



AHMEDABAD | BENGALURU | MUMBAI | PUNE

Ahmedabad

Besides Circle P Complex, Nr. Prahladnagar Cross Road, Sarkhej - Gandhinagar Highway, Ahmedabad, Gujarat-380015

+91 79 40 800 800 sales@hnsafal.com www.hnsafal.com



SCAN TO LOCATE

RERA NO. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA11833/230523 RERA Website: www.gujrerar1.gujarat.gov.in







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Founded in 2010, HN SAFAL has grown its track record and reputation through Gujarat's evolution as a modern state, delivering projects beyond expectations. With innovative approach, advanced technology, and customer empathy, we have constructed 40+ Mn. Sft. of space in Ahmedabad, meeting global standards of engineering, design, and functionality.

HN SAFAL is committed to providing customers with a "Life Without Limits".

40+ MN. SFT.
Developed

11+ MN. SFT.
Under Development

30,000-











Where the sky and earth are merged as one,

A pinnacle of modern engineering,

One Above All, a sight worth admiring.

With boundless potential and endless views, experience life at heights anew.





Introducing Mondeal One - the epitome of commercial brilliance. An iconic stand-alone tower that sets a new benchmark, promising a grandeur experience and a different perspective on commerce with a remarkable transformation.

Our lavish offices with "double height entry foyer" reflect the ambition and class of your brand, helping you achieve your goals and elevate your identity. Experience the exclusivity with Mondeal One, transforming Ahmedabad's skyline above all, and setting a new standard of individuality.

EMINENT ARCHITECTURE

With Iconic Glass Façade

LARGE FLOOR PLATE

With Only 2 Offices on Each Floor

AMPLE PARKING

4 Basements with Mechanical Car Parkings

FLOOR HEIGHT

Ground - 1st Floor — 4.50 Meter

2nd Floor - 32nd Floor — 3.80 Meter

33rd Floor - 35th Floor — 3.95 Meter





YOU ARE NEVER TOO FAR AWAY FROM WHERE YOU NEED TO BE

Located in the rapidly developing area of West Ahmedabad, Mondeal One is strategically positioned with easy access to the Sarkhej-Gandhinagar six-lane highway. Whether one is looking for affordable housing or luxury living, the neighborhood offers a diverse range of options, including landmark office towers, large hospitals, high-end shopping, international schools, and a plethora of recreational and dining facilities. Also the micro-market has everything you need for a balanced and thriving lifestyle.

HN SAFAL PROJECTS

01 Mondeal Square

02 Mondeal Heights

03 Titanium World Tower

04 Mondeal Retail Park

05 Mondeal Business Park

HOSPITALS

01 Shalby Hospital

02 Zydus Hospital

INSTITUTES

01 IIM Campus

02 ATIRA

03 AMA

04 Gujarat University

05 CEPT University

LIFESTYLE

01 Rajpath Club

02 Karnavati Club

HOTELS

01 Novotel

02 Courtyard By Marriott

03 Taj Skyline

04 The Grand Bhagwati

05 ITC Narmada

AUDITORIUM

01 Pandit Dindayal Upadhyay

02 Shyama Prasad Mukherjee Auditorium

2.1 KM FROM

Thaltej Metro Station

12.0 KM FROM

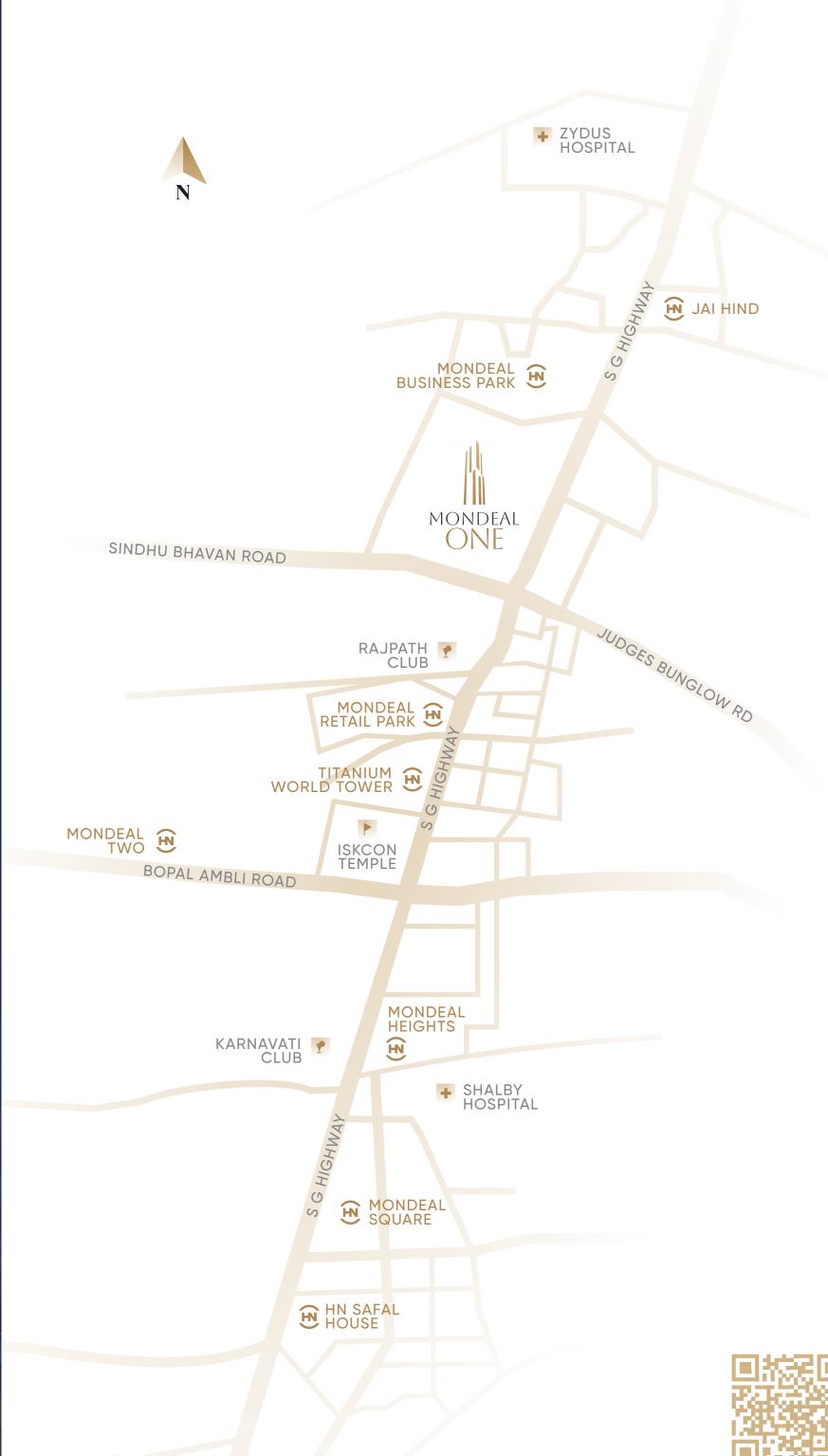
Railway Station

3.2 KM FROM

S.P. Ring Road

16.4 KM FROM

International Airport



SCAN TO LOCATE



AN UNPARALLELED LEGACY OF SUCCESS AND INNOVATION

MONDEAL RETAIL PARK

Project Built Up Area 2,76,906 Sq. Ft.

Project Completion Year: 2011 (Project Duration: 20 months)

MONDEAL BUSINESS PARK

Project Built Up Area 3,25,030 Sq. Ft.

Project Completion Year: 2012 (Project Duration: 10 months)

MONDEAL SQUARE

Project Built Up Area 3,12,483 Sq. Ft.

Project Completion Year: 2013 (Project Duration: 17 months)

MONDEAL HEIGHTS

Project Built Up Area 9,70,535 Sq. Ft.

Project Completion Year: 2016 (Project Duration: 26 months)







MAKE A STATEMENT

with the Exclusive Amenities

Cafeteria

Maximized Functional Space

Dedicated Concierge

Property Management Team

Pedestrian Friendly Property

Hi-tech Safety & Security Measures

10 High Speed Elevators

Recreational Area

Gymnasium

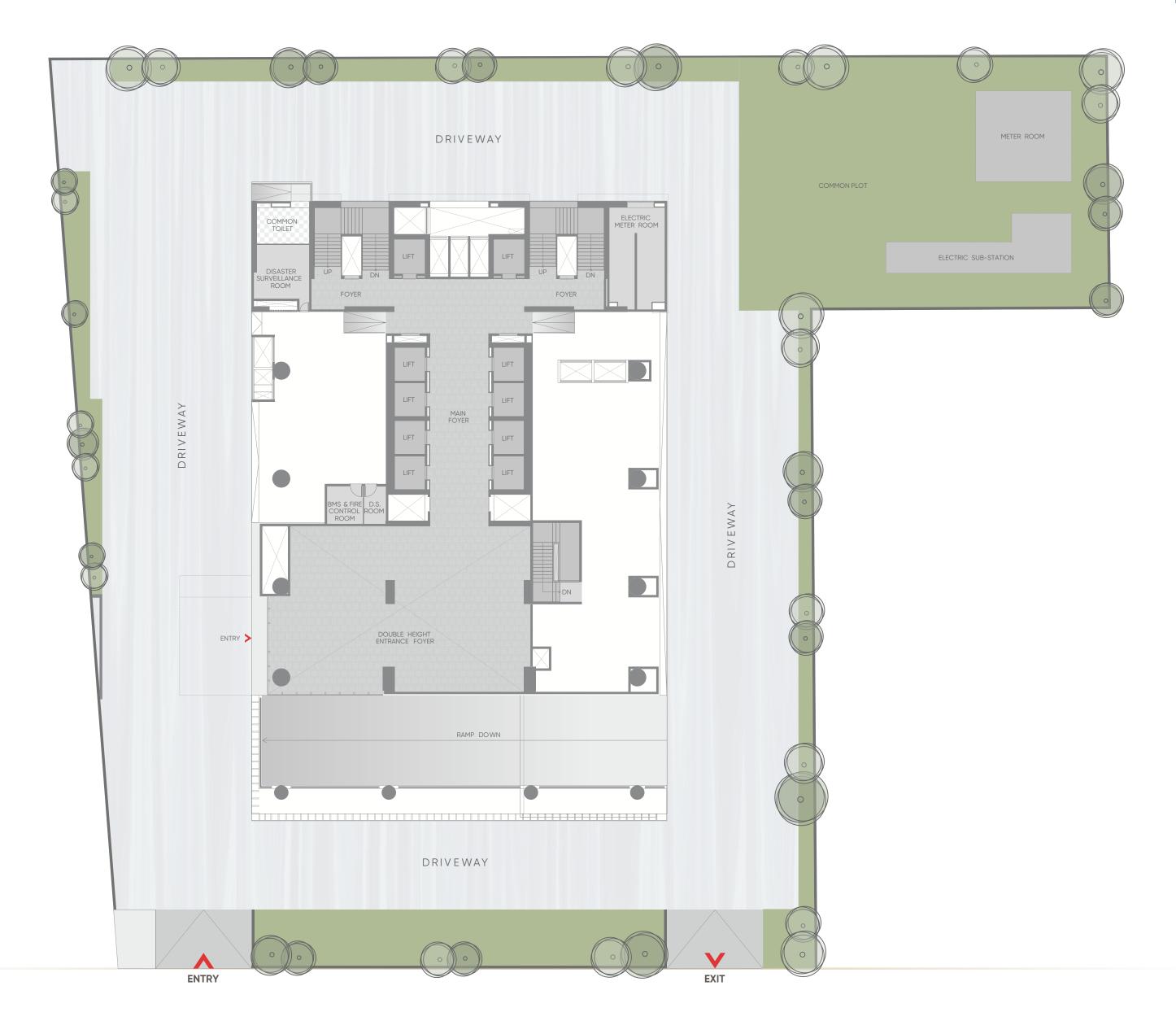






Step into a mindfully designed lounge, where ample space and thoughtful organization invite meaningful interactions and create an enlightening ambiance.





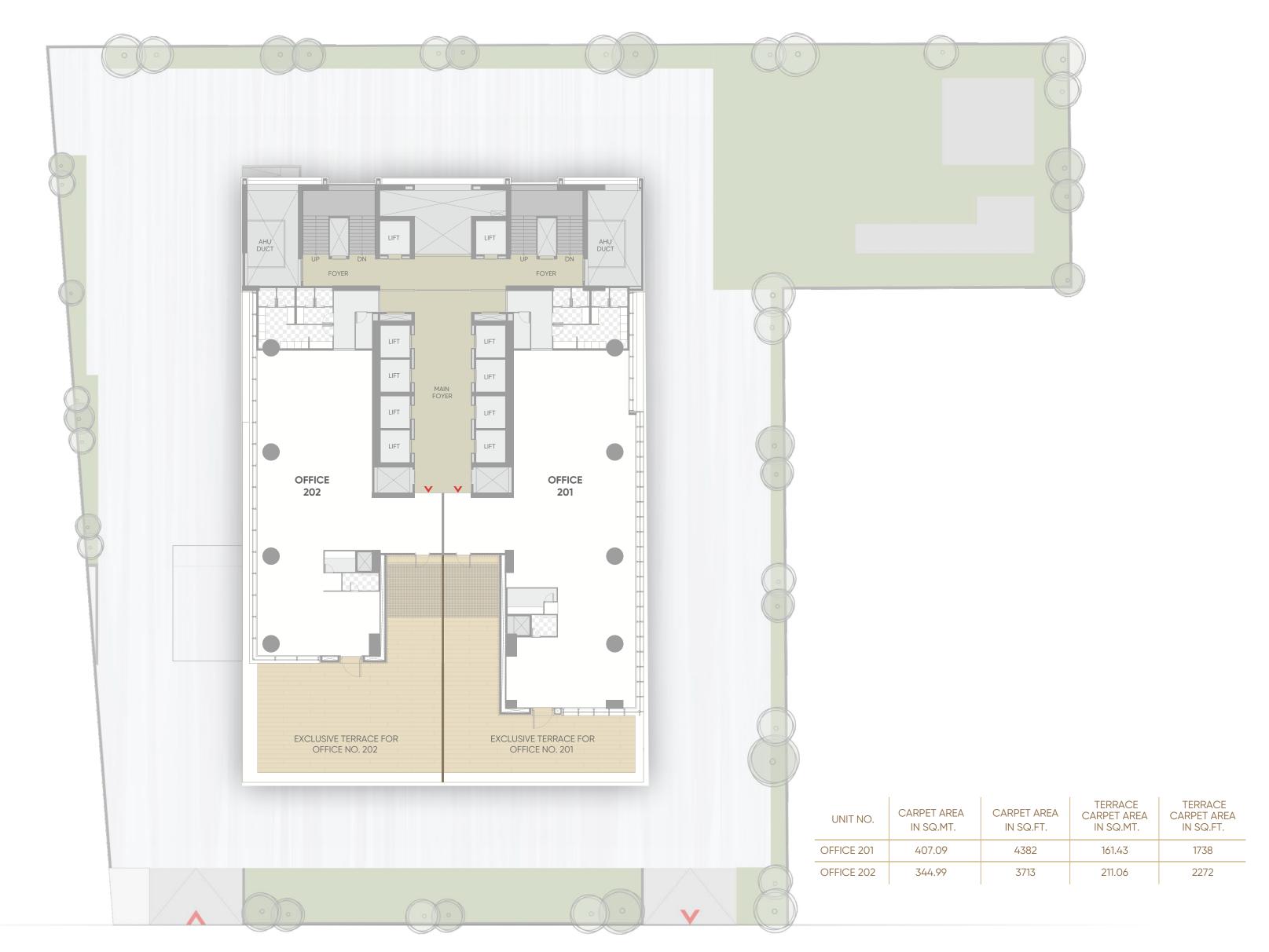






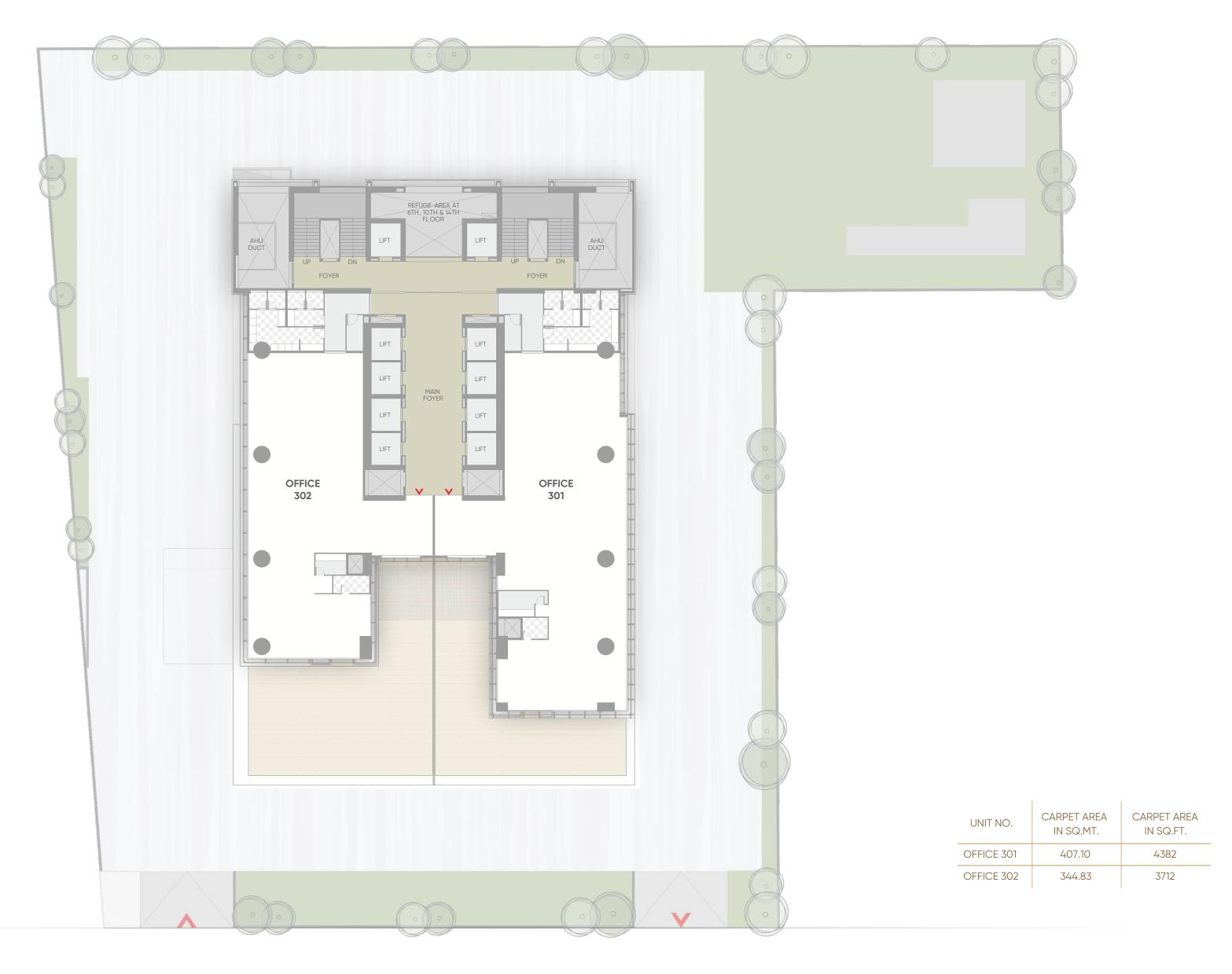






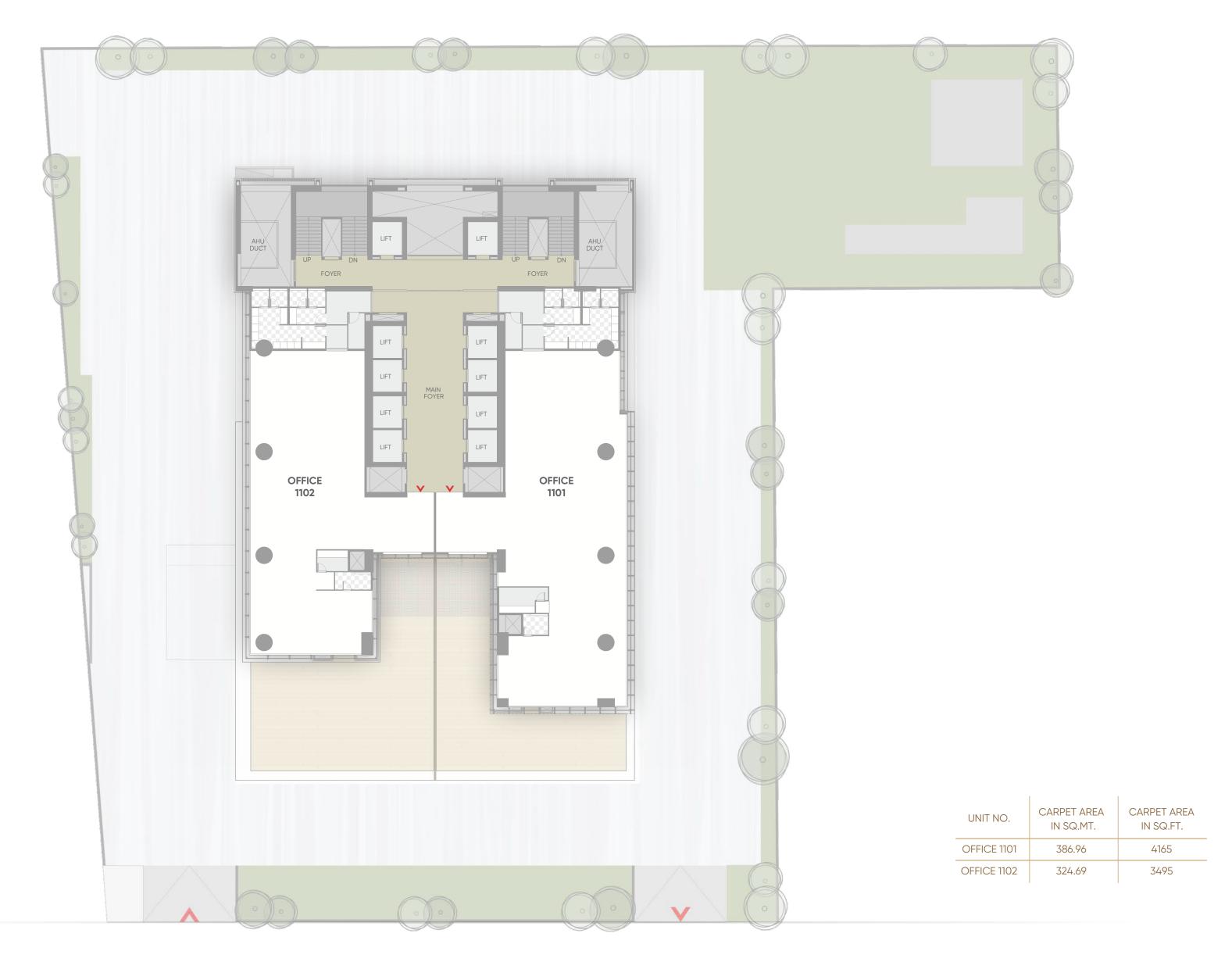






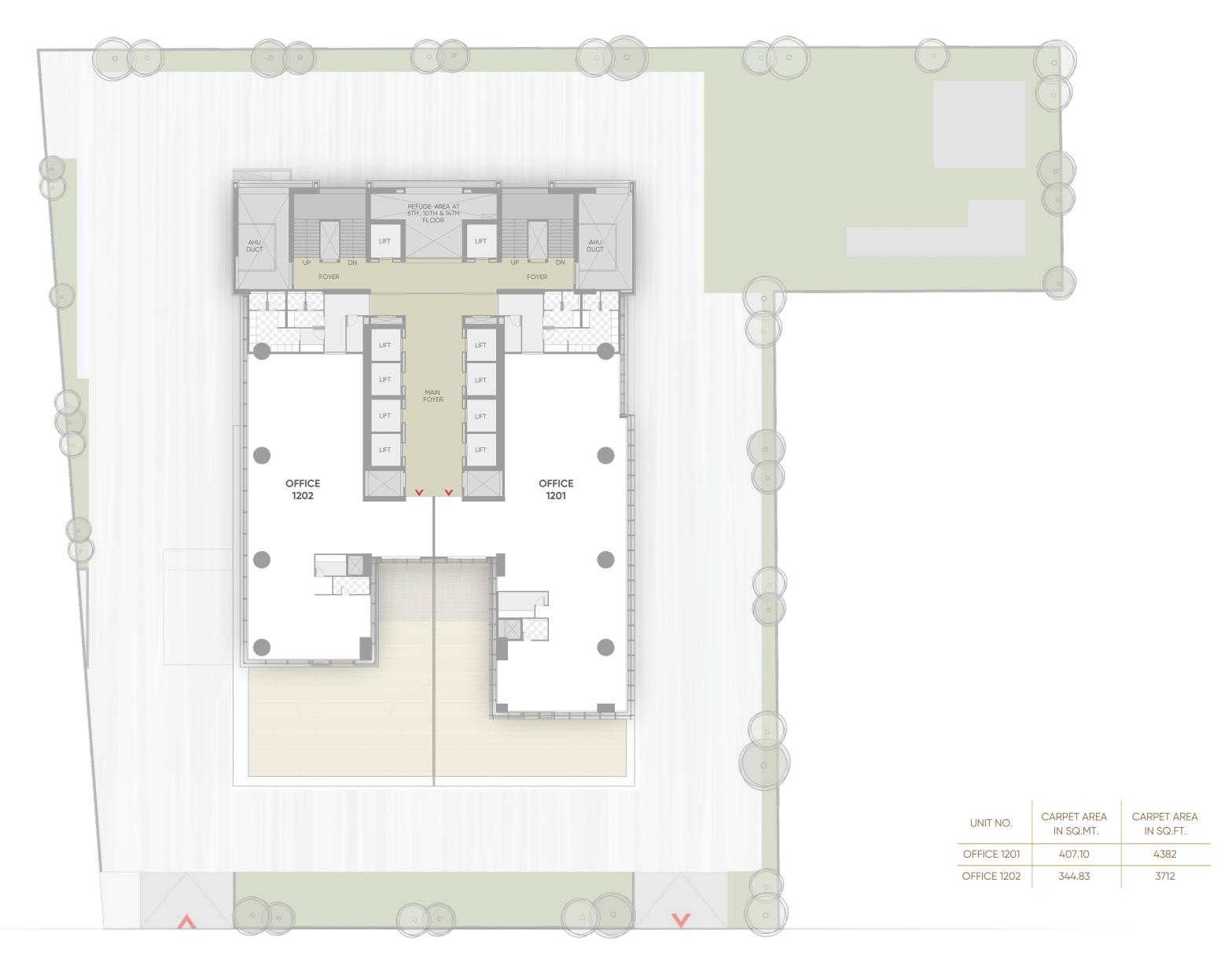






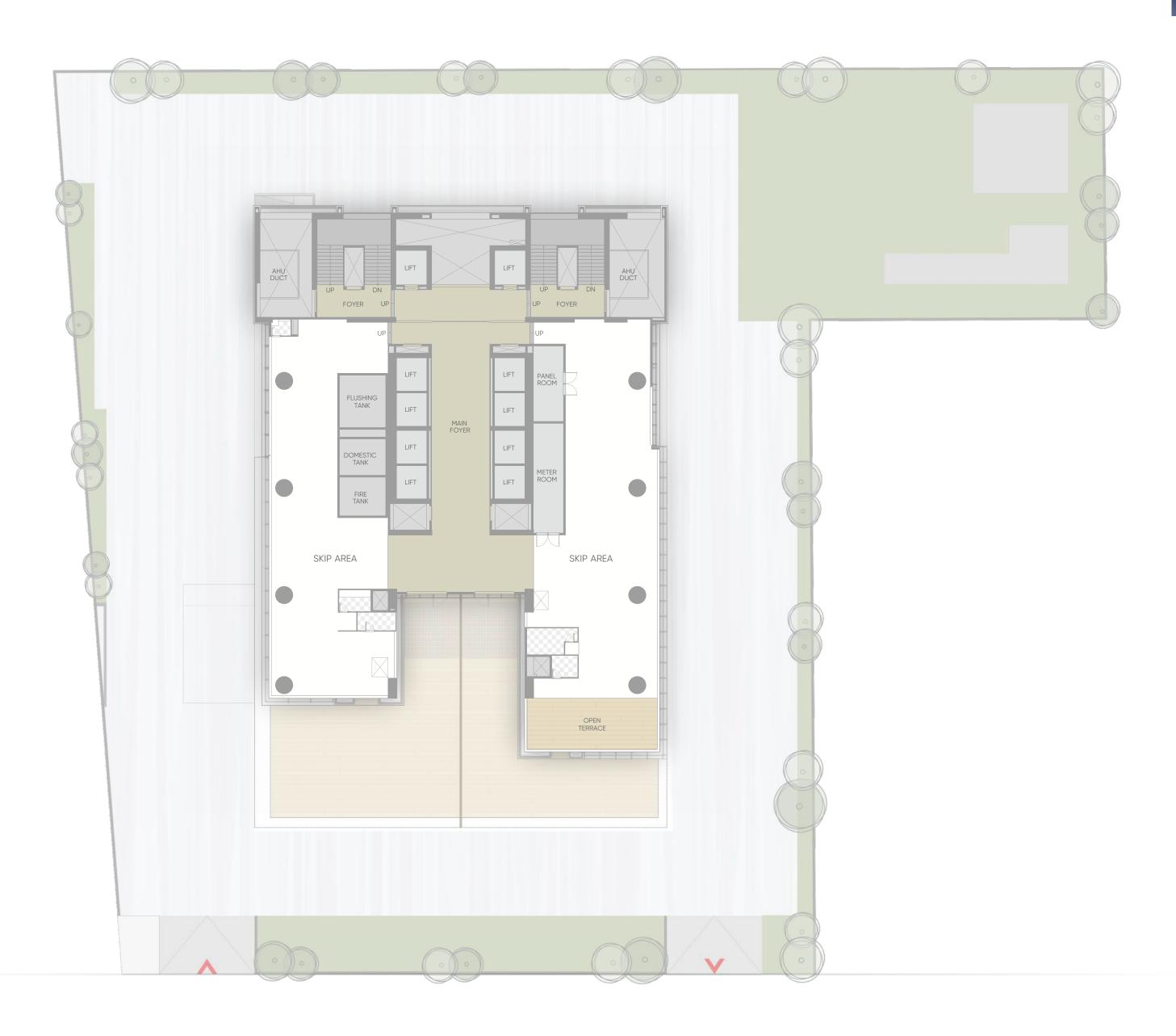






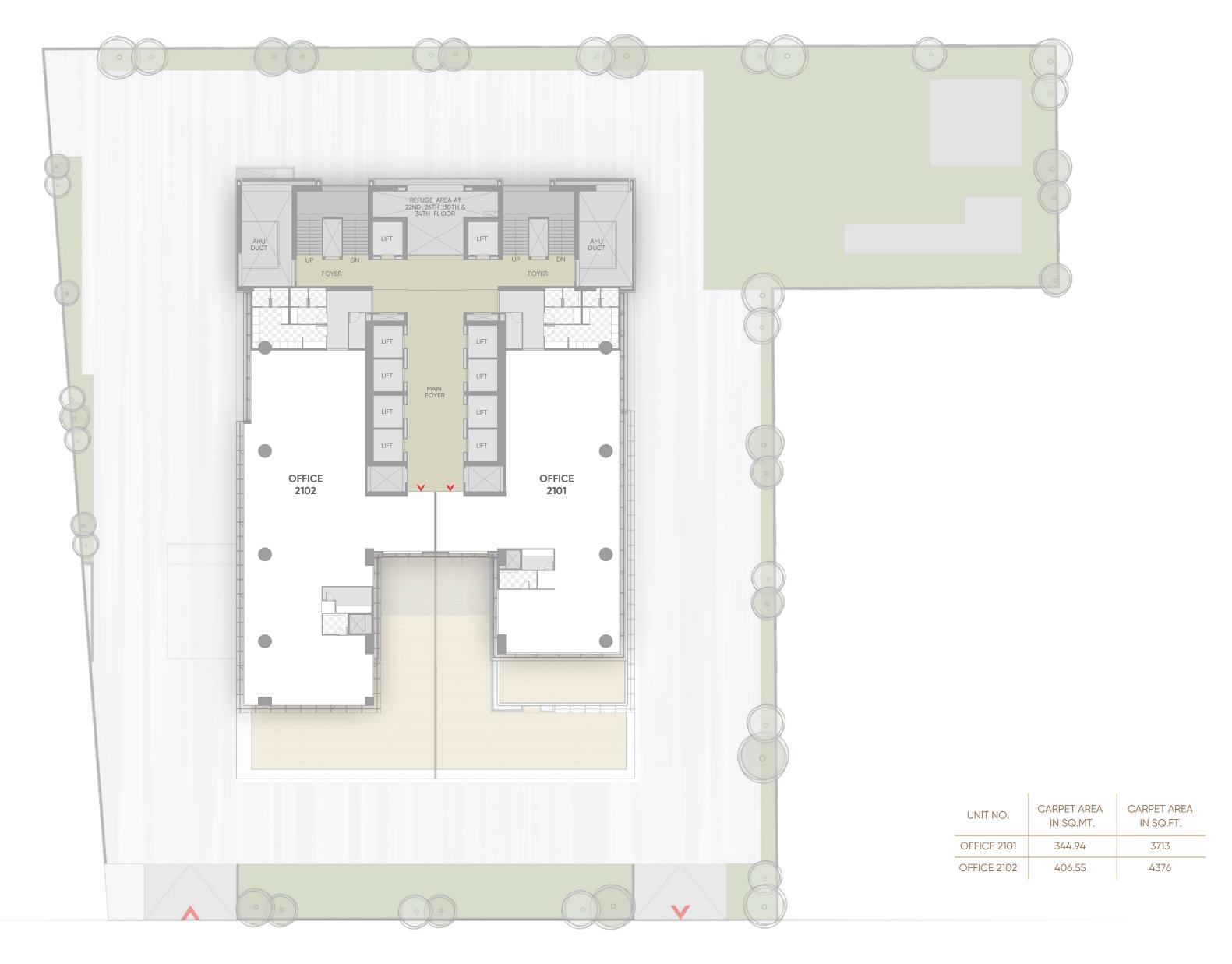






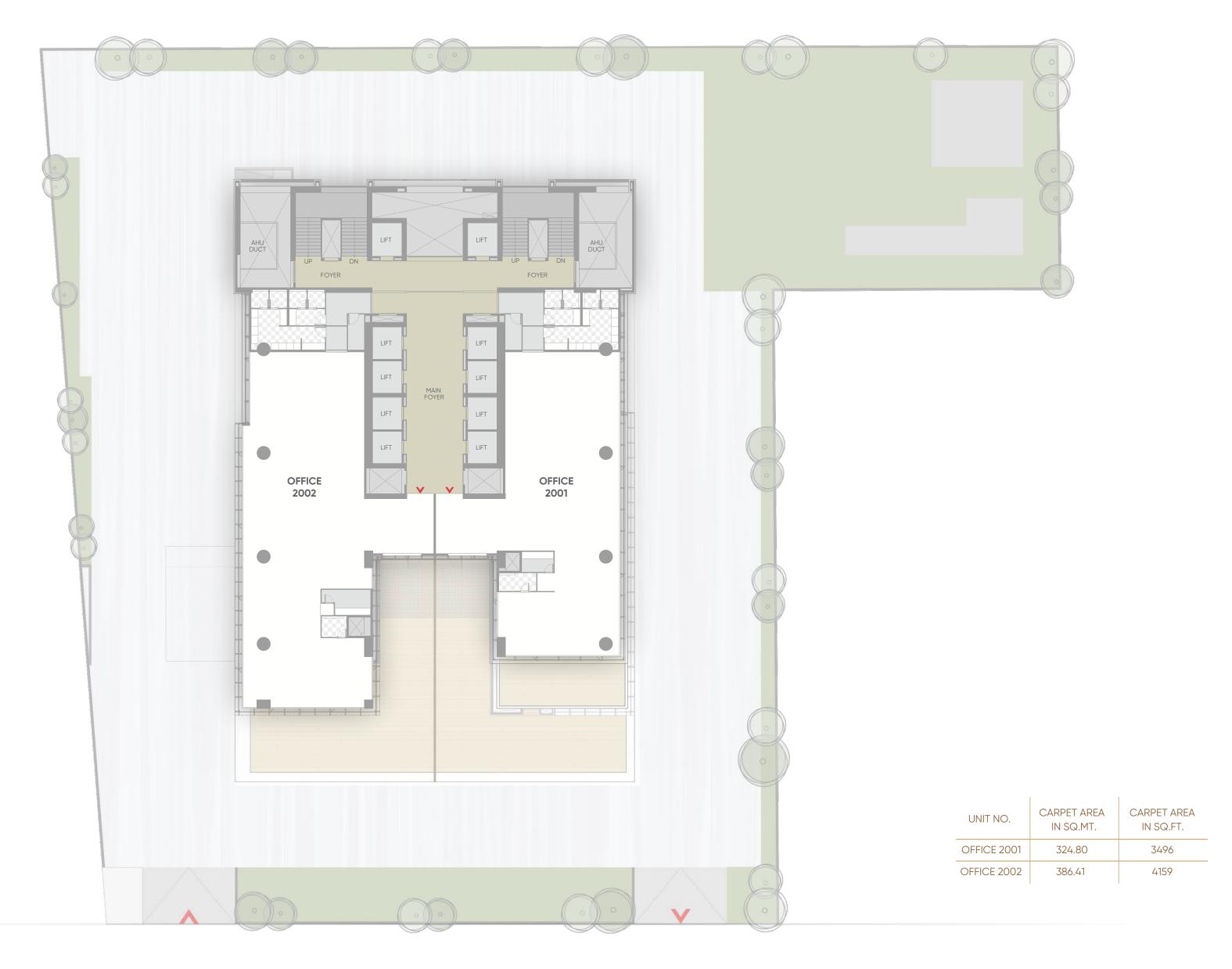




















SPECIFICATIONS

Flooring None

Lift

Omega or Equivalent

Window Aluminium

Sanitary Ware Cera or Equivalent

Door

C P Fitting

Cera or Equivalent

Interior Plaster

Wooden Flush Door

Toilet - Flooring/Dado

Single Coat Mala Vitrified and Ceramic

Exterior Plaster

Double Coat Plaster

Electric Switches

Anchor Woods

Finish Inside

Putty Finish

MCB/ELCB

C&S or Equivalent (ISI)

Finish Outside

Apex Colour

Electric Wires

Fire Resistance Low Smoke

(ISI) (Polycabe, RR or Equivalent)



PROJECT CONSULTANTS

ARCHITECT

APURVA AMIN ARCHITECTS

FACADE CONSULTANTS

ENVIRONMENT CONSULTANT

XLNC CORPORATE SERVICES PVT. LTD.

STRUCTURE CONSULTANT

J W CONSULTANTS LLP

MEINHARDT FAÇADE TECHNOLOGY (INDIA) PVT. LTD.

MEP CONSULTANTS

MEP CONSULTING ENGINEERS

WIND TUNNEL

GEOTECHNICAL

KBM ENGINEERING RESEARCH LABORATORY RWDI CONSULTING ENGINEERS (INDIA) PVT. LTD.

DISCLAIMER

- The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project the Member/Customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.
- The Promoter/Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the Customers/Members of the Project.
- The Promoter/Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the Members/Customers of the Project.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AutoCAD software.
- The images (interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on the architectural plans of the Project. They shall not be construed as actual depictions of the Project.
- The north direction shown in the brochure is approximate and can be erroneous. The Member/Customer are expected to verify the same personally before going ahead with the booking.
- The Key Plan in the Brochure is not to scale and does not depict the exact location of the Project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and gives a rough idea about the approximate location of the Project. The Member/Customer are requested to visit the Project site and check the physical location of the Project and its surroundings before going ahead with the booking.
- The floor height mentioned in the brochure is measured from the unfinished floor to the top of the unfinished slab of the above floor.