



LABH  
ELEGANCE



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*Unapologetically Luxurious*

3 & 4 BHK APARTMENTS & SHOPS

Luxury is different things to different people.  
For some it is a reflection of their status, for others it is  
elusive leisure. For some it is a touch of class, for others it is  
the company of a like-minded community. For some it is the  
presence of nature, for others it is thoughtful spaces for all.  
For some it is a prime location, while for many others it is  
something that drives happiness.

For us at Labh Elegance, it is all of this and more.

**WE ARE UNAPOLOGETICALLY  
LUXURIOUS IN EVERY DETAIL,  
DOWN TO EVERY SQUARE FOOT.**



A contemporary architectural form set amidst a lush landscape  
in the prime neighbourhood of Bhayli - Labh Elegance exudes  
grandeur and sophistication.

The subtle yet stylish design complements the expansive layout  
and flawless detailing. Nature takes a permanent place in the  
campus and also provides pristine views from our grand homes.  
A smartly planned gated community, life here is intentionally  
created for opulence.



## **PREMIUM RESIDENCES GRAND LIFESTYLE**

Set in an open C-shaped layout, Labh Elegance is crafted to foster an open airy feel. The towers offer large 3 & 4 BHK apartments which open into the delightful community spaces in the centre. The premium finishes exude a rare sense of calm and richness. Every home is carefully devised to bask in abundant natural light, aeration and privacy.

Our commercial spaces are included to offer added convenience to our residents. Available in a comfortable size range, these road facing retail units are sure to attract business success.

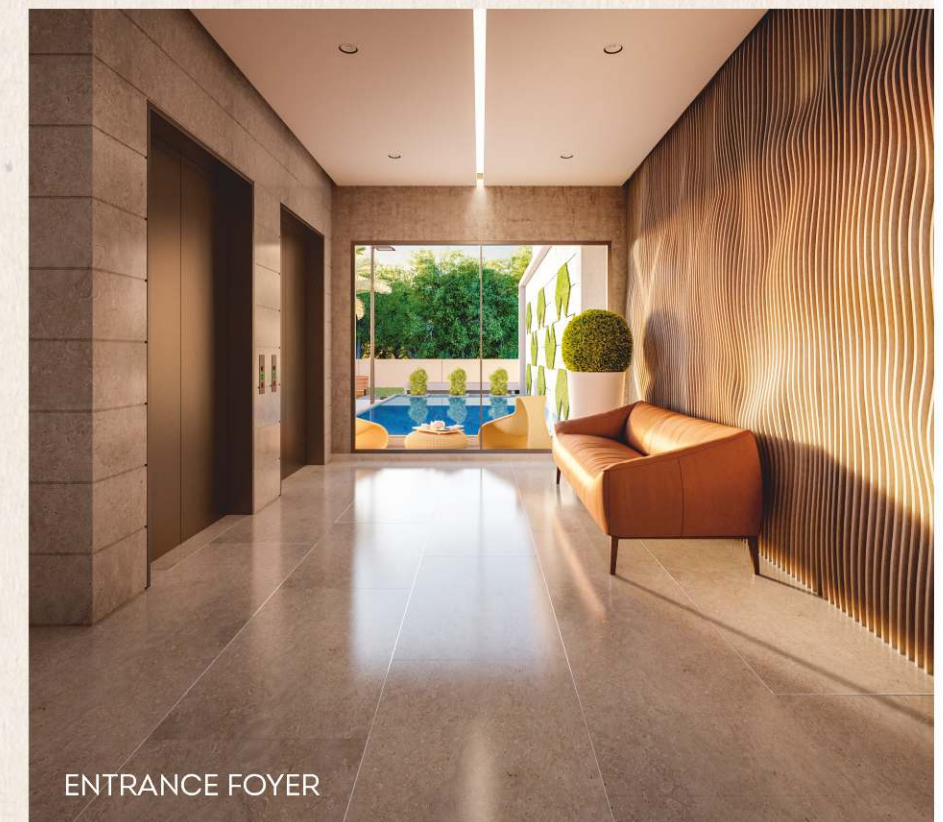


## PERFECT FINISHES PLUSH INTERIORS

Homes at Labh Elegance are exquisite. Spacious formats ensure both luxury and comfort. The room seamlessly flow into each other creating a sense of magnitude. Every nook and corner is finished to perfection and embellished with the choicest fittings and fixtures to spell extravagance.

Most of our homes overlook the green vistas of the landscaped garden below or out into the views that surround the campus. This also assures a sense of exclusivity even when you are located right on the main road.

With a home carefully built with you in mind, all you need to do is beam with pride.



ENTRANCE FOYER



A  
HARMONIOUS  
BLEND OF  
**NATURE** AND  
**ARCHITECTURE**  
DEVELOPED TO  
DELIGHT

## LEISURE AMENITIES



Children's Play Area - Sand Pit



Magnificent AC Club House



Library



A C Gymnasium



Indoor Game & Recreational Activities



Gazebo



Party Lawn & Terrace Garden



Senior Citizen Seating Area



Swimming Pool



GYMNASIUM

Quality time with family is a distant dream for many. But for the chosen few at Labh Elegance it is a way of life. Enjoy unlimited moments of joy with your family and friends across our array of premium leisure amenities.

A state-of-the-art clubhouse is all you need to glow with good health and a swimming pool is just right to drown your everyday stress. Let your kids run around free in the safety of the dedicated kids play area and watch your elders share some laughs at the senior citizen's seating area.

Simply put, leisure here is daily routine.

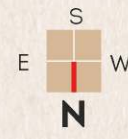


CHILDREN'S PLAY AREA & PARTY LAWN



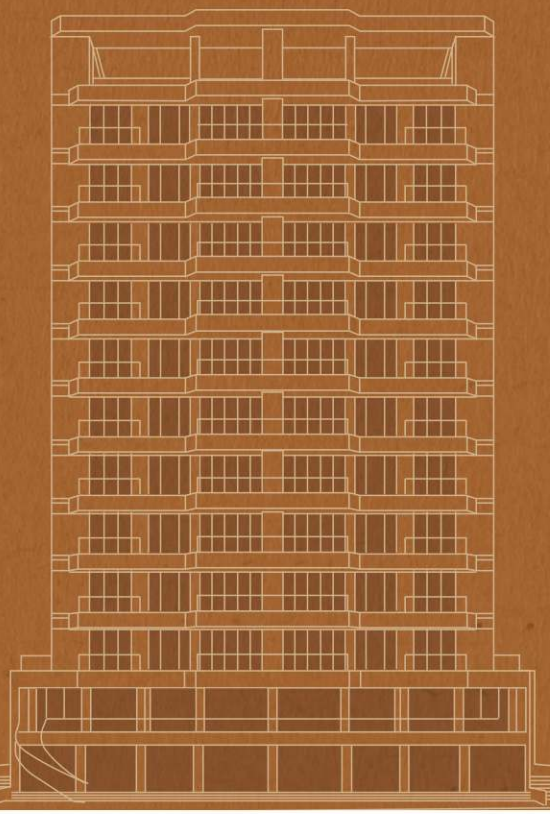
SWIMMING POOL

# BASEMENT PARKING

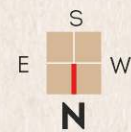


## AMPLE PARKING










We understand that Parking is an essential feature of any residential project. At Labh Elegance, every unit gets an allotted 2 car parking space spread over the Basement & Ground Floor.



# GROUND FLOOR



## VALUE ADDITIONS

-  Allotted 2 Car Parking for All Flats
-  Charging Points for Electric Cars
-  Auto-door Branded 2 Elevators in each tower
-  CCTV Surveillance
-  24x7 Security
-  24x7 Generator Power Backup for Common Areas
-  Solar Electricity for Common Areas\*
-  Video Doorbell
-  A.C. Point with Concealed Copper Piping in All Rooms
-  Water Softener Plant
-  Floor-Ceiling Height 11 Feet

\*Subject to changes and approval



**FIRST FLOOR**



24 MT. WIDE T.P. ROAD



**TYPICAL 2<sup>nd</sup> TO 11<sup>th</sup> FLOOR**

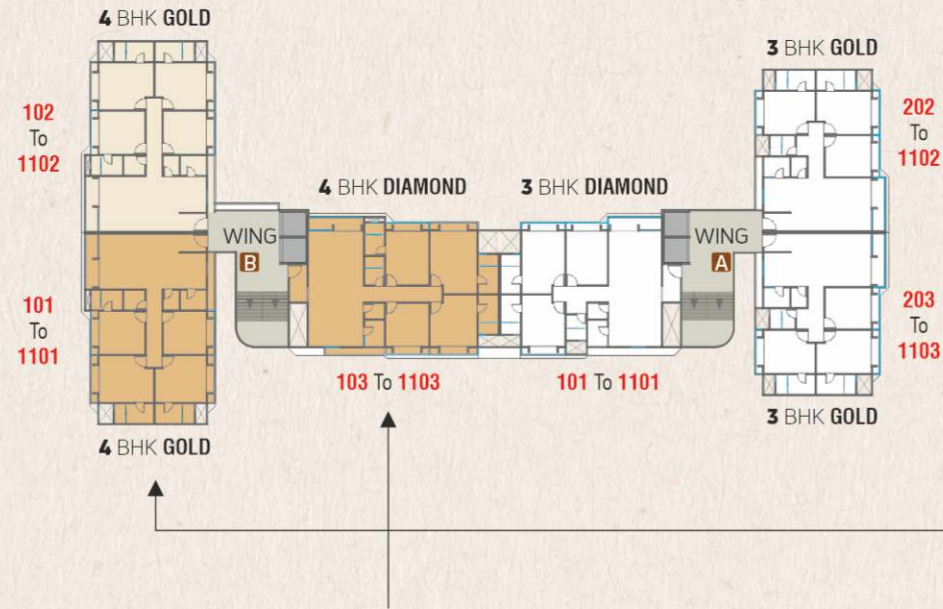


24 MT. WIDE T.P. ROAD



**4 BHK DIAMOND** | 1<sup>st</sup> TO 11<sup>th</sup> FLOOR

CARPET AREA: 128.34 sq. mts.  
 EXCLUSIVE BALCONY AREA: 11.05 sq. mts.  
 S.B.A.: 2650 sq.ft.



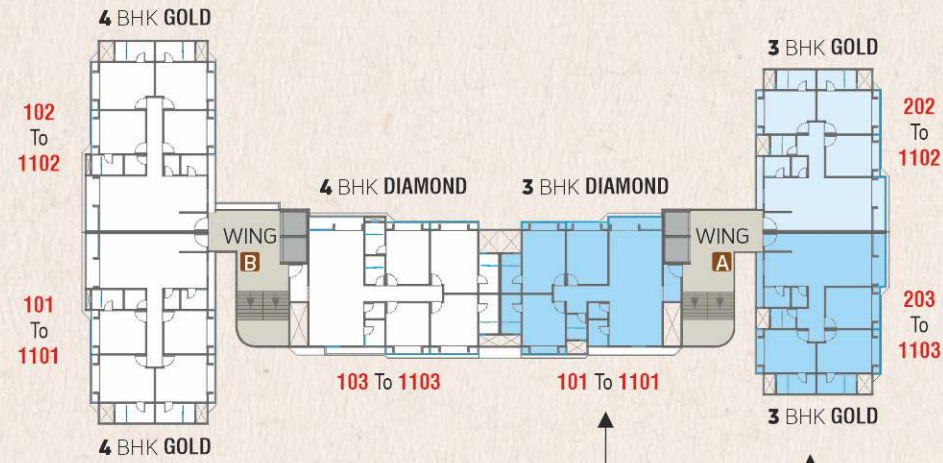
**4 BHK GOLD** | 1<sup>st</sup> TO 11<sup>th</sup> FLOOR

CARPET AREA: 116.18 sq. mts.  
 EXCLUSIVE BALCONY AREA: 11.24 sq. mts.  
 S.B.A.: 2430 sq.ft.



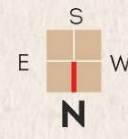
**3 BHK DIAMOND** | 1<sup>st</sup> TO 11<sup>th</sup> FLOOR

CARPET AREA: 107.79 sq. mts.  
 EXCLUSIVE BALCONY AREA: 8.36 sq. mts.  
 S.B.A.: 2210 sq.ft.



**3 BHK GOLD** | 2<sup>nd</sup> TO 11<sup>th</sup> FLOOR

CARPET AREA: 96.46 sq. mts.  
 EXCLUSIVE BALCONY AREA: 8.82 sq. mts.  
 S.B.A.: 2000 sq.ft.





## SPECIFICATIONS

### STRUCTURE:

Well designed RCC frame structure as per structural engineer's design.

### FLOORING:

Premium Vitrified Tiles Flooring.

### KITCHEN:

Exclusive Granite platform with SS sink.  
Ceramic tiles dado and kota stone / anti-skid flooring for wash area.

### BATHROOMS:

Designer wall tiles and anti-skid ceramic tiles flooring. Plumbing with standard fittings & vessels.

### PLUMBING:

Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

### WINDOWS:

Aluminium or U.P.V.C. hybrid sections with Granite or equivalent frames and safety grills.

### DOORS:

**Internal Doors:** Both Sides Laminated Flush Doors with Granite or Equivalent Frame.  
**Main Door:** Wooden Frame with Decorative Veneered Shutter and High Safety Locking System.

### ELECTRIFICATION:

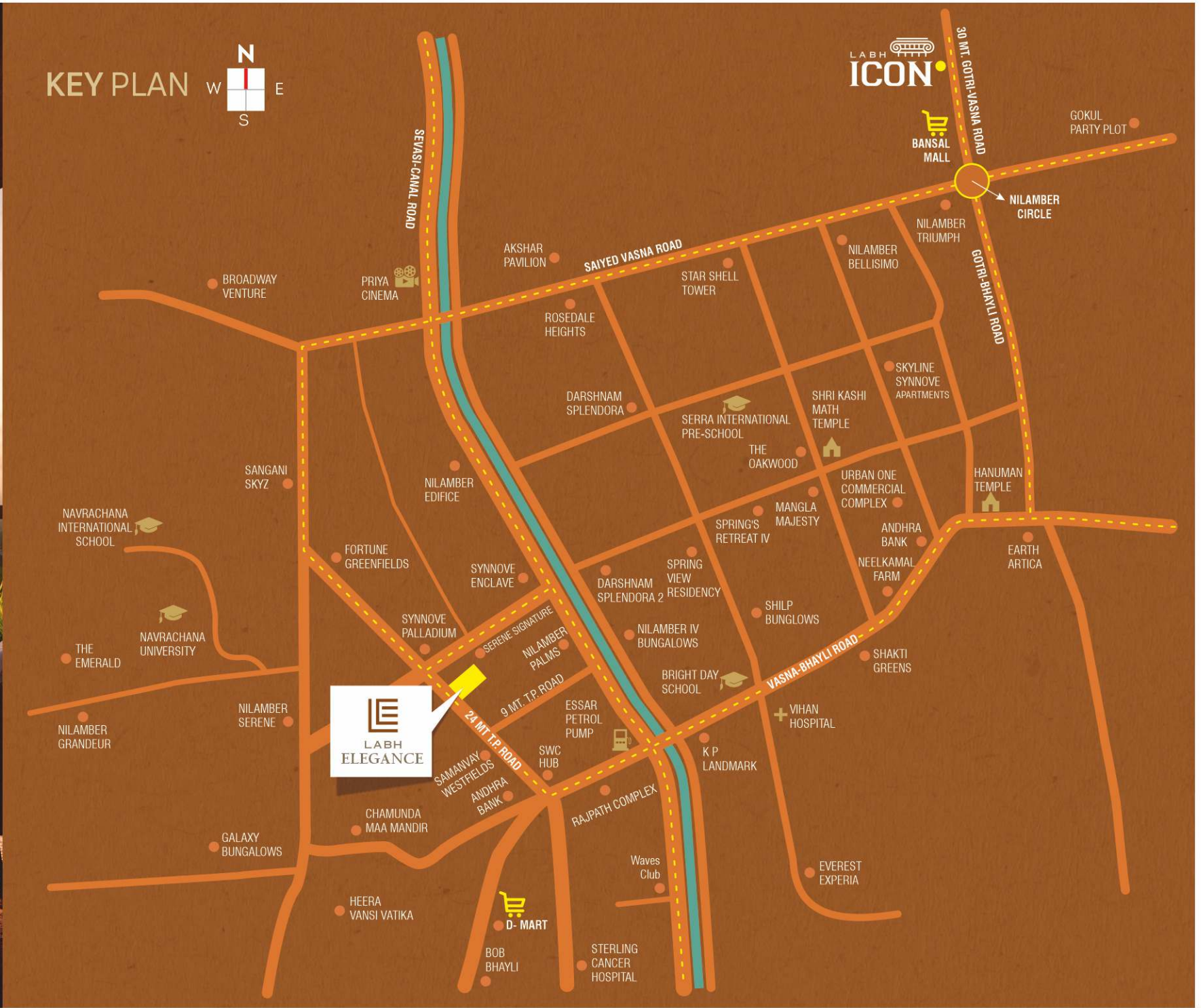
Concealed Copper ISI Wiring, MCB/ ELCB & Branded Modular Switches with Sufficient Electrical Points in All Areas.

### FINISHING:

**Interiors:** 2-coat Putty with Primer finish  
**Exteriors:** Texture with Weather Resistant Paint



TERRACE GARDEN



## A PRIME LOCATION

Located at Bhayli, Labh Elegance is well connected to everyday conveniences like superstore (D-mart), malls, schools, hospitals, restaurants, banks, ATMs and all other major utilities.

a project by



Developers: **LABH BUILDCON**

Site: Labh Elegance, B/h. Nilamber Palms, Opp. Samanvay Westfields, 24 Mt. High-Tension Road, Bhayli T.P. II, Vadodara-391 410.

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Rera Reg.No.: PR/GJ/VADODARA/VADODARA/Others/MAA06906/170320 <https://gujrera.gujarat.gov.in/>

Architect: **Talib Patel Associates**

Structural Consultant: **Vyom Consultants**

E - Brochure



Website



**Payment Terms:** 30% Booking Incl. Token | 15% Plinth Level | 10% Ground Floor Slab | 10% 5th Floor Slab | 5% 11th Floor Slab | 5% Masonry | 5% Internal Plaster | 5% External Plaster | 5% Flooring & Plumbing | 5% Infrastructure Completion | 5% Possession

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

