

La
MODA

2 & 3 BHK BOUTIQUE LUXURY



**BOUTIQUE LIVING
COMES TO BALEWADI**

**EXPERIENCE
BALEWADI
LIKE NEVER
BEFORE**





La
MODA

2 & 3 BHK
BOUTIQUE LUXURY







LOCATION MAP



KEY DISTANCES

SCHOOLS

F.I. INTERNATIONAL SCHOOL	5 MINS
MITCON INTERNATIONAL SCHOOL	5 MINS
EUROKIDS PRE-SCHOOL BALEWADI	6 MINS
BHARATI VIDYAPEETH SCHOOL	7 MINS
C M INTERNATIONAL SCHOOL	8 MINS
FUTURE INDIAN SCHOOL	7 MINS
PICT MODEL SCHOOL	11 MINS
LITTLE MILLENNIUM PRESCHOOL & DAY CARE	4 MINS

COLLEGES

NICMAR UNIVERSITY	5 MINS
JAYAWANT INSTITUTE OF ENGINEERING & MANAGEMENT	5 MINS
MITCON INSTITUTE OF MANAGEMENT	5 MINS
GS MOZE COLLEGE OF ENGINEERING	7 MINS
SKP CAMPUS	7 MINS
DHYANSAGAR INSTITUTE OF MANAGEMENT	7 MINS

HOSPITALS

MANIPAL HOSPITALS	9 MINS
JUPITER HOSPITAL	13 MINS
BENECARE MOTHER & CHILD SUPERSPECIALTY HOSPITAL	15 MINS
SURYA MOTHER & CHILD SUPER SPECIALTY HOSPITAL	12 MINS
LIFEPOINT MULTISPECIALTY HOSPITAL	14 MINS

CONVENIENCES

WESTSIDE	7 MINS
DMART	7 MINS
CROMA	9 MINS
ZUDIO	12 MINS
WELCOME SUPER MART	19 MINS

CORPORATES

AMAR TECH PARK	5 MINS
CUMMINS INDIA	9 MINS
TEERTH TECHNOSPACE	10 MINS
BITWISE SOLUTIONS PVT. LTD.	10 MINS
MERKLE SOKRATI	10 MINS
NYATI EMPORIOUS	10 MINS
RAJIV GANDHI INFOTECH IT PARK	26 MINS

LEISURE

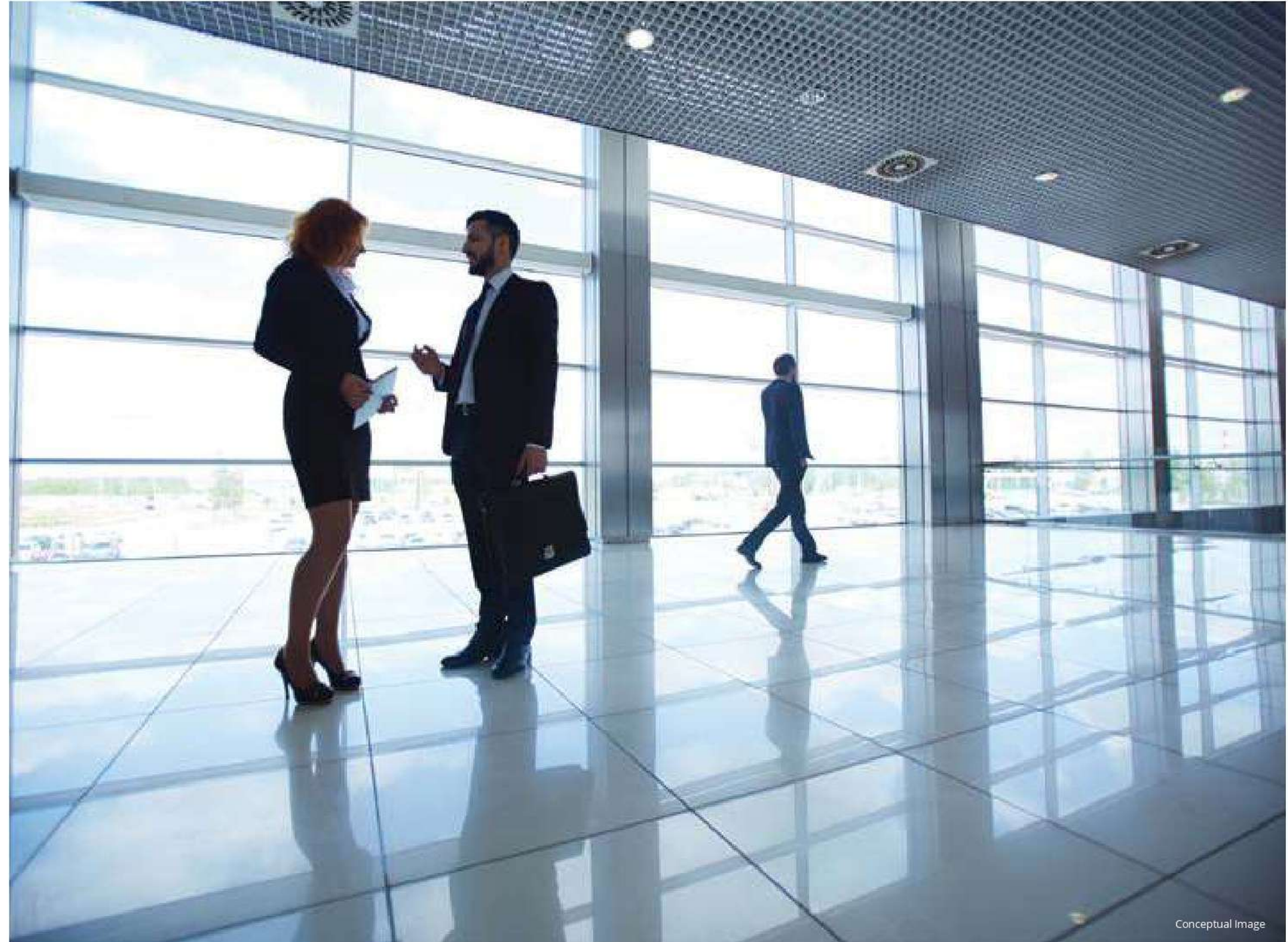
RANBHUMI MULTIPURPOSE SPORTS TURF	2 MINS
SADANAND REGENCY	5 MINS
ORCHID HOTEL	8 MINS
BALEWADI HIGH STREET	9 MINS
STARBUCKS	9 MINS
SHREE SHIVCHATRAPATI SPORTS COMPLEX	9 MINS



Conceptual image

JULIET BALCONIES IN BEDROOMS

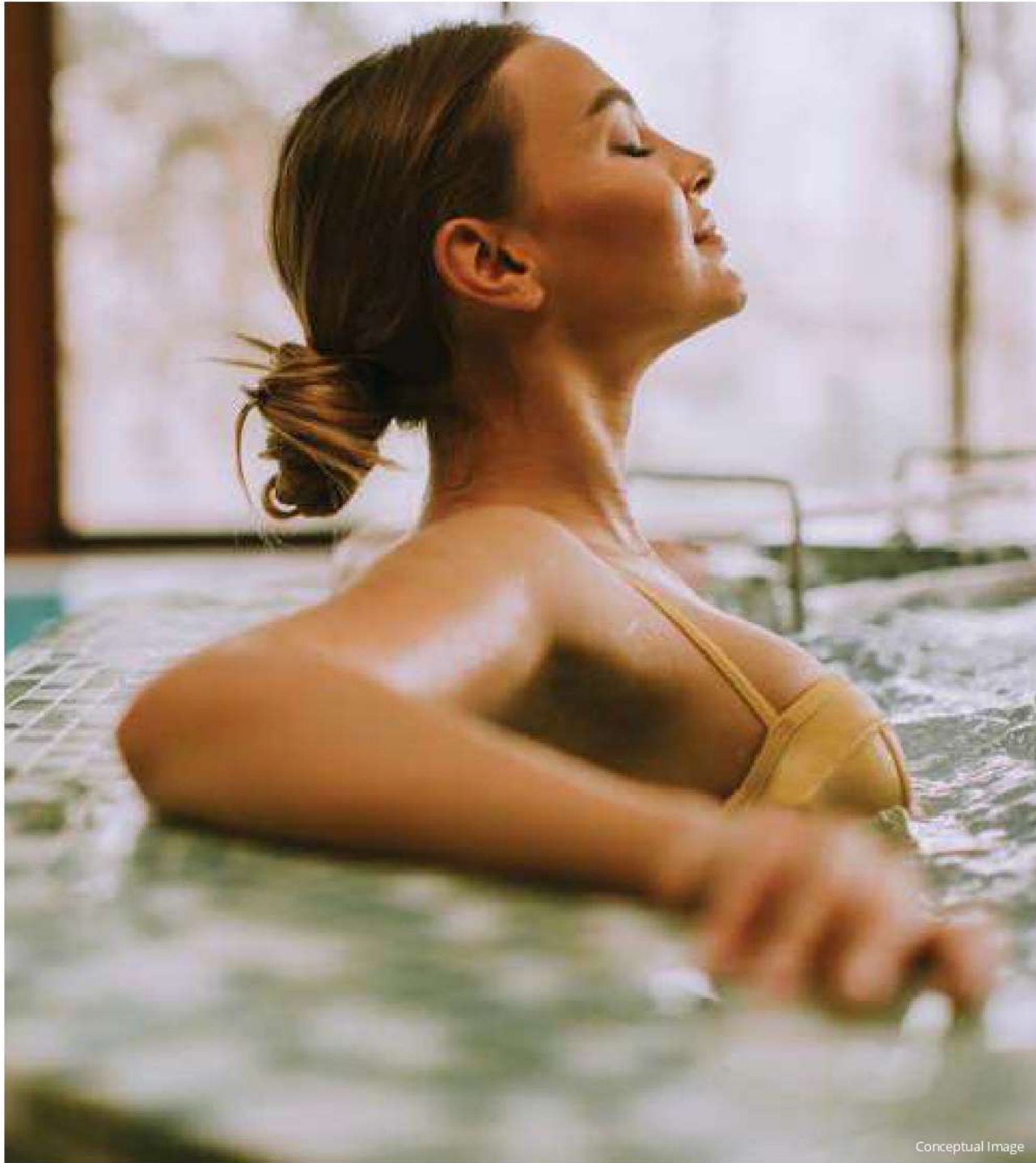
**INTEGRATED
RETAIL,
COMMERCIAL
AND BUSINESS
CENTER**





**DESIGNER SKY DECK
WITH CURATED INDULGENCES**

AMENITIES



Conceptual Image

Jacuzzi



Conceptual Image

Conceptual Image

Yoga/Meditation Zone



Conceptual Image

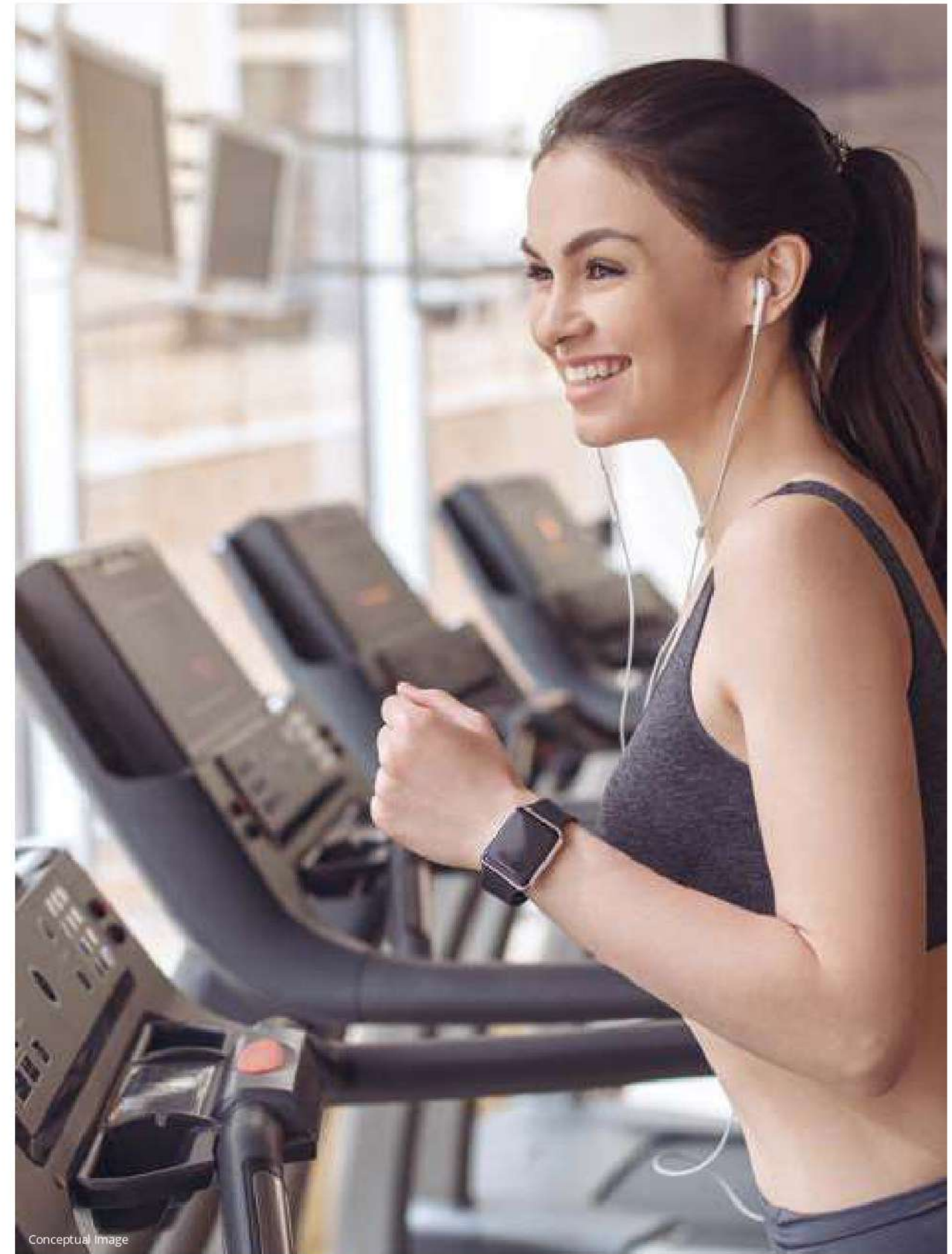
Multipurpose Hall



Kids Zone



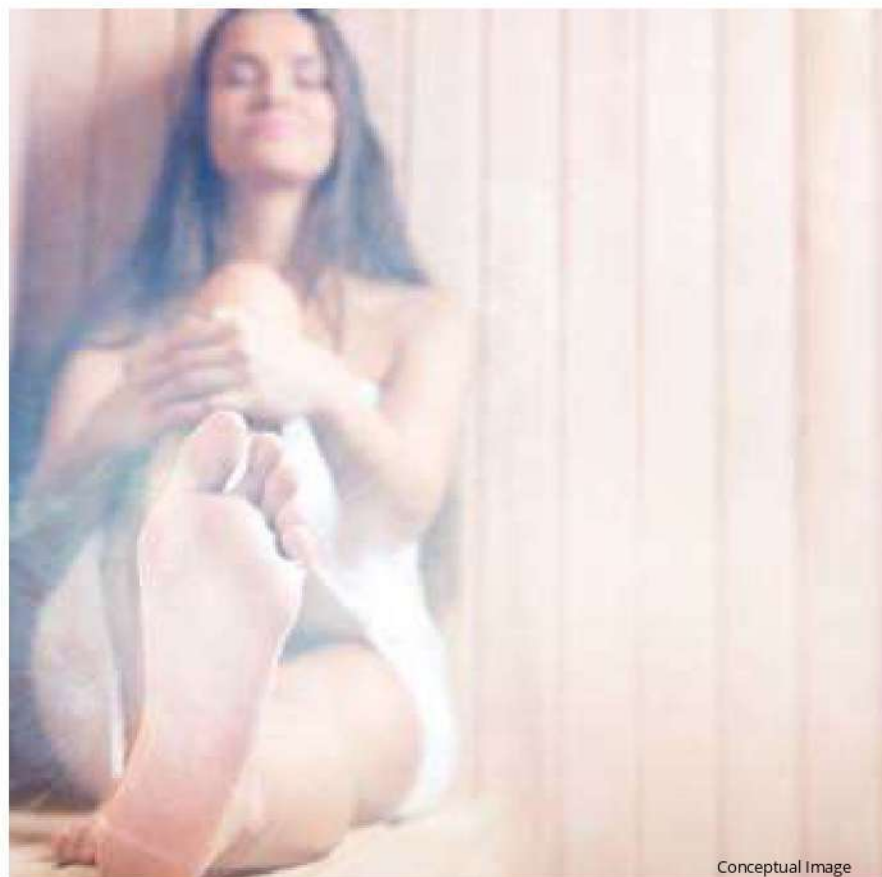
Indoor Games



Modern Equipped Gym



Professionals' Work Stations



Steam sauna



Multiple landscaped areas



Party area with bar counter & seating



Senior sit out area

Others

- Conference Room
- Gazebo
- Grand entrance lobby
- EV car & EV bike charging provision
- CCTV cameras for common area
- 3-Tier security

SPECIFICATIONS



STRUCTURE

- 1) Earthquake Resistant Structure

DOORS

- 1) Main Door with Lamination on Both Sides
- 2) Night Latch for Main Door
- 3) Internal Doors with Fixtures and Lamination on Both Sides
- 4) Locks for Main & Bedroom Doors
- 5) Video Door Phone

WINDOWS

- 1) Powder Coated Aluminium Windows with Mosquito Mesh
- 2) MS Safety Grills/Railings
- 3) All Windows with Granite/ Marble Sills

WALL FINISHES

- 1) Internal OBD
- 2) External Acrylic Emulsion Paint

FLOORING & DADO

- 1) Designer Flooring in all Rooms
- 2) Anti-skid Tiles for Utility Terrace and Toilet.
- 3) Dado tiles in Utility Balcony up to 3' height

KITCHEN

- 1) Granite Platform with SS Sink
- 2) Glazed Dado Tiles up to Lintel Level
- 3) Provision for Exhaust Fan, Water Purifier, Refrigerator, Washing Machine & Microwave
- 4) Gas Leak Detector

ELECTRICAL

- 1) Concealed copper wiring
- 2) Modular Switches
- 3) AC Points in Living Room and Bedroom
- 4) TV & Telephone Points in Living Room and Master Bedroom
- 5) Provision for Inverter Back-up





TOILETS

- 1) Concealed Plumbing
- 2) CP Sanitary Fittings in All Toilets
- 3) Wall-hung Commode
- 4) Diverter
- 5) Provision for Exhaust Fan
- 6) Partition Glass for Wet & Dry Area in Master Bathroom
- 7) Provision for geyser in Bathrooms
- 8) Solar water connection in Master Bathroom

CONVENIENCE/ AUTOMATION

- 1) Video Intercom Security
- 2) Rain Water Harvesting
- 3) Solar Water Heating System
- 4) Generator Back-up for Common Areas
- 5) Fire- Fighting System
- 6) Provision for Wifi provision in Each Flat
- 7) Premium Quality High Speed Elevators
- 8) Home Automation

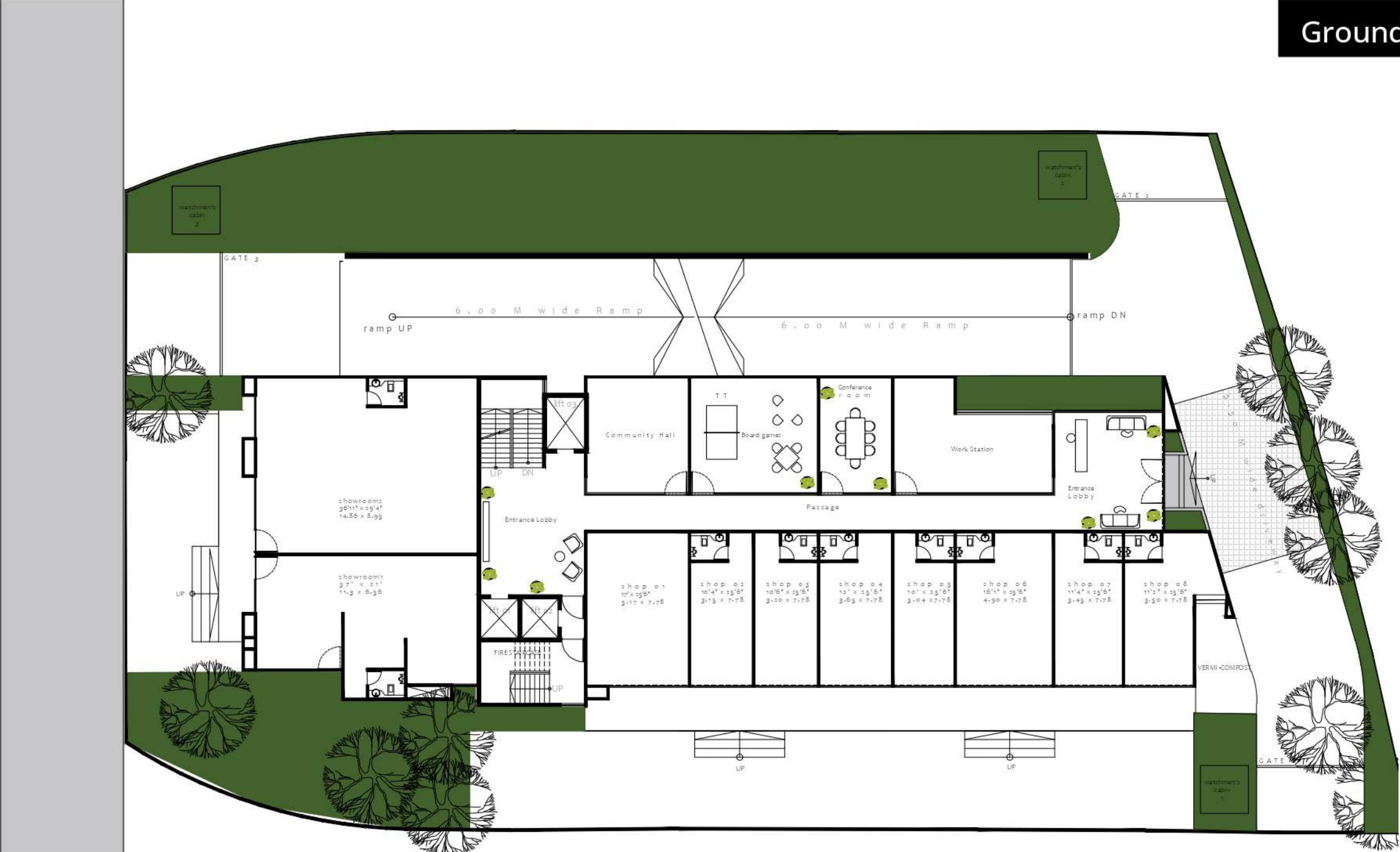
VALUE ADDITION

- 1) Glass Railing for Balcony



PLANS

Ground Floor Plan

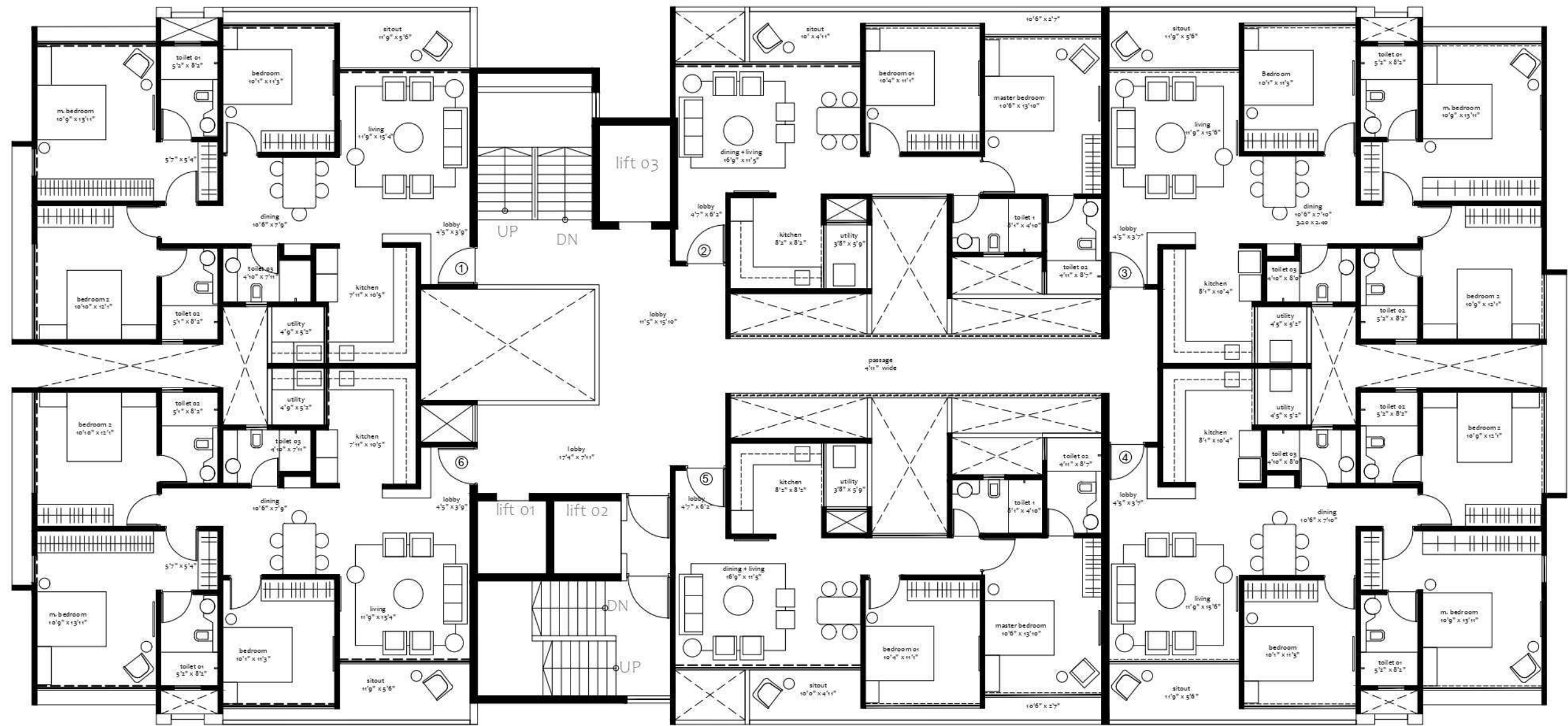


	Type	Carpet Area	Balcony Area	Total Carpet Area (sq.ft.)	Total Units
1	Shop	434	0	434	1
2	Shop	264	0	264	1
3	Shop	268	0	268	1
4	Shop	306	0	306	1
5	Shop	257	0	257	1
6	Shop	410	0	410	1
7	Shop	289	0	289	1
8	Shop	335	0	335	1
9	Showroom 1	781	0	781	1
10	Showroom 2	1085	0	1085	1
				4429	10
Floor	Ground Floor				

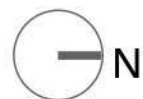


Road

Typical Floor Plan

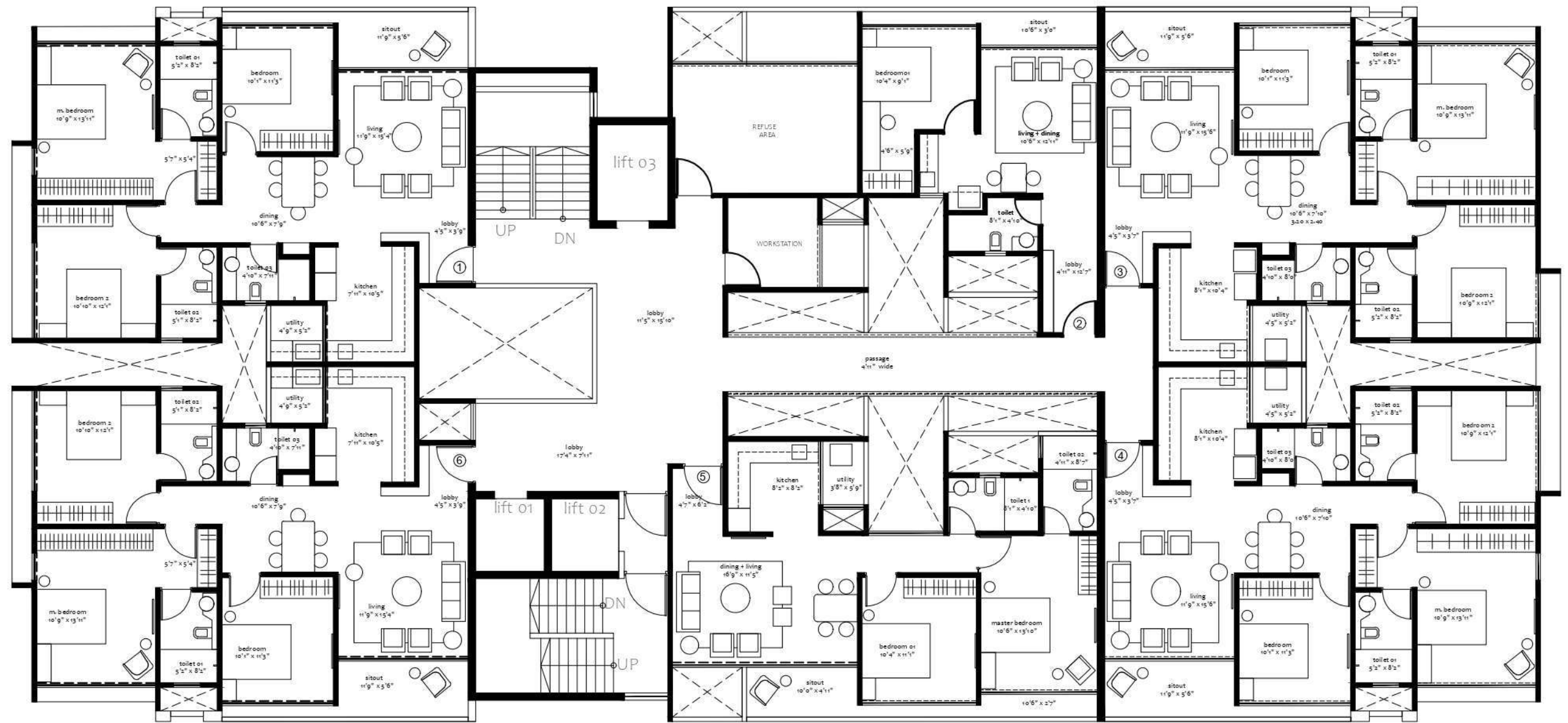


	Type	Carpet Area	Balcony Area	Total Carpet Area (sq.ft.)	Total Units
401	3 BHK	988	91	1079	13
402	2 BHK	710	68	778	13
403	3 BHK	1001	82	1083	13
404	3 BHK	1003	82	1085	13
405	2 BHK	710	68	778	13
406	3 BHK	988	91	1079	13
	Per Floor		Total	5882	78
	No Of Floor		13	76466	
Floor	4th , 5th, 7th , 8th , 9th , 10th, 12th, 13th, 14th, 15th, 17th, 18th, 19th				

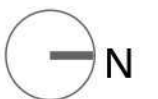


Refuge Floor Plan

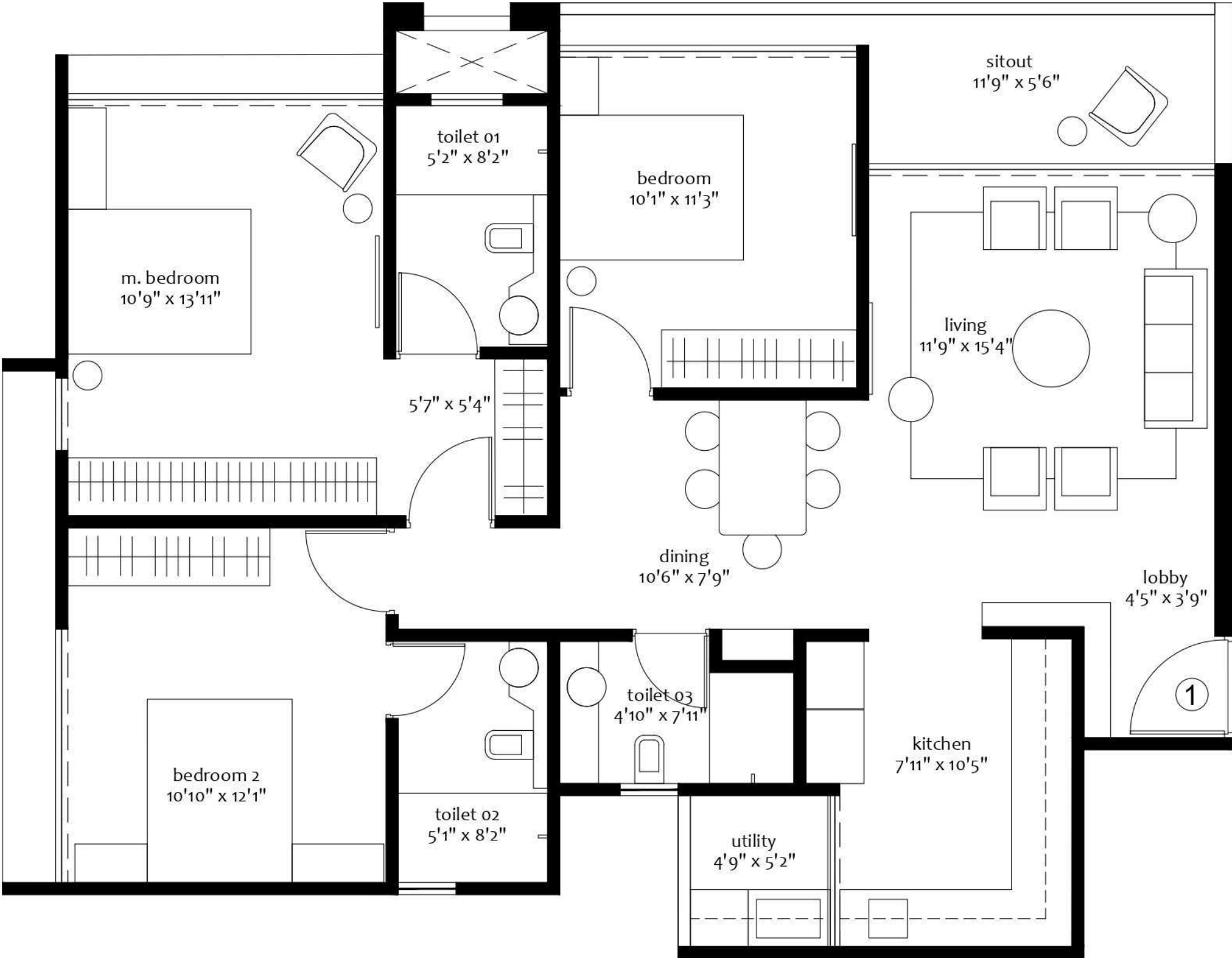
Road



	Type	Carpet Area	Balcony Area	Total Carpet Area (sq.ft.)	Total Units
601	3 BHK	988	91	1079	3
602	1 BHK	412	32	444	3
603	3 BHK	1001	82	1083	3
604	3 BHK	1003	82	1085	3
605	2 BHK	710	68	778	3
606	3 BHK	988	91	1079	3
	Per Floor		Total	5548	18
	No Of Floor		3	16644	
Floor	6th, 11th, 16th				



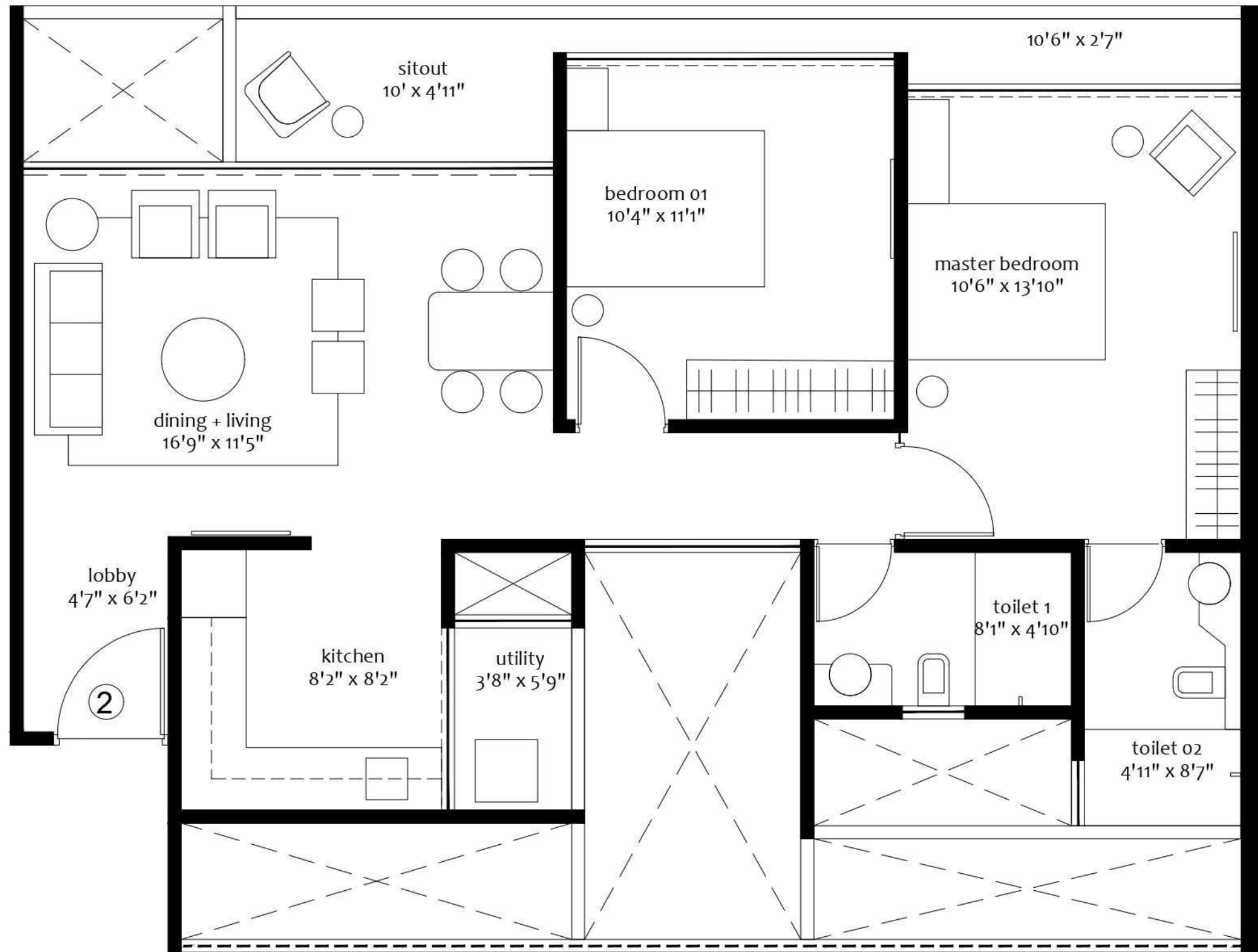
3 BHK Unit Plan



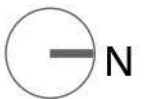
Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
1	3 BHK	988	91	1079



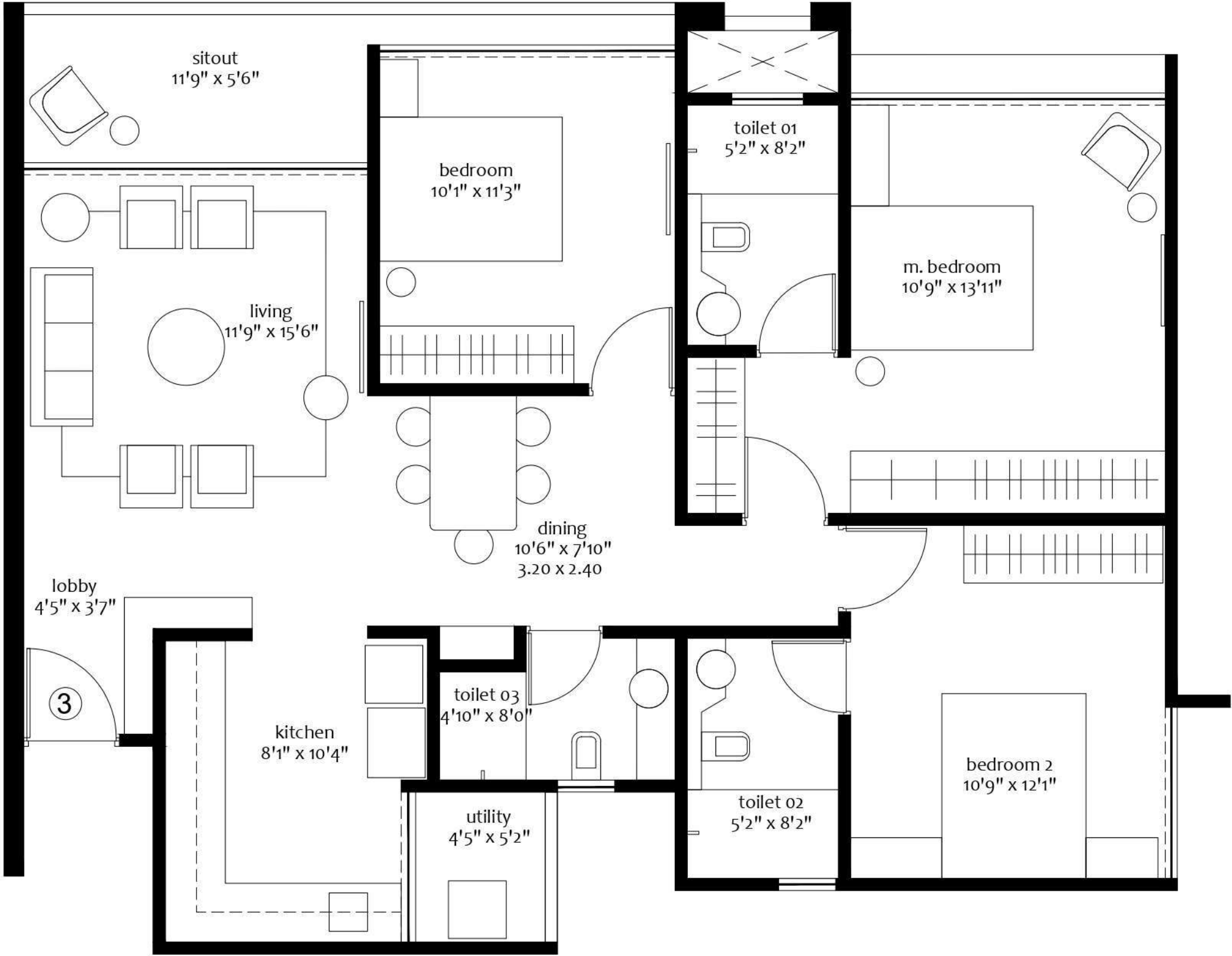
2 BHK Unit Plan



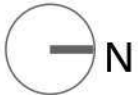
Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
2	2 BHK	710	68	778



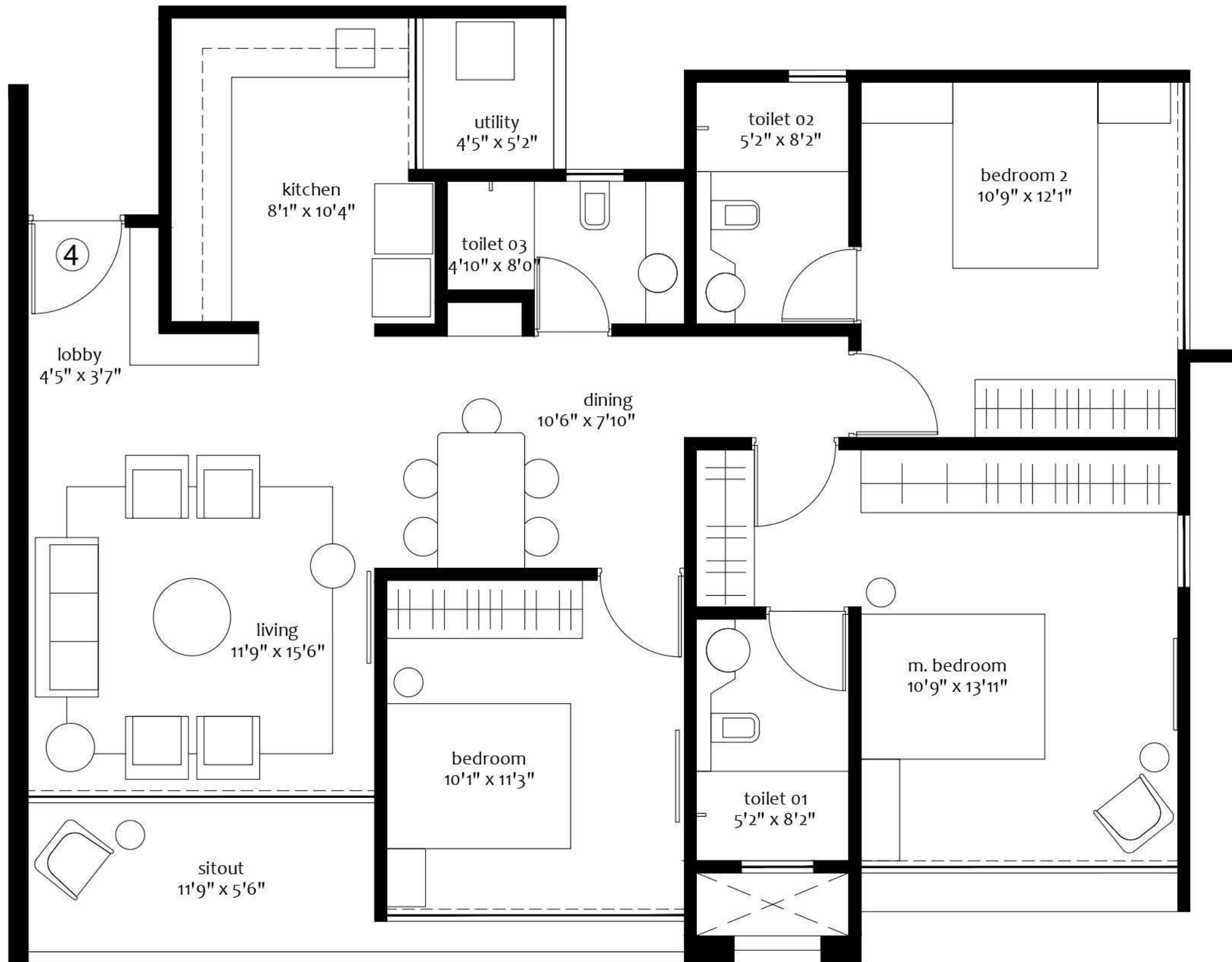
3 BHK Unit Plan



Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
3	3 BHK	1001	82	1083



3 BHK Unit Plan



Series No.	Unit	CARPET AREA (Sq.ft.)	BALCONY AREA (Sq.ft.)	TOTAL AREA (Sq.ft.)
4	3 BHK	1003	82	1085



CREDITS

DESIGN ARCHITECT

Ebony Design

STRUCTURAL CONSULTANT

Spectrum Consultant

MEP CONSULTANT

Siddhivinayak

STRATEGIC PARTNER

JUSTO

BRAND COMMUNICATIONS

Filament



Conceptual Image



2500+
Happy Families

20+
Completed Residential Projects

2.5M+
Sq. Ft. Area Developed

7
Residential On-going Projects

20+
Years Of Excellence