a project by

MANGLA
GROUP
Building Trust through
Quality & Service !

MANGLA
FIORELLA

4BHK & 4B2HK OPULENT RESIDENCES

Prime Location

Heart of the city,
yet peaceful tranquil environs!

65+ Leisure Amenities

Enjoy the widest range of premium recreational amenities suited for all members of the family

Superior Quality

A thoughtfully designed & impeccably executed project. The Hallmark of Mangla Group!

Multiple Planning Options

A wide range of spacious apartment options to choose from. Spacious well appointed 4BHK & 4B2HK Opulent Residences

6 Towers, **14** Floors, **270** Spacious Luxury Units



Infinite luxury
Impeccable design

Nestled in the enchanting locale of Akota, Mangla Fiorella reflects the pinnacle of refined living. This architectural masterpiece seamlessly blends sophistication and modernity to create an alluring sanctuary. Each home within this exclusive community is a testament to unparalleled luxury and meticulous attention to detail. The overall aesthetic radiates understated grace, with a harmonious fusion of contemporary design elements and timeless allure.

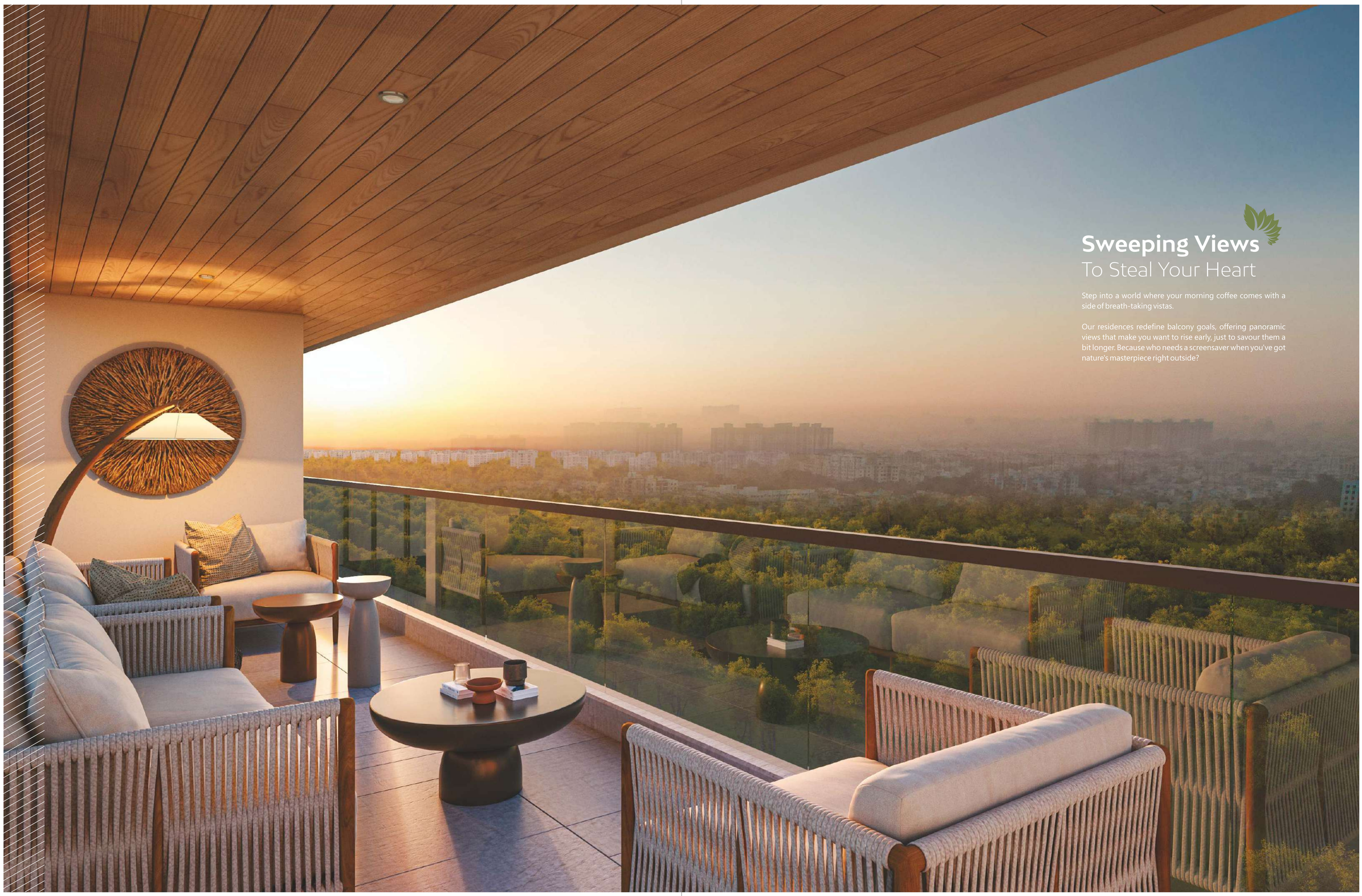
Surrounded by verdant landscapes, the campus is a serene haven offering residents a retreat from the hustle and bustle of daily life. The landscape design complements the natural surroundings, creating a tranquil environment that fosters a sense of well-being. Experience a lifestyle that's carefully created for you with dedicated recreational spaces, fitness facilities, and social gathering areas. Welcome to a residence where every detail is a celebration of the extraordinary.



Timeless Style
Stunning Looks

Sleek lines, expansive glass panels, and premium finishes, your homes at Mangla Fiorella boast a facade that exudes sophistication. A symphony of latest textures and best-in-class materials, the minimal architecture is a commitment to refined elegance. This isn't just a home, it's a style statement to prove that living well is more like art.





Sweeping Views
To Steal Your Heart

Step into a world where your morning coffee comes with a side of breath-taking vistas.

Our residences redefine balcony goals, offering panoramic views that make you want to rise early, just to savour them a bit longer. Because who needs a screensaver when you've got nature's masterpiece right outside?



VALUE ADDITIONS

- Gated Community with Round the Clock Security
- Branded Passenger Stretcher Size High speed Lifts for Each Tower
- Plush Entrance Lobby with Seating
- Dedicated Transformer Area
- Dedicated Meter Room
- Elegant Entrance with 24x7 Security
- 3 Car Parking Allotted
- Gated Premises with CCTV Security
- Well Distributed Seating Arrangements
- Fire Hydrant System with Fire Extinguisher
- Solar Electricity for Common Areas
- Secured Gated Community
- Water Softener Plant
- Intercom
- Podium Level Access for Emergency Services
- Power Back-up System for Lift & Common Amenities
- Pre-Construction Anti-Termite Treatment
- Rain Water Harvesting System
- Water Proofing Treatment on each Terrace
- Spacious Walking Path
- Satellite TV Connection Facility
- Automation
- Heat Protection Paint Treatment on each Terrace
- Dual Staircase In Each Tower
- EV Charging Station
- Sky Lounge
- Mobile App for Property Management
- Servant Quarter for each residence
- Common Toilet in all Towers for Maid, Driver, etc.
- Design To Maximise Customisation



Ground Floor Escapade
To Your Own Sports Retreat



GROUND FLOOR AMENITIES

The ground floor at Mangla Fiorella isn't just a level, it's a playground of luxury. Indulge in nature for relaxation, sweat it out in style at the outdoor gym, and unwind in spaces crafted for smiles. It's leisure on call, right at your doorstep!

- TEMPLE
- SKATING RINK
- PET CORNER
- SECURITY CABIN
- BOX CRICKET/ FOOTBALL TURF
- MULTIPURPOSE COURT
- VOLLEYBALL COURT
- OUTDOOR SPORTS COMPLEX
- WAITING AREA



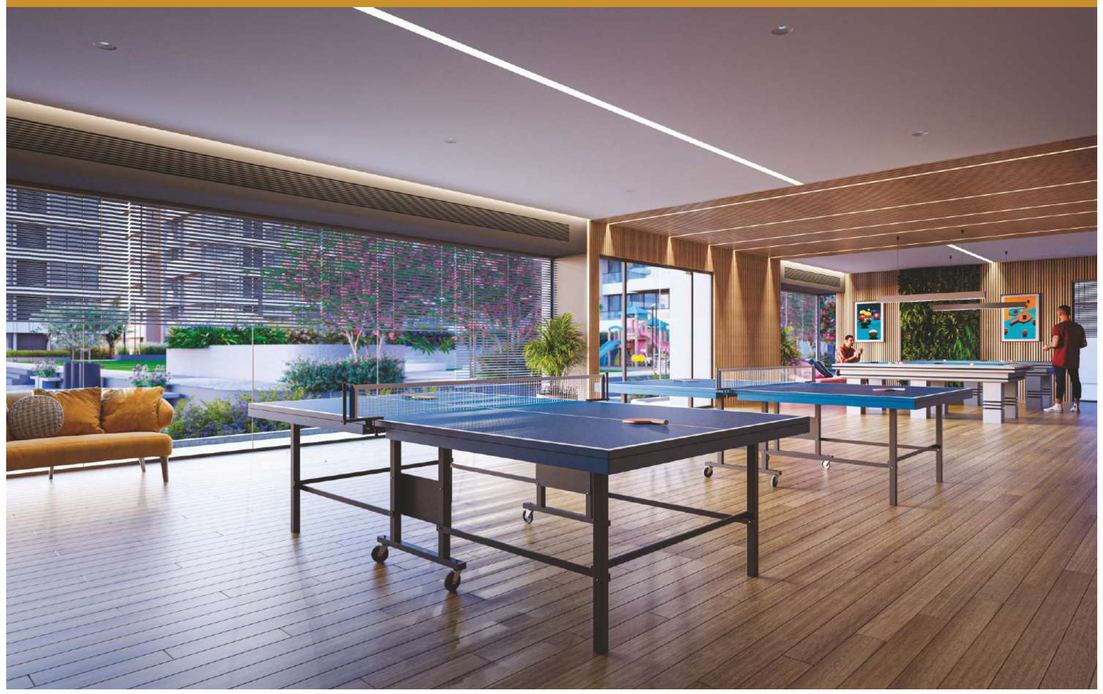
Beyond Basics
lifestyle paradise

There is no such thing as too much leisure. Presenting the podium level, where almost 30 amenities play hide and seek with your stress. Dive into pools, watch your favourite films, and discover secret corners of bliss.

It's like a treasure hunt, but better, no map required, just follow the laughter.

PODIUM LEVEL AMENITIES

- TABLE TENNIS
- POOL TABLE
- FOOSBALL TABLE
- GYMNASIUM
- INFINITY POOL
- KIDS POOL
- JACUZZI
- MALE/FEMALE CHANGING ROOMS
- STEAM ROOM
- YOGA AND ZUMBA STUDIO
- SOCIETY ACCOUNTS ROOM
- SOCIETY ESTATE MANAGER ROOM
- SOCIETY MEETING ROOM
- GENERAL STORE ROOM
- OFFICE STORE ROOM
- BANQUET HALL
- THEME GARDENS
- MINIPLEX
- DISCOTHEQUE WITH LOUNGE
- LIBRARY
- MULTI PURPOSE HALL
- GUEST ACCOMMODATION
- E-GAME ZONE
- TODDLERS' PLAY AREA
- CHESS TABLE
- CAROM TABLE
- KIDS PLAY AREA
- SENIOR CITIZEN SEATING
- AMPHITHEATRE
- PARTY LAWN
- REFLEXOLOGY PATHWAY
- WALKING TRACK
- CYCLE TRACK
- AESTHETIC WATER FOUNTAINS
- STORE ROOM FOR PACKAGES
- INDOOR GAMES ZONE
- INDOOR CARDIO ROOM
- GAZEBO
- HOBBY ROOM
- BOARD GAMES ROOM
- SKY WALK
- OUTDOOR YOGA AREA

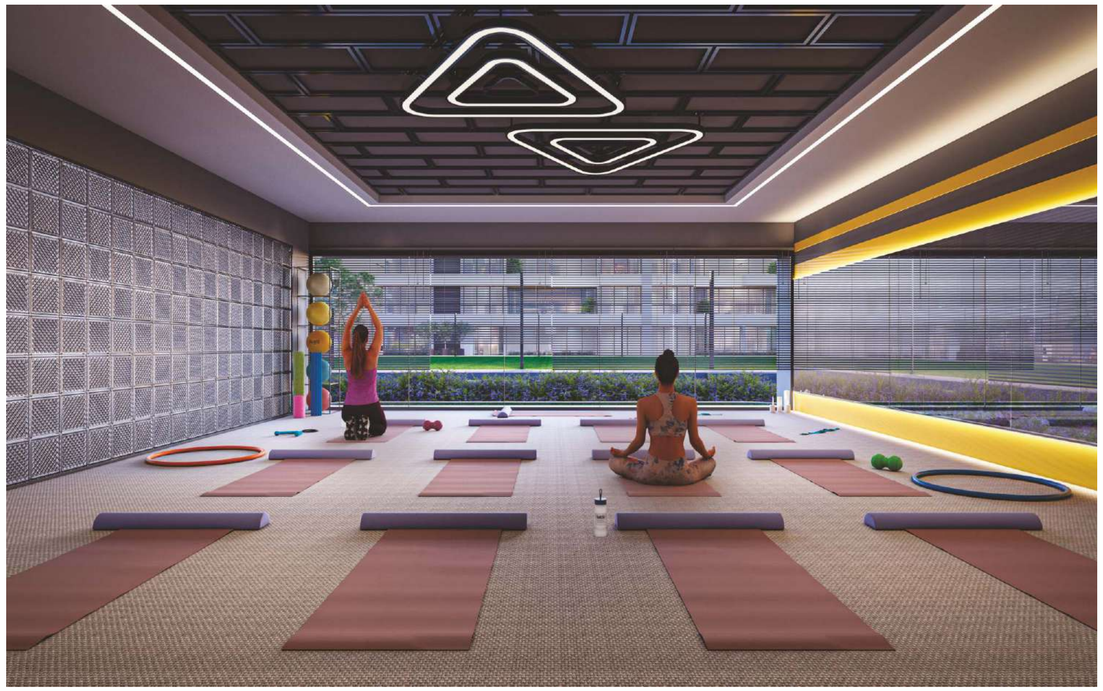


Cool Pool And Coolest Parties, For You





Zen Vibes And Gym Times, Sorted





E-Game Zone And Discotheque With Lounge, For You





Miniplex And Toddler's Play Area





GROUND FLOOR PLAN

1	TEMPLE	
2	BOX CRICKET/FOOTBALL TURF	125'-9" X 59'-6"
3	PET CORNER	80'-0" X 8'-1½"
4	VOLLEYBALL COURT	80'-0" X 50'-0"
5	SKATING RINK	52'-0" X 58'-0"
6	MULTIPURPOSE COURT	98'-0" X 54'-0"
7	SECURITY CABIN	10'-0" X 6'-9"
8	STORE	6'-0" X 4'-3"
9	WAITING AREA	

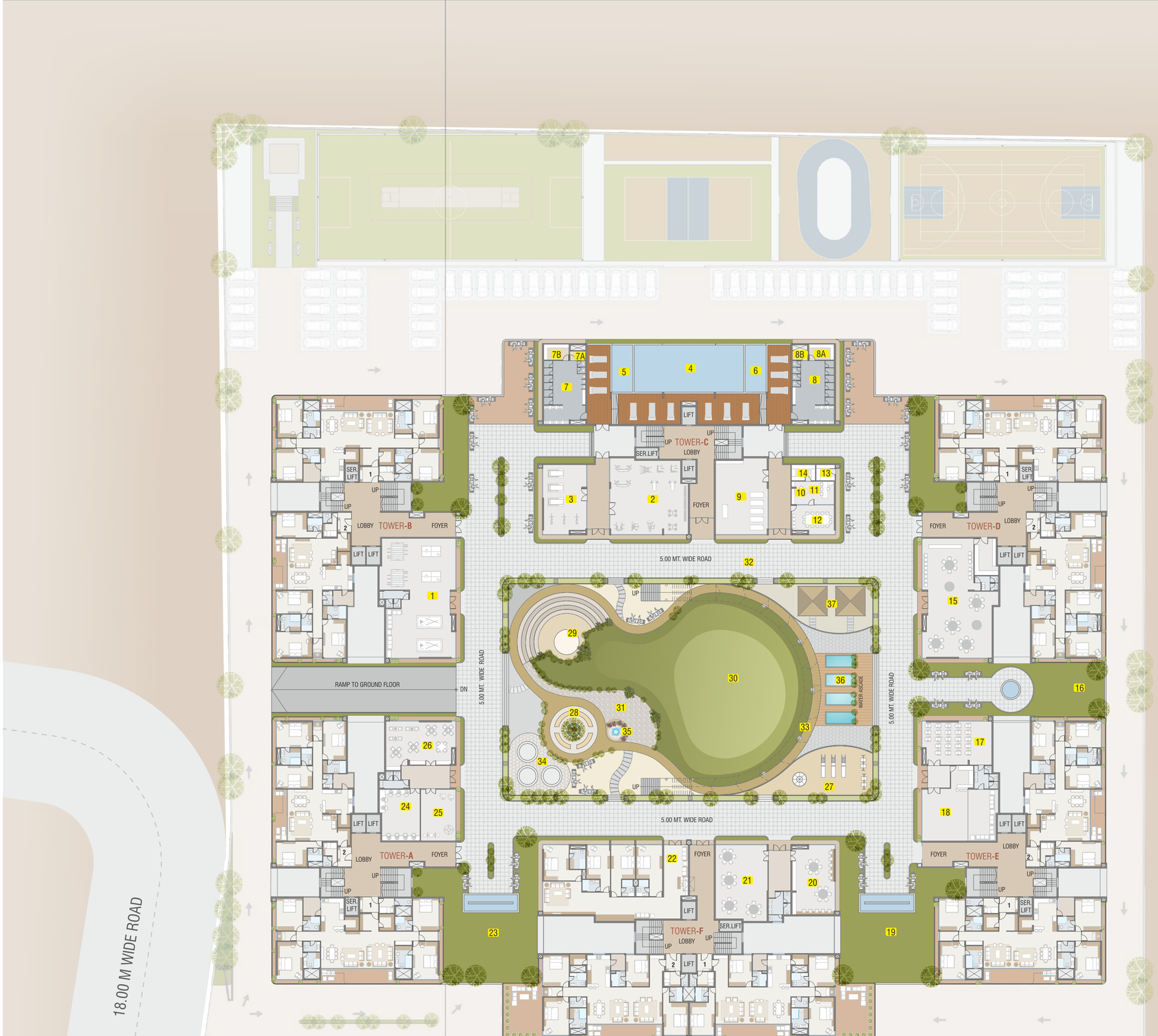
MASTER PLAN





1st FLOOR/ PODIUM LEVEL

1	INDOOR GAMES ROOM 1 - TABLE TENNIS - POOL TABLE - FOOSBALL TABLE	33'-2" X 56'-11"
2	GYMNASIUM 1	37'-3" X 36'-4"
3	GYMNASIUM 2	20'-9" X 33'-2"
4	INFINITY POOL	52'-1" X 22'-5"
5	KIDS POOL	10'-0" X 22'-5"
6	JACUZZI	10'-0" X 22'-5"
7	CHANGING ROOM (M)	19'-11" X 30'-4"
7A	STORE ROOM	7'-7" X 4'-2"
7B	STEAM ROOM	12'-0" X 7'-6"
8	CHANGING ROOM (F)	19'-11" X 30'-4"
8A	STEAM ROOM	12'-0" X 7'-6"
8B	STORE ROOM	7'-7" X 4'-2"
9	YOGA AND ZUMBA STUDIO	24'-6" X 36'-4"
10	SOCIETY ACCOUNTS ROOM	9'-5" X 11'-0"
11	SOCIETY ESTATE MANAGER ROOM	10'-7" X 11'-0"
12	SOCIETY MEETING ROOM	20'-4" X 14'-4"
13	GENERAL STORE ROOM	9'-0" X 7'-7"
14	OFFICE STORE ROOM	11'-5" X 7'-7"
15	BANQUET HALL	33'-2" X 56'-11"
16	THEME GARDEN-3	33'-8" X 25'-6"
17	MINIPLEX	33'-2" X 20'-9"
18	DISCOTHEQUE WITH LOUNGE	36'-4" X 24'-6"
19	THEME GARDEN-2	44'-11" X 33'-5"
20	LIBRARY	20'-4" X 33'-2"
21	MULTI PURPOSE HALL	24'-11" X 36'-4"
22	GUEST ACCOMMODATION	-
23	THEME GARDEN-1	44'-11" X 33'-5"
24	E-GAME ZONE	18'-4" X 24'-6"
25	TODDLERS' PLAY AREA	16'-6" X 24'-6"
26	INDOOR GAMES ROOM 2 -CHESS TABLE -CAROM TABLE	32'-2" X 20'-9"
27	KIDS PLAY AREA	
28	SENIOR CITIZEN SEATING	
29	AMPHITHEATRE	
30	PARTY LAWN	
31	REFLEXOLOGY PATHWAY	
32	CYCLE TRACK/WALKING TRACK	
33	SKY WALK	
34	OUTDOOR YOGA AREA	
35	FOUNTAIN	
36	WATER BODY	
37	GAZEBO	



2nd FLOOR PLAN



3rd,5th,7th,9th,11th,13th
FLOOR PLAN



4th,6th,8th,10th, 12th,14th
FLOOR PLAN



TOWER A

1st FLOOR PLAN

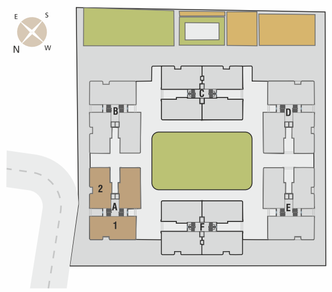
Unit 1

RERA Carpet :	2535.78	sq.ft.
Balcony & Wash :	258.23	sq.ft.
Archi. Proj. :	323.03	sq.ft.
Total :	3117.04	sq.ft.

Unit 2

RERA Carpet :	2169.91	sq.ft.
Balcony & Wash :	202.37	sq.ft.
Archi. Proj. :	213.13	sq.ft.
Total :	2585.41	sq.ft.





TOWER B

1st FLOOR PLAN

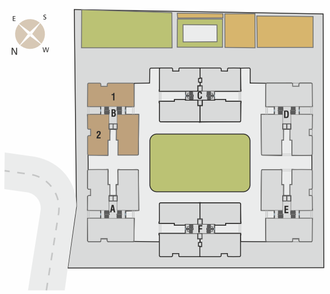
Unit 1

RERA Carpet :	2535.78	sq.ft.
Balcony & Wash :	258.23	sq.ft.
Archi. Proj. :	323.03	sq.ft.
Total :	3117.04	sq.ft.

Unit 2

RERA Carpet :	2169.91	sq.ft.
Balcony & Wash :	202.37	sq.ft.
Archi. Proj. :	213.13	sq.ft.
Total :	2585.41	sq.ft.





TOWER C

1st FLOOR PLAN

TOWER D

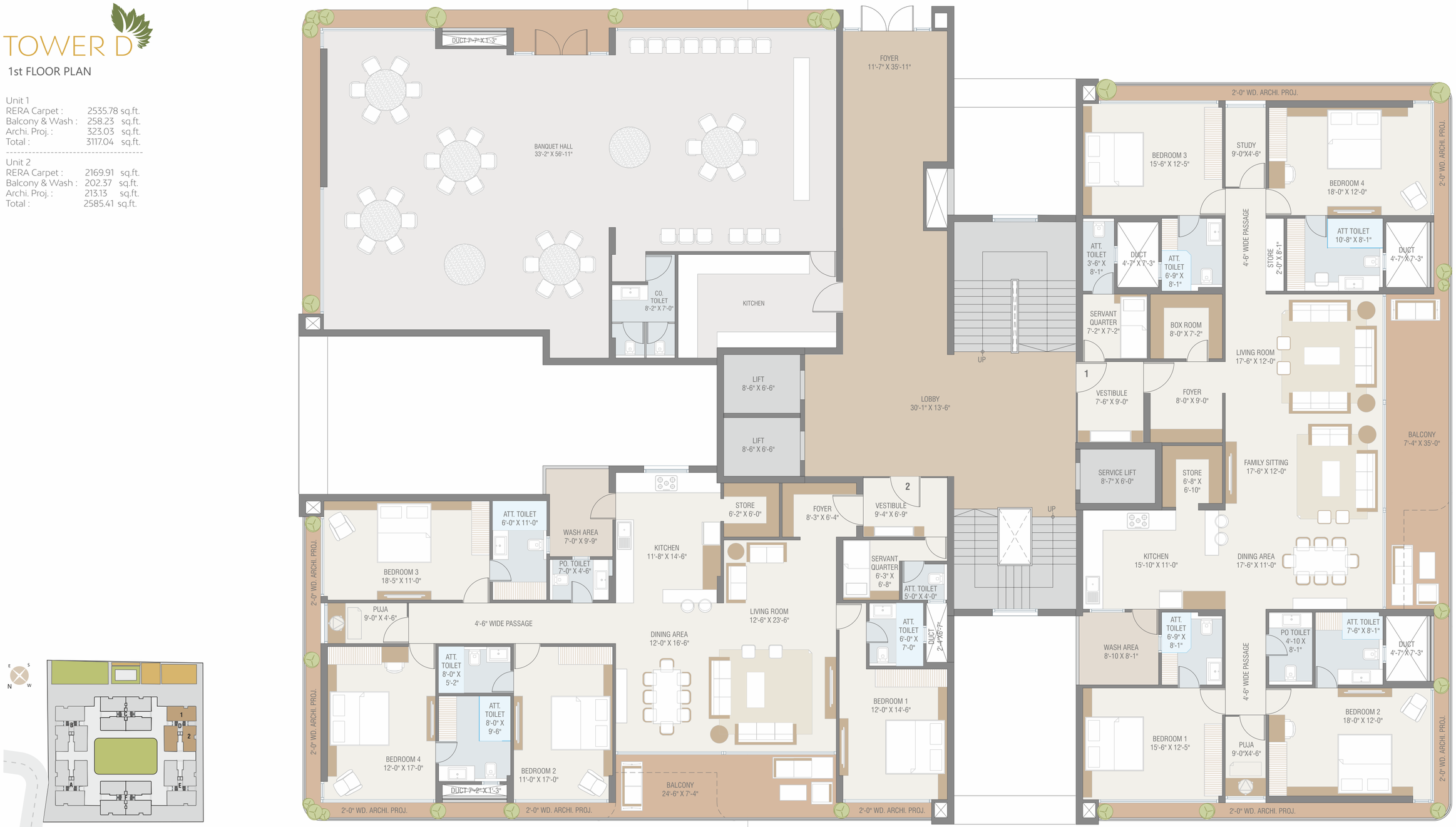
1st FLOOR PLAN

Unit 1

RERA Carpet :	2535.78	sq.ft.
Balcony & Wash :	258.23	sq.ft.
Archi. Proj. :	323.03	sq.ft.
Total :	3117.04	sq.ft.

Unit 2

RERA Carpet :	2169.91	sq.ft.
Balcony & Wash :	202.37	sq.ft.
Archi. Proj. :	213.13	sq.ft.
Total :	2585.41	sq.ft.



TOWER E

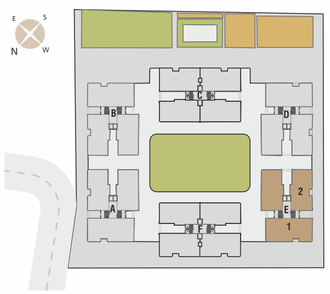
1st FLOOR PLAN

Unit 1

RERA Carpet :	2535.78	sq.ft.
Balcony & Wash :	258.23	sq.ft.
Archi. Proj. :	323.03	sq.ft.
Total :	3117.04	sq.ft.

Unit 2

RERA Carpet :	2169.91	sq.ft.
Balcony & Wash :	202.37	sq.ft.
Archi. Proj. :	213.13	sq.ft.
Total :	2585.41	sq.ft.



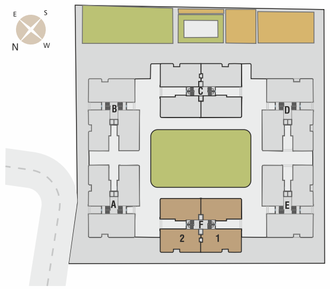


TOWER F

1st FLOOR PLAN

Unit 1 & 2

RERA Carpet :	2288.86 sq.ft.
Balcony & Wash :	253.17 sq.ft.
Archi. Proj. :	679.38 sq.ft.
Total :	3221.41 sq.ft.





TOWER A,B,D,E

2nd FLOOR PLAN

Unit 1
RERA Carpet : 2531.91 sq.ft.
Balcony & Wash : 199.56 sq.ft.
Archi. Proj. : 323.03 sq.ft.
Total : 3054.50 sq.ft.

Unit 2
RERA Carpet : 2166.04 sq.ft.
Balcony & Wash : 142.30 sq.ft.
Archi. Proj. : 213.13 sq.ft.
Total : 2521.47 sq.ft.

Unit 3
RERA Carpet : 2166.04 sq.ft.
Balcony & Wash : 202.36 sq.ft.
Archi. Proj. : 213.13 sq.ft.
Total : 2581.53 sq.ft.





TOWER A,B,D,E

3rd, 5th, 7th, 9th, 11th, 13th FLOOR PLAN

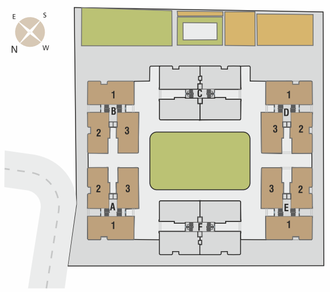
Unit 1

RERA Carpet :	2531.91	sq.ft.
Balcony & Wash :	199.56	sq.ft.
Archi. Proj. :	272.65	sq.ft.
Total :	3004.12	sq.ft.

Unit 2 & 3

RERA Carpet :	2163.03	sq.ft.
Balcony & Wash :	135.63	sq.ft.
Archi. Proj. :	193.64	sq.ft.
Total :	2492.30	sq.ft.





TOWER A,B,D,E

4th, 6th, 8th, 10th, 12th,14th FLOOR PLAN

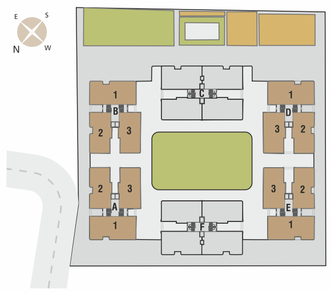
Unit 1

RERA Carpet :	2531.91	sq.ft.
Balcony & Wash :	199.56	sq.ft.
Archi. Proj. :	323.03	sq.ft.
Total :	3054.50	sq.ft.

Unit 2 & 3

RERA Carpet :	2163.46	sq.ft.
Balcony & Wash :	142.29	sq.ft.
Archi. Proj. :	213.13	sq.ft.
Total :	2518.88	sq.ft.





TOWER C

2nd FLOOR PLAN

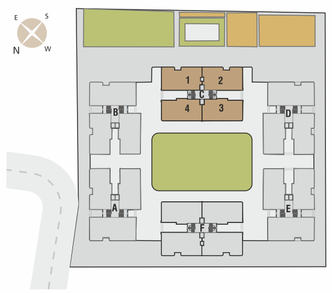
Unit 1 & 2

RERA Carpet :	2288.75	sq.ft.
Balcony & Wash :	255.43	sq.ft.
Archi. Proj. :	222.38	sq.ft.
Total :	2766.56	sq.ft.

Unit 3 & 4

RERA Carpet :	2132.89	sq.ft.
Balcony & Wash :	202.36	sq.ft.
Archi. Proj. :	212.37	sq.ft.
Total :	2547.62	sq.ft.





TOWER F

2nd FLOOR PLAN

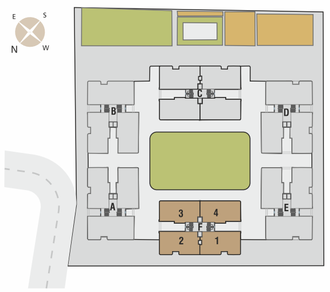
Unit 1 & 2

RERA Carpet :	2288.86	sq.ft.
Balcony & Wash :	189.12	sq.ft.
Archi. Proj. :	222.38	sq.ft.
Total :	2700.36	sq.ft.

Unit 3 & 4

RERA Carpet :	2132.89	sq.ft.
Balcony & Wash :	202.36	sq.ft.
Archi. Proj. :	212.37	sq.ft.
Total :	2547.62	sq.ft.





TOWER C & F

3rd, 5th, 7th, 9th, 11th, 13th FLOOR PLAN

Unit 1 & 2

RERA Carpet :	2282.94 sq.ft.
Balcony & Wash :	188.79 sq.ft.
Archi. Proj. :	197.20 sq.ft.
Total :	2668.93 sq.ft.

Unit 3 & 4

RERA Carpet :	2131.38 sq.ft.
Balcony & Wash :	135.63 sq.ft.
Archi. Proj. :	189.12 sq.ft.
Total :	2456.13 sq.ft.





TOWER C & F

4th, 6th, 8th, 10th, 12th, 14th FLOOR PLAN

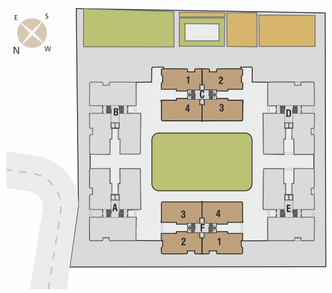
Unit 1 & 2

RERA Carpet :	2284.77	sq.ft.
Balcony & Wash :	196.77	sq.ft.
Archi. Proj. :	222.38	sq.ft.
Total :	2703.92	sq.ft.

Unit 3 & 4

RERA Carpet :	2130.41	sq.ft.
Balcony & Wash :	142.30	sq.ft.
Archi. Proj. :	212.37	sq.ft.
Total :	2485.08	sq.ft.





SPECIFICATIONS

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

FLOORING :
Large size Italian finish tiles flooring with skirting, anti-skid vitrified tiles flooring in balconies and attached terraces.

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

TOILET :
Multi-function shower in 2 nos. of master bed room attached toilets. Vitrified tiles / ceramic tiles flooring in all toilets, granite counters and dado of ceramic tiles / glazed tiles up to 8' height, as per architect design. Premium quality sanitary and plumbing fixtures. (Jaquar, Kohler 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 living room and all bedrooms. AC points in living room, dining room and all bedrooms. Automation in living room, dining room & master bedroom.

DOORS & WINDOWS :
Main door with wooden frame and wooden shutter with decorative veneer finish on both sides and all other doors of stone frames and both sides laminated wooden shutters. Fully glazed aluminum windows with mosquito net and stone sill.

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

Exclusive Address
Amidst Nature

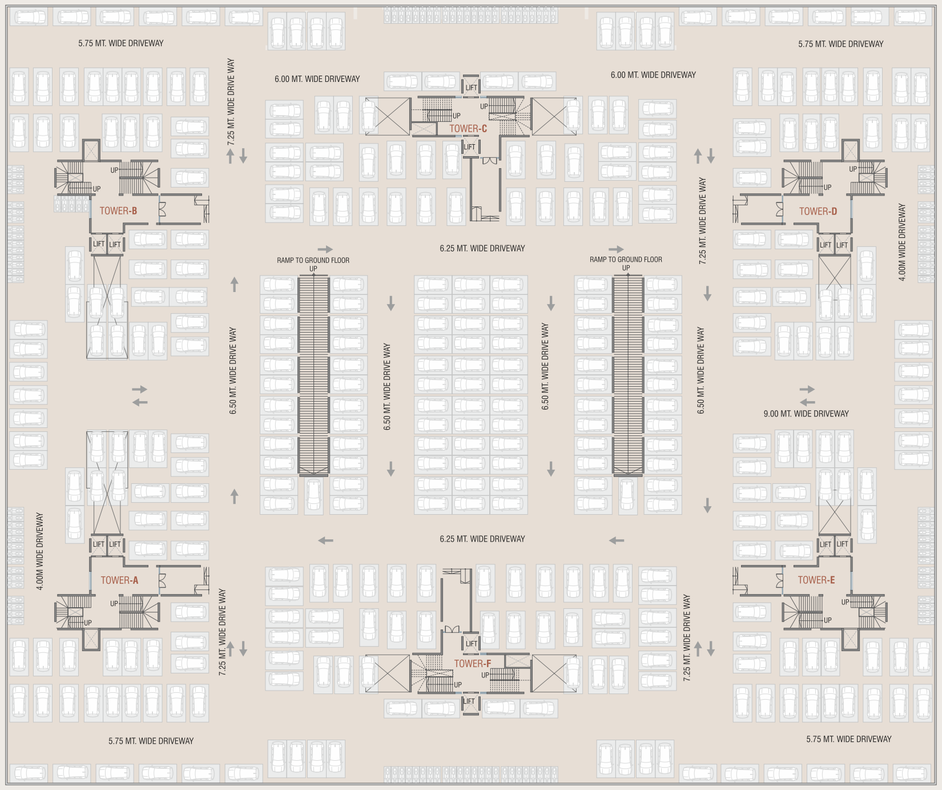


WELL CONNECTED

Vadodara Railway Station	3.05 km	Dev Children Hospital	3.02 km	Golf Course	4.06 km
Vins Hospital	2.01 km	Jain Temple	1.08 km	Eva Mall	4.03 km
Akota Garden	210 mtr.	D-mart Akota	1.09 km	Miraj Cinemas	3.04 km
Akota Stadium	1.06 km	D-mart Vasna Road	3.01 km	Gujarat Public School	2.05 Km
Royal Orchid Central	650 mtr.	Shubhechha Hospital	1.09 km	Tree House High School	2.06 Km
Vivanta Hotel	800 mtr.	Sayaji Hotel	3.02 km	Croma - Op Road	1.03 Km
Reliance Mall	1.05 km	Navlakhi Ground	4.02 km	Manjalpur Sports Complex	4.07 km
Bankers Heart Institute	1.09 km	Laxmi Vilas Palace	5.01 km		
Parikh Multispeciality	2.03 km	Maharaja Fateh Singh Museum	4.06 km		

BASEMENT FLOOR

E S N W



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.

Architect: **MATAI Associates**

MATAI Associates
ARCHITECTURE | INTERIORS | LANDSCAPE

Structural Consultant:
VYOM CONSULTANT

RERA No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA12757/A1R/301224/311230
RERA Website.: gujrera.gujarat.gov.in

MANGLA GROUP
Building Trust through Quality & Service !

OVER **83+** SUCCESSFULLY COMPLETED PROJECTS...

45+ YEARS OF QUALITY CONSTRUCTION WITH THE GRACE OF MODERN CHARM!

ABOUT MANGLA GROUP

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

FEW OF OUR PAST SUCCESSES


OCEAN COMMERCIAL COMPLEX, SARABHAI CAMPUS


OZONE COMMERCIAL COMPLEX, SARABHAI CAMPUS


MANGLA MAJESTY, VASNA-BHAYLI


MANGLA AURA, SARABHAI CAMPUS


MANGLA GREENS, TARSALI


MANGLA PUSHPAK, PRODUCTIVITY ROAD

ON-GOING PROJECTS


MANGLA TRADE HUB, VADSAR


MANGLA BLUEBELL, VADSAR

MANGLA
FIORELLA
4BHK & 4B2HK OPULENT RESIDENCES

Developers: M B Realty

Site: Mangla Fiorella, Old RC Patel Estate,
Nr. Akota Garden, Akota, Vadodara - 390020

www.manglagroup.in
Email: sales.fiorella@manglagroup.in
Contact No.: +91 75670 33344

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