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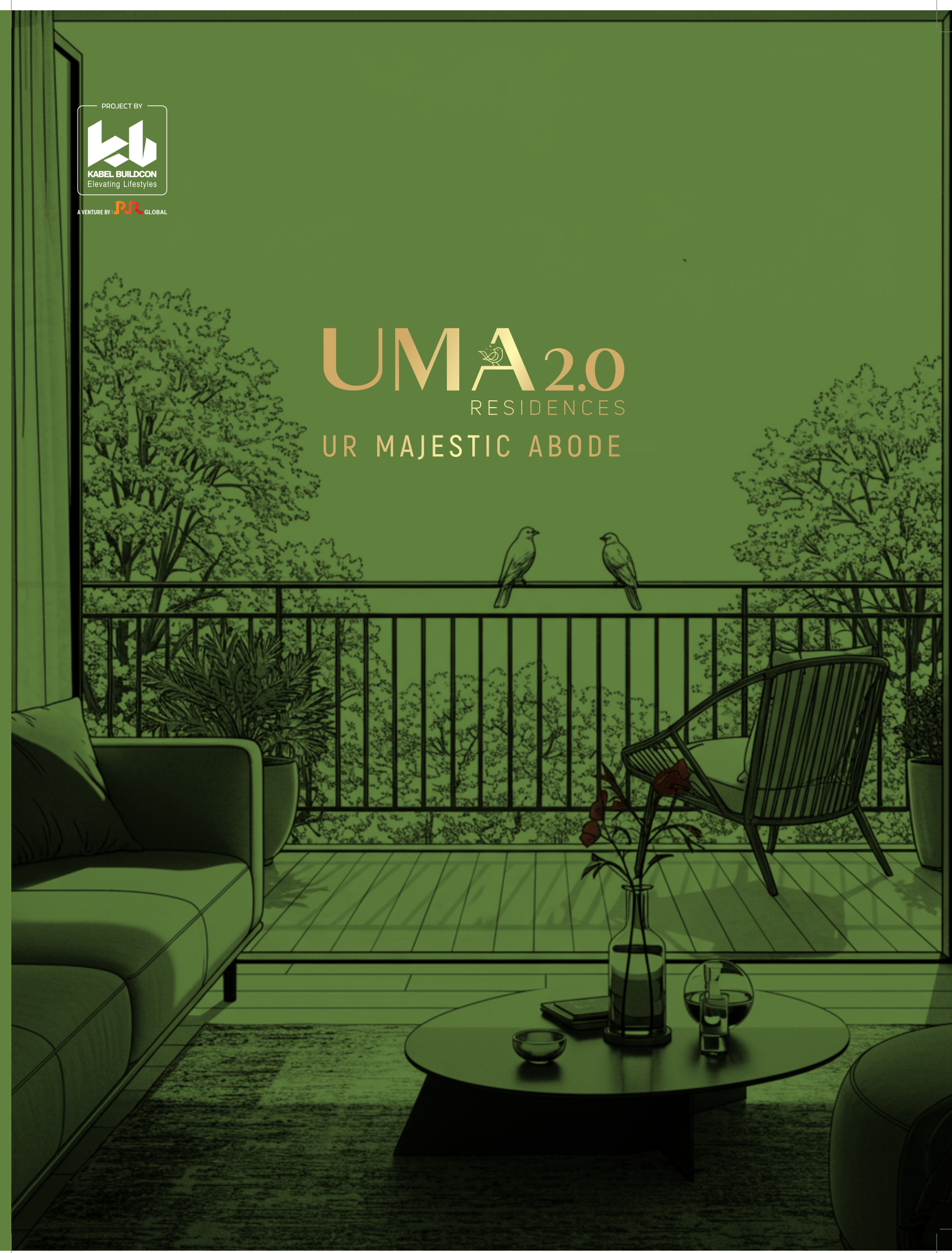
A VENTURE BY : **PR** GLOBAL



UMA 2.0

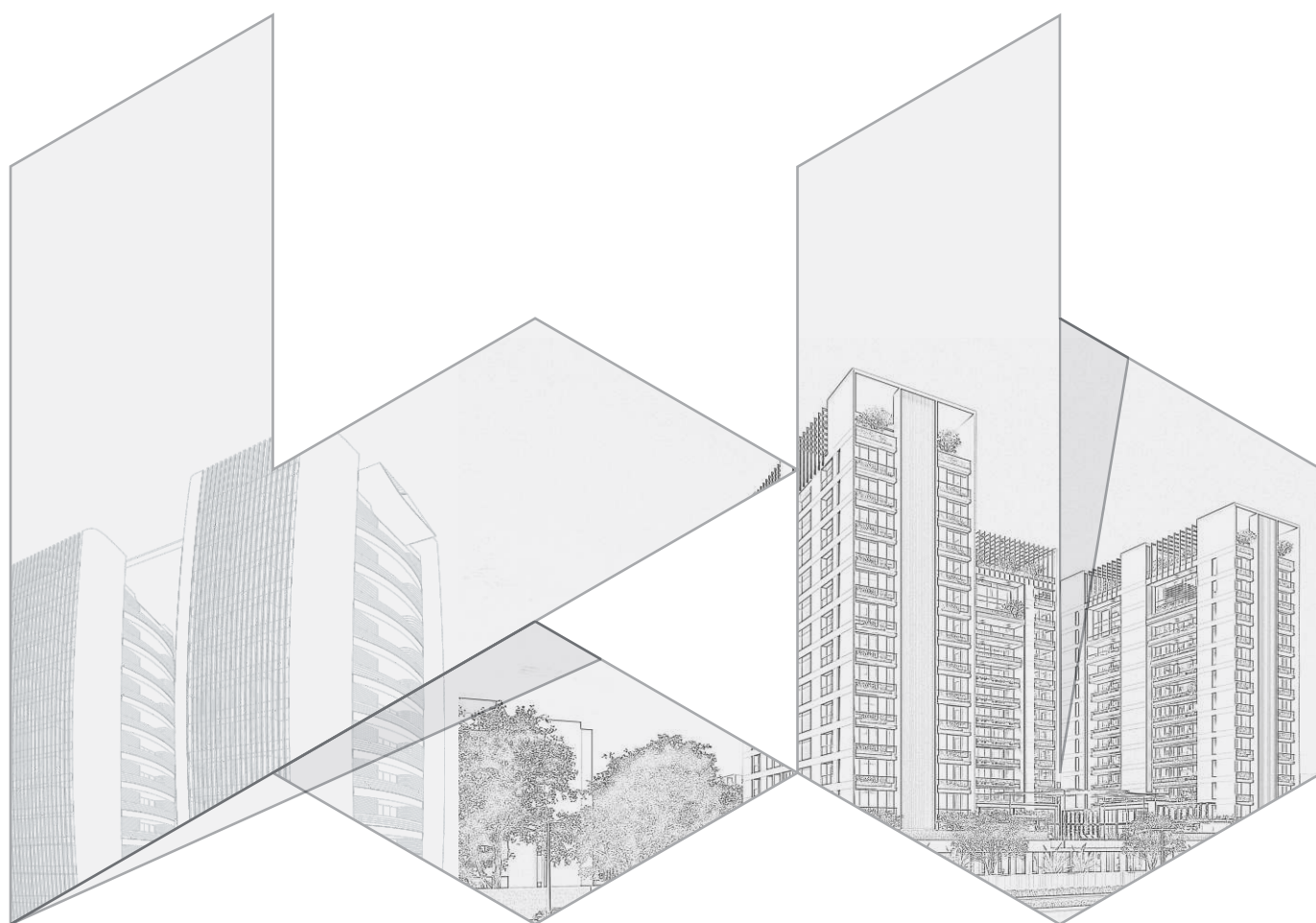
RESIDENCES

UR MAJESTIC ABODE





A VENTURE BY **RR** GLOBAL



Vadodara - Where Heritage Meets Progress

Vadodara, a city enriched with royal charm and cultural vibrancy, offers an inspiring fusion of historic landmarks, majestic palaces, and a growing industrial and educational ecosystem. From the grandeur of Laxmi Vilas Palace and bustling bazaars to peaceful parks and premier institutions, Vadodara delivers a lifestyle shaped by tradition, opportunity, and modern living.

Don't settle for just any address in Vadodara. Let Kabel Buildcon be your gateway to a fulfilling and refined life in this dynamic city.

Crafted for Comfort. Built for Tomorrow.

Kabel Buildcon's residential offerings in Vadodara stand out for their strategic locations, innovative architecture, and premium amenities. Each project seamlessly blends contemporary aesthetics with smart functionality, ensuring that your home is as beautiful as it is livable.

With a forward-thinking approach and a commitment to quality, Kabel Buildcon is transforming the urban skyline of Vadodara. Every detail is shaped by our customer-first philosophy – from design to delivery – to create homes that are not just spaces, but experiences. We thoughtfully integrate green living, artistic elements, community-friendly layouts, and sustainable building practices.

A Lifestyle of Elegance and Ease Kabel Buildcon homes offer residents an exceptional lifestyle featuring:

- Modern fitness centers
- Inviting swimming pools
- Tranquil, landscaped gardens
- Environmentally conscious infrastructure

These elegant flats for sale in Vadodara offer a peaceful and secure environment – a private haven for homeowners who value comfort, privacy, and an elevated way of life.

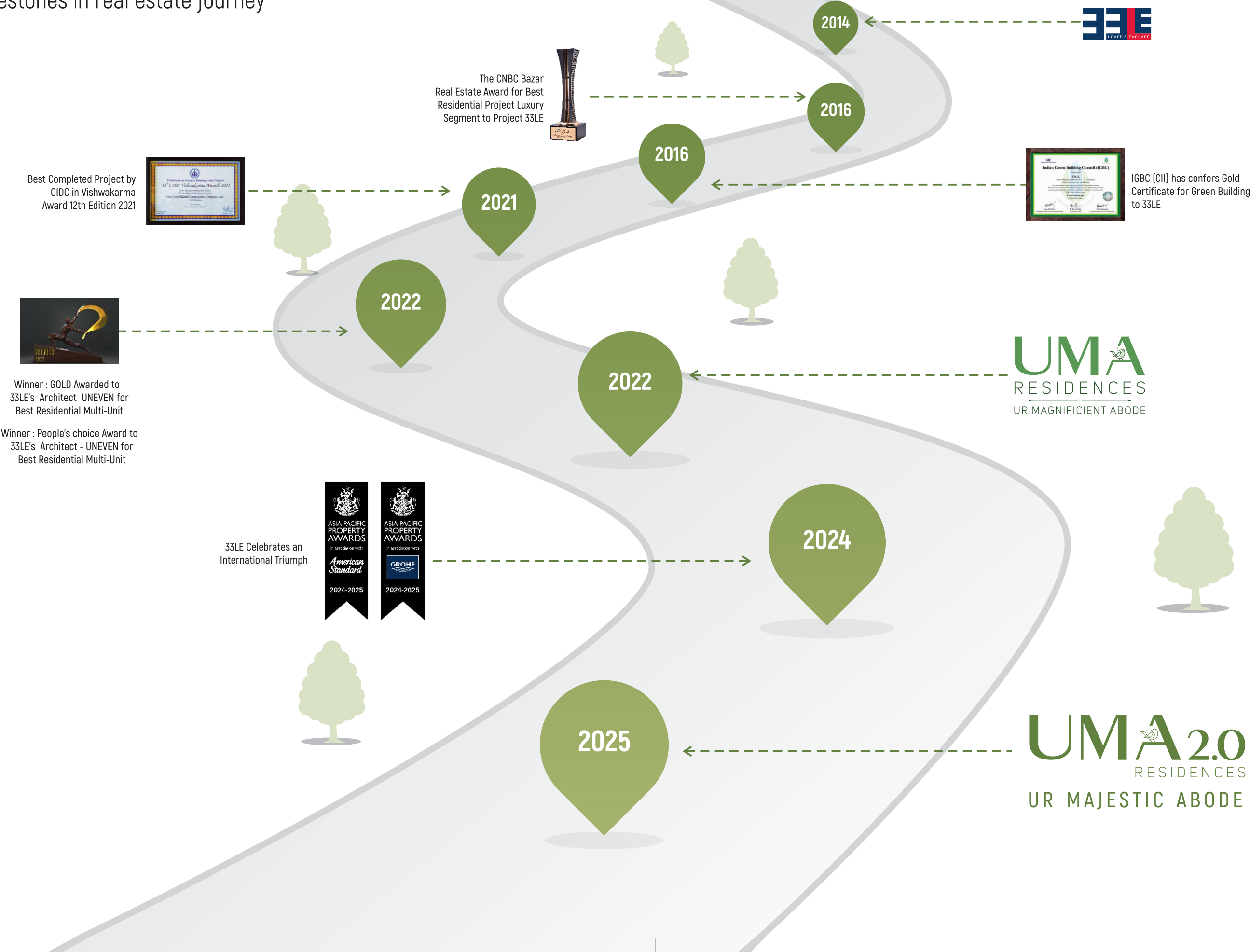
Live Better. Select Kabel Buildcon in Vadodara.

Where every home is a step toward elevated lifestyle.

Mahesh Kabra
– Founder, Kabel Buildcon



Our milestones in real estate journey



Luxury That Breathes With You



A VENTURE BY: **RR** GLOBAL

UMA2.0

RESIDENCES

UR MAJESTIC ABODE

Experience a new standard in modern living with UMA Residences 2.0 by Kabel Buildcon. Merging contemporary architecture with practical luxury, it's thoughtfully designed to elevate everyday life.

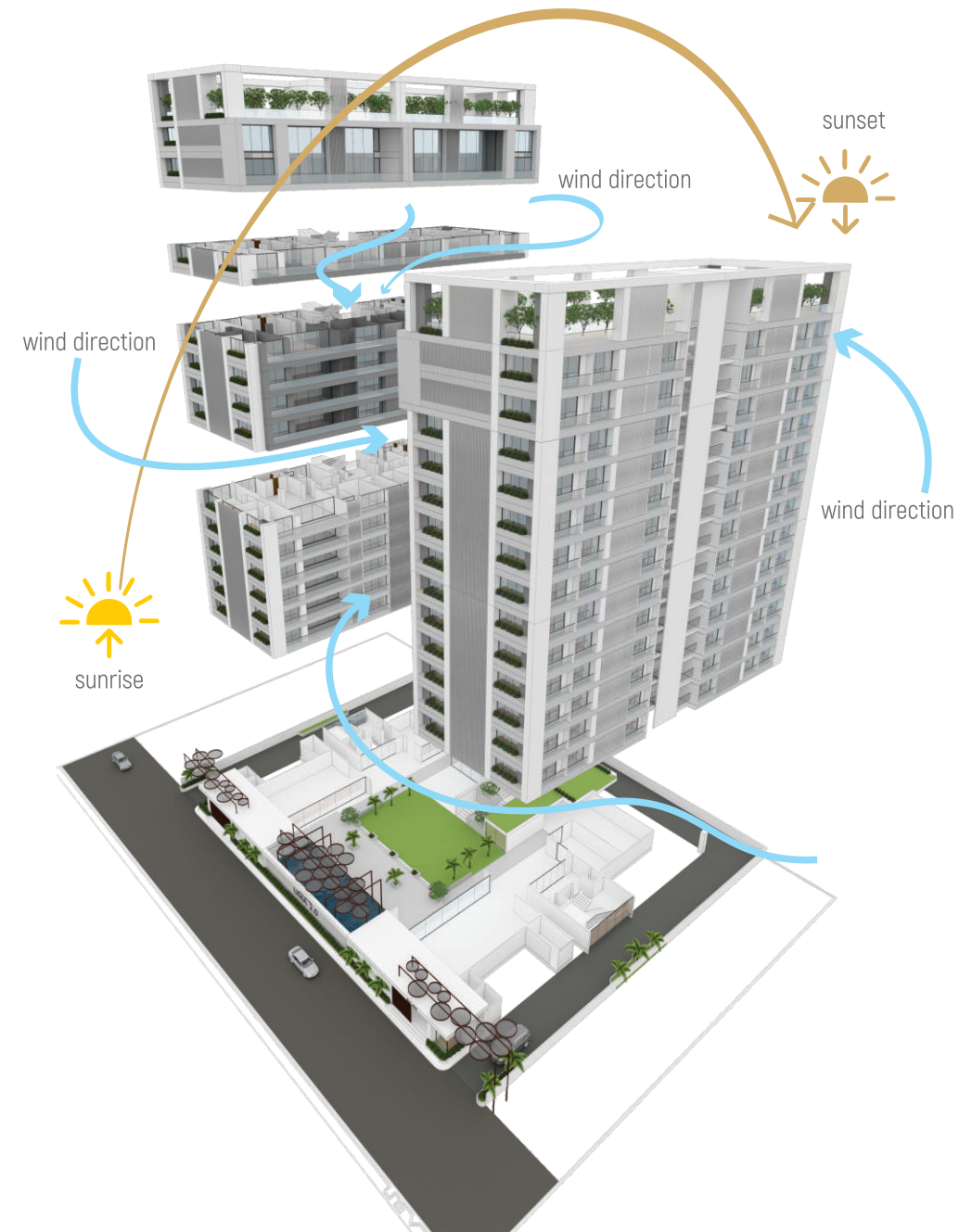
From expansive interiors and landscaped gardens to vibrant community zones, every element supports comfort, connection, and growth. A curated selection of amenities ensures convenience and recreation are always within reach.

Rooted in sustainability, the design incorporates energy-efficient systems and eco-conscious construction, reflecting Kabel Buildcon's commitment to responsible development.

Perfectly located, it offers serene surroundings with excellent connectivity, bringing together nature, community, and thoughtful living in perfect harmony.

Welcome to UMA Residences 2.0—where more space, more quality, and a better way of living await.





UMA 2.0 RESIDENCES

Every project makes us understand the power of residents and users. UMA Residences 2.0 is designed keeping in mind the urbane needs of families offering 4 and 5 BHK "smartments". We have focused on the living spaces that blend modernism with usability. Wind flow and natural light are given prime importance by keeping the residential towers 80 feet apart. The central space promotes passive cooling where amenities are planned.

A special feature of two-level landscape is seen here, offering an additional space for gatherings and rejuvenation. The typical planning of houses is followed from the first floor to the eleventh floor, and the top two floors offer luxe penthouses. The internal planning of each home is such that every room gets a balcony with two master bedrooms having a planter bed as well. The unit plan follows basic vastu. Practical planning and bold lines in architecture promising luxury is UMA Residences 2.0 - a simple yet valiant project reflecting the brand identity.



A landmark of luxury in every line and layer.

5 BHK PENTHOUSE

TOWER A : 12TH FLOOR (A-1201)
FRONT SIDE UNIT
BUILT UP AREA : 5906 SQ.FT.

TOWER A : 12TH FLOOR (A-1202)
BACK SIDE UNIT
BUILT UP AREA : 5919 SQ.FT.

TOWER B : 12TH FLOOR (B-1201)
FRONT SIDE UNIT
BUILT UP AREA : 5906 SQ.FT.

TOWER B : 12TH FLOOR (B-1202)
BACK SIDE UNIT
BUILT UP AREA : 5919 SQ.FT.

4 BHK SMARTMENT WITH EXTENDED BALCONY

TOWER A : 7TH TO 11TH FLOOR
FRONT SIDE UNIT
BUILT UP AREA : 3465 SQ.FT.

TOWER A : 7TH TO 11TH FLOOR
BACK SIDE UNIT
BUILT UP AREA : 3465 SQ.FT.

TOWER B : 7TH TO 11TH FLOOR
FRONT SIDE UNIT
BUILT UP AREA : 3457 SQ.FT.

TOWER B : 7TH TO 11TH FLOOR
BACK SIDE UNIT
BUILT UP AREA : 3457 SQ.FT.

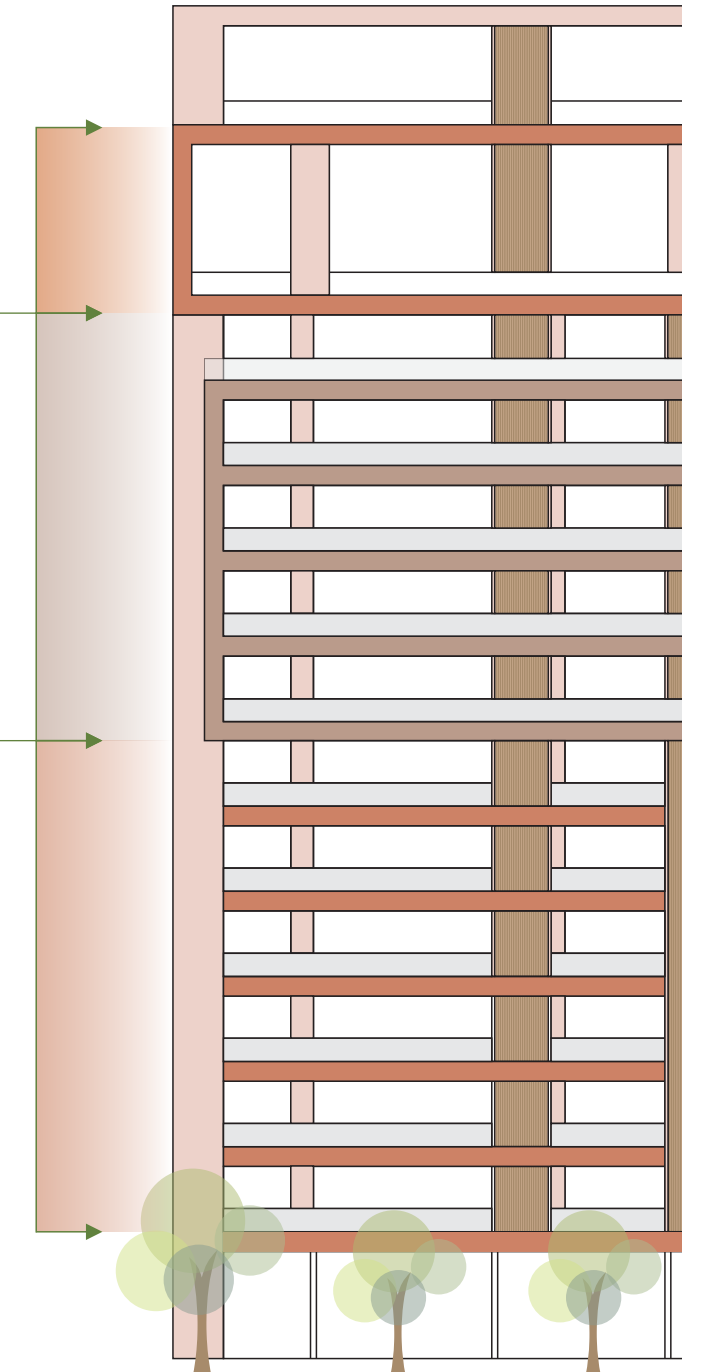
4 BHK SMARTMENT

TOWER A : 1ST TO 6TH FLOOR
FRONT SIDE UNIT
BUILT UP AREA : 3327 SQ.FT.

TOWER A : 1ST TO 6TH FLOOR
BACK SIDE UNIT
BUILT UP AREA : 3327 SQ.FT.

TOWER B : 1ST TO 6TH FLOOR
FRONT SIDE UNIT
BUILT UP AREA : 3318.5 SQ.FT.













TOWER B : 1ST TO 6TH FLOOR
BACK SIDE UNIT
BUILT UP AREA : 3318.5 SQ.FT.





- | | |
|----------------------------|-----------------------|
| 1. HOME THEATRE | : 36'-4.5" X 22'-1.5" |
| 2. LOUNGE | : 29'-0" X 16'-4.5" |
| 3. DISCO | : 28'-0" X 29'-3" |
| 4. TODDLER'S ROOM | : 12'-3" X 29'-3" |
| 5. INDOOR GAMES | : 36'-7.5" X 22'-1.5" |
| 6. LOUNGE | : 29'-0" X 16'-4.5" |
| 7. KIDS PLAN ABOVE 5 YEARS | : 29'-1.5" X 24'-3" |
| 8. KIDS PLAN BELOW 5 YEARS | : 12'-7.5" X 24'-3" |
| 9. OPEN FOYER | : 18'-4.5" X 18'-4.5" |
| 10. OPEN FOYER | : 18'-4.5" X 18'-4.5" |
| 11. GARDEN | : 62'-6" X 38'-9" |
| 12. BANQUET HALL | : 29'-0" X 46'-6" |
| 13. DECK | : 80'-6" X 21'-0" |
| 14. SWIMMING POOL | : 63'-0" X 25'-0" |
| 15. GYM | : 29'-0" X 31'-6" |
| 16. MERER ROOM | : 16'-7.5" X 8'-3" |
| 17. DRY AREA | : 20'-9" X 15'-0" |
| 18. METER ROOM | : 16'-7.5" X 8'-3" |
| 19. SERVICE AREA | : 27'-6" X 19'-3" |
| 20. KITCHEN | : 13'-4.5" X 8'-10.5" |
| 21. SERVICE AREA 02 | : 20'-0" X 10'-9" |
| 22. PASSAGE | : 15'-0" X 8'-10.5" |
| 23. SECURITY CABIN | : 8'-0" X 8'-0" |
| 24. STORE | : 10'-0" X 4'-6" |
| 25. TOILET | : 10'-0" X 4'-6" |
| 26. HIS TOILET | : 9'-4.5" X 13'-10.5" |
| 27. STEAM | : 11'-7.5" X 5'-0" |
| 28. CHANGE ROOM | : 6'-0" X 4'-3" |
| 29. SHOWER | : 6'-0" X 4'-6" |
| 30. TOILET | : 6'-0" X 4'-6" |
| 31. STEAM | : 11'-7.5" X 5'-0" |
| 32. TOILET | : 6'-0" X 4'-3" |
| 33. SHOWER | : 6'-0" X 4'-6" |
| 34. CHANGE ROOM | : 6'-0" X 4'-6" |
| 35. DRIVER ROOM | : 10'-0" X 8'-10.5" |
| 36. PASSAGE | : 13'-3" X 8'-10.5" |
| 37. BUS DROP POINT | : 14'-10.5" X 10'-9" |
| 38. SECURITY CABIN | : 8'-0" X 8'-0" |
| 39. TOILET | : 10'-0" X 4'-6" |
| 40. STORE | : 10'-0" X 8'-10.5" |
| 41. PASSAGE | : 7'-10.5" X 14'-7.5" |
| 42. HER TOILET | : 9'-4.5" X 13'-10.5" |

Recreational activity for majestic living.

 Gymnasium And Steam Room	 Swimming Pool With Changing Room
 Open Yoga Deck	 Multipurpose Court
 Mini Theater	 Disco Theque
 Multipurpose Hall Banquet Hall	 Landscaped Garden With Gazebos
 Children Play Area	 Toddler Play Area
 Game Room	 Parking For 2 Cars For Each Typical Unit.





A perfect blend of luxury, leisure, and lush greens.



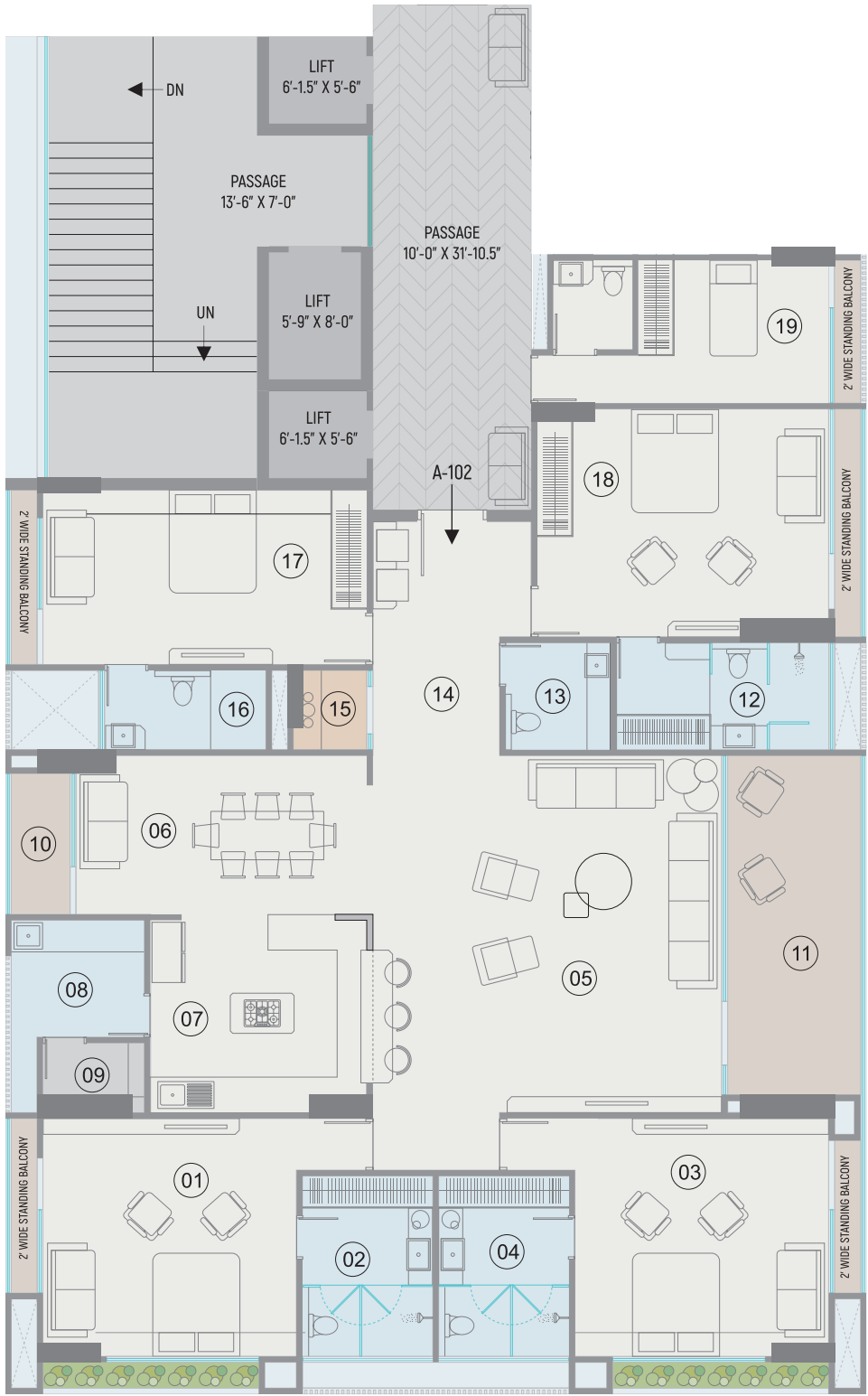
Designed for Space, Build for Breeze





TOWER A
FRONT SIDE UNIT

1st to 11th Floor Plan :
4 BHK



A-101

- | | |
|----------------------|-----------------------|
| 1. BEDROOM | : 16'-0" X 15'-0" |
| 2. ATT. TOILET | : 8'-3" X 11'-4.5" |
| 3. BEDROOM | : 16'-0" X 15'-0" |
| 4. ATT. TOILET | : 8'-3" X 11'-4.5" |
| 5. LIVING ROOM | : 22'-0" X 22'-6" |
| 6. DINING | : 18'-9" X 10'-0" |
| 7. KITCHEN | : 14'-0" X 12'-6" |
| 8. WASH / UNIT | : 8'-4.5" X 7'-4.5" |
| 9. STORE | : 6'-4.5" X 4'-4.5" |
| 10. BALCONY | : 3'-4.5" X 8'-10.5" |
| 11. BALCONY | : 8'-4.5" X 21'-4.5" |
| 12. ATT. TOILET | : 13'-4.5" X 6'-9" |
| 13. CMN. TOILET | : 6'-7.5" X 6'-6.9" |
| 14. FOYER | : 10'-0" X 14'-4.5" |
| 15. PUJA | : 4'-7.5" X 5'-0" |
| 16. ATT. TOILET | : 10'-1.5" X 5'-0" |
| 17. BEDROOM | : 20'-4.5" X 11'-0" |
| 18. BEDROOM | : 18'-4.5" X 14'-4.5" |
| 19. SERVANT / OFFICE | : 17'-4.5" X 9'-0" |

TOWER A BACK SIDE UNIT

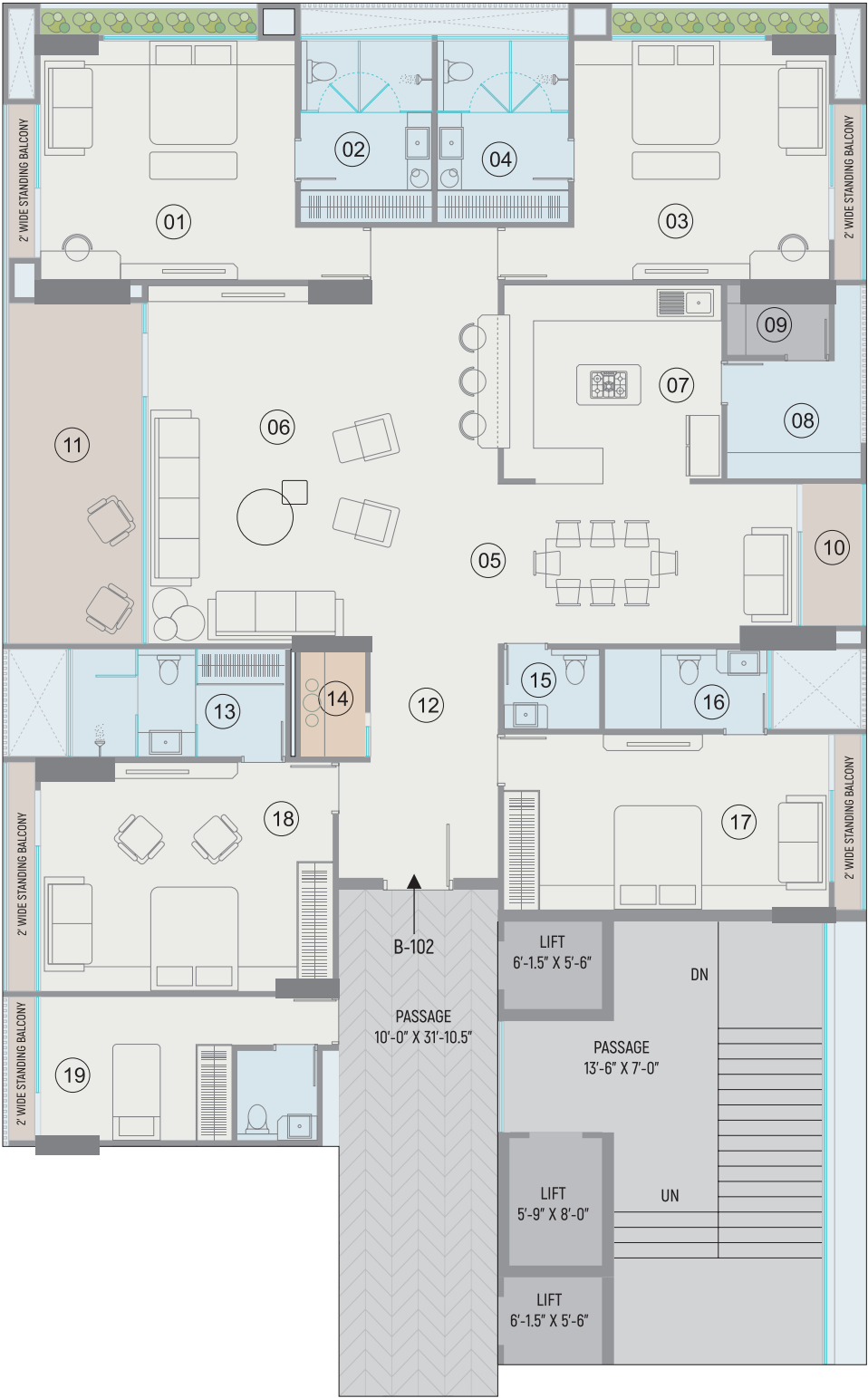
1st to 11th Floor Plan :
4 BHK

A-102

- | | |
|----------------------|-----------------------|
| 1. BEDROOM | : 16'-0" X 15'-0" |
| 2. ATT. TOILET | : 8'-3" X 11'-4.5" |
| 3. BEDROOM | : 16'-0" X 15'-0" |
| 4. ATT. TOILET | : 8'-3" X 11'-4.5" |
| 5. DINING | : 18'-9" X 8'-10" |
| 6. LIVING ROOM | : 22'-0" X 22'-6" |
| 7. KITCHEN | : 14'-0" X 12'-6" |
| 8. WASH / UNIT | : 8'-4.5" X 7'-4.5" |
| 9. STORE | : 6'-4.5" X 4'-4.5" |
| 10. BALCONY | : 3'-7.5" X 8'-10.5" |
| 11. BALCONY | : 8'-4.5" X 21'-4.5" |
| 12. FOYER | : 10'-0" X 14'-4.5" |
| 13. ATT. TOILET | : 10'-1.5" X 5'-0" |
| 14. PUJA | : 4'-7.5" X 5'-0" |
| 15. CMN. TOILET | : 6'-7.5" X 6'-9" |
| 16. ATT. TOILET | : 13'-4.5" X 6'-9" |
| 17. BEDROOM | : 20'-4.5" X 11'-0" |
| 18. BEDROOM | : 18'-4.5" X 14'-4.5" |
| 19. SERVANT / OFFICE | : 17'-4.5" X 9'-0" |







TOWER B
BACK SIDE UNIT

1st to 11th Floor Plan :
4 BHK

B-102

- | | |
|----------------------|-----------------------|
| 1. BEDROOM | : 16'-0" X 15'-0" |
| 2. ATT. TOILET | : 8'-3" X 11'-4.5" |
| 3. BEDROOM | : 16'-0" X 15'-0" |
| 4. ATT. TOILET | : 8'-3" X 11'-4.5" |
| 5. DINING | : 18'-9" X 8'-10" |
| 6. LIVING ROOM | : 22'-0" X 22'-6" |
| 7. KITCHEN | : 14'-0" X 12'-6" |
| 8. WASH / UNIT | : 8'-4.5" X 7'-4.5" |
| 9. STORE | : 6'-4.5" X 4'-4.5" |
| 10. BALCONY | : 3'-7.5" X 8'-10.5" |
| 11. BALCONY | : 8'-4.5" X 21'-4.5" |
| 12. FOYER | : 10'-0" X 14'-4.5" |
| 13. ATT. TOILET | : 10'-1.5" X 5'-0" |
| 14. PUJA | : 4'-0" X 6'-9" |
| 15. CMN. TOILET | : 6'-0" X 5'-0" |
| 16. ATT. TOILET | : 10'-3" X 5'-0" |
| 17. BEDROOM | : 20'-4.5" X 11'-0" |
| 18. BEDROOM | : 18'-4.5" X 14'-4.5" |
| 19. SERVANT / OFFICE | : 17'-4.5" X 9'-0" |



Timeless Living at the Pinnacle of Elegance.



PENTHOUSE

Tower A & B
12th & 13th Floor Penthouse



12th floor plan
(penthouse lower level)

- 1. BEDROOM : 16'-0" X 25'-4.5"
- 2. ATT. TOILET : 8'-3" X 19'-0"
- 3. ATT. TOILET : 8'-3" X 11'-4.5"
- 4. BEDROOM : 20'-0" X 15'-0"
- 5. FAMILY / DINING : 26'-9" X 18'-7.5"
- 6. KITCHEN : 14'-0" X 17'-6"
- 7. WASH UNIT : 8'-4.5" X 13'-9"
- 8. STORE : 6'-4.5" X 5'-4.5"
- 9. FOYER : 10'-0" X 14'-9"
- 10. SERVANT ROOM : 13'-1.5" X 11'-0"
- 11. TOILET : 6'-6" X 5'-4.5"
- 12. TOILET : 6'-6" X 5'-4.5"
- 13. FORMAL LIVING : 16'-4.5" X 21'-6"
- 14. PUJA : 7'-0" X 9'-0"
- 15. BALCONY : 16'-0" X 9'-0"
- 16. BALCONY : 7'-7.5" X 14'-9"
- 17. BALCONY : 7'-7.5" X 21'-4.5"



13th floor plan
(penthouse upper level)

- 1. BEDROOM : 16'-0" X 25'-4.5"
- 2. ATT. TOILET : 8'-3" X 19'-0"
- 3. ATT. TOILET : 8'-3" X 11'-4.5"
- 4. BEDROOM : 20'-0" X 15'-0"
- 5. PASSAGE : 5'-10.5" X 7'-7.5"
- 6. PASSAGE : 10'-0" X 33'-3"
- 7. HOME THEATRE : 20'-4.5" X 12'-1.5"
- 8. BEDROOM : 20'-4.5" X 11'-0"
- 9. ATT. TOILET : 8'-9" X 5'-0"
- 10. TOILET : 6'-0" X 5'-0"
- 11. PANTRY : 5'-0" X 5'-0"





"An exclusive space for Families Staying at
UMA 2.0 to Celebrate , Rejoice & Recreate Memories





Where Elegance Meets Ease.



GYMNASIUM

Train Where You Live. Live Where You Thrive.



INDOOR GAME AREA

Mind Games Meet Good Times.



EXCELLENCE IN PROJECT SPECIFICATIONS

Delivering unparalleled quality and precision in every aspect of our developments.

STRUCTURE
RCC Earthquake Resistant Structure designed by approved Structural consultant.



WALL FINISH
Internal Wall: 2 coat Putty / Gypsum Plaster
External Wall: Double coat mala plaster with texture paint.

FLOORING
Vitrified tiles all over.



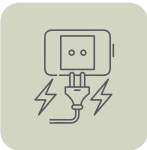
KITCHEN
Granite / Full body tiles platform with standard quality sink. Ceramic tile up to the lintel level on the wall above platform.

TOILETS
Good quality ceramic tile on floor & wall up to door height. Premium quality C.P. fitting and sanitary ware.



DOORS
Main Door: Wood frame flush door with veneer finished on both side.
Internal Doors: Laminated flush doors.

WINDOWS
Aluminium Sliding / UPVC Sliding/ Openable windows as per site requirements..



ELECTRICAL
Concealed wiring of branded wires with premium quality switch accessories.

AMENITIES THAT ADD VALUE TO YOUR LIFE

Unmatched Security & Privacy



3 layer ELV security system



Video door phone for each flat



24 x 7 security



Secured entrance foyer in each tower



Secured gate entry exit with boom barrier

Exclusive lifestyle features



Surround music speaker in walk way



Estate manager cabin



Driver rest room



Pick up & drop point

Eco-luxury sustainability



Rain water harvesting



Central water heater provision



Water softener plant



Designated ac-odu service ducts locations

Utility and Excellence



24 x 7 water supply



Fire safety system



Each flat four side open



2 Elevators for Residential



1 stretcher sized lift for service & utility.



Parking height can be converted in to 2 level

Lightning protection systems are concealed in columns.
There are no open rods/wires anywhere showing in elevation.*
Structure is designed as a Flat slab to getting advantage of more floor height , No hanging Beams are in internal side.





Let the sunrise greet your soul.





- Payment terms will be as per allotment letter
- Maintenance deposit shall be extra as applicable
- Advance, annual maintenance of society will be charged as per expense budget decided by the developer until the society formation is done and handed over.
- Extra work will be executed after receipt of full advance payment
- MGVL / Electricity connection will be charged extra as applicable.
- Legal/Documentation charges, stamp duty, GST will be extra as applicable.
- Corporation tax / charges shall be borne by the client.
- Water / Sewage Charges to Municipality shall be borne by client.
- Any new central or state government taxes, if applicable will have to be borne by the clients.
- No changes or alterations will be allowed in the elevation.
- Possession will be given after one month of settlement of all accounts as per schedule
- Continuous default payments will lead to the cancellation of agreement.
- Booking cancellation shall charge 10% of sale deed amount.
- Architect/Developers shall have the right to change/revise/improve any details, which will be binding for all.
- Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project.
- This brochure is purely conceptual and not a legal offering. The developer reserves the right to add, delete, alter any detail, specifications, elevation mentioned here in.
- All landscaping is conceptual and shall be as per architects design
- The developers reserve all the rights to make any changes as maybe necessary rated from time to time in the layout building plan in specifications
- The brochure is indicative of the furniture layout in the residential unit. No furniture is to be supplied to the purchaser by the developer. All images have been used for illustrative purposes only.



UMA2.0
RESIDENCES

ARCUS COURTYARD

POLARIS
SWARAN RAGA

ATMOSPHERE 360

Luxury Located in Harmony with Nature!

UMA2.0
RESIDENCES

Site Address :
FP-623, Sevasi TP 24/A, Near Arcus Bungalow,
Vadodara -391410



UMA 2.0 LOCATION



FOR MORE INFO

www.gujrera.gujarat.gov.in PROJECT RERA ID :
PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA14878/250225/311229



NAVRACHANA
UNIVERSITY

PRIYA
THEATRE

VASNA PRIYA THEATRE ROAD

VASNA - KABIR ROAD

ESSAR
PETROL PUMP

BRIGHT DAY
CBSC SCHOOL

UMA
RESIDENCES

VIDHI
PARTY PLOT

EMPEROR

BARODA
CRICKET ACADEMY

SHAKTI GREENS

SAI
HOSPITAL

NAND HOSPITAL

HANUMAN
TEMPLE

FM AMIN
PETROL PUMP

HYATT PLACE
VADODARA

NILAMBER
CIRCLE

BANSAL
MALL

VASNA - GOTRI LINK ROAD

SAIYED VASNA ROAD

MANGALAM
HOSPITAL

WARD
NO 11

SMVS
SWAMINARAYAN
MANDIR

SHIV FARM

HL PARTY PLOT

CAFFEIN CAFE

KALYAN
PARTY PLOT

SANT KABIR
SCHOOL

RANESHWAR
MANDIR

D-MART

VASNA BHAYLI ROAD

VASNA TANDALIA LINK ROAD

