

Project By

MAPLE
GROUP



BALAJI ENTERPRISE

DEVELOPERS

THE MAPLE SKYWALK,
Opp. Vrundavan Nursery,
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STRUCTURE

Rera No.: PR/GJ/BHARUCH/BHARUCH/Others/MAA11206/160123 | W. www.gujrera.gujarat.gov.in




THE MAPLE
SKYWALK

ZÜRICH 982547913 | 3D Visualization by LUCID - The Artistry

luxuriate
in
nature's
bounty



THE MAPLE
SKYWALK
LAVISH 3 BHK FLATS

FEW STRONG REASONS TO BUY FROM US

- Transparent Code Of Conduct
- Fair Pricing For All Customers
- No Compromise Construction
- Thoughtfully Built
- 100% Loan Paper
- Delivering As Per Commitment

Get ready to experience a world of breathtaking views at The Maple Skywalk - Bharuch's most stunning real estate project. Each 3BHK apartment is designed to offer you the perfect blend of luxury, style and comfort, with a spectacular view of the Narmada River and upcoming Bauda Lake.



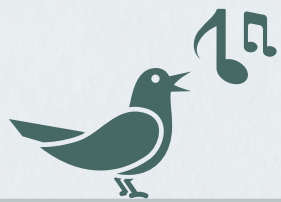
Elegant Apartment



Exclusive Amenities



Premium Lifestyle



the mesmerising views, forever yours

Picture yourself standing in the grand balcony of your living room, soaking in the beauty of the shimmering lake and lush green landscape surrounding you. And that's not all - every bedroom comes with its own independent balcony, offering a serene view from every corner of your home.

walk on sky, literally

The true masterpiece of The Maple Skywalk is its 'skywalk' - a connecting bridge on the terrace of all three towers, offering an unparalleled view of the city. Here, you can relax and rejuvenate in the midst of a beautiful terrace garden, while taking in the stunning vista of the Narmada River.





SKYWALK



live
on the
lakeshore





live amongst vibrant blooms & lush greenery

Nestled on the banks of Bauda Lake and Garden, The Maple Skywalk offers a unique opportunity to embrace nature at its finest. Take a morning walk in the park, surrounded by vibrant blooms and lush greenery. Indulge in the tranquil beauty of your surroundings, and discover a world of peace and serenity at The Maple Skywalk.

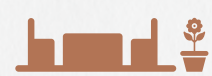




Sky Walk



Yoga Deck



Terrace Garden



Gazebo

live on the 12th heaven

With its unique skywalk, The Maple Skywalk provides a breathtaking, panoramic view of Bauda Garden, Bauda Lake, and the serene Narmada River that's sure to make every day feel special. Take a moment to relax in the lush terrace garden, which is not only a perfect space for relaxation but also a source of fresh air and tranquility.

Ground Floor Layout

SHOPS SIZE

No.	Size	No.	Size
1	20'4½"x44'7"	9	30'9"x10'0"
2	10'0"x30'0"	10	30'9"x10'0"
3	10'0"x30'0"	11	30'9"x10'0"
4	10'0"x30'0"	12	30'9"x10'0"
5	10'0"x30'0"	13	30'9"x10'0"
6	10'0"x30'0"	14	10'0"x28'7"
7	10'0"x30'0"	15	10'0"x28'7"
8	10'0"x23'0"	16	10'0"x28'7"

COMMON AREA

No	Area Name	Size Sq.Ft.
01	Gym	0000
02	Multipurpose Court	0000
03	Garden	0000
04	Children Play Area	0000



To Old Tavra Vill.

30.00 MT. Wide Proposed D.P. Road

To Zadeshwar Vill.

First & Typical Floor Layout

SHOPS SIZE

No.	Size	No.	Size
101	20'4½"x44'7"	109	30'9"x10'0"
102	10'0"x30'0"	110	30'9"x10'0"
103	10'0"x30'0"	111	30'9"x10'0"
104	10'0"x30'0"	112	30'9"x10'0"
105	10'0"x30'0"	113	30'9"x10'0"
106	10'0"x30'0"	114	10'0"x28'7"
107	10'0"x30'0"	115	10'0"x28'7"
108	10'0"x23'0"	116	10'0"x28'7"



To Old Tavra Vill.

30.00 MT. Wide Proposed D.P. Road

To Zadeshwar Vill.

Terrace Floor Layout

COMMON AREA

No	Area Name	Size
01	Gazebo	22'38"x11'41"
02	Open Terrace	30'67"x83'0"
03	Open Terrace	30'67"x83'0"
04	Club Garden	13'48"x24'34"
05	Community Hall	54'52"x26'37"
06	Club Garden	13'48"x24'34"
07	Open Terrace	30'67"x83'0"
08	Open Terrace	30'67"x83'0"
09	Yoga Deck	22'38"x11'41"
10	Terrace Garden	81'48"x24'34"



To Old Tavra Vill.

30.00 MT. Wide Proposed D.P. Road

To Zadeshwar Vill.

uninterrupted open views for a lifetime

Having an open view for a lifetime is a luxury that only a few can enjoy. It lets you experience the beauty of nature, the changing seasons, and the cityscape that surrounds you.



Unit Plan - A1-A2-A3

TYPICAL FLOOR PLAN



create a space that's uniquely yours

With ample room to move around, you can let your creativity flow and create a home that is uniquely yours. Whether you prefer a cozy corner to curl up with a book or a lively space to entertain guests, the possibilities are endless in a spacious apartment.



the joy of outdoors inside your home

A wonderful escape from the hustle and bustle of everyday life. The joy of being outdoors without having to leave your home. It's all on the balcony.





specifications



STRUCTURE
Earthquake resistant RCC frame structure designed by approved Structural Consultant.



FLOORING
800mm x 1600mm premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting.
1200mm x 600mm in wooden tiles Bedrooms with skirting.
Anti-skid flooring in Bath, Wash and Balcony.



WALL FINISH
INTERIOR: Smooth finish plaster with 2 coat Putty.
EXTERIOR: Double coat plaster with Weather Resistant Paint & Texture as per Architect design.



BATHROOMS
Designer Bathrooms with premium quality bath fittings and sanitary wares (Jaguar / Kohler / Cera / Grohe or equivalent).
Premium quality vitrified tiles 1200 x 600 up to Lintel Level.



WINDOWS
Premium quality powder coated aluminum windows with mosquito net provision.
Granite frame for window.



ELECTRIFICATION
3-phase concealed copper wiring as per ISI Standard of Apar / Finolex / RR Kabel / Anchor or equivalent.

Modular switches (Schneider Electric or equivalent).

Adequate electric points in each room as per Architect's planning.

Geyser points in each bathroom.

TV point in Living Room and in one Bedroom.



AIR-CONDITIONING
Copper and Drain piping done from indoor unit to outdoor unit for all Bedroom.

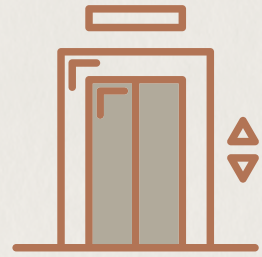


KITCHEN
Premium quality granite platform with Quartz sink.
Dado up to Lintel Level.



DOORS
MAIN DOOR: High quality decorative door with Veneer Finish on both sides and Wooden Frame.

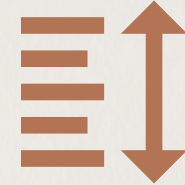
INTERNAL DOORS: Laminated flush door with granite frame All other doors with Godrej / Europa or equivalent lock fittings .



Two Automatic High-speed Elevators In Each Residential Tower. (Ostrich / Schindler / Otis Or Equivalent).



Power Backup For Common Illuminations And Elevators.



10'0" Clear Ceiling Height.



Rainwater Harvesting.



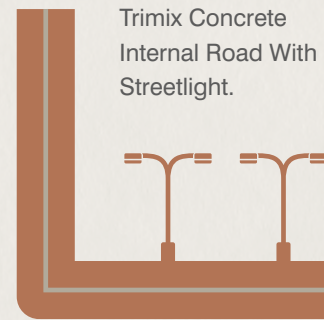
Sky Walk Between Three Buildings.



Underground Cabling For Wire-free Campus.



Level Controllers In Water Tanks To Avoid Wastage.



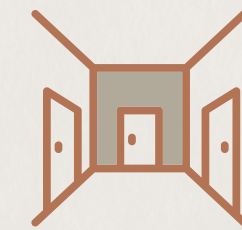
Trimix Concrete Internal Road With Streetlight.



Ample Visitors Parking.



Smart Security Lock.



Elegant Entry Foyer In Each Residential Tower.



Anti - Termite Treatment.

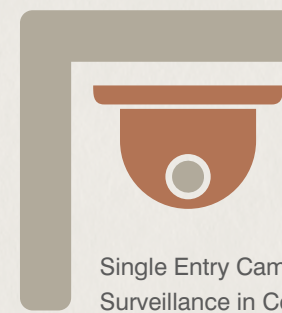
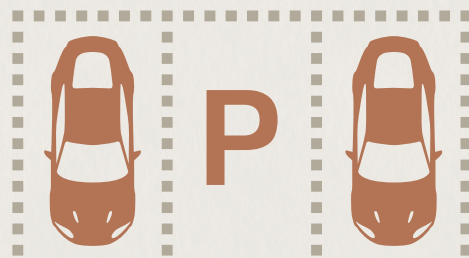


24 Hours Water Supply.



Fire-fighting System.

Allotted Car Parking Per Flat.



Single Entry Campus With CCTV Surveillance in Common Area.

at your service

Discover a world of comfort and convenience at The Maple Skywalk. From hassle-free parking to state-of-the-art security, and everything in between, our amenities are designed to make your life easier and more enjoyable.



experience nature's playground

Escape into a lush oasis right outside your doorstep and let your kids play and explore in a safe, secure environment - all within the comforts of your own home.



Landscape Garden
With Sitting Area



Children's Play Area





Jogging Track



Club House



Indoor Game



Multipurpose Hall

an idyllic retreat in the clouds

Unwind and rejuvenate with a range of luxurious amenities, all located on the rooftop of your very own apartment building, allowing you to soak in the scenic views while you work out or engage in leisure activities.





Multipurpose Play Court



Gymnasium

serve up some fun

Enjoy a friendly game of basketball, practice your moves on the badminton court, or let your kids run wild with a game of football. The possibilities are endless, and the fun never stops with the multipurpose court at your doorstep. Workout or do Zumba with high intercity at your very own Gym.

embrace nature with luxury

With The Maple Skywalk, you can finally experience the perfect blend of modern living and natural beauty, creating an unparalleled experience that will leave you breathless. Come, indulge in the mesmerizing views of The Maple Skywalk, where life meets luxury!





VILLAGE
BAPS Shri Swaminarayan Mandir, Bharuch

Vadodara
NH-48
Surat

Abhinav Avenue

R.K. Avenue

Avdhoot Avenue

Indian Oil Pump

THE MAPLE SQUARE

Shuklatirth-kabirvad 30mtr. Road

Matruchhaya Residency

TAVRA

SBI Bank

THE MAPLE SKYWALK

Bauda Lake

Bharuch City

Shirdi Sai Baba Temple

Zadeshwar Chowkdi

Zadeshwar

Narmada College

Tavra Road

Tavra Village

Shree Rang Township

Manan Ashram

THE MAPLE SKYDECK

Narmada Park

Shri Neelkantheshwar Mahadev Temple

Narmada River

Narmada River

Cable Bridge

Sardar Bridge

Payment Mode: At the time of Booking 10% | At the time of Agreement to sale 12% | Plinth Level 20% | Ground Floor Slab to 11th Floor Slab 33% (3% on each Slab) | Brick Work and Plaster 05% | Tile work and Sanitary Fitting 05% | Outer Plaster, Elevation, Plumbing 05% | Lift, Electric Fitting, Lobby 05% | At the time of Registration 05%

Notes · The developers reserve their rights to make any additions, alterations and amendments as may be necessitated from time to time at their discretion. · Maintenance Deposit, Document Charges and Municipal Charges to be paid extra. · Any other state or central taxes shall have to be paid extra as and when applicable. · Any external changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. · Possession will be given after one month of settlement of all dues. · The developers shall not be responsible in case of delay in water supply, light connection, drainage work by any authority. · This brochure does not form a part of an agreement or any legal document, it is for information purpose only.