



madhuvan
SPARSH
COME TO LIFESTYLE

3 BHK EXTRAVAGANT LIFESTYLE

Madhuvan Group, a well-respected real estate company in Vadodara, has been turning dreams into reality for nearly three decades. Known for their impressive buildings and innovative construction methods, they're recognised for leaving people in amazed with their creations. Their team of young talents works tirelessly to craft homes in prime locations, ensuring convenience at every turn. And they don't stop there – their buildings are adorned with fantastic amenities like parks and pools, adding a touch of charm for all to enjoy.

Madhuvan Group isn't just building structures; they're redefining the essence of home, one remarkable project at a time. By designing spaces that unite people, they make neighbourhoods where everyone feels at home.



www.madhuvangroup.co.in

THE LUXE LIVING ADDRESS

Experience the Perfect Fusion Of
Location, Amenities, Ambiance and Construction.

SPECTACULAR
ELITE HOMES

MARVELOUS
VIBRANT VISIBILITY

PRIVATE &
SECURED LIFESTYLE

ULTRA LAVISH
AMENITIES





THE ULTIMATE LIFESTYLE DESTINATION

Madhuvan Sparsh offers an unparalleled living experience for those who seek luxury at its finest. With stunning apartments, panoramic views of the surroundings, top-notch security measures, and ultra-luxurious amenities, these residences redefine elite living in countless ways.

Nestled in the thriving Harni area, a burgeoning urban hub in Vadodra, Madhuvan Sparsh is a remarkable residential project that enhances its surroundings.

EXPERIENCE SPECTACULAR LAVISH HOMES

Experience unparalleled luxury in our 13-storey project, where each lavish home embodies opulence, elegance, and comfort at its finest.



6FT
LARGE BALCONY



35+
ULTRA LUXURIOUS AMENITIES

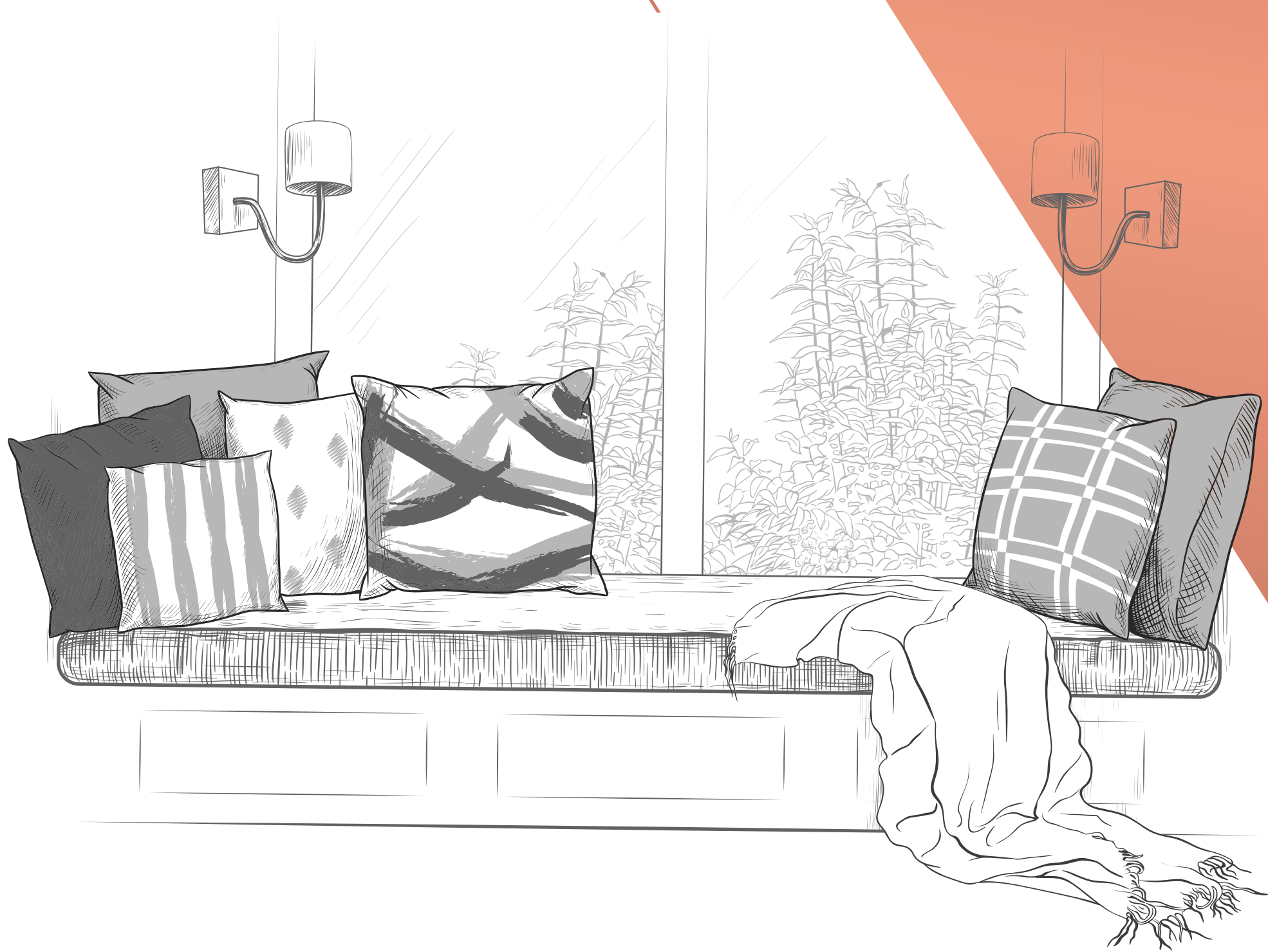


13
STOREY APARTMENTS



VIBRANT VISIBILITY WITH MARVELOUS LIVING

Experience the marvel of vibrant visibility with stunning balcony views overlooking both the roadside and lush garden landscapes.



**STRATEGIC LOCATION ON 18MT.
& 12MT. WIDE ROAD**



**ROAD & GARDEN
FACING APARTMENTS**

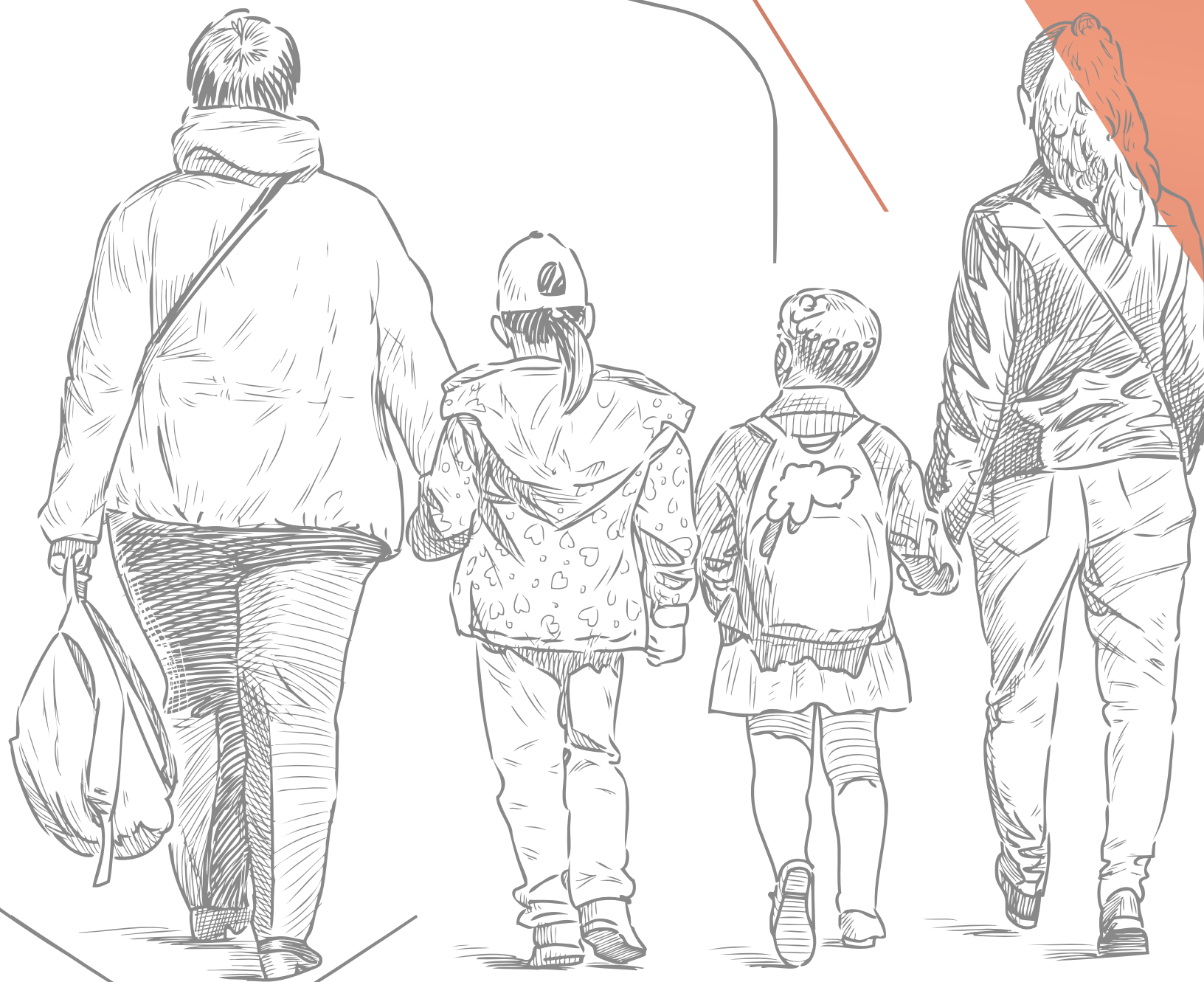


**SPACIOUS BALCONY
IN EVERY APARTMENT**

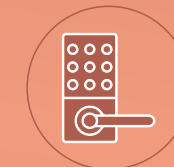


PRIVATE SECURED LIFESTYLE

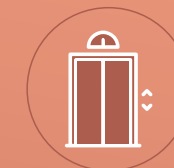
Indulge in a private secure lifestyle where luxury meets tranquillity, creating your sanctuary away from the hustle and bustle.



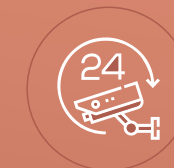
VIDEO DOOR
PHONE



2 LIFTS
EACH TOWER

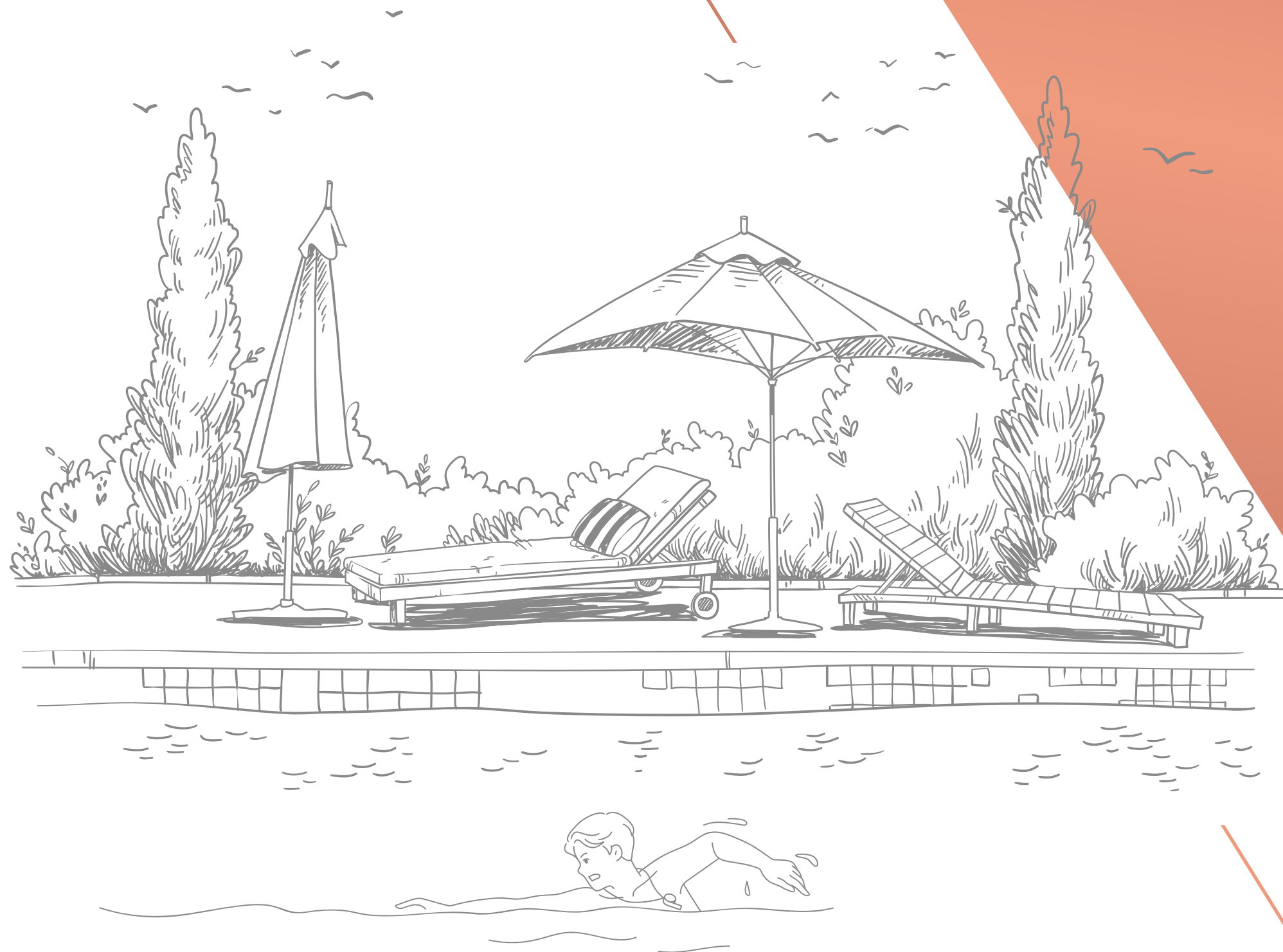


24-HOUR
CCTV SURVEILLANCE

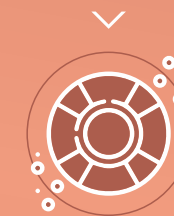


INDULGE IN ULTRA LAVISH AMENITIES

Experience unparalleled opulence with our ultra-luxurious amenities, designed to elevate your lifestyle to new heights of extravagance and comfort.



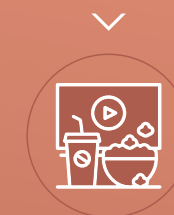
LEISURE POOL



DISCOTHEQUE



HOME THEATER





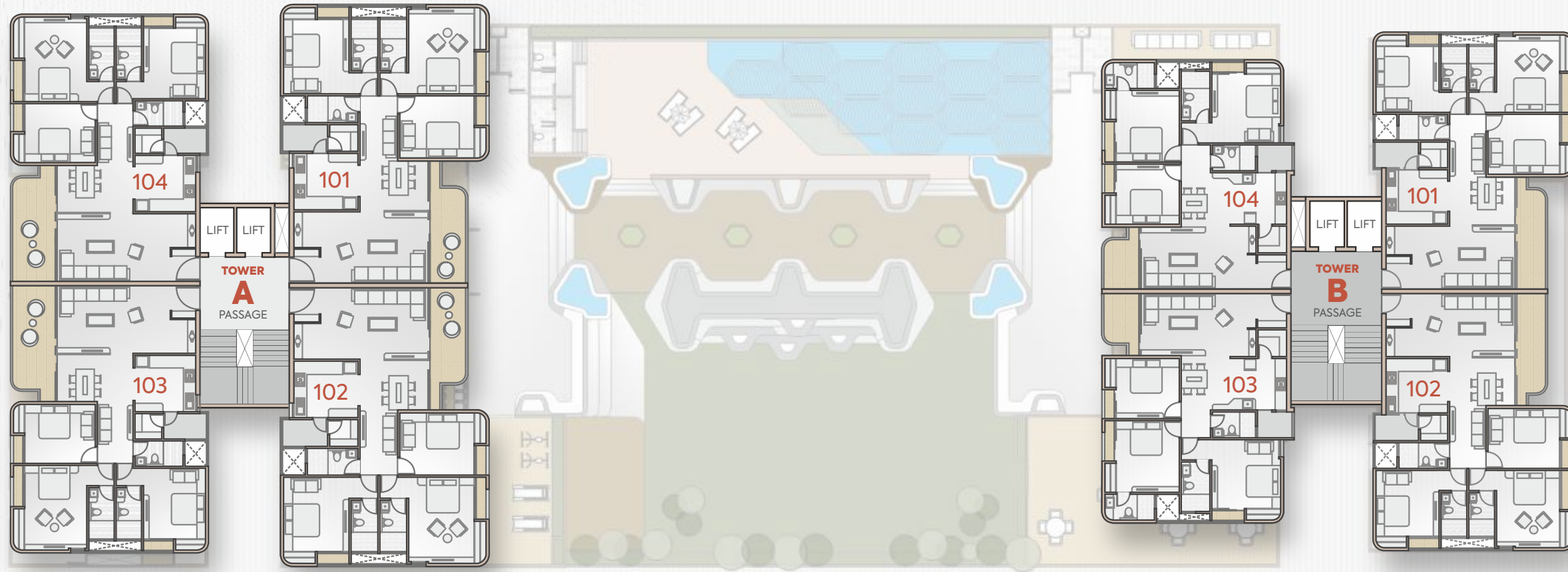
GROUND FLOOR PLAN





TYPICAL FLOOR PLAN

18.00 MTR WIDER ROAD

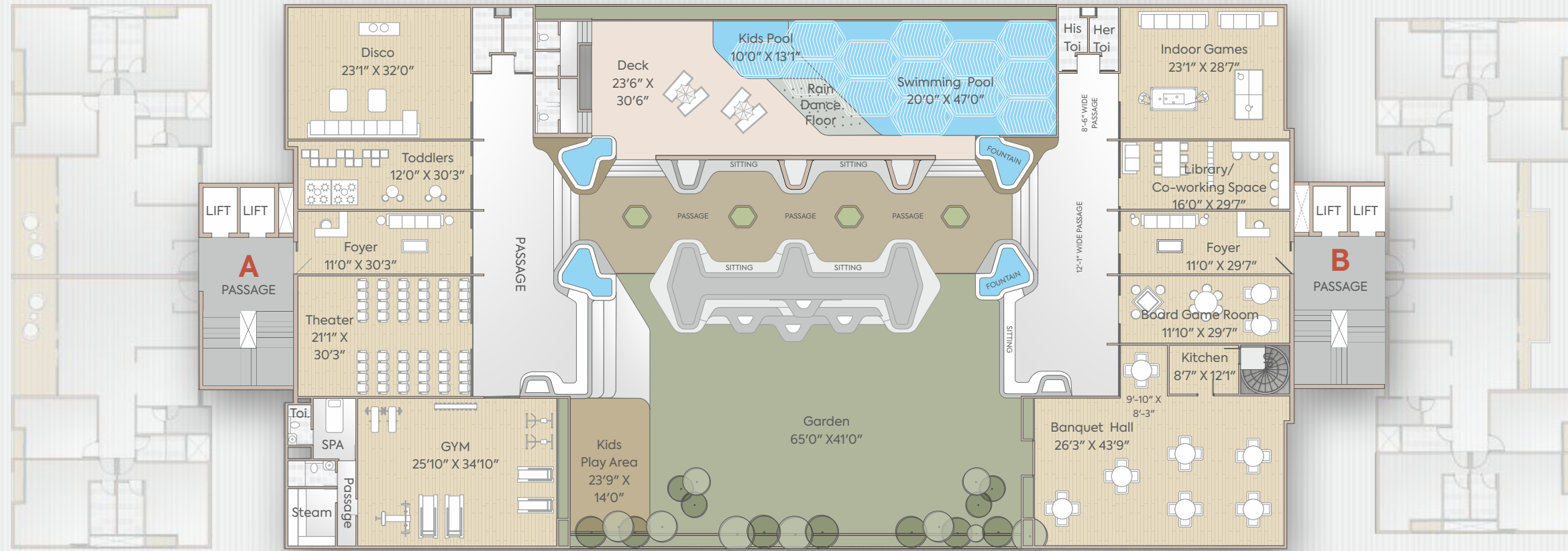


12.00 MTR WIDER ROAD



FIRST FLOOR PLAN

18.00 MTR WIDE ROAD

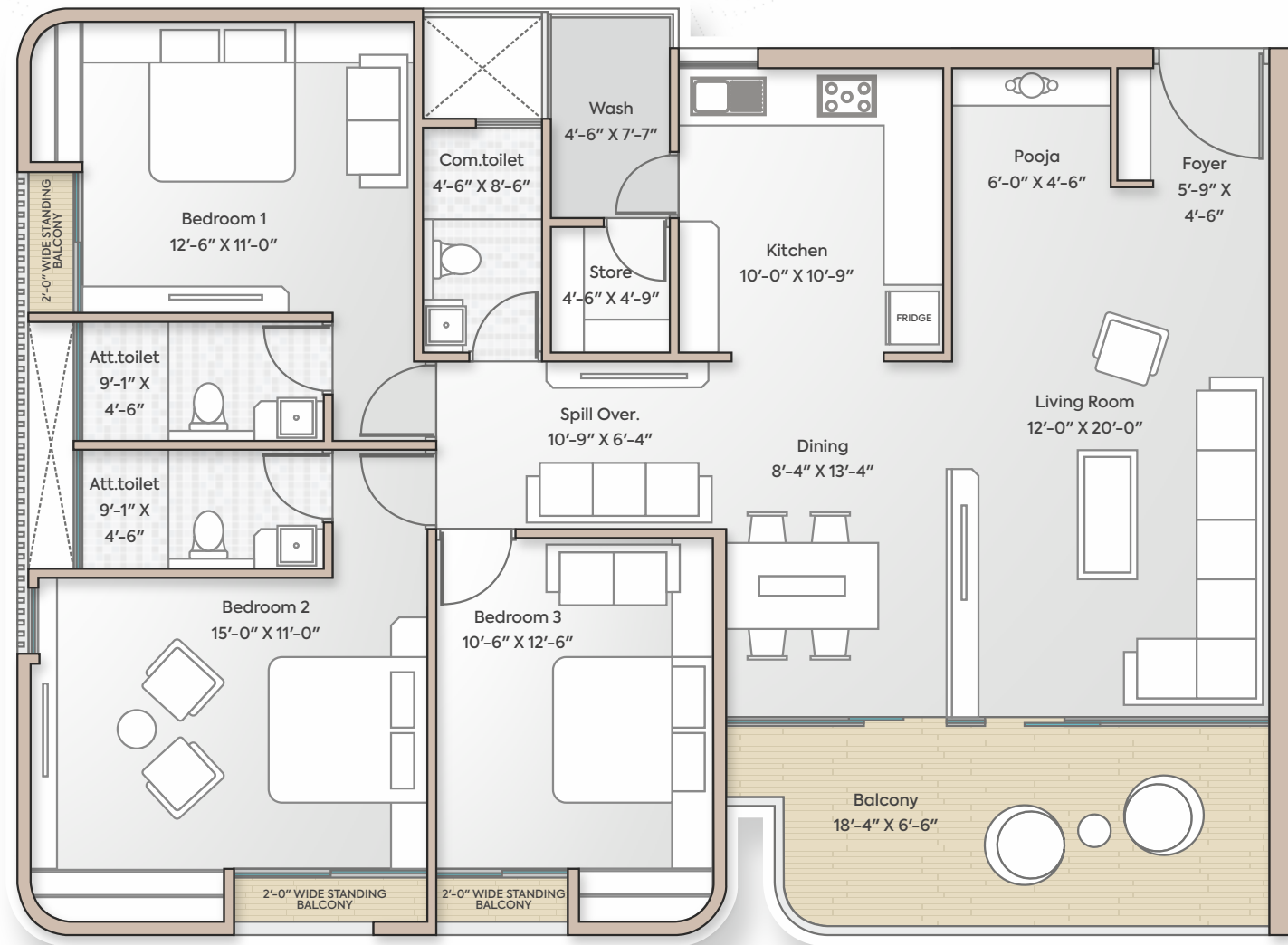


12.00 MTR WIDE ROAD

TOWER-A

(103, 104)

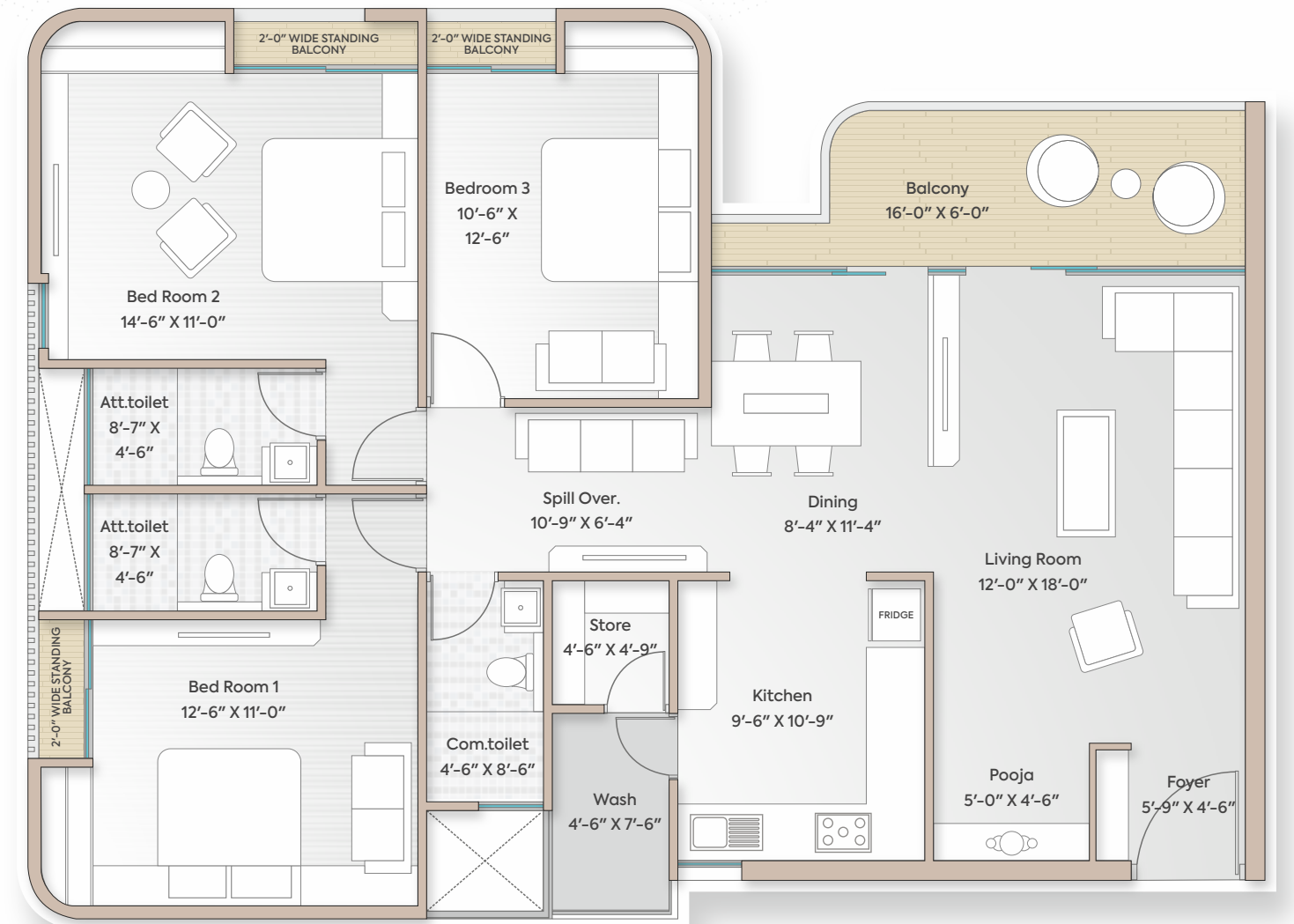
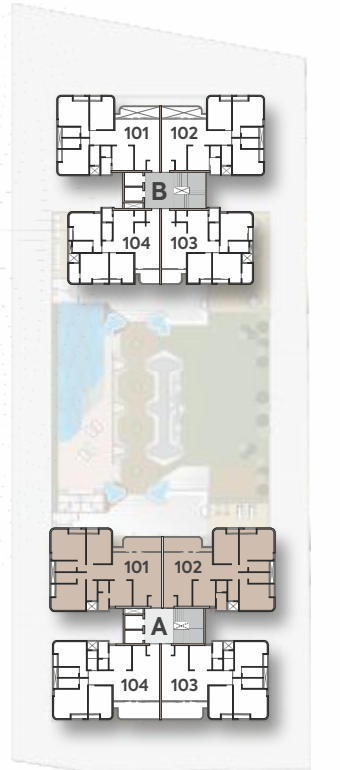
CARPET AREA : 1485 SQ.FT.



TOWER-A

(101, 102)

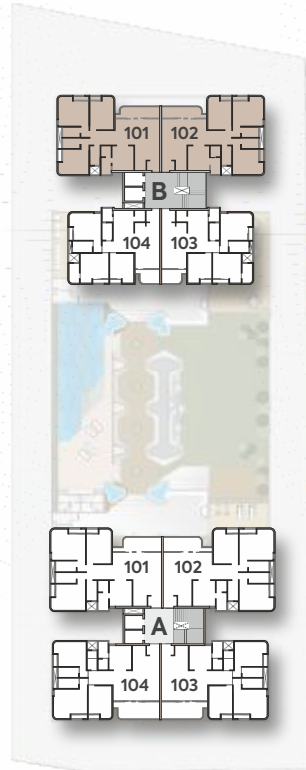
CARPET AREA : 1400 SQ.FT.



TOWER-B

(101, 102)

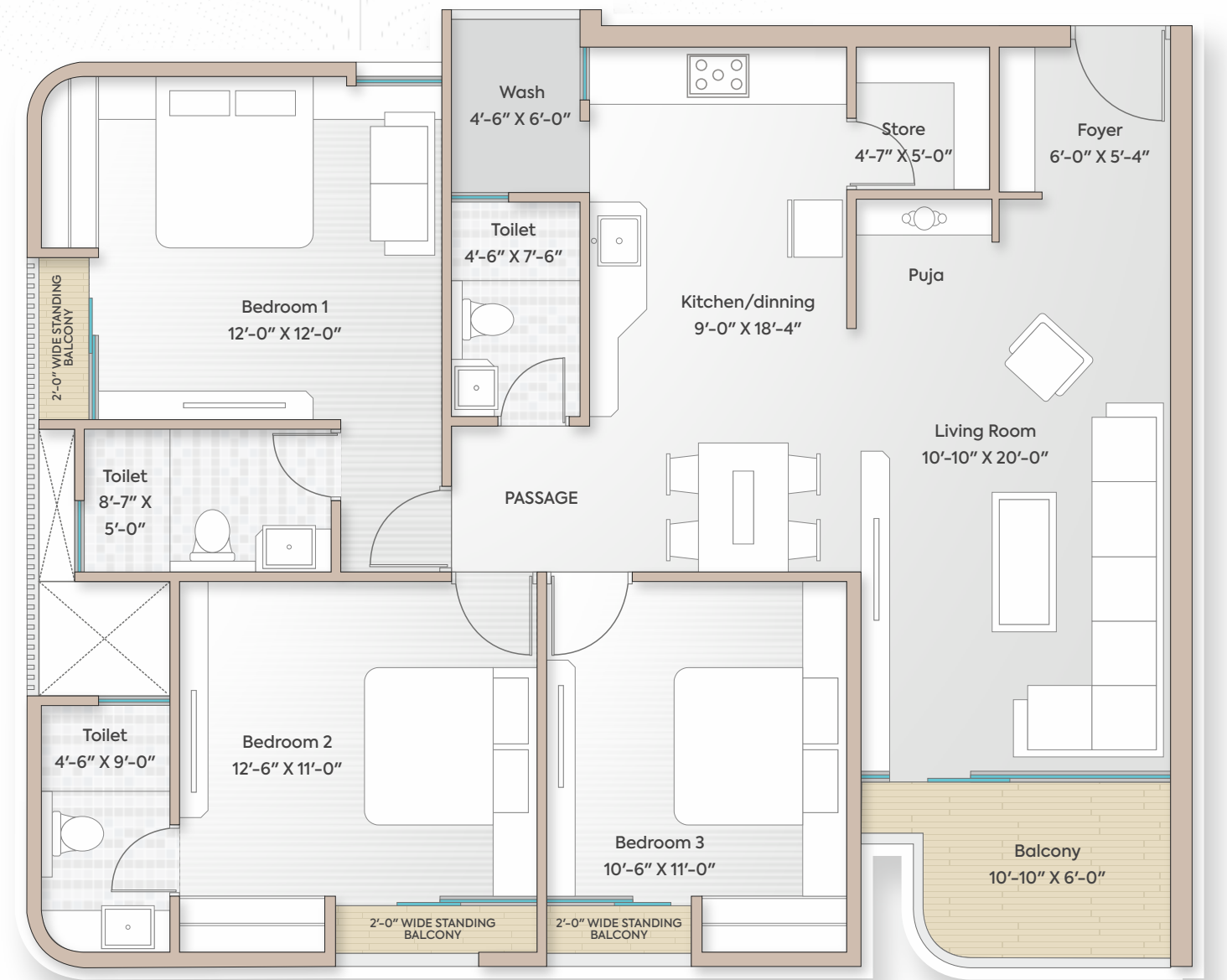
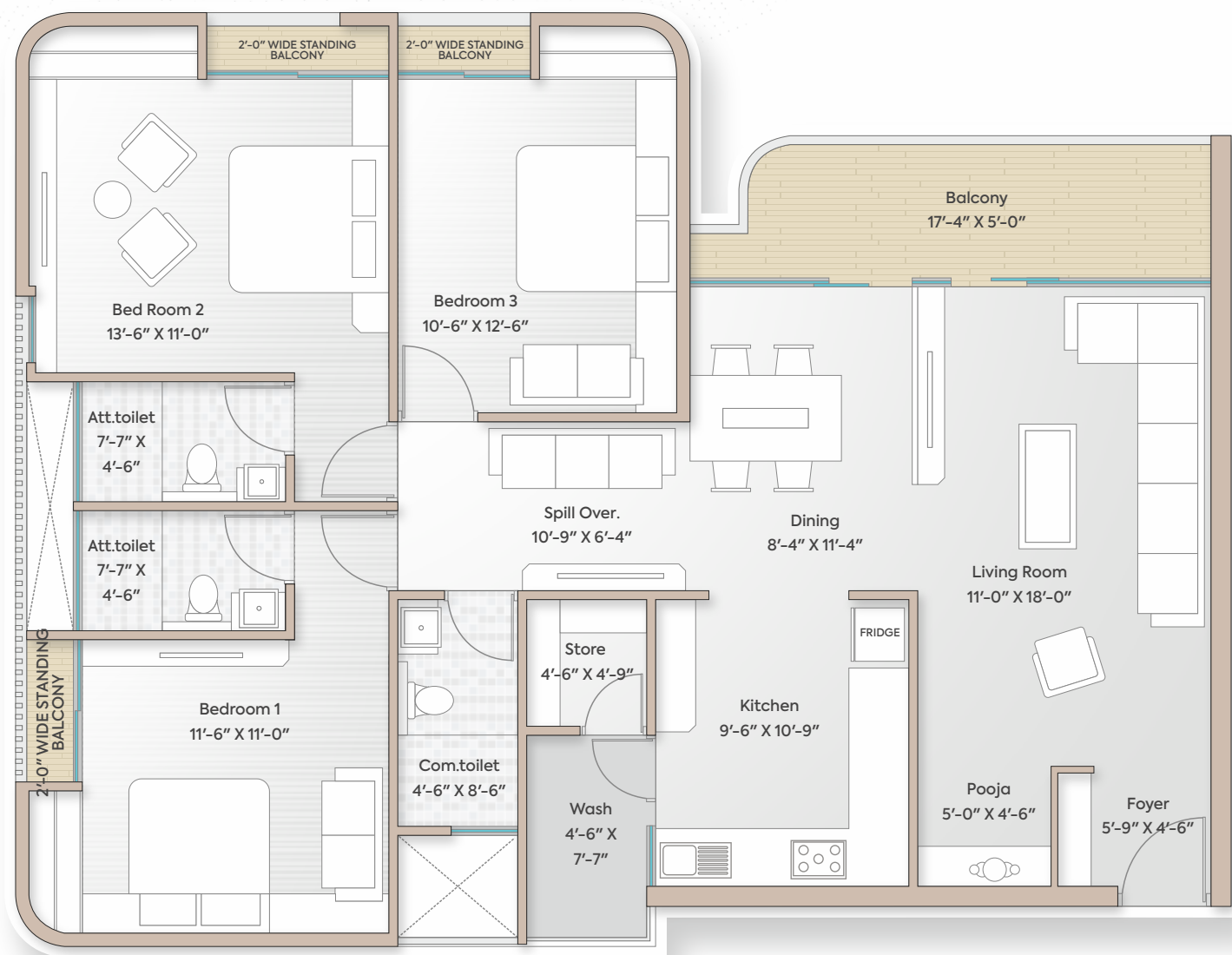
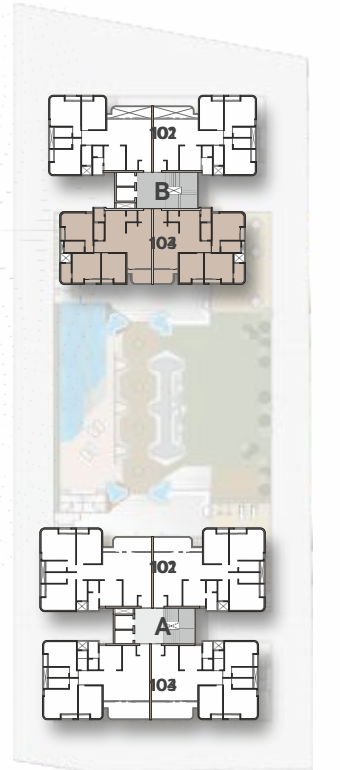
CARPET AREA : 1330 SQ.FT.



TOWER-B

(103, 104)

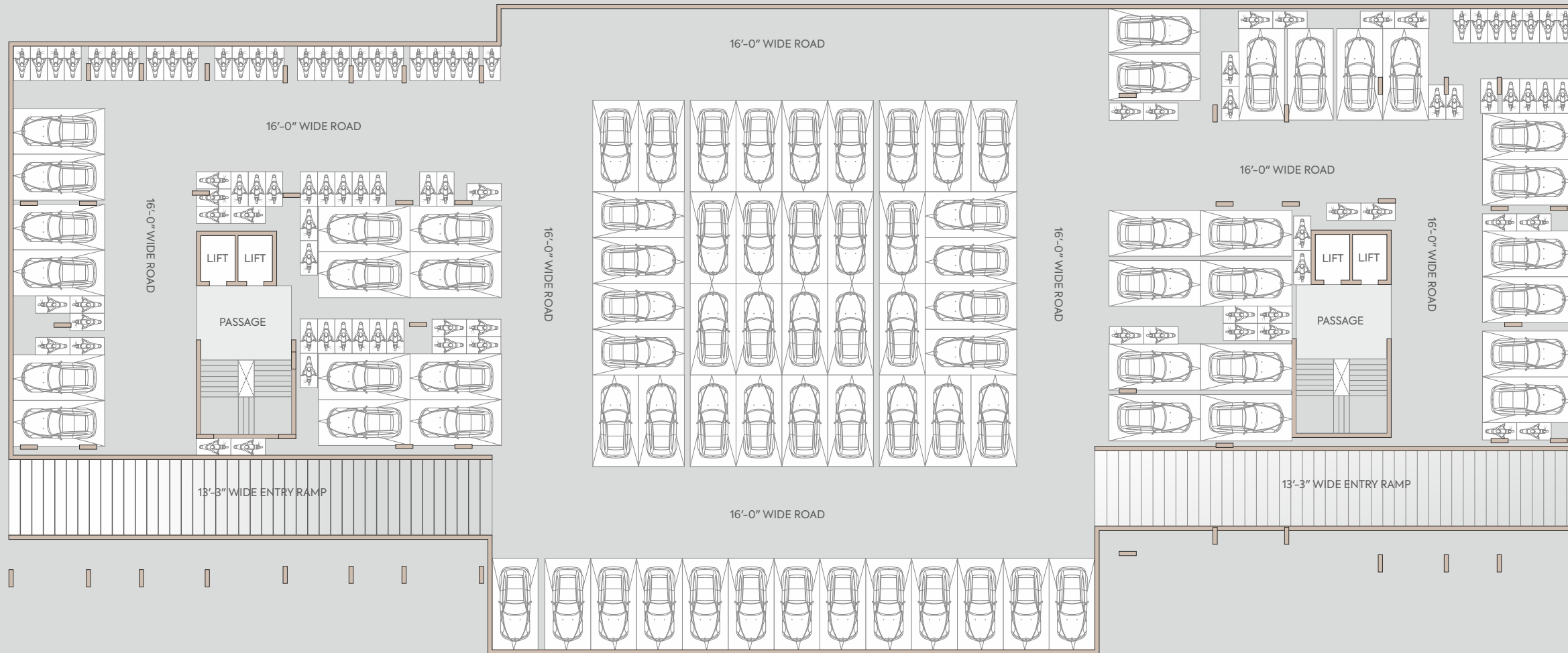
CARPET AREA : 1200 SQ.FT.





BASEMENT PLAN

18.00 MTR WIDE ROAD



12.00 MTR WIDE ROAD

SPECIFICATION

STRUCTURE

- **Shell:** Earth Quake Resistance RCC Frame Structure With Masonary Partition.
- **Steel & Concrete:** Superior Quality Steel Reinforcement With High Quality Ready Mix Concrete Using Leading Brands.
- **Masonry:** High Quality Block Masonry Work. Internal Wall With Mala Plaster (Except Ceiling) And External Wall With Double Coat Plaster.

FLOORING & DADO

- **Common Area:** Lift, Lobby Wall & Floor Using Vitrified Slabs As Per The Architect's Design. Premium False Ceiling In All Lift Lobbies.
- **Car Park Area:** Trimix Concrete Flooring At Ground Level And Basement.
- **Staircases:** Granite Flooring With Hand Railing Using Stainless Steel Balustrades.
- **Apartment Area:** Vitrified Flooring In Entire Apartment.
- **Toilets:** Vitrified Tiles To Lintel Level On Wall And Floor With Anti-slip Tiles.
- **Kitchen:** Designer Ceramic Tile Dedo Above Platform.
- **Washing Machine:** One Cold Water Inlet And Drainage Outlet For A Washing Machine Shall Be Provided In The Utility

BATHROOM

- High Quality Branded CP Fitting & Sanitary.
- Flush Tanks Which Conserve Water.
- Connected Diverter For Hot & Cold Water For Shower.
- Porcelain Wash Basins Shall Be Provided In All Bathrooms With Stone Counter Tops For Basin.

PLUMBING

- All Water Supply Lines Shall Be ISI Marked CPVC Pipes. Drainage Lines & Storm Water Drain Pipes Shall Be In PVC.

LANDSCAPE

- Designer Landscaping, Paved Driveways, Lightings Etc.
- **Balconies:** Rustic / Antiskid / Ceramic Tiles. All Balconies With Glass / Iron Railings And Handles.

ELECTRICAL

- Concealed Copper Wiring With Modular Plate Switches, Universal 5 AMP And 15 AMP Power Plugs.
- Adequate ELCB And MCB Shall Be Provided In Each Apartment.

DOOR & WINDOWS

- **Main Door:** High Quality Wooden Frame Door With Veneer Panelling And Flush Door With Both Side Decorative Veneer.
- **Internal Doors:** Stone Frame And Flush Doors With Both Side Decorative Laminates.
- **Lock:** Main Door Lock With Handle And Video Door Bell. All Bedrooms With Cylindrical Locks.
- **Windows:** Aluminium Sliding Windows.

ELEVATORS

- High Sped 8 Passengers Lifts With ARD & Automatic Doors.

KITCHEN

- Natural / Artifical Premium Stone Sandwiched Platform With Single Bowl Sink.

WALL FINISH

- **Wall Treatment:** Internal Walls - Finish With Primer And Putty. Service Area With Premium Emulsion. External Walls - Exterior Paint With Texture Finish

INDOOR AMENITIES



DiscoTheque



Home Theater



Gymnasium



Banquet Hall



Toddler Room



SPA



Steam Bath



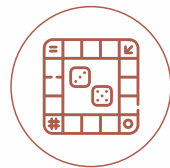
Table Tennis



Library



Co-Working Space

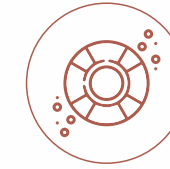


Board Game



Driver's Room

OUTDOOR AMENITIES



Swimming Pool



Kids Pool



Rain Dance



Garden



Children Play Area



Deck



Sitting Area



Yoga Zone



Zumba Zone



Barbeque



Camp Fire Area



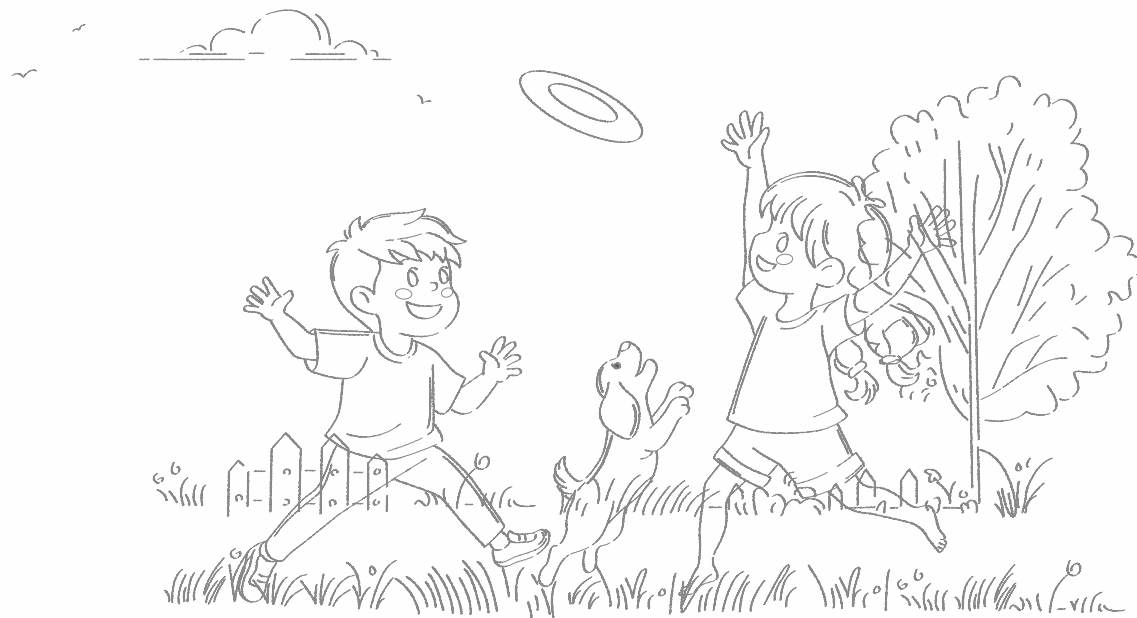
Water Body



Wifi Zone

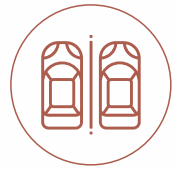


Garbage Collection Zone



35+
AMENITIES

OTHER AMENITIES



Allotted Parking



24x7 CCTV



Boom Barrier



Power Backup

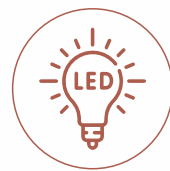


Rain Water Harvesting

VALUABLE AMENITIES



P.O.P



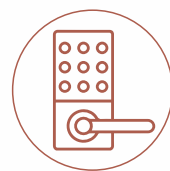
L.E.D Lights



Geyser



Chimney



Video Door Able System



R.O. System

DEVELOPER:
MADHUVAN DEVELOPER

SITE ADDRESS:
MADHUVAN SPARSH
Opp . The Signature, 30 MTR Harni Sama Link Road, Harni,
Vadodara-390022.

www.madhuvangroup.co.in

ARCHITECTS:
UNEVEN



STRUCTURE:
Vyom Consultants

ELECTRICAL CONSULTANT:
Oriental

PAYMENT DETAILS:

At The Time Of Booking - **5%** · Within 15 days of booking **25%** · At Plinth Level - **10%** · At 1st Slab - **10%**
· At 3rd Slab - **10%** · At 6th Slab - **10%** · At 9th Slab - **10%** · At 13th Slab - **10%** · After Plaster - **5%**
· Dastavej - **5%**

Notes:

The developers reserve the right to alteration of specification and design. All the dimensions/areas mentioned are approximate averages & subject to variations. Irregular payments shall cause cancellation of the booking. VMC, MGCL, Legal expenses, GST and other Government charges, stamp duty, registration & maintenance charges, maintenance deposits, etc. shall be borne by the purchasing member. This brochure is for easy representation and should not be treated as part of the legal document.

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