



OUR LANDMARK PROJECTS



OFFICE ADDRESS:

B-412, HIMALAYA ARCADE, OPP. LAKE, VASTRAPUR, AHMEDABAD - 380015 ☎ 079-26752725, 26748125

SITE ADDRESS:

HIMALAYA MODERN CREST, HILL DRIVE, OFF WAGHAWADI ROAD, BHAVNAGAR - 364001

☎ 98250 86206 , 96876 11173

🌐 hmc.bhavnagar@gmail.com | sales@himalayamall.net

ARCHITECT : HEMAL BHATT

STRUCTURE ENGINEER : BHAVESH VYAS

DEVELOPER : HIMALAYA MODERN HEIGHTS PVT. LTD.

PROJECT ADVISOR : ANIKET DARSHAN SHAH & ASSOCIATES

LEGAL ADVISOR : IDRISH BENGALI & ASSOCIATES



10.11 design > 99311365





MODERN LIVING EXPERIENCE

Nestled in the coveted, upscale residential area of Bhavnagar, Himalaya Modern Crest offers 3 & 4 BHK that radiate opulence in every facet.

Live your life in the Crest of Happiness!





LUXURY IN SYNC WITH NATURE!

3&4 BHK epitome of
luxury living with
intelligent & sustainable
design with a blend of
grace & state of the art
amenities!



Himalaya
Modern
CREST

ICONIC CREST
LIVING!
WE BELIEVE
IN LIVING
LIFE KING SIZE!

Grow your legacy by living at the pinnacle of
luxury, excellence & convenience!

GROUND FLOOR



30' WIDE TP ROAD

EXIT RAMP

01

02

D

MEDIA ROOM

GYM

SOCIETY OFFICE

CONFERENCE HALL

MULTI-PURPOSE HALL

MULTI-PURPOSE COURT

PICKUP/DROPOFF

GATE CABIN

GATE : 1

30' WIDE TP ROAD

YOGA DECK

30' WIDE TP ROAD

50' WIDE TP ROAD

ENTRY RAMP

SHOP-1

SHOP-2

SHOP-3

SHOP-4

SHOP-5

SHOP-6

LIFT

LIFT

A

STEAM ROOM

STEAM ROOM

TODDLER ROOM

SWIMMING POOL

GAZEBO

KIDS PLAYGROUND

02

01

02

01

B

LIFT

LIFT

LIFT

LIFT

C

GATE : 2

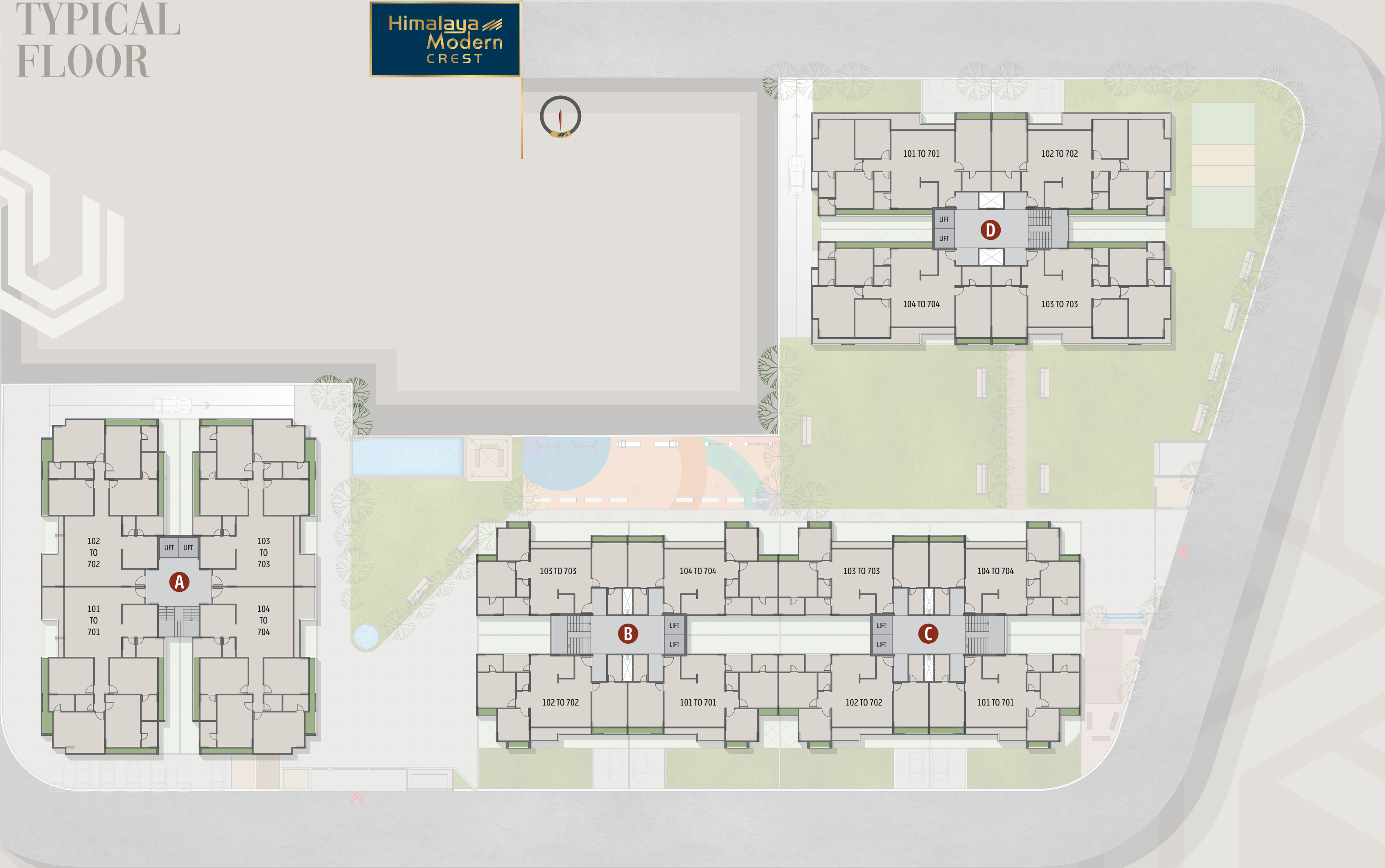
PICKUP/DROPOFF

GATE CABIN

EV CHARGING STATION

CAR WASH

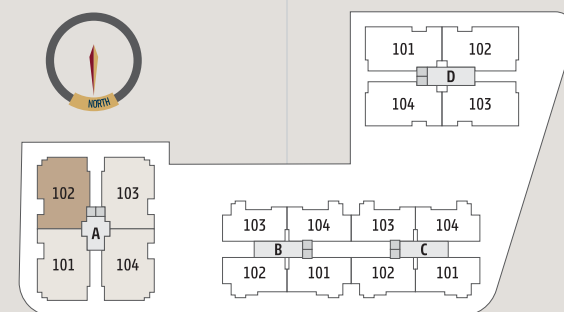
TYPICAL FLOOR



4 BHK

A BLOCK | FLAT NO
101 TO 701, 102 TO 702,
103 TO 703, 104 TO 704

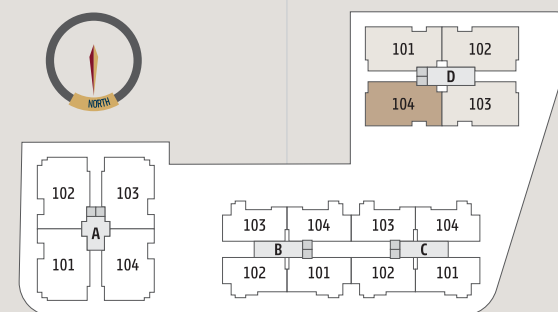
Himalaya
Modern
CREST



4 BHK

D BLOCK | FLAT NO
101 TO 701, 102 TO 702,
103 TO 703, 104 TO 704

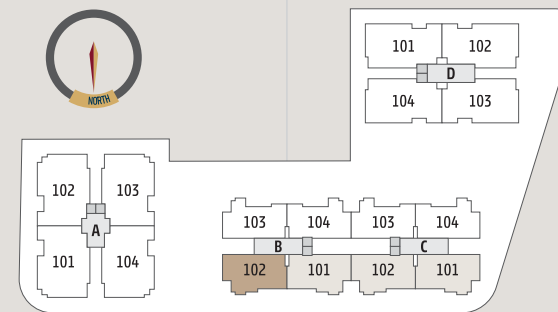
Himalaya
Modern
CREST



3 BHK

B-C BLOCK | FLAT NO
101 TO 701, 102 TO 702

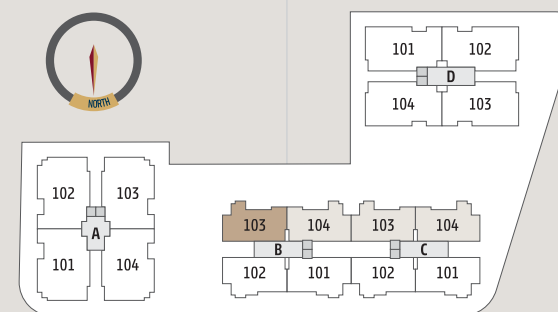
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3 BHK

B-C BLOCK | FLAT NO
103 TO 703, 104 TO 704

Himalaya
Modern
CREST





30+ LUXURIOUS AMENITIES



SWIMMING POOL



STEAM ROOM



MEDIA ROOM



MULTI-PURPOSE HALL



GYMNASIUM



YOGA DECK



MULTI-PURPOSE COURT



OUTDOOR CHILDREN PLAY AREA



JOGGING TRACK



TODDLERS PLAY ROOM



ROOFTOP GAME ROOMS



ROOFTOP GAZEBO



GATED COMMUNITY



DECORATIVE FOUNTAINS



PICKUP/ DROPOFF ZONE



LANDSCAPED GARDEN WITH GAZEBO



SENIOR CITIZEN SITOUT



AUTOMATIC ELEVATORS



SOCIETY OFFICE/ CONFERENCE ROOM



ELEGANT FOYERS



CCTV SURVEILLANCE



24X7 SECURITY GUARD



FIRE SAFETY PREMISES



DG POWER BACKUP



ALLOTTED CAR PARKING



EV CHARGING STATION



ECO-FRIENDLY ENVIRONMENT WITH RECYCLING & BINS



DEDICATED CAR WASH AREA



24HR WATER SUPPLY

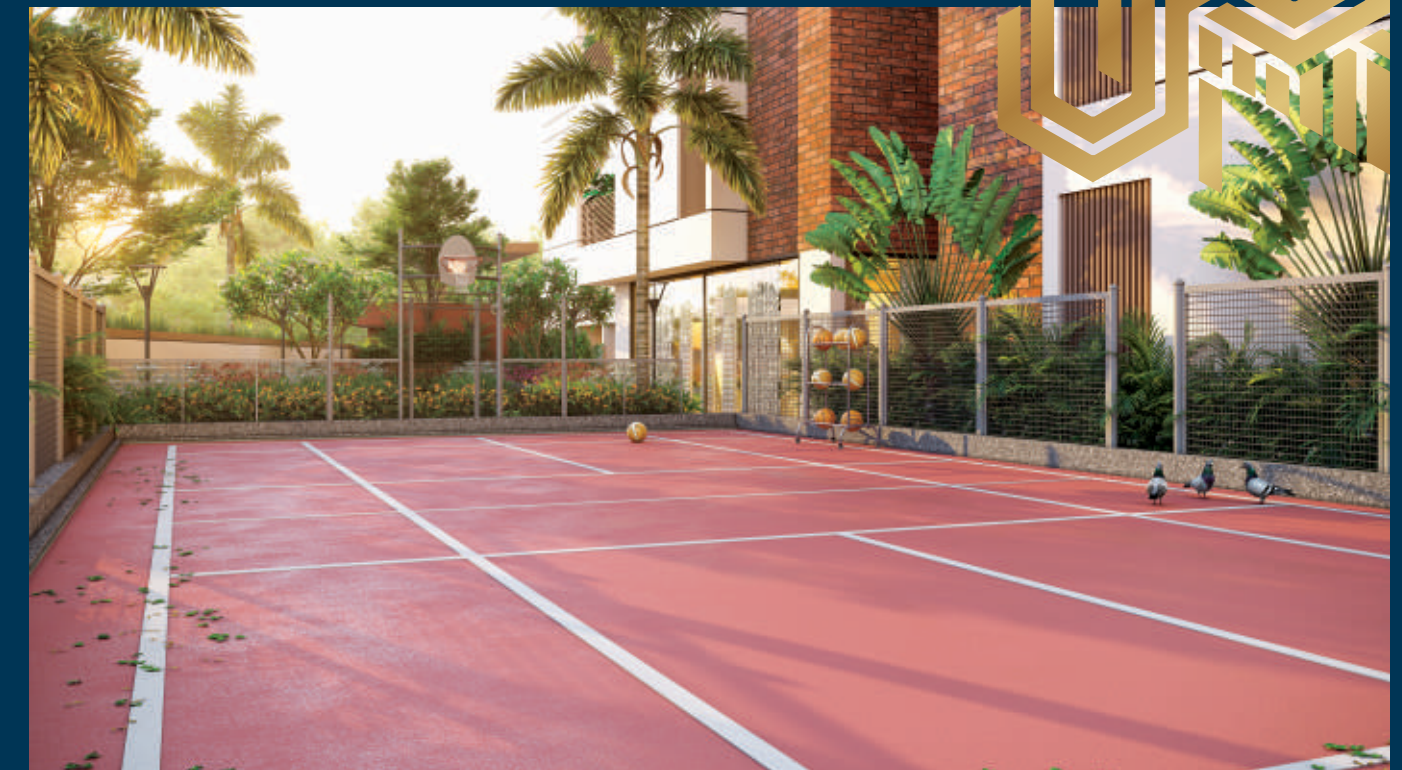


SOLAR PANELS



 OUTDOOR CHILDREN PLAY AREA

MULTI-PURPOSE COURT



ROOFTOP GAME ROOM



MULTI - PURPOSE HALL

GYMNASIUM



TODDLERS PLAY ROOM



LANDSCAPED GARDEN

SWIMMING POOL

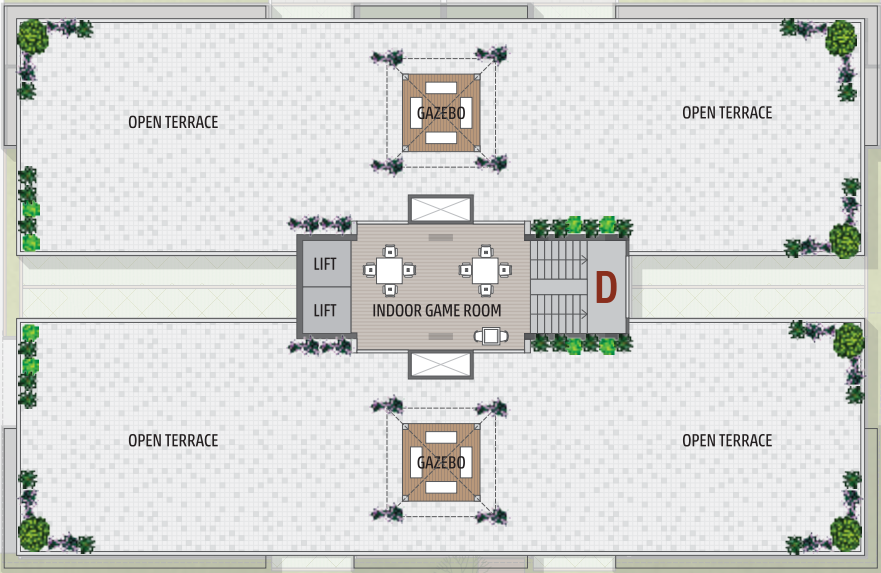
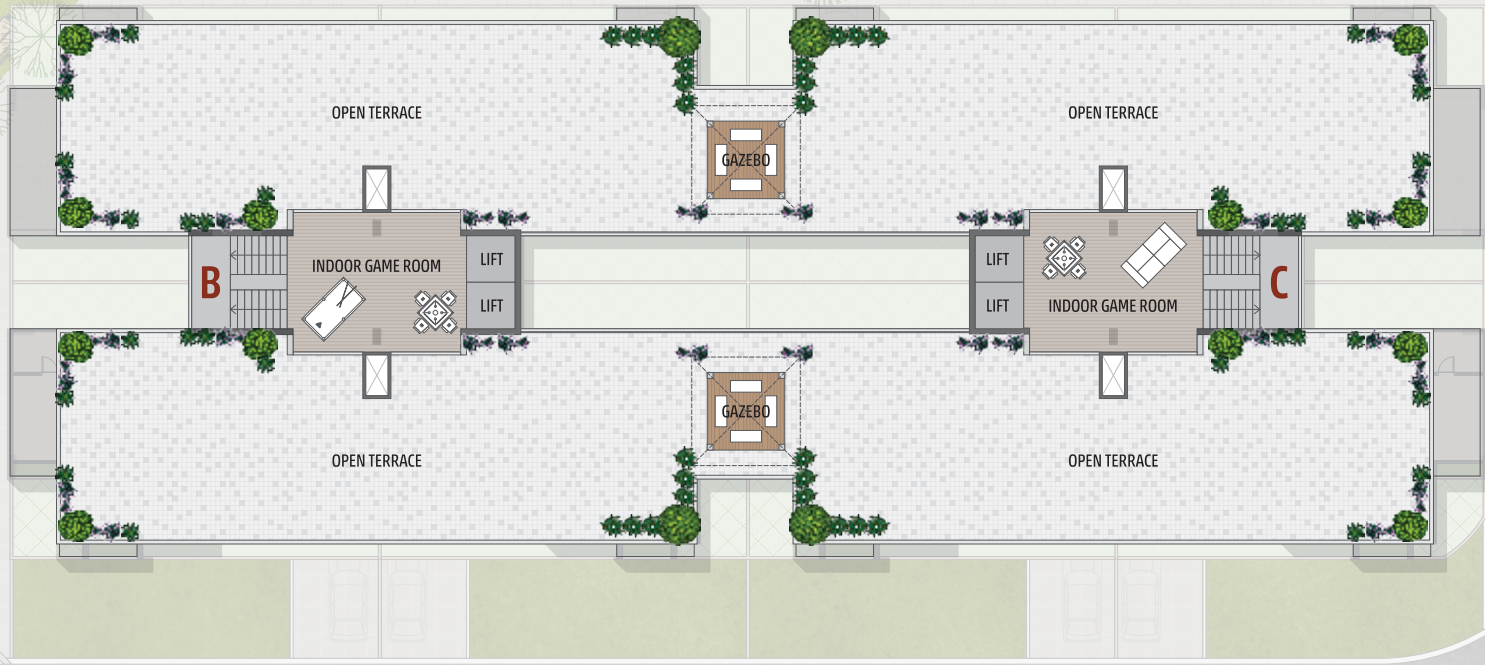
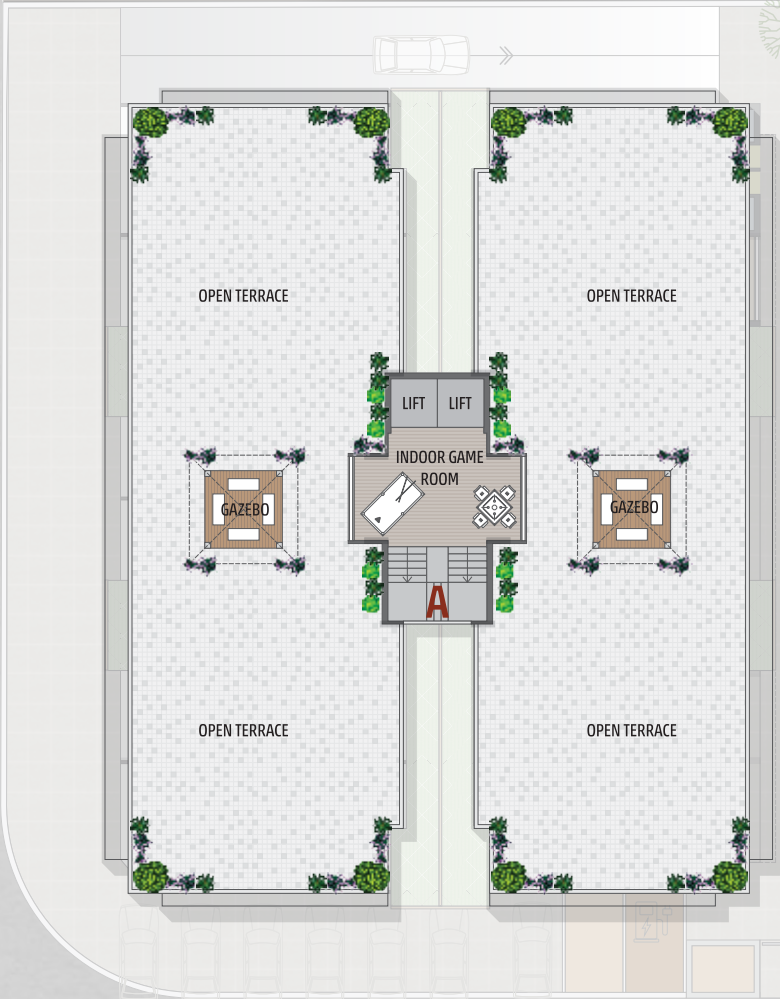


MEDIA ROOM

MODERN AMENITIES.
URBAN LOCATION.
SOPHISTICATED
STYLE.

Sit Back, Relax. Your New
View Awaits.

TERRACE



BASEMENT



30' WIDE TP ROAD

EXIT RAMP

DRIVE WAY

DRIVE WAY

30' WIDE TP ROAD

50' WIDE TP ROAD

ENTRY RAMP

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

LIFT

LIFT

A

B

LIFT

LIFT

C

LIFT

LIFT

D

LIFT

LIFT

SPECIFICATIONS

STRUCUTURE

- Earthquake resistant RCC frame strcuture

WALL FINISH

- Internal: Smooth finish mala plaster with putty
- External: Brick panel cladding and double coat mala plaster with texture finish

FLOORING

- Hall, Dining and Kitchen - 5'x2.5' polished glazed vitrified tiles
- Bedrooms - 32" x 32" polished glazed vitrified tiles

KITCHEN

- Standing polished natural granite kitchen platform with large S.S sink
- 4'x2' glazed tiles dado up to lintel level

DOORS

- Attractive Main door with teak wood frame
- Internal doors are pre-laminated flush doors with teak wood frame

WINDOWS

- Anodized Aluminum sliding windows in domal section and granite sill

TOILET

- 4'x2' glazed tiles dado upto lintel level & 2'x2' vitrified flooring
- Kohler C.P, Fittings and sanitaryware
- Electric point for geysers in all bathrooms

PLUMBING

- Concealed plumbing of Astral & Supreme UPVC and CPVC pipes

ELECTRIFICATION

- 3-Phase concealed RR fire resistant copper wiring with ELCB panel and adequate no. of points in all rooms
- AC point and AC concealed piping upto outdoor units in all rooms (except kitchen)
- TV points in drawing room and all bedrooms

PAINT

- Asian Paints acrylic paint for external surface and Internal putty finish



RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

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