

CONNECTIVITY

- | | | | | |
|---------------|------------------|-------------|--------------------|----------------------------------------|
| 1. Hospital | 3. Shopping Mall | 5. School | 7. Railway Station | 9. Only 100 mtr
From S.P. Ring Road |
| 2. Restaurant | 4. Temple | 6. Bus Stop | 8. Airport | |

Developers



Contact

9714088882
9714088885

Site Address

OM ELEGANCE,
Opp. Vivan 101, Near Ganga Residency,
Zundal, Ahmedabad-382421

Architect



Structure Consultant



Scan For Location



Scan For E-Brochure



Elegance

3 BHK LIVING & SHOWROOMS





About Us

MBA Developers Pvt. Ltd. is a leading International developer of residential, commercial, properties in Ahmedabad. We at MBA Developers have never believed in creating mere brick and mortar structures. Instead, we believe in creating masterpieces in concrete woven around the great outdoors and with plenty of nature colours. MBA Developers has a strong management team running independent businesses, though complementing each other in cases of opportunities of mixed land use.

Our Vision

To build a world-class real estate development company with the highest standards of professionalism, ethics and customer service and to thereby contribute to and benefit from the growth of the Indian economy.

Our Mission

To bring sustainable development and quality lifestyles at affordable prices in this town, which is conveniently connected to Ahmedabad. Our project is aimed at the low and middle income group, providing them with the amenities of a lifestyle at an affordable cost, and a housing dream come true.



03 Towers

163 Residential Units

39 Showrooms
(Ground Floor & First Floor)

G+14 Stories

51+ Amenities



Rise, Rejuvenate, Thrive



THE JOURNEY

TOWARDS INCREDIBILITY

Take your step into the iconic world that gives your lifestyle an ideal setting of living that elevates your sense, spirit and status. Start your magical journey here





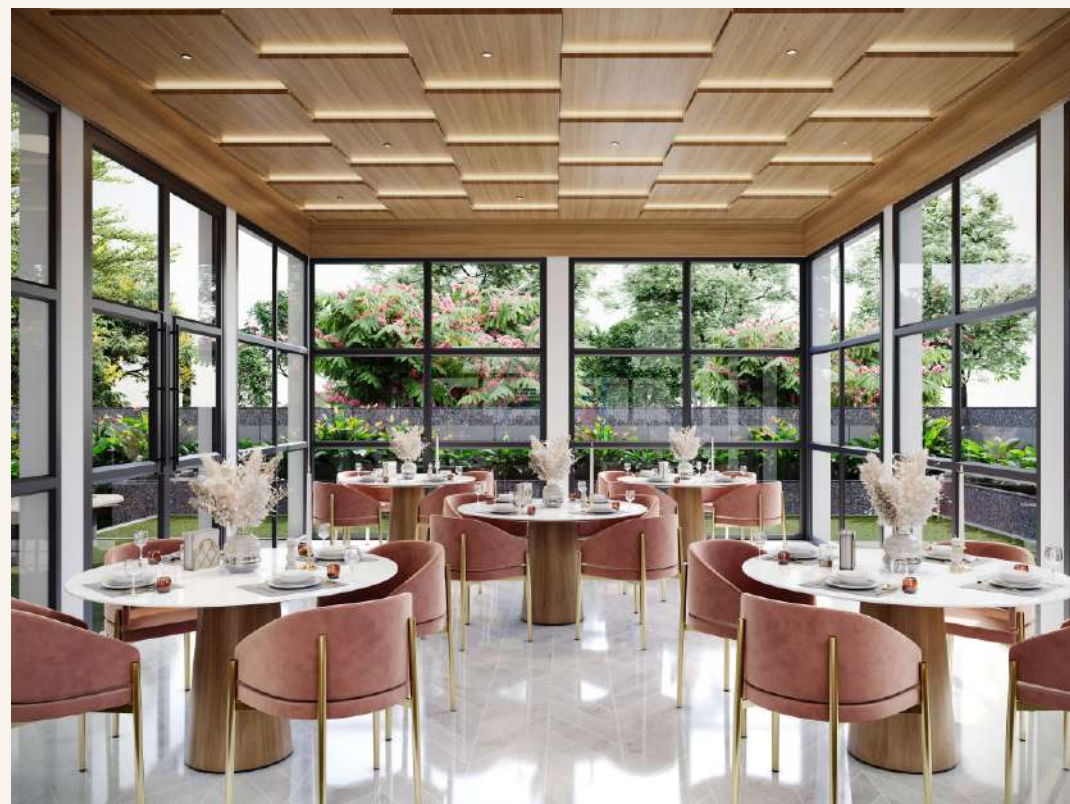
More Than Space,
It's Playful Living



Shine & Unwind

SWEAT, SCORE, CELEBRATE

Beyond Games, Beyond
Fitness, Experience Living at its
Playful Best at Om Elegance.





Ground Floor Plan

AMENITIES

01. SECURITY CABIN
02. FLOOR GAMES
03. INDOOR GAMES
04. LIBRARY
05. HOME THEATRE
06. GYM
07. KIDS PLAY AREA
08. EVENT LAWN
09. YOGA DECK
10. MOTHER'S SIT OUT AREA
11. WALK-WAY PLAZA
12. GARBAGE AREA
13. SENIOR CITIZEN SIT OUTS
14. WALK-WAY
15. GRASS PAVERS
16. PARKING
17. UTILITY AREA
18. MULTI PURPOSE HALL
19. WATER BODY
20. BOX CRICKET
21. MUSIC SYSTEM (SURROUNDING WALKWAY)





First Floor Plan

- Type-A
- Type-B
- Type-C
- Type-D
- Type-E



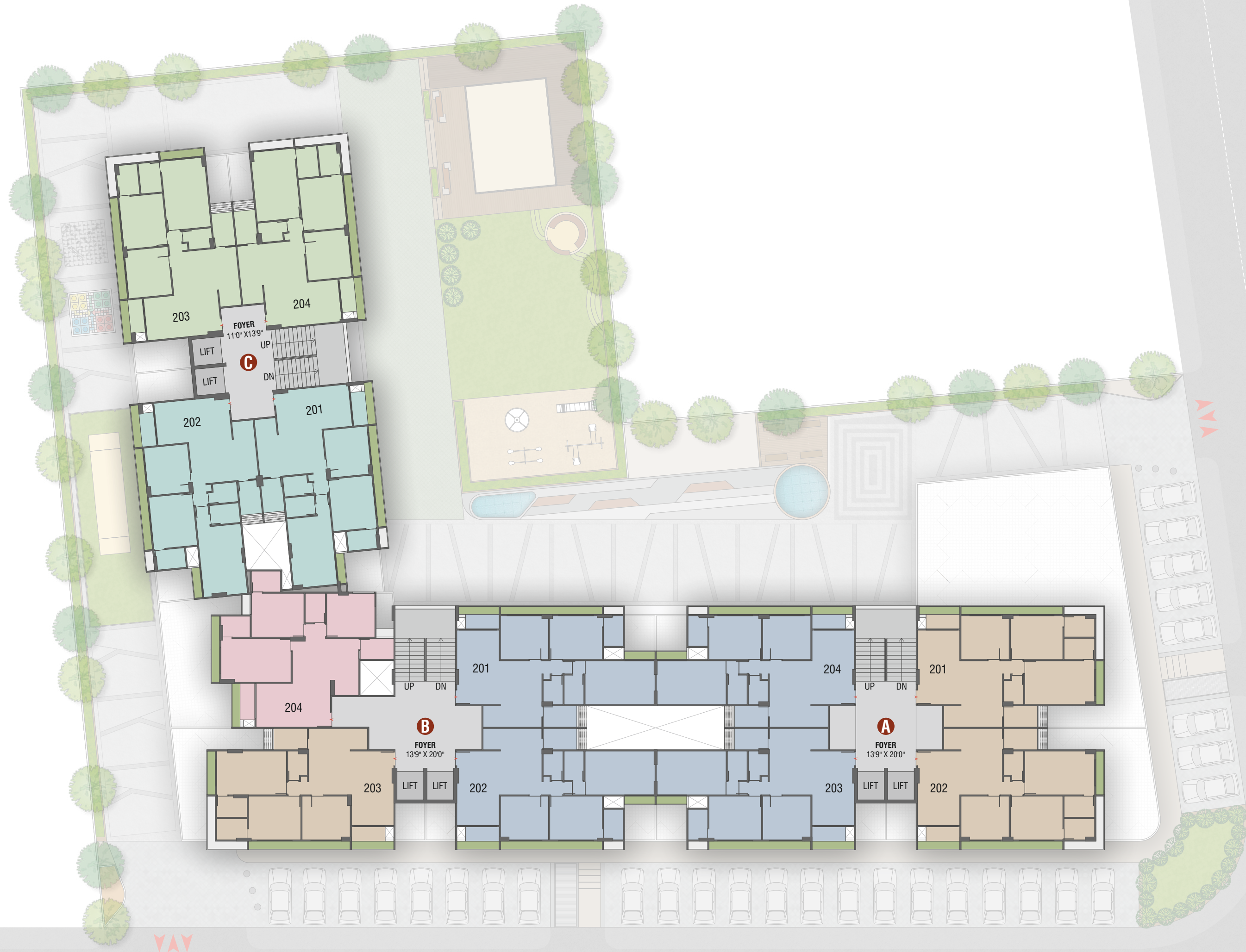
12.00 MT. ROAD

18.00 MT. ROAD



Typical Floor Plan

- Type-A
- Type-B
- Type-C
- Type-D
- Type-E



12.00 MT. ROAD

18.00 MT. ROAD



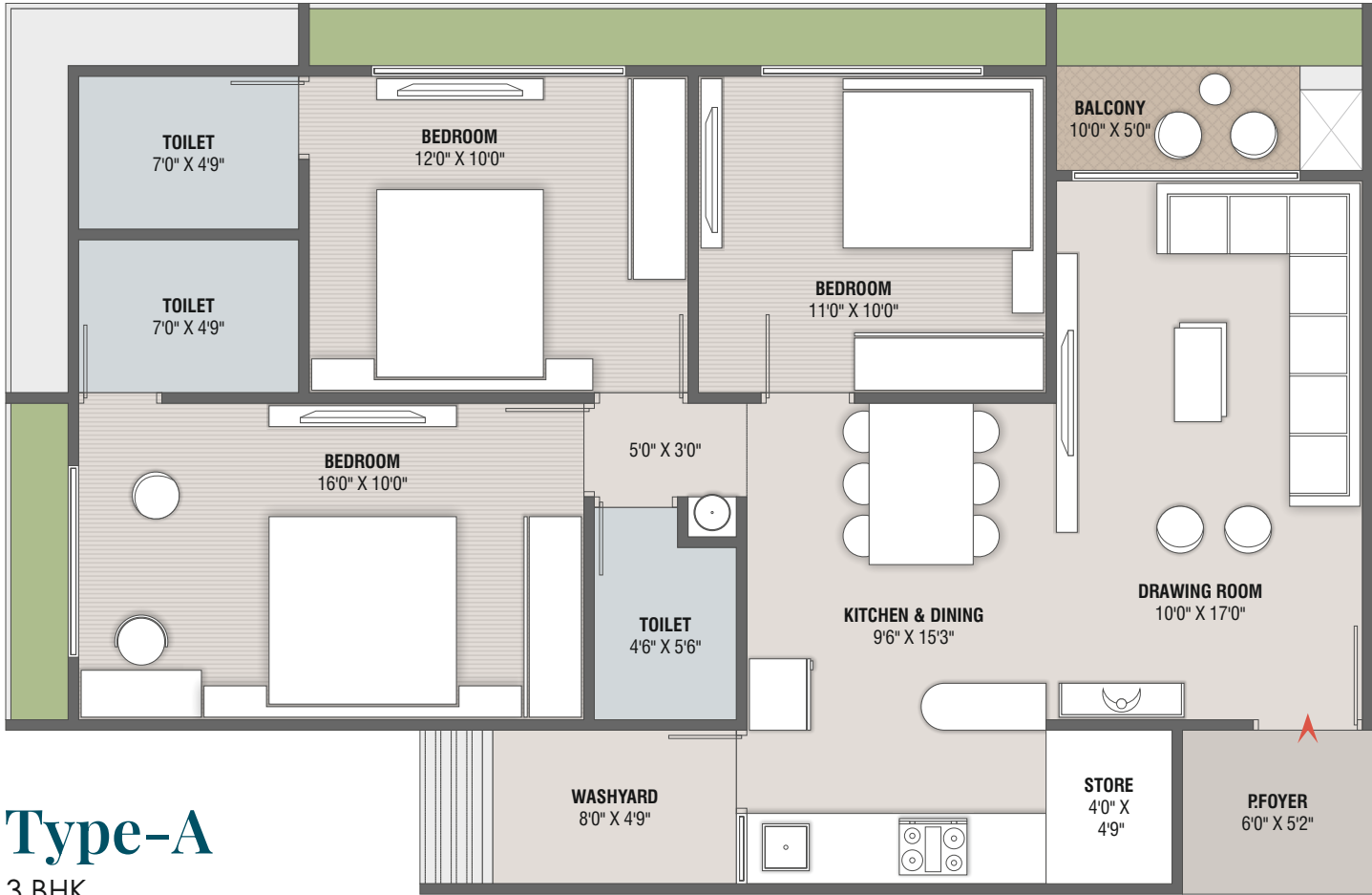
Terrace

Floor Plan

- AMENITIES:**
1. TODDLER'S PLAY AREA
 2. WALKING TRACK
 3. SITOUT SPACE
 4. YOGA DECK
 5. MEDITATION POD'S DECK
 6. SWING PLAZA
 7. SENIOR CITIZEN SIT OUT
 8. OUTDOOR PROJECTOR SCREENING
 9. BONFIRE
 10. PLAZA
 11. SPACE FOR SOLAR PANEL



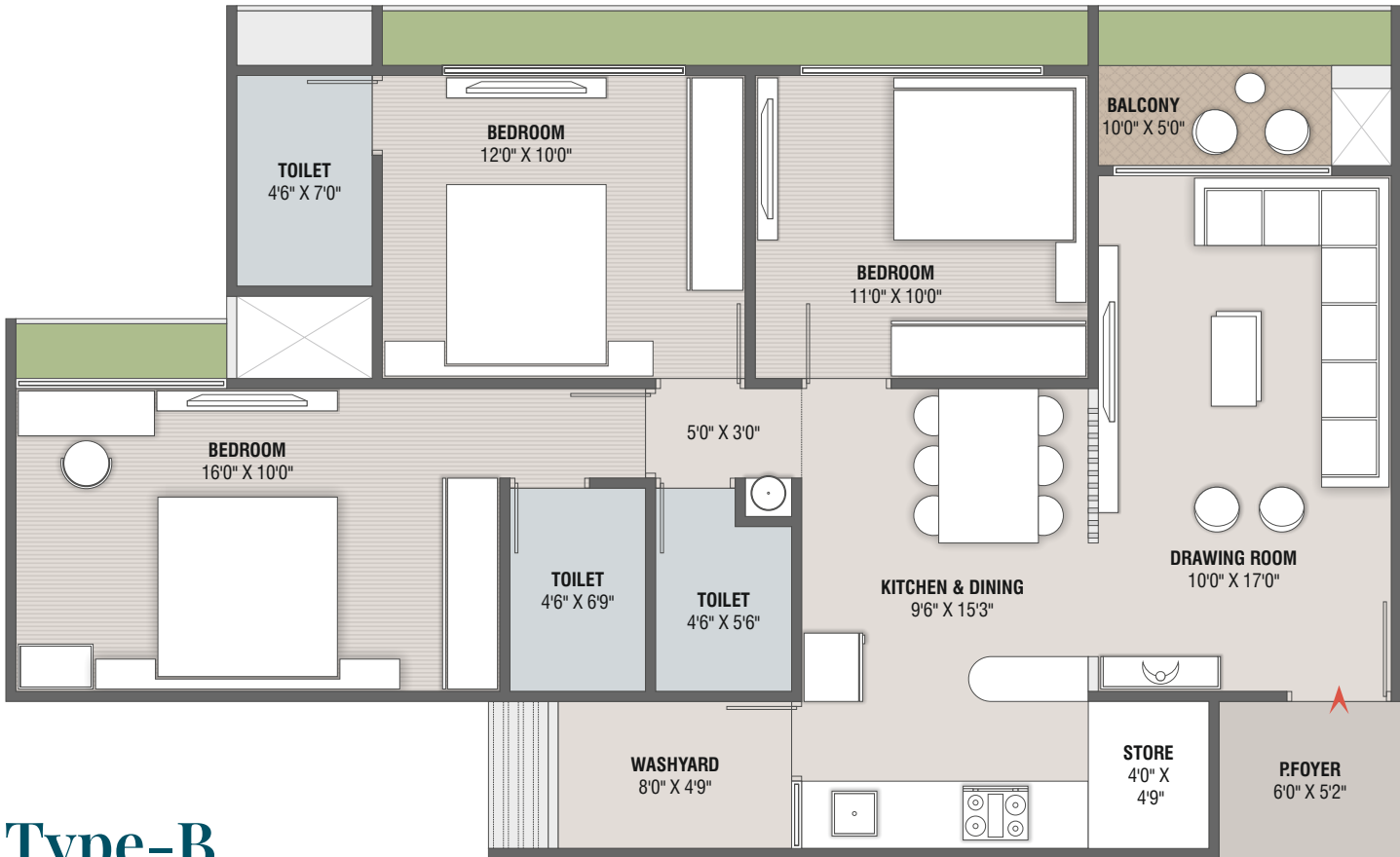
Unit Plans



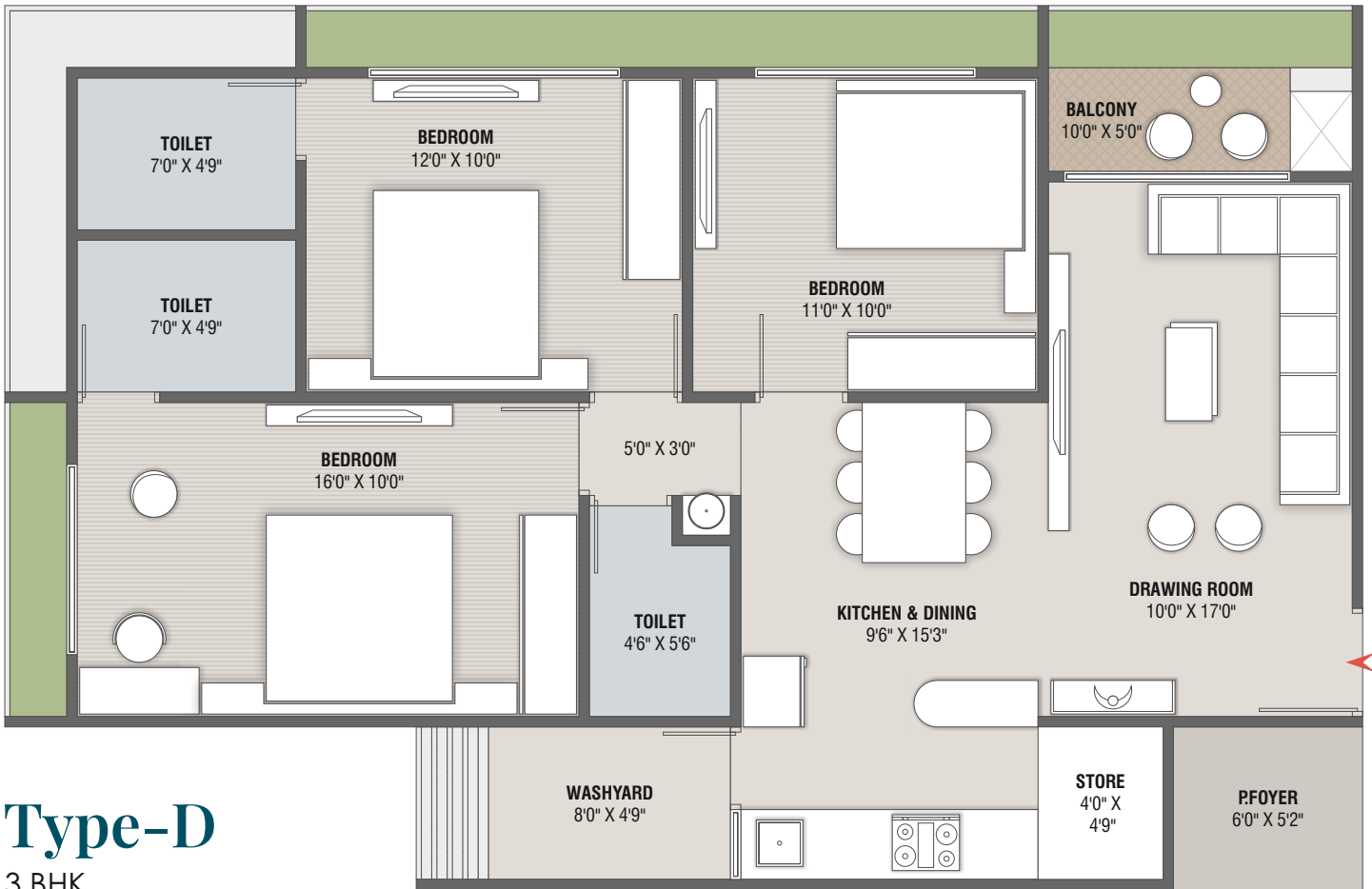
Type-A
3 BHK



Type-C
3 BHK

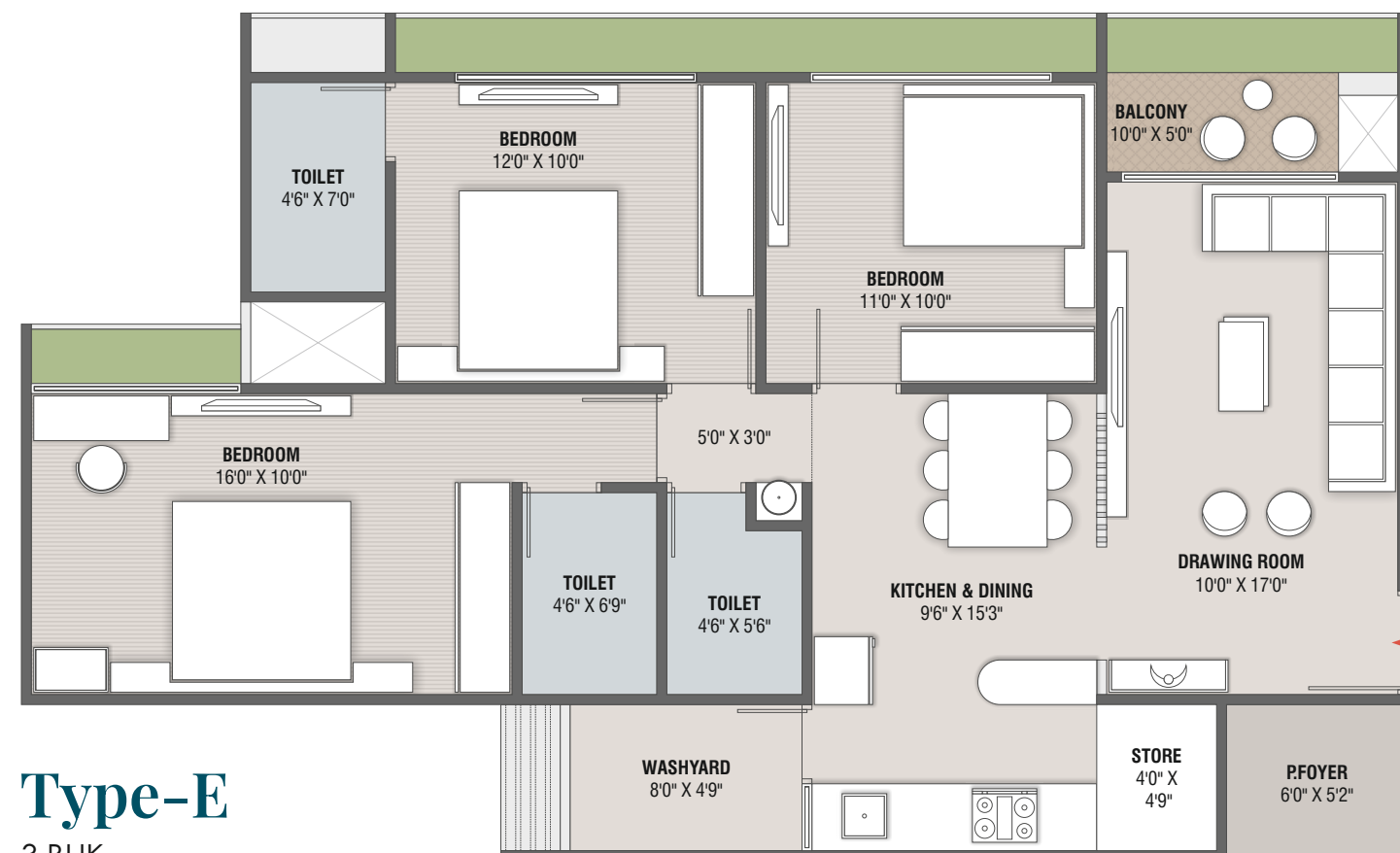


Type-B
3 BHK



Type-D
3 BHK

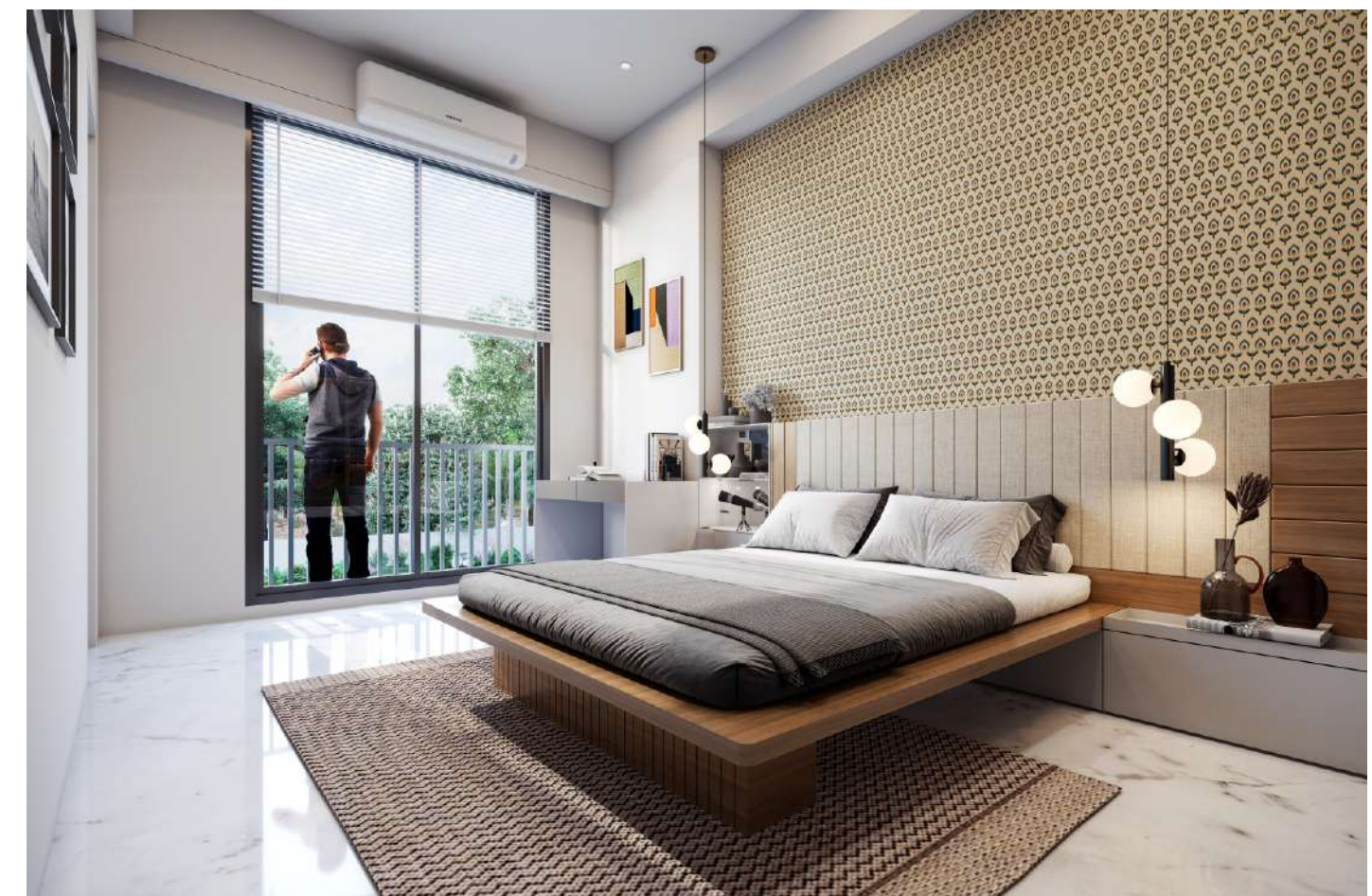
Unit Plans



Type-E
3 BHK

1st time In Zundal

Seating Balcony in all 3 Bedrooms





SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure with block Masonary wall

FLOORING

- Premium quality 4 x 2 vitrified tiles in flooring, Bathroom wall dedo, in entire Apartment.
- Premium Quality 2 x 2 Vitrified tiles in bathroom flooring, Wash Area & Kitchen Wall Dedo in Entire Apartment

KITCHEN

- Superior Quality 14ft length granite platform with S.S. Sink.
- 2 x 2 Vitrified tile upto full level on the walls above platform
- Stone Shelves in Store Room.

DOOR & WINDOWS

- Decorative main door with wooden frame
- All other interval doors will be flush type
- FULLY GLAZED HAXONABLE COATED Aluminium Section Sliding Windows with natural Stone Sill

LIFT

- Fully Automatic Elevators with power back up
- 2 elevators per block

EXTERNAL & INTERNAL FINISHES

- External Double Coat Plaster with Acrylic Paint, Internal Mala Plaster with Wall putty

ELECTRIFICATION

- Three Phases Concealed Copper wiring with adequate number of points in all rooms
- Branded Modular Switches
- Provision for cable / telephone and internet points.

A.C. PIPE

- Concealed Copper A.C. Pipes in living room & all three bedrooms

TOILET

- Attached toilet in individual Showroom
- Jaquar Company C.P. Fittings.
- Hindware Company Sanitary ware.
- Concealed Plumbing with premium Quality pipes.
- Water proofing treatment in all toilets & wash area. Wall cladding with designer tiles branded sanitary wares.

WASH AREA

- Wash Area with requisite electrical & plumbing points.

TERRACE

- Open terrace to be finished with 400 x 400 tile for Heat Reflection & water proofing.
- Lift Access Upto Terrace
- Fully developed terrace with huge amenitites

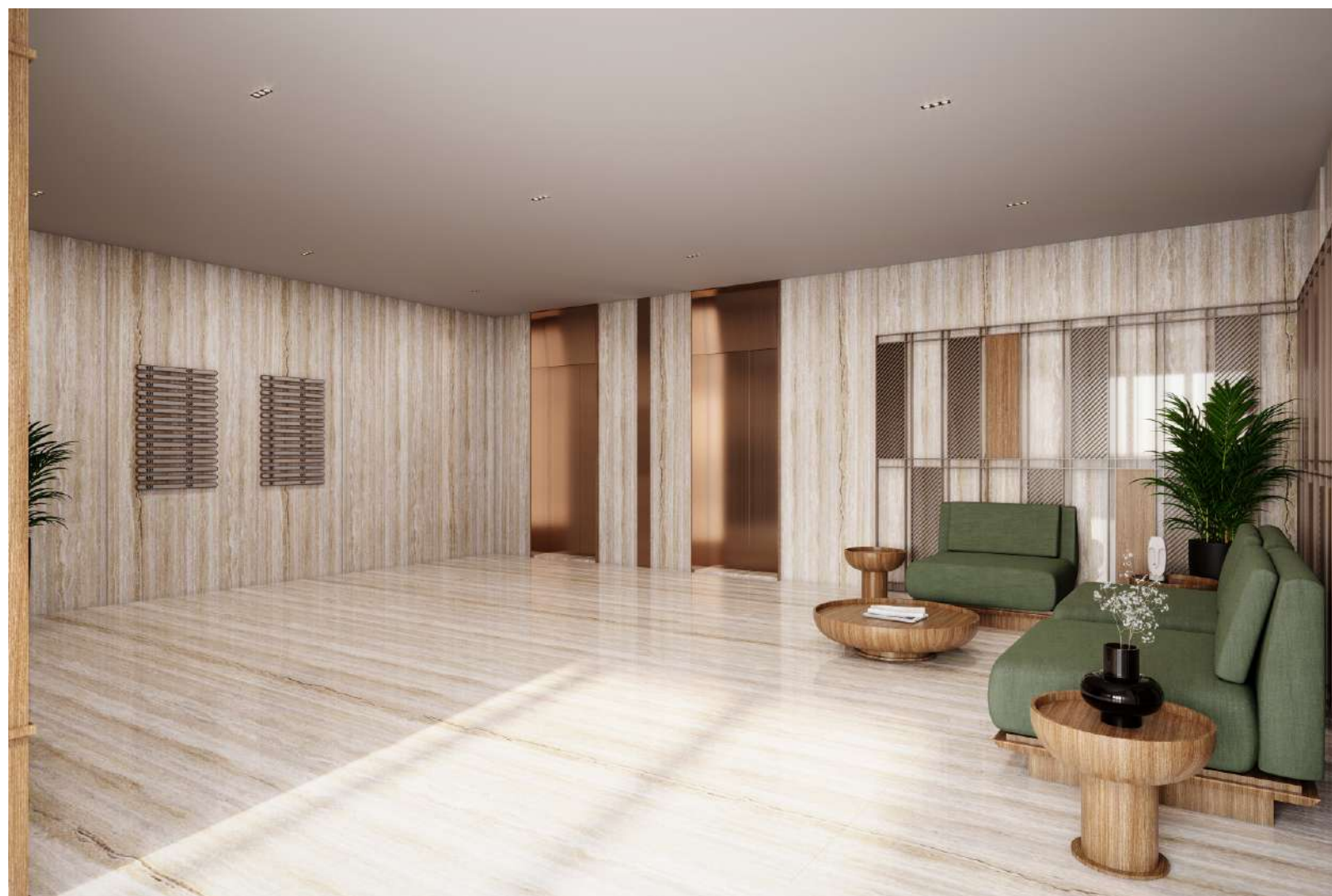
FIRE SAFETY

- As per AMC guidelines

NOTE : • All right reserved to organizers for any changes in plan and specification. • Any member who unable to pay regular installment is liable to lose the membership and no explanation thereafter will be entertain. • This brochure is only for advertisement and shall not be considered as legal document. • Stamp duty, registration charges, GST, GSPC, G.E.B. charges any other govt. Charges and maintenance will be charged extra. • The Purpose of Sample House is only to determine the size and height of the unit. • External changes shall not be allowed. Only internal changes shall be done with the prior permission and shall be charged extra in advance (Expect Structure elements) Project consultant reserved all the right for any changes in plan - elevation or scheme which will be binding to all member. • Subject to Ahmedabad Jurisdiction.

URBAN AMENITIES

1	Entrance Gate	28	Meditation Pod’s Deck (Terrace)
2	2 Side Security Cabin	29	Swing Plaza (Terrace)
3	Entrance Foyer	30	Senior Citizen Sit-Out (Terrace)
4	Gym	31	Jogging Track (Terrace)
5	Home Theater	32	Outdoor Projector Screening (Terrace)
6	Library	33	Bonfire (Terrace)
7	Indoor Games	34	Plaza (Terrace)
8	Meter Room	35	Solar Panel (Terrace)
9	Senior Citizen Sit-Out	36	Children Drop Off Zone
10	Utility Area	37	CCTV Camera
11	Sit-Out Space	38	24 hrs Water
12	Water Body	39	Automatic Lift
13	Kids Play Area	40	Fire Safety
14	Event Lawn	41	No Vehicle Zone
15	Mother’s Sit Out Area	42	24 x 7 Security
16	Multipurpose Hall	43	Two Wheeler Parking in Basement
17	Yoga Deck	44	Personal Foyer in Each Apartment
18	Green Grass Paver Block	45	Power Back-Up Generator
19	Floor Games	46	Sitting Balcony in All 3 Rooms
20	Box Cricket	47	14 Ft. Length Kitchen Granite Platform
21	Walk Way Area	48	Landscape Gardening
22	Garbage Area	49	Adani Gas Line
23	One Alloted Car Parking	50	Ground Floor Showroom with 11 ft. height
24	Toddler’s Play Area (Terrace)	51	Surrounding Silent Music Near Garden Area
25	Walking Track (Terrace)	52	All Units Designed As Per Vastu Shastra
26	Sit-Out Space (Terrace)	53	Private Foyer in Each Unit
27	Yoga Deck (Terrace)		



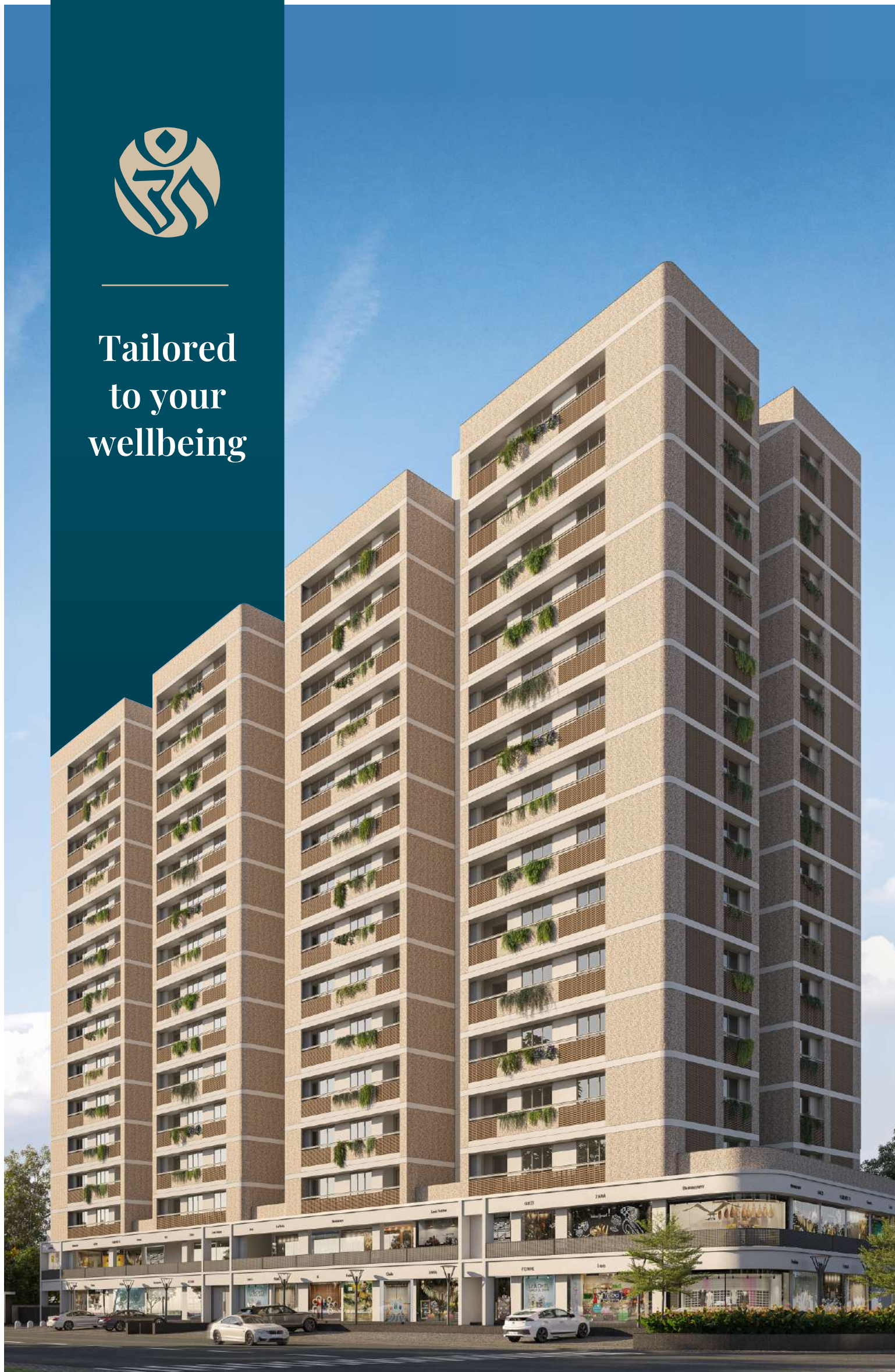
IMMERSE YOUR FAMILY IN A

Luxury for A Lifetime

Spacious 3 BHK apartments and exclusive amenities become the backdrop for cherished moments & laughter



Tailored
to your
wellbeing



Our Prestigious Projects



Om Krupa

Introducing "Om Krupa" an exclusive residential project located just 200 meters from S.G. Highway, adjacent to AUDA Garden. With only 28 luxurious units, this development emphasises on quality and is constructed using the German PERI System. Enjoy proximity to essential places such as AUDA Garden, PVR Cinema, Metro Station, Udgam School, Jain Mandir, and more. Elevate your living experience at Om Krupa, where thoughtful design meets convenience.

Om Sky



Presenting **Om Sky** at Science City, Ahmedabad-a modern residential haven it has 73 units of 2 & 3 BHK flats, 19 ground floor shops, 7 stories across 3 towers, and it is a two-road corner project. Enjoy proximity to hospitals, restaurants, temples, schools, and the airport. Elevate your lifestyle with 20+ amenities thoughtfully integrated into this vibrant community. Live comfortably at Om Sky, where urban living meets contemporary design.