



LABH
ELEGANCE

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Unapologetically Luxurious

Luxury is different things to different people.
For some it is a refection of their status, for others it is
elusive leisure. For some it is a touch of class, for others it is
the company of a like-minded community. For some it is the
presence of nature, for others it is thoughtful spaces for all.
For some it is a prime location, while for many others it is
something that drives happiness.

For us at Labh Elegance, it is all of this and more.

**WE ARE UNAPOLOGETICALLY
LUXURIOUS IN EVERY DETAIL,
DOWN TO EVERY SQUARE FOOT.**

A contemporary architectural form set amidst a lush landscape
in the prime neighbourhood of Bhayli - Labh Elegance exudes
grandeur and sophistication.

The subtle yet stylish design complements the expansive layout
and flawless detailing. Nature takes a permanent place in the
campus and also provides pristine views from our grand homes.
A smartly planned gated community, life here is intentionally
created for opulence.



PREMIUM RESIDENCES GRAND LIFESTYLE

Set in an open C-shaped layout, Labh Elegance is crafted to foster an open airy feel. The towers offer large 3 & 4 BHK apartments which open into the delightful community spaces in the centre. The premium finishes exude a rare sense of calm and richness. Every home is carefully devised to bask in abundant natural light, aeration and privacy.

Our commercial spaces are included to offer added convenience to our residents. Available in a comfortable size range, these road facing retail units are sure to attract business success.

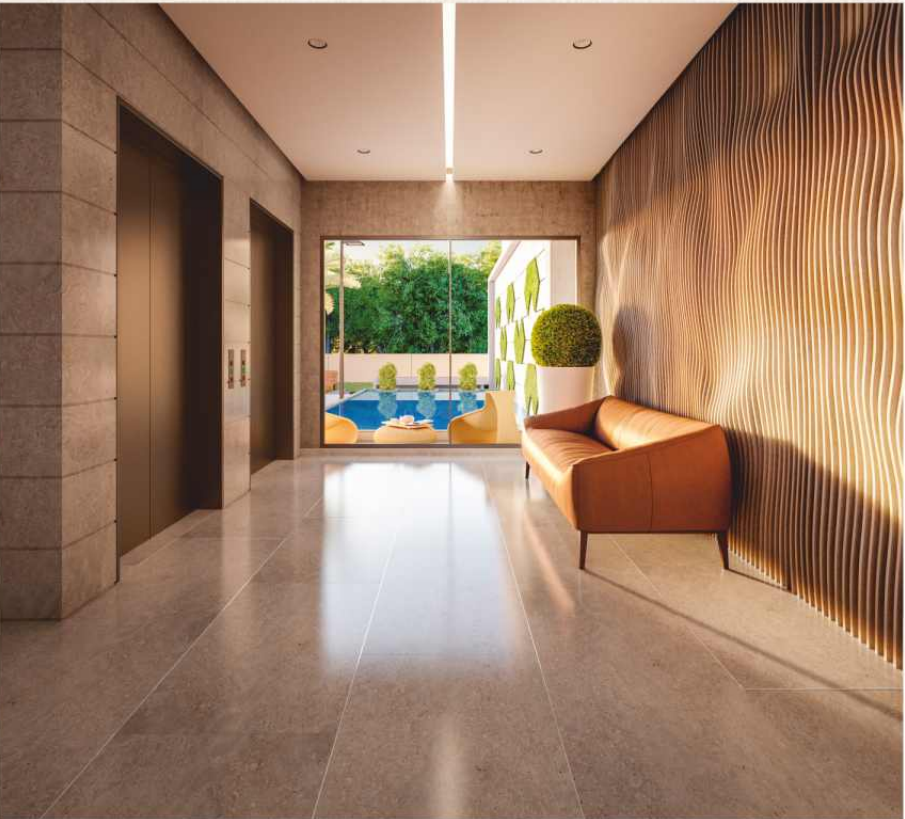


PERFECT FINISHES PLUSH INTERIORS

Homes at Labh Elegance are exquisite. Spacious formats ensure both luxury and comfort. The room seamlessly flow into each other creating a sense of magnitude. Every nook and corner is finished to perfection and embellished with the choicest fittings and fixtures to spell extravagance.

Most of our homes overlook the green vistas of the landscaped garden below or out into the views that surround the campus. This also assures a sense of exclusivity even when you are located right on the main road.

With a home carefully built with you in mind, all you need to do is beam with pride.





A
HARMONIOUS
BLEND OF
NATURE AND
ARCHITECTURE
DEVELOPED TO
DELIGHT



Quality time with family is a distant dream for many. But for the chosen few at Labh Elegance it is a way of life. Enjoy unlimited moments of joy with your family and friends across our array of premium leisure amenities.

A state-of-the-art clubhouse is all you need to glow with good health and a swimming pool is just right to drown your everyday stress. Let your kids run around free in the safety of the dedicated kids play area and watch your elders share some laughs at the senior citizen's seating area.

Simply put, leisure here is daily routine.

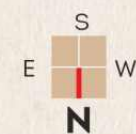


LEISURE **AMENITIES**

- | | | |
|---|---|---|
|  Children Play Area - Sand Pit |  Magnificent AC Club House |  Library |
|  Gymnasium |  Indoor Game & Recreational Activities |  Gazebo |
|  Party Lawn |  Senior Citizen Seating Area |  Swimming Pool |



GROUND FLOOR



VALUE ADDITIONS



Allotted Parking for All Flats



Auto-door Branded Elevators



CCTV Surveillance



24x7 Security



24x7 Generator Power
Backup for Common Areas



Solar Electricity for Common Areas

FIRST FLOOR



24 MT. WIDE T.P. ROAD



TYPICAL 2nd TO 11th FLOOR

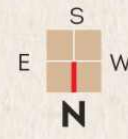
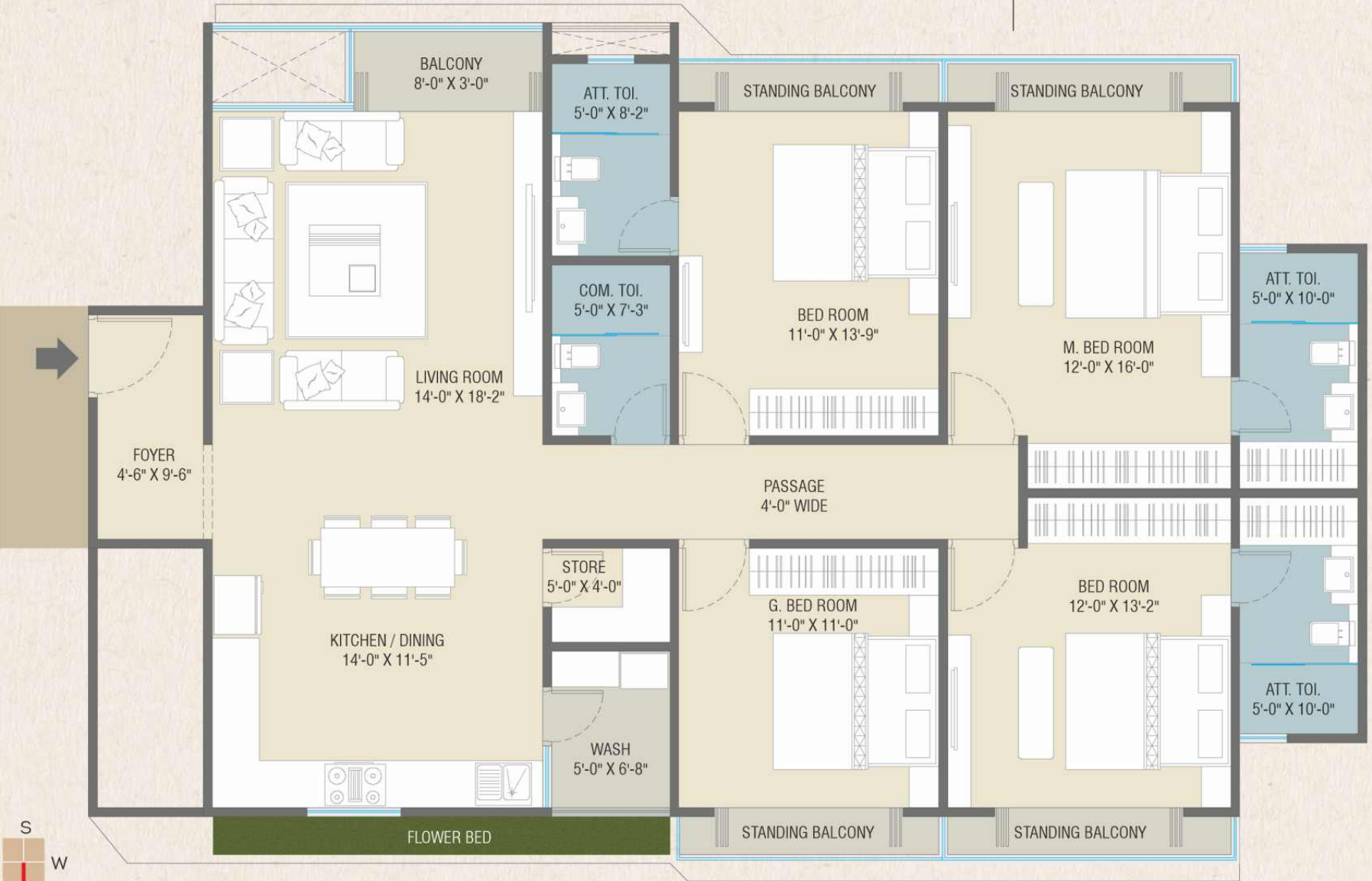
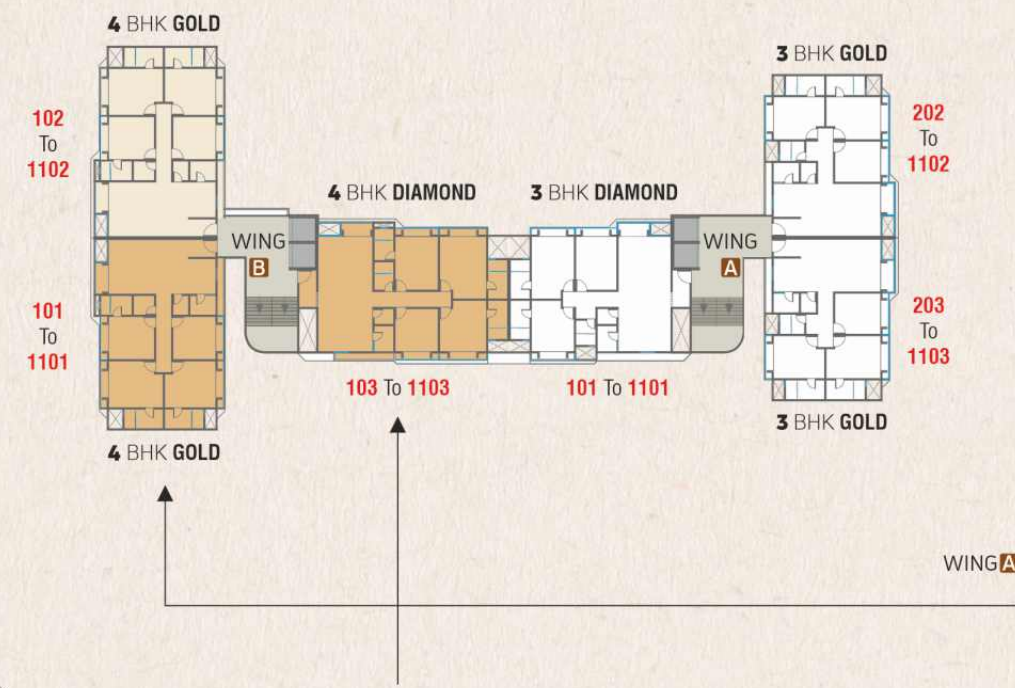


24 MT. WIDE T.P. ROAD



4 BHK DIAMOND | 1st TO 11th FLOOR

CARPET AREA: 128.34 sq. mts.
EXCLUSIVE BALCONY AREA: 11.05 sq. mts.



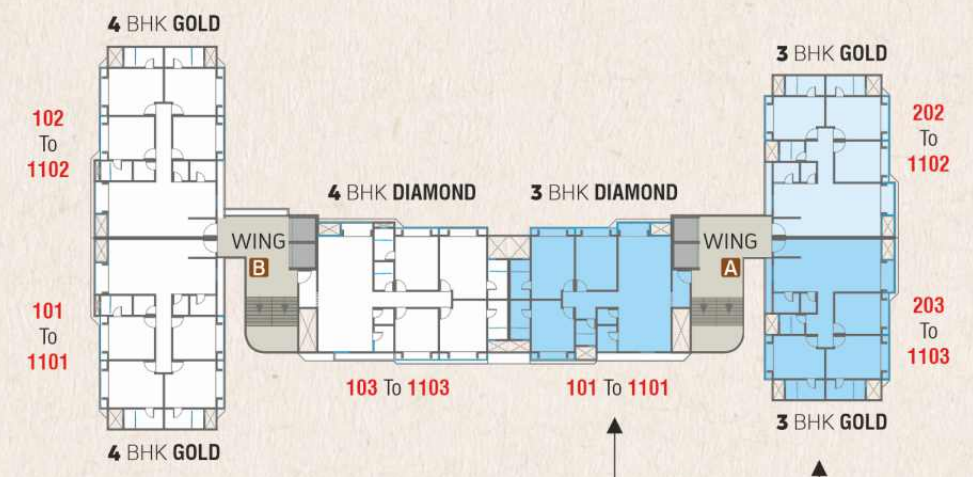
4 BHK GOLD | 1st TO 11th FLOOR

CARPET AREA: 116.18 sq. mts.
EXCLUSIVE BALCONY AREA: 11.24 sq. mts.



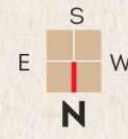
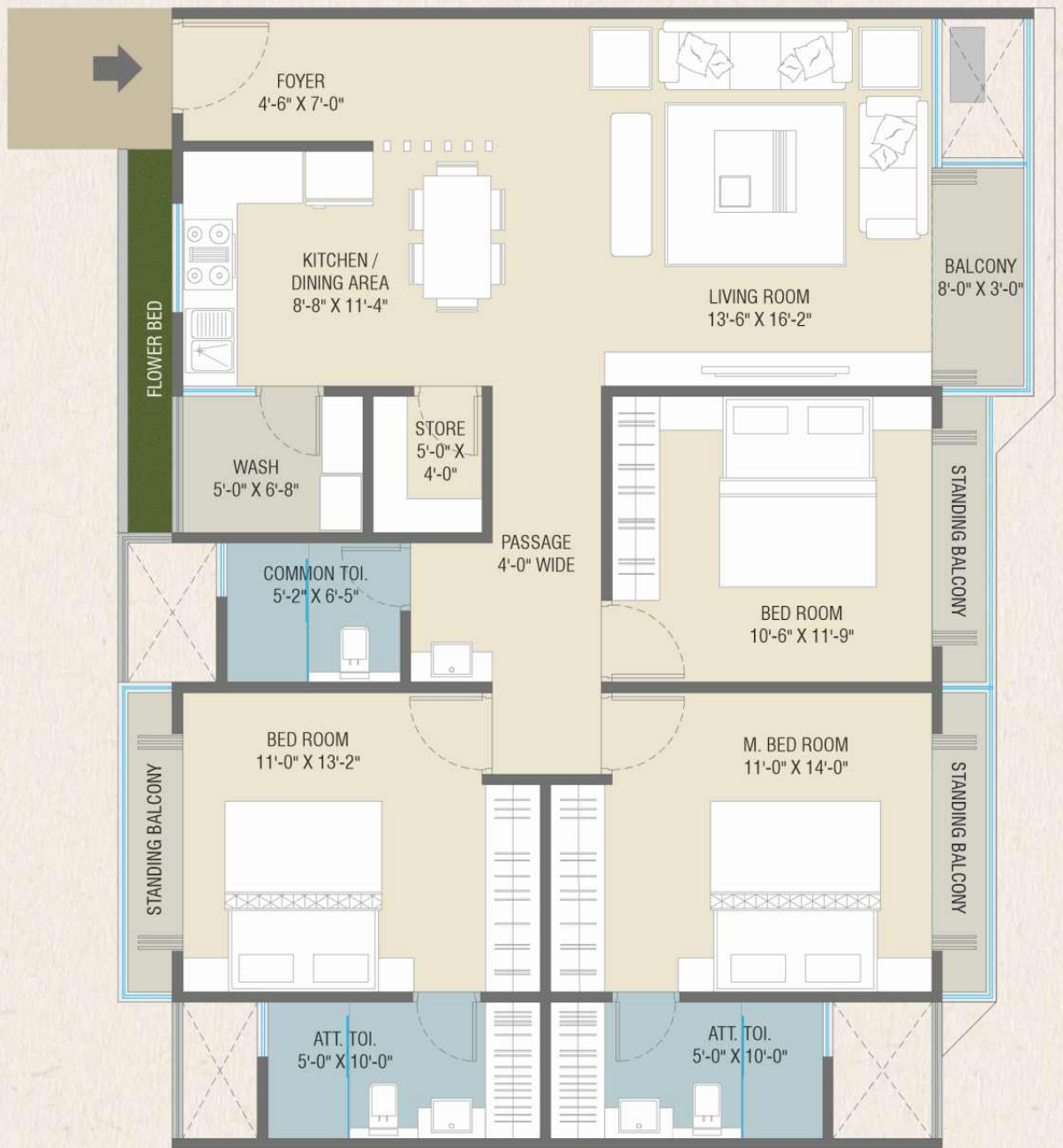
3 BHK DIAMOND | 1st TO 11th FLOOR

CARPET AREA: 107.79 sq. mts.
EXCLUSIVE BALCONY AREA: 8.36 sq. mts.



3 BHK GOLD | 2nd TO 11th FLOOR

CARPET AREA: 96.46 sq. mts.
EXCLUSIVE BALCONY AREA: 8.82 sq. mts.



BASEMENT FLOOR





SPECIFICATIONS

STRUCTURE:

Well designed RCC frame structure as per structural engineer's design.

FLOORING:

Vitrified Tiles Flooring.

KITCHEN:

Granite platform with SS sink and tiles up to lintel level.
Ceramic tiles dado and kota stone / anti-skid flooring for wash area.

BATHROOMS:

Designer wall tiles and anti-skid ceramic tiles flooring. Plumbing with standard fittings & vessels.

PLUMBING:

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

DOORS:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors.

WINDOWS:

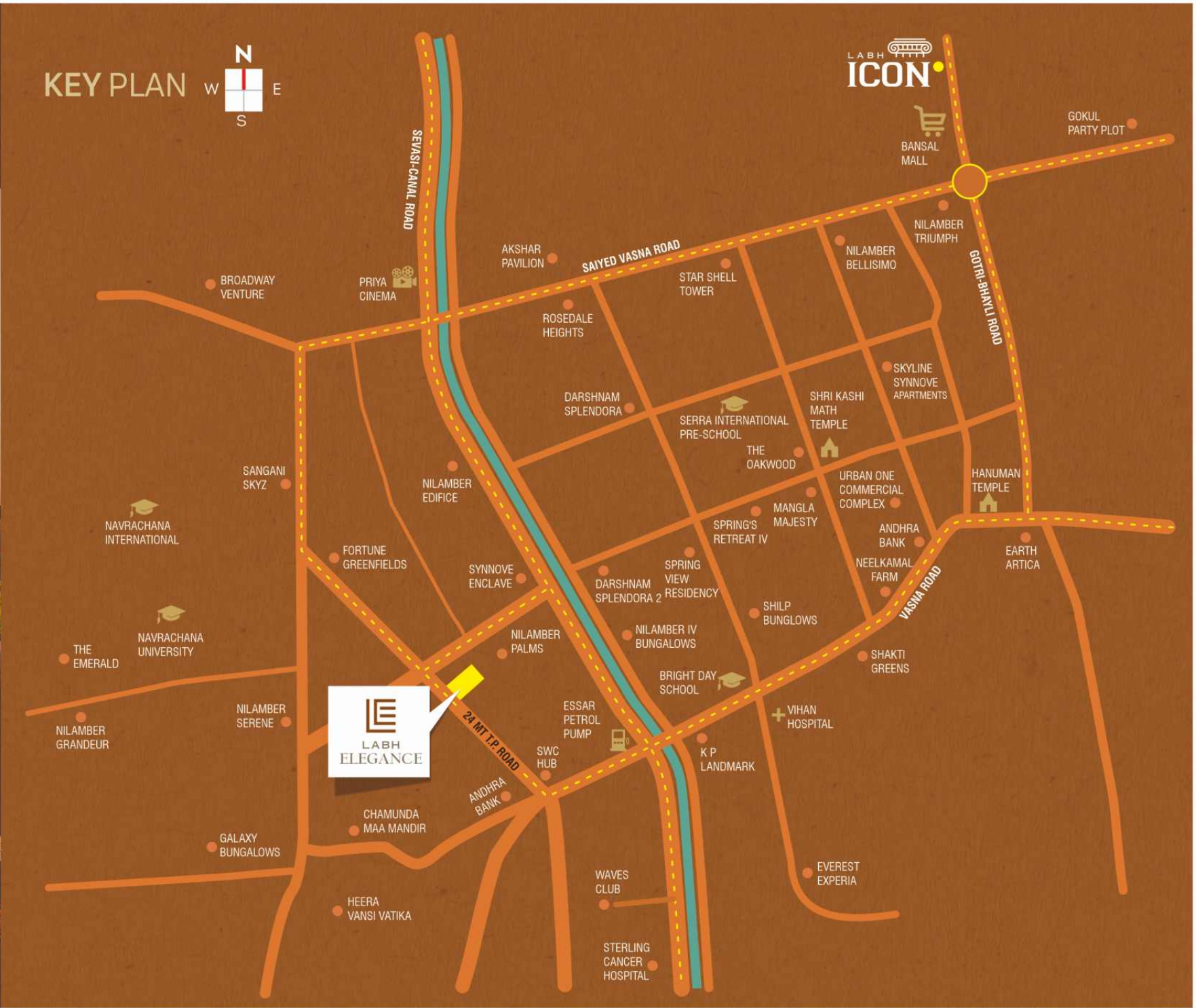
Powder coated Aluminium section windows and ventilation.

ELECTRIFICATION:

Concealed copper ISI wiring, MCB/ ELCB & branded modular switches with sufficient electrical points in all area.

FINISHING:

2 coat putty with primer finish on internal walls. Texture finish on external walls.



A PRIME LOCATION

Located at Bhayli, Labh Elegance is well connected to everyday conveniences and like malls, schools, hospitals, restaurants and all other major utilities.

a project by



Developers: **LABH BUILDCON**

Site: Labh Elegance, B/h. Nilamber Palms, Opp. Anutham Bungalow, 24 Mt. High-Tonsion Road, Bhayli T.P. II, Vadodara-391 410.

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Rera Reg.No.:

<https://gujrera.gujarat.gov.in/>

Architect: **Talib Patel Associates**

Structural Consultant: **Vyom Consultants**

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.

