



malwa county
indore
Tomorrow's world today



110 ACRES INTEGRATED TOWNSHIP ON AB BYPASS ROAD, INDORE



AN INTEGRATED TOWNSHIP FOR SPLENDED LIVING EXPERIENCE

- Strategically located on AB bypass road, Indore
- Convenient connectivity to major landmarks in Indore
- Proposed metro station nearby at central point
- Dewas Naka buses route extended up to central point
- Ready to walk-in apartments, row houses & developed plots
- Residential, Commercial, Retail & Institutional infrastructure
- Apartments, row houses & plotted development
- Provision for school, hospital & shopping centre
- The state-of-the-art grand club house & community centre spread over an area of 55,000 sq.ft.
- Development work complete
- Abode for many happy families
- Plot size varying from 1500 sq.ft. - 4050 sq.ft.



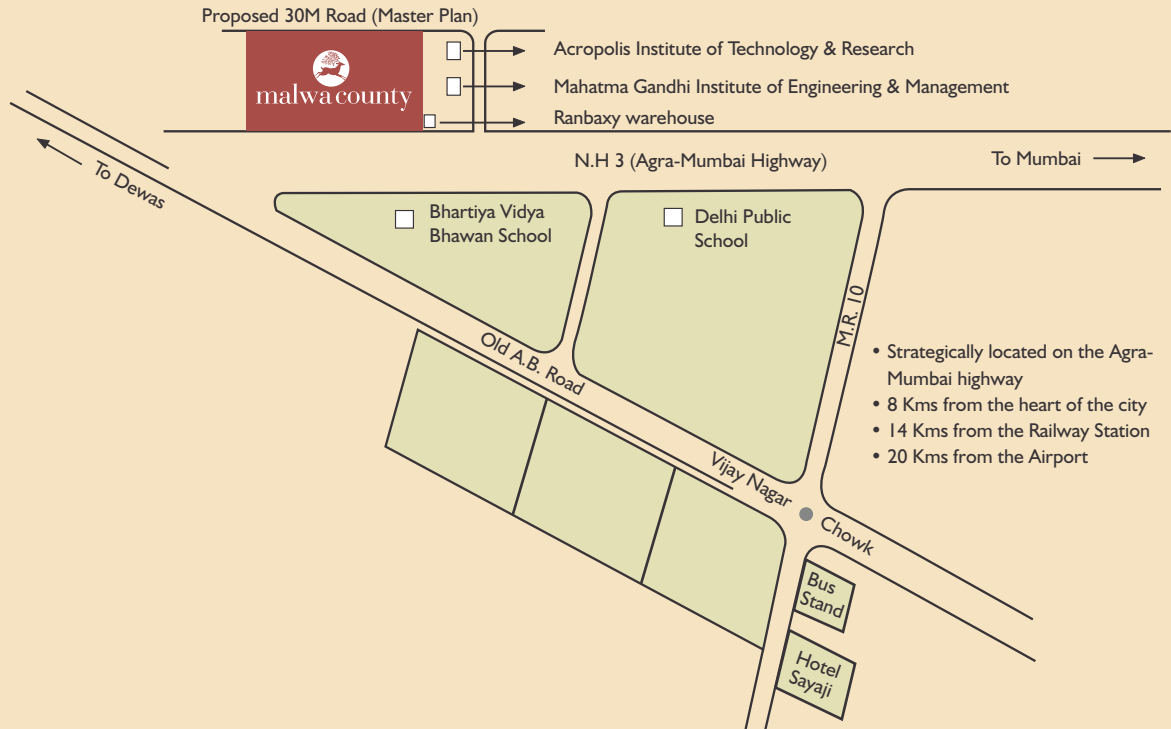
READY TO MOVE IN

LAST FEW PLOTS LEFT FOR SALE

Modern infrastructure

Underground drainage, water supply system & electrical cabling • Rain water harvesting • Lush greens spread across the township

LOCATION MAP



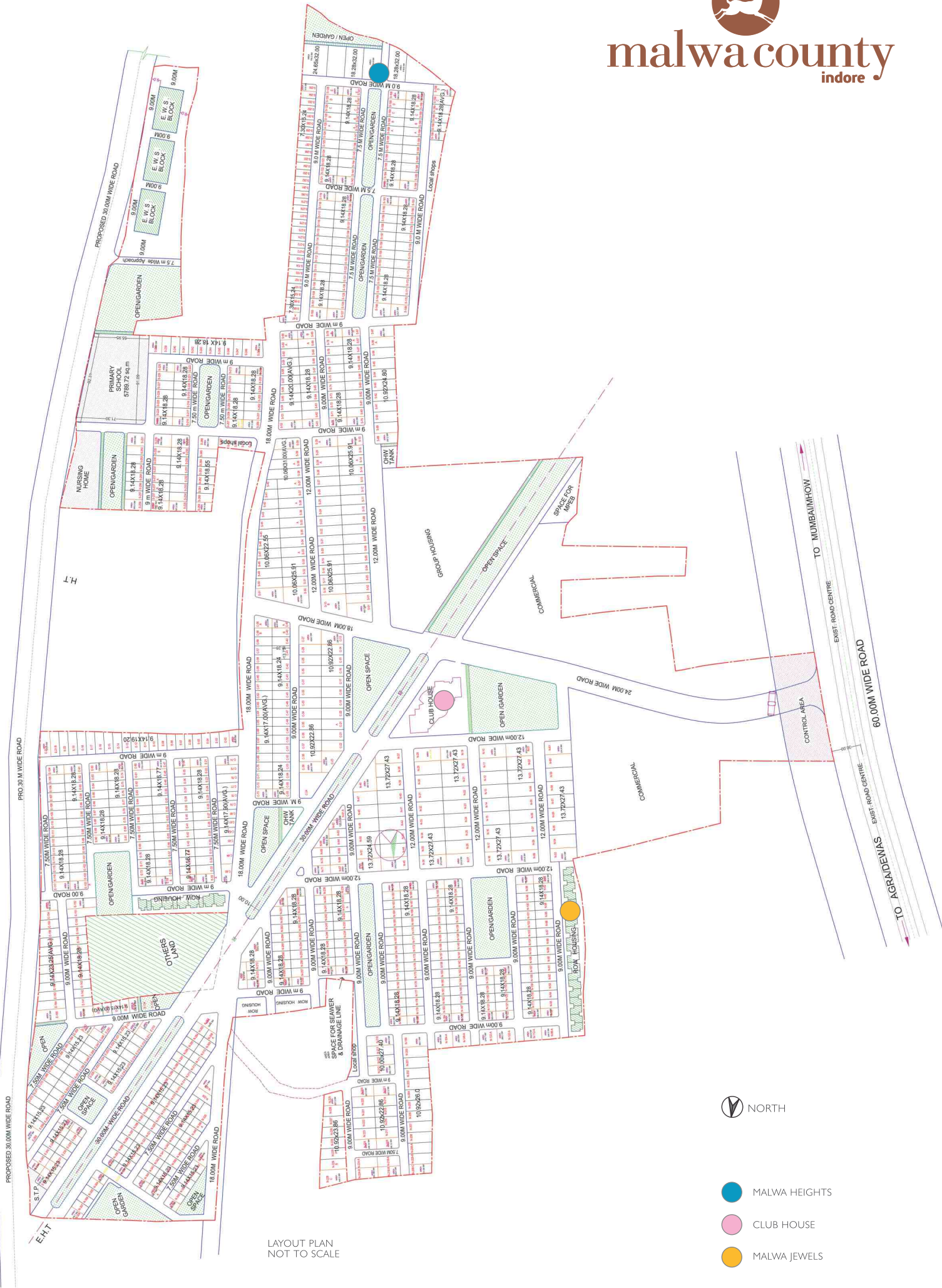
Actual Images



SITE PLAN



malwa county
indore



LAYOUT PLAN
NOT TO SCALE



-  MALWA HEIGHTS
-  CLUB HOUSE
-  MALWA JEWELS



Actual Image

A midrise residential apartment complex in Malwa County, Indore • Choice of 2/3 BHK • Efficient space management, covered / surface parking • Power backup for all services • Currently abode to a number of smiling families



SPECIFICATIONS

LIVING/DINING ROOM

Walls	Oil Bound Distemper finish (OBD)
Floors	Designer Tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceiling	Oil Bound Distemper (OBD)

BEDROOMS

Walls	Oil Bound Distemper finish (OBD)
Floors	Designer Tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceilings	Oil Bound Distemper (OBD)

KITCHEN

Walls	Oil Bound Distemper finish (OBD)
Floors	Designer tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceiling	Oil Bound Distemper (OBD)
Fixtures	Glazed tiles dado upto 2'-0" high above the platform, stainless steel single bowl sink, CP fitting with provision for Hot & cold water supply

TOILETS

Walls	Oil Bound Distemper finish (OBD)
Floors	Anti-skid tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceilings	Oil Bound Distemper (OBD)
Fixtures	Glazed tiles dado up to 7' 0", European WC white shade, Looking glass, CP fitting with provision for Hot & cold water supply

BALCONIES

Walls	Paint Finish
Floors	Ceramic Tiles
Ceilings	Oil Bound Distemper (OBD)

FACADE

Walls	Texture Finish
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STRUCTURE

RCC Frames structure with brick filler walls

ELECTRICAL

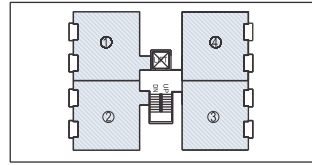
Standard copper wiring in concealed PVC conduits, Light and power points with switches, TV and Telephone point in Living room

TYPICAL FLOOR PLANS

2 BEDROOM UNIT

TOWER NO.	UNIT NO.	AREA (SQ.FT)
A	101-501	923
	102-502	
	103-603	895
	104-604	
	601	923+669(TERRACE)

In the interest of maintaining high standards all floor plans, areas dimension and specifications are indicative and are subject to change as decided by the company or by any competent authority.



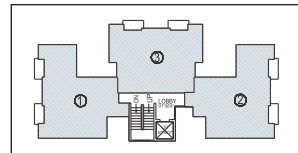
KEY PLAN



2 BEDROOM UNIT

TOWER NO.	UNIT NO.	AREA (SQ.FT)
B	101-501	983
	102-502	985
	103-503	971
	601&602	983+362(TERRACE)

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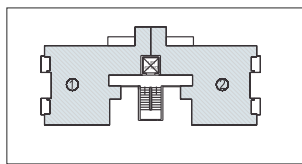
KEY PLAN



3 BEDROOM UNIT

TOWER NO.	UNIT NO.	AREA (SQ.FT)
C1, C2, C3	101-501(3BR)	1335
	102-502(3BR)	
	601-602(2BR)	
	1246+216(TERRACE)	

In the interest of maintaining high standards all floor plans areas dimension and specifications are indicative and are subject to change as decided by the company or by any competent authority.



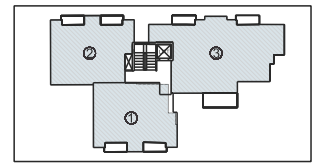
KEY PLAN



3 & 2 BEDROOM UNIT

TOWER NO.	UNIT NO.	AREA (SQ.FT)
D	101-501(2BR)	894
	102-502(2BR)	936
	103-503(3BR)	1233
	602(2BR)	936+324(TERRACE)
	603(3BR)	1233+324(TERRACE)

In the interest of maintaining high standards all floor plans areas dimension and specifications are indicative and are subject to change as decided by the company or by any competent authority.



KEY PLAN





Actual Image

Residential villa community in Malwa County, Indore • Villa with a built up area of 926 sq.ft. (86.02 sq.mtr.) with a provision to build first floor of area approx. 982 sq.ft. (91.23 sq.mtr.) • Excellent space management, unique choice for individual preferences • Compatible with vastu concept • Ready for possession



Malwa jewels
Not Just Homes. Masterpieces

SPECIFICATIONS

LIVING/DINING ROOM

Walls	Oil Bound Distemper finish (OBD)
Floors	Designer Tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceiling	Oil Bound Distemper (OBD)

BEDROOMS

Walls	Oil Bound Distemper finish (OBD)
Floors	Designer Tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceilings	Oil Bound Distemper (OBD)

KITCHEN

Walls	Oil Bound Distemper finish (OBD)
Floors	Designer tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceiling	Oil Bound Distemper (OBD)
Fixtures	Glazed tiles dado upto 2'-0" high above the platform, stainless steel single bowl sink, CP fitting with provision for Hot & cold water supply

TOILETS

Walls	Oil Bound Distemper finish (OBD)
Floors	Anti-skid tiles
Doors	Wooden frames with Flush door
Windows/Glazing	Aluminium with glass
Ceilings	Oil Bound Distemper (OBD)
Fixtures	European WC white shade, Looking glass, Towel Ring, CP fitting with provision for Hot & cold water supply

BALCONIES

Walls	Oil Bound Distemper finish (OBD)
Floors	Ceramic Tiles
Ceilings	Oil Bound Distemper (OBD)

FACADE

Walls	Texture Paint
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STRUCTURE

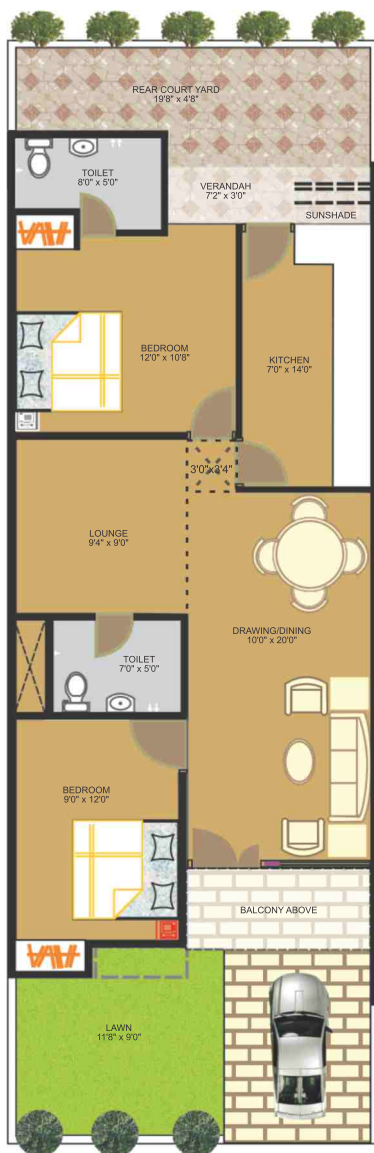
RCC Frames structure with brick walls

ELECTRICAL

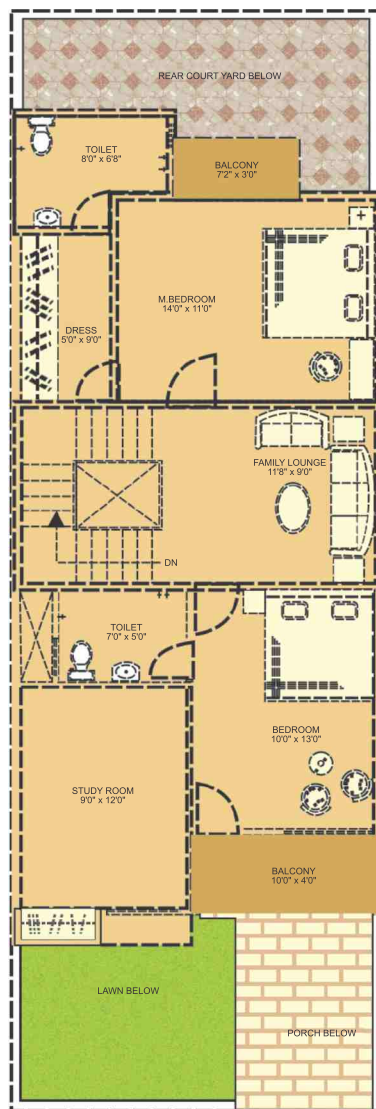
Copper wiring in concealed PVC conduits, Power points with switches, TV & Telephone point in Living room

Disclaimer: The content mentioned in this brochure is tentative and subject to variation by the promoters. The visuals, layouts and sizes shown in this brochure are conceptual and the features depicted with the brand name are purely an artistic perception. The promoters and the architects reserve complete rights to alter design, plans and specifications wherever required or deemed necessary without any prior intimation.

TYPICAL FLOOR PLANS



Ground Floor
Built up area: 926.00 sq.ft. (86.02 sq.mtr.)



Provision for First Floor with terrace
Approx. built up area: 982.00 sq.ft. (91.23 sq.mtr.)

1 sq.mtr. = 10.764 sq.ft.

Completed projects by the promoters



THE GALAXY HOTEL, Gurgaon (HR)



CENTRUM PLAZA, Gurgaon (HR)



THE LEGEND, Gurgaon (HR)



CITY CENTRE, Bathinda (PB)



SATYA INFRASTRUCTURES LTD.

An ISO QMS 9001 : 2008, EMS 14001 : 2004 & OHSAS 18001 : 2007 Certified Group

Corporate Office: Plot No. 8, Sector-44, Gurgaon, Haryana - 122002

Regd. Office: 34, Babar Lane, Bengali Market, New Delhi - 110001

Site Office: Malwa County, AB Bypass Road, Raokhedi, Tehsil Sanwer, Indore - 453771

SMS 'SATYA' to 53030 Email: sales@satyadevelopers.com www.satyagroups.in

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Finance facility available from:



TNCP permission by the joint Director, Town & Country Planning, Indore vide no. 5381 dated 07/07/2006 and vide no. 436 dated 04/02/2008, Colonizer license from the Office of sub-Divisional officer, Sanwar, Dist. Indore (MP) vide no. 357 dated 20/02/2006, Division order Under Section 172 from the Court of Sub-Divisional Officer, Sanwar, Dist. Indore, MP case no. 13/A-2/2005-06 order dated 14/02/2006, Development permission from the Office of Sub-Divisional Officer, Sanwar, Dist. Indore (MP) vide no. 888 dated 20/4/2006, Building permission from Gram panchayat lasudia parmar tehsil sanwar, Dist. Indore vide no 326/09 Dated 18/02/2009 and vide no 327/09 Dated 18/02/2009.

malwa enclave

MALWA COUNTY, AB BYPASS ROAD, INDORE



54 53 52 51

PREMIUM ROW VILLAS
FOR THE INDEPENDENT YOU

Presenting

**INDEPENDENT VILLA LIFESTYLE
IN A READY-TO-MOVE-IN TOWNSHIP**

Satya Group brings to you a new collection of independent row villas, set within the flourishing Malwa County community. An excellent opportunity for you to enjoy a comfortable lifestyle, with all amenities and conveniences within easy reach.

SNAPSHOT

LOCATED

WITHIN
MALWA COUNTY

RIGHT

ON THE PRIME
AB BYPASS ROAD, INDORE

EXCLUSIVITY

OF ONLY 94
INDEPENDENT UNITS

DUPLEX VILLAS

G+1 STRUCTURE

NEXT TO

THE CLUB HOUSE

IN PROXIMITY

TO COMMERCIAL
SPACE

LANDSCAPED

GREEN ENVIRONMENT

EXPANDABLE

VILLAS

HIGH-END

LUXURY SPECIFICATIONS

THE INDEPENDENT YOU
DESERVES GREATER COMFORT
AND GREENER SPACES



GIFT YOUR LOVED ONES HAPPIER AND GREENER MOMENTS



Park faced living and
choice of multiple parks
within the vicinity

Carefree cycling & jogging
in the luxury of 110 acre township

Joy of peaceful
morning & evening walks

Tree lined avenues
with sit-outs

THE LUXURY OF SECURED LIVING



Gated township
with professional security

Regulated entry and exit

Regular watch and rounds
of high-tech security personnel

Well illuminated streets and
common area lighting

CCTV monitoring



THE LUXURY OF BEING CLOSE TO DAILY COMFORTS AND CONVENIENCES



Easy connectivity to all
social infrastructure of Indore

Proposed Metro in the vicinity

Already operational grocery
and daily-need shops in
the township

Provision of schools, hospitals
and a shopping complex
within the township



COMING SOON





THE ACTIVE CLUB LIFE FOR THE INDEPENDENT YOU.



Gymnasium

Swimming Pool

Badminton Court

Lawn Tennis

Pool Table

Squash

Table Tennis

Kids Play Zone

THE HOMES

Straight line
modern architecture

Close knit
neighbourhood

G+1
structure

3-BHK
duplex row villas

Front & rear
green landscaped area

Spacious
private terrace



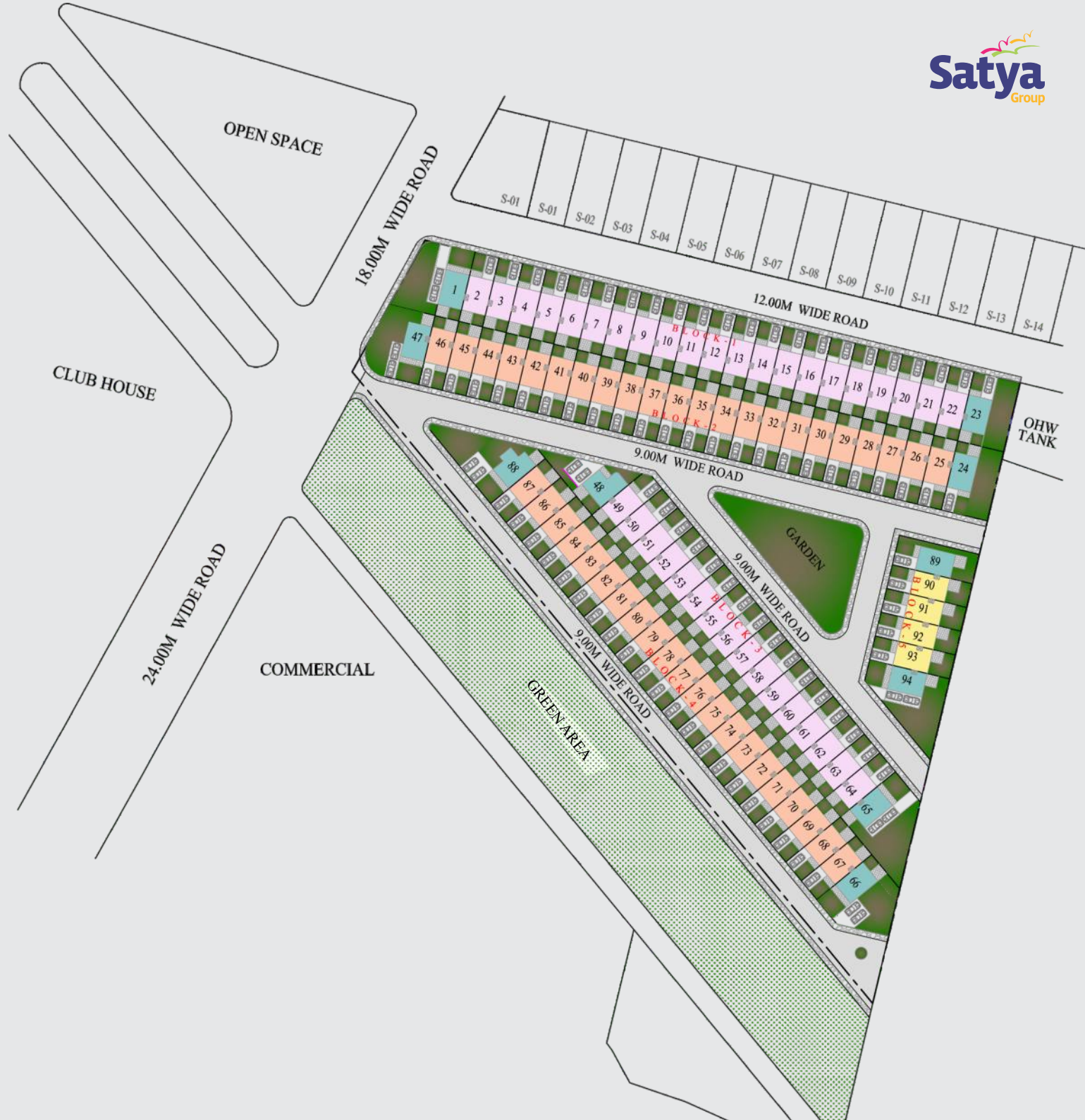
YOUR TURN TO CREATE A LEGACY FOR THE NEXT GENERATION



SITE PLAN



SITE PLAN



FLOOR PLAN

3BHK Duplex Villas:

Built-up Area

1139.05 sq.ft. (105.81 sq.m.)

Villa Unit Numbers:

2 to 22 ; 25 to 46

49 to 64 ; 67 to 87

FRONT LAWN

CAR PARKING PORCH

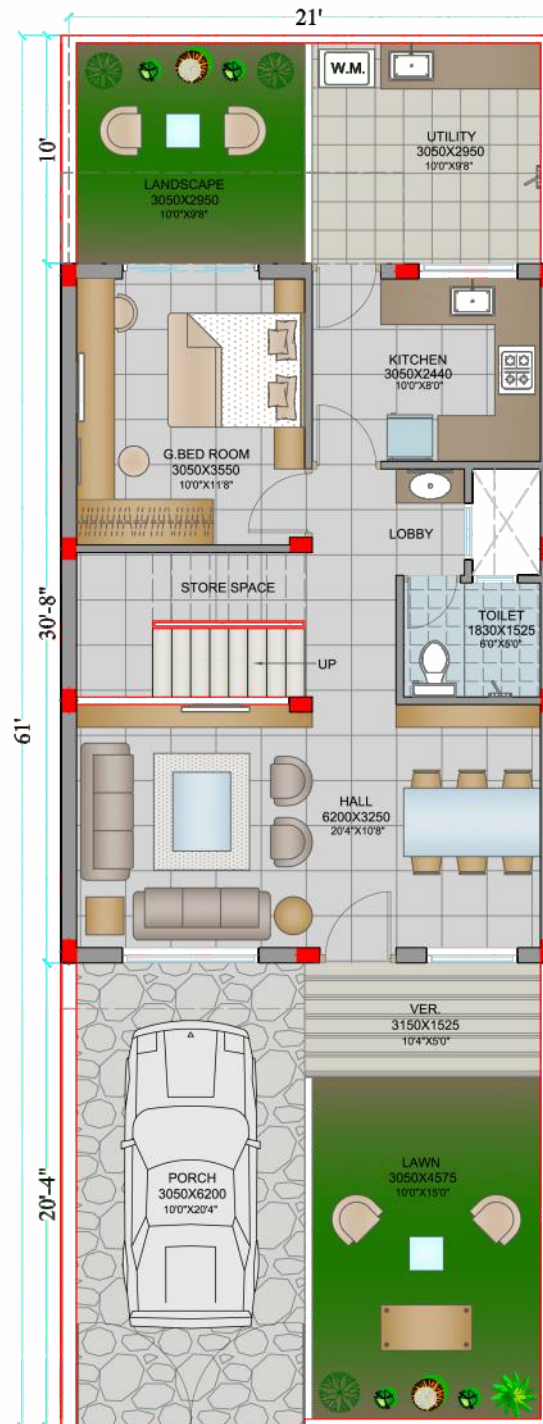
LIVING DINING

3 BEDROOMS

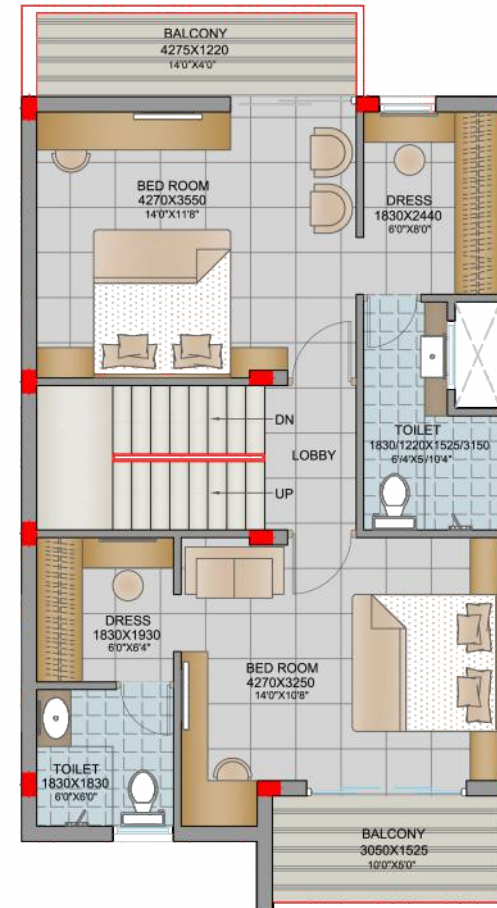
3 BATHROOMS

KITCHEN & UTILITY

2 BALCONIES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPECIFICATIONS

CIVIL WORK

R.C.C. frame structure	As per structural design
Brickwork	4" thick B.M. and 8" thick AAC Block (as per plan)

FENESTRATION

Main door	Double patam Hardwood frame and 35 mm thick both side veneer finish
Room doors	Single patam Hardwood frame and 30 mm thick flush door with both side 1.0 mm thick laminate finish
Toilet doors	Single patam granite frame and 30mm thick flush door with both side 1.0 mm thick laminate finish
Sliding doors, windows & ventilators	Anodized / powder coated three track aluminum section window with glass & mosquito net Shutters and required hardware
Elevation	Sand face plaster. Kadappa stone cladding on wall. Glass railing for balcony

ELECTRICAL

Pipes & fittings	2mm thick conduit Pvc pipe with required fitting
Cables / Wires & Switches	Havells

FLOORING

Hall & rooms	800 x 800 mm vitrified tiles
Kitchen	800 x 800 mm vitrified tiles & granite for platform
Kitchen	300 x 300 mm ceramic tiles for floor & 300 x 600 mm for wall
Staircase	Granite
Parking	Anti skid vitrified / ceramic parking tiles
Toilets	300x300 mm ceramic tiles for floor & 300x600 mm for wall

PAINTING

External	Exterior grade paint
Internal	Plastic paint with putty
Wood work	Polish / Paint
Iron work	Enamel satin finish paint

SANITARY

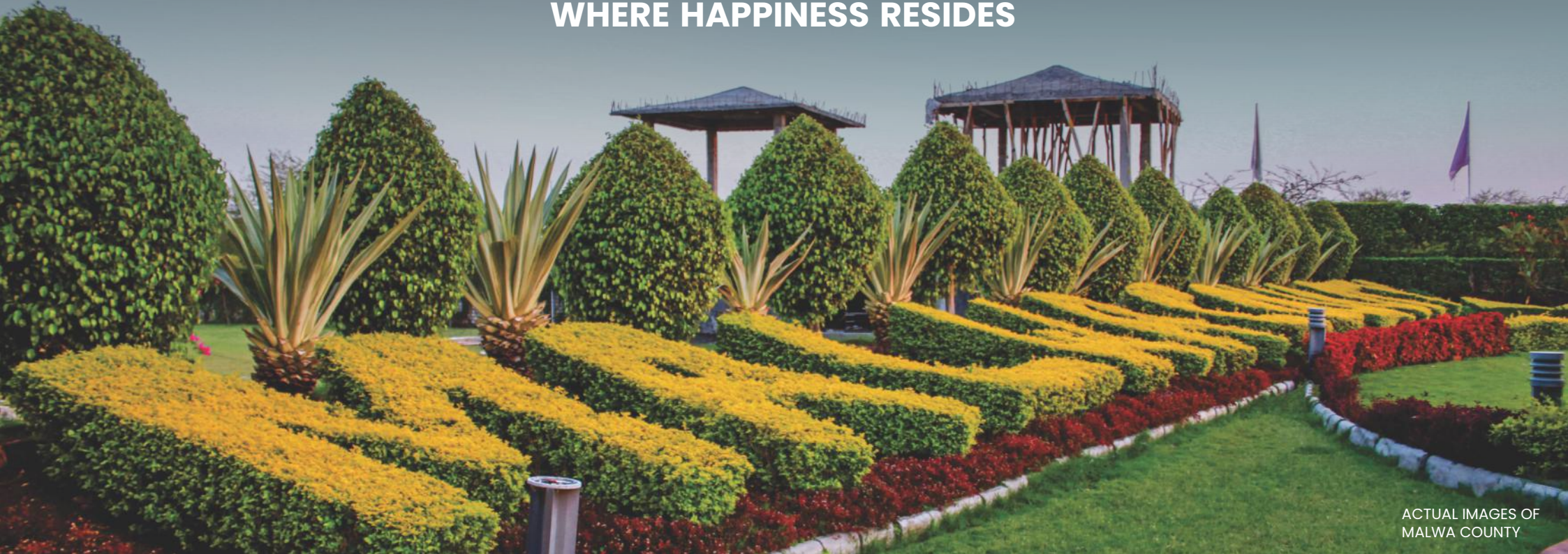
Pipes & fittings	CPVC Pipes & fittings for water supply. S.W.R. PVC pipes & fittings for drainage line
Fixtures	Jaquar

HVAC

Provision of A.C. for bed rooms



**MALWA COUNTY
WHERE HAPPINESS RESIDES**



malwa county
indore



EXCELLENT LOCATION

- Located on AB Bypass Road, Indore
- Proposed metro station nearby
- Convenient connectivity

110 ACRES



ACTUAL IMAGES OF MALWA COUNTY

PLANNED DEVELOPMENT

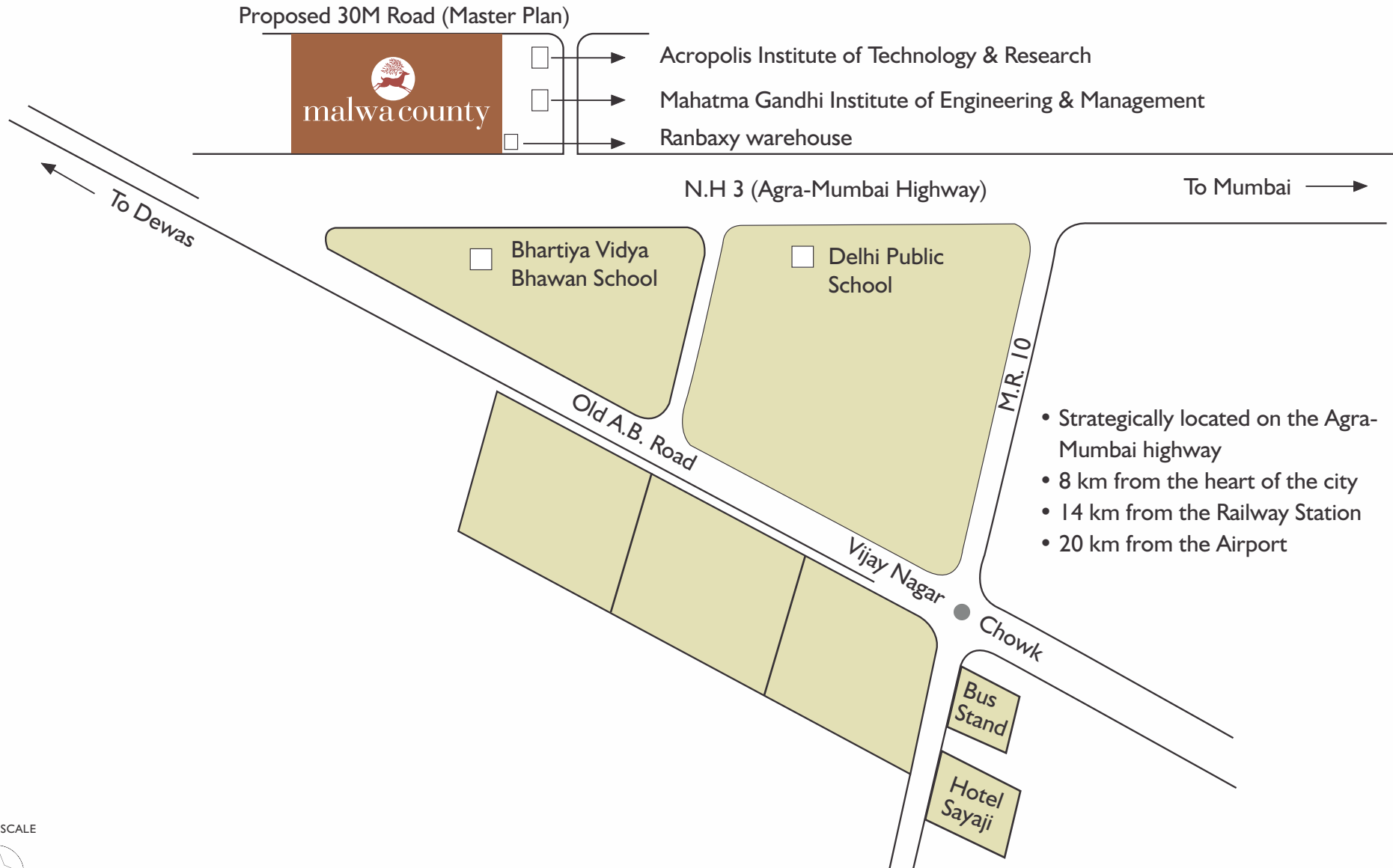
- Secured township
- Tree-lined avenues
- Lush green spread
- Power backup

GRAND CLUB HOUSE

- Spread over 15,000 sq.ft.
- Table tennis & gym
- Badminton court
- Community halls, guest rooms & pool room

OVER 100 FAMILIES RESIDING

OVER 500 POSSESSIONS OFFERED



MAP NOT TO SCALE



SATYA DEVELOPERS: MEET THE PEOPLE WHO DELIVER

At Satya, we create homes, serviced suites, shops and offices that enrich communities and provide unique experiences to create a lasting legacy. With a culture of innovation and customer centricity, Satya takes pride in consistently delivering value to its investors and stakeholders.

EXPERIENCE OF NEARLY
115 LAKH SQ.FT.
OF PROJECT DEVELOPMENT

88 LAKH SQ.FT.*
DELIVERED

4 DECADES OF
BUILDING TRUST

STRONG PRESENCE
IN DELHI NCR



SATYA DEVELOPERS: DELIVERING THE BEST

COMPLETED PROJECTS



THE GALAXY, GURUGRAM
Shopping & Office Complex



THE HERMITAGE, GURUGRAM
Luxury Group Housing Project



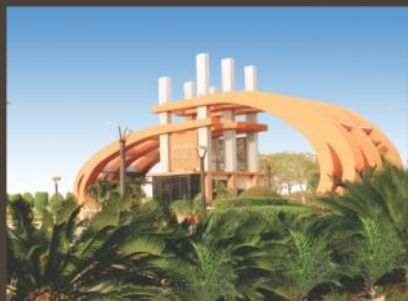
THE LEGEND, GURUGRAM
Premium Residential Group Housing



CENTRUM PLAZA, GURUGRAM
Premium Office Complex



ELEMENT ONE, GURUGRAM
High Street Retail & Service Apartments
with Luxury Finishing



MALWA COUNTY, INDORE
110 Acre Integrated Township



CITY CENTRE, BATHINDA
Shopping cum Entertainment Centre



NORA, GURUGRAM
One Room Apartments at The Hermitage

ONGOING PROJECTS



THE HIVE, GURUGRAM
Integrated Commercial Complex



MALWA COUNTY PHASE II, INDORE
110 Acre Integrated Township



SECTOR-99A, GURUGRAM
Plotted Development

malwa enclave

MALWA COUNTY, AB BYPASS ROAD, INDORE

Email sales@satyadevelopers.com

Corporate Office: Plot No. 8, Sector-44, Gurgaon, Haryana - 122002

Regd. Office: 34, Babar Lane, Bengali Market, New Delhi 110 001

Visit : www.satyagroups.in

*The pictures, designs, facilities, plans, images, specification and other details herein are merely an indication for the purpose of depicting the appearance of the development at the project- MALWA ENCLAVE. TNCP permission by the joint Director, Town & Country Planning, Indore vide no. 5381 dated 07/07/2006 and vide no. 436 dated 04/02/2008, Colonizer license from the Office of sub-Divisional officer, Sanwar, Dist. Indore (MP) vide no. 357 dated 20/02/2006, Division order Under Section 172 from the Court of Sub-Divisional Officer, Sanwar, Dist. Indore, MP case no. 13/A-2/2005-06 order dated 14/02/2006, Development permission from the Office of Sub-Divisional Officer, Sanwar, Dist. Indore (MP) vide no. 888 dated 20/4/2006, Building permission from Gram panchayat lasudia parmar tehsil sanwar, Dist. Indore vide no 326/09 Dated 18/02/2009 and vide no 327/09 Dated 18/02/2009. Original approvals available at Corporate Office. 1 sq. mtr. = 10.764 sq. ft., *Term & Conditions apply.

RERA REGISTRATION NO. P-SWR-22-3792 DATED 28.11.2022.