



Designed for **PRIVACY**

Scheduled for completion in two years, the Coral I residential project is finely tuned to appeal to the middle class households, says *Alok Singh*

Coral I, a residential project in Bhiwadi in MVL's first real estate venture, are, and they are banking a lot on its success, because there will at least be a Coral II after the Coral I.

much wider array to choose from. Each of the two and three-bedroom options are available in three variants: standard, premium and garden view.

Premium apartments have a modular kitchen, modern plumbing, and laminated flooring, and ACs in all the rooms.

In the garden view category, even the kitchen has an AC. Garden view apartments have all that, plus the advantage of being on the ground floors of the tallest towers, and

offer the easiest access to small lawns. Parking would be below the garden view apartments. Delivery of the flats would be in two years.

Sample flat

The sample flat is a 3-BHK, garden view. It may seem a little small at first sight, but for the price at which it is available, it offers good enough space. You enter straight into the drawing-dining room. It has enough room for a five-seat sofa and a four-seat dining table. Beyond that, you would be walking some very tight corners. So, you would have to choose furniture carefully if you decide to live here.

Where this house scores a nine out of ten is when it comes to ensuring the privacy of the family's living area. The public areas (drawing and dining rooms) are virtually cut off from the bedrooms. Entry to the bedrooms is via a long corridor, with the master bedroom at its end

and two bedrooms on either side.

The kitchen is far removed from the bedrooms and has good ventilation. It is a part of the drawing-dining area and has no direct link with the bedrooms. This will ensure an odour-free environment in the house.

Each of the bedrooms, the kitchen, and the drawing room has balconies. The master bedroom and the teenager's

grandparents' room share their balcony. This means that not only is this particular one a large balcony, but is also likely to be the most used one. Perhaps an attempt towards building better relations between the generations. The balcony of the kid's room is more of a Jaaraha.

Because of the balconies, and the large sliding doors of the bedroom, ventilation of the house is excellent.

While all the bedrooms have attached toilets,

there is no such facility for the guests. They would be forced to use one of the bedrooms' toilets or wash their hands in the kitchen.

Price

Bhiwadi as a real estate destination has matured. Prices have therefore appreciated over the last couple of years. The price of this apartment is therefore in keeping with the area it is in.

The basic rate for a standard apartment is Rs 1,750 per sq ft. For a premium apartment it is Rs 2,000 per sq ft or Rs 2,150 per sq ft. The basic rates of premium category

2-BHK (1,310 sq ft) is Rs 27 lakh, 3-BHK (1,650 sq ft) is Rs 33 lakh, and the larger 3-BHK (1,800 sq ft) is Rs 36 lakh.

For garden view category, which would be on the ground floor only, 2-BHK flats would have a basic rate of about Rs 29 lakh, 3-BHK would have a basic price of around Rs 36 lakh, and the larger 3-BHK would be around Rs 39 lakh. The standard 3-BHK flat has a basic rate of around Rs 32 lakh. There are obviously PGCs, EDCs, the mandatory parking, and club-membership.

Add 5 per cent of basic price each for park facing and corner plots, and 7.5 per cent if your apartment has both the features. PGCs range from Rs 40 per sq ft on second and third floors to Rs 100 per sq ft on ground floor and the two top floors

walk through

MVL
Project: Coral I
Location: Bhiwadi
Units: 2/3-BHK of standard, premium, and garden view categories

(eighth and the ninth floor). EDCs also Rs 100 per sq ft. Mandatory covered parking is Rs 1 lakh and club membership

Rs 20,000. There is also a striking fund of Rs 26 per sq ft, and power backup is provided at Rs 35 per sq ft. Master's entrance charges are Rs 1.30 per sq ft.

Should you buy

Assuming that slow-downs are a temporary feature of any market, the prices here will surely appreciate by the time these apartments are ready for delivery. These houses are meant for the middle class.

About the company

From a company that thrived on Bollywood software to one that is now venturing into real estate, MVL (Media Video Limited) has sure taken a different route. It is a listed company and its real estate business is a division of that company. ♦

Getting there

For a daily commute, getting there is an expensive option as of now. The project falls in Rajasthan and you would have to pay a two-way toll of Rs 85 everyday, if your office falls in Gurgaon or Delhi. There are village roads via villages of Pataudi, which you could take to avoid the toll, but the quality of these roads is not satisfactory and it not advisable to travel off the highway. Going by the back then, drive down the NH 8, pay your toll and reach Dharuhera crossing. The project site is just 3 km from this crossing.

On offer

Only apartments are on offer here. The brochures list penthouses as well, but they are not being offered now. So, the options offered are only two and three-bedroom houses. But the customer has a



1. The floor notwithstanding, these houses look good from the outside
2. This balcony caters to two bedrooms and could become the most used area of the house
3. The living room is large but it includes the dining room as well
4. Bedrooms open into this corridor
5. For reasons of privacy, this bedroom could do without a mirror
6. Modular kitchen is standard in garden view option

THE VARIOUS OPTIONS

Apartments	Price
Standard	1,750
Premium	2,000
Garden view	2,150
Prices in Rs per sq ft. Other charges extra	