

LOCATION



Scan for Location

• Possession will be given after one month of settlement of all accounts as per schedule • Payment terms as per allotment letter • Each Member Maintenance deposit will be charged separately • Advance, annual maintenance of society will be charged as per expense budget of the year • Extra work will be executed after receipt of full advance payment • GEB deposit and load charges will be additional • Document charges, stamp duty, GST will be additional • Any new central or state government taxes, if applicable, will have to be borne by the clients • Legal document fees Rs. 15,000 • No changes or alteration will be allowed in the elevation • Continuous default payments will lead to cancellation of property • In case of booking cancellation, the amount will be refunded from the booking of the same premises and a minimum of rupees 50,000/- will be deducted from the booking amount. • Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all • Development charges extra • In case of delays in corporation water

SHOPS | 2 BHK | 3 BHK
PREMIUM FLATS & PENTHOUSE



ELEGANT MODERN SPACIOUS

Swaddled in nature and elegance, **Malbar Gold** presents before you a contemporary abode. **SHOPS | 2-3 BHK PREMIUM FLATS & PENTHOUSE** for your family with a medley of amenities and a tranquil state of mind and shops where business meets opportunities at a prime and developed location.

A home that awaits
a shining future



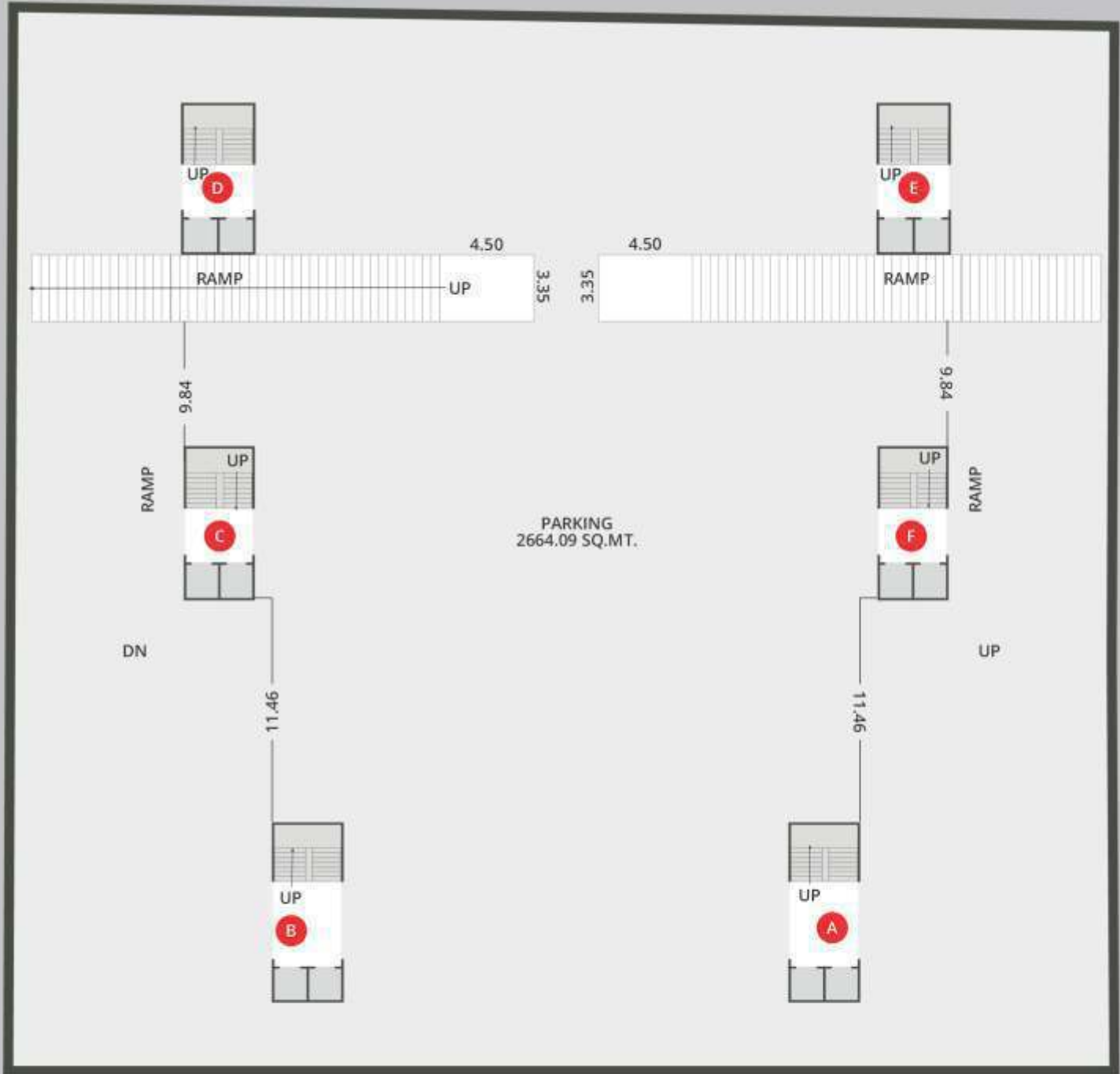


Dive in the **serenity**

A residential campus encircled in utmost serenity and modish extravagances. Indulge yourself in an expansive range of premium amenities comprising superlative quality construction materials, a Grand Entrance, a Club-house, a private parking area, a Children's play area, and much more. Rejoice every day with **Malbar Gold**.



BASEMENT
PARKING

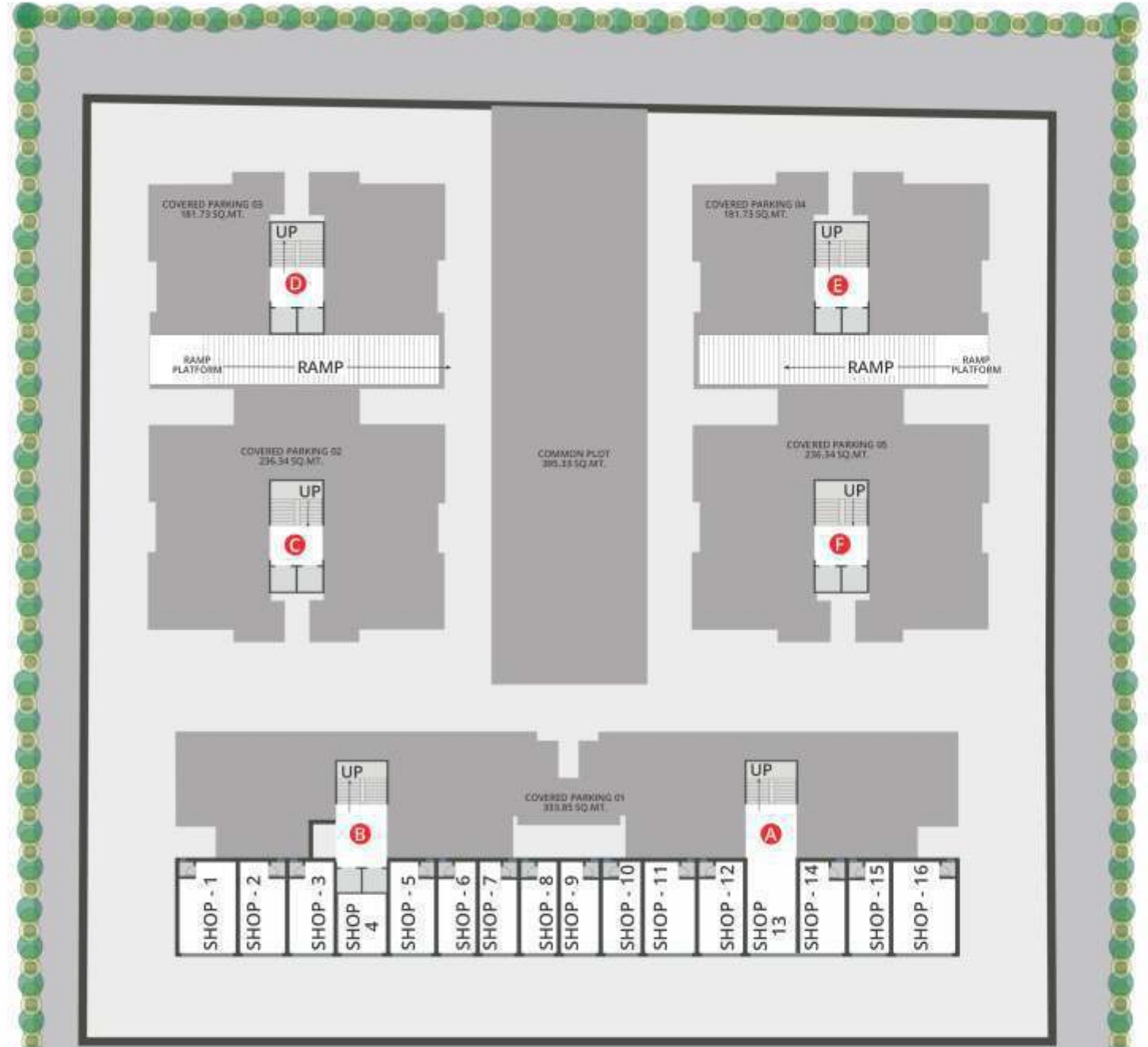


18.00 METER WIDE ROAD

GROUND
FLOOR PLAN

Shop Area Table

No.	Size
01	3.85 x 5.98
02	3.05 x 5.98
03	3.05 x 5.98
04	3.16 x 3.58
05	3.05 x 5.98
06	2.55 x 5.98
07	2.50 x 5.98
08	2.50 x 5.98
09	2.65 x 5.98
10	2.63 x 5.98
11	3.55 x 5.98
12	3.05 x 5.98
13	3.16 x 3.58
14	3.05 x 5.98
15	2.74 x 5.98
16	4.12 x 5.98



18.00 METER WIDE ROAD



TYPICAL FLOOR PLAN



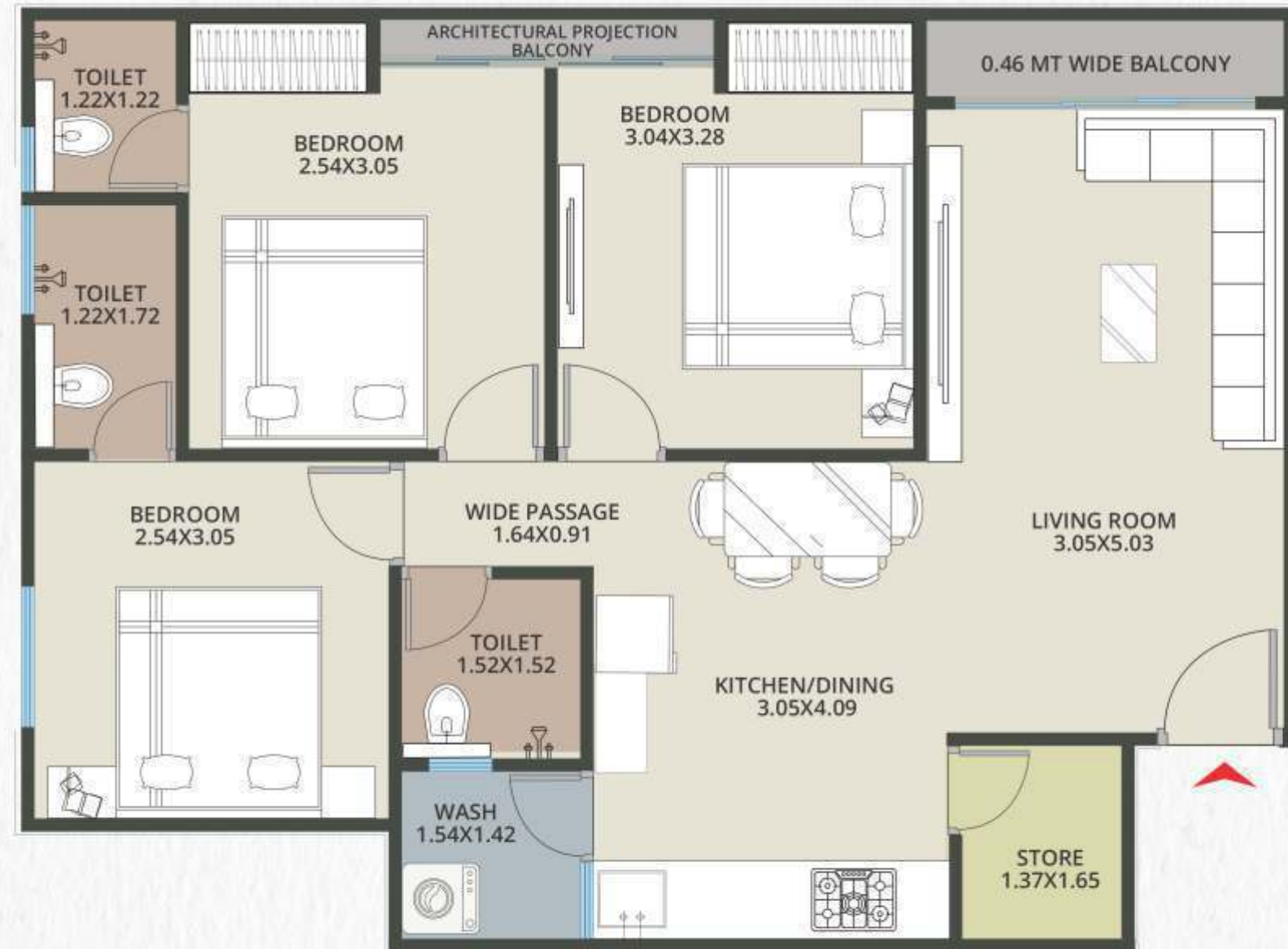
3BHK TYPE - 1₁



3BHK TYPE - 1₂



3BHK TYPE - 2₁/₁



TOWER B
Built Up Area: 72.56 SQ.FT.

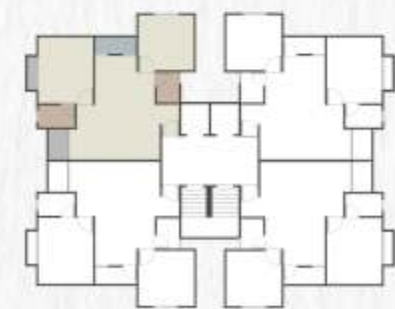
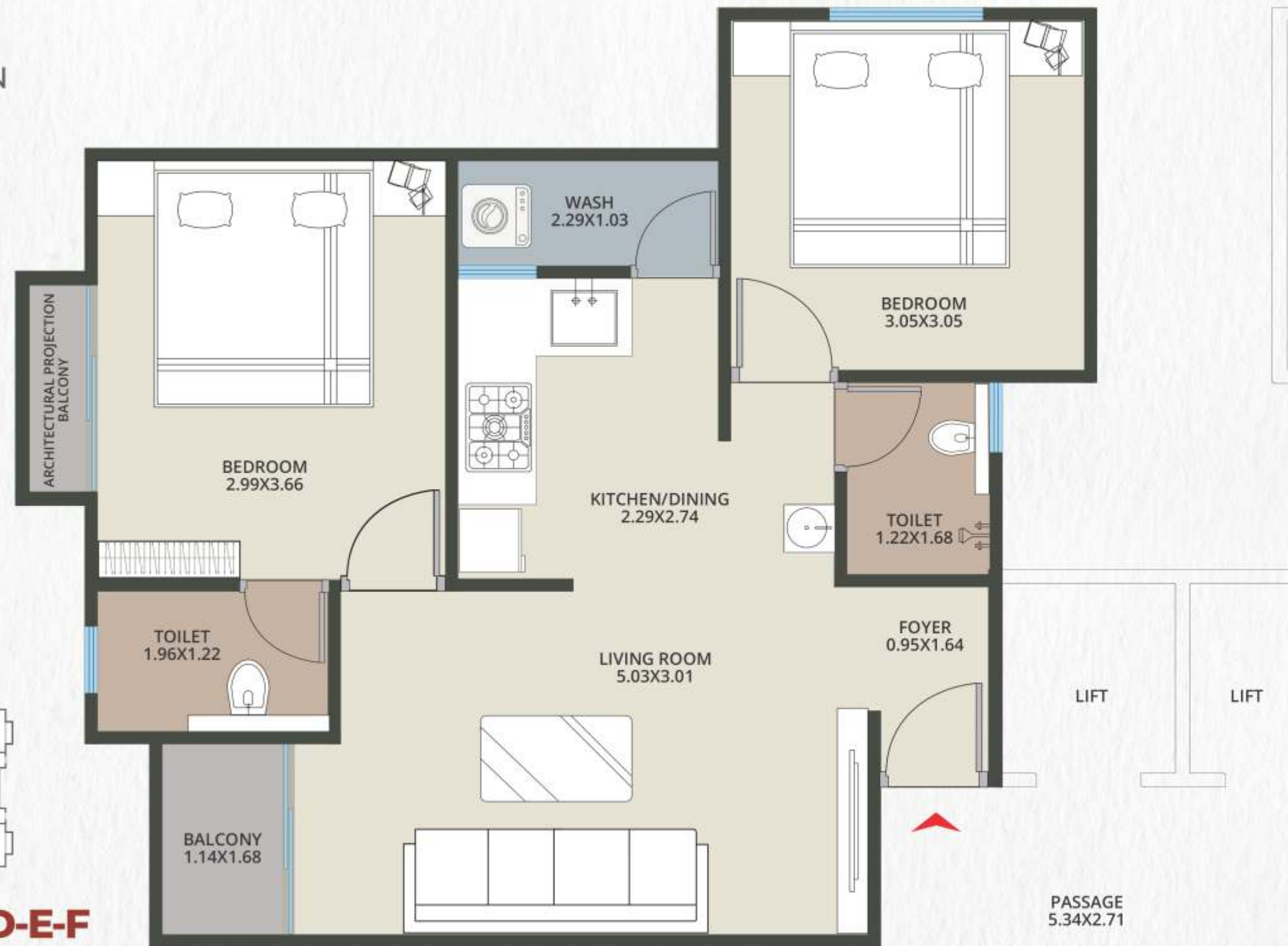
LIFT

3BHK TYPE - 2₁/₂



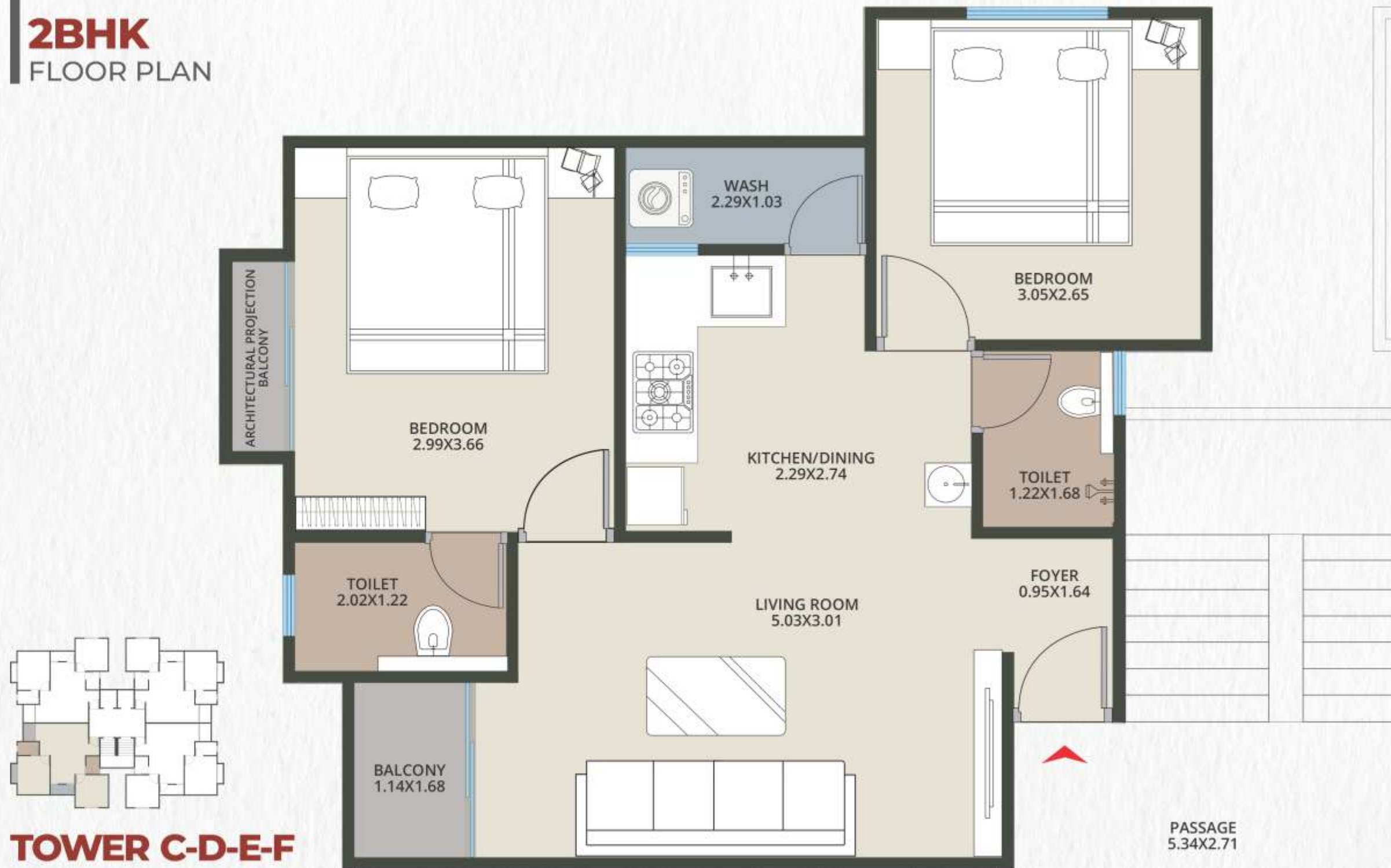
TOWER B
Built Up Area: 72.56 SQ.FT.

2BHK
FLOOR PLAN



TOWER C-D-E-F
Built Up Area: 58.86 SQ.FT.

2BHK
FLOOR PLAN



TOWER C-D-E-F
Built Up Area: 57.55 SQ.FT.

CLUB HOUSE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





VALUE ADDED AMENITIES

- Street Light in Campus
- 24 x 7 Security
- Underground Cabling for The Wire-Free Campus.
- Ganpati Statue
- Senior Citizen Sitting
- Fencing on Top of Compound Wall
- CCTV Surveillance
- AC Gym

PREMIUM AMENITIES

- Fire Fighting System
- 24 Hours Water Supply
- Club House
- Decorative Entrance Gate with Security Cabin
- Branded Lift
- Jogging Track
- Children Play Area
- Children Swimming Pool
- Terrace Garden
- Rainwater Harvesting
- Generator (D.G)
- Most Luxurious & Peaceful Location
- Level Controller in Water Tanks to Avoid Wastage
- Lush Green Garden
- Multi-Purpose Hall & Mini-Theatre
- Indoor Game Space
- Cafe zone
- Yoga Deck

Prepare yourself
to drench in luxury



SPECIFICATION

STRUCTURE

- RCC Earthquake Resistance Structure Designed By Approved Structural Architect

ELECTRICAL

- Branded Modular Switches
 - TV Point in Living Room And in 1 Bedroom
 - Copper Wiring As Per ISI Standard of Polycab, Anchor or Equivalent
 - Adequate Electric Points in Each Room As Per Architect Planning
 - AC Points
- 2BHK - 1 Master Bedroom + 1 Living Room
3BHK - 2 Master Bedrooms + 1 Living Room

FLOORING

- Vitrified Tiles As Per Architect's Design
- 600 x 600(2ftx2ft) Premium Quality Glazed Vitrified Tiles in Living Room, Family Sitting, Kitchen, Dinning And 2 Bedrooms.
- Wooden Flooring Tiles in 1 Master Bedroom.

KITCHEN

- Black Granite Platform With Standard Quality S.S. Sink
- Decorative Glazed Tiles Dado Upto Lintel Level

DOORS & WINDOWS

- Decorative Main Door
- Internal Doors -Laminated Flush Doors
- Anodized Sliding with Aluminum Windows
- Stone Frame in All Doors & Windows

BATHROOMS

- Designer Glazed Tiles Dado upto lintel level
- Standard quality Sanitaryware
- Branded Plumbing Fittings

TERRACE

- Elegant China Mosaic Finish With Waterproofing Treatment.

WALL FINISH

- Interior : Smooth Finish Plaster with 2 Coat Putty And Primer.
- Exterior : Double Coat Plaster with Weather Resistant Paint.