



MAGNATE LUXURIA
NR. VISHNUDHARA GARDEN, OPP. SEVENTH PARISAR,
B.H. JAGUAR SHOWROOM, GOTA (JAGATPUR),
AHMEDABAD 382470

☎ **91 95747 47517**
✉ motherland0528@gmail.com
🌐 motherlandinfra.com

ASSOCIATE BY



ARCHITECT
A NEW DIMENSION ARCHITECTS

STRUCTURE
UMANG J PATEL

RERA : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA08130/010321
WWW.GUJRERA.GUJARAT.GOV.IN

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.
DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • subject to ahmedabad jurisdiction only. • T&C Applicable*

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LUSH.
LUSTROUS.
LUCID.

MAGNATE
LUXURIA

3 BHK PREMIUM LIVING & SHOPS

LUSH. LUSTROUS. LUCID.

IMAGINE HAVING BEAUTIFULLY LIT STREETS, SPECTACULAR VIEWS AND AN EASY ACCESS TO EVERYTHING YOU NEED IN JUST A HEARTBEAT. THAT'S THE REALITY OF MAGNATE LUXURIA AND ITS LEGENDARY LIFE. WITH ITS CRISP LINES AND MODERN STYLING, IT'S A UNIQUE ADDITION TO THIS POSH NEIGHBOURHOOD OF GOTA AND ONE THAT OFFERS ALL THE CONVENIENCES AND DESIGN ADVANCES OF 21ST CENTURY LEGENDARY LIVING. RESIDENTS AT MAGNATE LUXURIA WITH CONNECTIONS TO THE CITY'S ENTIRE NETWORK, ENABLING FAST AND CONVENIENT ACCESS TO ALL LANDMARK LOCATIONS.



3 BHK PREMIUM LIVING & SHOPS





MAGNATE
LUXURIA

3 BHK PREMIUM LIVING & SHOPS

LUSH.
LUSTROUS.
LUCID.

LUSH
LIVING SPACES

UNUSUALLY LUXURIOUS
& LUSH LIVING SPACES
DESIGNED JUST FOR YOUR
SPLENDID LIFESTYLE.



MAGNATE
LUXURIA

3 BHK PREMIUM LIVING & SHOPS

LUSH.
LUSTROUS.
LUCID.

LUSTROUS
COMMERCIAL SPACES

OUR LUSTROUS
COMMERCIAL SPACES SHIMMER
WITH OPPORTUNITIES AND
BRIMS WITH PROGRESS.



- DESIGNED FOYER
- LANDSCAPE GARDEN
- SENIOR CITIZEN AREA
- VOGA DECK
- GYM
- CHILDREN PLAY AREA
- CLUB HOUSE
- INFORMAL SITOUT
- FIRE SAFETY
- CCTV CAMERA



MAGNATE
LUXURIA

3 BHK PREMIUM LIVING & SHOPS

LUSH.
LUSTROUS.
LUCID.

LUCID
LOCATION

VIBRANT AND
LUCID LOCATION
FOR A LIFE YOU ALWAYS
CRAVED FOR.



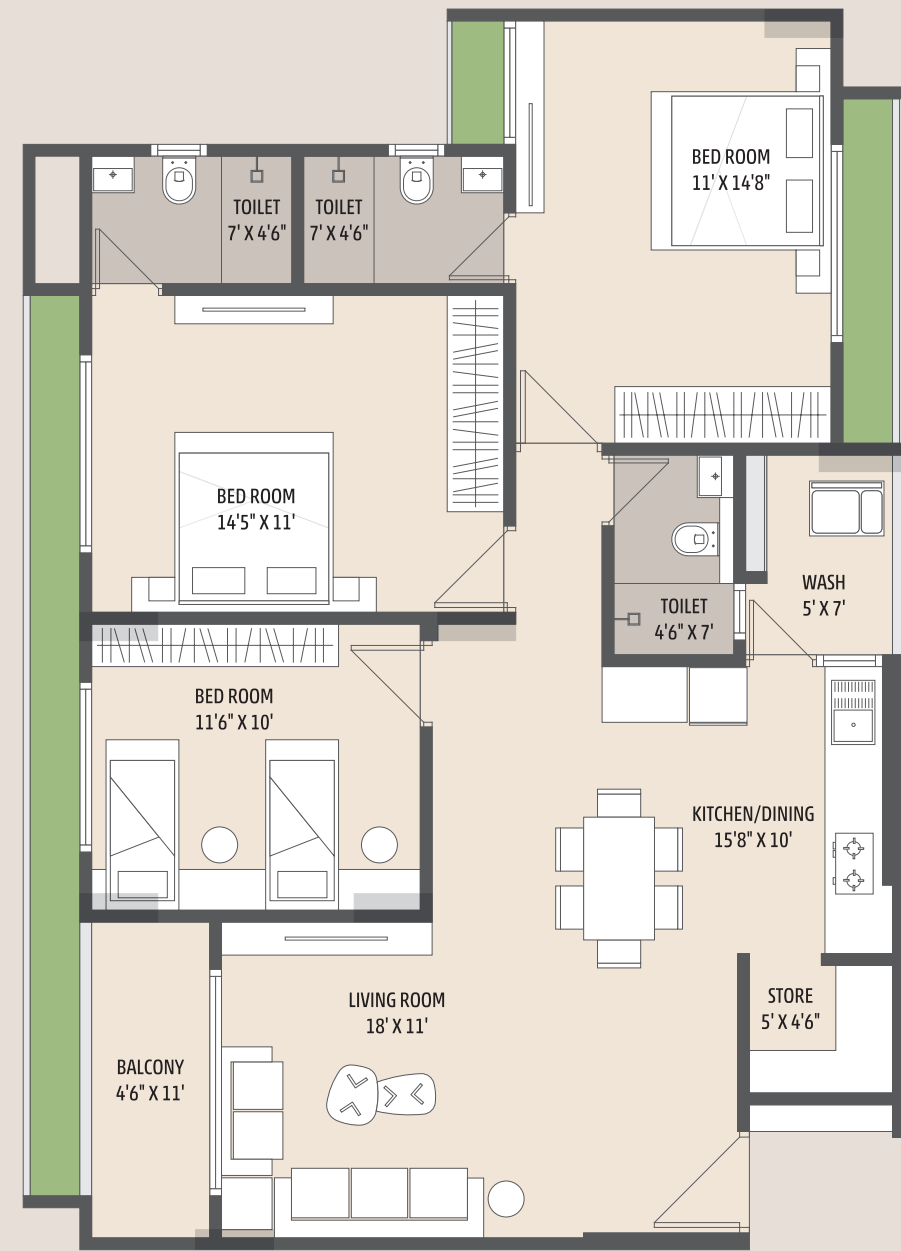
FIRST
FLOOR



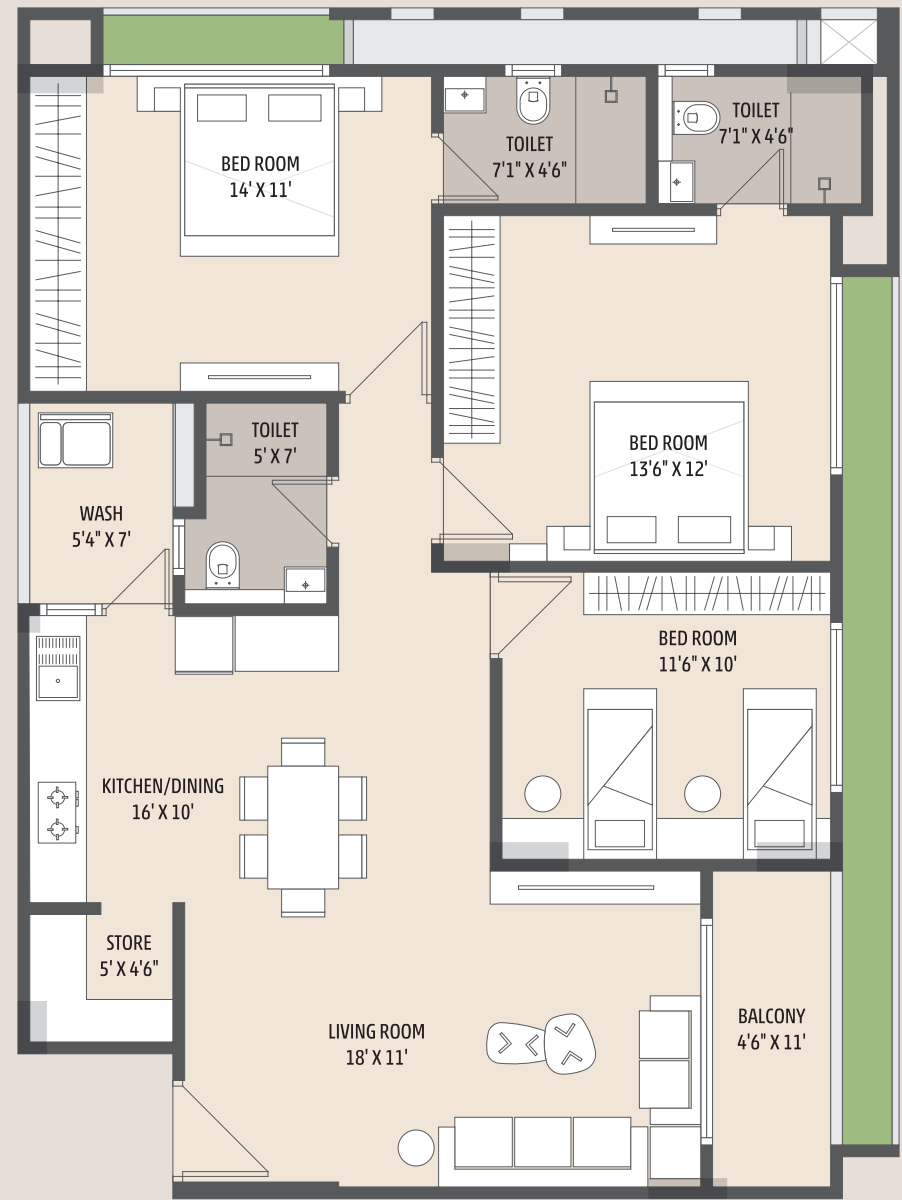
SECOND
FLOOR



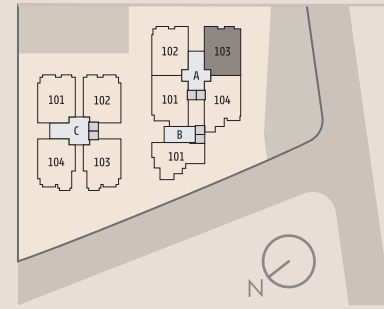


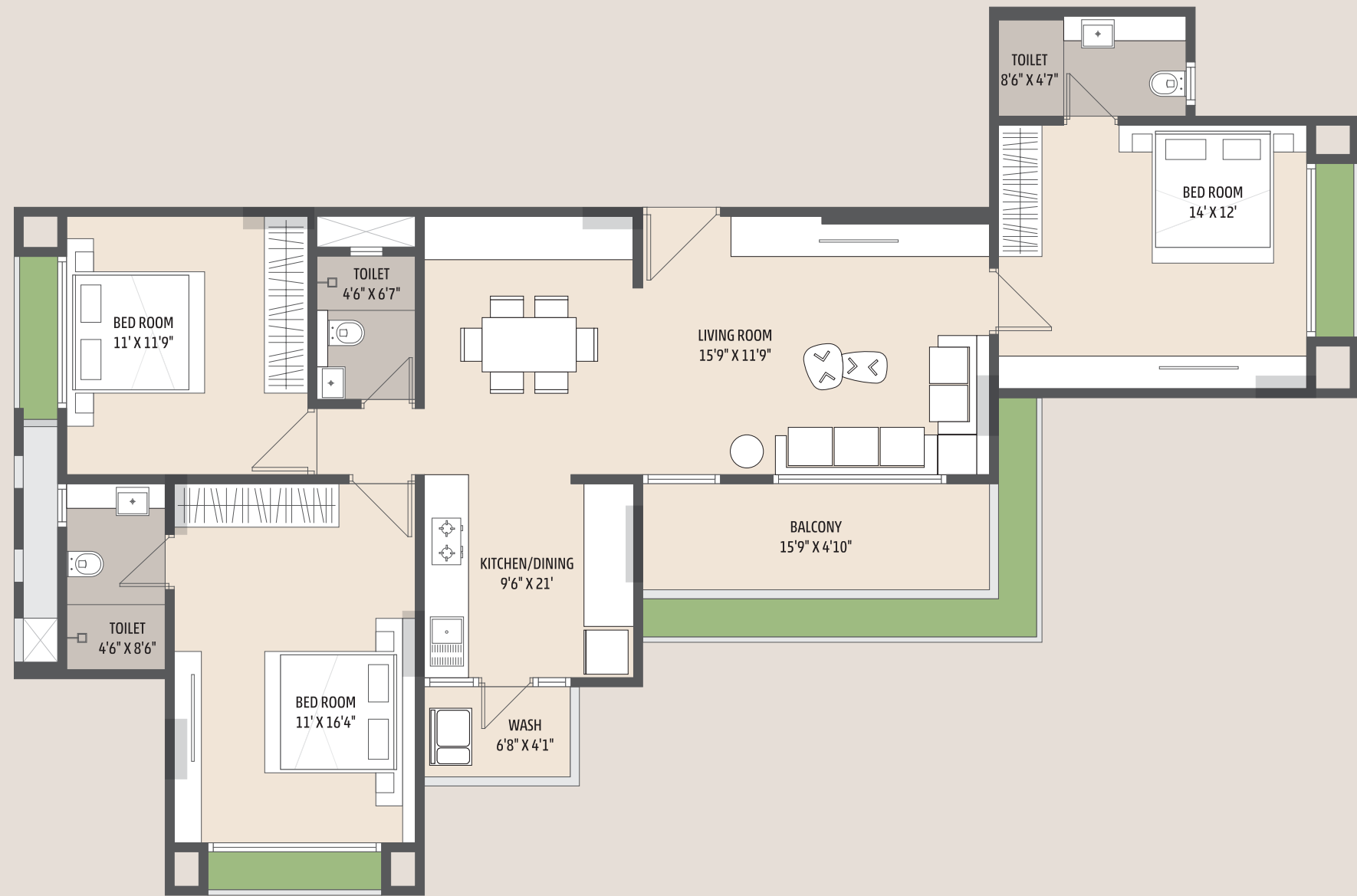


UNIT-A
102 - 902

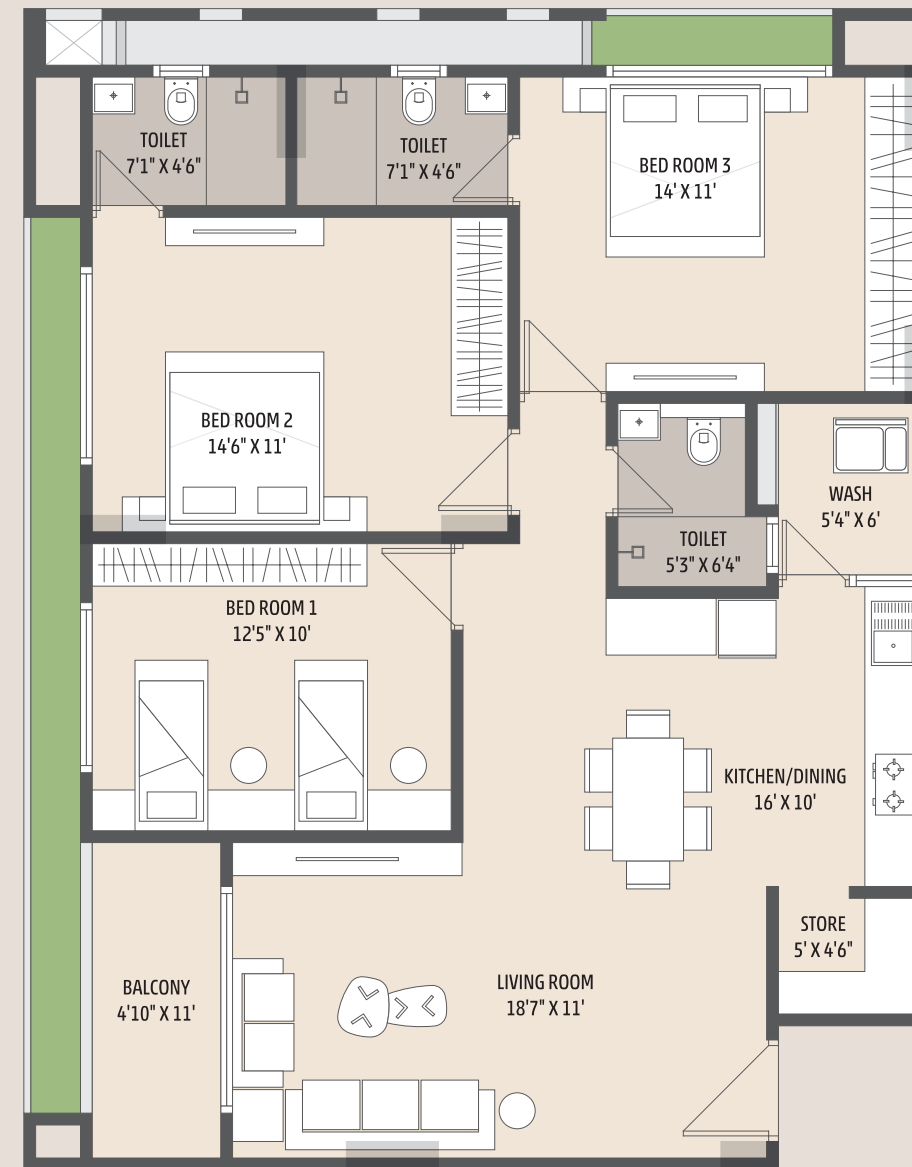
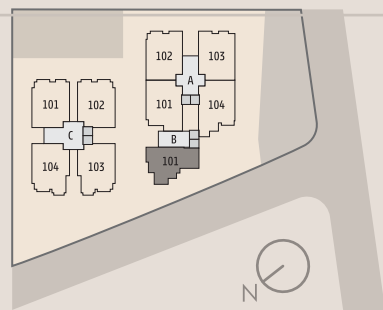


UNIT-A
303 - 903

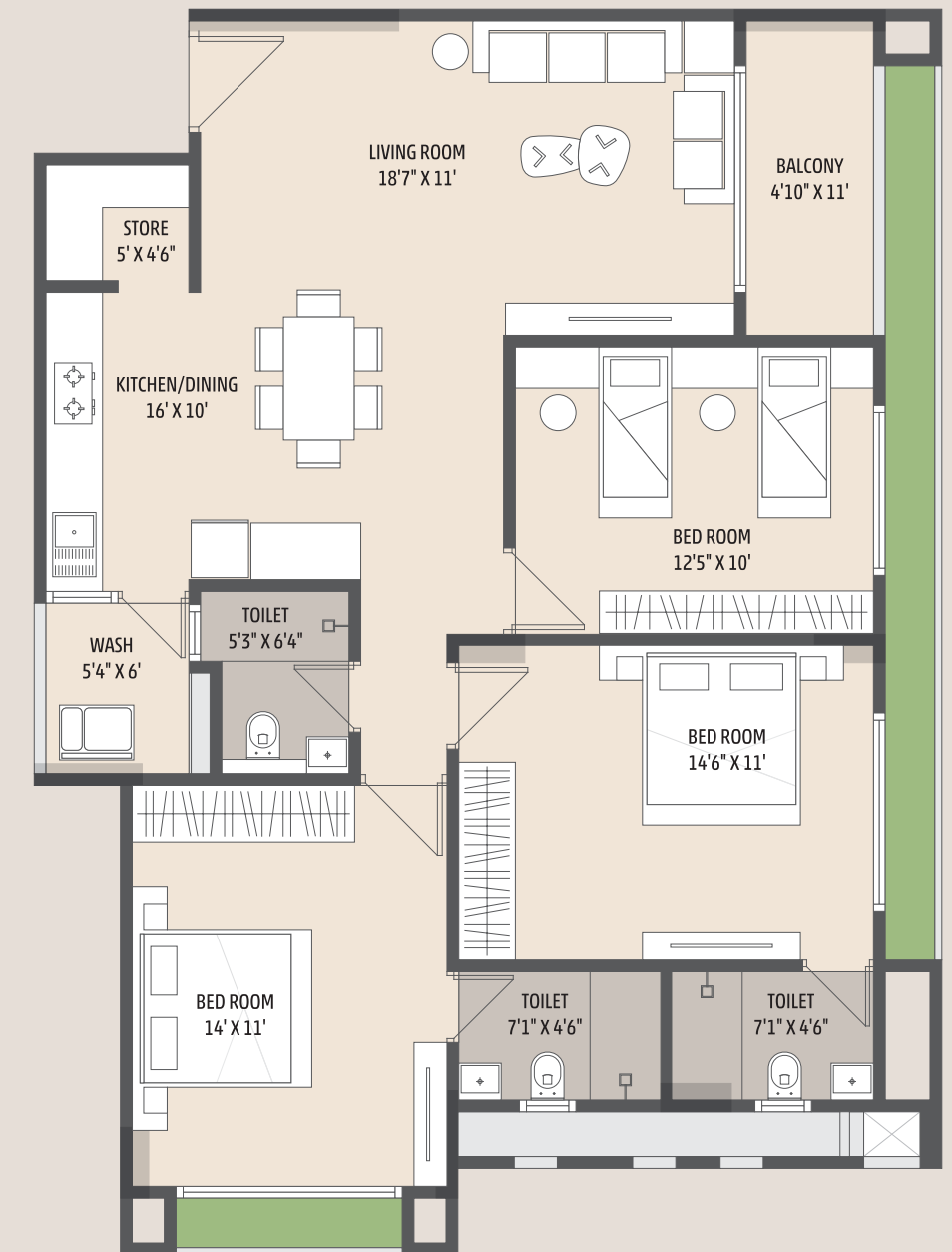




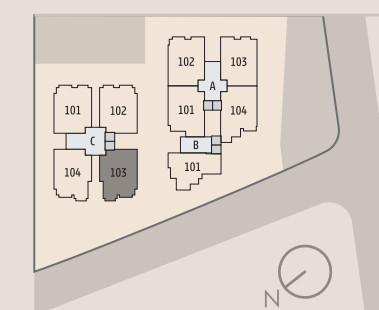
UNIT-B
301 - 901



UNIT-C
101 - 901
102 - 902



UNIT-C
303 - 903
304 - 904





SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. frame structure as per structural engineer's design

FLOORING

- Vitrified tiles flooring in all rooms

KITCHEN

- Granite platform with S.S.sink
- Glazed tiles dado up to lintel level
- Provision for R.O. point with required electrical & plumbing point

BATHROOMS/TOILET

- Anti-skid flooring
- Glazed tiles dado up to lintel level
- Branded sanitary ware fittings

DOORS & WINDOWS

- Laminated flush doors
- Premium quality aluminium section with jamb

WASH AREA

- Anti-skid flooring
- Provision for washing machine with electrical and plumbing point

ELECTRIFICATION

- concealed copper wiring with M.C.B / E.L.C.B.
- Branded modular switches with sufficient electrical points in all rooms
- Electrical point for A.C. in drawing room and bedrooms

PLUMBING

- Branded U.P.V.C. pipes for regular water supply
- Branded C.P.V.C. pipes for hot water supply

TERRACE

- Open terrace with water proof treatment

PLASTER & PAINTS

- Inside: Single coat mala plaster with wall putty finish
- Outside: Double coat mala plaster with texture or exterior paint for attractive elevation

