





Live a little extra

Welcome to Balmukund Reflect where life offers you more. Located on Gandhinagar Road, the project consists of 2 and 3 BHK XL homes. High on space, the residences here will let you celebrate life to the fullest. The residences facilitate a little extra sunlight and natural breeze allowing you to experience airy living. The project is superbly connected to all things essential and you will have convenience at your doorstep, always. So, come to Balmukund Reflect and get used to the extra, life will extend your way.



BALMUKUND
Reflect


2 BHK XL & 3 BHK Ultra-specious Apartments






Celebrate space a little extra








Your home is your playground. When you get a little more space, you play more and celebrate more. In this home, moments of joy are aplenty and you begin to appreciate the extra, Life offers you.

 Decorative Foyer

 Swing chair





-  Landscaped Garden
-  Waterfall
-  Pathway/Jogging track
-  Gazebo
-  Kid's Play Area
-  Trellis with Seating
-  Waterfall

Rejoice a little extra






The city clutter makes you long for space. An address which brings you closer to nature is your serene little corner. Here, tranquility comes in abundance and are grateful about the extra, life presents you.





CLUB HOUSE

*Thoughtfulness
a little extra*

-  Clubhouse with Multi-purpose Hall
-  Indoor Games Zone
-  Trellis with Seater
-  Multi Game Court
-  Skating Rink



Open Air Theater



Outdoor Activitie Area



Kids Play Area



Skating rink



*A view to broaden
your horizons
with **little extra***

The floor-to-ceiling windows allow you to gaze across the city, a view that only the select will get to enjoy





*Well-Planned amenities
a little extra*

Balmukund Reflect will comprise of more than 30 lifestyle and wellness amenities. From a plethora of outdoor sports to an array of indoor games, exercising your body and mind will be a part of your everyday routine.

- | | |
|-----------------------------|---------------------------|
| 1. Security cabin with gate | 11. Club house |
| 2. Drop of zone | 12. Children play area |
| 3. Flower Bed | 13. Multi purpose court |
| 4. Security cabin with gate | 14. Basket ball court |
| 5. Senior citizen park | 15. Entrance foyer lounge |
| 6. Waterfall | 16. Skating rink |
| 7. Mounted lawn | 17. Julla court |
| 8. Party lawn | 18. Amphi theater |
| 9. Benches | 19. Seat out |
| 10. Seat out | |



*Ground floor layout plan
(Amenities)*

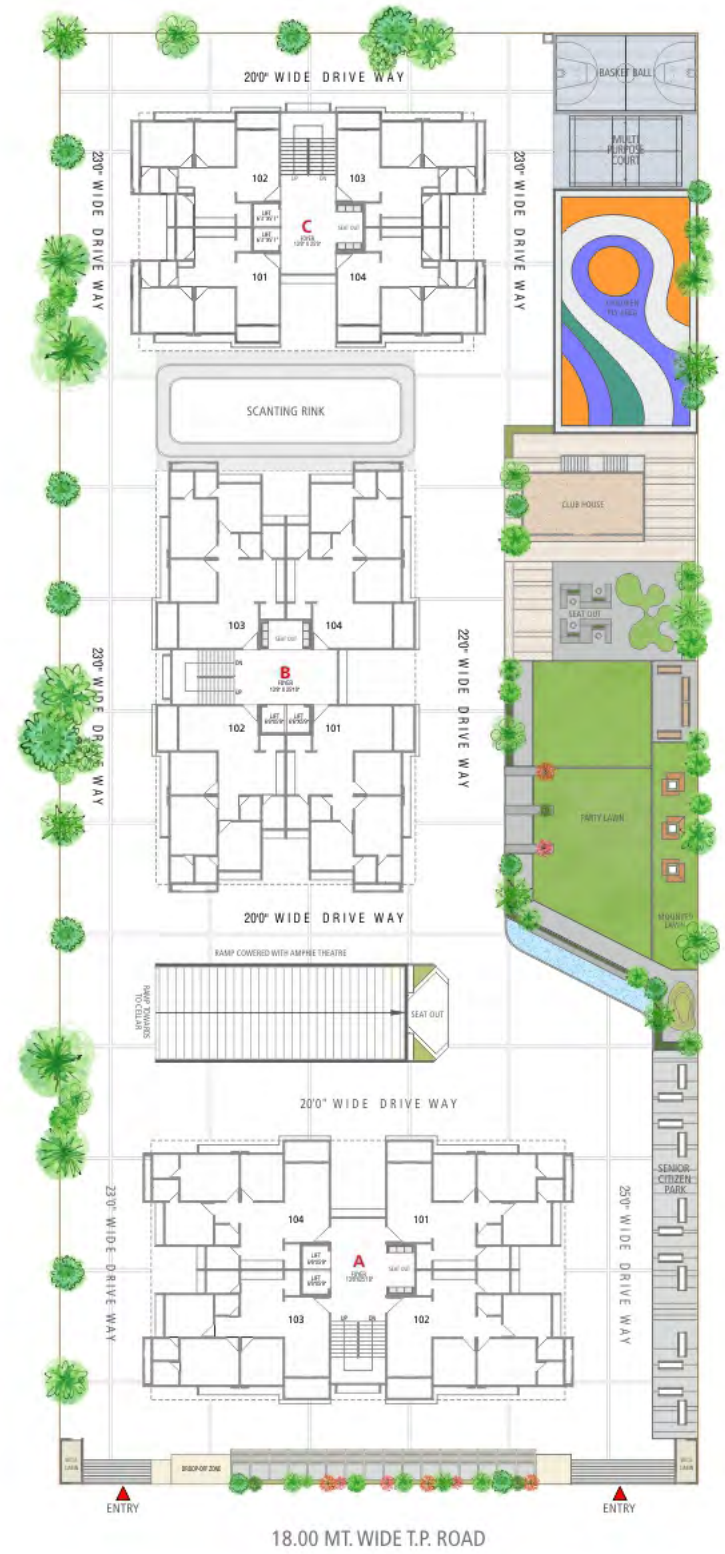


Life is in the little extra

We always seek to get more from life.

And when life offer you that, you can't help but feel overwhelmed with joy, it's these little things that add colour to the humdrum.

So, why settle for less when life has more for you in the bag!



Typical layout plan (2nd to 11th)





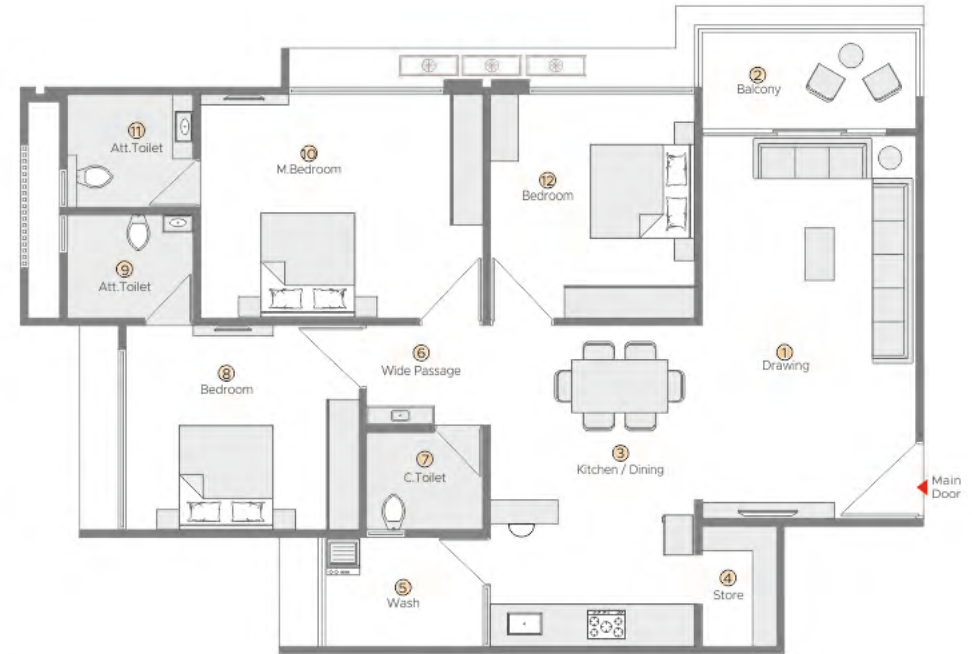
*Enjoy your home
a little extra*

in a city where space is at premium. Balmukund Reflect has the capacity to amaze with its capacious surroundings, with the high ceiling and extremely generous floor space, the views and light the flood through the huge windows add to the luxurious feeling of freedom and let you know you are living somewhere special.



2 BHK XL & 3 BHK Ultra-specious Apartments

A B



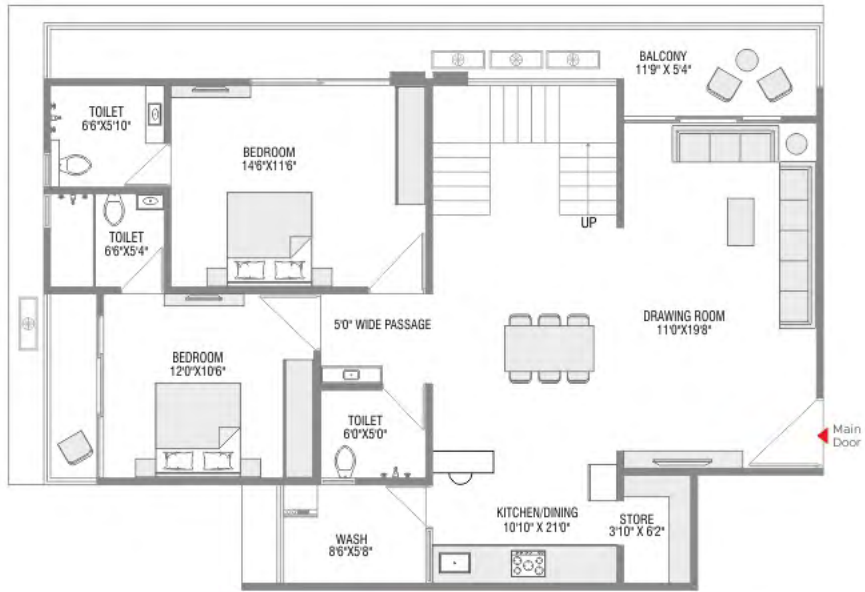
Block **A-B**

Unit No.
201 to 204

3 BHK

- | | |
|---------------------|----------------|
| 1. Drawing | 11'0" x 19'8" |
| 2. Balcony | 11'9" x 5'4" |
| 3. Kitchen / Dining | 10'10" x 16'6" |
| 4. Store | 3'10" x 6'2" |
| 5. Wash | 8'6" x 5'8" |
| 6. Wide Passage | 5" Wide |
| 7. C.Toilet | 6'0" x 5'0" |
| 8. Bedroom | 12'0" x 10'6" |
| 9. Att. Toilet | 6'6" x 5'10" |
| 10. M. Bedroom | 14'6" x 11'6" |
| 11. Att. Toilet | 6'6" x 5'4" |
| 12. Bedroom | 10'6" x 11'6" |





Block **AB** Pant House
12th floor

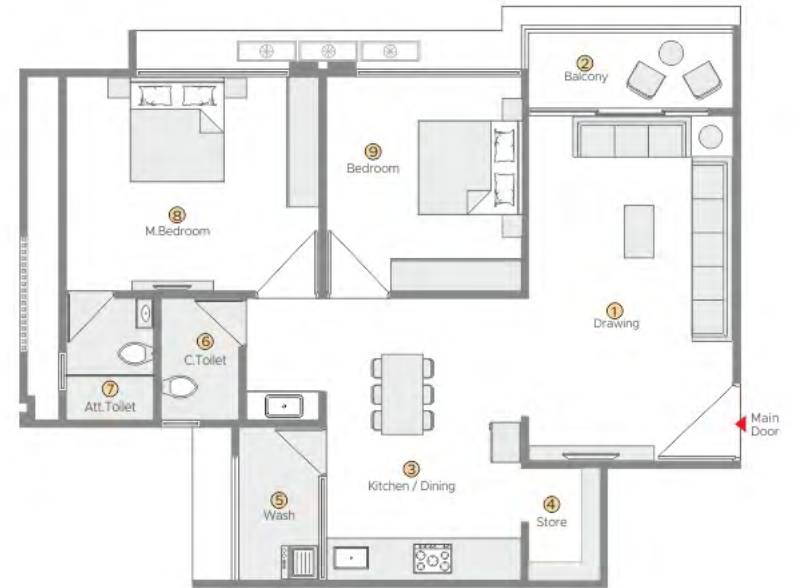


Block **AB** Pant House
13th floor





2 BHK XL & 3 BHK Ultra-specious Apartments



18.00 MT. WIDE T.P. ROAD

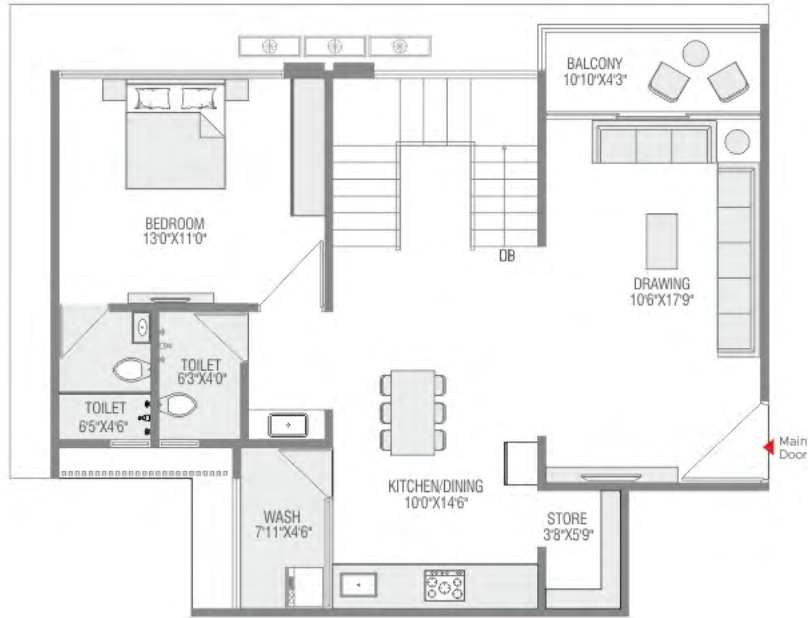
Block C

Unit No.
201 to 204

2 BHK

- 1. Drawing 10'6" x 17'9"
- 2. Balcony 10'11" x 4'3"
- 3. Kitchen / Dining 10'0" x 14'6"
- 4. Store 3'8" x 5'9"
- 5. Wash 7'11" x 4'6"
- 6. C.Toilet 6'3" x 4'0"
- 7. Att. Toilet 6'5" x 4'6"
- 8. M. Bedroom 13'0" x 11'0"
- 9. Bedroom 10'0" x 10'0"





Block C Pant House
12th floor



Block C Pant House
13th floor





SPECIFICATIONS

Building Structure

- Earth Quake Resistant RCC Frame Structure with Brick Masonry

Wall Finish & Colour Works

- All Internal walls with white finish putty over mala plaster
- All External walls with double coat sand faced plaster & standard quality apex paint
- All Internal & External Fabrication structures in standard quality enamel paint

Flooring

- Vitrified Tiles

Bathrooms & Toilets

- Anti-skid Good Quality Ceramic Tiles For Flooring
- Glazed Tiles On Walls Up to Beam Bottom Level
- Premium Quality Plumbing Fittings & Sanitary Ware
- Provision for Water Heater & Exhaust Fan

Door & Windows

- Wooden Main Door having both side laminate with Quality Lock-set
- Flush Type Painted internal Doors with frame & necessary hardware
- Anodized Aluminum sliding windows with standard Gauge sections

Kitchen

- Black Granite Finished Platform with SS Sink Installation
- Glazed Tiles Dado up-to Beam Bottom Level
- Provision for Washing Machine Inlet/Outlet

Electrification

- 3 Phase Concealed Conduits with Copper Wiring of Standard ISI Brand
- Provision of Adequate Number of power outlets with modular switches
- Protective ELCB for each apartment

Water

- 24 x 7 hour Water supply through water meter.

CAMPUS DEVELOPMENT

Community Gate

- Attractive Entrance Gate with 24 x 7 Security Provision
- Children School Bus Pick-up & Drop off Zone

Entrance Foyer & Lobby

- Well Designed Building Entrance Foyer
- Upper Floor Lobbies having Premium Quality Rustic Tiles Flooring

Landscaping & Common Areas

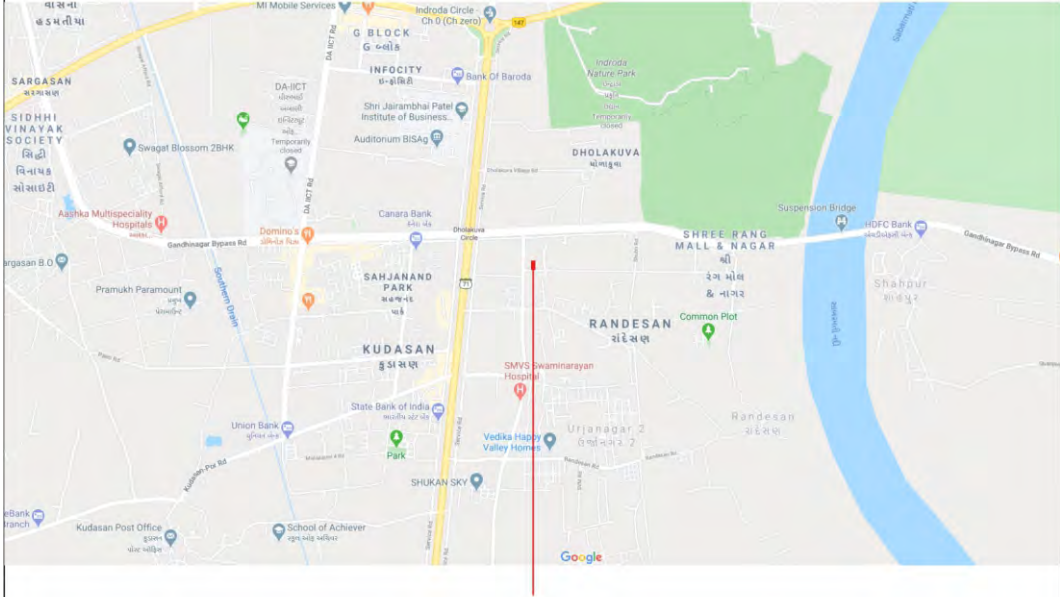
- Manicured Green campus with ample parking facilities
- Dedicated Children Play Park with sand pit & equipments
- Well Paved Internal Roads Street Light Provision

Other

- 2 Elevators of reputed make having adequate capacity for Each Block
- CCTV Camera • Provision for Fire Safety

NOTES :

- GEB, Legal Charges, AUDA charges, Stamp Duty, Registration Fees, GST & Any Govt. Cesses (If Applicable) etc. will be borne by the members.
- Any Member who so ever is unable to pay the regular installment is liable to loss the allotment & no explanation will be entertained this after.
- All rights are reserved by developers to make any changes in plan, Scheme, Elevation & Dimension. Other details of layout shall be binding to all members.
- Maintenance Deposit shall be paid separately by members.
- Dimensions and area indicated in brochure are indicative and approximate.
- This Brochure is not a part of legal document, it is only for display purpose.



SITE:
BALMUKUND REFLECT
 B/h. Balmukund Heights, Dholeshwar Mahadev Road,
 Nr, Raksha Sakti Circle, Gandhinagar-382421.

DEVELOPERS:



ARCHITECT:



STRUCTURAL ENGG.:



MEP CONSULTANT:

