



Developers:  
**M.P. DEVELOPERS**  
  
M.: +91 98250 41388,  
98980 10767

Site: Besides Sardar School, Opp. Ahmed Park II & III,  
Rampark Society, Ajwa Road, Vadodara.  
  
Email: [info@ahmedpark.com](mailto:info@ahmedpark.com)  
Web: [www.ahmedpark.com](http://www.ahmedpark.com)

Architects :  
**HITESH ENGINEERS**  
ARCHITECT & INTERIOR DESIGNER  
  
  
Structural Consultant:  
Zarna Associates

Notes • The developers reserve their rights to make any additions, alterations and amendments as may be necessitated from time to time at their discretion. • Lifetime Maintenance Deposit, GST, Stamp Duty, Document Charges, MGVL Deposit, Municipal Charges or any other Government taxes or charges to be paid extra. • Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. • Terrace right to builders • Possession will be given after one month of settlement of all dues. • In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 30% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. • All municipal taxes shall be the responsibility of the customer after the date of the booking. • The developers shall not be responsible in case of delay in water supply, light connection, drainage work by any authority. • Continuous default payments leads to cancellation • This brochure does not form a part of a agreement or any legal document, it is for information purposes only.

Loans easily available from all leading financial institutions & banks.



2 & 3 BHK ULTRA LUXURIOUS & SEMI LUXURIOUS FLATS



❖  
*Your last chance to own a  
property in the AHMED PARK series of  
exclusive projects.*



#### AHMED PARK IV

Ahmed Park Phase-IV comes with the proud heritage of the widely appreciated Ahmed Park - I, II & III. These landmark projects have created a benchmark for their excellent quality planning, project execution & finish. The project offers a convenient location, in the heart of the city with abundant greenery and ample leisure facilities, truly one of its kind campus project in the neighborhood of Ajwa Road.

Ahmed Park-IV reflects the true essence of community living. Offering 2 & 3 BHK ULTRA LUXURIOUS & SEMI LUXURIOUS FLATS suiting your lifestyle & budget needs. With a premium finish, thoughtful value-additions, best quality construction and spacious green campus, life at Ahmed Park-IV would allow you to have a lifestyle you always dreamt about!

❖  
The project comes from a team of real estate developers who have created many a successful projects and are committed to offer the best quality lifestyle.

Come experience a luxurious life at Ahmed Park-IV.







▼

*A campus with modern amenities for  
you to enjoy treasured moments with  
your family amongst a cohesive community!*

▼

Modern & contemporary styling coupled with a rich array of premium lifestyle amenities add to the pleasures of living at Ahmed Park IV.

The common plot landscaped garden shall provide the much needed greenery in the campus. This also allows the residents to enjoy natural surroundings and enable them to utilize and enjoy the terraces and the common garden on ground floor. The common hall can be used as an ideal venue for a get-together.

Units are strategically designed allowing panoramic view of the open spaces as well as ample aeration and natural light.







## *A delightful campus with well planned homes*

At Ahmed Park-IV exclusivity is found in well designed apartments and genuine friendship is struck in an enclave of like-minded neighbours. A perfect mix of ultra luxurious and semi luxurious living spaces in a delightful campus awaits you.

## *Layout Plan*





## Common Amenities

- Landscaped Garden & Community Hall
- Individual RO System in Kitchen
- Provision for keeping Gas Cylinder outside the flat for greater safety
- CP Fittings/ Plumbing Fittings of Jaquar or equivalent brand
- Hot & Cold water point in all bathrooms
- Provision for Split AC in Master Bedroom
- Designated area for fixing the AC outdoor units, as per provision designed by the developers
- Gypsum Ceiling finish in Drawing Room
- Wooden Tiles Flooring in Master Bedroom
- Decorative Wall Paper in Main Hall Wall
- Specially designed junction box in parking for telephone landline, for a wire-free look in the campus
- Trimix concrete internal road with tree plantation & Streetlights.
- Underground and overhead tanks for 24 hours water supply with auto control mechanism
- Ample Parking Space with Decorative Paving
- Facility for Car Wash
- Safety Grill in all windows for consistent look of the campus
- Branded Elevator
- Back-up Generator for common amenities
- Anti-termite Treatment
- 24 Hour CCTV surveillance by night vision

## Specifications

- **STRUCTURE**  
Earthquake resistant RCC framed structure as per structural consultant's design
- **DOORS & WINDOWS**  
Doors : Attractive Entrance Door with Safety Lock and Wooden Framing. Flushed Internal Door with wooden figure Laminate and Granite Framing.  
Windows: Anodized Aluminium Section windows with Safety Grills and Granite Framing
- **FLOORING & CLADDING**  
Flooring: Vitrified Tiles with skirting in entire apartment  
Kitchen: High quality Granite platform with S.S. Sink and designer full height dado tiles  
Bathroom: Premium designer tiles
- **PLUMBING & SANITARY WORK**  
Concealed PVC Plumbing with branded Fittings and Fixtures  
Premium Designer Toilet
- **ELECTRICAL**  
Branded ISI concealed Copper wiring with suitable MCB in each apartment.  
Elegant Modular Switches & Sockets. Sufficient electrical points as per architect's design.
- **WALL FINISH**  
Internal walls: Smooth Plaster with Acrylic Emulsion Paint  
External walls: Double Coat Plaster with weather resistant, exterior textured paint





## Common Amenities

- Landscaped Garden & Community Hall
- Individual RO System in kitchen
- Provision for keeping Gas Cylinder outside the flat for greater safety
- CP Fittings/ Plumbing Fittings of Jaquar or equivalent brand
- Hot & Cold water point in all bathrooms
- Hi-tech Security through Video Intercom System
- Provision for Split AC in Master Bedroom
- Gypsum Ceiling finish in Drawing Room
- Wooden Tiles Flooring in Master Bedroom
- Decorative Wall Paper in Main Hall Wall
- Specially designed junction box in parking for telephone landline for a wire-free look in the campus
- Trimix concrete internal road with tree plantation & Streetlights
- Underground and overhead tanks for 24 hours water supply with auto control mechanism
- Ample Parking Space with Decorative Paving
- Facility for Car Wash
- Safety Grill in all windows for consistent look of the campus



## Specifications

### Tower 1 & 3

#### STRUCTURE

Earthquake resistant RCC framed structure as per structural consultant's design

#### DOORS & WINDOWS

Doors: Solid Wooden Door with Safety Lock and Wooden Finishing. Flushes: Solid Wooden figure Laminated and Granite Framing. Windows: Anodized Aluminium Section windows with Safety Grills and Granite Framing

#### FLOORING & CLADDING

Flooring: Vitrified Tiles with skirting in entire apartment

Kitchen: High quality Granite platform with S.S. Sink and designer full height dark tiles

Bathroom: Premium designer tiles

#### PLUMBING & SANITARY WORK

Concealed PVC Plumbing with branded fittings and fixtures. Premium Designer Toilet

#### ELECTRICAL

Branded ISI concealed Copper wiring with suitable MCB in each apartment

Elegant Modular Switches & Sockets. Sufficient electrical points as per architect's design.

#### WALL FINISH

Internal walls: Smooth Plaster with Acrylic Emulsion Paint

External walls: Double Coat Plaster with weather resistant, exterior textured paint

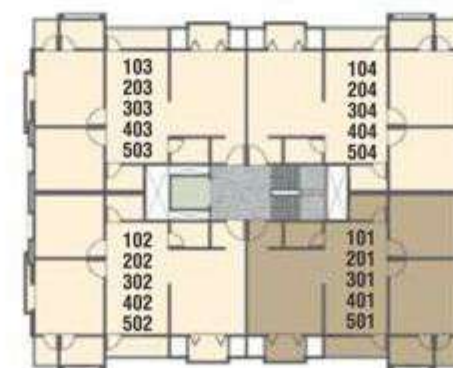






*Tower E*  
3 BHK - Typical Floor Plan

*Tower F*  
2 BHK - Typical Floor Plan





## Ultra Luxurious Amenities

- Tiles: Premium Range Tiles
- Interior Walls Colour: Asian Paints Royale or equivalent
- Plumbing: Premium series of Jaquar or equivalent
- Electric: Premium Switches, 3-phase main line & meter
- Kitchen platform: Korian / Quartz / equivalent
- Main Door: Veneer Finish Main Door. Wooden grill door with SS Rods.
- Ceiling: Gypsum decorative ceiling in entire flat
- Air-conditioning: Provision of AC point in all rooms.
- Store Room: Polished Kota Stone Racks & wall cladding with ceramic tiles
- Individual MCB in each Flat
- Decorative Glass Name Plate
- Hydraulic Cloth drying hanger
- Heavy Aluminium Window Sections
- Allotted Car Parking





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- Kitchen platform: Korian / Quartz / equivalent
- Main Door: Veneer Finish Main Door, Wooden grill door with SS Rods
- Ceiling: Gypsum decorative ceiling in entire flat
- Air-conditioning: Provision of AC point in all rooms
- Store Room: Polished Kota Stone Racks & wall cladding with ceramic tiles
- Individual MCB in each flat
- Decorative Glass Name Plate
- Hydraulic Cloth drying hanger
- Heavy Aluminium Window Sections



Tower I & H  
Ultra Luxurious





## Tower H

2 & 3 BHK - Typical Floor Plan



## Tower I

2 BHK - Typical Floor Plan



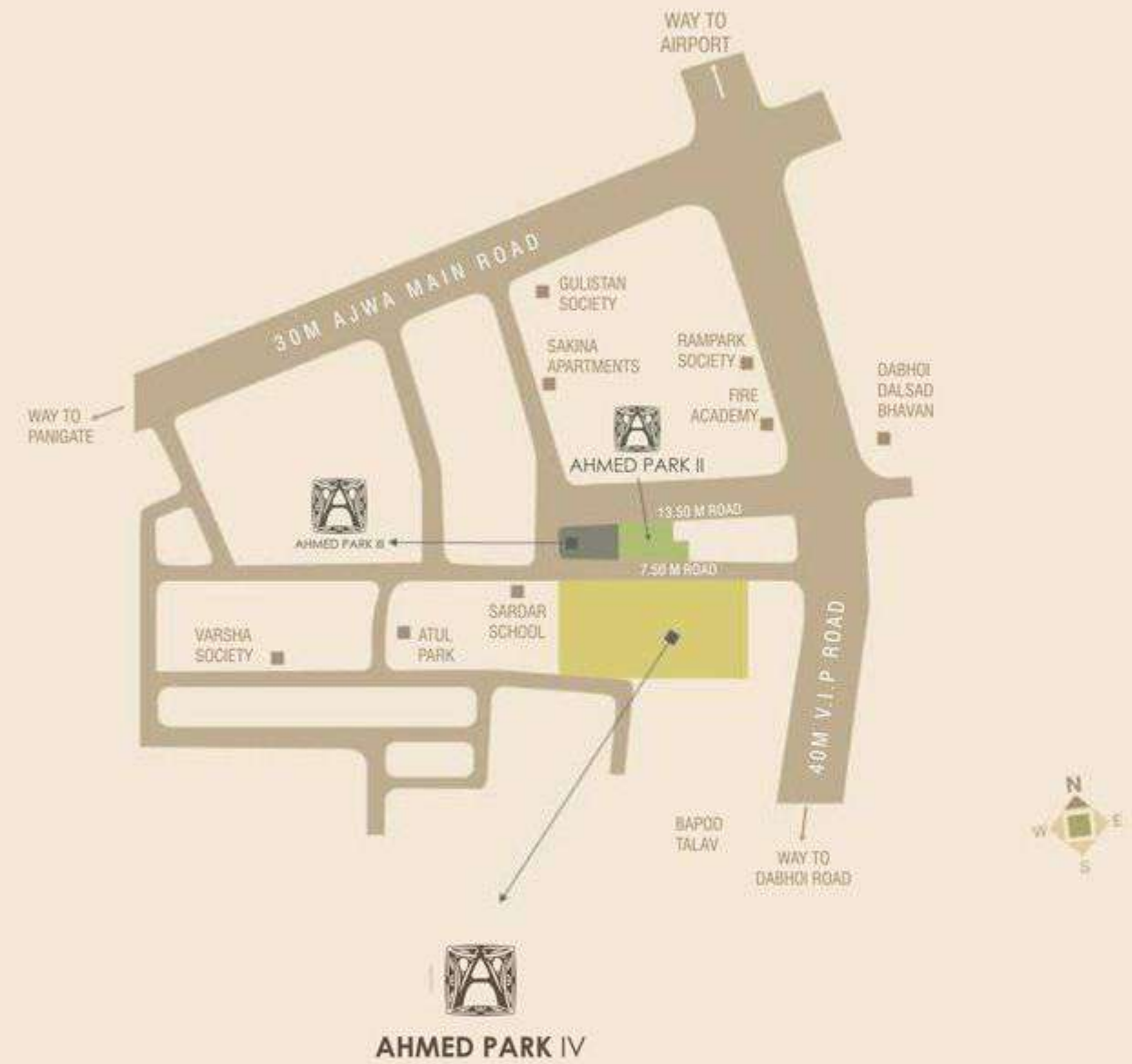




VIEW OF COMMON PLOT, LANDSCAPED GARDEN & CLUB



## Key Plan



Site: Besides Sardar School, Opp. Ahmed Park II & III, Rampark Society, Ajwa Road, Vadodara.

Payment Schedule: 25% At the time of Booking | 25% Slab Level | 20% Masonry Work | 20% Plaster Level | 05% Finishing | 05% Possession

## OUR PAST PROJECTS

### AHMED PARK II



### AHMED PARK III