



PROJECT BY



THE SPARKLE

3 BHK SHIMMERY LIVING



LUXURY | POSITIVITY | PROSPERITY



www.madhuvan.group

Developing Lifestyle

Madhuvan Group is a veteran real estate group in Vadodara, with nearly three decades of experience in the field. Known for its aesthetics and innovation in construction approach, the group includes young and dynamic professionals as part of its team. Madhuvan Group is presently scaling new heights of excellence and brilliance in more ways than one.

The group is keen to initiate projects that will define the architectural horizon of several cities. while becoming a landmark in itself for the urban residents.



COURTESY BY MADHUVAN & KESAR GROUP



KESAR 27
3 BHK Luxurious Villas
@ Waghodia



THE STATUS
3 BHK Gracious Living
@ Harni



THE ICONIC
Offices & Showrooms
@ Harni



THE LANDMARK
4 BHK Ultra Luxurious Flats
@ Harni



KESAR 36
3 BHK Luxurious Villas
@ kapurai



KESAR 9
3 BHK Luxurious Bungalows
@ kapurai



KESAR 18
3 BHK Luxurious Bungalows
@ kapurai



THE SIGNATURE
3 BHK Living Space
@ Harni



THE SHINE
3 BHK Ultra Luxurious Flats
@ Harni



THE MARK
3 & 4 BHK Roman Style Living
@ Harni



KESAR 45
3 BHK Luxurious Villas
@ kapurai



KESAR ICON
2-3 BHK Affordable Luxury
@ Waghodia



KESAR ORION
4 BHK Luxurious Bungalows
@ kapurai



THE SAKET
5B - 2HK Elite Living
@ Harni



THE SIGNATURE VILLA
4B - 2HK Luxurious Bungalows
@ Harni



THE RISE
3 & 4 BHK Elite Living
@ Harni



REDEFINING THE RESIDENTIAL HORIZON

A place where you find the sense of extent comfort and limitless joy



STUNNING | UNIQUE | UPSCALE

10 *Storeys*
220 *Units*



Elevate Your Living:
Where Residential
Dreams Sparkle into
Reality

THE
SPARKLE

3 BHK SHIMMERY LIVING



Say hello to the world of extravagant living where lives harmony & tranquillity. To celebrate all those special occasions of your life there is a fabulous house, just for you!





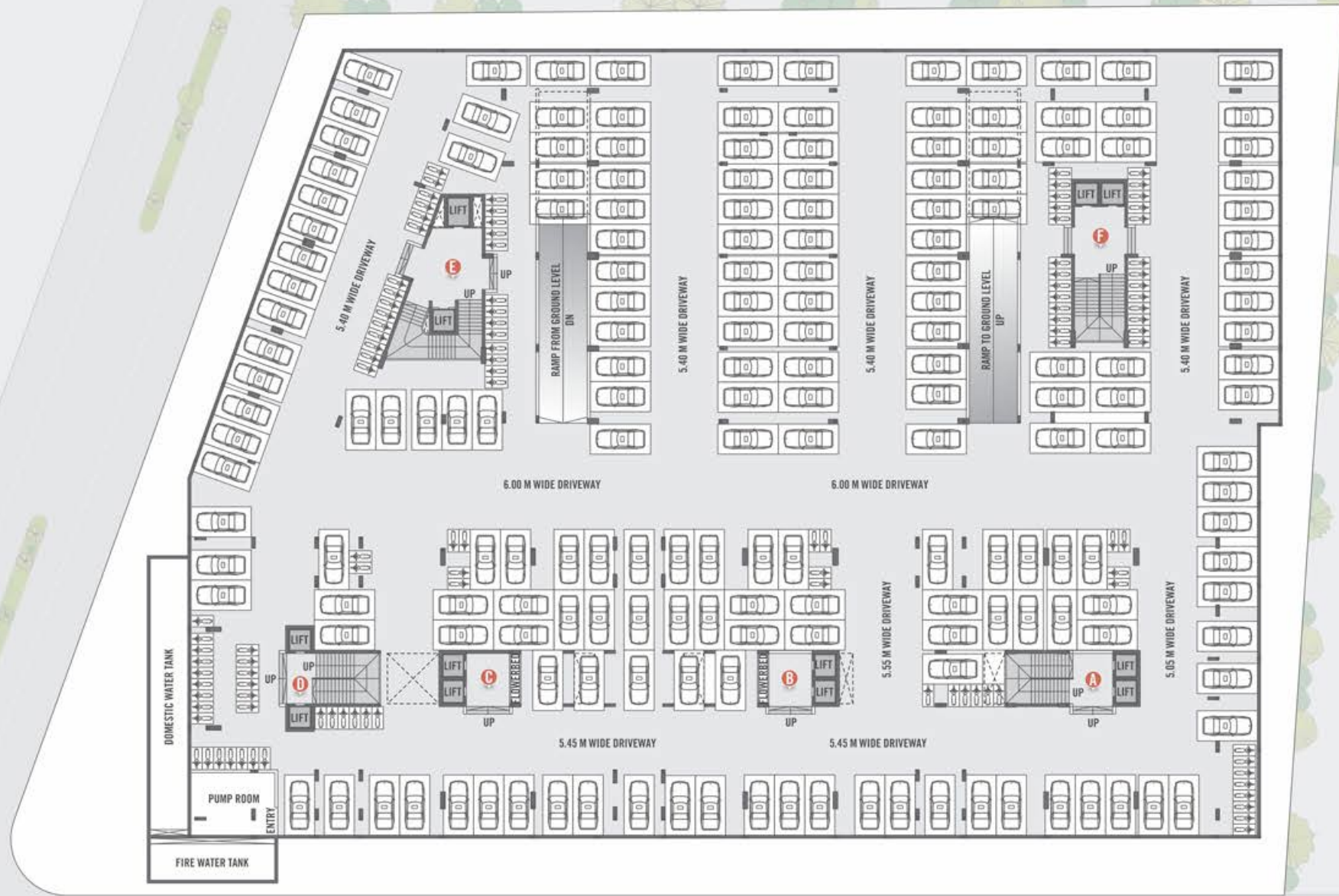
THE
SPARKLE

EVERYDAY ELEGANCE
& TIMELESS LUXURY



A Home with an Alluring View, Where
Every Glance Feels Like a Breath of Fresh
Inspiration.

BASEMENT PLAN



BASEMENT PARKING

NO. OF CARS 182

NO. OF 2 WHEELERS 110

LAYOUT PLAN



GROUND FLOOR PARKING

NO. OF CARS 118

NO. OF 2 WHEELERS 114



EXPERIENCE
TRANQUIL LIVING NATURE

Your Home, Where Greens Paint the Canvas
of Serenity.



3 BHK
UNIT PLAN

1039 SQ.FT.



TYPE - A (BLOCK - A)



3 BHK
UNIT PLAN

1049 SQ.FT.



TYPE - B (BLOCK - A,B,C)





3 BHK
UNIT PLAN

1040 SQ.FT.



TYPE - C (BLOCK - C)



3 BHK
UNIT PLAN

1175 SQ.FT.



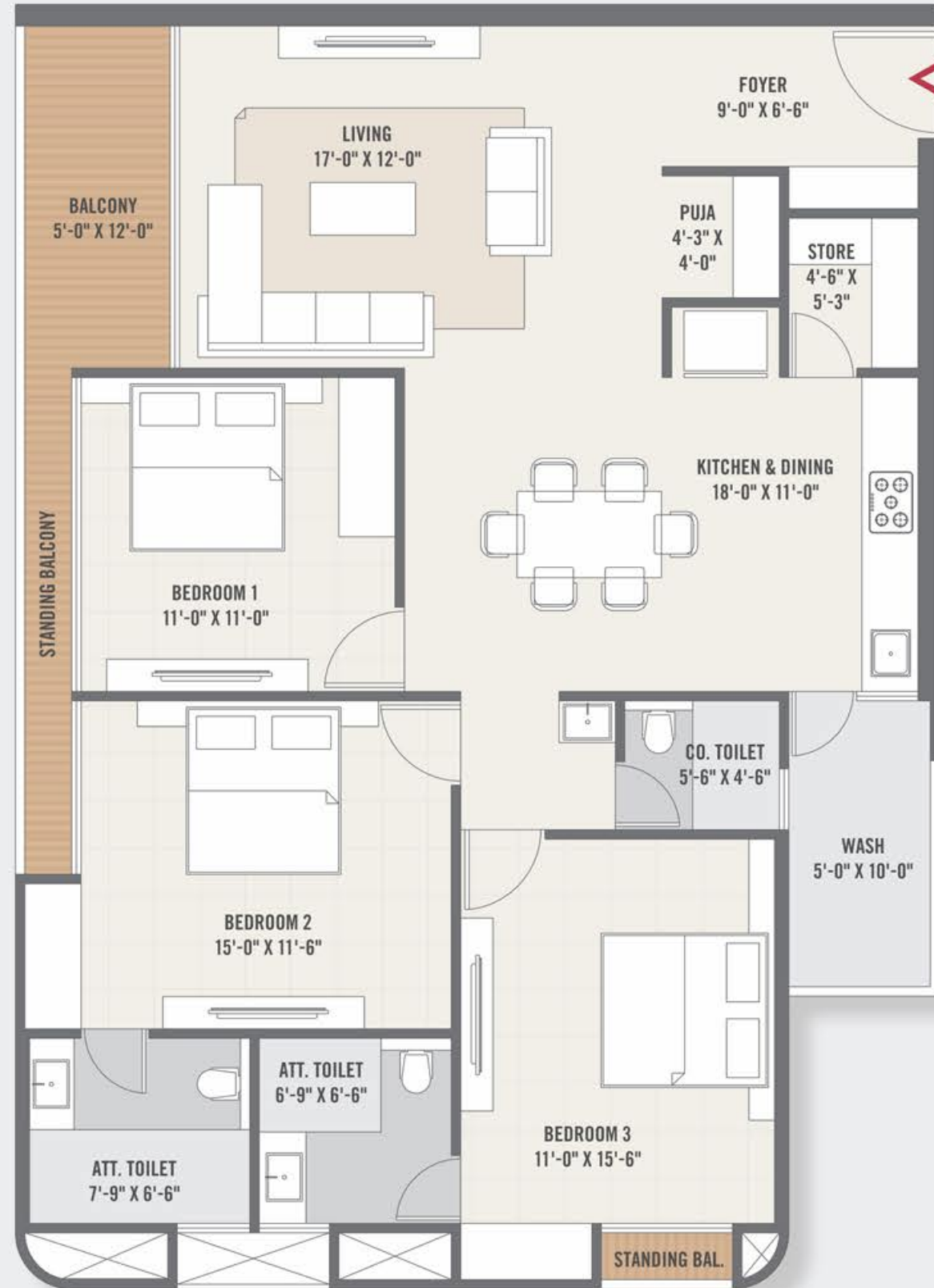
TYPE - D (BLOCK - D)





3 BHK
UNIT PLAN

1298 SQ.FT.



TYPE - E (BLOCK - E)



3 BHK
UNIT PLAN

1324 SQ.FT.



TYPE - F



WELCOME TO YOUR
OASIS OF COMFORT

A Home Brimming with an Abundance of
Luxurious Comforts.





Indulge in Unmatched Comfort: Your Home, Your Haven,
Packed with a Plethora of Amenities just for you!



20+ *Luxurious*
AMENITIES



CHILDREN
PLAY AREA



CLUB HOUSE



GARDEN



SWIMMING POOL



SENIOR CITIZEN
SITTING



GAZEBO



HOME THEATRE



A/C
GYMNASIUM



JOGGING
TRACK



MULTIPURPOSE
HALL



CCTV CAMERA



CAR PARKING



HIGHSPEED
ELEVATOR



FIRE SAFETY



POWER BACK-UP
FOR COMMON AREA



GAME ROOM



SOLAR SYSTEM
FOR COMMON AREA



YOGA DECK



STEAM ROOM



EV CHARGING POINT

THE
SPARKLE

pasting



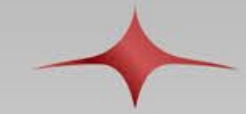
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LEISURE LIFESTYLE THAT
INSPIRES SOLITUDE & JOY







VALUABLE AMENITIES



ELEGANT ENTRANCE GATE



24X7 SECURITY WITH SECURITY CABIN



DECORATIVE NAME PLATE & LETTER BOX



DECORATIVE FOYER ENTRANCE ON GROUND FLOOR



24X7 WATER SUPPLY



ANTI-TERMITE TREATMENT IN GROUND LEVEL



SAFETY GRILL IN ALL WINDOW



RAIN WATER HARVESTING



PAYMENT CONDITION

30% On Booking | 10% Plinth | 10% 2nd Floor | 10% 4th Floor
10% 6th Floor | 10% 8th Floor | 10% 10th Floor | 05% Plaster Work
05% Before Sale Deed



SPECIFICATIONS...

FLOORING :

- Vitrified flooring
- Paver blocks in parking area

KITCHEN :

- Granite top platform with S.S. sink
- Glazed tiles dedo

DOOR - WINDOWS :

- Main door in teak wood frame or equivalent
- Good quality door in all bedrooms with laminates on both side
- Aluminum powder coating window

COLOUR :

- Paint on exterior surface wall and Birla putty finish paint for internal wall surface.

ELECTRIFICATION :

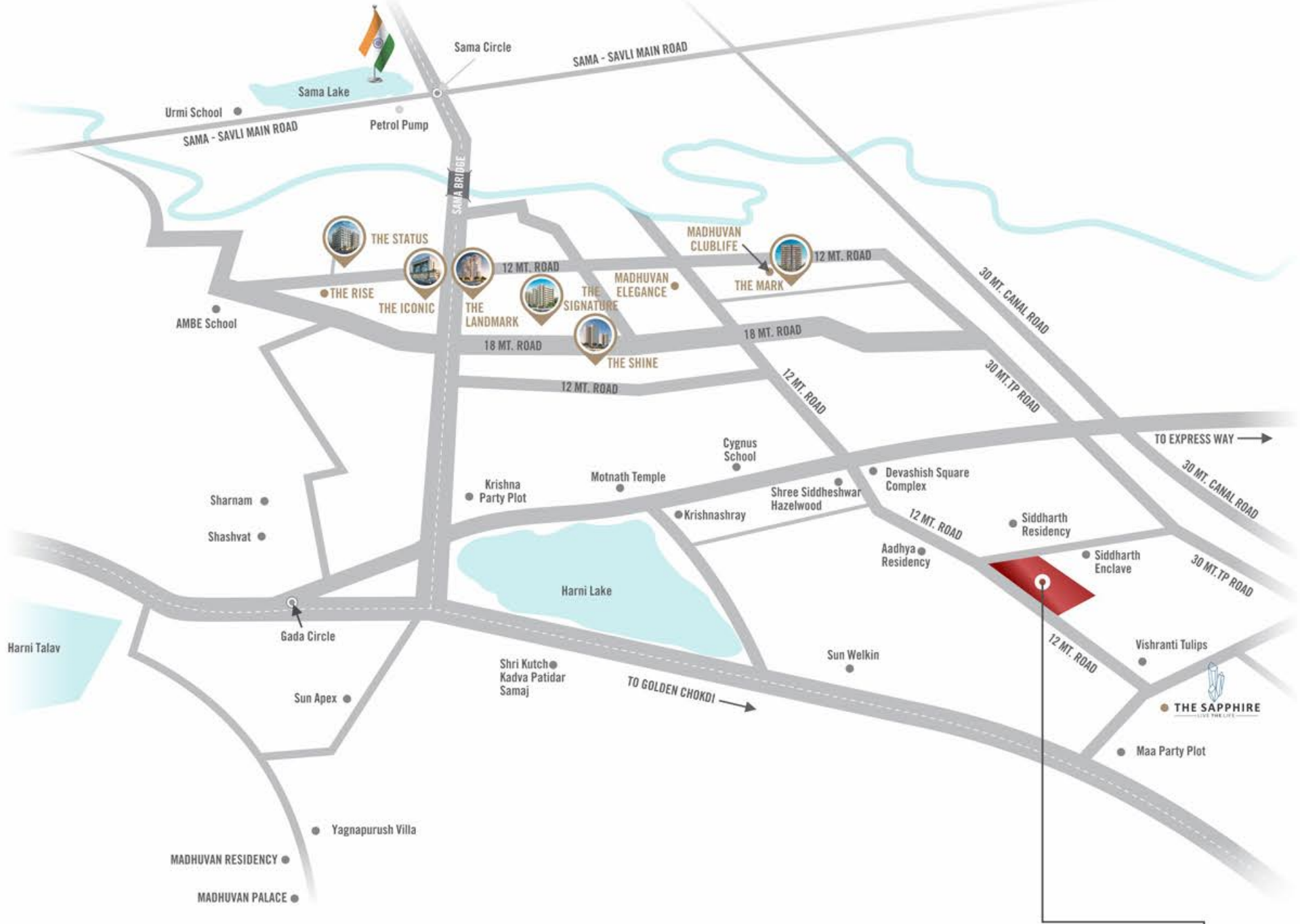
- Concealed wiring with modular switches
- T.V. point in living room & Master bedrooms
- A.C. point in all bedrooms
- General lighting in common areas
- Light pole in common area

TOILET / PLUMBING :

- Sanitary ware & quality plumbing fittings
- Glazed tiles dedo with modern concept
- Ceramic tiles in flooring

Developers reserve the rights for alteration of specification and design. I all dimensions / area are approximate, average & subject to variations. Irregular payments shall cause cancellation of booking. VMC, electricity, legal expenses, GST & other GOVT charges, stamp duty & registration, maintenance charges & meter charges shall be borne by the members. this brochure is not to be treated as part of the legal document, it is for the easy presentation of the project.

Disclaimer : the details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and are subject to modifications / compliance required as per RERA act.



THE
SPARKLE

Site Address :
The Sparkle, near Cygnus school,
opp. Siddharth residency, Harni, Vadodara-390022

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RERA NO. :
PR/GJ/VADODARA/VADODARA/Vadodara Urban Development Authority/RAA13754/290624/311229
www.gujrera.gujarat.gov.in

PROJECT BY



DEVELOPER
madhuvan
BUILDCON

ARCHITECT
MATAI Associates
CHETAL

STRUCTURE CONS.
VYOM CONSULTANTS

SCAN FOR LOCATION

