

WESTGATE **Nobella**

Developers: **Landmark Realty**

Site: Westgate Nobella, Near Barsana Residency,
Undera - Koyali Road, Undera - 391330.
(M): **+91 78598 69934**



Structural Consultant:
ZARNA ASSOCIATES

Rera Web.: gujrera.gujarat.gov.in
Rera Reg. No.:





WESTGATE **Nobella**

We present **WestGate Nobella**.
Set amidst the green surroundings of Undera,
WestGate Nobella is your perfect abode of peace
and tranquility.

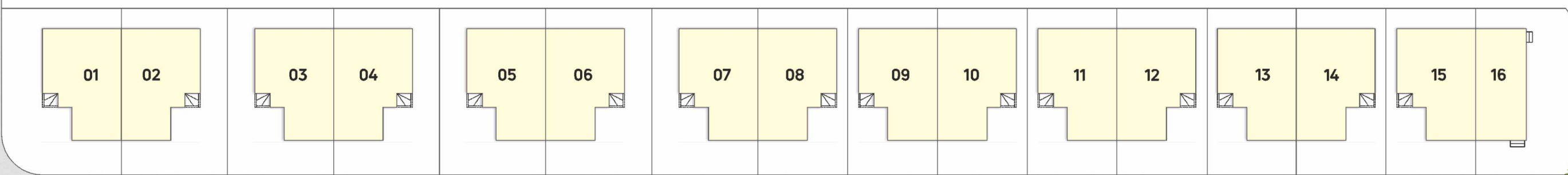
Designed & built to high standards of quality, the
project evokes awe the moment you step inside the
campus. Best quality infrastructure, greenery all
around, an elegant elevation, the list goes on and on!

WestGate Nobella is truly is a remarkable
development for Vadodara. Come experience a
peaceful and fulfilling life!

**ROAD FACING SHOPS | 2 & 3 BHK FLATS |
4 BHK TRIPLEXES**

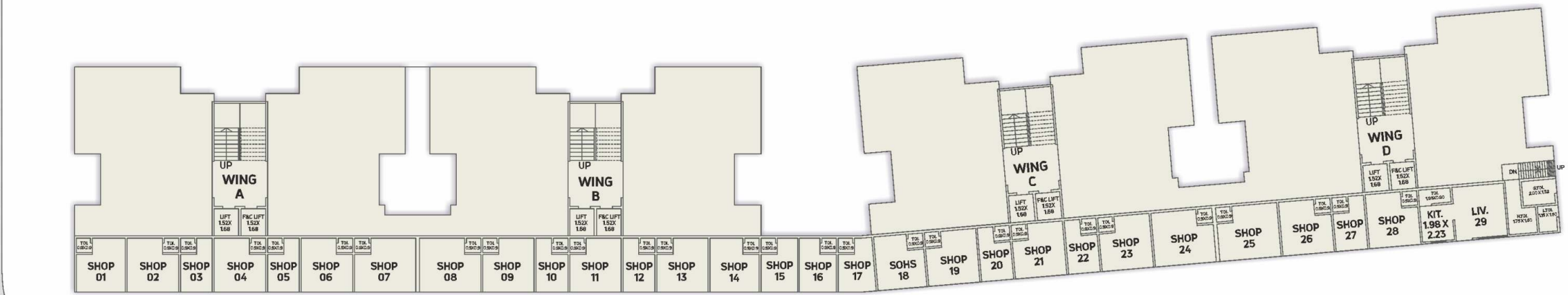
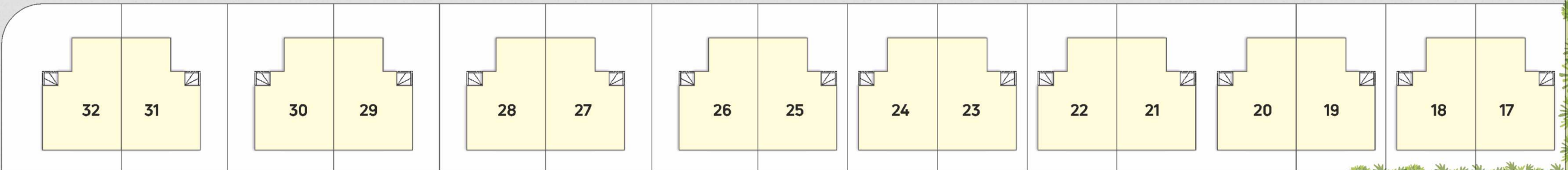


LAYOUT PLAN



9.00 MTR WIDE ROAD

9.00 MTR WIDE ROAD



12.00 MTR WIDE T.P.S ROAD

SHOP NO	SIZE (SQ.MT.)	SHOP NO	SIZE (SQ.MT.)
01	3.05 X 3.35	15	2.29 X 3.35
02	3.05 X 3.35	16	2.29 X 3.35
03	1.98 X 3.35	17	2.29 X 3.35
04	3.20 X 3.35	18	3.05 X 3.35
05	1.98 X 3.35	19	3.20 X 3.35
06	3.20 X 3.35	20	1.98 X 3.35
07	3.81 X 3.35	21	3.20 X 3.35
08	3.81 X 3.35	22	1.98 X 3.35
09	3.20 X 3.35	23	3.20 X 3.35
10	1.98 X 3.35	24	3.81 X 3.35
11	3.20 X 3.35	25	3.81 X 3.35
12	1.98 X 3.35	26	3.20 X 3.35
13	3.20 X 3.35	27	1.98 X 3.35
14	3.05 X 3.35	28	3.20 X 3.35
		29 LIV.	3.20 X 3.24
		KIT.	1.98 X 2.23

COMMON PLOT

OWNER'S PLOT



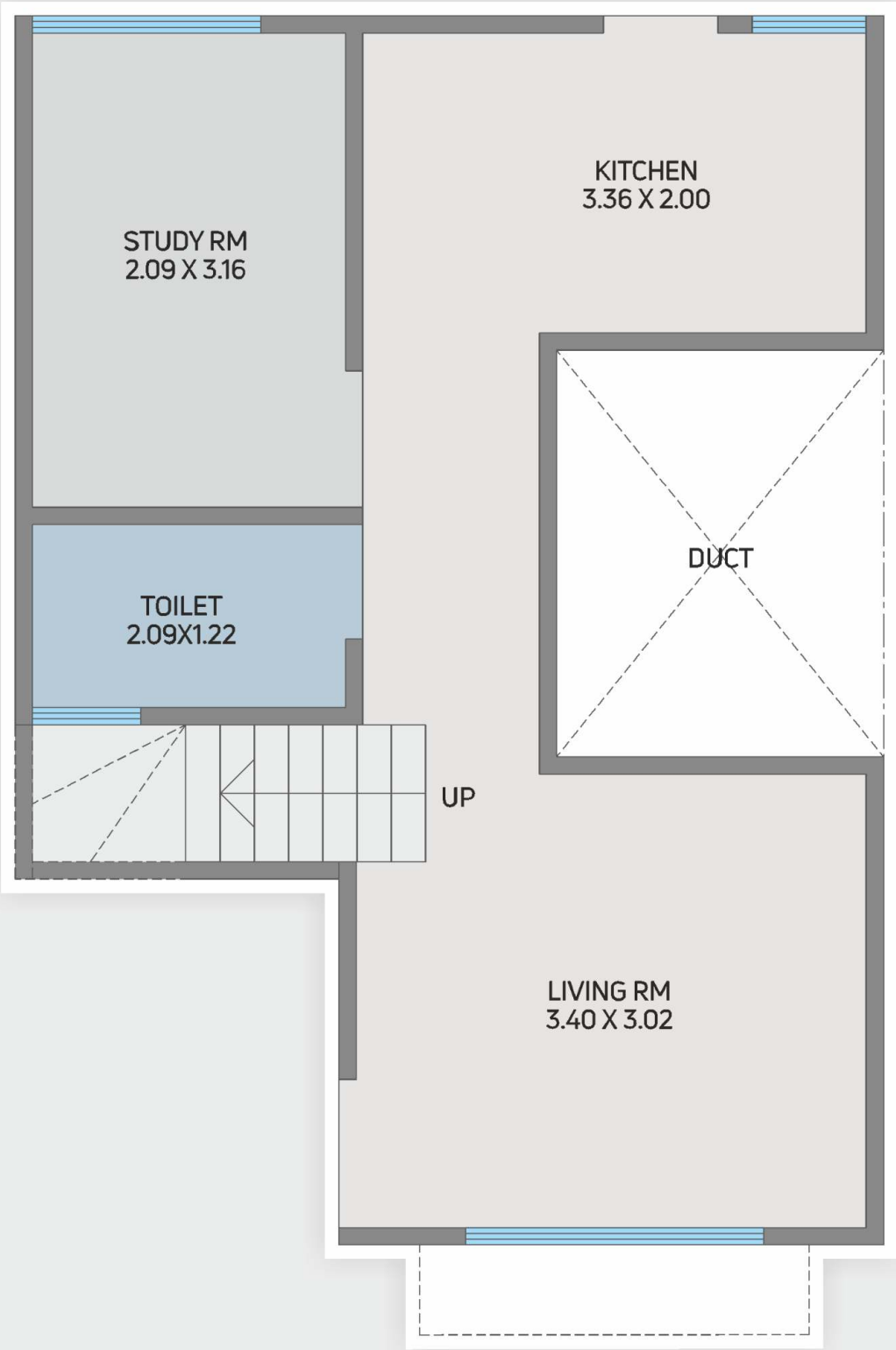
WING-A, B, C, D
APARTMENT PLAN



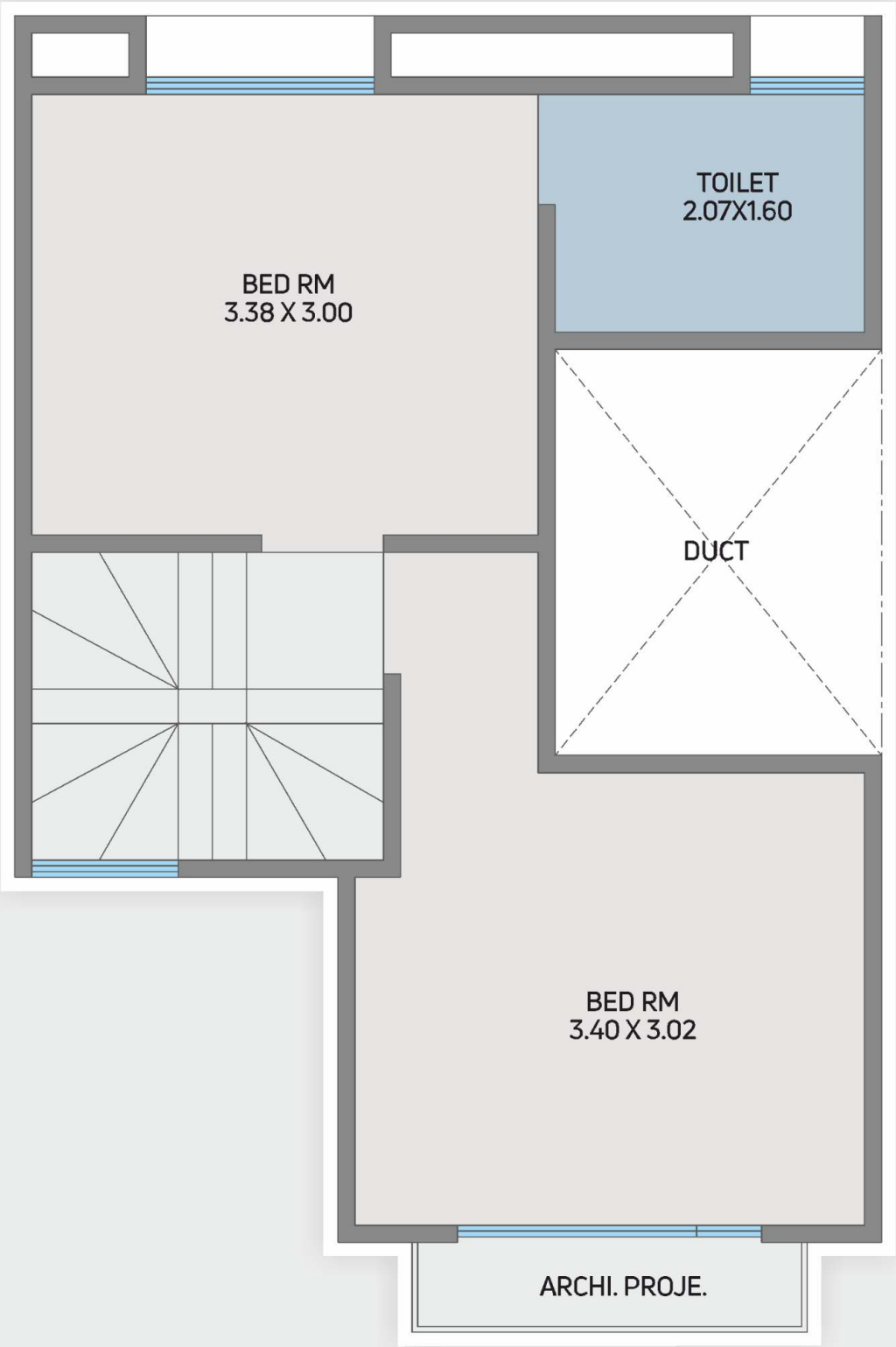
VALUE ADDED AMENITIES

- Aesthetics**
- Elegant entrance gate
 - Landscaped Common Garden
 - Name plate to maintain the uniformity of project
- Infrastructure**
- Termix concrete / heavy paver block internal road with designer street lights
 - Water facility available
 - Termite resistance treatment

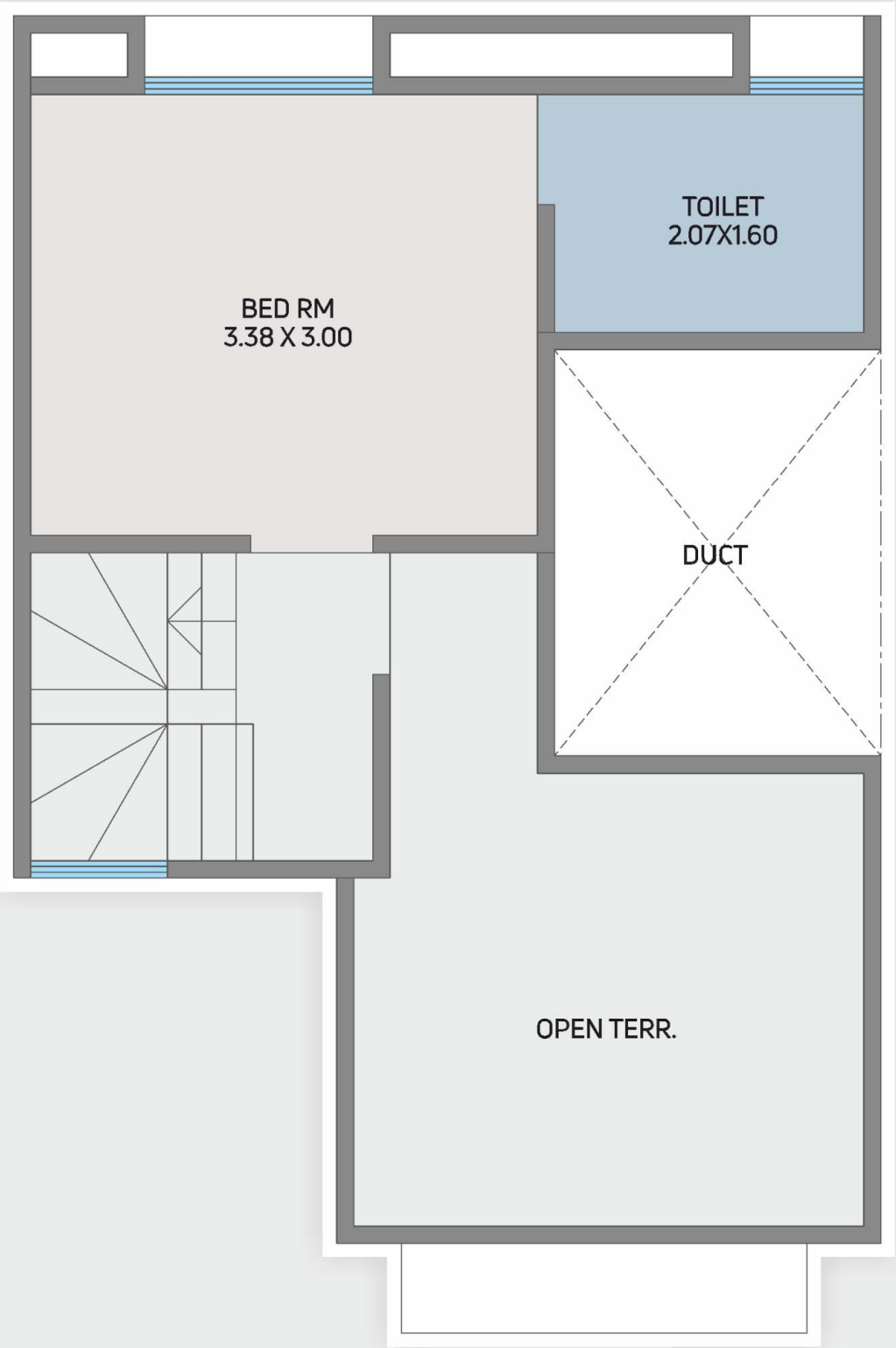
DUPLEX
FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TRIPLEXES

Structure:
All RCC & brick masonry works as per structural engineer's design

Doors:
Decorative main door and all internal doors are good quality flush doors

Windows:
Powder coated / anodized aluminum section windows with safety grill as per architect design

Water Supply:
Borewell water supply

Wall Finish:
Inside wall putty & primer finish & outside surface painted with weather-resistant paint

Terrace:
Open terrace with water proofing

Toilets:
Designer bathrooms with premium fittings & vessels with full glazed tiles up to lintel level

Flooring:
Vitrified flooring in all rooms

Kitchen:
Granite kitchen platform with SS sink, glazed tiles dado up to lintel level

Electrification:
Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan with AC point in all bed rooms

SHOPS

Doors:
Standard rolling shutter

Flooring & Wall cladding:
Vitrified tile flooring with skirting in all units
Natural stone / Vitrified tile flooring in common area

Electrification:
Sufficient electric points with concealed wiring along with modular switches

APARTMENTS

Structure & Wall Construction:
RCC frame structure design,
Internal & external masonry work with brick

Windows:
Powder coated / anodized aluminum section windows with safety grill as per architect design

Elevators:
Premium quality elevators with elegant interior

Finishing:
Internal smooth plaster with wall putty and primer. External plaster with exterior paint

Kitchen:
Granite platform with SS sink & wall tiles dado upto lintel level

Terrace:
Water proofing.

Flooring:
Vitrified tile flooring in all rooms

Bathroom:
Designer tiles upto lintel level with premium quality C.P. fittings

Water Supply:
Borewell for 24 hours water supply to water tank

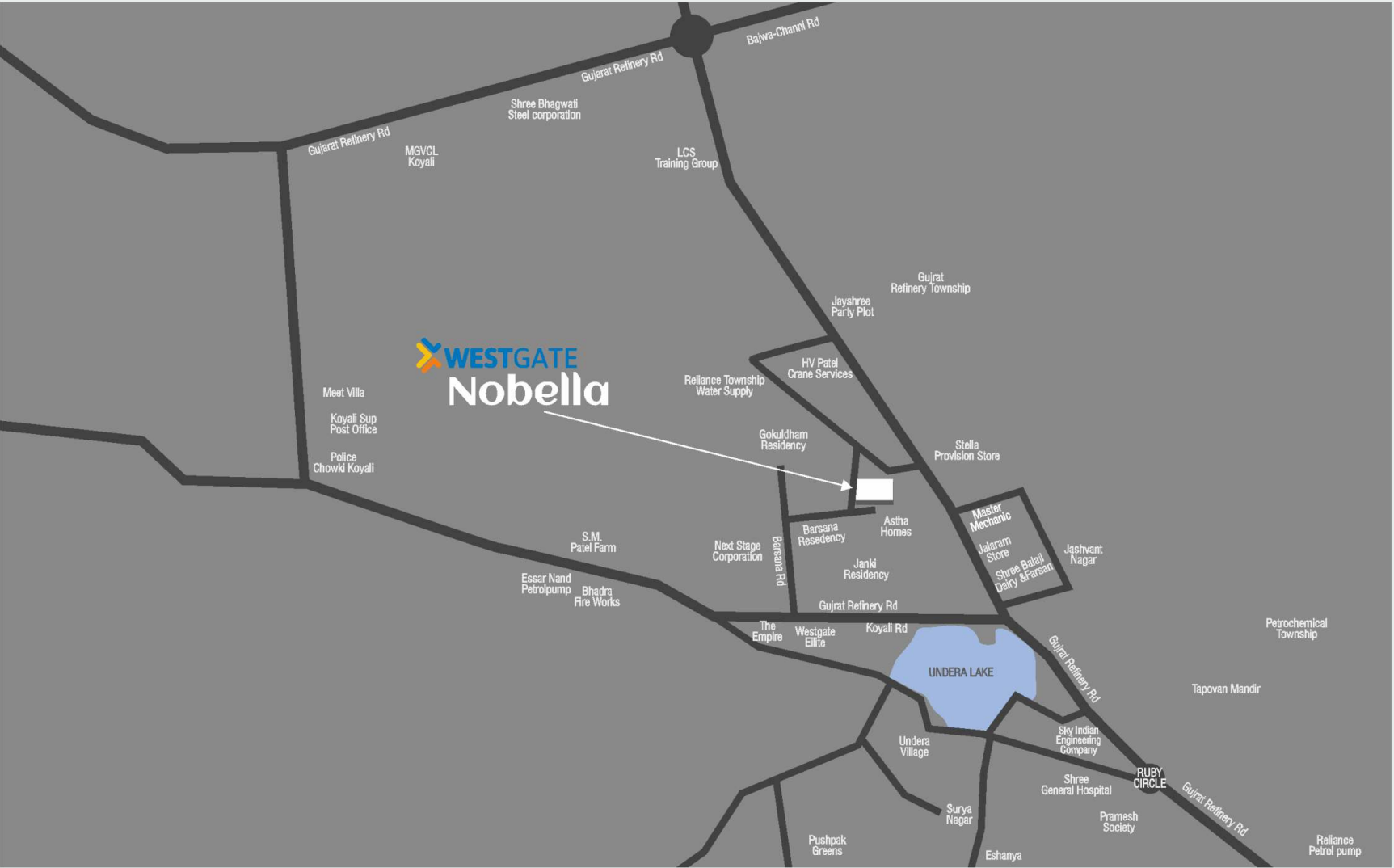
Electrification:
Concealed ISI mark copper wiring, sufficient plug points, good quality modular switches, AC Eclectic points in all bed rooms

Doors:
Elegant entrance door & Internal flush doors

Parking:
Sufficient parking on ground floor



KEY PLAN



MODE OF PAYMENT FOR TRIPLEX :

10% Booking | 20% After Agreement to Sale Execution | 15% Plinth Level | 10% Ground Floor Slab | 10% First Floor Slab | 05% Second Floor Slab | 05% Masonary, Plaster & Flooring | 10% Sanatory fitting & Plumbing work | 10% Electrical fittings & Other finishing work | 5% On Possession

MODE OF PAYMENT FOR APARTMENT :

20% Booking | 5% Plinth | 10% Ground Floor Slab | 10% First Floor Slab | 10% Second Floor Slab | 10% Third Floor Slab | 10% Fourth Floor Slab | 10% Fifth Floor Slab | 5% Sixth Floor Slab | 5% Seventh Floor Slab | 05% Before Possession

Disclaimer: • The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. • All plans are subject to any amendments approved by the competent authorities. • This brochure shall not be treated as a legal document; it is only for the purpose of information. • The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. • All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout, building plan and specifications without any prior notice. Such changes would be binding to all members.