

UR
MAGNIFICENT
ABODE

UMA
RESIDENCES

PROJECT BY



A VENTURE BY: **RR** GLOBAL

HEAD OFFICE:
KABEL BUILDCON,
GROUND FLOOR, ALEMBIC BUSINESS PARK (WEST),
BHAILAL AMIN MARG, GORWA, VADODARA-390003

+ 91 81530 36333

sales@kabelbuildcon.com

www.kabelbuildcon.com

UR
MAGNIFICENT
ABODE



SMARTMENTS, STATELY VILLAMENTS AND PALATIAL PENTHOUSES

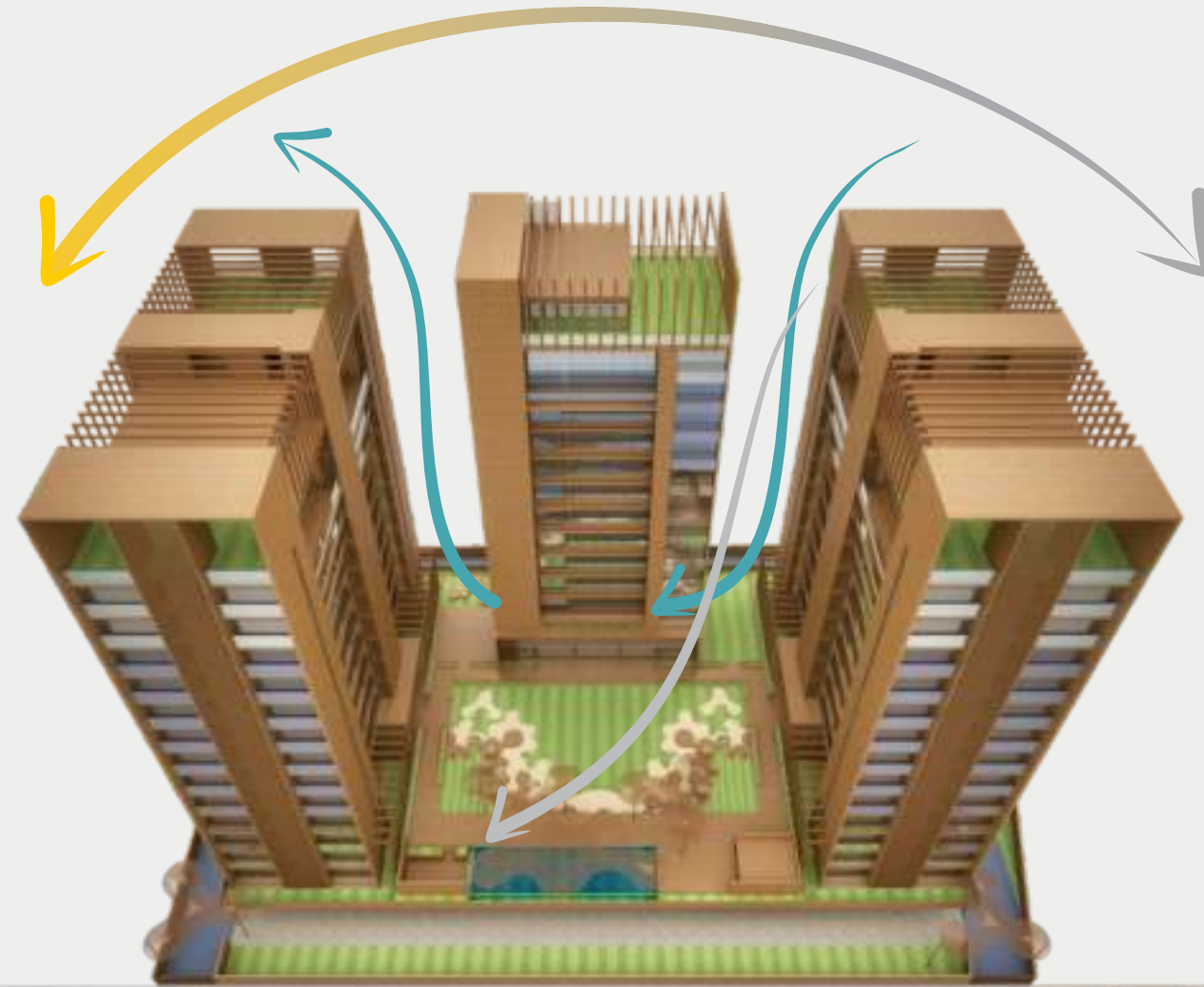


A VENTURE BY : **RR** GLOBAL

Kabel Buildcon's core value is to deliver commitment, quality and transparency. Elevating Lifestyles has become the purpose in all our endeavours - Creating New Landmarks and Upgrading the Indian Skyline, reflecting the lifestyles Indians are living now. At Kabel Buildcon, we feel blessed to be the channel of the universe to deliver progressive spaces. We envision new realities and make them real - for YOU!

Sun path & Wind flow

With the north size of the campus offering the garden space, allows each unit to open on the North and adheres to the natural wind flow delivered by the placements and orientation of the three towers.



Penthouses

The state-of-the-art penthouses offer a luxe lifestyle at the top level of each tower proposed as duplex penthouses with double-height spaces for a palatial look and feel.

Smartments

Consciously planned 4BHK 'smartments' have almost all sides open to adhere to the natural light, smooth cross-ventilation with openings designed for scenic views from all the sides.

Villaments

The Podium level offers a 'Villa' with a direct connection to the private garden for an elevated lifestyle.

Podium

Podium 15' above the ground level is the podium which acts as the base floor for the entire campus, elevating the residents above the hustle of the street, and offering smooth air circulation.

Parking

Cutting down the basement space, the parking is provided at the ground floor level which being fully open from all sides, keeps it well-lit and well ventilated.



From the desk of Architects
UMA Residences



After the successful completion of 33LE with the esteemed brand Kabel Buildcon, we are thrilled to work on UMA Residences catering to the luxe segment of Vadodara.

A brand-new concept for the city, UMA Residences launches 'Villaments' – an apartment with high end living having the planning of a Villa. For the first time in Vadodara, there shall be a combination of Smartments, Villaments and Penthouses in one project. The podium level offers Villaments with a direct connection to the private gardens; and the top floor observes Duplex Penthouses with 4BHK Smartments in the middle. The community targets to deliver an Elevated Lifestyle for new age Indians and cater to their contemporary needs. The ground floor starts at a higher level with common amenities developed in the northern zone of the site, in the pocket formed by three towers in the east, west and south part of the campus.

The planning is focused around double-height spaces and private gardens for Villaments and Penthouses; and garden facing units for the apartments. The architecture is detailed in straight lines with a minimalist approach yet adorned with delicate metal elements in the landscape. The USP of these apartments is the terrace area that allows solar panel space for each house and thus caters to providing a responsible design strategy which shall become a Green Energy Resource for the homeowners. Alongside these features, the fundamentals of optimising the use of natural light and wind directions play a major role in the planning of each unit.



uneven.in



UR MAGNIFICENT ABODE

UMA
RESIDENCES

'Live an Elevated Lifestyle' in it's Truest Meaning,
where your home and the entire project is nestled
on a High Elevation above the street-level.

LUXURY AMIDST SERENITY

SMARTMENTS, STATELY VILLAMENTS & PALATIAL PENTHOUSES

UMA
RESIDENCES



LOBBY

WALK INTO A
STATE OF MAGNIFICENCE

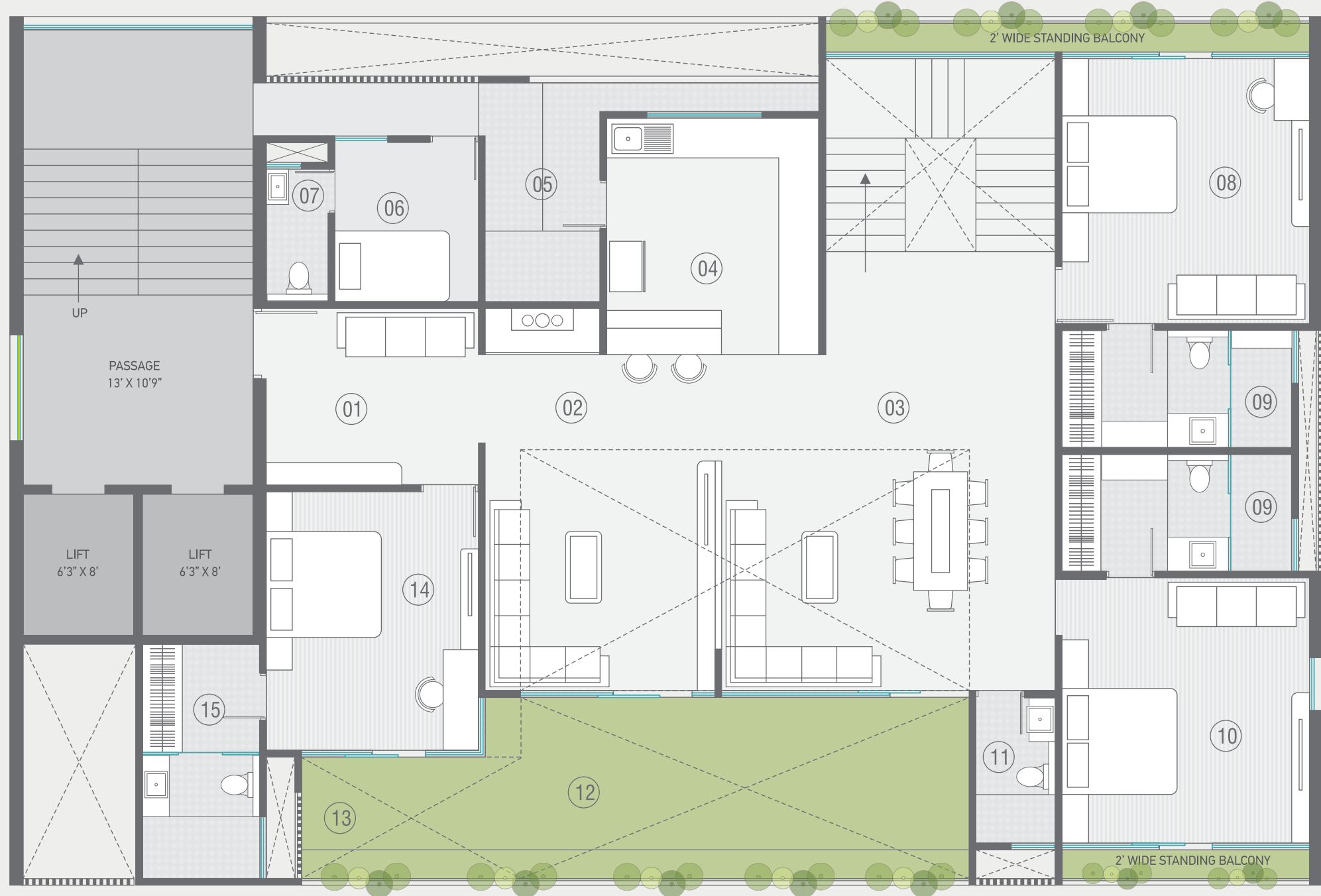
PALATIAL PENTHOUSES



Luxury Amidst Serenity of the Sky, with 6 BHK Penthouses that house 6 palatial sized bedrooms and 7 wide galleries.

Enjoy Picturesque Sunsets from your own Sky-Deck, a Double height balcony with a towering glass facade for a splendid view. These Penthouses come blessed with a Double Heighted Living and Dining Area that gives a stately appearance.

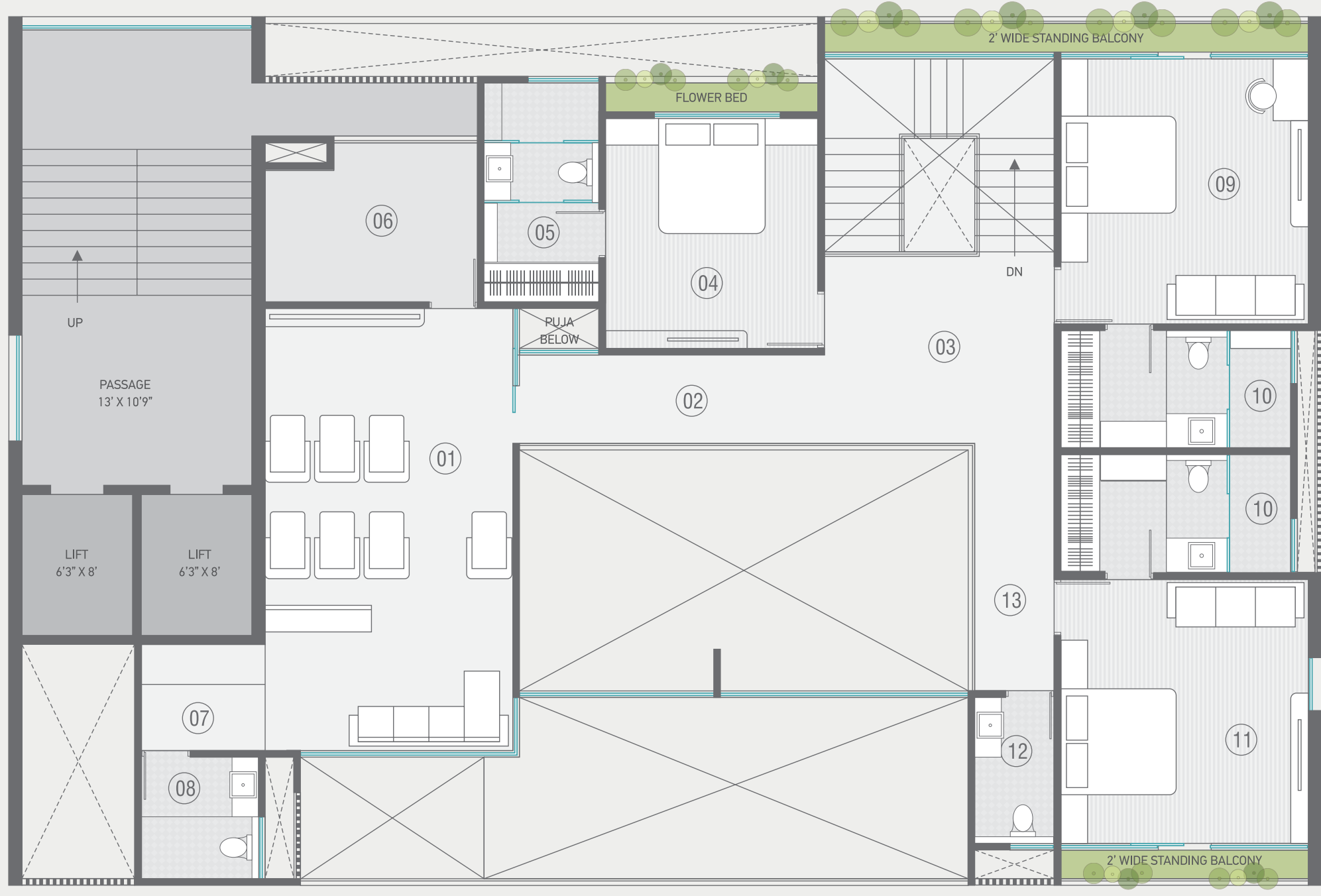
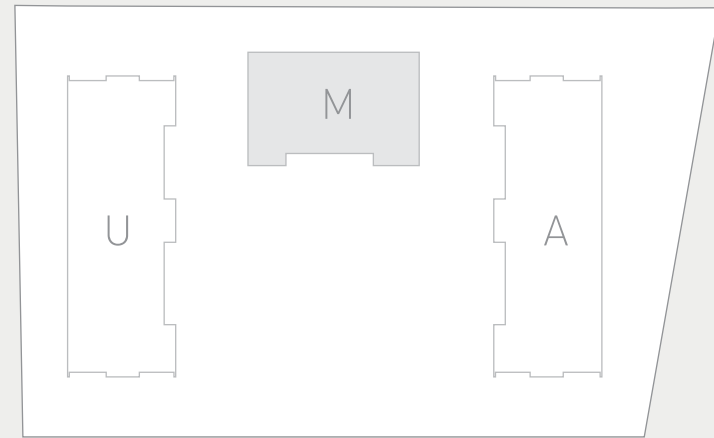
LUXURY AMIDST SERENITY



TOWER - M : 12TH FLOOR DUPLEX FLAT LOWER LEVEL

LEGEND FOR DUPLEX FLAT LOWER LEVEL

01	FOYER 12' X 10'	06	SERVANT ROOM 8'1.5" X 9'	11	TOILET 4'6" X 8'3"
02	LIVING ROOM 13' X 19'	07	TOILET 3'6" X 7'6"	12	BALCONY 27'4.5" X 10'3"
03	FAMILY SITTING / DINING 18'10.5" X 20'4.5"	08	BEDROOM 14' X 15'	13	BALCONY 10'4.5" X 6'10.5"
04	KITCHEN 12' X 13'4.5"	09	DRESS / TOILET 13' X 6'7.5"	14	BEDROOM 12' X 14'7.5"
05	WASH / UTILITY 6'6" X 12'4.5"	10	BEDROOM 14' X 15'	15	DRESS / TOILET 6'7.5" X 13'3"



TOWER - M : 13TH FLOOR DUPLEX FLAT UPPER LEVEL

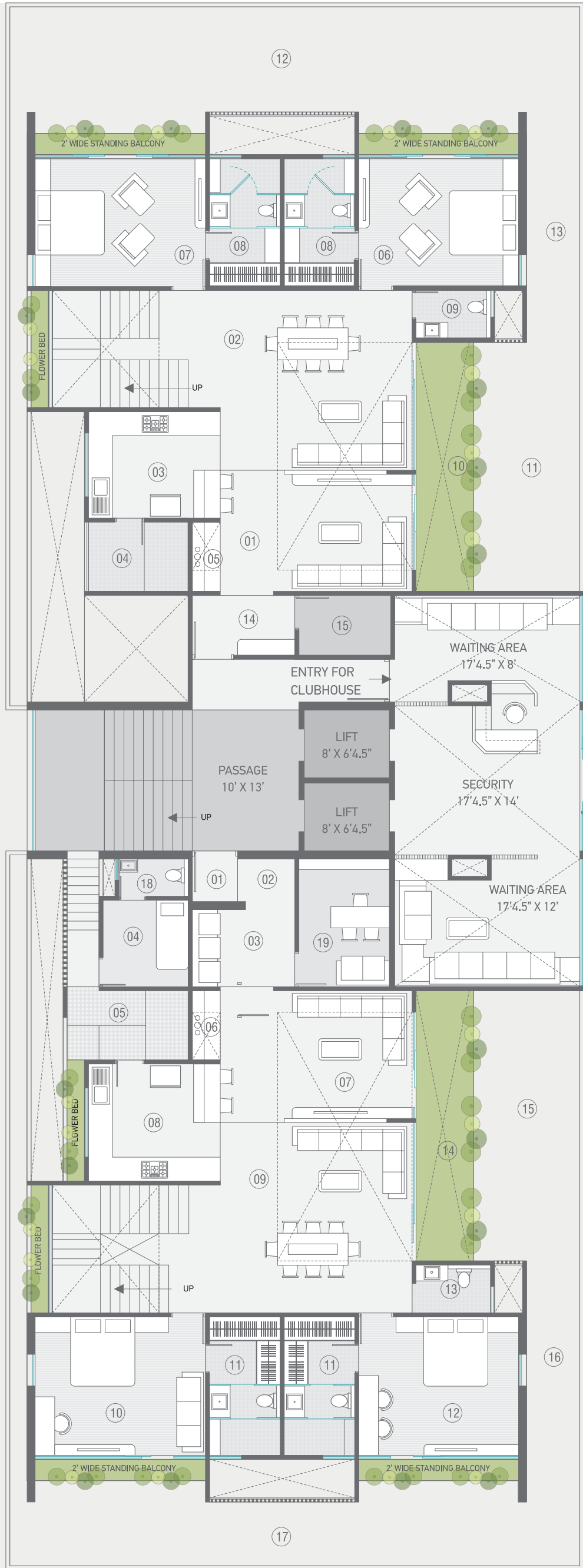
LEGEND FOR DUPLEX FLAT UPPER LEVEL

01	ENTERTAINMENT ROOM 14' X 25'	06	TERRACE 12' X 9'	11	BEDROOM 14' X 15'
02	5' WIDE PASSAGE	07	PANTRY 7' X 6'	12	TOILET/STORE 4'6" X 8'3"
03	SPILL OVER 12' X 10'6"	08	DRESS / TOILET 6'7.5" X 6'10.5"	13	4' 6" WIDE PASSAGE
04	BEDROOM 12' X 13'	09	BEDROOM 14' X 15'		
05	DRESS / TOILET 6'6" X 12'4.5"	10	DRESS / TOILET 13' X 6'7.5"		



EXPERIENCE 'MAGNIFICENCE' PERSONALISED FOR YOU

Replete with Luxury, the Villaments come with 5 Palatial sized Bedrooms with Private Galleries, a Double Heighted Living and Dining. Experience 'Magnificence' personalised for you - with your own private garden, an Office Space and Exclusive Entertainment Room.



VILLAMENT : 3745 SQ.FT. B.A.

LEGEND VILLAMENT

01	LIVING ROOM 18' X 11'3"	07	BEDROOM 16' X 12'
02	FAMILY/DINING 19'4.5" X 17'	08	DRESS/TOILET 6'7.5" X 12'
03	KITCHEN 12'4.5" X 10'	09	PWD TOILET 7' X 4'6"
04	WASH/UTILITY 9'4.5" X 6'6"	10	BALCONY 5' X 23'4.5"
05	PUJA 2'7.5" X 6'6"	11	OPEN TERRACE 10' X 23'4.5"
06	BEDROOM 15' X 12'	12	OPEN TERRACE 53'6" X 11'10.5"
		13	5' WIDE TERRACE
		14	FOYER 9'7.5" X 5'7.5"
		15	OFFICE 8'7.5" X 5'7.5"

TOWER - U & A :
4BHK 1ST FLOOR

VILLAMENT : 4375 SQ.FT. B.A.

LEGEND VILLAMENT

01	EXTERNAL FOYER 4'3" X 4'9"	10	BEDROOM 16' X 13'
02	SPILL OVER 5'4.5" X 4'	11	DRESS/TOILET 6'7.5" X 13'
03	FOYER 9'7.5" X 7'3"	12	BEDROOM 15' X 13'
04	SERVANT ROOM 8' X 8'1.5"	13	PWD TOILET 7' X 4'6"
05	WASH / UTILITY 11'4.5" X 6'6"	14	BALCONY 5' X 25'4.4"
06	PUJA 2'7.5" X 6'6"	15	OPEN TERRACE 10' X 25'4.5"
07	FAMILY/DINING 18' X 12'3"	16	5' WIDE TERRACE
08	KITCHEN 12'4.5" X 11'	17	OPEN TERRACE 53'6" X 8'
09	FAMILY / DINING 19'4.5" X 18'	18	TOILET 6'6" X 3'6"
		19	OFFICE 8'7.5" X 12'



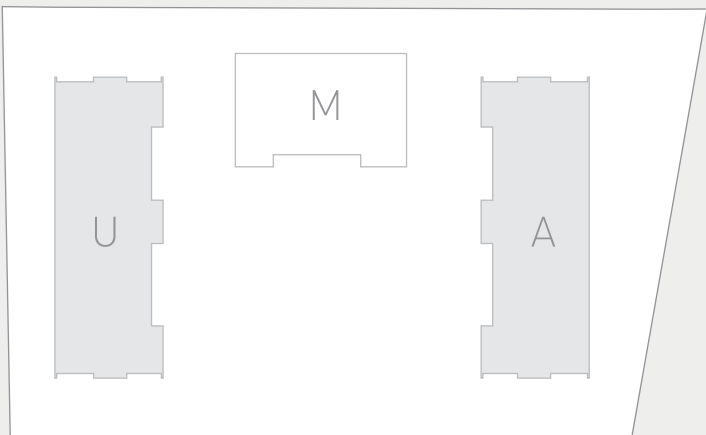
LEGEND VILLAMENT 2ND FLOOR

01	ENTERTAINMENT ROOM 22'6" X 12'	07	SPILL OVER 10'9" X 11'
02	PANTRY 5'6" X 4'6"	08	PASSAGE 4'6"
03	TOILET 5'6" X 5'3"	09	STORE 7' X 4'6"
04	5' WIDE PASSAGE	10	BEDROOM 15' X 12'
05	BEDROOM 12' X 10'	11	BEDROOM 16' X 12'
06	DRESS/TOILET 9'6" X 6'6"	12	DRESS/TOILET 6'7.5" X 12'

TOWER - U & A :
4BHK 2ND FLOOR

LEGEND VILLAMENT 2ND FLOOR

01	ENTERTAINMENT ROOM 24' X 14'	07	SPILL OVER 10'9" X 12'
02	TOILET 6' X 5'3"	08	PASSAGE 4'6"
03	PANTRY 6' X 6'6"	09	STORE 7' X 4'6"
04	5' WIDE PASSAGE	10	BEDROOM 16' X 13'
05	BEDROOM 12' X 11'	11	BEDROOM 15' X 13'
06	DRESS / TOILET 11'4.5" X 6'6"	12	DRESS/TOILET 6'7.5" X 13'



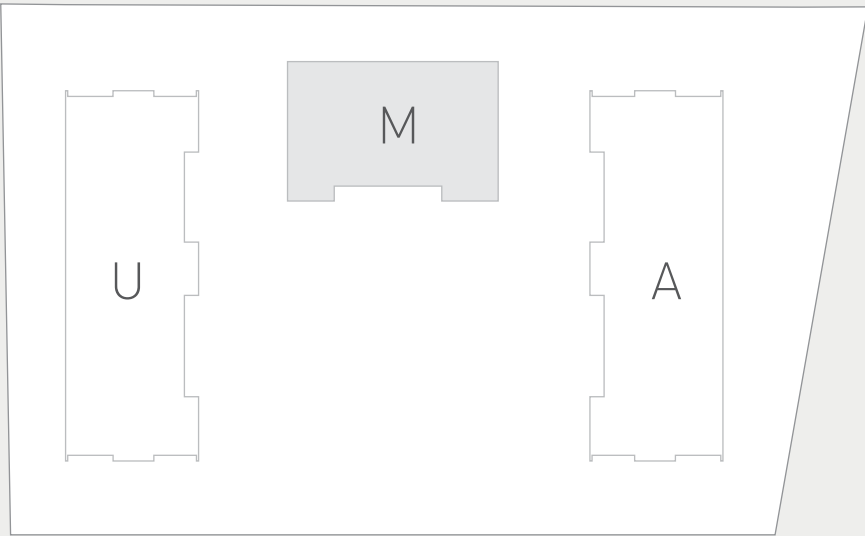


Your relationship with the natural world has been our source inspiration that has guided our design thinking and process.

In levels of mindfully crafted architecture come 4BHK Smartments that are strategically placed in harmony with natural wind directions and movement of the sun that improve comfort and enhance well-being for you and your loved ones through abundance of space, naturally sunlit and ventilated homes and the liberty of having panoramic open views on all sides of your house.



TOWER - M: SMARTMENT

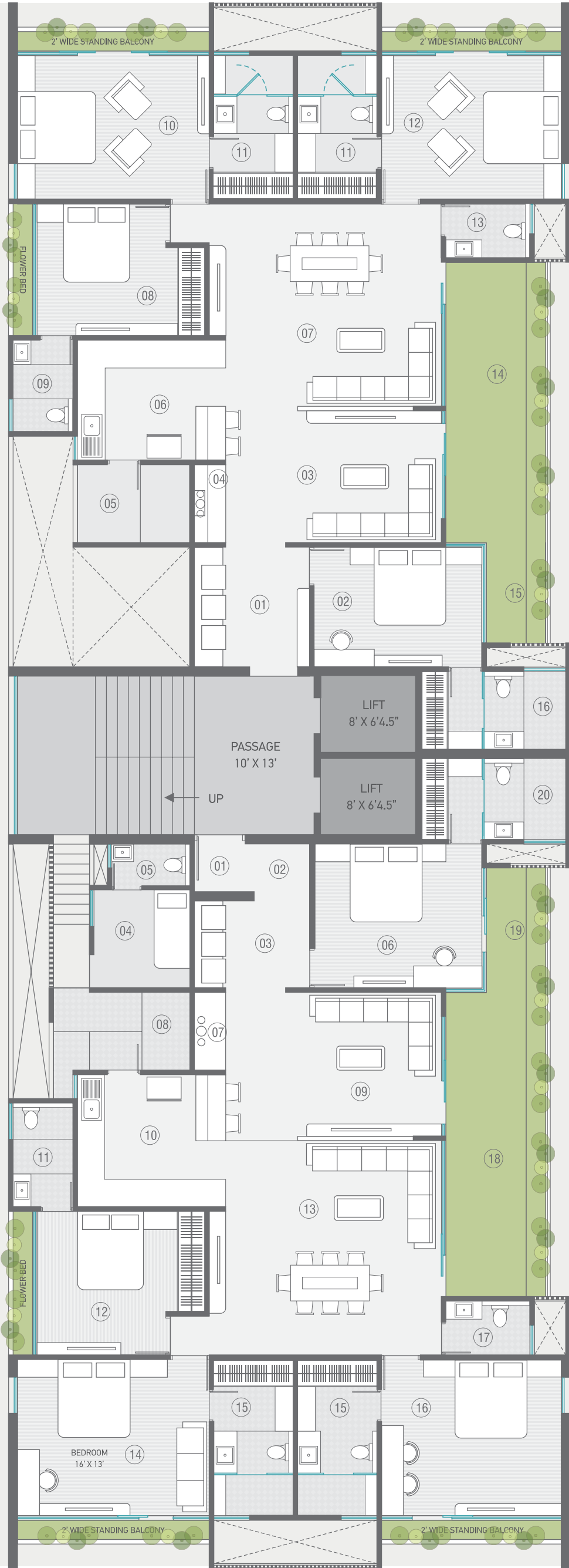


LEGEND SMARTMENT

01	FOYER 12' X 10'	10	BEDROOM 14' X 15'
02	LIVING ROOM 13' X 19'	11	DRESS / TOILET 13' X 6'7.5"
03	FAMILY SITTING / DINING 18'10.5" X 20'4.5"	12	BEDROOM 14' X 15'
04	KITCHEN 12' X 13'4.5"	13	TOILET 4'6" X 8'3"
05	WASH / UTILITY 6'6" X 12'4.5"	14	BEDROOM 12' X 14'7.5"
06	SERVANT ROOM 8'1.5" X 9'	15	DRESS / TOILET 6'7.5" X 13'3"
07	TOILET 3'6" X 7'6"	16	BALCONY 27'4.5" X 8'6"
08	TOILET 8'7.5" X 5'	17	BALCONY 10'4.5" X 5'1.5"
09	BEDROOM 13' X 15'		

TOWER - M: AREA TABLE

TOWER	FLOOR	FLAT NO.	TYPE	BUILT UP AREA
M	3	301	Typical	2,747.49
M	4	401	Typical	2,747.49
M	5	501	Typical	2,747.49
M	6	601	Typical	2,747.49
M	7	701	Typical	2,747.49
M	8	801	Typical	2,747.49
M	9	901	Typical	2,747.49
M	10	1001	Typical	2,814.21
M	11	1101	Typical	2,880.56
M	12	1201	Penthouse	5,156.78



SMARTMENT : 2194 SQ.FT. B.A.

LEGEND OF SMARTMENT

01	FOYER 9'7.5" X 10'	09	TOILET 5' X 7'7.5"
02	BEDROOM 14' X 10'	10	BEDROOM 16' X 12'
03	LIVING ROOM 18' X 11'3"	11	DRESS/TOILET 6'7.5" X 12'
04	PUJA 2'7.5" X 6'6"	12	BEDROOM 15' X 12'
05	WASH / UTILITY 9'4.5" X 6'6"	13	PWD TOILET 7' X 4'6"
06	KITCHEN 12' X 4.5" X 10'	14	BALCONY 8'4" X 23'4.5"
07	FAMILY / DINING 19'4.5" X 17'	15	BALCONY 5' X 8'4.5"
08	BEDROOM 14' X 11'	16	TOILET 12' X 6'6"

TOWER - U & A: 4BHK

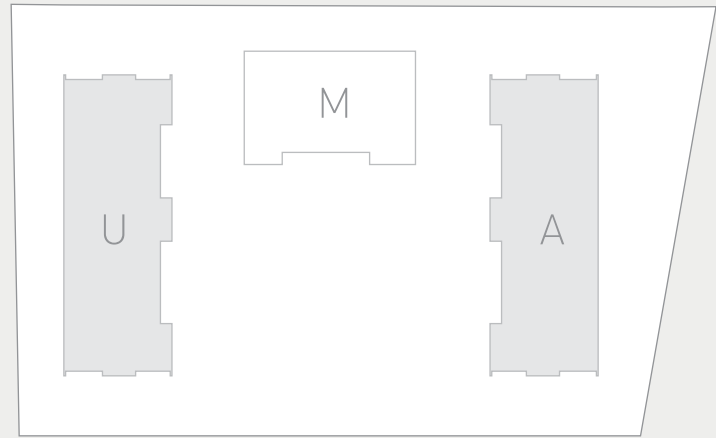
SMARTMENT : 2550 SQ.FT. B.A.

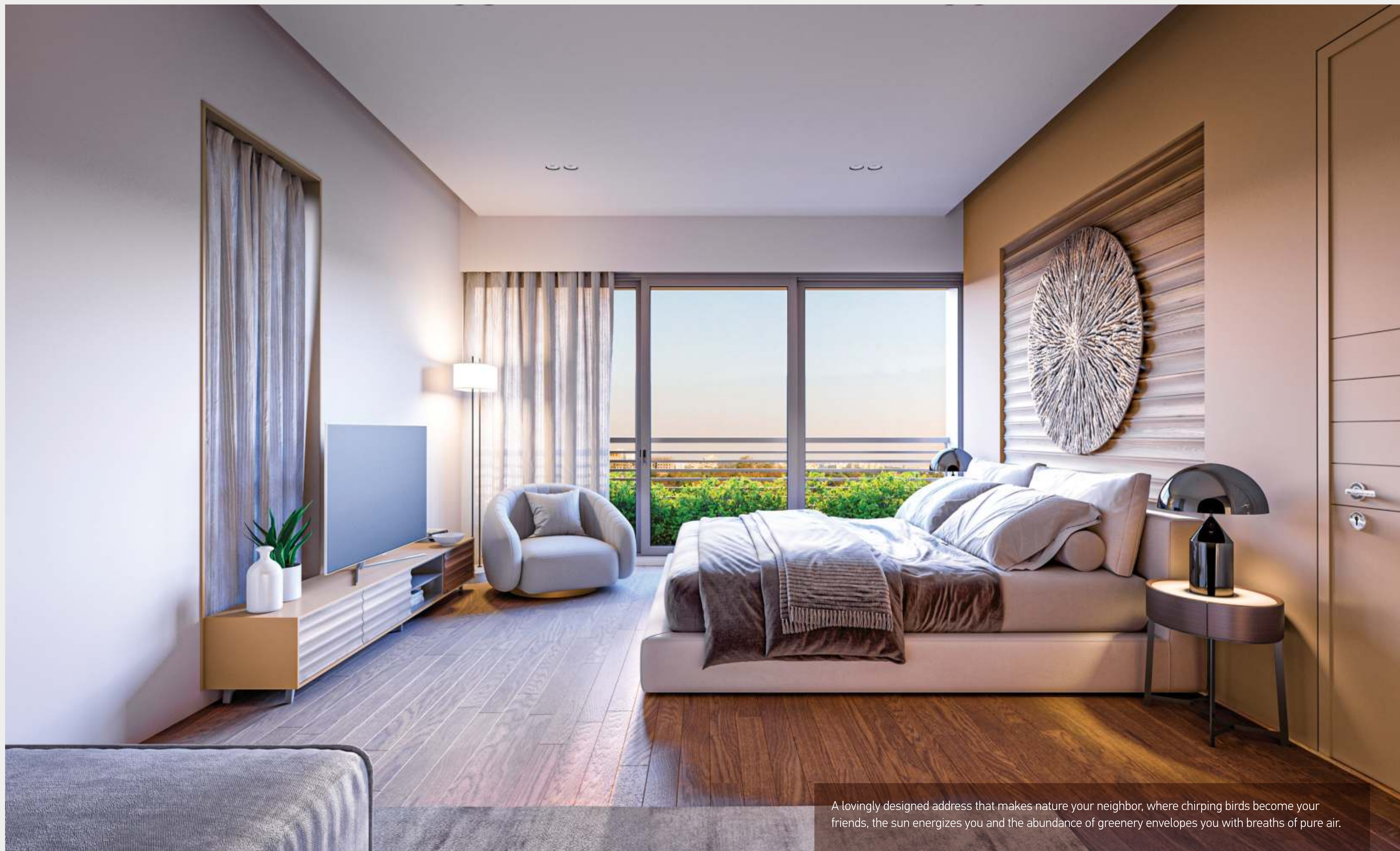
LEGEND OF SMARTMENT

01	EXTERNAL FOYER 4'3" X 4'9"	11	TOILET 5' X 8'7.5"
02	SPILL OVER 5'4.5" X 4'	12	BEDROOM 14' X 12'
03	FOYER 9'7.5" X 7'3"	13	FAMILY / DINING 19'4.5" X 18'
04	SERVANT ROOM 8' X 8'1.5"	14	BEDROOM 16' X 13'
05	TOILET 6'6" X 3'6"	15	DRESS/TOILET 6'7.5" X 13'
06	BEDROOM 14' X 12'	16	BEDROOM 15' X 13'
07	PUJA 2'7.5" X 6'6"	17	PWD TOILET 7' X 4'6"
08	WASH / UTILITY 11'4.5" X 6'6"	18	BALCONY 8'4" X 25'4.5"
09	LIVING ROOM 18' X 12'3"	19	BALCONY 5' X 10'4.5"
10	KITCHEN 12'4.5" X 11'	20	TOILET 12' X 6'9"

TOWER - U & A : AREA TABLE

TOWER	FLOOR	FLAT NO.	TYPE	BUILT UP AREA
U & A	1	101	VILLAMENT	4,375.61
U & A	3	301	TYPICAL	2,550.26
U & A	4	401	TYPICAL	2,550.26
U & A	5	501	TYPICAL	2,550.26
U & A	6	601	TYPICAL	2,550.26
U & A	7	701	TYPICAL	2,550.26
U & A	8	801	TYPICAL	2,550.26
U & A	9	901	TYPICAL	2,550.26
U & A	10	1001	TYPICAL	2,610.34
U & A	11	1101	TYPICAL	2,670.70
U & A	12	1201	LOWER	4,732.63
U & A	1	102	VILLAMENT	3,745.06
U & A	3	302	TYPICAL	2,194.60
U & A	4	402	TYPICAL	2,194.60
U & A	5	502	TYPICAL	2,194.60
U & A	6	602	TYPICAL	2,194.60
U & A	7	702	TYPICAL	2,194.60
U & A	8	802	TYPICAL	2,194.60
U & A	9	902	TYPICAL	2,194.60
U & A	10	1002	TYPICAL	2,248.33
U & A	11	1102	TYPICAL	2,299.69
U & A	12	1202	PENTHOUSE	4,016.82

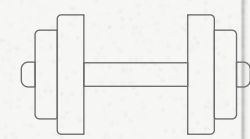




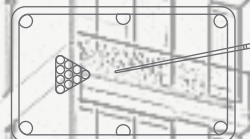
A lovingly designed address that makes nature your neighbor, where chirping birds become your friends, the sun energizes you and the abundance of greenery envelopes you with breaths of pure air.



“CHERISHABLE AMENITIES”



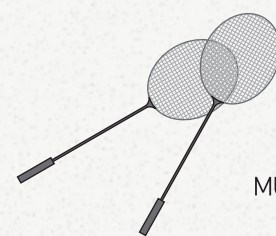
GYMNASIUM & STEAM ROOM



GAME ROOM



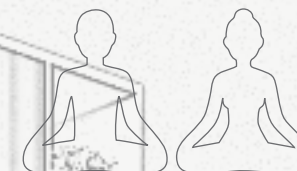
SWIMMING POOL WITH CHANGING ROOM



MULTI PURPOSE COURT



THEATRE



OPEN YOGA DECK



LANDSCAPE GARDEN WITH GAZEBOs AND SUNKEN SEATING



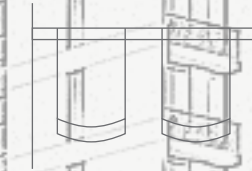
MULTIPURPOSE HALL / BANQUET HALL



DOUBLE-HEIGHTED 2 CAR PARKING (PROVISION TO UPGRADE TO MECHANISED)



CAFÉ



CHILDREN PLAY AREA



24 HOURS SECURITY



CHILDREN DROP OFF AREA



RAIN DANCE ARENA



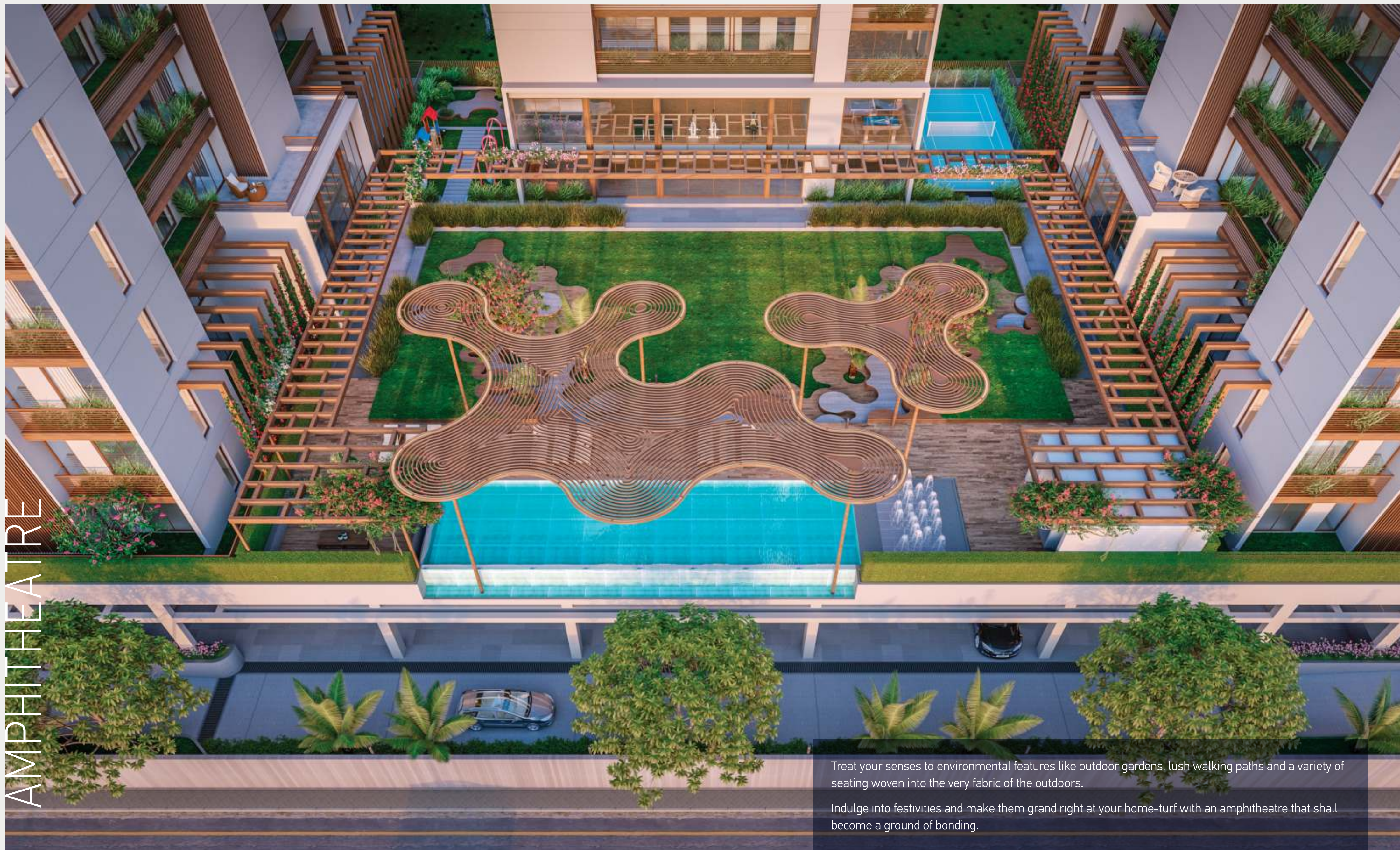
TERRACE LOUNGE



AMPHITHEATER

Live a blissful life where multiple emerald gardens exude an aura of freshness and choicest of amenities are at your fingertips making your life a cocoon of convenience and luxury.

AMPHITHEATRE



Treat your senses to environmental features like outdoor gardens, lush walking paths and a variety of seating woven into the very fabric of the outdoors.

Indulge into festivities and make them grand right at your home-turf with an amphitheatre that shall become a ground of bonding.



TOWER - U

TOWER - A





TOWER - M : 1ST FLOOR AMENITIES

LEGEND OF AMENITIES FLOOR

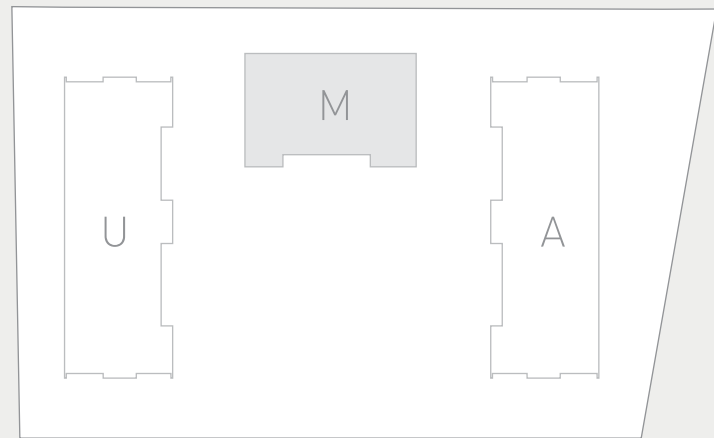
01	BANQUET HALL 26'2" X 37'4.5"	06	RECEPTION 12' X 21'10.5"
02	WAITING 13'7.5" X 10'7.5"	07	WAITING 13' X 13'3"
03	TOILET 4'6" X 10'3"	08	TOILET 5'10" X 8'9"
04	BANQUET HALL 20'1" X 32'3"	09	PASSAGE 12' X 10'
05	KITCHEN 20'1" X 15'9"	10	PASSAGE 13' X 10'9"



TOWER - M : 2ND FLOOR AMENITIES

LEGEND OF AMENITIES FLOOR

01	HOME THEATER 27'4.5" X 15'9"	07	STEAM 6' X 9'
02	INDOOR GAMES 19'3" X 32'3"	08	STEAM 5' X 8'3.5"
03	GYM 27' X 25'10.5"	09	PASSAGE 12' X 10'
04	CAFÉ 4'10.5" X 8'6"	10	6' WIDE PASSAGE
05	HIS STEAM 15'3" X 15'9"	11	PASSAGE 13' X 10'9"
06	HIS STEAM 15'7.5" X 15'9"		



GYMNASIUM



Enjoy your fitness regimens by choosing from a wide variety of indoor and outdoor games. Exercise at the well-equipped gymnasium, spark that inner child in you with indoor games or enhance your agility at the multisports court.



Homes at the premium project come engraved with the privileges you desire, and the blessings in Life you have Imagined.

Rejuvenate with a plush swimming pool and kid's pool with a rain dance floor and sunken seating that transforms your weekends and evenings into cherishable moments.

BANQUET



Create picture-perfect memories with your family and friends with a Lavishly Conceptualized Banquet and Multipurpose Hall, a realm of rejuvenation and celebrations, designed for the most amazing weekends!



'LUXURY AMIDST SERENITY'
IS A TRUE STANDARD OF AFFLUENCE

A Holistic connection to Your Wellbeing and Nature is the beginning of an Elevated Lifestyle at
UMA Residences



INDEED, LUXURY AMIDST SERENITY IS
TRUE OPULENCE OF GENERATION NEXT



PROJECT SPECIFICATIONS :

STRUCTURE

- RCC Earthquake Resistant Structure designed by approved Structural Engineer.

WALL FINISH

- Internal Wall: 2 coat Putty with Primer finish
- External Wall: double coat mala plaster with water resistant exterior paint

FLOORING

- Vitrified tiles all over.

KITCHEN

- Granite Platform with standard quality sink
- Ceramic tile up to the lintel level on the walls above platform.

TOILETS

- Good quality ceramic tile on floor & wall up to door height.
- Premium quality C.P. fitting and Sanitary Ware from Kohler/Grohe/Hansgrohe/Duravit or equivalent brand.

DOORS

- Main Door – Wood frame flush door with veneer finished on both side.
- Internal Doors – Laminated Flush Doors.

WINDOWS

- Aluminium Sliding / UPVC Sliding Windows.

ELECTRICAL

- Concealed wiring of RR Kabel Cable and Wires with Premium quality switch accessories.

MAGNIFICENT
LOCATION
MAGNIFICENT
ABODE

UMA Residences :

Near Vidhi Party Plot, TP-1 Bhayli,
Vadodara, Gujarat 391410

Contact : 8153036333

Email: sales@kabelbuildcon.com

Website : www.kabelbuildcon.com



UMA LOCATION



FOR MORE INFO



Developer :
Kabel Buildcon

Architect :
Uneven

Construction Parter :
NCCCL

Structural Consultant:
Aashutosh Desai

MEP Consultant :
Artech Engineering Solutions

Quality Control :
Vishwakarma Consultants

3D Illustrations and Virtual Walkthrough :
Param Interactive

Graphic Designer :
Adept Corporate Design

www.gujrera.gujarat.gov.in

PROJECT RERA ID : PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RN67AA09967/080622

Terms and Conditions:

- 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.
- 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. New furniture is to be supplied to the purchaser by the developer. All images have been used for illustrative purposes only.