



MONDEAL
TWO



AHMEDABAD | BENGALURU | PUNE

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+ MILLION SQ. FT. OF SPACE IN AHMEDABAD, MEETING GLOBAL STANDARDS OF ENGINEERING, DESIGN, AND FUNCTIONALITY.

HN SAFAL IS COMMITTED TO PROVIDING CUSTOMERS WITH A "LIFE WITHOUT LIMITS".

11 M SQ. FT.
UNDER DEVELOPMENT

40+ M SQ. FT.
DEVELOPED

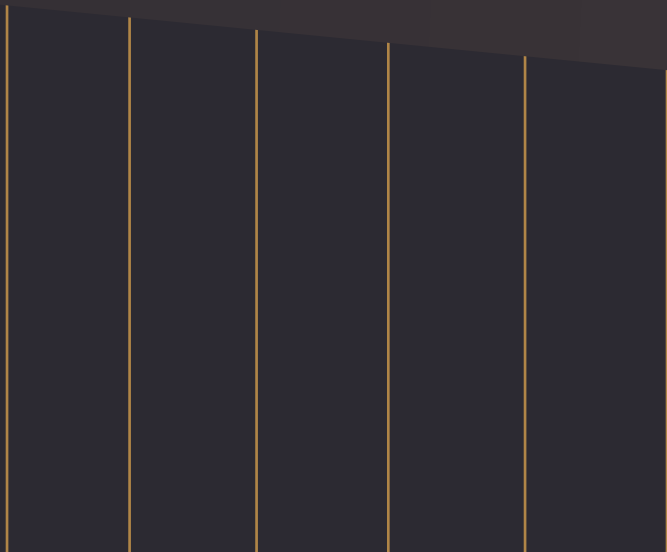
30,000+
UNITS DELIVERED





A LEGACY OF
EXCELLENCE

MONDEAL TWO, A LEGACY OF EXCELLENCE,
A TALE OF TRIUMPH, A FUTURE IMMENSE.
BOUNDLESS SPACES, WHERE DREAMS ARISE,
UNVEILING NEW HORIZONS TO THE SKIES.



The logo consists of a stylized graphic above the text. The graphic is composed of three vertical bars of increasing height on the left, followed by a series of horizontal bars that fan out to the right, resembling a modern architectural structure or a stylized 'M'.

MONDEAL TWO

BUILDING UPON THE SUCCESS OF THE RENOWNED MONDEAL PROJECTS, MONDEAL TWO REPRESENTS AN EVOLUTION RATHER THAN A MERE ADDITION. IT SETS NEW BENCHMARKS IN COMMERCIAL REAL ESTATE WHILE PAYING HOMAGE TO THE LEGACY OF ITS PREDECESSORS. BY BLENDING INNOVATION AND RESPECT FOR TRADITION, MONDEAL TWO CREATES AN UNPARALLELED SETTING WHERE BUSINESSES CAN THRIVE AND LEAVE A LASTING IMPACT.

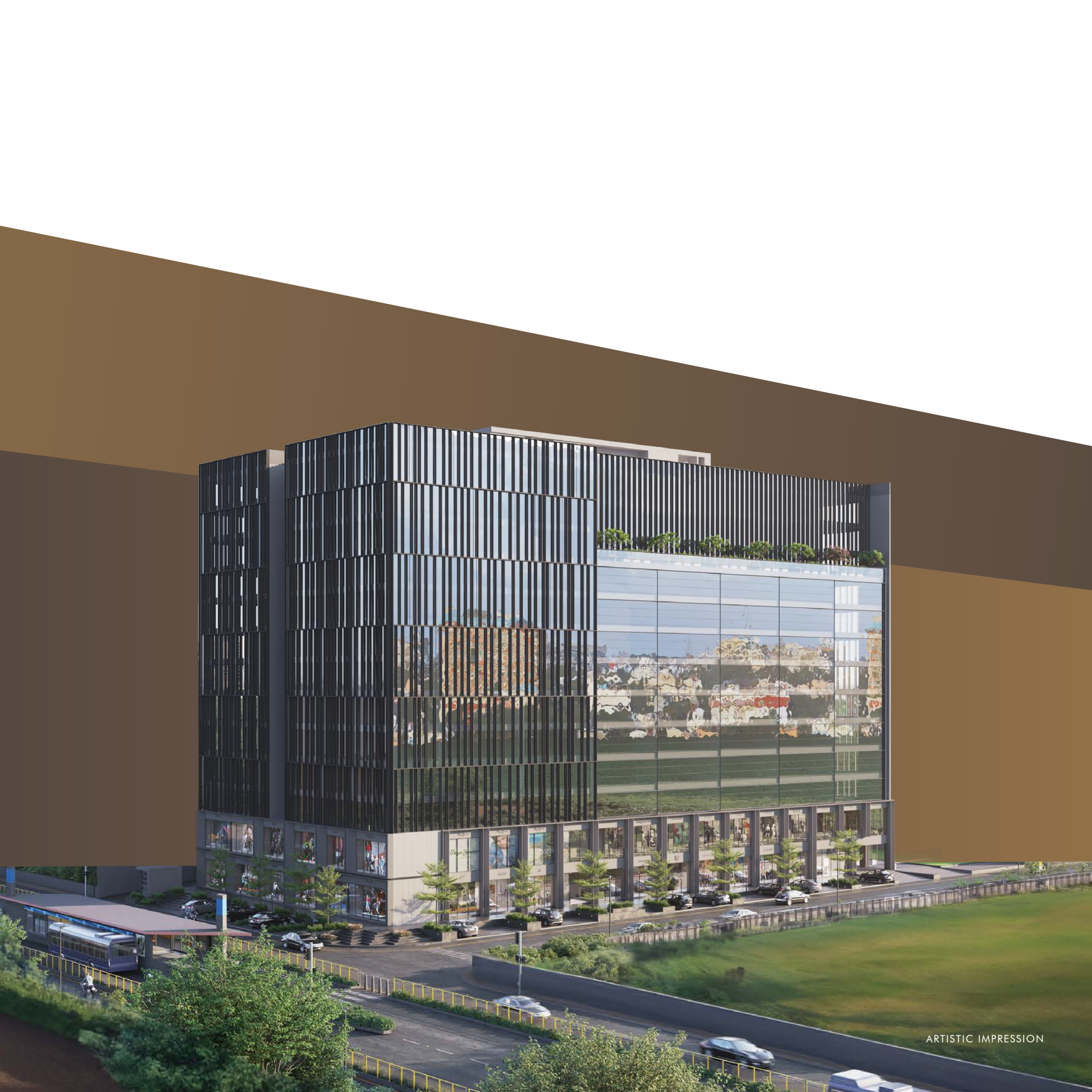
MONDEAL TWO IS AN ARCHITECTURAL MARVEL THAT REDEFINES EXCELLENCE WITH ITS DESIGN AND STATE-OF-THE-ART AMENITIES, CREATING AN IDEAL ENVIRONMENT FOR YOUR BUSINESS. FEATURING SPACIOUS INTERIORS WITH NO CORNERS, MONDEAL TWO OFFERS A FRESH PERSPECTIVE AND AN ABUNDANCE OF POSSIBILITIES.





**A LEGACY WHERE EXCELLENCE
AND GRANDEUR ABOUND.**





ARTISTIC IMPRESSION

THE EXCELLENCE OF LUXURY AND SUCCESS WITH EXCEPTIONAL AMENITIES

CONFERENCE
ROOM

HI-TECH SAFETY
& SECURITY MEASURES

4 LEVEL BASEMENT WITH
MECHANICAL CAR PARKING

FIRE HYDRANT
SYSTEM

10 HIGH SPEED
ELEVATORS

CAFETERIA





EMBRACE THE ESSENCE OF EXCELLENCE, WHERE EVERYTHING REVOLVES AROUND YOU.

MONDEAL TWO IS NESTLED IN THE BUSTLING CORE OF AHMEDABAD. ITS STRATEGIC POSITION ADJACENT TO COMMERCIAL STREET OFFERS UNPARALLELED CONVENIENCE AND ACCESSIBILITY TO A WIDE RANGE OF AMENITIES AND SERVICES. FROM PRESTIGIOUS CORPORATE HEADQUARTERS TO WORLD-CLASS MEDICAL FACILITIES, LUXURY RETAIL OUTLETS, AND RENOWNED EDUCATIONAL INSTITUTIONS, MONDEAL TWO CATERS TO EVERY ASPECT OF A THRIVING LIFESTYLE. WITH EXCELLENT CONNECTIVITY AND A VIBRANT NEIGHBORHOOD, IT PRESENTS AN UNRIVALED OPPORTUNITY FOR THOSE SEEKING THE EPITOME OF URBAN LIVING IN AHMEDABAD.

HN SAFAL PROJECTS

- 01 MONDEAL RETAIL PARK
- 02 MONDEAL BUSINESS PARK
- 03 MONDEAL SQUARE
- 04 MONDEAL HEIGHTS
- 05 MONDEAL ONE
- 06 TITANIUM WORLD TOWER

INSTITUTE

- 01 IIM CAMPUS
- 02 ATIRA
- 03 AMA
- 04 GUJARAT UNIVERSITY
- 05 CEPT UNIVERSITY

HOTELS

- 01 DOUBLETREE BY HILTON
- 02 TAJ SKYLINE
- 03 NOVOTEL
- 04 COURTYARD BY MARRIOTT
- 05 ITC NARMADA

LIFESTYLE

- 01 RAJPATH CLUB
- 02 KARNAVATI CLUB

HOSPITALS

- 01 SHALBY HOSPITAL
- 02 ZYDUS HOSPITAL

AUDITORIUM

- 01 PANDIT DINDAYAL UPADHYAY
- 02 SHYAMA PRASAD MUKHERJEE AUDITORIUM

3.3 KM

FROM
THALTEJ
METRO

4.5 KM

FROM
ZYDUS
HOSPITAL

12.0 KM

FROM
RAILWAY
STATION

16.4 KM

FROM
INTERNATIONAL
AIRPORT



MONDEAL BUSINESS PARK 

SINDHU BHAVAN ROAD

MONDEAL ONE 

ATITHI DINING HALL 

JUDGES BUNGLOW RD

GORDHAN THAL 

RAJPATH CLUB 

S G HIGHWAY

MONDEAL RETAIL PARK 

TITANIUM WORLD TOWER 

BOPAL AMBLI ROAD

MONDEAL TWO 

DOUBLE TREE BY HILTON 

ISKCON TEMPLE 

MONDEAL HEIGHTS 

KARNAVATI CLUB 

SHALBY HOSPITAL 

MONDEAL SQUARE 

GROUND FLOOR + 12 STOREY BUILDING

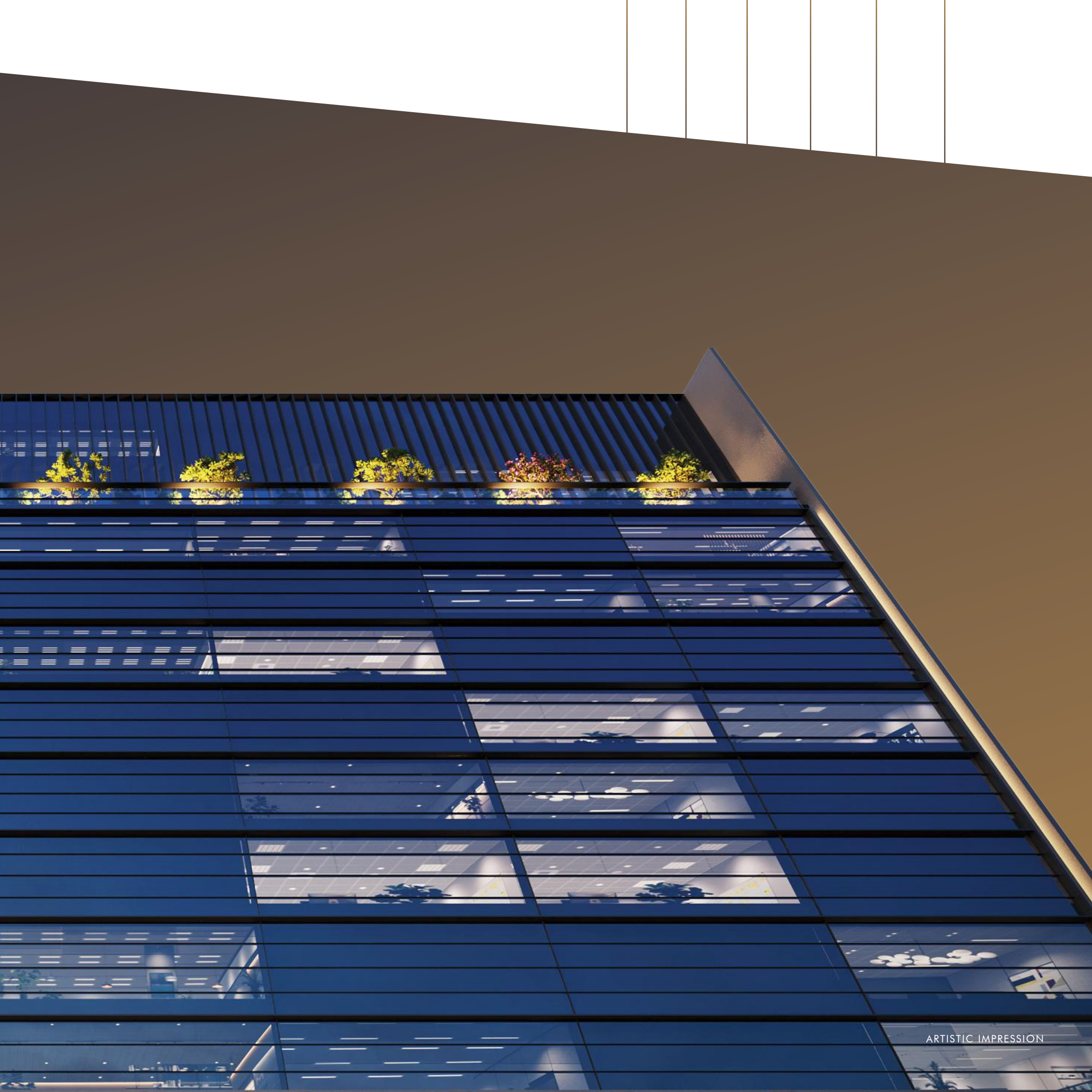
FLOOR HEIGHT

GROUND FLOOR - 13'9"

FIRST FLOOR - 13'1"

SECOND TO TWELFTH - 10'10"







UNIT NO.	RERA CARPET AREA IN SQ.MT.
SHOWROOM 01	126.12
SHOWROOM 02	126.11
SHOWROOM 03	128.36
SHOWROOM 04	126.11
SHOWROOM 05	126.12
SHOWROOM 06	128.36
SHOWROOM 07	80.46
SHOWROOM 08	80.46
SHOWROOM 09	82.99
SHOWROOM 10	80.46
SHOWROOM 11	78.88
SHOWROOM 12	80.46
SHOWROOM 12A	126.66

GROUND FLOOR PLAN





UNIT NO.	RERA CARPET AREA IN SQ.MT.
SHOWROOM 101	124.75
SHOWROOM 102	124.75
SHOWROOM 103	127.00
SHOWROOM 104	124.75
SHOWROOM 105	124.75
SHOWROOM 106	127.00
SHOWROOM 107	65.44
SHOWROOM 108	65.44
SHOWROOM 109	67.97
SHOWROOM 110	65.44
SHOWROOM 111	63.86
SHOWROOM 112	65.44
SHOWROOM 112A	67.97
SHOWROOM 114	65.44
SHOWROOM 115	82.24
OFFICE 116	129.56

1st FLOOR PLAN





UNIT NO.	RERA CARPET AREA IN SQ.MT.
OFFICE 201	211.60
OFFICE 202	267.35
OFFICE 203	163.41
OFFICE 204	128.14
OFFICE 205	157.36
OFFICE 206	153.25
OFFICE 207	157.36
OFFICE 208	157.36
OFFICE 211	129.15

2nd FLOOR PLAN

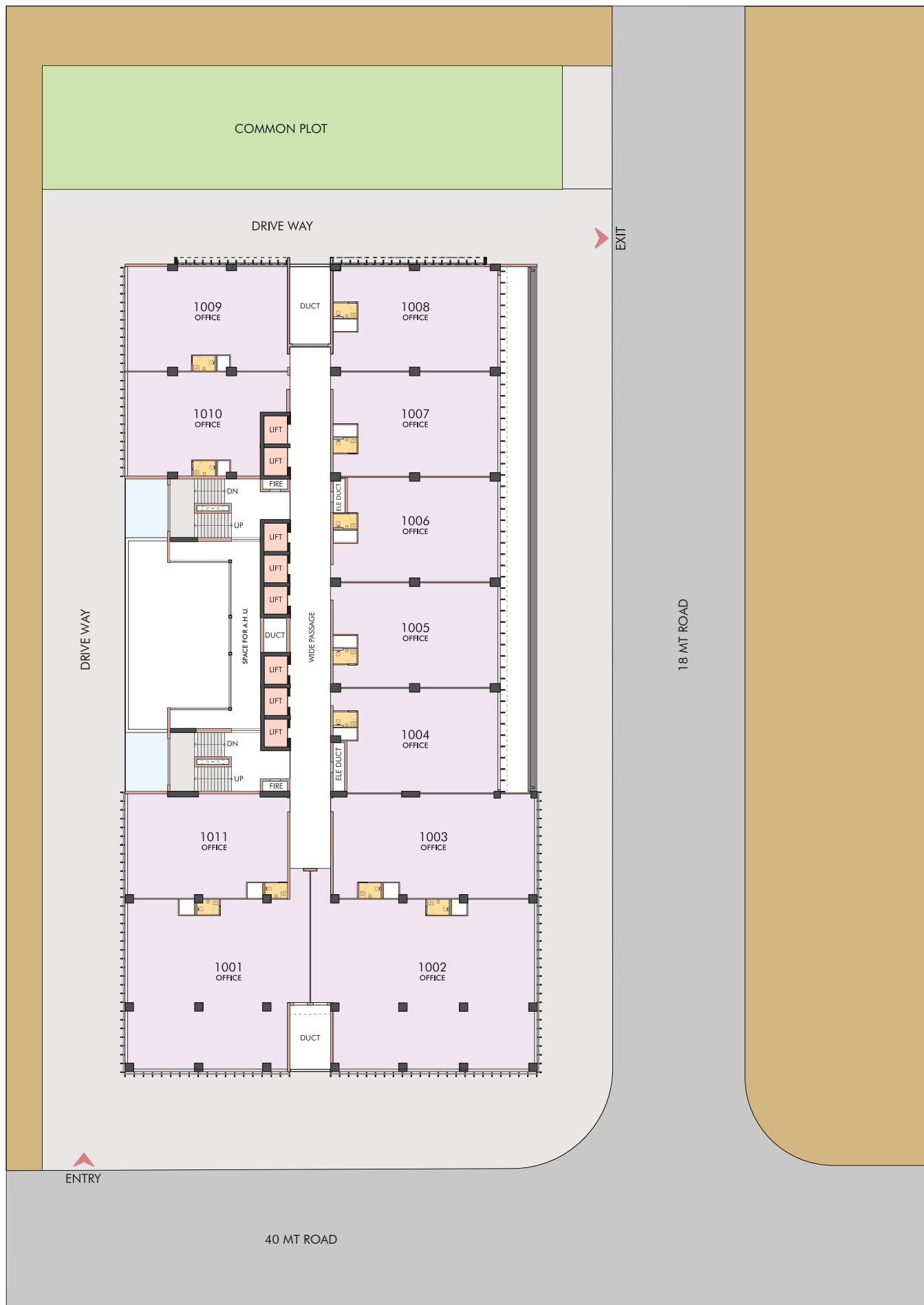




UNIT NO.	RERA CARPET AREA IN SQ.MT.
OFFICE 301	211.60
OFFICE 302	267.35
OFFICE 303	163.41
OFFICE 304	151.68
OFFICE 305	157.36
OFFICE 306	153.25
OFFICE 307	157.36
OFFICE 308	157.36
OFFICE 309	129.56
OFFICE 310	115.84
OFFICE 311	129.15

3RD TO 9TH TYPICAL FLOOR





UNIT NO.	RERA CARPET AREA IN SQ.MT.	TERRACE R.C.A. IN SQ.MT.
OFFICE 1001	234.12	--
OFFICE 1002	289.87	--
OFFICE 1003	163.41	--
OFFICE 1004	129.64	19.63
OFFICE 1005	135.32	19.91
OFFICE 1006	131.21	19.91
OFFICE 1007	135.32	19.91
OFFICE 1008	135.32	19.91
OFFICE 1009	129.56	--
OFFICE 1010	115.84	--
OFFICE 1011	129.15	--

UNIT NO.	RERA CARPET AREA IN SQ.MT.
OFFICE 1101	234.12
OFFICE 1102	289.87
OFFICE 1103	163.41
OFFICE 1104	129.64
OFFICE 1105	135.32
OFFICE 1106	131.21
OFFICE 1107	135.32
OFFICE 1108	135.32
OFFICE 1109	129.56
OFFICE 1110	115.84
OFFICE 1111	129.15

10TH TO 12TH FLOOR





















SPECIFICATIONS

FLOORING

VITRIFIED OR EQUIVALENT

EXTERIOR PLASTER

DOUBLE COAT PLASTER

ELEVATORS

OMEGA OR EQUIVALENT

MCB/ELCB

C&S OR EQUIVALENT (ISI)

DOOR

WOODEN FLUSH DOOR

INSIDE FINISH

PUTTY FINISH

SANITARY WARE

CERA OR EQUIVALENT

INTERIOR PLASTER

SINGLE COAT MALA

OUTSIDE FINISH

ASIAN PAINT OR EQUIVALENT

TOILET FLOORING

VITRIFIED/CERAMIC

PROJECT CONSULTANTS

ARCHITECT

APURVA AMIN ARCHITECTS

PLUMBING

VRAJ SANITATION

STRUCTURAL

N. K. SHAH CONSULTING ENGINEERS LLP

ELECTRICAL

TRANSENERGY - MEP CONSULTANT

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.



AHMEDABAD | BENGALURU | PUNE

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