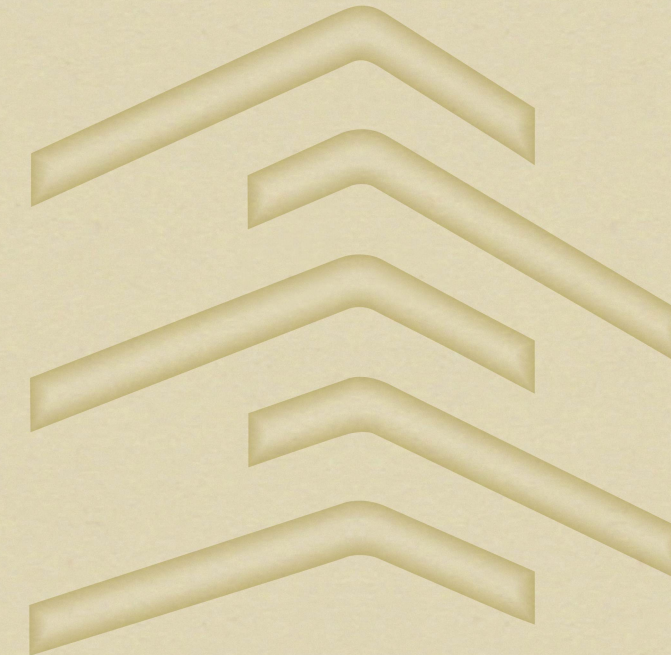


Exclusive Address  
Amidst Nature



a project by



MANGLA  
**FIORELLA**  
4BHK & 4B2HK OPULENT RESIDENCES



MANGLA  
**FIORELLA**  
4BHK & 4B2HK OPULENT RESIDENCES

Developers: M B Realty

Site: Mangla Fiorella, Old RC Patel Estate,  
Nr. Akota Garden, Akota, Vadodara - 390020

www.manglagroup.in  
Email: sales.fiorella@manglagroup.in  
Contact No.: +91 75670 33344



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Site Location

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

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design@stroke&arrow\_9524092010\_print@khashimman\_9525066516





## Timeless Style

### Stunning Looks








Sleek lines, expansive glass panels, and premium finishes, your homes at Mangla Fiorella boast a facade that exudes sophistication. A symphony of latest textures and best-in-class materials, the minimal architecture is a commitment to refined elegance. This isn't just a home, it's a style statement to prove that living well is more like art.












## VALUE ADDITIONS

-  Gated Community with Round the Clock Security
-  Branded Passenger Stretcher Size High speed Lifts for Each Tower
-  Plush Entrance Lobby with Seating
-  Dedicated Transformer Area
-  Dedicated Meter Room
-  Elegant Entrance with 24x7 Security
-  3 Car Parking Allotted

-  Gated Premises with CCTV Security
-  Well Distributed Seating Arrangements
-  Fire Hydrant System with Fire Extinguisher
-  Solar Electricity for Common Areas
-  Secured Gated Community
-  Water Softener Plant
-  Intercom

-  Podium Level Access for Emergency Services
-  Power Back-up System for Lift & Common Amenities
-  Pre-Construction Anti-Termite Treatment
-  Rain Water Harvesting System
-  Water Proofing Treatment on each Terrace
-  Spacious Walking Path
-  Satellite TV Connection Facility
-  Automation

-  Heat Protection Paint Treatment on each Terrace
-  Dual Staircase In Each Tower
-  EV Charging Station
-  Sky Lounge
-  Mobile App for Property Management
-  Servant Quarter for each residence
-  Common Toilet in all Towers for Maid, Driver, etc.
-  Design To Maximise Customisation



# GROUND FLOOR AMENITIES

The ground floor at Mangla Fiorella isn't just a level, it's a playground of luxury. Indulge in nature for relaxation, sweat it out in style at the outdoor gym, and unwind in spaces crafted for smiles. It's leisure on call, right at your doorstep!



TEMPLE



BOX CRICKET/  
FOOTBALL TURF



WAITING AREA



SECURITY CABIN



OUTDOOR SPORTS  
COMPLEX



PET CORNER



VOLLEYBALL  
COURT



SKATING RINK



MULTIPURPOSE  
COURT

# PODIUM LEVEL AMENITIES

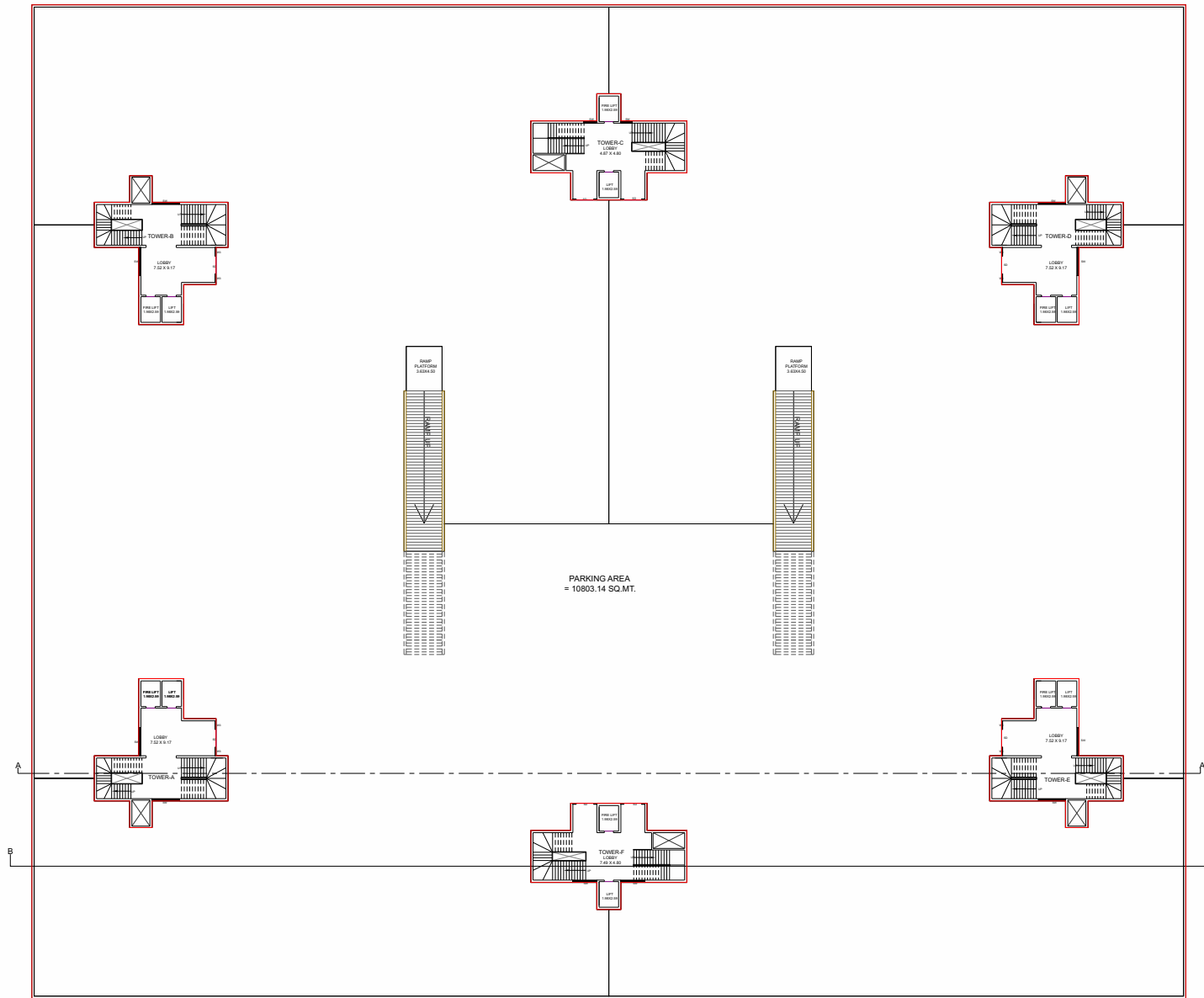
- TABLE TENNIS
- POOL TABLE
- FOOSBALL TABLE
- GYMNASIUM
- INFINITY POOL
- KIDS POOL
- JACUZZI
- MALE/FEMALE CHANGING ROOMS
- STEAM ROOM
- YOGA AND ZUMBA STUDIO
- SOCIETY ACCOUNTS ROOM
- SOCIETY ESTATE MANAGER ROOM
- SOCIETY MEETING ROOM
- GENERAL STORE ROOM
- OFFICE STORE ROOM
- BANQUET HALL
- THEME GARDENS
- MINIPEX
- DISCOTHEQUE WITH LOUNGE
- LIBRARY
- MULTI PURPOSE HALL
- GUEST ACCOMMODATION
- E-GAME ZONE
- TODDLERS' PLAY AREA
- CHESS TABLE
- CAROM TABLE
- KIDS PLAY AREA
- SENIOR CITIZEN SEATING
- AMPHITHEATRE
- PARTY LAWN
- REFLEXOLOGY PATHWAY
- WALKING TRACK
- CYCLE TRACK
- AESTHETIC WATER FOUNTAINS
- STORE ROOM FOR PACKAGES
- INDOOR GAMES ZONE
- INDOOR CARDIO ROOM
- GAZEBO
- HOBBY ROOM
- BOARD GAMES ROOM
- SKY WALK
- OUTDOOR YOGA AREA





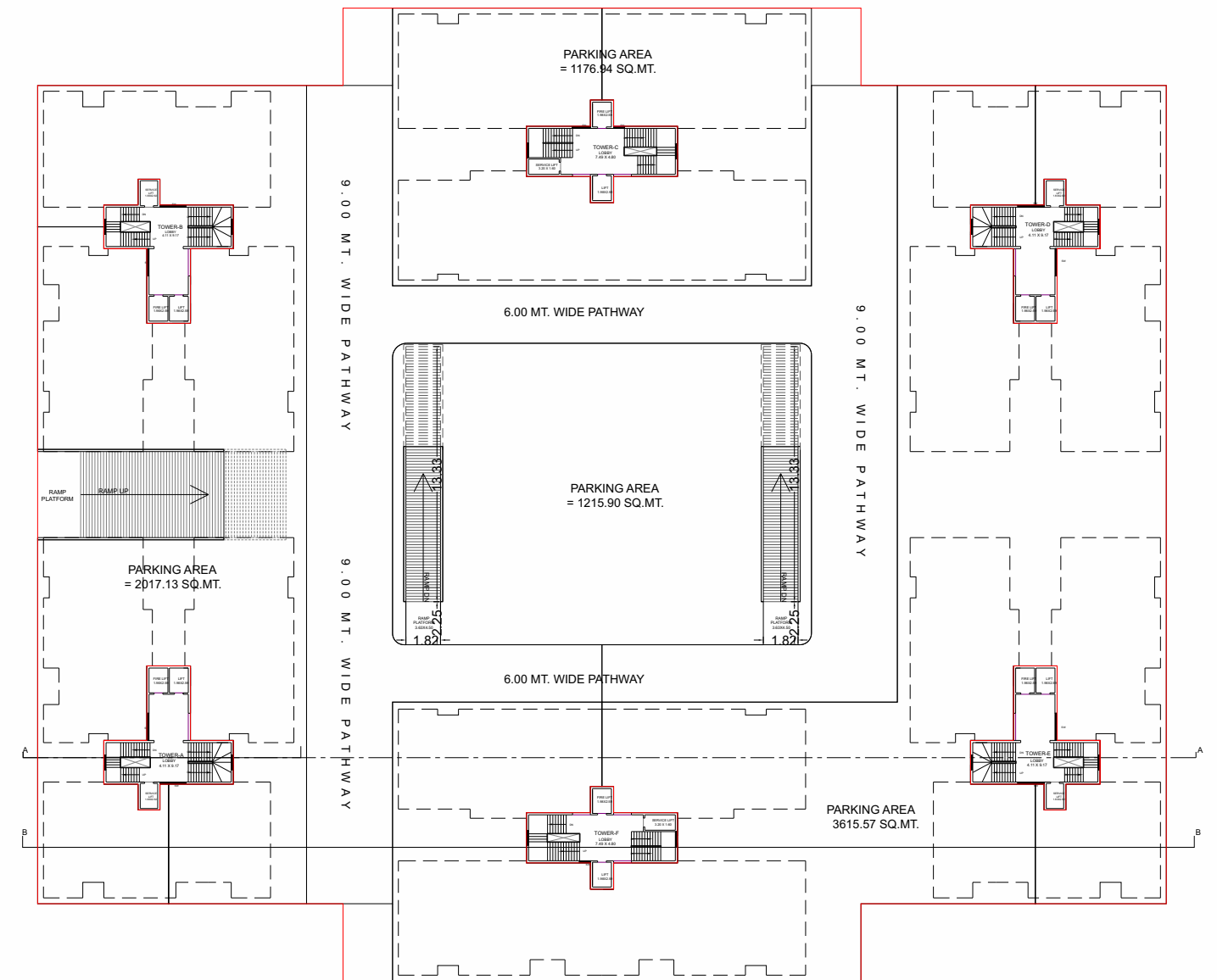
BASEMENT  
FLOOR PLAN

TOWER -A,B,C,D,E,F  
BASEMENT FLOOR PLAN  
BUILT UP AREA = 11754.59 SQ.MT.  
PARKING AREA = 10803.14 SQ.MT.  
SCALE :- 1.00 CM = 2.00 MT



GROUND  
FLOOR PLAN

TOWER -A,B,C,D,E,F  
GROUND FLOOR PLAN  
BUILT UP AREA = 10987.44 SQ.MT.  
PARKING AREA = 8025.54 SQ.MT.  
SCALE :- 1.00 CM = 2.00 MT



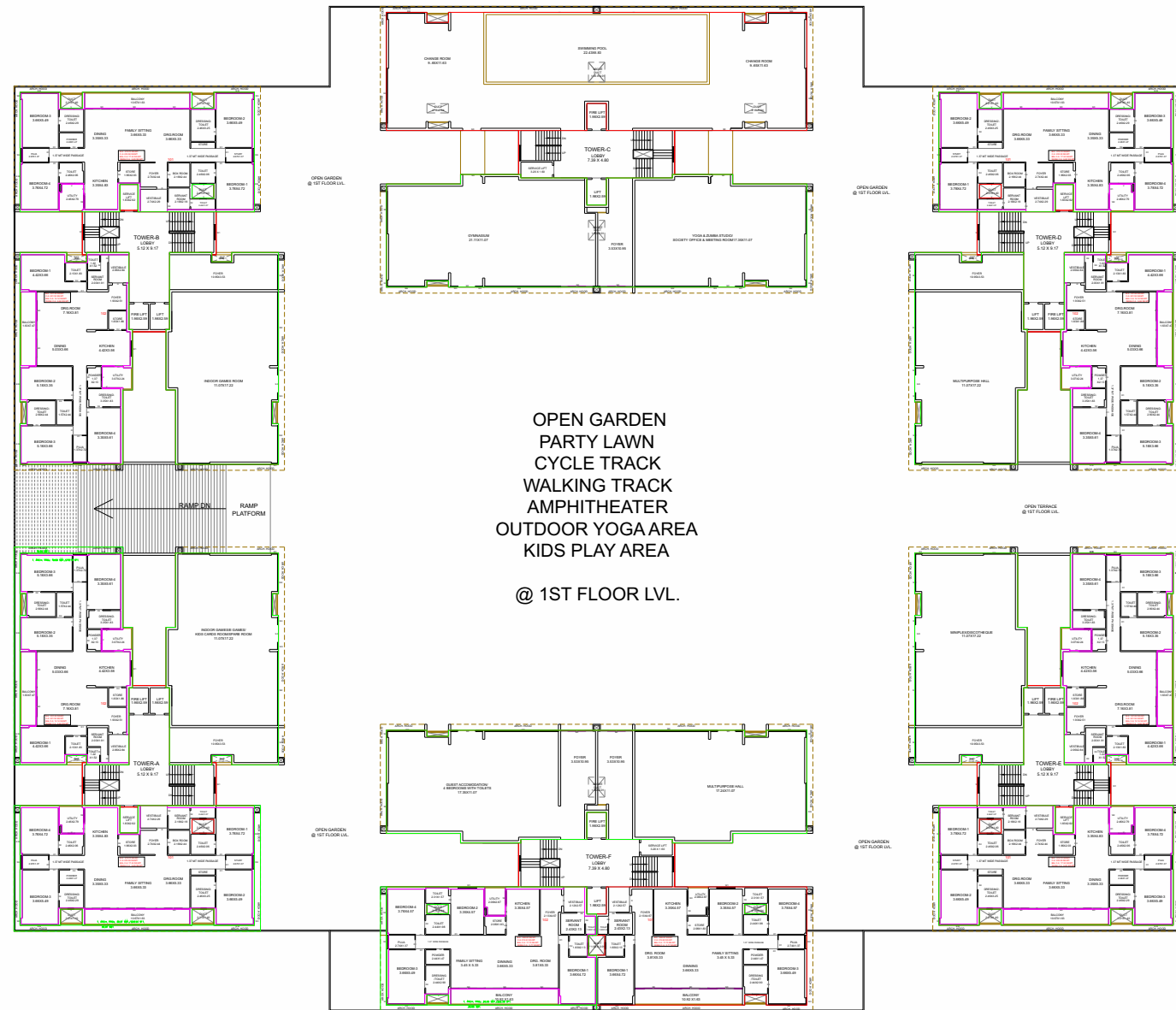


1st FLOOR PLAN 

**TOWER -A,B,D,E**  
 1ST FLOOR PLAN  
 BUILT UP AREA = 829.12 X 04 = 3316.48 SQ.MT.  
 F.S.I. AREA = 735.18 X 04 = 2940.72 SQ.MT.  
 LIFT + STAIR + PASSAGE AREA = 93.94 SQ.MT.  
 (SCALE : 1.00 CM = 2.00 MT.)

**TOWER -C**  
 1ST FLOOR PLAN  
 BUILT UP AREA = 1041.21 SQ.MT.  
 F.S.I. AREA = 954.54 SQ.MT.  
 LIFT + STAIR + PASSAGE AREA = 86.67 SQ.MT.  
 (SCALE : 1.00 CM = 2.00 MT.)

**TOWER -F**  
 1ST FLOOR PLAN  
 BUILT UP AREA = 1037.87 SQ.MT.  
 F.S.I. AREA = 951.20 SQ.MT.  
 LIFT + STAIR + PASSAGE AREA = 86.67 SQ.MT.  
 (SCALE : 1.00 CM = 2.00 MT.)



2nd FLOOR PLAN 

**TOWER -A,B,D,E**  
 2ND FLOOR PLAN  
 BUILT UP AREA = 817.73 X 4 = 3270.92 SQ.MT.  
 F.S.I. AREA = 723.79 X 4 = 2895.16 SQ.MT.  
 LIFT + STAIR + PASSAGE AREA = 93.94 SQ.MT.  
 (SCALE : 1.00 CM = 2.00 MT.)

**TOWER -C**  
 2ND FLOOR PLAN  
 BUILT UP AREA = 1034.55 SQ.MT.  
 F.S.I. AREA = 947.88 SQ.MT.  
 LIFT + STAIR + PASSAGE AREA = 86.68 SQ.MT.  
 (SCALE : 1.00 CM = 2.00 MT.)

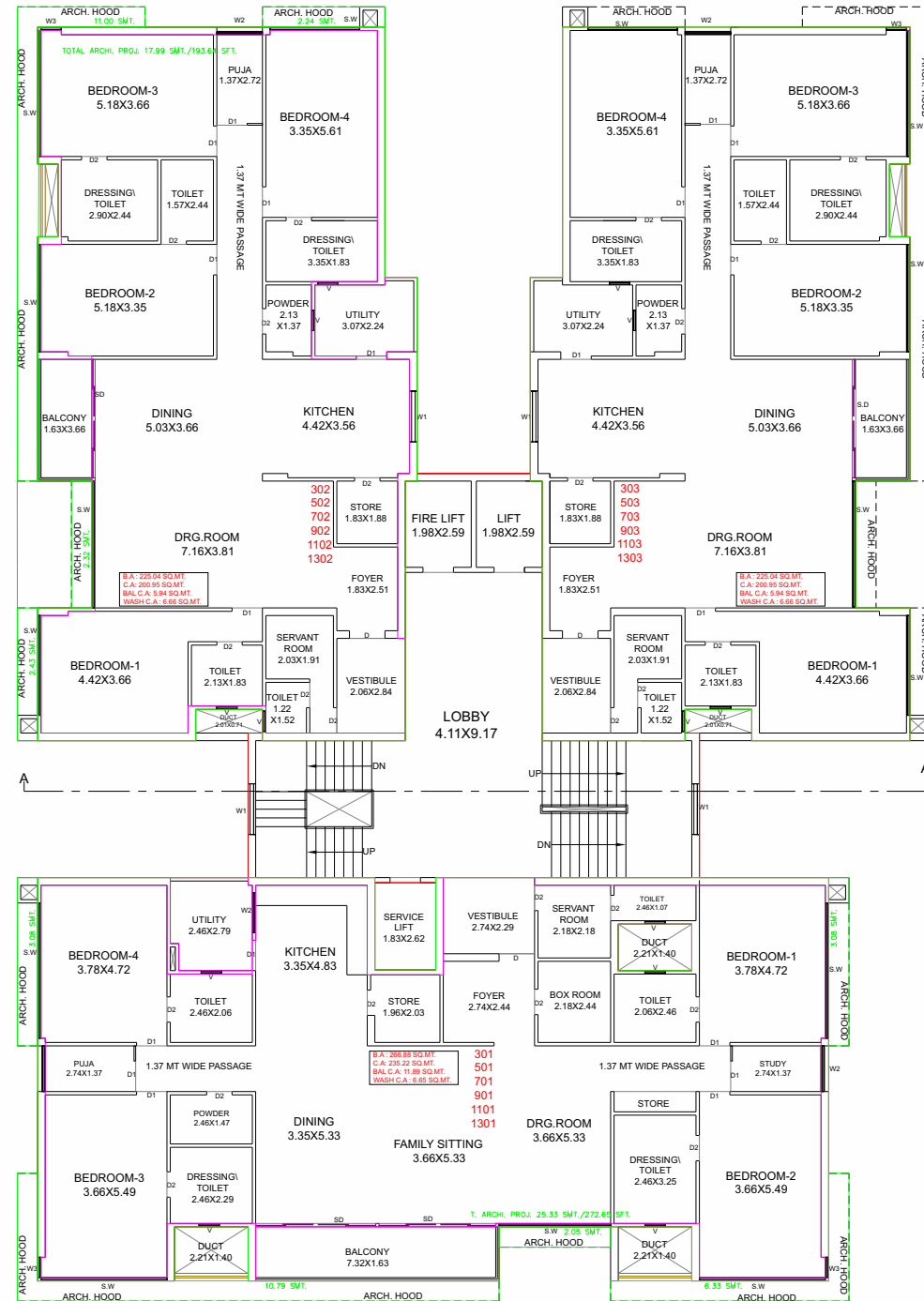
**TOWER -F**  
 2ND FLOOR PLAN  
 BUILT UP AREA = 1022.20 SQ.MT.  
 F.S.I. AREA = 935.53 SQ.MT.  
 LIFT + STAIR + PASSAGE AREA = 86.67 SQ.MT.  
 (SCALE : 1.00 CM = 2.00 MT.)





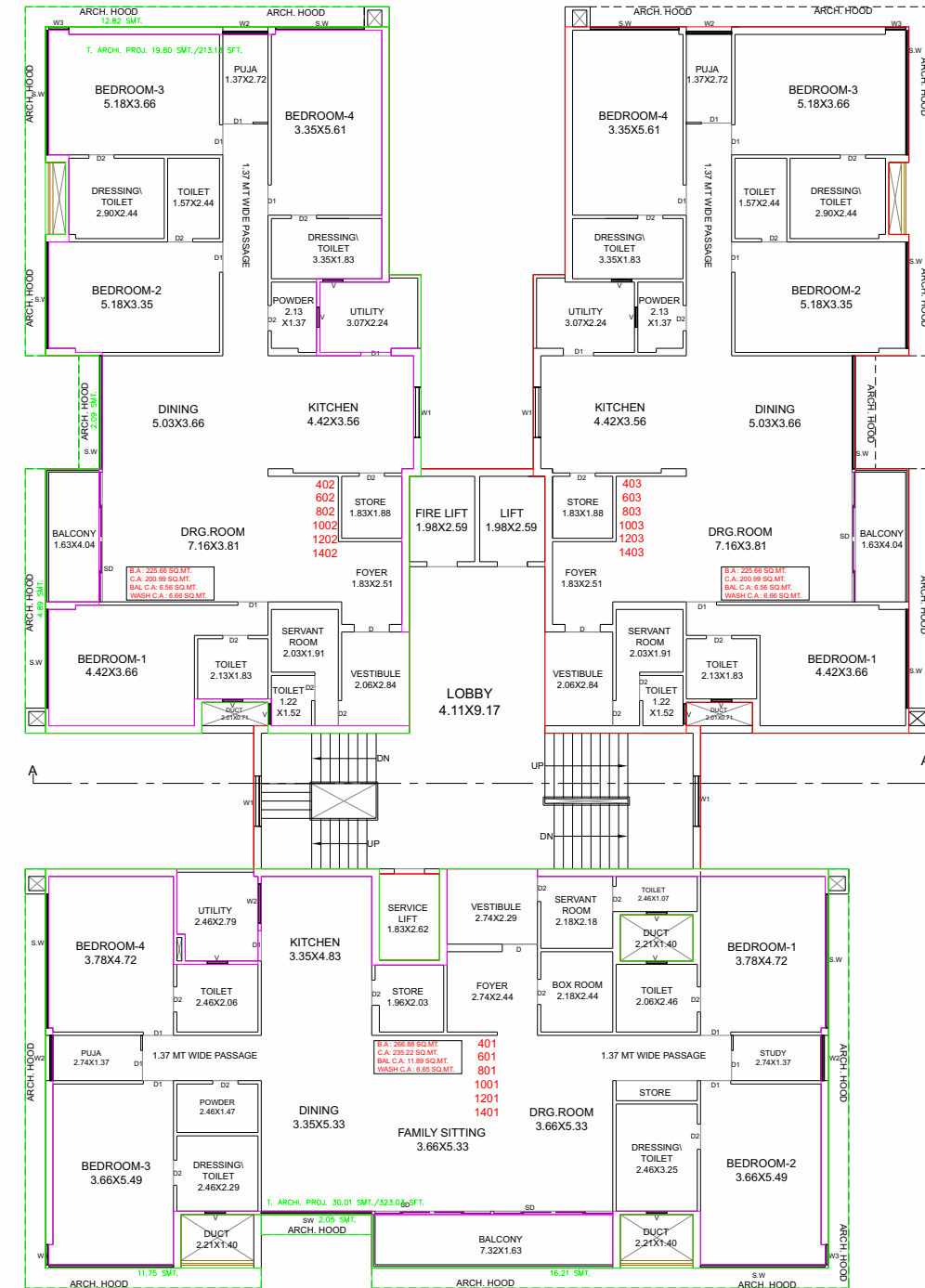
# TOWER -A,B,D,E

3RD,5TH,7TH,9TH,11TH,&13TH FLOOR PLAN (TYPICAL FLOOR PLAN)  
 BUILT UP AREA = 810.92 X 04 = 3243.68 X 06 = 19462.08 SQ.MT.  
 F.S.I. AREA = 716.97 X 04 = 2867.88 X 06 = 17207.28 SQ.MT.  
 LIFT+STAIR+PASSAGE AREA = 93.94 SQ.MT.  
 (SCALE : 1.00 CM = 1.00 MT.)



# TOWER -A,B,D,E

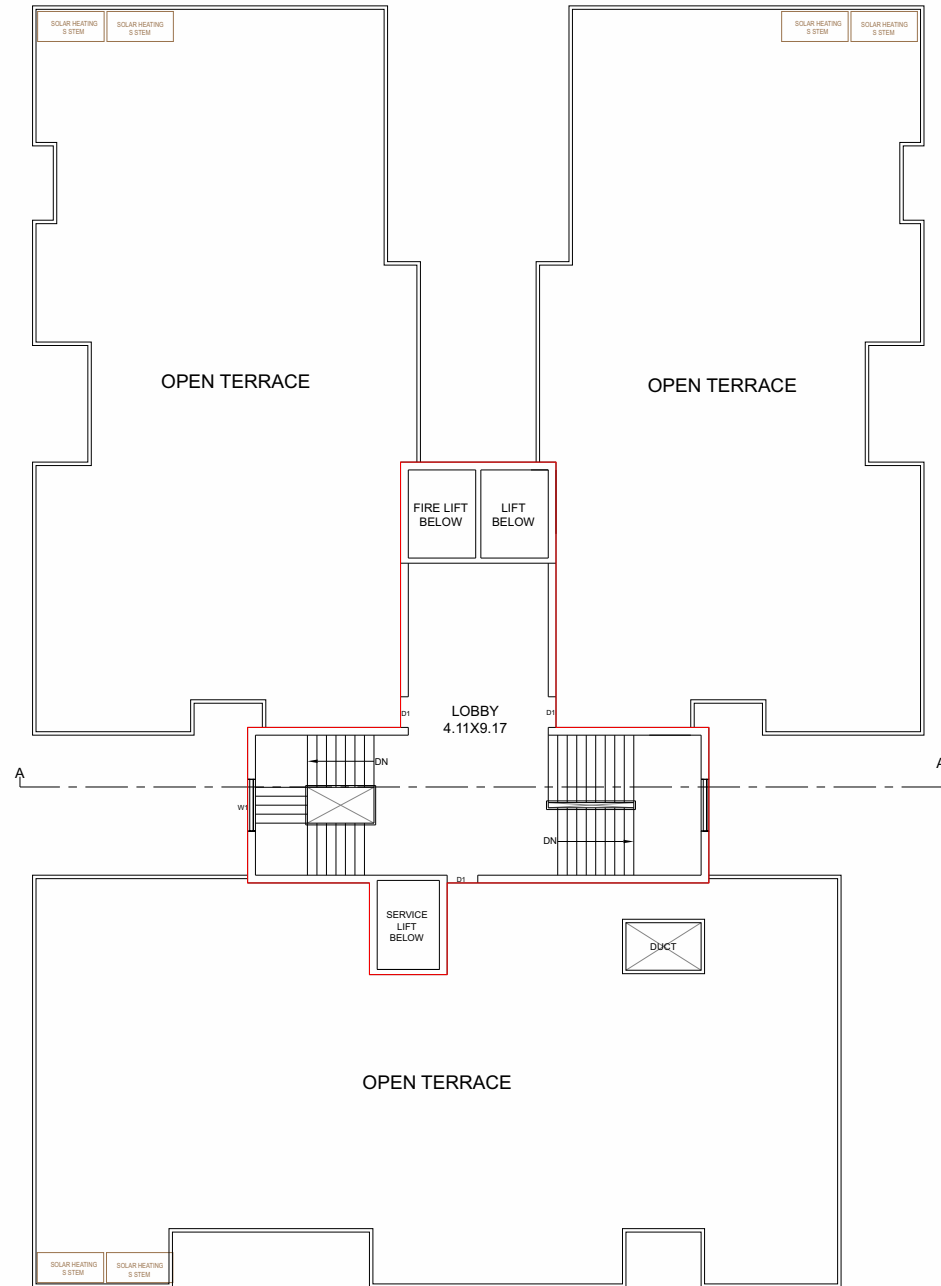
4TH,6TH,8TH,10TH,12TH,&14TH FLOOR PLAN (TYPICAL FLOOR PLAN)  
 BUILT UP AREA = 812.16 X 04 = 3248.64 X 06 = 19491.84 SQ.MT.  
 F.S.I. AREA = 718.21 X 04 = 2872.84 X 06 = 17237.04 SQ.MT.  
 LIFT+STAIR+PASSAGE AREA = 89.29 SQ.MT.  
 (SCALE : 1.00 CM = 1.00 MT.)





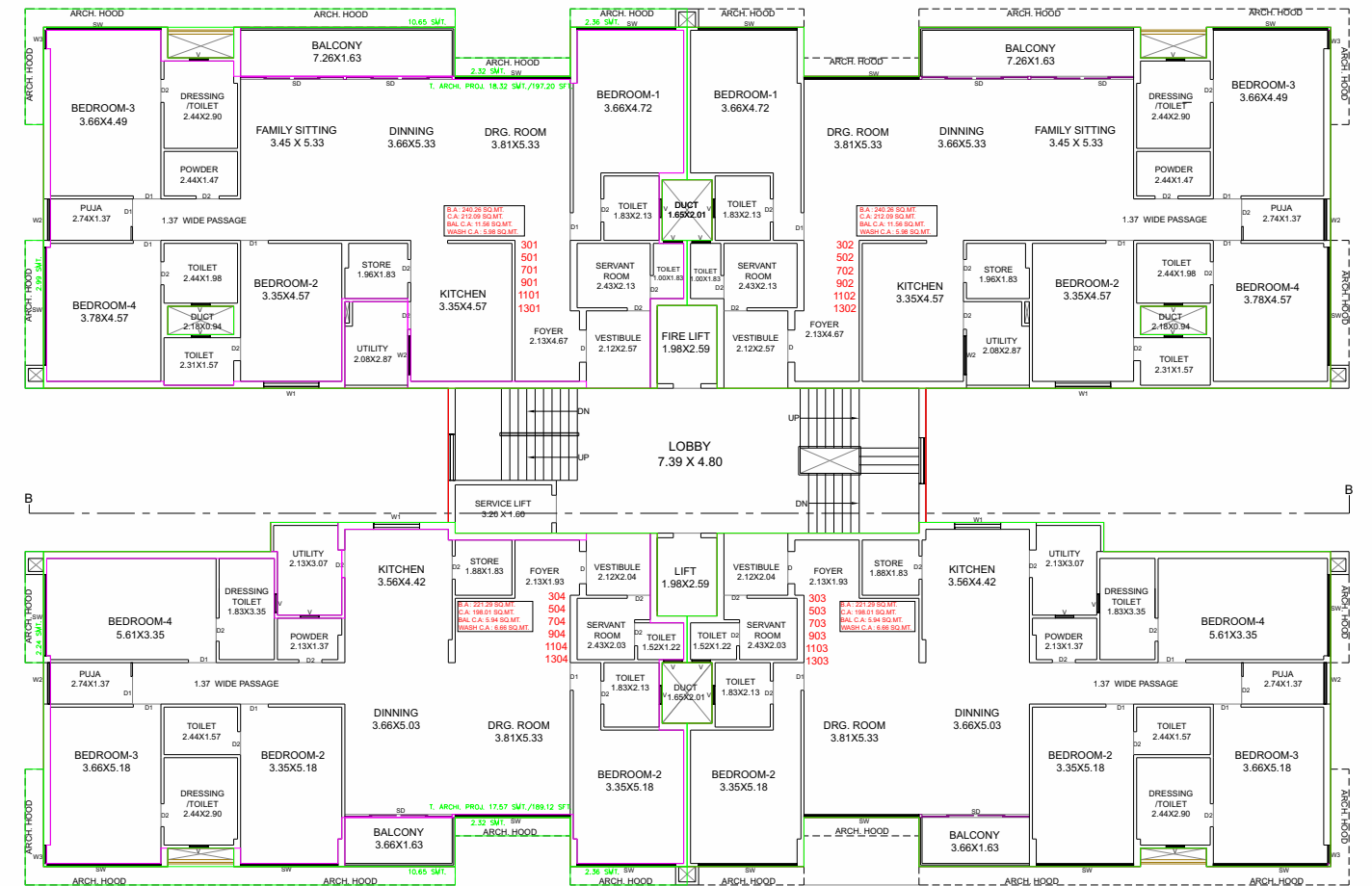
# TOWER -A,B,D,E

TERRACE FLOOR PLAN  
 BUILT UP AREA = 103.82 X 04 = 415.28 SQ.MT.  
 (SCALE : 1.00 CM = 1.00 MT.)



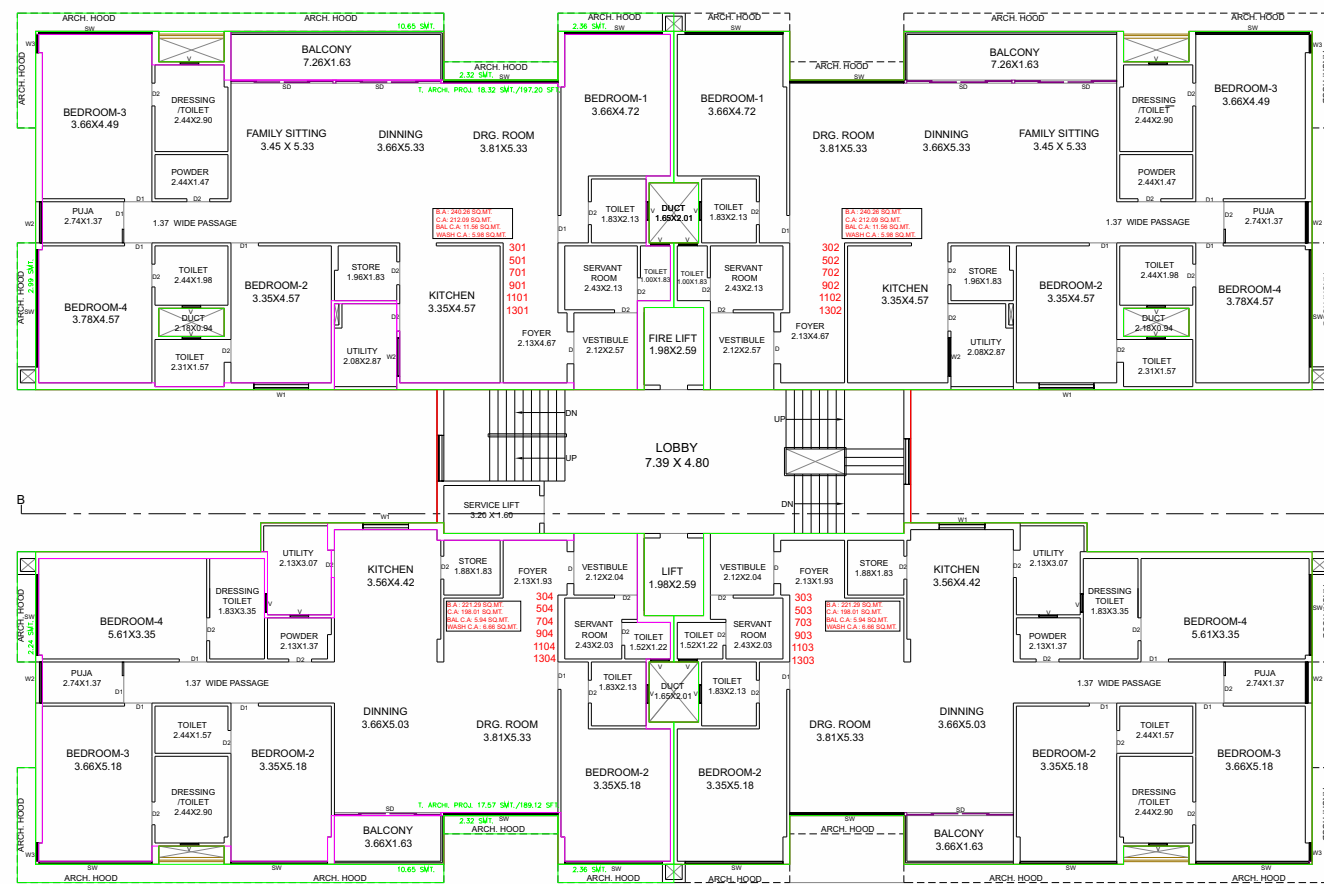
# TOWER -C,F

3RD,5TH,7TH,9TH,11TH,&13TH FLOOR PLAN (TYPICAL FLOOR PLAN)  
 BUILT UP AREA = 1009.78 X 02 = 2019.56 X 06 = 12117.36 SQ.MT.  
 F.S.I. AREA = 923.11 X 02 = 1846.22 X 06 = 11077.32 SQ.MT.  
 LIFT+STAIR+PASSAGE AREA = 86.67 SQ.MT.  
 (SCALE : 1.00 CM = 1.00 MT.)

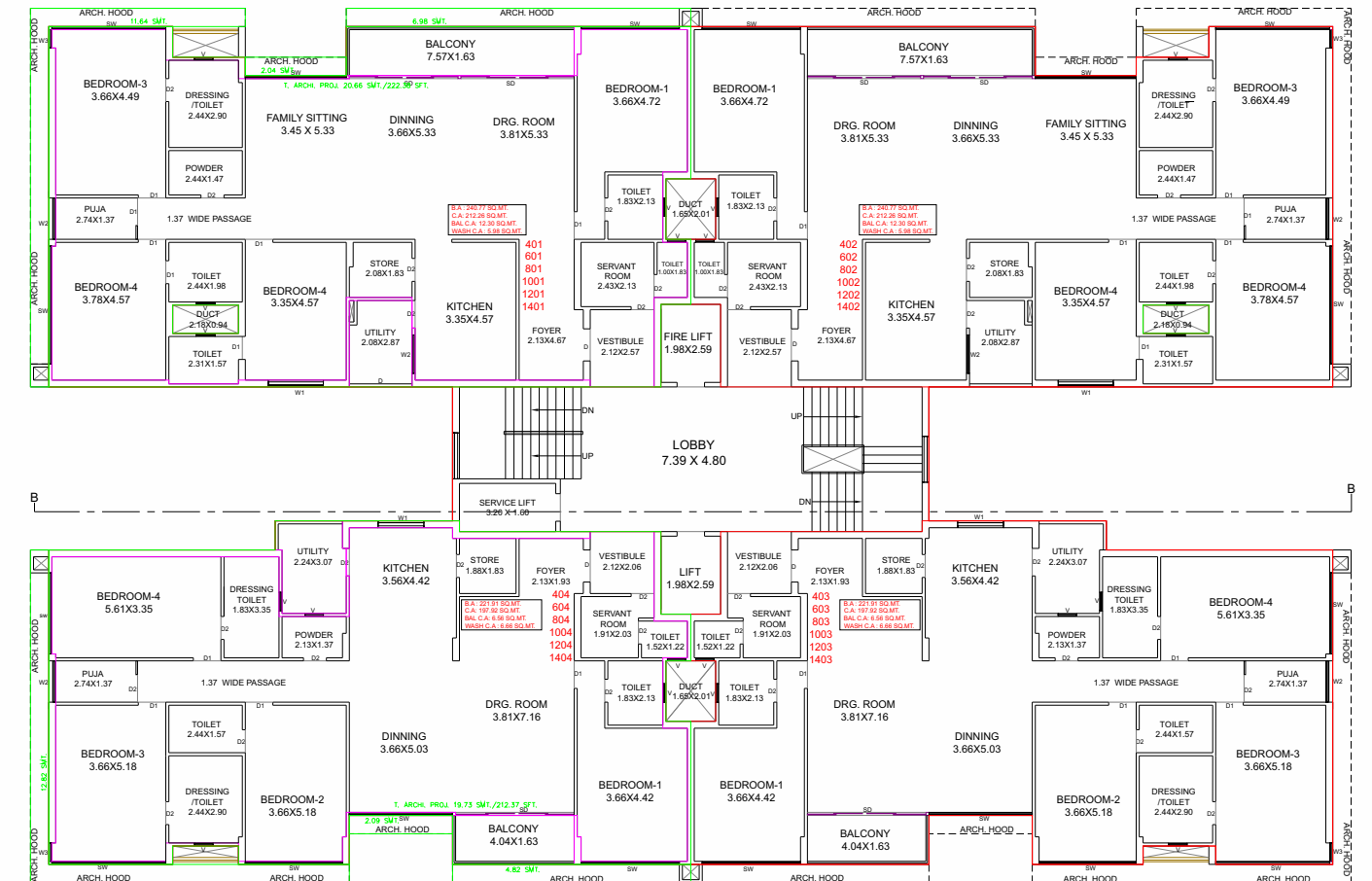




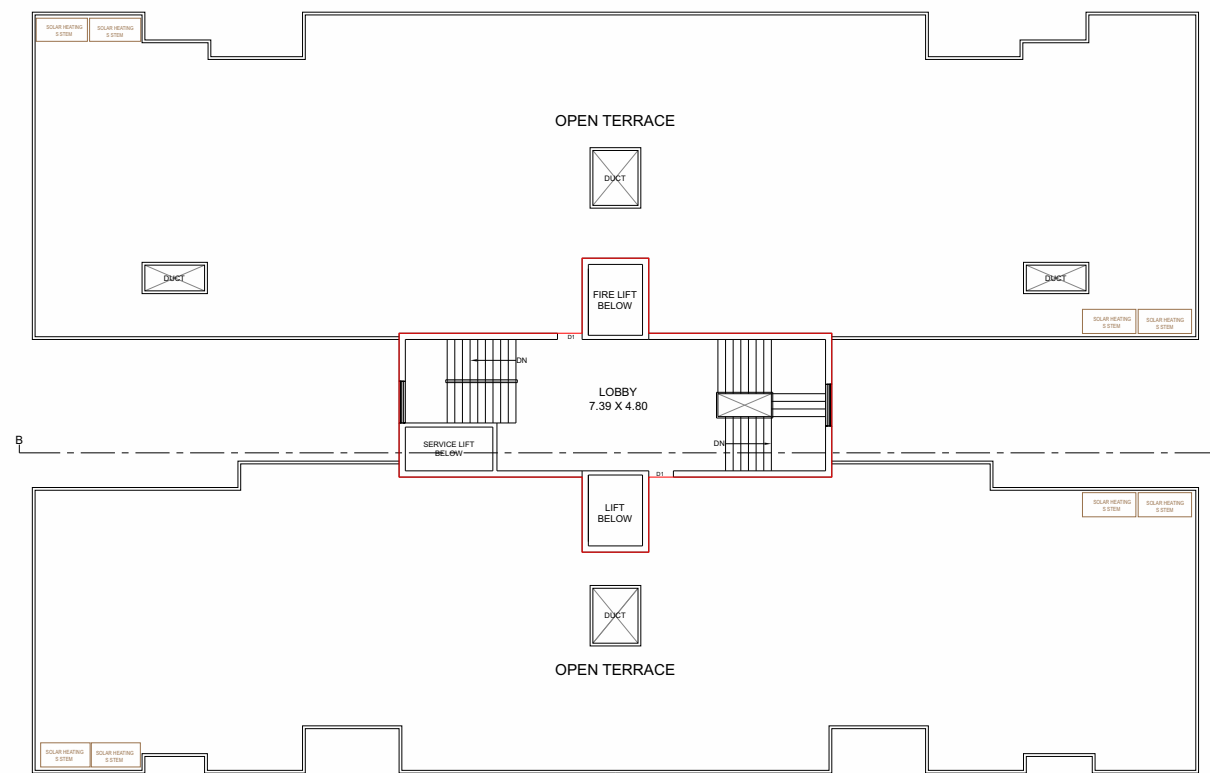
3RD,5TH,7TH,9TH,11TH,&13TH FLOOR PLAN (TYPICAL FLOOR PLAN)  
 BUILT UP AREA = 1009.78 X 02 = 2019.56 X 06 = 12117.36 SQ.MT.  
 F.S.I. AREA = 923.11 X 02 = 1846.22 X 06 = 11077.32 SQ.MT.  
 LIFT+STAIR+PASSAGE AREA = 86.67 SQ.MT.  
 (SCALE : 1.00 CM = 1.00 MT)



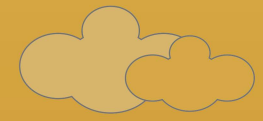
4TH,6TH,8TH,10TH,12TH,&14TH FLOOR PLAN (TYPICAL FLOOR PLAN)  
 BUILT UP AREA = 1011.90 X 02 = 2023.80 X 06 = 12142.80 SQ.MT.  
 F.S.I. AREA = 925.23 X 02 = 1850.46 X 06 = 11102.76 SQ.MT.  
 LIFT+STAIR+PASSAGE AREA = 86.67 SQ.MT.  
 (SCALE : 1.00 CM = 1.00 MT)







## SPECIFICATIONS



**STRUCTURE :**  
 RCC framed structure for earthquake resistance and as per code of practice.



**FLOORING :**  
 Large size Italian finish tiles flooring with skirting, anti-skid vitrified tiles flooring in balconies and attached terraces.



**KITCHEN :**  
 Granite kitchen platform with quartz finished sink, dado of glazed tiles up to lintel level.



**TOILET :**  
 Multi-function shower in 2 nos. of master bed room attached toilets. Vitrified tiles / ceramic tiles flooring in all toilets, granite counters and dado of ceramic tiles / glazed tiles up to 8' height, as per architect design. Premium quality sanitary and plumbing fixtures. (Jaquar, Kohler or equivalent)



**PLUMBING :**  
 Superior quality CPVC/UPVC concealed plumbing.



**ELECTRIFICATION :**  
 Concealed copper wiring of approved quality with modular switches. Geyser points in all toilets, TV & telephone points in living room and all bedrooms. AC points in living room, dining room and all bedrooms. Automation in living room, dining room & master bedroom.



**DOORS & WINDOWS :**  
 Main door with wooden frame and wooden shutter with decorative veneer finish on both sides and all other doors of stone frames and both sides laminated wooden shutters. Fully glazed aluminum windows with mosquito net and stone sill.



**PAINTING :**  
 Inside surface shall be finished with putty and outside surface shall be painted with protective exterior paint.