



4 BHK PREMIUM APARTMENTS & PENTHOUSES  
WITH LUXURIOUS CLUB AMENITIES

## COMPLETED & ONGOING PROJECTS



As the most trusted and adored real estate developer in Rajkot, we strive for perfection in everything we do. We are known for creating wonderful landmarks adorned with brilliant planning, spectacular elevation, high-end luxuries and dreamlike lifestyle embellishing the skyline. We uphold the highest ethical standards by maintaining superior quality, transparency and integrity. We wish to inspire the sense of joy and pride in our customers for being a valuable member of Decora Group.

ARCHITECT  
APURVA AMIN

Truly believing in the saying, "Architecture is a visual art and the buildings should speak for themselves.", Ar. Apurva Amin has yet again created an architectural masterpiece – Decora Madhuban. Going beyond the obvious and ordinary, he and his team has created a modern-day nirvana that is destined to become a landmark of higher living.



A CELEBRATED LIFESTYLE IN GLORY OF NATURE

**DECORA<sup>®</sup>**   
**MADHUBAN**  
an essence of life

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AROUND **11 FT.** FLOOR HEIGHT

**INDIVIDUAL CLUB** FOR EACH TOWER  
REDEFINES PRIVILEGED LIVING

**LARGE LUSH GREEN** LANDSCAPE AREA

**ULTRA-SPACIOUS** ROOMS TO  
ENCOMPASS ALL YOUR DESIRES

**HI-TECH** SECURITY SYSTEM

SEWAGE TREATMENT PLANT ENSURES

**MINIMUM WATER WASTAGE**

SPACIOUS **2 LEVEL** BASEMENT PARKING

**HIGH SPEED** LUXURIOUS ELEVATORS

**LARGE** COMMON FOYERS AT EACH FLOOR

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Sensational  
abodes for the  
selected few





## Laugh, **play and enjoy** with nature

Listen to nature tell her tale, feel fresh breeze smoothly sail. Take a moment to inhale, let the fragrances just trail. Embrace the exotic greens all around you.



LANDSCAPE  
GARDEN



CHILDREN'S  
PARK AREA



PARTY  
LAWN



DECORA<sup>®</sup>   
MADHUBAN

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Surround  
yourself with  
**richness of nature**

Your contemporary palaces come with a stunning backdrop of exotic green landscapes. Anywhere you look, the tranquil beauty follows. These gorgeous landscapes inspire you to come out of your splendid homes and spend some quality time in the lap of nature.

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It's the **most glorious** way to arrive

Every corner of this fabulous project is adorned with high-end luxuries and beautiful elements of nature. Living here is an enchanting experience.



ENTRANCE FOYER



PLEASANT SEAT OUT



WATER FOUNTAIN



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Splendid reception  
**to impress discerning guests**

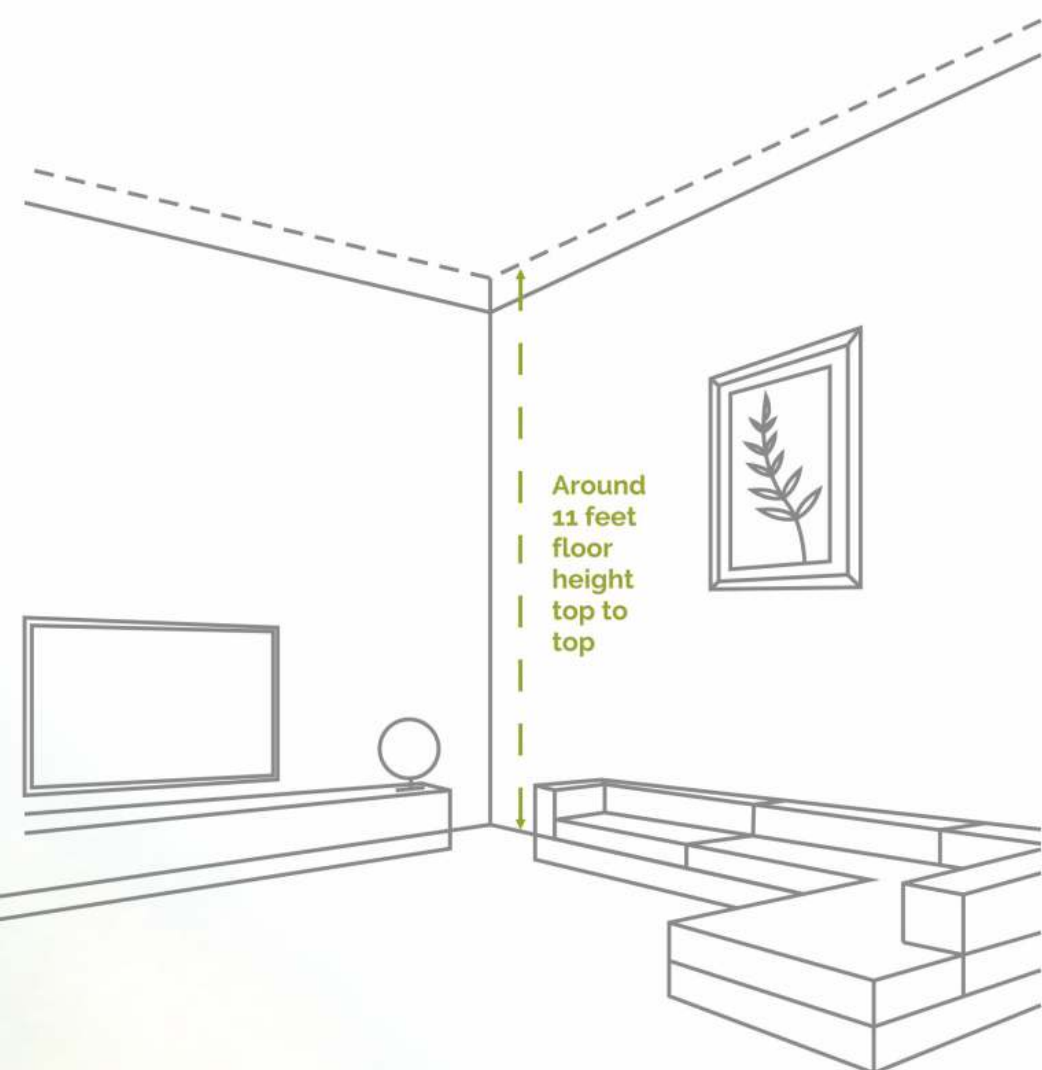
A stylish and sophisticated reception area adorned with finest luxuries to welcome your guests in an impressive way. After all, a first impression goes a long way.





## 11 feet floor height for a bigger & better life

These majestic 4 BHK homes are ultra-spacious in a true sense, not just horizontally but also vertically.





## Splash and soak in sparkling blue

There's no better way to de-stress and rejuvenate than spending some time in the pristine swimming pool. Let the calm aqua soothe your body, mind and soul.



SWIMMING POOL



SPLASH POOL



DECORA<sup>®</sup>  
MADHUBAN

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Truly,  
this is the ultimate  
**way to live**

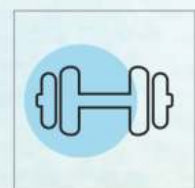
Decora Madhuban is envisioned to be a contemporary lifestyle landmark with an individual clubhouse for each tower, presenting abundant wellness and recreational amenities to cater to the truly affluent. We have something to cater to your every mood, every day.

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## A fantastic way to stay fit

A modern gymnasium equipped with world-class fitness equipment helps you achieve your health goals.



GYM



INDOOR GAMES

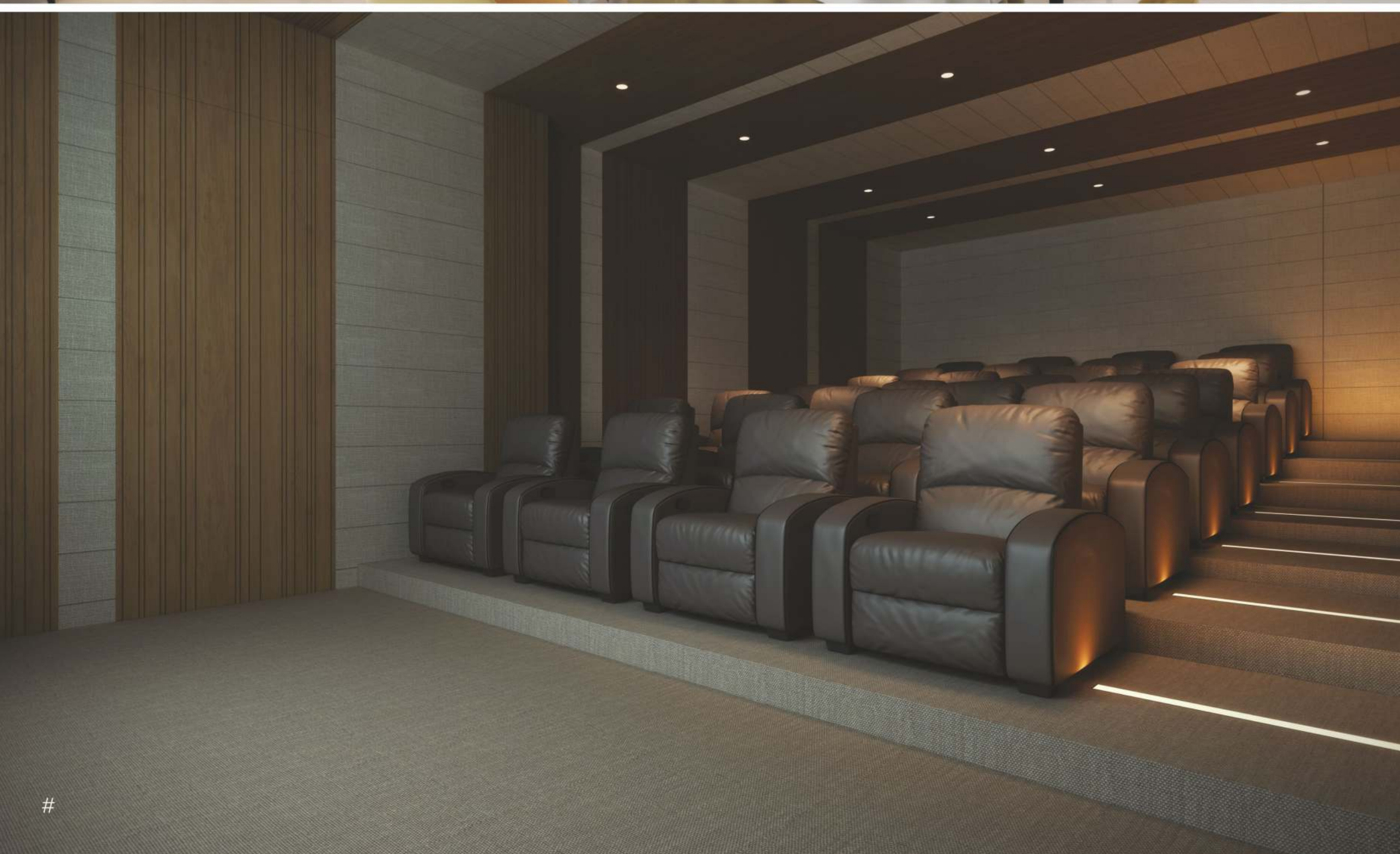


SPA & MASSAGE





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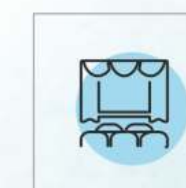


## Discover new **ways to celebrate** everyday

Now you don't have to go out to enjoy a block buster movie. The lavish theatre brings the wonderful stories come alive on the big screen. And for those special grand moments in your life, we have equally grand banquet hall.



BANQUET HALL



THEATRE



SQUASH COURT







**\*GROUND  
FLOOR PLAN**

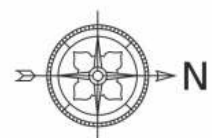
**LEGEND**

- |                        |                           |                                 |                                    |
|------------------------|---------------------------|---------------------------------|------------------------------------|
| 01) ENTRANCE GATE      | 09) STAGE                 | 17) ENTRANCE FOYER              | 24) INDOOR GAMES                   |
| 02) SECURITY CABIN     | 10) MULTIPURPOSE COURT    | 18) SPA                         | 25) METER ROOM                     |
| 03) WATER BODY         | 11) SWIMMING POOL         | 19) GYM                         | 26) STORE ROOM                     |
| 04) DROP OFF ZONE      | 12) SPLASH POOL           | 20) HER TOILET                  | 27) C.TOLET                        |
| 05) YOGA DECK          | 13) DECK                  | 21) HIS TOILET                  | 28) SOCIETY OFFICE MONITORING ROOM |
| 06) GARDEN             | 14) HIS / HER CHANGE ROOM | 22) MOVIE THEATER               | 29) ZEN GARDEN                     |
| 07) CHILDREN PLAY AREA | 15) TEMPLE                | 23) MULTIPURPOSE / BANQUET HALL | 30) RAMP TO BASEMENT               |
| 08) PARTY LAWN         | 16) FOUNTAIN              |                                 | 31) PRIVATE PARKING                |





**\*TYPICAL**  
FLOOR PLAN



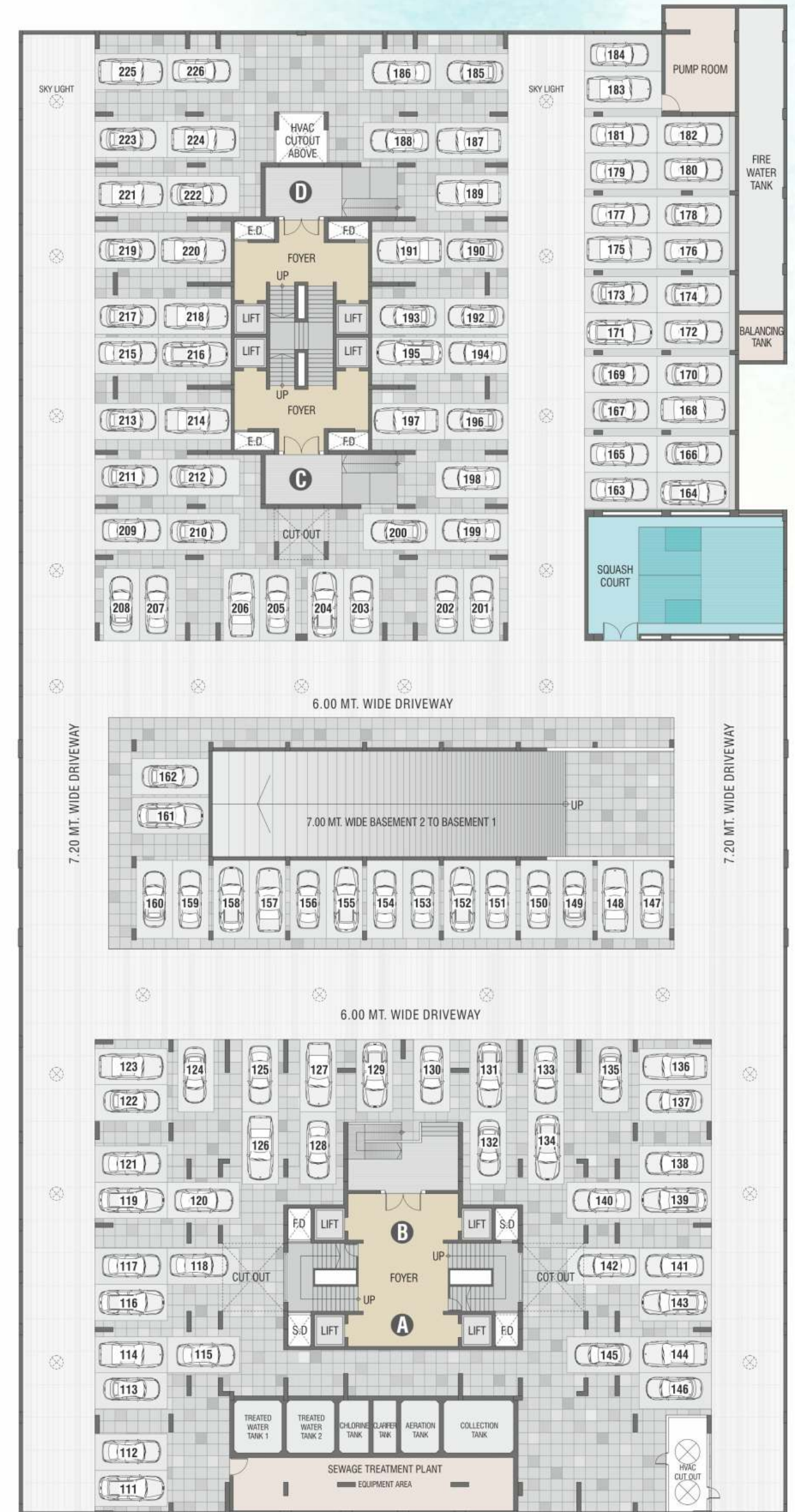




# \*1ST BASEMENT

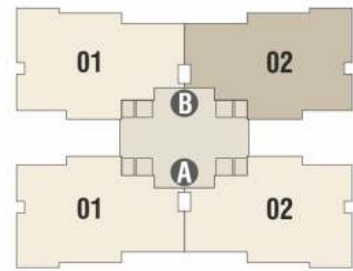


# \*2ND BASEMENT





**\* 4 BHK**  
UNIT PLAN

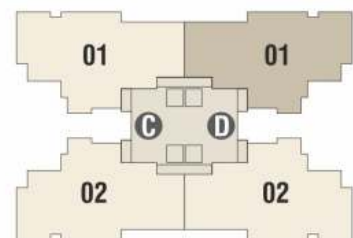


TOWER - A & B

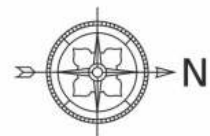




**\* 4 BHK**  
UNIT PLAN



TOWER - C & D



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MADHUBAN



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Lavish  
space to embrace  
**all the happiness**

Look within your home and you will find yourself inspired by the design and finesse that take into consideration your discerning taste and your love for fine living. At the end of the day, you shall have every reason to congratulate yourself for the choice you have made.

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**DECORA<sup>®</sup>**  
**MADHUBĀN**



The heart of  
your home  
**exuding opulence**

Lavish living rooms breathe perfection into an uber luxurious life. It's the perfect place to entertain your guests in style. Living large comes naturally when your home is so magnificently appointed.



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Spacious enough for  
**your sweet dreams**

It's the most private and secluded space of your home.  
This beautiful oasis of yours is embellished with finest details.  
Every day here starts and ends with you feeling like a king.



A picturesque view,  
**just for you**





## SPECIFICATIONS



### FLOORING

- Premium vitrified tiles flooring



### DOOR

- Main Door - Decorative both side veneer
- We do not provide internal doors & doors frames



### WINDOWS

- High quality UPVC / anodized aluminium with 5mm toughened glass



### WASH AREA

- Floor : Kota or Rustic vitrified tiles
- Dado : Premium ceramic or vitrified tiles
- Provision for RO plant, washing machine



### SECURITY

- Video door phone security system to be linked with reception and access control in the lobby
- Entire campus covered under CCTV surveillance



### KITCHEN & STORE

- Flooring : Vitrified tiles
- Platform : Natural granite / Composite marble
- Dado : Premium ceramic tiles
- Shelf : D.P Kota shelf



### BALCONY

- Rustic tiles / Granite



### ELECTRIFICATION

- 3 Phase power connection
- Concealed ISI copper wiring with modular switches
- MCB distribution panel.



### RAILINGS

- MS / Aluminum / Toughened glass railing



### PAIN T

- Inside : Putty finish
- Outside : Acrylic paint / Texture



### TOILETS

- Premium ceramic tiles upto lintel level
- Granite / Composite marble counter basin
- EWC-wall hung type-H ndware, Kohler, Toto / equivalent
- CP Brass fitting-Jaquar Artize, Kohler, Grohe / equivalent



# DECORA<sup>®</sup> MADHUBAN

4 BHK LUXURIOUS APARTMENT

LOCATION MAP



A Project by



MULJI RAVJI  
AKBARI FAMILY

Member of  
**CREDAI**  
Rajkot.



Architect  
Apurva Amin

Structural Engineer  
Ducon Consultants

MEP Consultant  
Jhaveri Associates

Legal Advisor  
Maulikbhai Faldu

Marketing Communication  
Eyecon Design Pvt. Ltd.

3D Animation  
Tripoly Studio Pvt. Ltd.

Site Address : Decora Madhuban  
Balaji Hall Main Road, Opp. Bilipatra Apartment,  
Near Dholakiya School, Rajkot - 360005

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Booking Contact  
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DISCLAIMER: All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of the deliverable product. All the elements, objects, treatments, materials, equipment & color scheme are a transient impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specifications of our final product.

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A B E T T E R T O M O R R O W