



A tribute to *The city of Culture...*



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Architecture of a city reflects the tastes of its dwellers.  
City of Vadodara is full of such shimmering examples of  
brilliance in architecture. But as one can easily see,  
almost all of these are from the bygone era.  
But Vadodara, as we've understood, is a city with  
futuristic outlook.

And hence we, at Pacifica Companies with a long track  
of world class projects, are poised to infuse a touch of  
exotic elegance to the magnificence of Vadodara.

A city that boasts of splendid architecture...

...will now dwell into *exotic elegance*

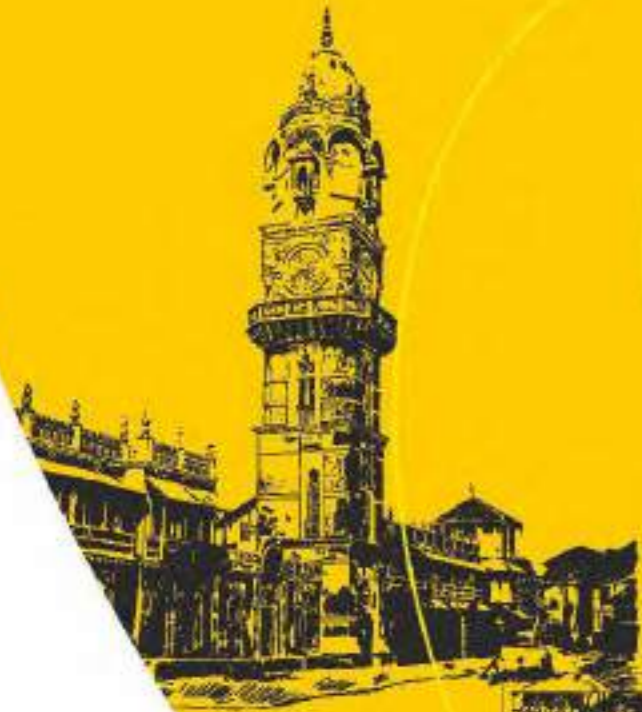


The very characteristic of any city is built by its intellectual dwellers. And interestingly, it is these attributes of the city that further develop the attitude of its citizens.

Considering this uniqueness, we thought, it is befitting for us to kindle the sparkle of this city with exquisite expertise.

A city that is blessed with inherent splendour...

...will now reflect *exquisite expertise*



## Pacifica Companies

Pacifica Companies is a \$3 Billion multi-talented Real Estate Group. Its vast real-estate portfolio includes Residential Communities, Hotels, Office Buildings, Industrial Buildings, Retail Shopping Centers, Apartment Projects, Mixed-use developments and Land Development Projects in India, US and Mexico.

Pacifica has been laid on the virtues of Ethics, Quality and Trust.

It was this essence of trust and fulfillment of promises that forms the core of our business and our enthusiasm to do the extra bit which gets reflected in all our operations across the globe.

Pacifica started its Indian Operations in 2004-2005, with Head- office in Ahmedabad & Regional offices in NCR, Bangalore, Chennai, Hyderabad and Vadodara.

We at Pacifica, share the vision of a borderless global market place enabled by its convergence with other media and plan to realize our vision by consolidating our reputation as a dependable developer and supplier of promised deliverables to our clientele...time and again, each time.....



A city that is thriving with elegant fine-arts...

...will now echo *enigmatic eloquence*

Welcome to

# Madrid County

Just what Vadodara was waiting for...

Madrid County, an assemblage of villas & apartments, is an initiative to add to the charm of Vadodara – a city of connoisseurs. We offer a heavenly lavish life with blend of ultra modern outlook. Designed with sanguine approach and provided with world class infrastructure, these are the villas that lend you an ultimate experience of posh city living.



Actual 3D View



The First Mega

# Township of Vadodara!!!

## Location, Location, Location

Fastest Developing Area of Vadodara with best Return on Investment Guaranteed

Designed by Renowned Architect Talib Patel

Introducing Club Madrid

Vadodara's largest & glorious Gymkhana/Social Club in a residential township

The First-ever avant-garde facility occupying 21000 sq.ft

With Over 70% Open Spaces

Spread over 30 acres of land.

Well connected and organised internal 100 ft wide roads

Proximity & Connectivity

To the largest Jain Temple & BAPS Swaminarayan Temple in Baroda

To all facilities like school, bank, hospitals, ATM's, Malls/Multiplexes

With Old Padra Road, Atladra Rd, Sewasi- Gotri Road etc.



Actual 3D View





Key Plan

# Club Madrid

A clubbing experience like never before

Residents of Madrid County Gear up for a clubbing experience like never before at your very own extravagant club spread over 21000 sq/ft; one of the first on such a large scale in Vadodara. Some of the facilities and amenities that members get to enjoy are :

- Extensive Swimming Pool
- Splash Pool
- Full-fledged Gymnasium
- Meditation Hall
- Home Theatre
- Multipurpose Courts (Outdoor Games)
- Cafeteria
- Cards Room
- Library



Actual 3D View



# Club Madrid



Actual 3D View



# Club Madrid



Actual 3D View

# Club Madrid



Actual 3D View



# San Lucas

Incredible Homes makes  
*Life Beautiful.*

With this thought we at pacifica present to you the promise of an incredible life. Owing to the overwhelming response that we have received for San Tropez and San Martin @ Madrid County, we bring to you another source of happiness in the form of San Lucas.

San Lucas is the perfect blend of living and indulging in life. With a vast array of amenities to enjoy and a variety in 2 / 2.5 / 3 / 4 BHK apartments to choose from, San Lucas is everything you would want your dream home to be.



# San Lucas

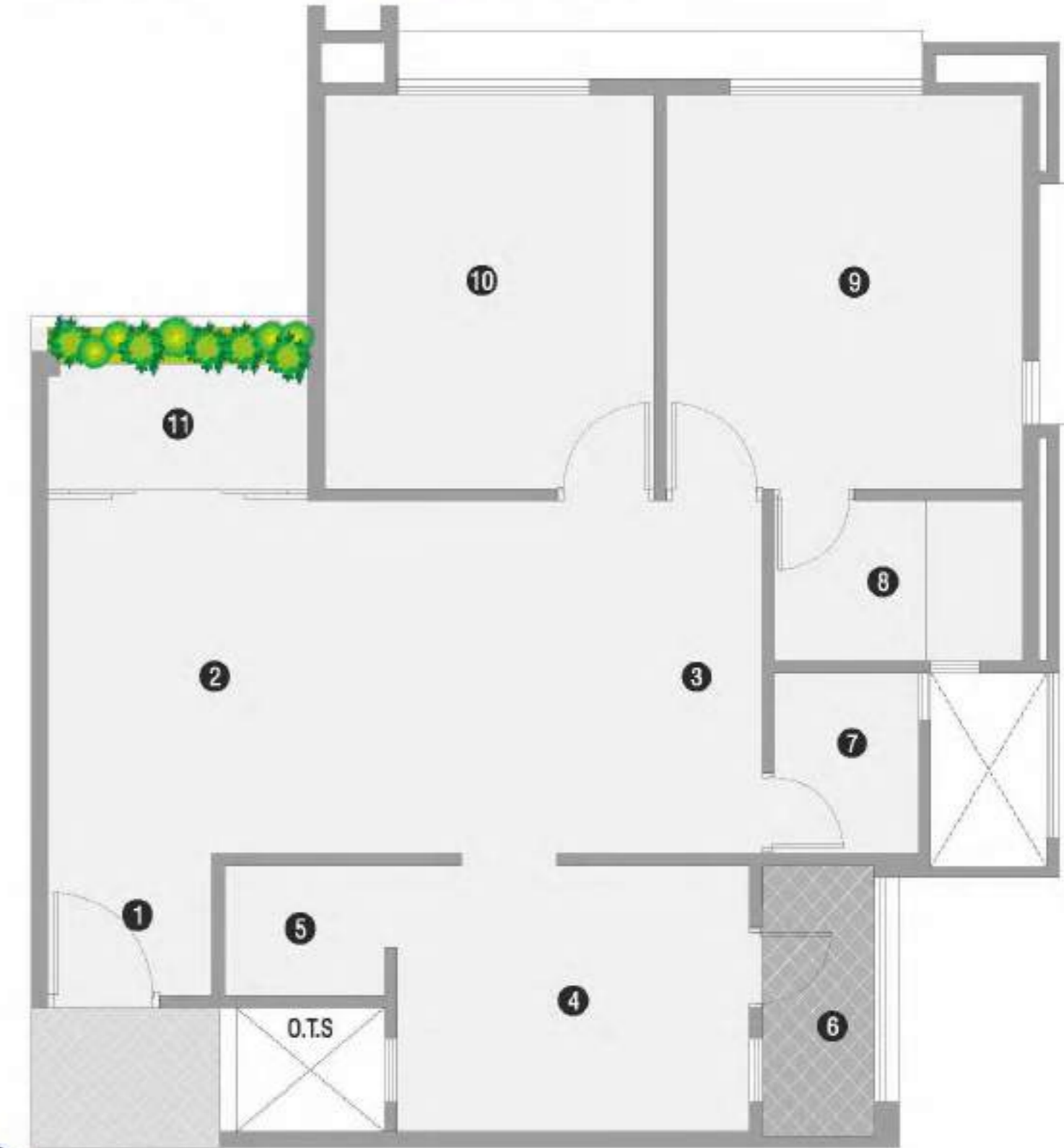


Actual 3D View

RERA Carpet Area	Balcony Area	Total Carpet Area	Pre RERA Super Built-Up Area
769 Sq. Ft.	29 Sq.Ft	798 Sq. Ft.	1289 Sq. Ft.



## SAN LUCAS | TYPE : I | 2 BHK

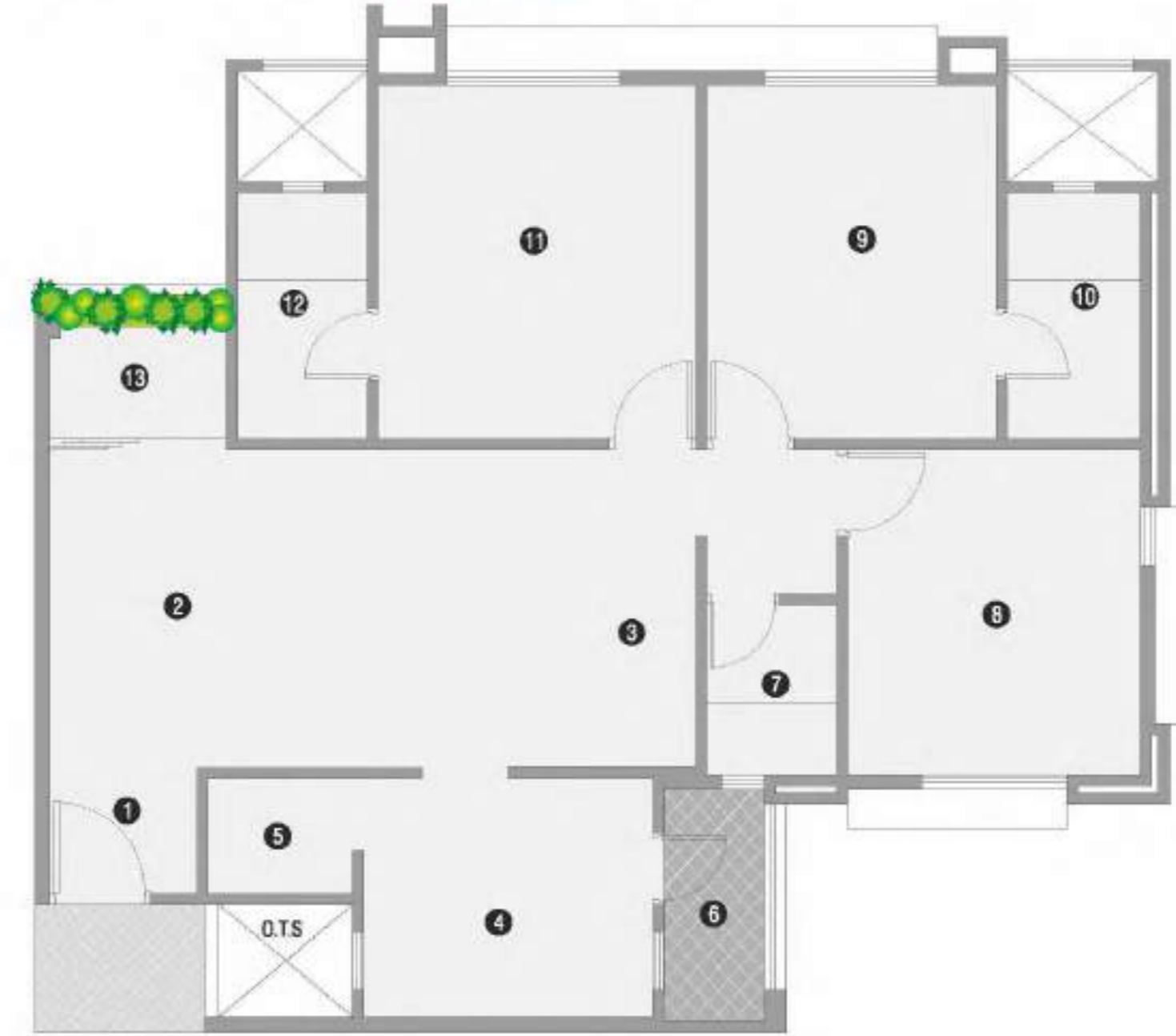


- 1. Foyer – 5'1.5" x 4'3"
- 2. Living Room – 12'10.5" x 11'0"
- 3. Dining – 9'4.5" x 11'0"
- 4. Kitchen – 11'0" x 8'3"
- 5. Store – 5'0" x 4'0"
- 6. Kitchen Extention – 3'6" x 8'4.5"
- 7. C.Toilet – 4'6" x 5'7.5"
- 8. Toilet – 7'9" x 5'0"
- 9. Master Bedroom – 11'1.5" x 12'3"
- 10. Children Bedroom – 10'3" x 12'3"
- 11. Balcony – 8'1.5" x 3'6"



RERA Carpet Area	Balcony Area	Total Carpet Area	Pre RERA Super Built-Up Area
947 Sq. Ft.	21 Sq.Ft	968 Sq. Ft.	1554 Sq. Ft.

## SAN LUCAS | TYPE : 2 | 3 BHK



1. Foyer – 5'1.5" x 4'4.5"
2. Living Room – 12'10.5" x 11'0"
3. Dining – 9'6" x 11'0"
4. Kitchen – 10'0" x 8'3"
5. Store – 5'0" x 4'0"
6. Kitchen Extension – 3'6" x 8'0"
7. C. Toilet – 4'6" x 5'10.5"
8. Guest Bedroom – 10'1.5" x 11'3"
9. Children Bedroom – 10'0" x 12'3"
10. Toilet – 4'7.5" x 8'6"
11. Master Bedroom – 11'0" x 12'3"
12. Toilet – 4'6" x 8'6"
13. Balcony – 6'1.5" x 3'6"



RERA Carpet Area	Balcony Area	Total Carpet Area	Pre RERA Super Built-Up Area
885 Sq. Ft.	25 Sq.Ft	910 Sq. Ft.	1464 Sq. Ft.

## SAN LUCAS | TYPE : 3 | 2.5 BHK



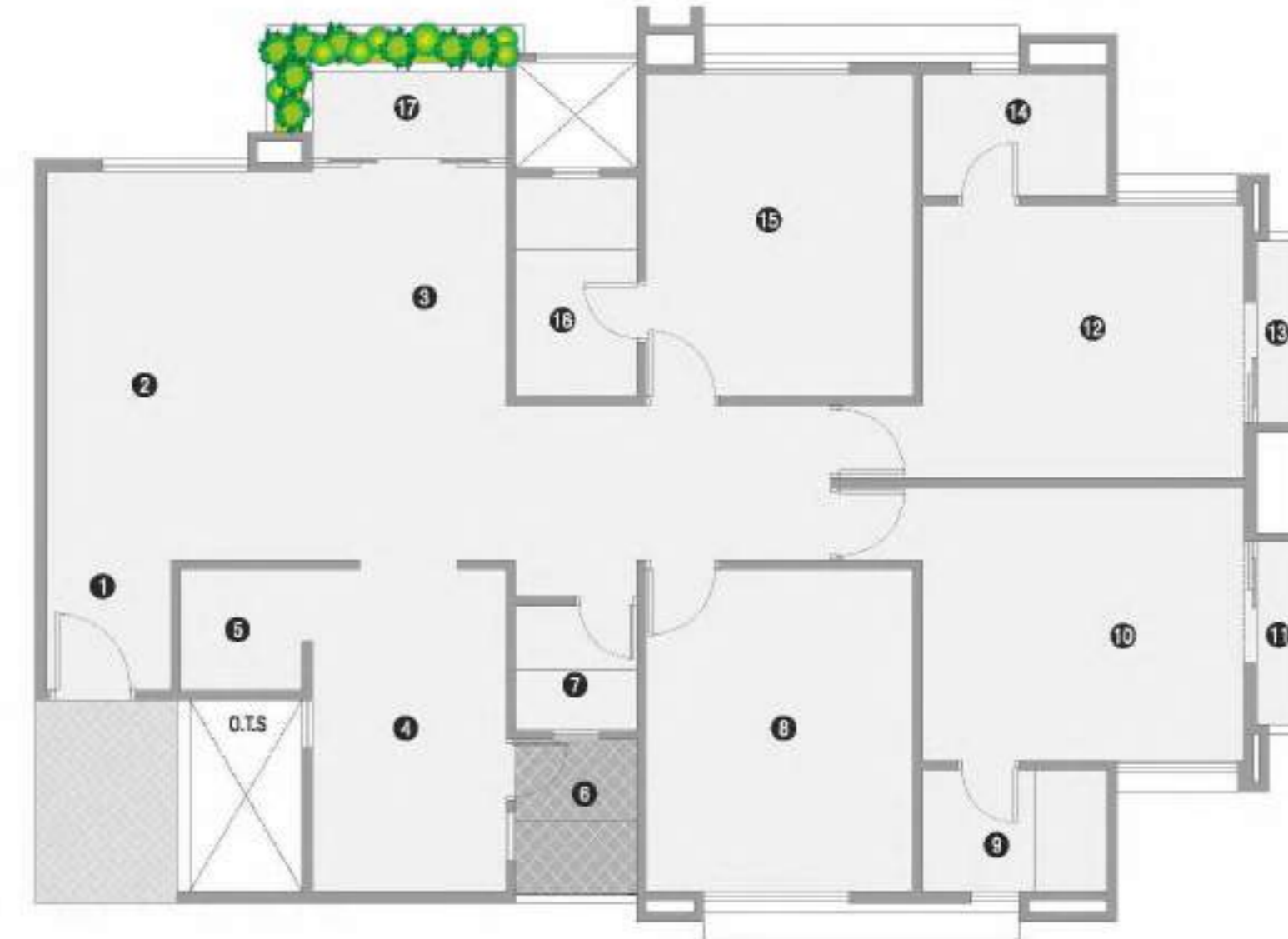
1. Foyer – 5'3" x 4'3"
2. Living Room – 13'0" x 11'0"
3. Dining – 8'4.5" x 11'0"
4. Kitchen – 10'4.5" x 8'3"
5. Store – 5'0" x 4'0"
6. Kitchen Extension – 3'6" x 8'4.5"
7. C. Toilet – 4'6" x 5'7.5"
8. Children Bedroom – 8'3" x 11'3"
9. Master Bedroom – 11'0" x 12'3"
10. Toilet – 4'7.5" x 8'6"
11. Guest Bedroom – 10'9" x 12'3"
12. Balcony – 7'3" x 3'6"





RERA Carpet Area	Balcony Area	Total Carpet Area	Pre RERA Super Built-Up Area
1414 Sq. Ft.	55 Sq.Ft	1469 Sq. Ft.	2366 Sq. Ft.

## SAN LUCAS | TYPE : 4 | 4 BHK



1. Foyer – 5'1.5" x 5'3"
2. Living Room – 10'10.5" x 16'0"
3. Dining – 8'0" x 16'0"
4. Kitchen – 8'0" x 13'3"
5. Store – 5'0" x 5'0"
6. Kitchen Extension – 5'0" x 6'4.5"
7. C. Toilet – 5'0" x 5'1.5"
8. Bedroom – 11'0" x 13'3"
9. Toilet – 7'7.5" x 5'0"
10. Master Bedroom – 13'3" x 11'3"
11. Balcony – 1'9" x 7'6"
12. Guest Bedroom – 13'3" x 11'3"
13. Balcony – 1'9" x 7'6"
14. Toilet – 7'7.5" x 5'0"
15. Children Bedroom – 11'0" x 13'3"
16. Toilet – 5'0" x 9'0"
17. Balcony – 8'0" x 3'7.5"



## Specifications

**DOOR** - Aesthetically designed main entrance door & internal door

**WINDOW** - Powder coated aluminum sliding windows

**FLOORING** - Vitrified tiles in rooms

**FLOORING** - Premium quality tiles in all bathrooms and kitchen dedo

**TOILETS** - Premium quality plumbing & sanitary fixtures

**KITCHEN** - Granite platform in kitchen

**WALL FINISHED** - External texture finish



## Other Features

- Well designed entrance gateway
- 24 hour water supply facility
- Well designed club house/ huge garden space with children playground & fountain
- Elevator

**Disclaimer :** The visuals shown in the brochure are for reference only.  
Amenities & Specifications mentioned are subject to change without prior notice.

