Developers: **M/s Mangla Blue Bell**

Site : B/h Mangla Trade Hub, Nr. Billabong School, Vadsar Ring Road, Vadsar, Vadodara – 390010.

Ph.: **+91 7567033344**

E-mail: **sales.bluebell@manglagroup.in** I **www.manglagroup.in**

Architect: **MATAI Associates**

Structural Consultant:
VYOM CONSULTANT

RERA No.: PR/GJ/VADODARA/VADODARA/Others/RAA10780/141022

RERA Website.: gujrera.gujarat.gov.in

a project by

MANGLA
GROUP
Building Trust through
Quality & Service !

MANGLA BLUEBELL

3 BHK PREMIUM APARTMENTS & 4 BHK PREMIUM BUNGALOWS



A LIFE OF COMFORT



Your home indeed is a dream cherished for a lifetime and realized through years of careful planning and hard work. And it deserves to be nothing less than extraordinary.

Presenting **Mangla Bluebell**, a distinctive community of spacious 3BHK Apartments & 4 BHK Bungalows set in a delightful campus.

This vibrant gated community offers a host of leisure options, apart from heightened infrastructural amenities, which is a hallmark of the Mangla Group.





A LIFE OF BLISS

Located in the preferred neighbourhood of Vadsar, conveniently close to all urban utilities, life at **Mangla Bluebell** shall be nothing less than stellar.

This **100% residential** campus offers recreational amenities suited for all members of the family. The thoughtful planning and adherence to quality is omni-present in every aspect of development. Thus creating a home that will provide a lifetime of convenient living.

Shift over to a life that is truly blissful





SPECIFICATIONS

STRUCTURE: RCC framed/load bearing structure for earthquake resistance and as per code of practice.

FLOORING: Wall to wall vitrified tiles flooring with skirting, anti-skid vitrified tiles flooring in balconies and attached balconies. (In Bungalows)

KITCHEN: Granite kitchen platform with quartz finished sink, dado of glazed tiles up to lintel level.

TOILET: Vitrified tiles / ceramic tiles flooring in toilets, dado of ceramic tiles / glazed tiles up to 8' height, as per design. Premium quality sanitary and plumbing fixtures. (Jaquar or equivalent)

PLUMBING: Superior quality CPVC/UPVC concealed plumbing.

ELECTRIFICATION: Concealed copper wiring of approved quality with modular switches. Geyser points in all toilets, TV & telephone points in drawing room and all bed rooms. AC points in all bed rooms.

DOORS & WINDOWS: Main door with wooden frame and wooden shutter of decorative veneer finished on both sides and all other doors of stoned frames and both sides laminated wooden shutters. Fully glazed Aluminum windows with stoned sill.

PAINTING: Inside surface shall be finished with putty and outside surface shall be painted with protective exterior paint.



CLUB HOUSE – 1

AMENITIES

- Garden with Sitting
- Yoga/Meditation Space
- AC Gymnasium
- Children's Play Area
- Swimming Pool
- Game Room
- Banquet Hall

VALUE ADDITIONS

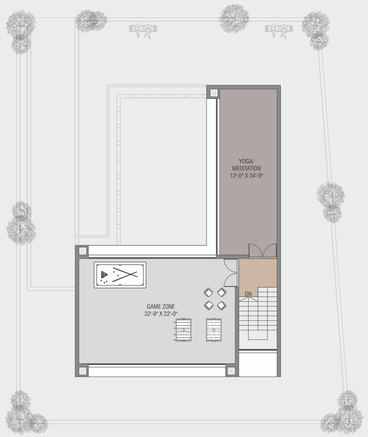
- Allotted Car Parking for all Apartments
- CCTV Surveillance
- 24x7 Generator Power Backup for Common Areas
- Easy Maintenance Design in Common area
- Minimum Wastage of Space
- Stack Parking Provision
- Fire Hydrant System with Fire Extinguisher
- Auto-door Stretcher sized 2 elevators in each tower
- An Inviting Entrance with 24x7 security
- Solar Electricity for Common Areas*
- Well Ventilated & Breezy Infrastructure
- Efficient Planning
- Intercoms facilities
- Water Softener Plant

CLUB HOUSE – 1

GROUND FLOOR PLAN



FIRST FLOOR PLAN





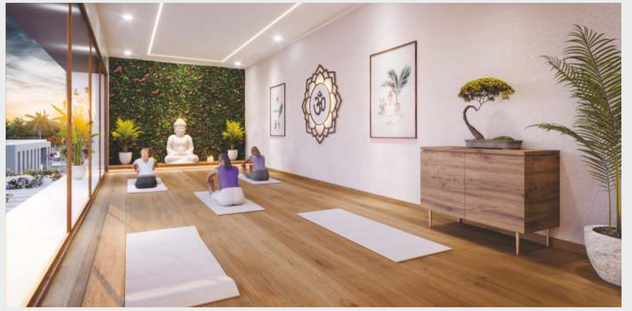




CLUB HOUSE – 2









LAYOUT
FLOOR PLAN



BUNGALOWS
PLOT AREA STATEMENT

PLOT No.	PLOT AREA
01-A	2962
01-B	3034
02	3025
03	2800
04	2552
05	1310
06	1041
07	1041
08	1041
09	1379
10	1137
11	1022
12	1022
13	1022
14	1022
15	1022
16	1022
17	1196
18	1169
19	1009
20	1009
21	1231
22	1009
23	1009
24	1009
25	1231

SIZE IN SQ.Ft

A LIFE OF

ELEGANCE

Indulge in some ‘me-time’…
Enjoy a lot of ‘we-times’…
Live a life of bliss…

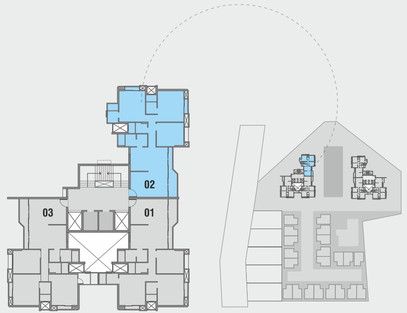


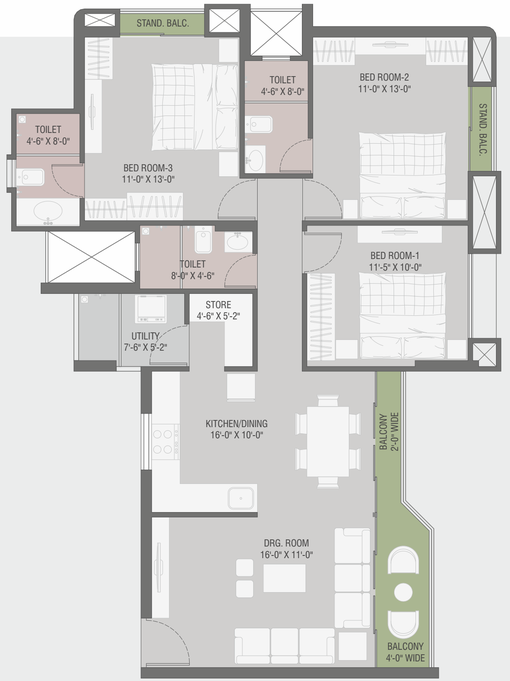
TYPICAL FLOOR PLAN

TOWER- A-1 & A-2

1ST TO 14TH FLOOR PLAN

Carpet Area :- 949.00 SQ.FT.
Other Area :- 126.00SQ.FT.
Total Area :- 1075.00 SQ.FT.



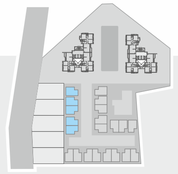


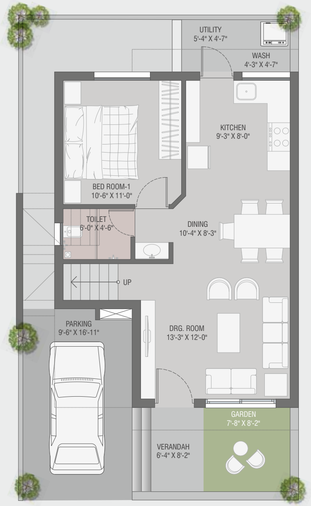


TYPE-1 BUNGALOWS

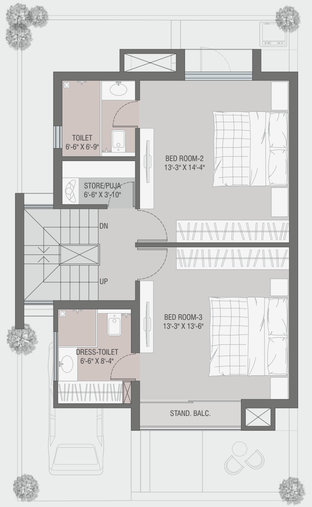
PLOT NO. 5 TO 9

GROUND FLOOR	:-	719.10 SQ.FT.
FIRST FLOOR	:-	719.10 SQ.FT.
SECOND FLOOR	:-	508.10 SQ.FT.
TOTAL B-UP AREA	:-	1946.30 SQ.FT

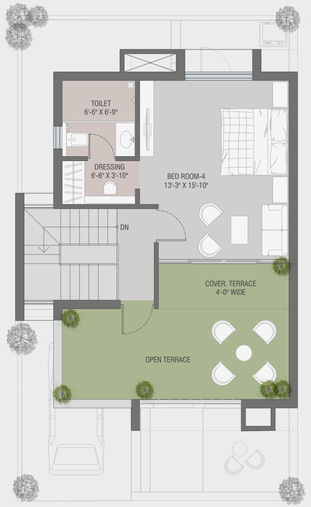




GROUND FLOOR



FIRST FLOOR

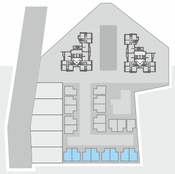


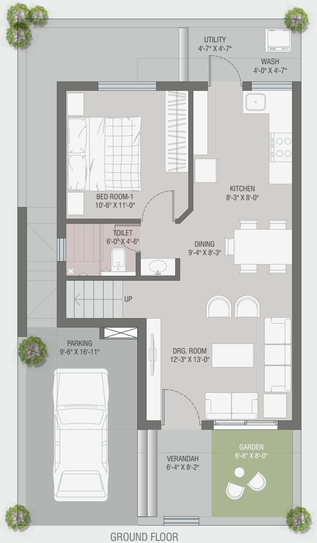
SECOND FLOOR

TYPE-2 BUNGALOWS

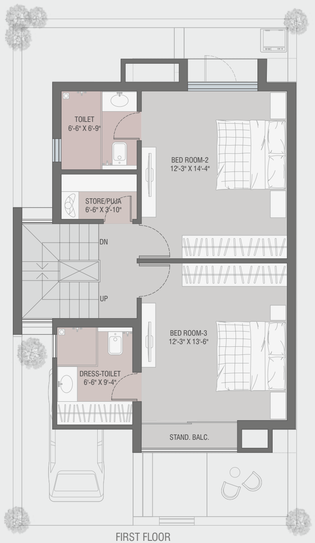
PLOT NO. 10 TO 17

GROUND FLOOR :- 705.60 SQ.FT.
FIRST FLOOR :- 705.60 SQ.FT.
SECOND FLOOR :- 485.10 SQ.FT.
TOTAL B-UP AREA :- 1896.30 SQ.FT

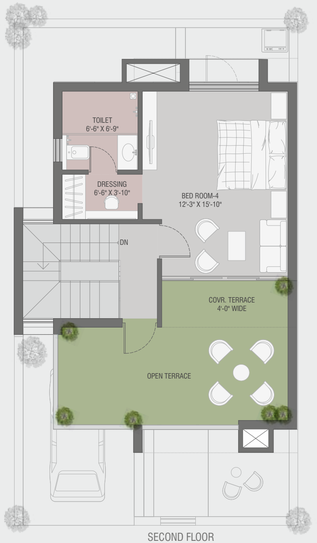




GROUND FLOOR



FIRST FLOOR

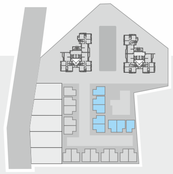


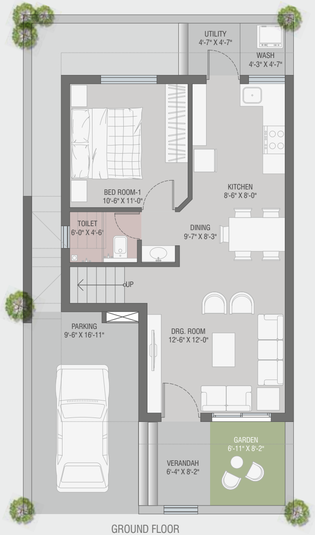
SECOND FLOOR

TYPE-3 BUNGALOWS

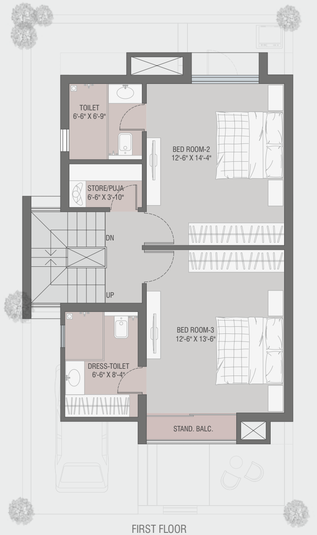
PLOT NO. 18 TO 25

GROUND FLOOR :- 693.70 SQ.FT.
FIRST FLOOR :- 693.70 SQ.FT.
SECOND FLOOR :- 490.80 SQ.FT.
TOTAL B-UP AREA :- 1878.20 SQ.FT

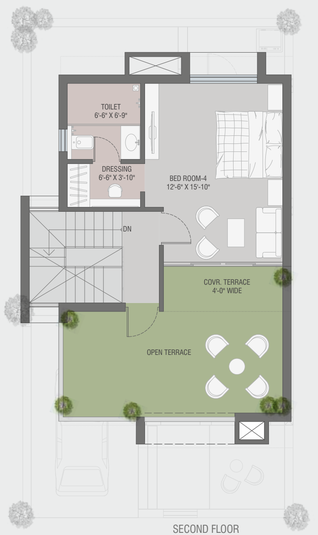




GROUND FLOOR

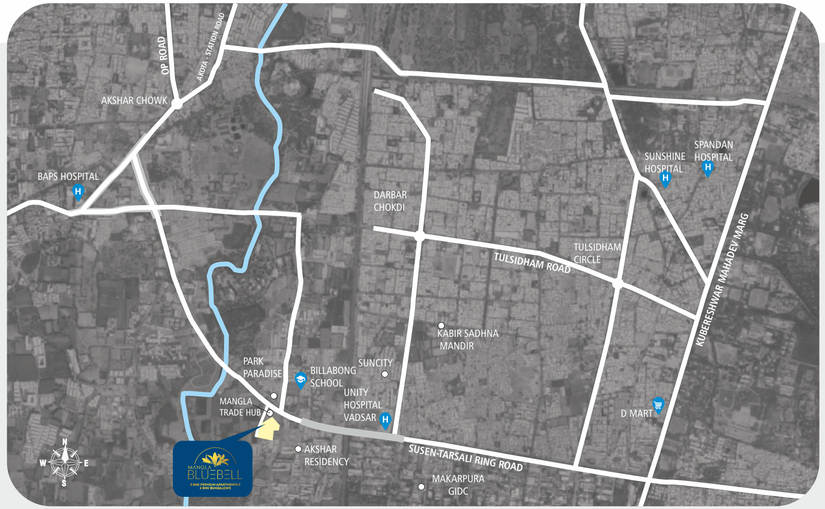


FIRST FLOOR



SECOND FLOOR

KEY PLAN



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 one month after full payment. (7) Extra work will be done at additional cost with prior estimate approval.

ABOUT MANGLA GROUP

OVER 50 SUCCESSFULLY COMPLETED PROJECTS...

The eminent Mangla Group had humble beginnings in the early 70's with a vision of developing quality housing projects for patrons. Since then the group has grown exponentially into one of the city's most preferred real estate developers with several commercial, residential, industrial and corporate landmarks to its credit. The group is renowned for its enterprise and expertise and has a towering reputation when it comes to innovation and quality.

Mangla Bluebell, the recent offering from the group, is yet another testament of its commitment to create spaces that influence, impress and inspire.

MANGLA GROUP
Building Trust through Quality & Service !

FEW OF OUR PAST SUCCESSES



OCEAN COMMERCIAL COMPLEX, SARABHAI CAMPUS



OZONE COMMERCIAL COMPLEX, SARABHAI CAMPUS



MANGLA MAJESTY, VASNA-BHAYLI



MANGLA AURA, SARABHAI CAMPUS

ON-GOING PROJECTS



MANGLA GREENS, TARSALI



MANGLA PUSHPAK, PRODUCTIVITY ROAD



MANGLA TRADE HUB, VADSAR