



P50500078367

2 & 3 BHK

STARTING PRICE:

37.40/-*
LAKH



Modern Height

RESIDENTIAL APARTMENTS

About Project



Modern Arch Developers proudly presents **Modern Height**, a premium residential project offering well-designed 2 & 3 BHK flats in the prime location of Hudkeshwar Road, Nagpur. Designed for modern families and professionals, these homes provide the perfect blend of comfort, convenience, and a luxurious lifestyle. With thoughtfully planned interiors and high-end features like an automatic water level controller and ample open parking, Modern Elite ensures a hassle-free living experience. The project is strategically located near top schools, hospitals, and shopping centers, making everyday life smooth and convenient.

Top Amenities:

- Grand Entrance Gate
- Vaastu Compliant Flats
- Private Balconies for Each Room
- Terrace Garden
- Green Gym & Walking Track
- Event Stage & Garden
- Terrace Sitouts
- 24/7 CCTV Surveillance & Security

Modern Height is designed to provide a luxurious and peaceful living environment. With its top-notch amenities and excellent connectivity, it's the perfect place to call home. Book your dream home today and step into a lifestyle of comfort and elegance!

Gallary



Connect With Us: +91-8602020211
(Click On Number For Detail)

Gallary



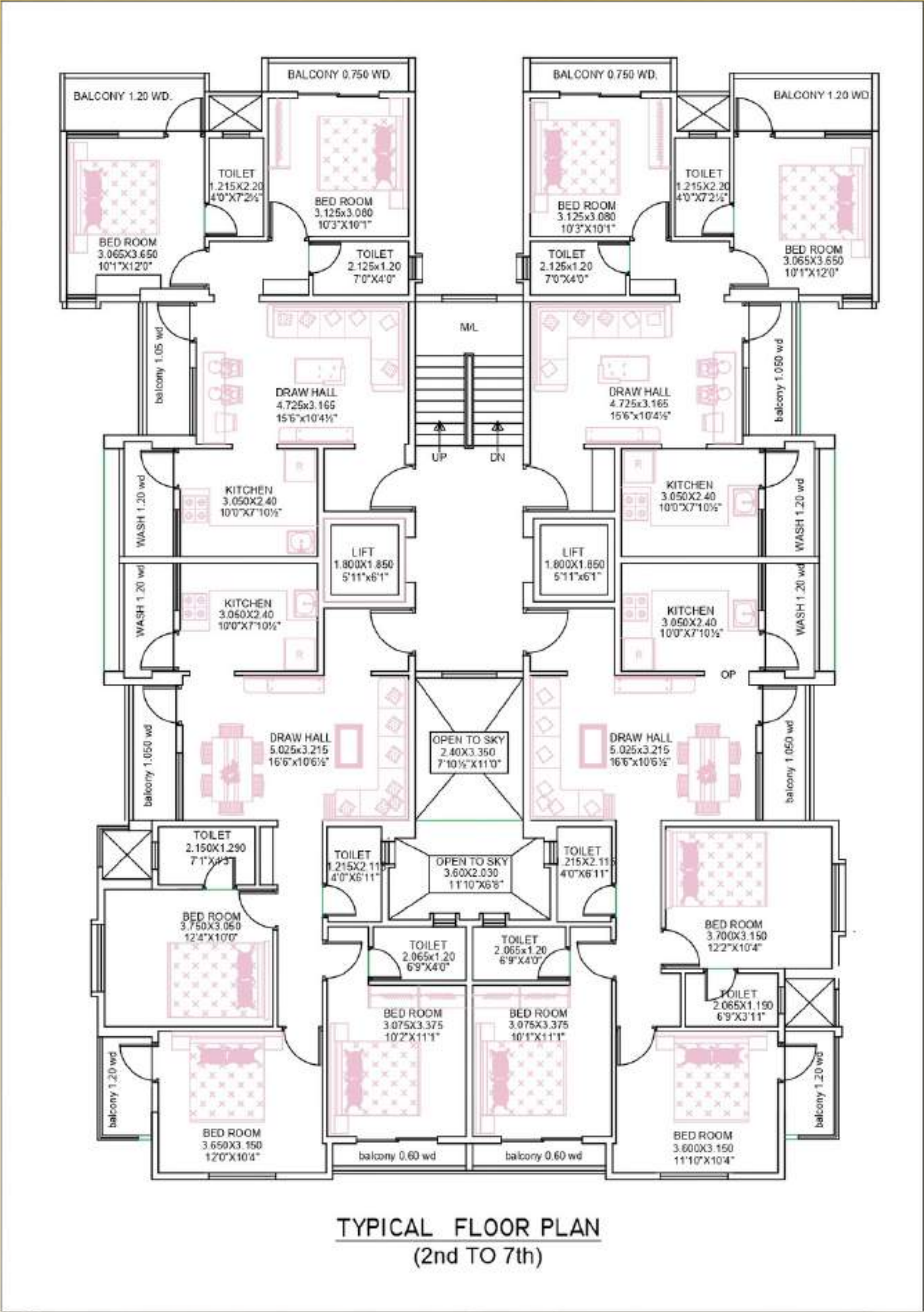
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Gallery



Isometric View View

Gallery



TYPICAL FLOOR PLAN
(2nd TO 7th)

Floor Plan

Gallery



Layout Plan

Special Amenities



Grand Entrance Gate



Balcony for each Room



Vaastu Compliant Flats



Terrace Garden

Special Amenities



Green Gym



Walking Track



Garden



Event Stage

Special Amenities



Terrace Sitouts



24/7 Security



CCTV Cameras

Specification

STRUCTURE WALLS	: Earthquake Resistant R.C.C. Frame Structure in M:20 concrete
WALLS	: 6" Brick wall for outer walls 4 1/2 Brick wall for inner walls
PLASTER	: Inner side 12 mm thick smooth finish cement plaster Outer side 20 mm thick smooth finish cement plaster
DOORS	: Main Door - Secured door of reputed company and other doors with Cement Frame & Flush Door
WINDOWS	: Powder Coated Aluminium Window with Tinted Glass & M.S. Grill
TILES	: FLATS - Double charge/Digital Vitrified Tiles for all rooms TOILET/LOBBY-Antiskid Ceramic Tiles
DADO	: TOILET - Glazed tiles upto lintel level : KITCHEN OTTA - Glazed tiles up to Lintel Level above otta
KITCHEN OTTA	: Otta with Granite top with S.S. Sink
ELECTRIFICATION	: Concealed Electric fitting Switches of LEGRAND/ANCHOR or Equivalent FINOLEX/POLYCAB/ ORBIT Cables & Wires Power point one each in toilet & kitchen
PLUMBING/ SANITARY	: All concealed fitting with CPVC pipes. CERA/JAQUAR or Equivalent make fittings & fixtures Orissa Pan in General Toilet & Wall Hung in attached Toilet.
PAINTING	: INNER-Plastic Emulsion Paint in two coat with two coat putty OUTER-Acrylic Emulsion Paint Ace / Apex or Equivalent.
LIFT	: 2 Lifts of Reputed Company (1 Fire & 1 Passenger)
WATERPROOFING	: Waterproofing treatment to all Toilets Block, Terrace, Sump & Over head tank
COMPOUND WALL	: M.S. Gate with Compound wall

Note: Extra Charges for MSEB network, Stamp Duty, Registration charges and GST as applicable per norms.

Why Modern Arch Developers Project?

➤ **PRIME LOCATION:**

Near St. Paul School

Close to Petrol Pump

Proximity to Educational Institutions, Markets, and Hospitals

➤ **PREMIUM LIVING EXPERIENCE:**

10+ Premium Amenities ensuring a comfortable lifestyle

➤ **PROJECT HIGHLIGHTS:**

1. Apartment Project – Modern design and layout
2. 100% Vaastu-Compliant Flats – For positive vibes and harmony
3. Quality Construction – Built with top-notch materials
4. Budget-Friendly – Affordable pricing with high value
5. Growing Area – Promising future returns
6. 95% Loan Availability – Easy financing options
7. In NMC Limit – Approved for hassle-free legal compliance

Experience quality living at an unbeatable price!

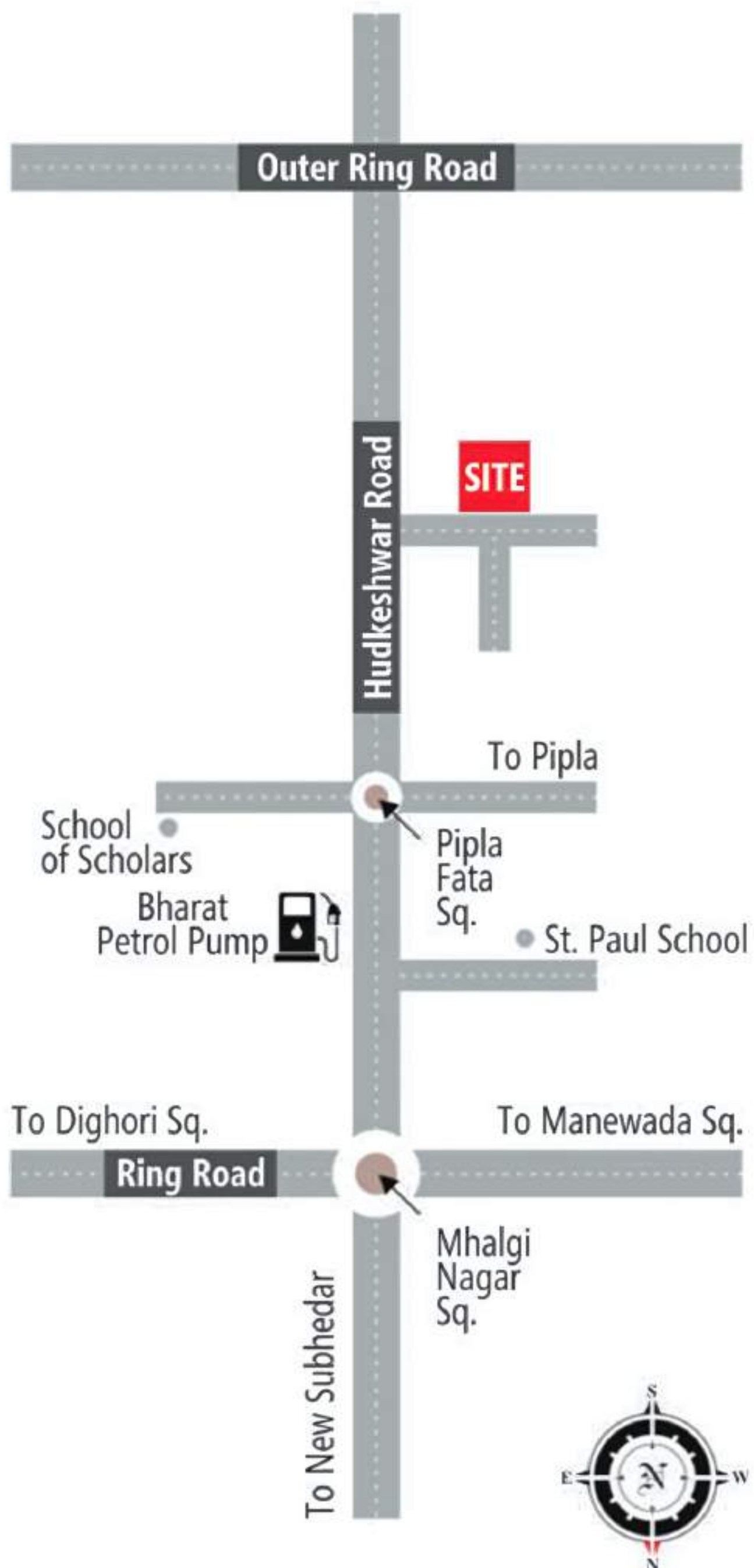
Project Details

- **Project Type: Apartment Project**
- **Project Total Area: 7,836 sq.ft.**
- **2 BHK: Min 1075sq.ft - 1085 sq.ft.**
- **3 BHK: Min 1349 sq.ft -1357sq.ft.**
- **Number of Tower: 1**
- **Total number of floors: 7**
- **Total No. of Units: G+28**

OTHER CHARGES

- **MSEB, Water :2BHK(50,000) 3BHK (60,000)
TERRACE (55,000)**
- **GST : 1% to 5%**
- **Registration + Stamp Duty : 30K + 7%**
- **Legal Charges : 15,000**

Location Map



SCAN
ME!



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&
Earn upto
51,000/-***

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