motherlandinfra.com
info@motherlandinfra.com
+91 96386 99966
+91 98255 22478

PROJECT BY

MOTHERLAND
INFRACON LLP

MAGNATE LIFESTYLE
Opp. Tulip-1
Behind Gorbandh Hotel
Vaishno Devi Circle
S G Highway
Ahmedabad-382421

HM ARCHITECTS

10.11 design - 9925113065

SERENITY.
SUCCESS.
SIGNATURE.

MAGNATE
LIFESTYLE

@ VAISHNO DEVI CIRCLE

2 & 3 BHK
LIVING SPACE
& SHOPS



WHERE **HAPPINESS** MEETS **SERENITY**

The Magnate Lifestyle is a contemporary abode nestled in the lap of nature, spirituality and academics.

Besides the divine aura of the Vaishno Devi temple close by and the calming natural environs, this unique property is also close to SGVP and Nirma University - two premier academic institutions of the city.

The Magnate Lifestyle offers every resident the true meaning of becoming "one" with nature and a chance to become the best version of oneself.

It's not just quiet here. It's quite breathtaking.

MAGNATE
LIFESTYLE

2 & 3 BHK LIVING SPACE & **SHOPS**





WHERE **OPPORTUNITY** MEETS **SUCCESS**

The Magnate Lifestyle is every businessman's ream destination, without even considering the ready customerbase in the residential wing of the project. These elegant commercial spaces catch the eye of every passerby on the buzzing SG Highway.
As they say, eyeballs lead to footfalls.

MAGNATE
LIFESTYLE

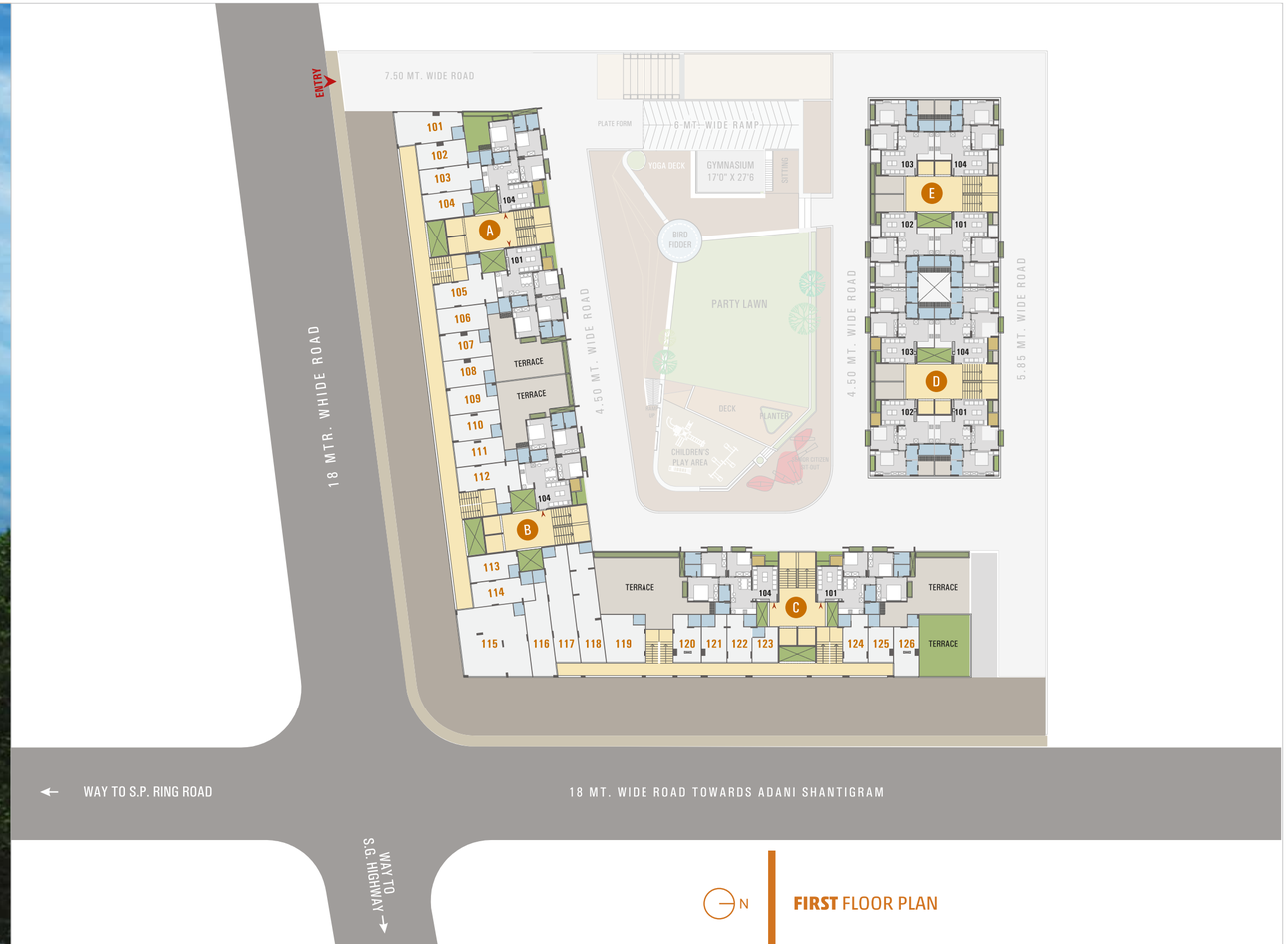
2 & 3 BHK LIVING SPACE & **SHOPS**

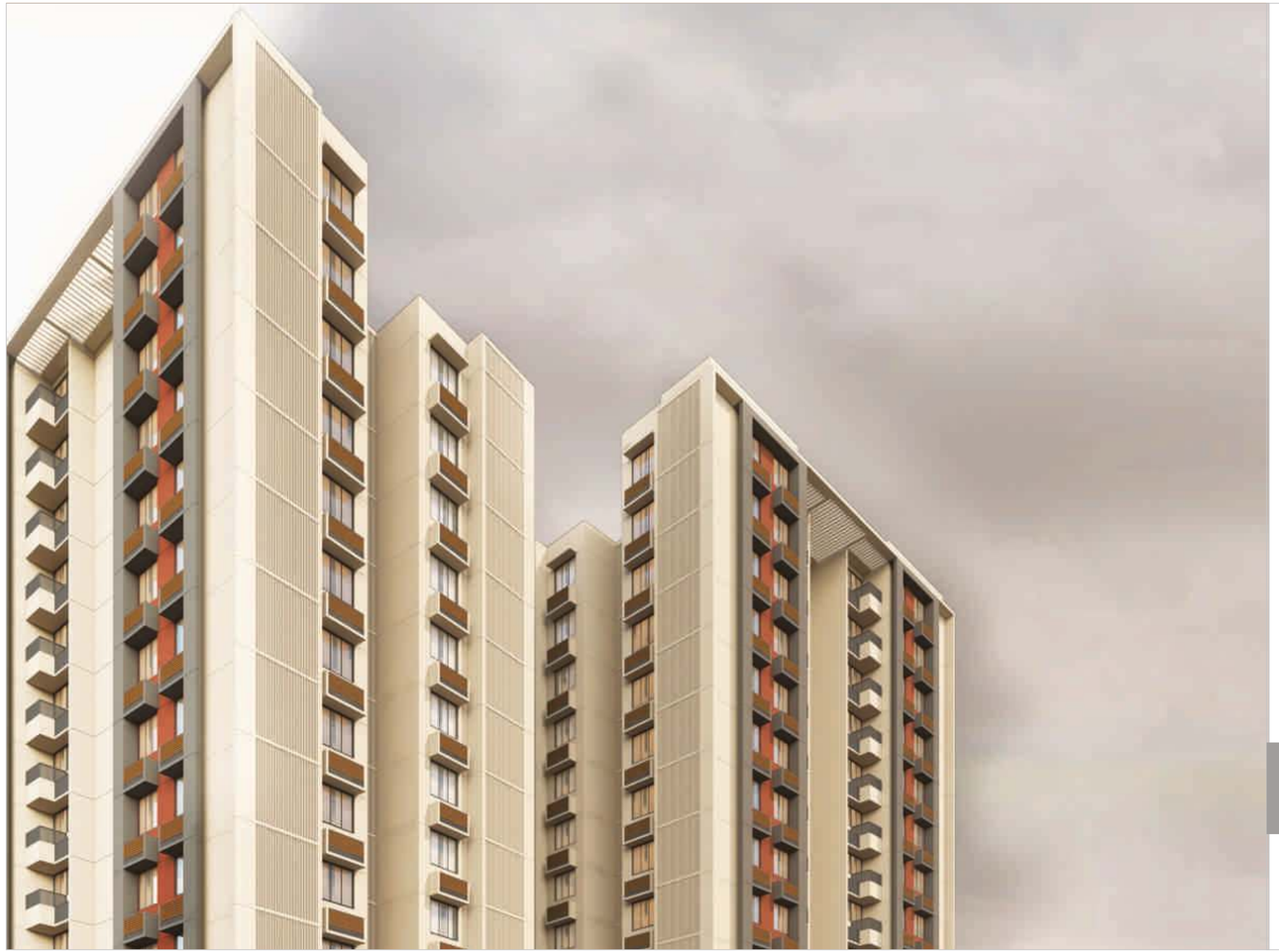




GROUND FLOOR PLAN


Sunglass Hut
Pizza
The Grand Fashion
MAGNATE LIFESTYLE


ENTRY
7.50 MT. WIDE ROAD
18 MTR. WHIDE ROAD
4.50 MT. WIDE ROAD
5.85 MT. WIDE ROAD
PLATE FORM
6-MT. WIDE RAMP
YOGA DECK
GYMNASIUM
17'0" X 27'6
BIRD FIDDER
PARTY LAWN
DECK
PLANTER
CHILDREN'S PLAY AREA
A
B
C
D
E
TERRACE
WAY TO S.P. RING ROAD
18 MT. WIDE ROAD TOWARDS ADANI SHANTIGRAM
WAY TO S.G. HIGHWAY
N
FIRST FLOOR PLAN



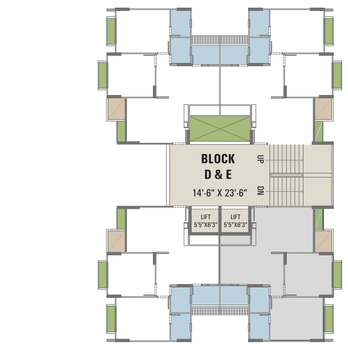


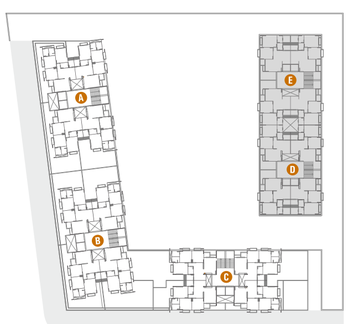
TYPICAL FLOOR PLAN



2 BHK UNIT PLAN
BLOCK D & E

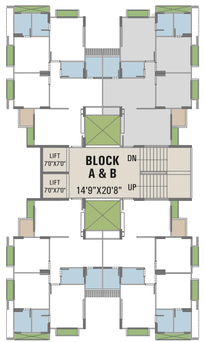
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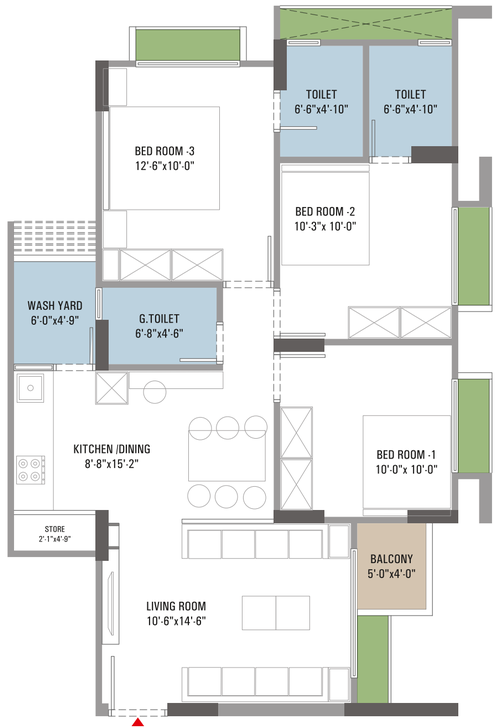


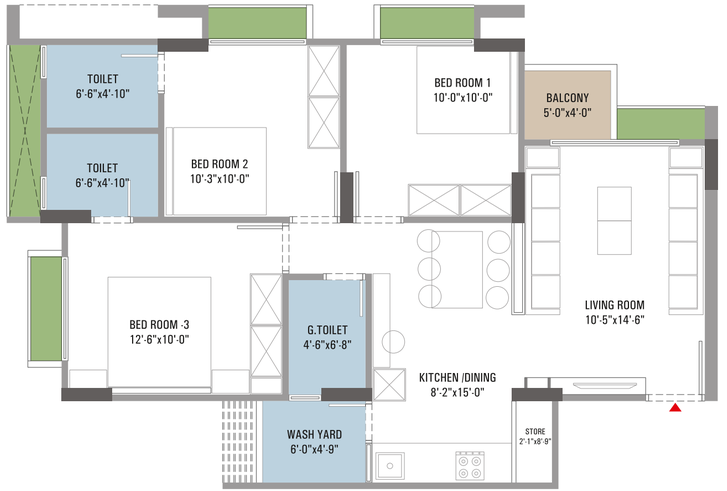


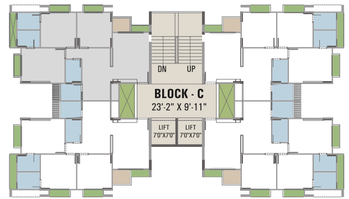
3 BHK UNIT PLAN
BLOCK A & B













3 BHK UNIT PLAN
BLOCK C



WHERE
HERE LUXURY MEETS
SIGNATURE

STRUCTURE	|	earthquake resistant structure R.C.C frame structure with brick masonry wall.
FLOORING	|	vitrified flooring tiles in all rooms.
KITCHEN	|	granite top kitchen platform with S S sink.
	|	ceramic tile dedo upto lintel level on the wall above platform.
BATHROOMS	|	modern concept tiles flooring up to lintel level.
	|	concealed plumbing with reputed branded bath fittings and sanitary ware.
DOORS & WINDOWS	|	decorative main door with safety locks.
	|	internal door with good quality flush shutter.
	|	fully glazed aluminum sliding window with safety grill & natural stone sill for modern look and easy maintain.
ELECTRIFICATION	|	concealed single phase wiring with ISI grade copper fire resistant wire of good quality.
	|	reputed branded modular switches with EICB / MCB.
WALL FINISH	|	internal mala plaster with putty and external double coat plaster with 100% acrylic paint / texture.
TERRACE	|	china mosaic over waterproof coat for heat treatment.
ELEVATORS	|	two automatic elevators of reputed brand.





FOYER



DINNING



DRAWING ROOM



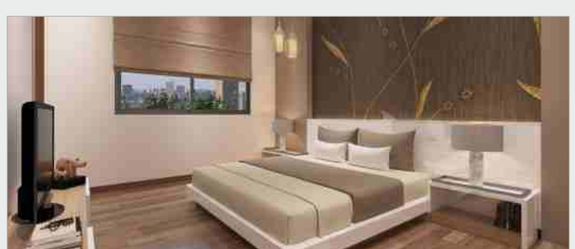
GYMNASIUM



INFORMAL SITOUT

FEATURES

- WELL DESIGNED ENTRANCE
- ELEGANT ARRIVAL FOYER
- GYM
- INFORMAL SITOUT
- SENIOR CITIZEN AREA
- ALLOTTED PARKING
- CHILDREN PLAY AREA
- 24 HRS WATER & SECURITY
- CCTV CAMERA
- DROP-OFF / PICK-UP ZONE
- JOGGING TRACK
- D G BACKUP SYSTEM FOR ELEVATOR AND WATER SUPPLY

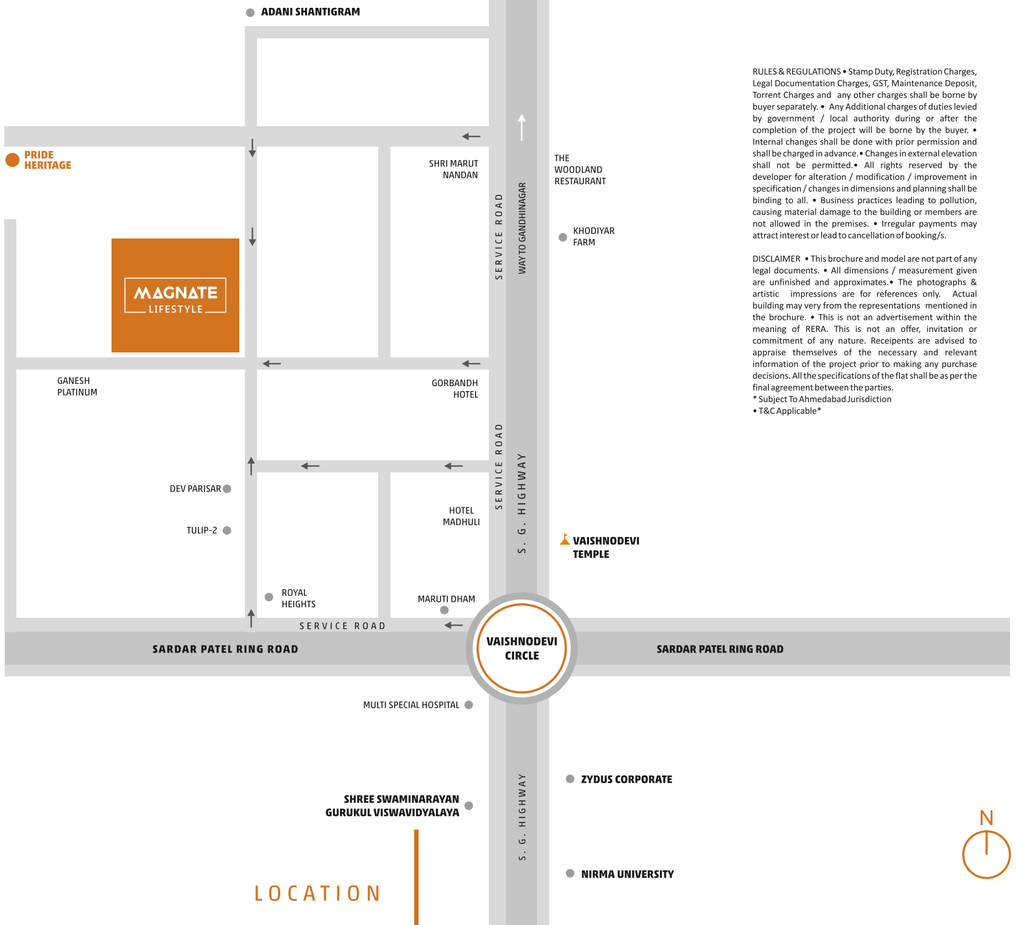


BEDROOM



DRAWING ROOM





LOCATION

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, Torrent Charges 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 building or members are 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 very 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. Receipents 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

• T&C Applicable*