



Developer

MADHUVAN RISE

Site Address

THE RISE  
18 Mtr. Road, Jay Ambe School lane,  
Harni-Sama Link Road,  
Harni, Vadodara

Architects



Structural Consultants



Contact : +91 800 080 4804 | 875 888 4804

Email : therise.madhuvan@gmail.com

Website : www.madhuvan.group

Payment Schedule

30% ON BOOKING  
10% AT THE TIME OF BANAKHAT  
10% ON PLINTH LEVEL  
5% ON EVERY 2 SLABS

Additional Charges

5% ON MASONARY WORK	AS PER ACTUALS	AS PER ACTUALS	AS PER ACTUALS
5% ON PLASTER WORK	ELECTRICITY CHARGES	STAMP DUTY, REGISTRATION,	CHARGES FOR ADDITIONAL
5% AT THE TIME OF POSSESSION (BEFORE SALE DEED)	(3 PHASE METER) MGVCL	G.S.T., LEGAL CHARGES ETC.	ALTERATIONS & MODIFICATIONS

Disclaimer: the details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and are subject to modifications/compliance required as per RERA act.

SCAN FOR LOCATION



SCAN FOR WEBSITE



ZURICH 9825047913 | 3D Visualisation by: LUCID - The Artistry



# THE RISE

3 & 4 bhk exquisite living



## *The Rise- Your Ascend to luxury living*

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Discover The Rise, where luxury living starts with our iconic building. From the sleek architecture to the carefully crafted interiors, every detail speaks of a life above the ordinary. Your journey to extraordinary living begins here at The Rise.



## A Skyward Journey to a Life Well-Lived

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Begin a journey at The Rise, where every detail is designed for a great life. Enjoy luxurious amenities, stunning views, and a community that's both sophisticated and comfortable. Begin a journey at The Rise, where every detail is designed for a great life.

FLEXIBILITY IN DESIGN



GOOD VENTILATION

# The Rise- Your Urban Retreat

Explore The Rise, where three unique buildings come together to create a haven of modern luxury. Amidst this architectural gem, discover thoughtfully designed amenities that redefine your daily life. From serene gardens to vibrant recreation spots, each detail is crafted to enhance your living experience. Welcome to a place where style meets comfort.

18.00 M. WIDEROAD

CLUB HOUSE

CRECHE

COVERED SWIMMING POOL

CHANGING ROOM

SEATING SPACE

OUTDOOR EXERCISE AREA

LANDSCAPE GARDEN

COVERED KIDS SWIMMING POOL

GROUND FLOOR PARKING

SECURITY CABIN

FIRST FLOOR PARKING

12.00 M. WIDEROAD

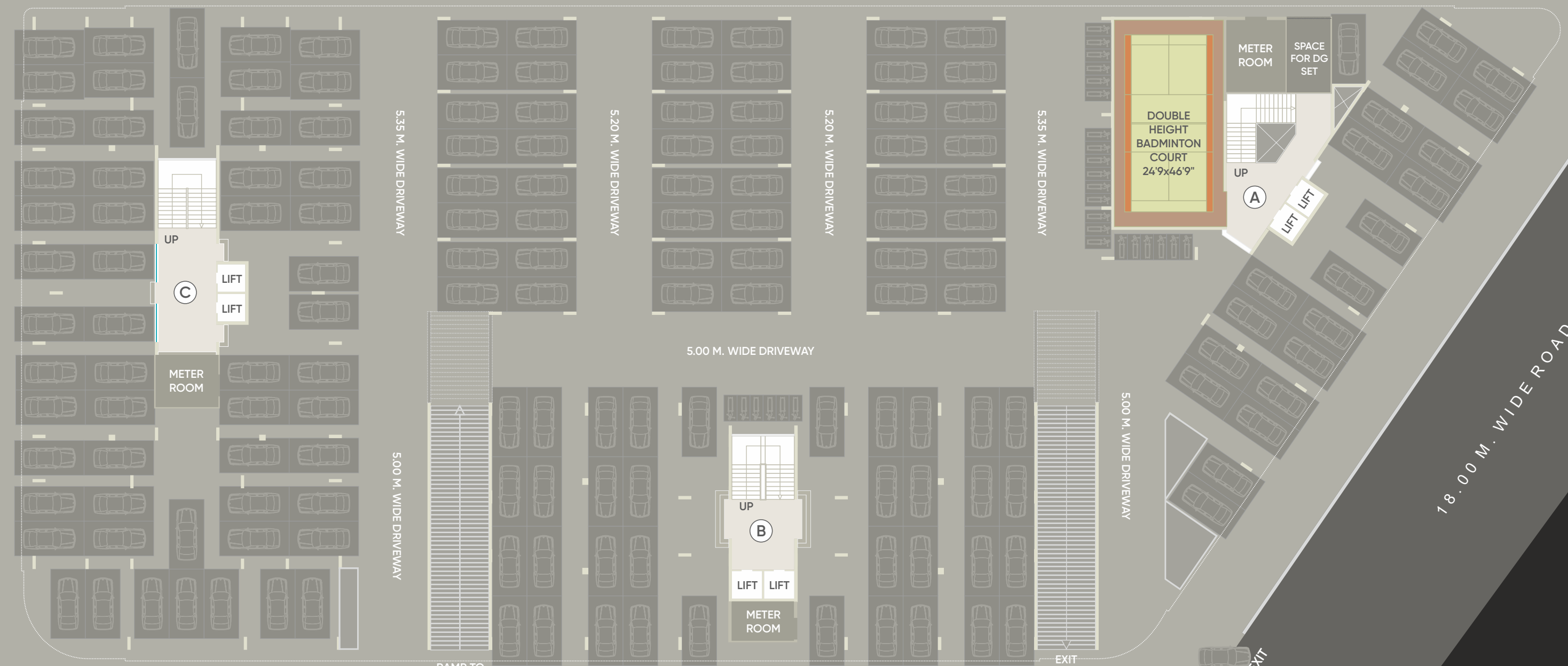


EMERGENCY ENTRY

12.00 M. WIDEROAD

OPEN DRIVE WAY

SPACE FOR TRANSFORMER YARD



S. CABIN

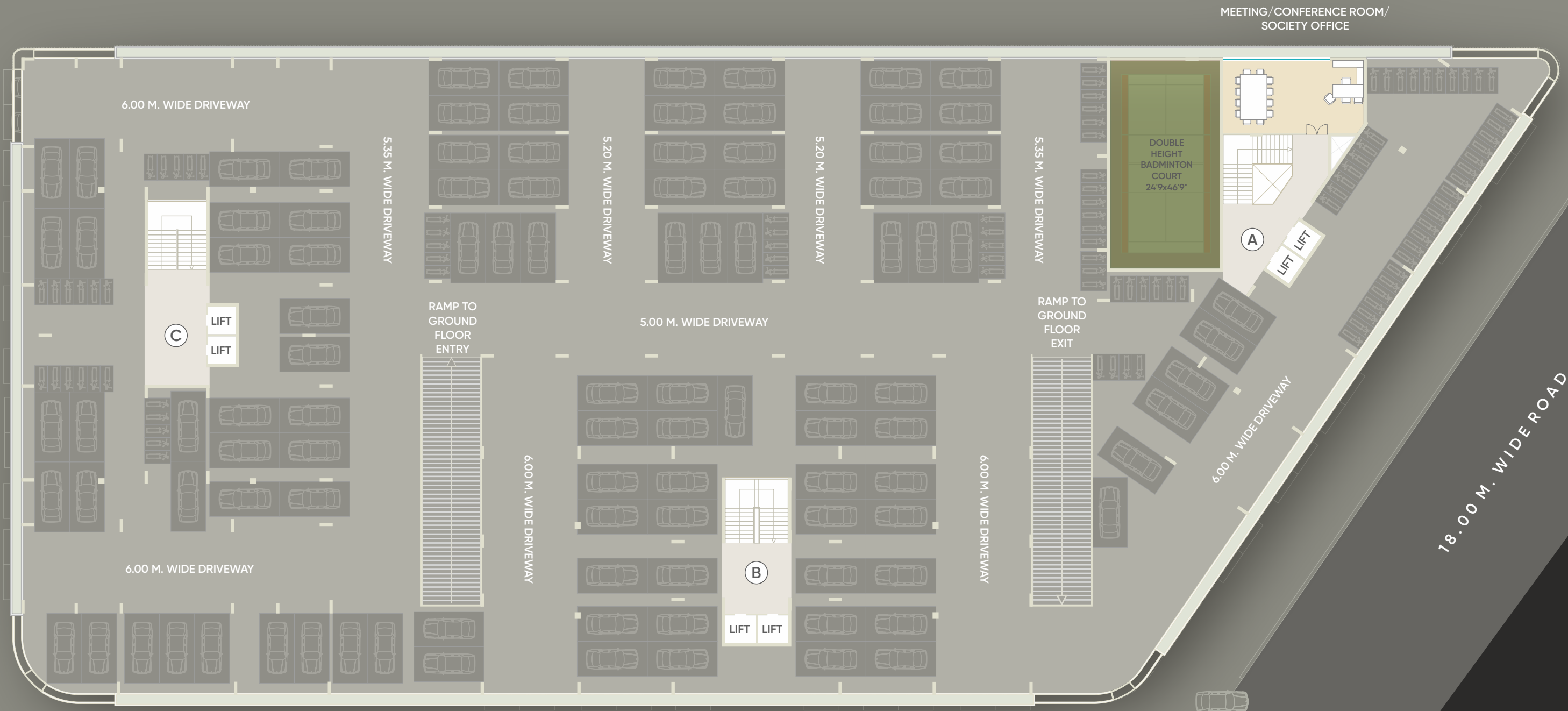
S. CABIN

18.00 M. WIDEROAD



**Ground**  
Floor Layout

12.00 M. WIDER ROAD



First  
Floor Layout

12.00 M. WIDER ROAD



18.00 M. WIDER ROAD



Second  
Floor Layout



12.00 M. WIDE ROAD



18.00 M. WIDE ROAD



**Typical**  
Floor Layout  
3rd to 13th floor



## Beyond Ordinary Living Features



Ample car & two wheeler parking.  
02 Allotted Car Parking in each flat



Clubhouse with class amenities surrounded by hard & soft landscaped area.



Rain water harvesting system for recharge bore well.



LED lightings in common area to minimize power consumption.



Elegant entrance foyer and Spacious lift lobby in each building.



Power back-up through generator for common facility.



Automatic elevator with power back-up.



Attractive entrance gate with security cabin.



Provision for DTH satellite TV connection.



Intercom facility form main gate and reception area.



Well equipped fire hydrant system.



CCTV surveillance in common area for security purpose.



# Privileged Amenities



## Fitness Center

Shape up and recharge in our modern Fitness Center.



## Entertainment Lounge

Relax and unwind in our stylish Entertainment Lounge.



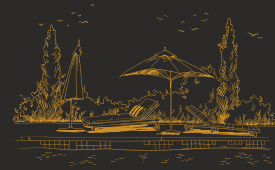
## Versatile Event Space

Host memorable events in our flexible space.



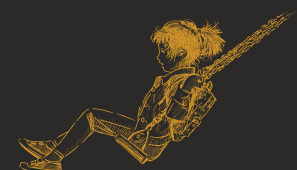
## Splash Zone For Kids

Kids play freely in our vibrant Splash Zone.



## Swimming Pool

Dive into relaxation in our sparkling Swimming Pool.



## Kids' Fun Zone

A joyful play area for kids to explore and have fun.



## Fitness In The Open

Stay fit surrounded by nature in our outdoor fitness area.



## Nature's Bliss

Find peace in our serene green space.



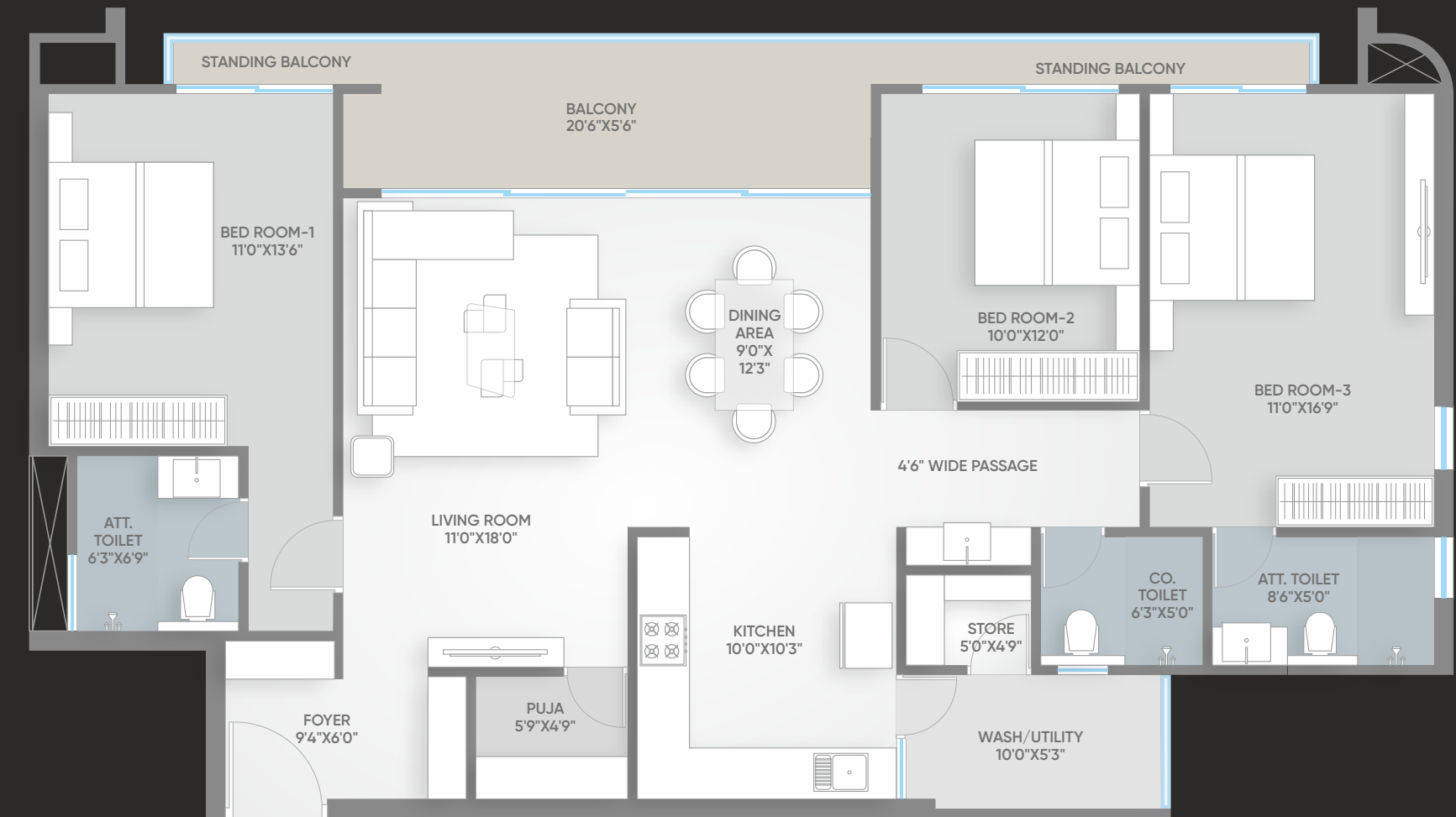
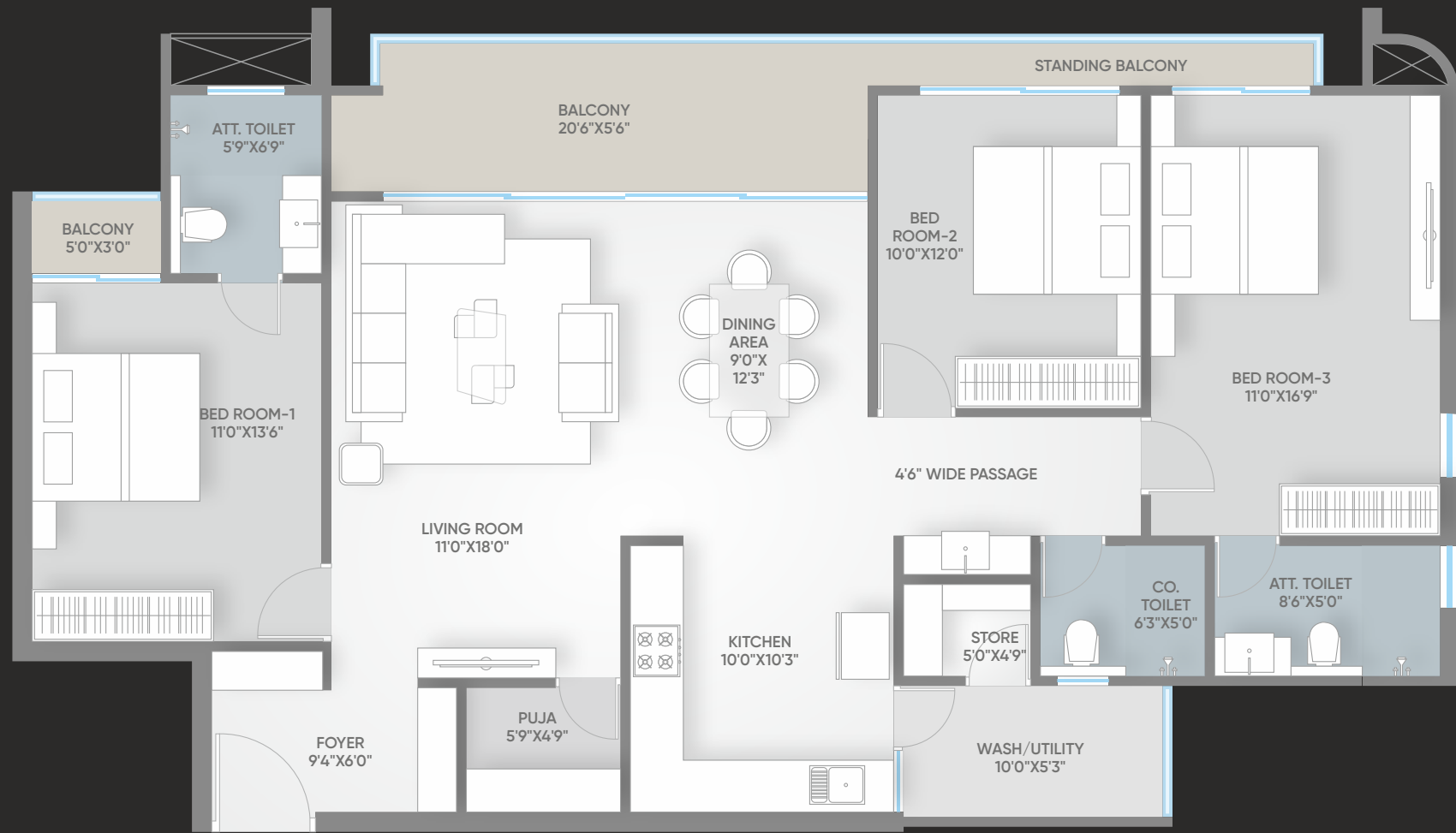
## Chic Outdoor Seating

Enjoy comfort and style in our outdoor seating area.



## Golden Years Retreat

A peaceful retreat for our valued seniors.

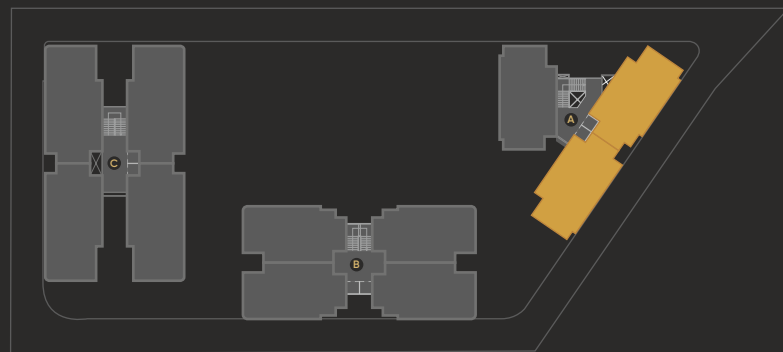


Type A

# Tower A

3bhk Unit Plan

Rera Carpet + Balcony Area  
1501.00sq.ft.

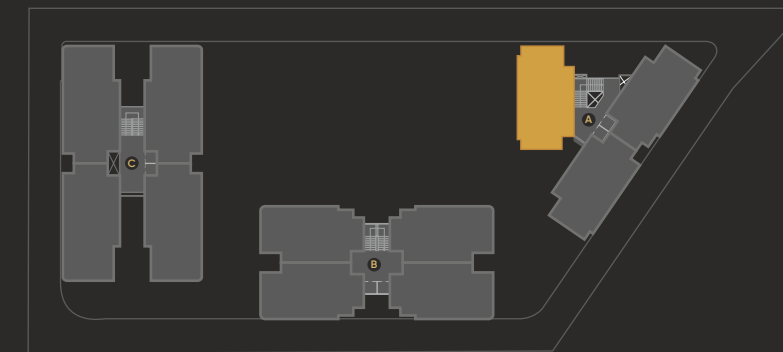


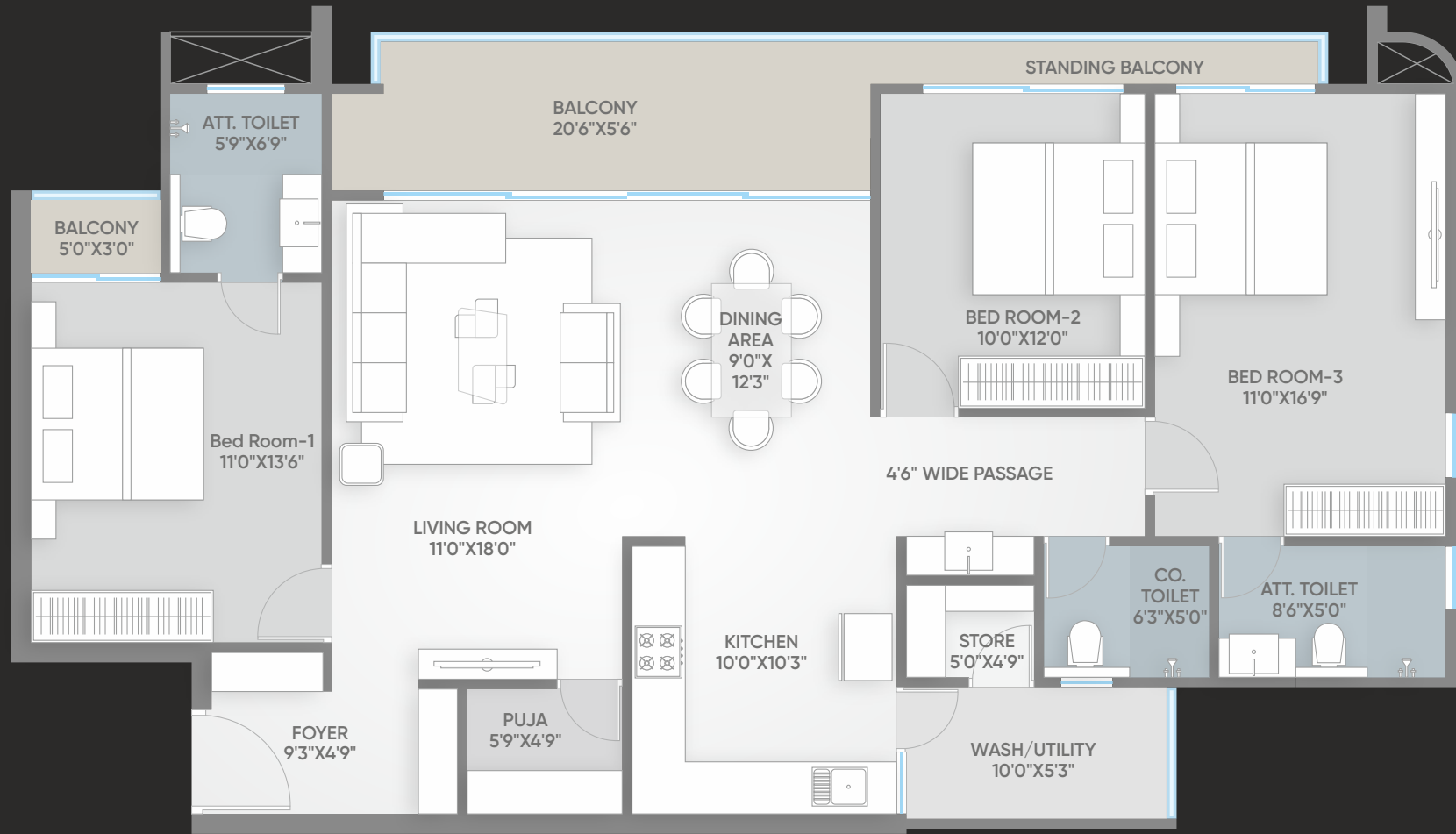
Type B

# Tower A

3bhk Unit Plan

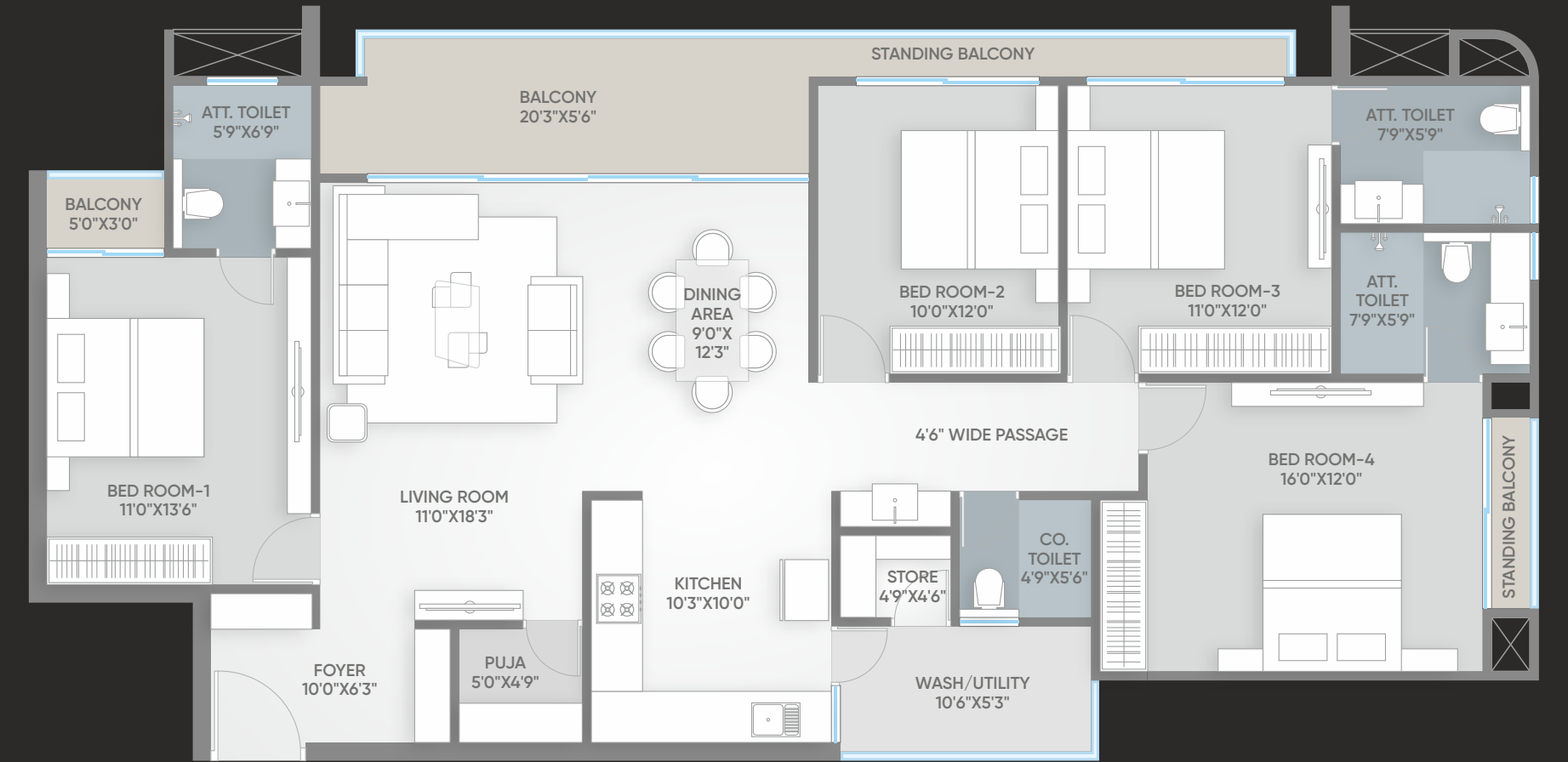
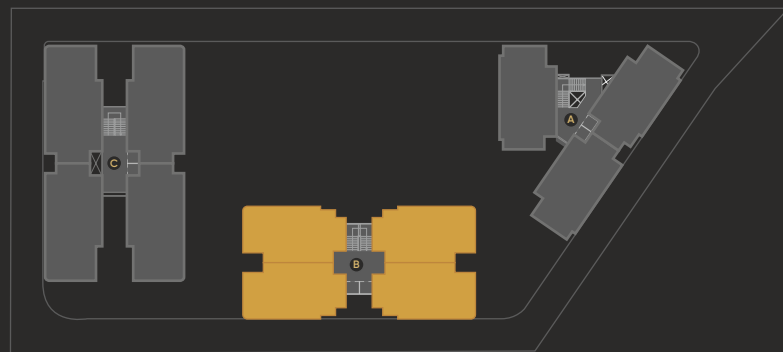
Rera Carpet + Balcony Area  
1536.00sq.ft.





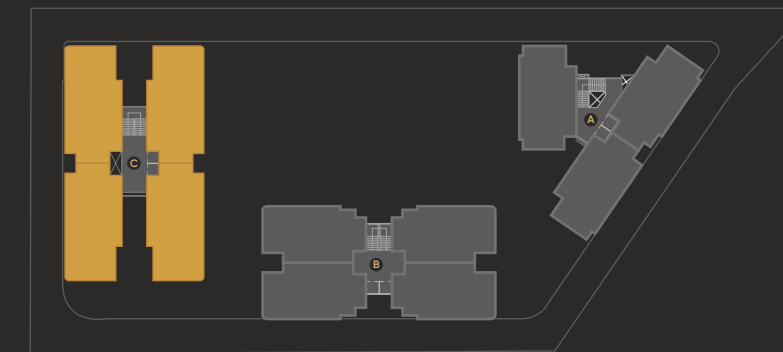
**Tower B**  
3bhk Unit Plan

Rera Carpet + Balcony Area  
1488.00sq.ft.



**Tower C**  
4bhk Unit Plan

Rera Carpet + Balcony Area  
1726.00sq.ft.





## Sip Coffee Watch The World

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### Fresh Air Always

Enjoy constant freshness as your balcony invites a gentle breeze, ensuring a breath of revitalizing air at any moment.

### Spacious Perspectives

Experience a sense of openness with our thoughtful design, where unobtrusive planning maximizes space, creating a seamless connection between your living space and the world outside.

### Vast Horizons

Your balcony offers expansive vistas, providing generous views that extend beyond boundaries, inviting you to soak in the beauty of the surrounding world.

### Your Personal Haven

Discover serenity in your own private haven, where cleverly designed spaces ensure your moments of peace remain undisturbed.



# Specification

## Structure

- Earthquake resistant RCC frame structure designed by approved Structural Consultant

## Bathrooms

- Designer Bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to beam bottom

## Electrification

- 3-phase concealed copper wiring as per ISI Standard of Anchor / Finolex / RR Kabel or equivalent
- Modular switches
- Adequate electric points in each room as per Architect's planning
- Geyser points in each bathroom
- TV point in Living Room and in one Bedroom
- Separate MCB for each room

## Wall Finish

- INTERIOR: Smooth finish plaster with 2 coat Putty and Primer
- EXTERIOR: Double coat plaster with Weather Resistant Paint

## Air-conditioning

- Copper piping done from indoor unit to outdoor unit for each AC point
- AC point in Living Room, Family Sitting, Dining and in all Bedrooms

## Windows

- Fenesta made UPVC sliding window with fully glazed glass shutters
- Granite frame for window

## Doors

- MAIN DOOR: High quality decorative door with Veneer Finish on both sides and Wooden Frame
- INTERNAL DOORS: Laminated flush door with granite frame

## Kitchen

- Premium quality granite platform with S.S. sink
- Dado up to beam bottom

## Flooring

- Premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage, Bedrooms with skirting
- Anti-skid flooring in Bath, Wash and Balcony

## Terrace

- Elegant China Mosaic finish with waterproofing treatment

## Others

- Two automatic elevators in each tower
- Trimix concrete internal road with streetlight
- Underground cabling for Wire-free campus

## Minding The Best

At The Iconic, we understand that your rational mind seeks nothing but the best. From our esteemed reputation to the exceptional quality of our homes, from the cutting-edge amenities to the assurance of a safe and secure environment, we prioritize what truly matters to you. Your mind's discerning voice guides your decisions, especially when it comes to purchasing a home. That's why we have diligently crafted this landmark, where your accomplishments resonate and your peace of mind is paramount.

## The Team

Obvious in every aspect of development epitome, our métier is the proficiency in creating each office space benefited with round-the-clock security, concierge & lifestyle services, along with privileges at The Iconic has impeccably integrated its vision with its natural surroundings, comprising architecture that harmonizes clean interiors with beautiful landscapes and provides a serene sense of

levitation. Instantiating the phenomenal design and craftsmanship that has outshined benchmarks through its inspiring architectural marvels, we at The Iconic have initiated the projects which are very distinct and thus highly sought after.



The Iconic



The Shine



The Status



The Landmark



The Mark



The Sparkle



Shivanta



Signature Villa



Saket Villa

