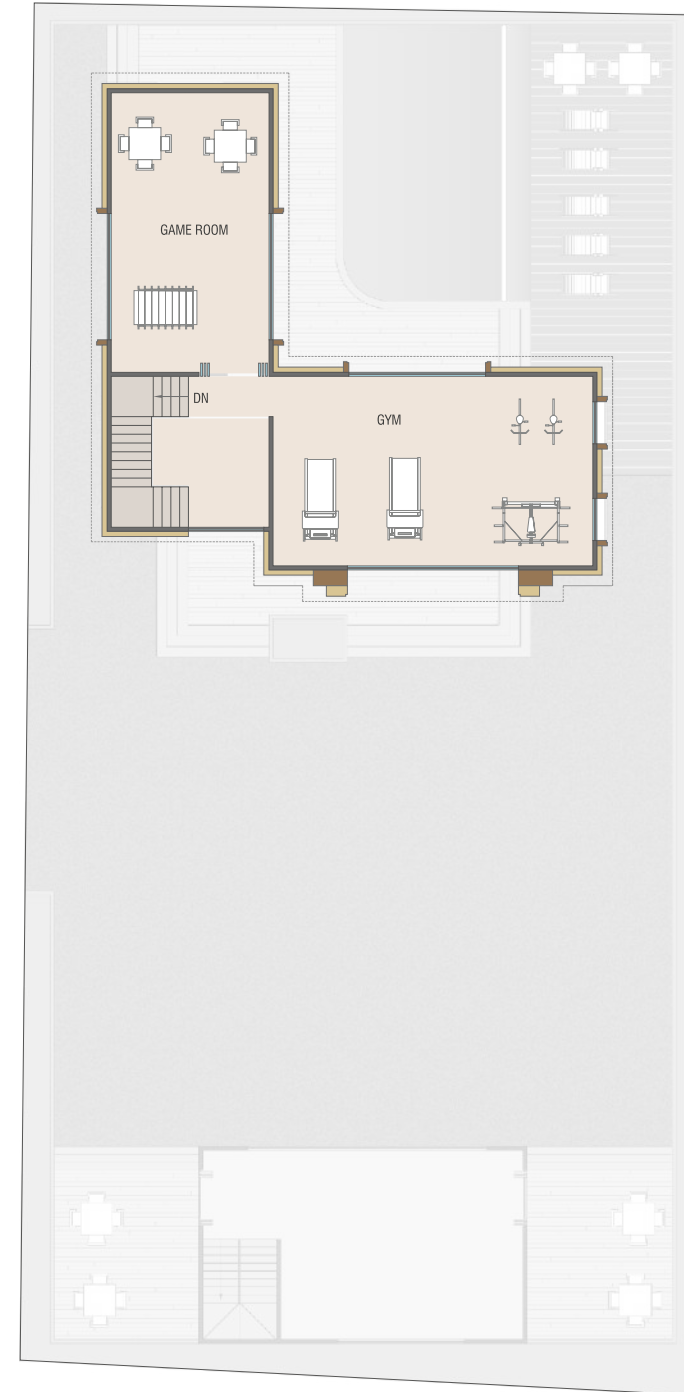


CLUB HOUSE

GROUND FLOOR PLAN



















FIRST FLOOR PLAN





modern amenities for a luxury lifestyle

AMENITIES

- | | | | |
|--|---|--|--|
|  Masjid |  Garden |  Children Play Area |  Swimming Pool |
|  RCC Road |  Street Light |  CCTV |  Game Room |
|  Library |  Multipurpose Hall |  Compound Wall |  Entrance Gate |
|  Gym Room |  Fountain |  Senior Citizen Seating |  Security Cabin |

SPECIFICATION

- Structure**
- Earthquake resistant RCC Frame structure designed by approved structural consultant
- Flooring**
- 600 mm x 600 mm Premium quality vitried tiles in all rooms
 - Anti Skid flooring in all bathrooms
- Wall Finish**
- Interior : Smooth finish plaster with 2 coat putty & primer finish
 - Exterior : Double coat plaster with weather resistant paint
- Electrification**
- Copper wiring as per ISI Standard & Adequate electric points in each room with modular switches
- Kitchen**
- Premium quality granite platform with S.S. Sink
 - Premium quality ceramic tile dedo up to lintel level
- Bathrooms**
- Designer bathrooms with premium quality sanitary wares & jaquar bath fittings
 - Designer wall tiles dedo up to lintel level
- Doors**
- Main Door : High Quality decorative entrance main door & all doors will be flushed doors with laminated finish
- Window**
- Premium quality anodized alluminium windows
- Terrace**
- Elegant china mosaic finish with water proofing treatment

STEEL



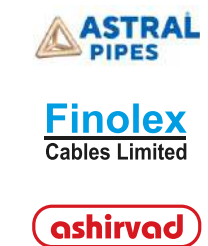
BATHROOM BATH FITTING



ELECTRIC



PLUMBING



COLOUR

