




WHO SAYS OPPORTUNITY  
DOES NOT KNOCK TWICE?

Re-introducing the magic of  **LPV**



# LPV WAS LOVED BY OVER 560 HAPPY MALABAR COUNTY FAMILIES.

Location, Planning and Value created a massive impact on the people through Malabar County, and why shouldn't it? Our residents in Malabar County received total, 360° perfection in terms of living spaces. This created such a positive effect that we decided to bring back the magic of Location, Planning and Value.

WELCOME TO

*malabar*  
 *county-11*  
3 BHK HOMES WITH LPV ADVANTAGE





**AN ADDRESS YOU  
WILL BE PROUD OF.**

LOCATION

A spot on locale for your every need. An address where you will find the greens in abundance.  
An address that offers easy accessibility and will be the centre of your happiness.





**PLAN SMART.  
PLAN EFFICIENT.**

PLANNING

Malabar County-II proposes a flawless design and efficiently planned homes with optimum space utilization. With the club house located in the basement and every block's adjacent area dedicated to sporting activities we ensure an active lifestyle and have eliminated superfluous built-up space. With conscious efforts to increase the lush green space, we offer you a lifestyle close to the environment and a natural habitat.





**WE GIVE YOUR HOME  
MORE VALUE  
PER SQ. FT.**

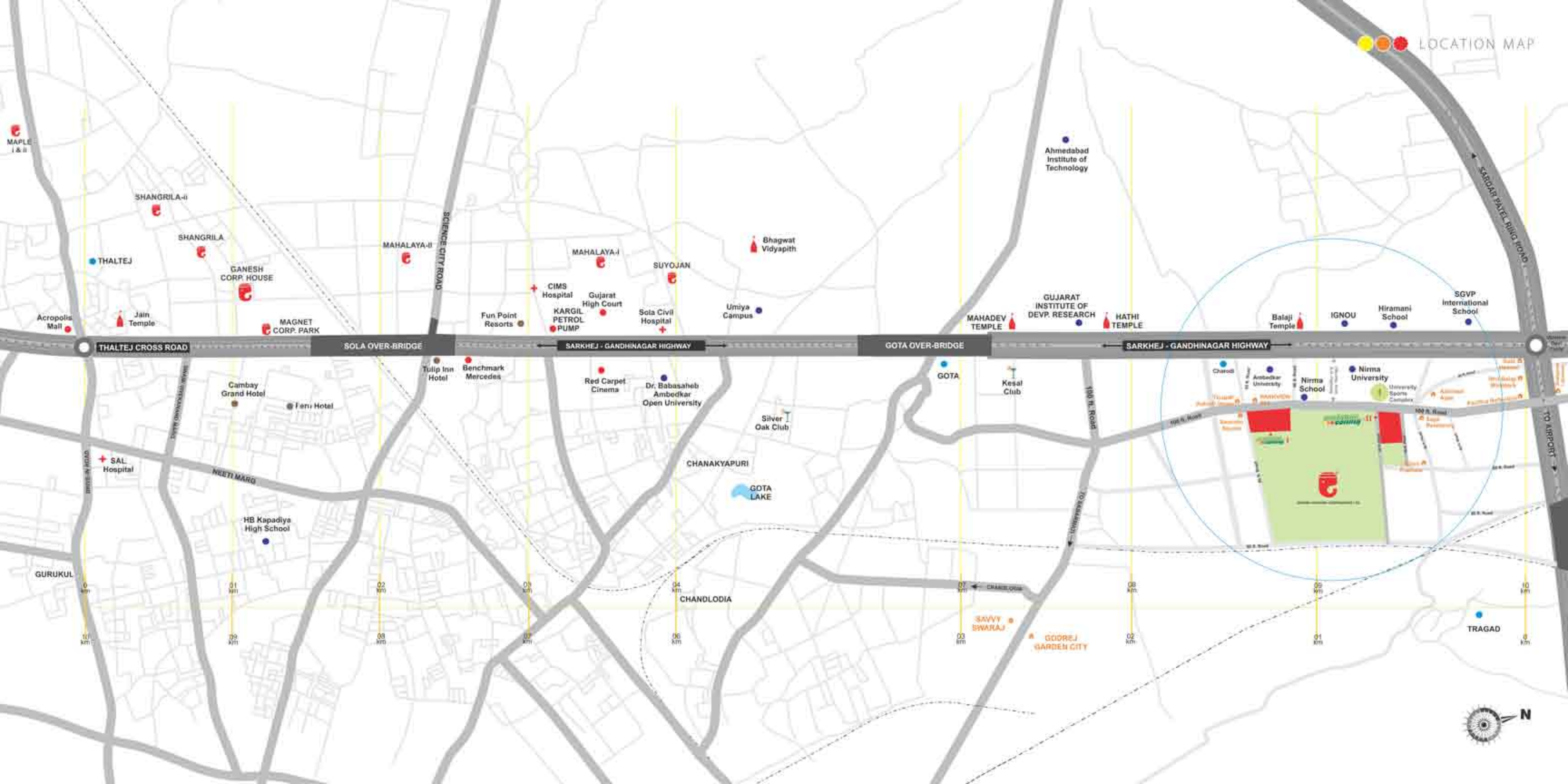
**V A L U E**

Value comes with planning and more importantly from human insights. We have ensured that you don't pay even a penny for any unwanted or unusable spaces. We have taken extra care to eliminate all the common service spaces that dare to eat away the joyous moments of life.













# AN ENGINE-FREE ZONE TO REFRESH YOUR HEALTH ENGINE.



To make Malabar county-II a treat for your soul in the truest sense, we have dedicated a majority of space to landscaped garden. We believe that 'green' is the color that completes the rainbow of happy living. To add to it - we have made Malabar County-II a total vehicle free zone.





# WITH LOVE AND CARE FOR THOSE WHO LOVED AND CARED.



As part of our initiative to show compassion and warmth towards the elderly, the ground floor units in all blocks of Malabar County-II have been reserved for them and the differently-abled.

Not only will these units will be sold to only senior citizens but any kind of premium amount will not be charged from them. A safe, contented and joyous life for those who nurtured us in our childhood.

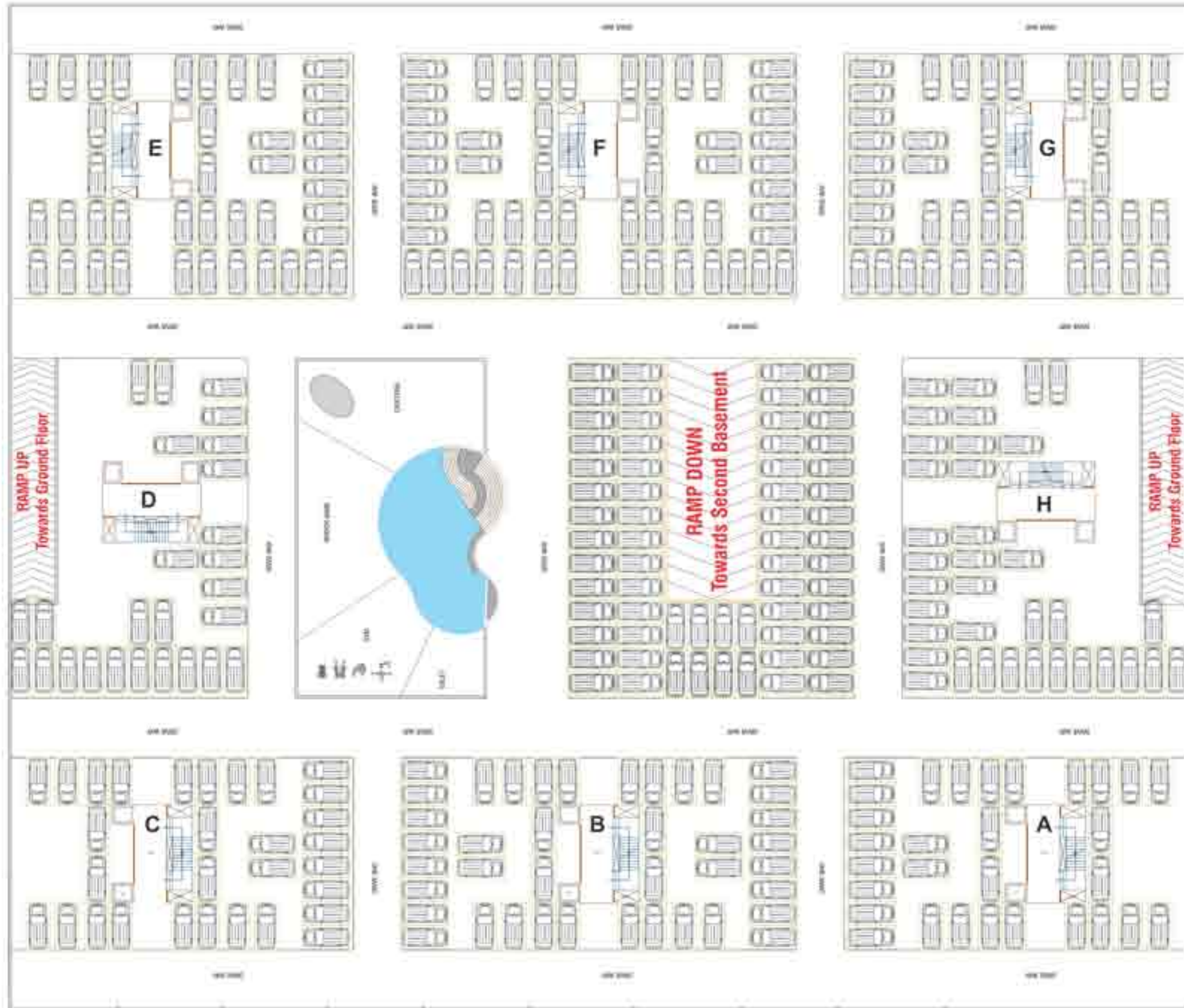


LAYOUT PLAN | TYPICAL FLOOR





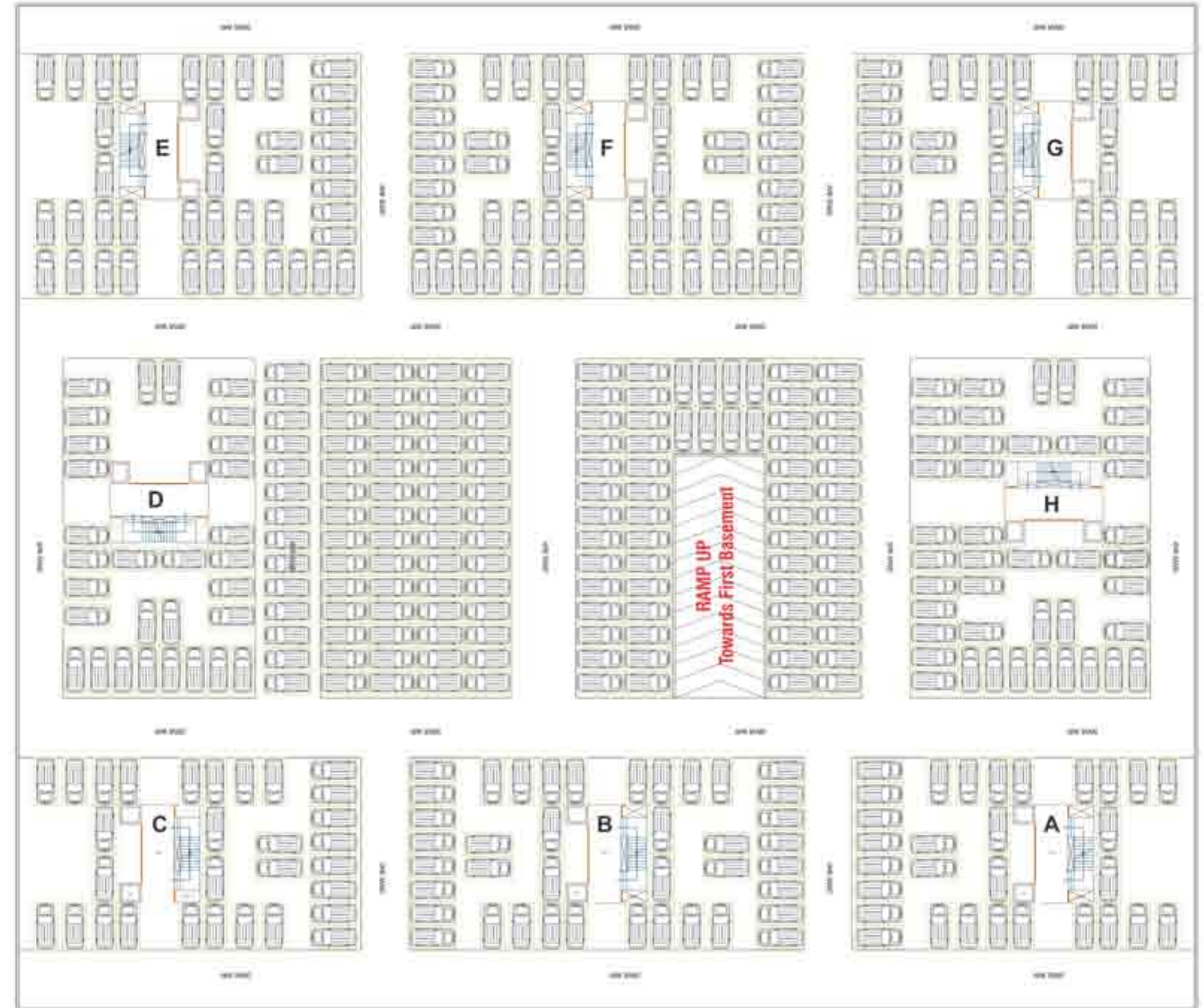
# PARKING PLAN | FIRST BASEMENT



← S.P. RING ROAD

MALABAR COUNTY →

# PARKING PLAN | SECOND BASEMENT

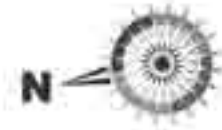


← S.P. RING ROAD

MALABAR COUNTY →



# FIRST FLOOR LAYOUT PLAN | BLOCK A TO H



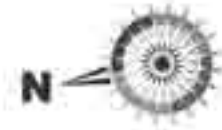
# FIRST FLOOR UNIT PLAN | BLOCK A TO H

SALEABLE BUILT-UP AREA = 1701 sq. ft.





# PENT HOUSE LAYOUT PLAN



# PENT HOUSE UNIT PLAN | BLOCK A TO H

SALEABLE BUILT-UP AREA = 1620 sq. ft.







# THE INVISIBLE CLUB FOR YOUR MOST VISIBLE DELIGHTS.



Located right beneath the aesthetically designed green zone is the invisible club house. It is spread in 10,000 sq. ft. where you can engage in indoor games, go to the gym or just spending some leisurely time with your loved ones. It is the perfect recluse for your weekends and evenings to socialize.

CAFETERIA | GYMNASIUM | CHILDREN PLAY AREA | INDOOR GAMES ROOM





# FOR THE FAMILY, WITH THE FAMILY, TOWARDS A FAMILY.



Experience the small pleasures in life. See your children play in an safe environment or go for a walk with your better-half. At Malabar County-II there is something for everyone. Feel secured with our 24 hours security system and protection against any fire breakout. Our norm is to offer a life that is carefree and happy.

SKATING RINK | SENIOR CITIZEN SITTING AREA | WALKING TRACK | CRICKET PRACTICE PITCH | BASKET BALL COURT





3D FRONT-VIEW OF CLUBHOUSE

# ENTER INTO MALABAR WAY OF LIFE



Malabar County-II, an urban lifestyle with a touch of warmth catering to all your home concerns. With an invisible clubhouse we offer you more green space for a life that is still fresh and blossoming.



## PROJECT SALIENT FEATURES

- ▶ Over 66,000 sq. ft. of garden area surrounded by beautiful landscaping.
- ▶ A Central garden which is a Vehicle free Zone.
- ▶ All Units Designed for maximum Natural Light & Cross Ventilation with a Road/Garden View.
- ▶ Optimum Space Utilization.
- ▶ Free Allotted Parking.
- ▶ Uninterrupted & adequate water supply.
- ▶ Underground water tank with adequate storage capacity.
- ▶ Tube well with adequate capacity.
- ▶ Energy Conserving Composite Water Supply System.
- ▶ Water Repellent coating on exterior walls for protection against moisture.
- ▶ 24 Hour Security.
- ▶ Provision of a Letter Box.
- ▶ Rain Water Harvesting.
- ▶ Decorative Lights in common area.
- ▶ Beautifully designed children play area with High-standard and quality equipments.
- ▶ Carefully designed space for women & the elderly on the ground floor.
- ▶ Exclusive Outdoor Sports Facilities:
  - Basket Ball Court
  - Cricket Practice Pitch
  - Skating Rink
- ▶ Club House consists of:
  - Gymnasium
  - Coffee Shop
  - Yoga Room
  - Indoor Games Room
  - Multipurpose Hall
- ▶ Exclusive Walking Path around central garden.
- ▶ 1 Year of maintenance by professionals after sale of unit.
- ▶ Professionally designed Fire Fighting System
- ▶ Anti-termite treatment in the Basement & Parking Levels.

## BUILDING SPECIFICATIONS

- ▶ Earthquake resistant, safe & sound RCC frame structure as per ISO: 1893 & 4326.
- ▶ Standard & Tested raw materials for all work.
- ▶ Stone flooring in staircase.
- ▶ Vitrified flooring in corridors & passages.
- ▶ China Mosaic with Waterproofing Treatment on the terrace.
- ▶ Good quality elevators having sufficient capacity.
- ▶ S.W.R. system for drainage.
- ▶ Weather resistant acrylic paint on exterior walls.
- ▶ Distemper in all common areas.
- ▶ Decorative lift foyer.
- ▶ Two lifts for each tower.

## NOTE

We do not allow:

- ▶ Any change in exterior elevation in any case.
- ▶ Any grill or screening outside unit.
- ▶ Any open wiring/cablings outside building.

## UNIT SPECIFICATIONS

### BRICK WORK AND PLASTER

- ▶ Brick Masonry with Shear Walls.
- ▶ Inside-Single Coat Mala Plaster.
- ▶ External-Double Coated sand-faced plaster/texture.

### FLOORING

- ▶ Vitrified Tile Flooring in overall area.
- ▶ High Quality Designer tile dado up to Lintel Level in kitchen & toilet.
- ▶ Stone Sill in windows.
- ▶ Granite Platform in kitchen.
- ▶ Kota Stone floor in wash area.
- ▶ Tile Dado in wash area.
- ▶ S.S. Kitchen Sink.
- ▶ Kota Stone shelves in storage area.
- ▶ China Mosaic flooring in terrace which provides heat resistance and waterproofing.

### ELECTRICAL

- ▶ 3-Phase Electrical Supply.
- ▶ Ample electrical points with modular type electrical accessories.
- ▶ Concealed wiring with 'ISI' Fire-Retardant Grade copper wires.
- ▶ Premium branded Modular Switches and accessories.
- ▶ TV and Telephone points provided in living rooms and master bedrooms.
- ▶ ELCB & MCB standard make for each area to ensure Maximum Safety.
- ▶ Air Conditioner Points in bedroom.
- ▶ Distribution Board with MCB & ELCB.
- ▶ Dedicated conduit for Dish TV wiring/Broadband Net Connection.

### BATHROOM

- ▶ Non-slippery flooring in bath areas.
- ▶ Porcelain/vitrified tiles in bathroom wall; dado up to lintel level.
- ▶ Bath fittings from a standard company with a 7 year warranty.
- ▶ Shower panel in attached toilet.

### JOINERY

- ▶ Decorative main door with a Teakwood frame & standard safety locks.
- ▶ Internal Doors-Ready made high quality paneled door.
- ▶ Superior Quality C.P. or S.S. finish hardware fittings.
- ▶ Aluminium sliding & openable window using Jindal section.

### PLUMBING & DRAINAGE

- ▶ An Environment friendly and energy conservative plumbing design by professionals.
- ▶ RO plant/UV filters provision for each apartment in the kitchen.
- ▶ Dual flushing system to save water.
- ▶ U-pvc & C-pvc pipes for Hot & Cold water supply.
- ▶ S.W.R. type drainage work.
- ▶ Modern & Superior quality sanitary ware of a well known brand.

### FIRE AND LIFE SAFETY SYSTEM

- ▶ Fire hydrant system for entire project.
- ▶ Fire sprinkler system for basement car parking area.
- ▶ Fire alarm system at each floor.
- ▶ Pump operation from each floor.
- ▶ First aid and fire extinguishers at each floor.
- ▶ First aid and fire hose reel system at each floor.

### PAINTS

- ▶ Double coated cement putty on all walls.
- ▶ Oil paints on all Grills/railings.

### WATERPROOFING

- ▶ Waterproofing in all toilets & terrace areas to prevent seepage.
- ▶ Water repellent chemical coating treatment to all external walls.
- ▶ China Mosaic in all terraces.





3 BHK HOMES WITH LPV ADVANTAGE

**SITE ADDRESS**

Beside Malabar County, Beside Nirma University, Off S.G. Road, Ahmedabad.  
T: (+91-79) 6160 8888 • E: malabar2@ganeshhousing.com



**DEVELOPER**

GANESH CORPORATE HOUSE  
100 ft. Hebatpur-Thlatej Road, Nr. Sola Bridge, Off S.G. Road, Ahmedabad-380054.  
T: (+91-79) 6160 8888 • F: (+91-79) 6160 8899 • E: ganesh@ganeshhousin.com



**ARCHITECT**

9TH STREET ARCHITECTS  
501, Vrindavan Enclave, A.E.C. Cross Road, 132' Ring Road, Naranpura, Ahmedabad.  
O: (+91) 99798 55707 • M: (+91) 98254 92457

**LEGAL ADVISOR:**

VIREN SHAH

**ELECTRICAL CONSULTANT:**

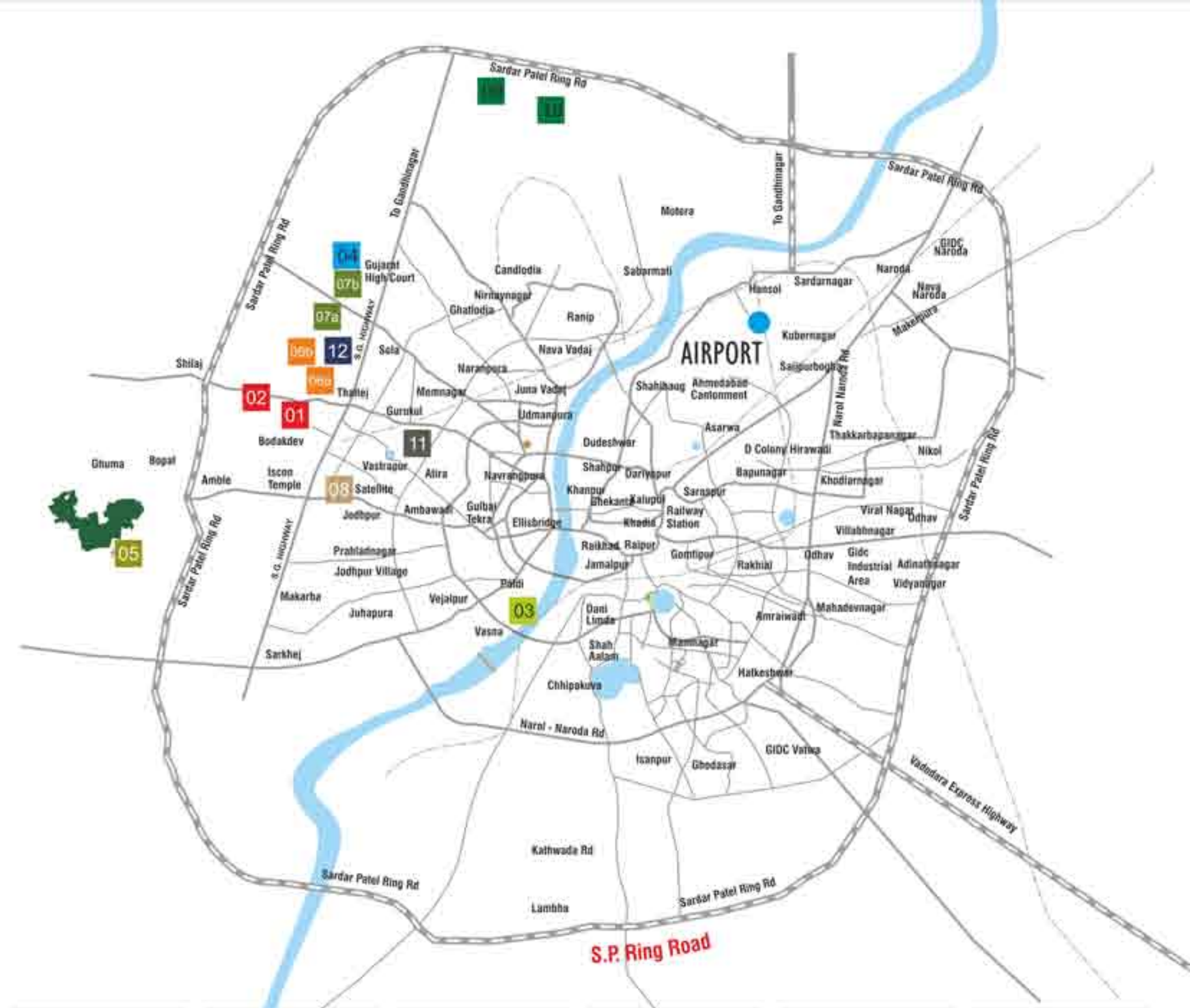
PRABHAS ENGINEERS

**PLUMBING CONSULTANT:**

AQUA UTILITY DESIGNS & MANAGEMENT PVT. LTD.

**Notes**

- Stamp Duty, Registration, Maintenance, Service Tax, UGVCL, AMC & other Govt. Charges if any shall be borne by purchaser.
- Developers reserve their right to make any change/revision to the project for any part of any detail and that shall be binding to the purchaser.
- Furnishing and fixtures shown in brochure are only for presentation purpose and will not be provided.
- This brochure is only for advertisement and it shall not be considered as a part of legal documents.







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