



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



2x60 Gantry



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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+
Units Delivered





BEHOLD
THE TOWERING

MONDEAL
ONE

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

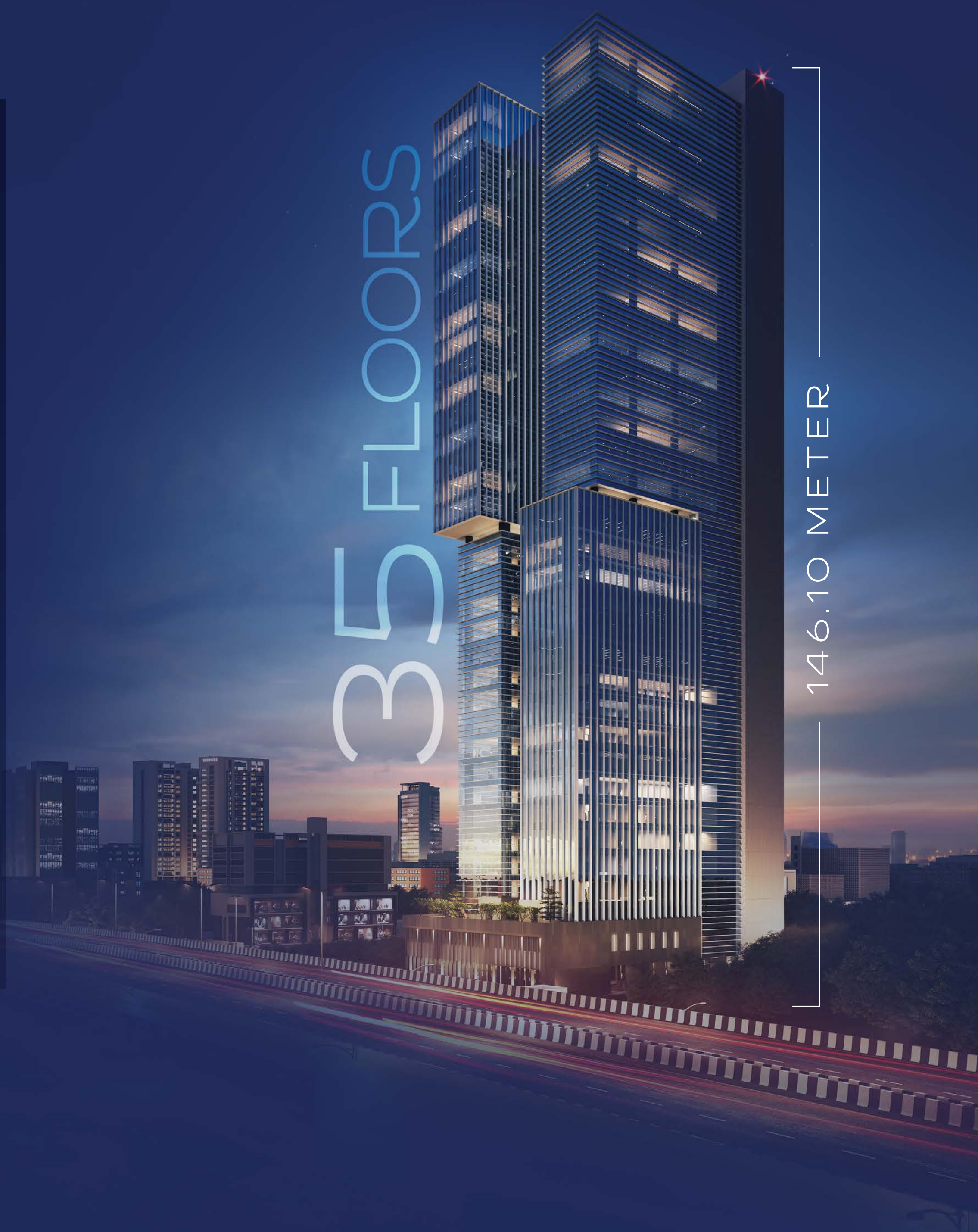
LARGE FLOOR PLATE
With Only 2 Offices on Each Floor

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**

35 FLOORS

146.10 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

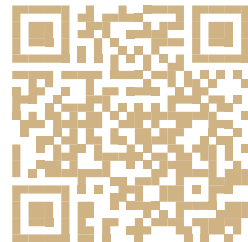
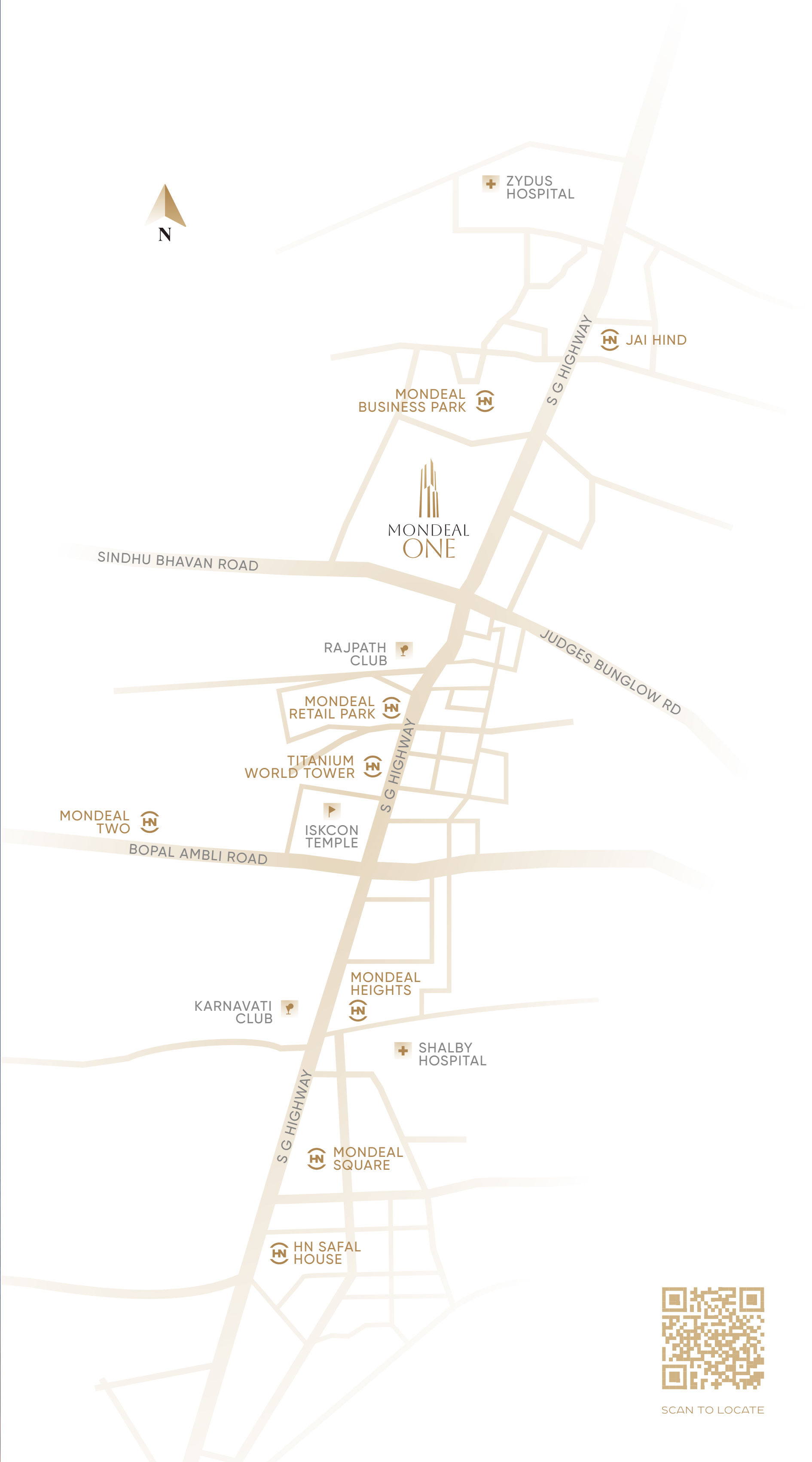
- 01 Pandit Dindayal Upadhyay
- 02 Shyama Prasad Mukherjee Auditorium

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

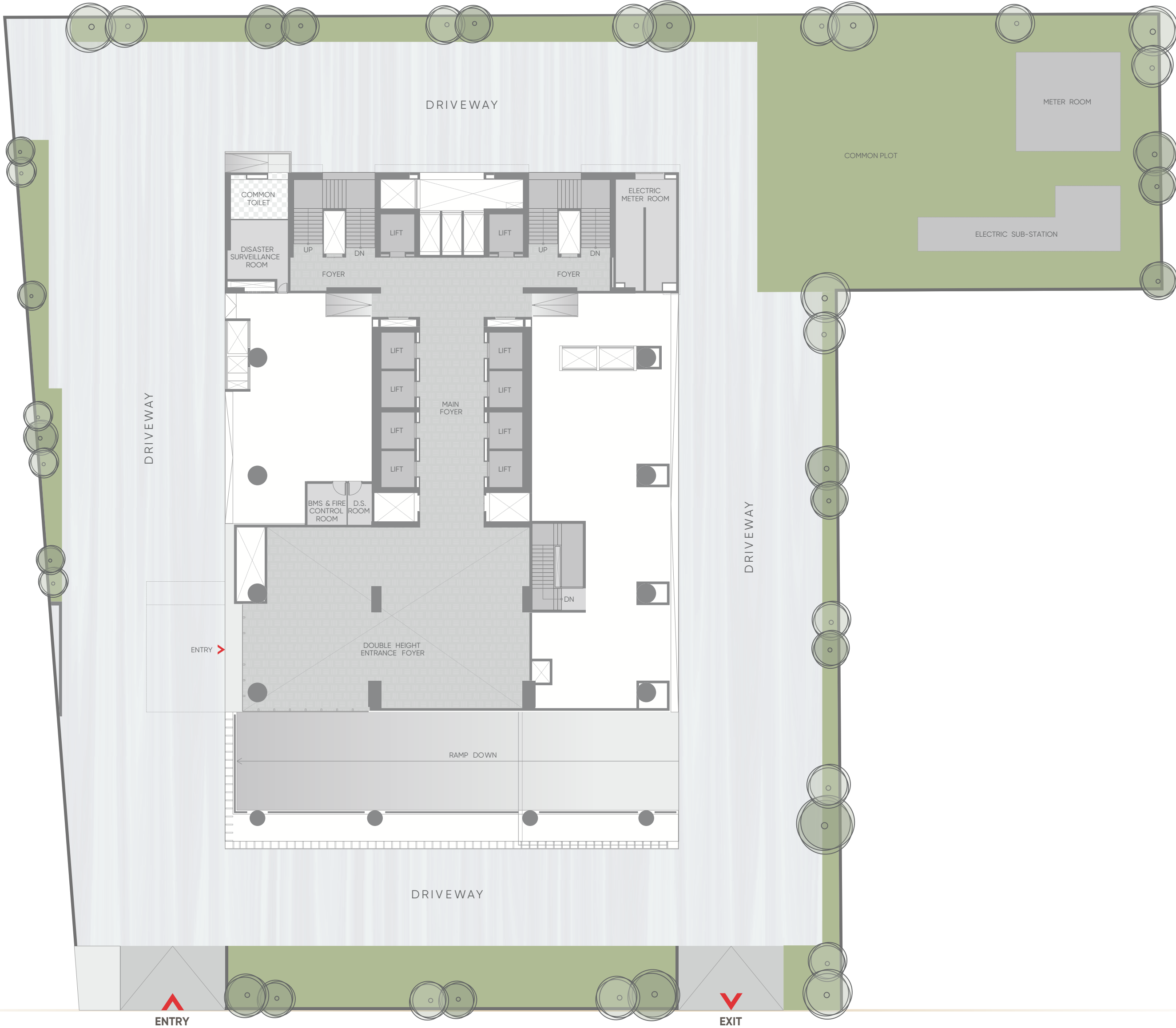
Gymnasium





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

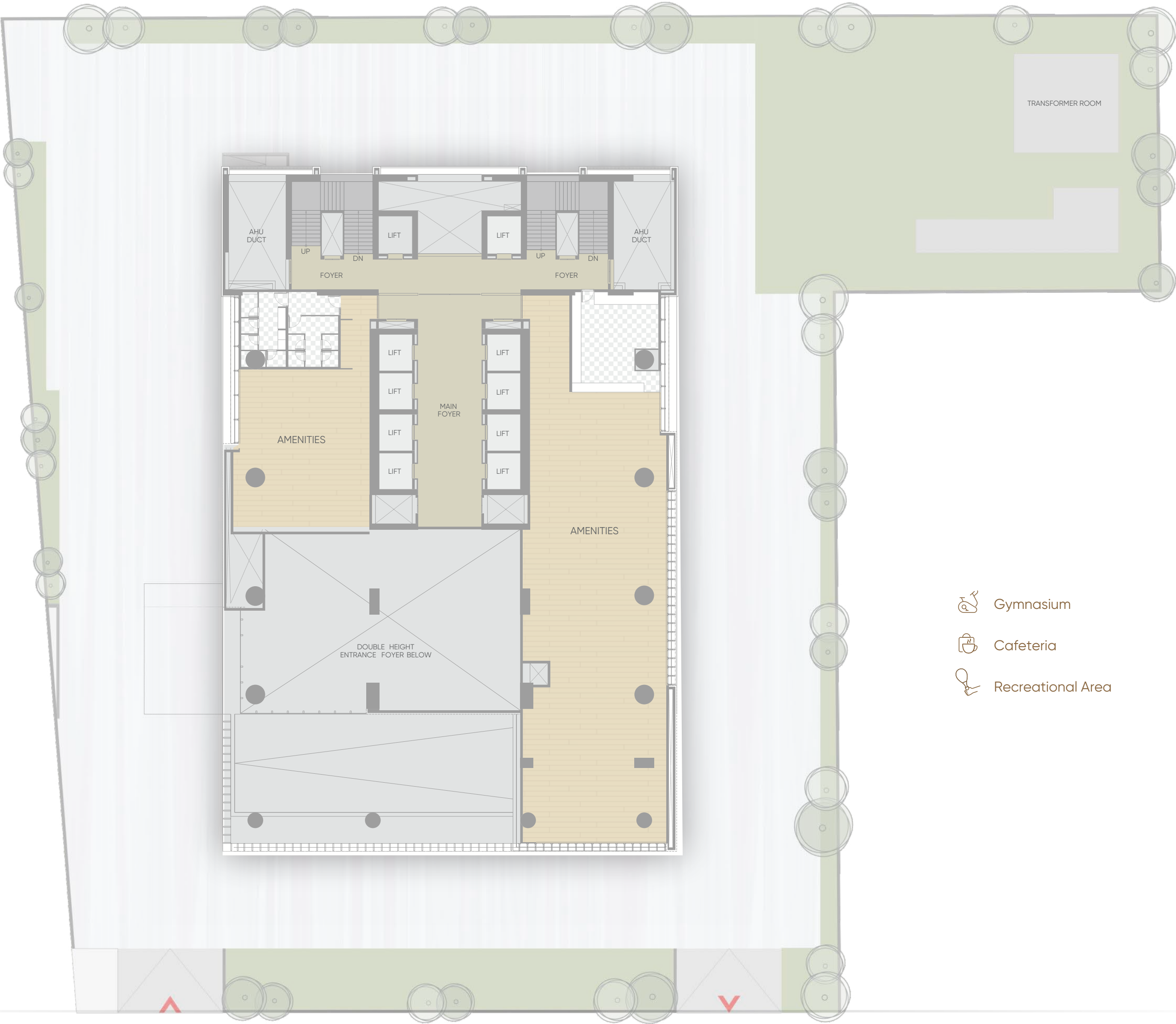
GROUND FLOOR PLAN



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

FIRST FLOOR PLAN



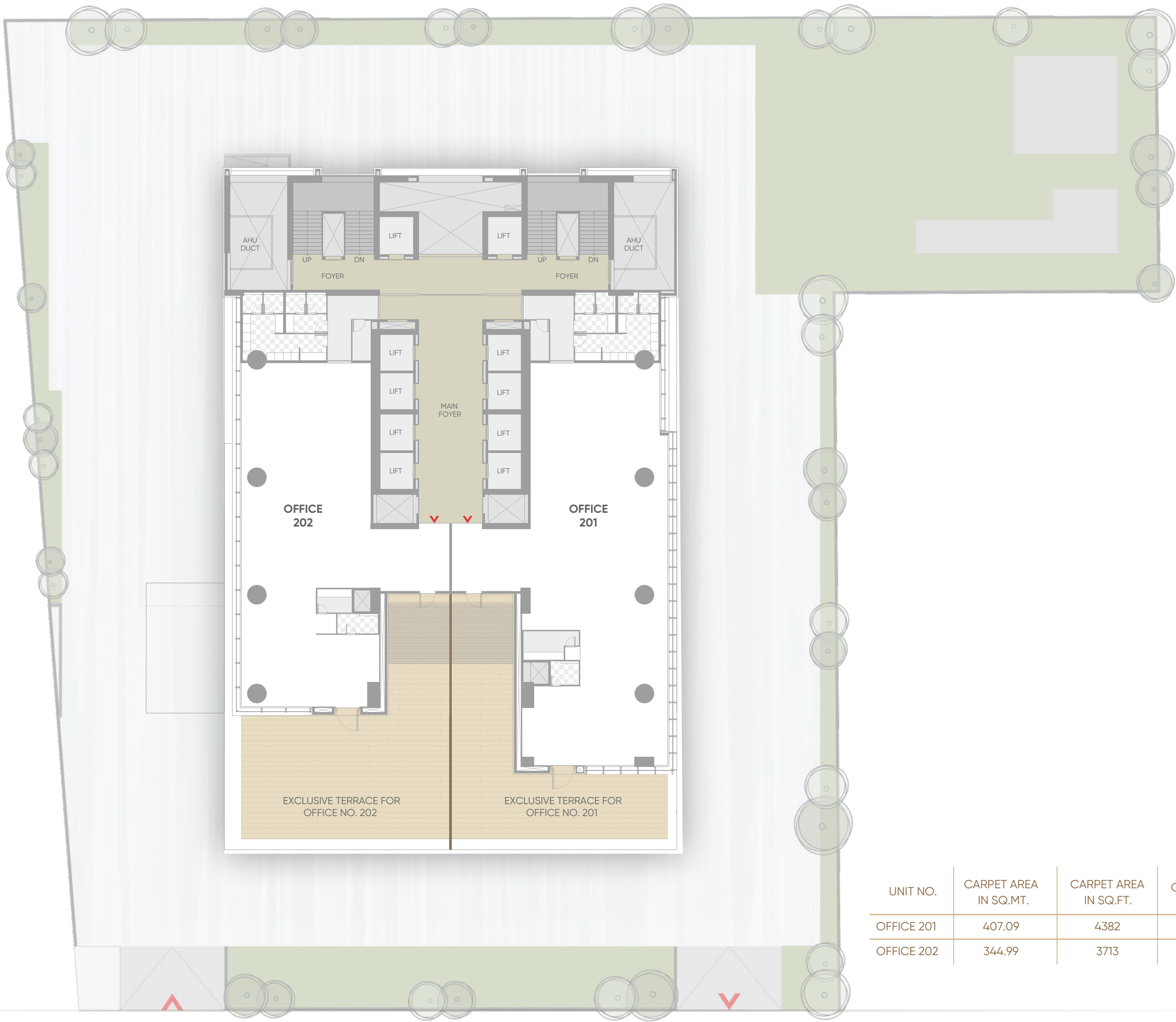
- Gymnasium
- Cafeteria
- Recreational Area



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

SECOND FLOOR PLAN



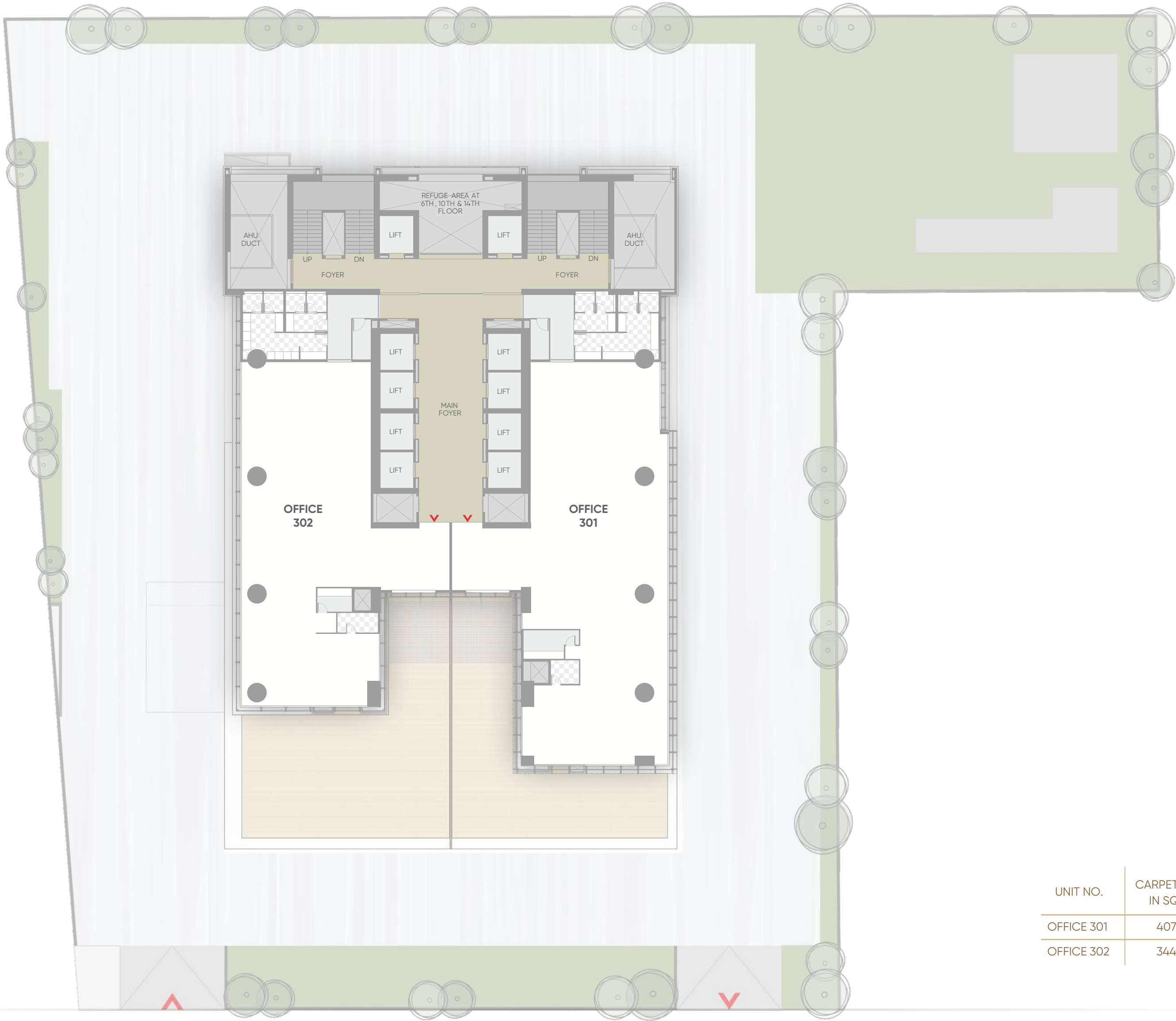
UNIT NO.	CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.FT.	TERRACE CARPET AREA IN SQ.MT.	TERRACE CARPET AREA IN SQ.FT.
OFFICE 201	407.09	4382	161.43	1738
OFFICE 202	344.99	3713	211.06	2272



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

3RD TO 10TH FLOOR PLAN



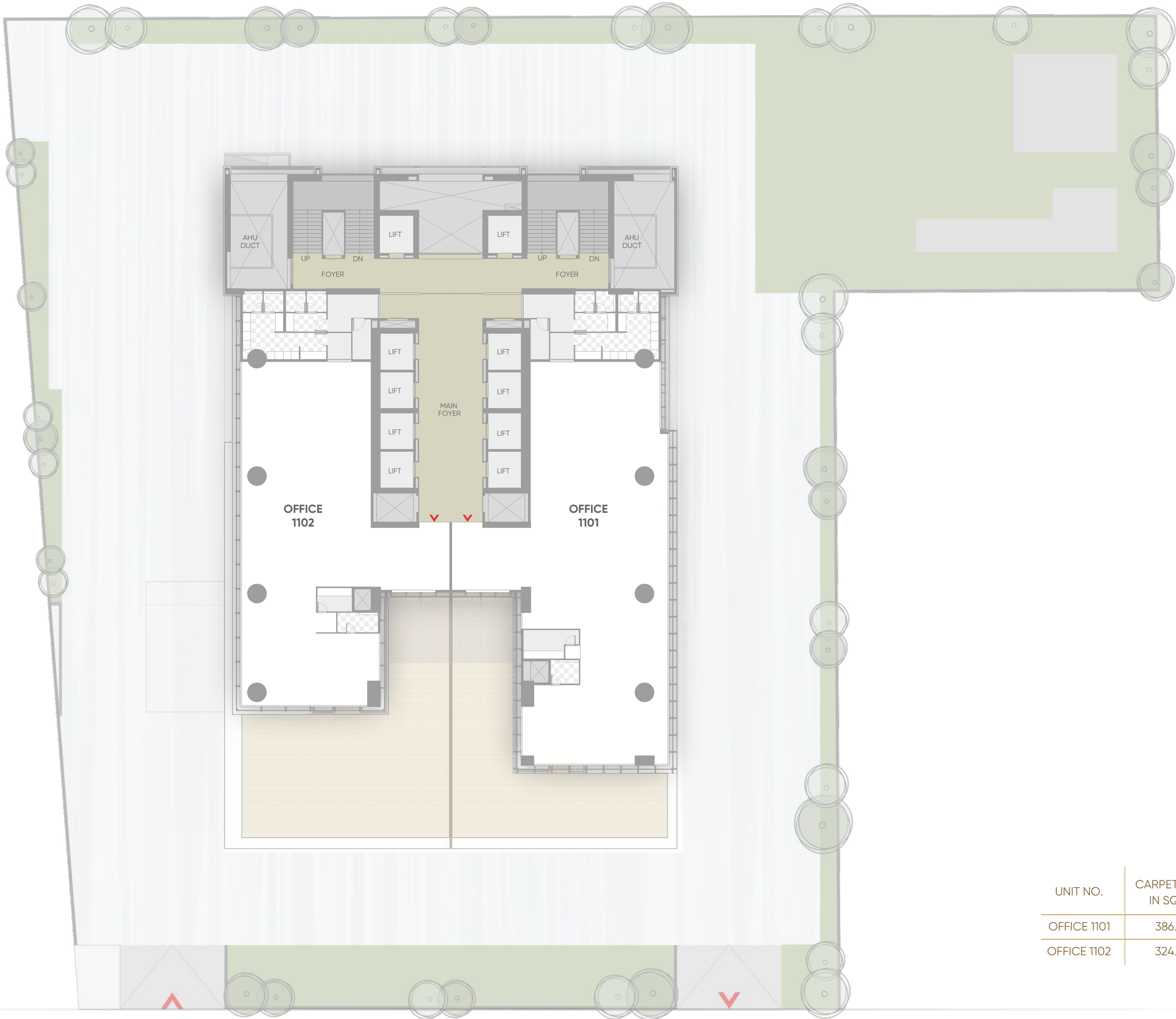
UNIT NO.	CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.FT.
OFFICE 301	407.10	4382
OFFICE 302	344.83	3712



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

11TH FLOOR PLAN



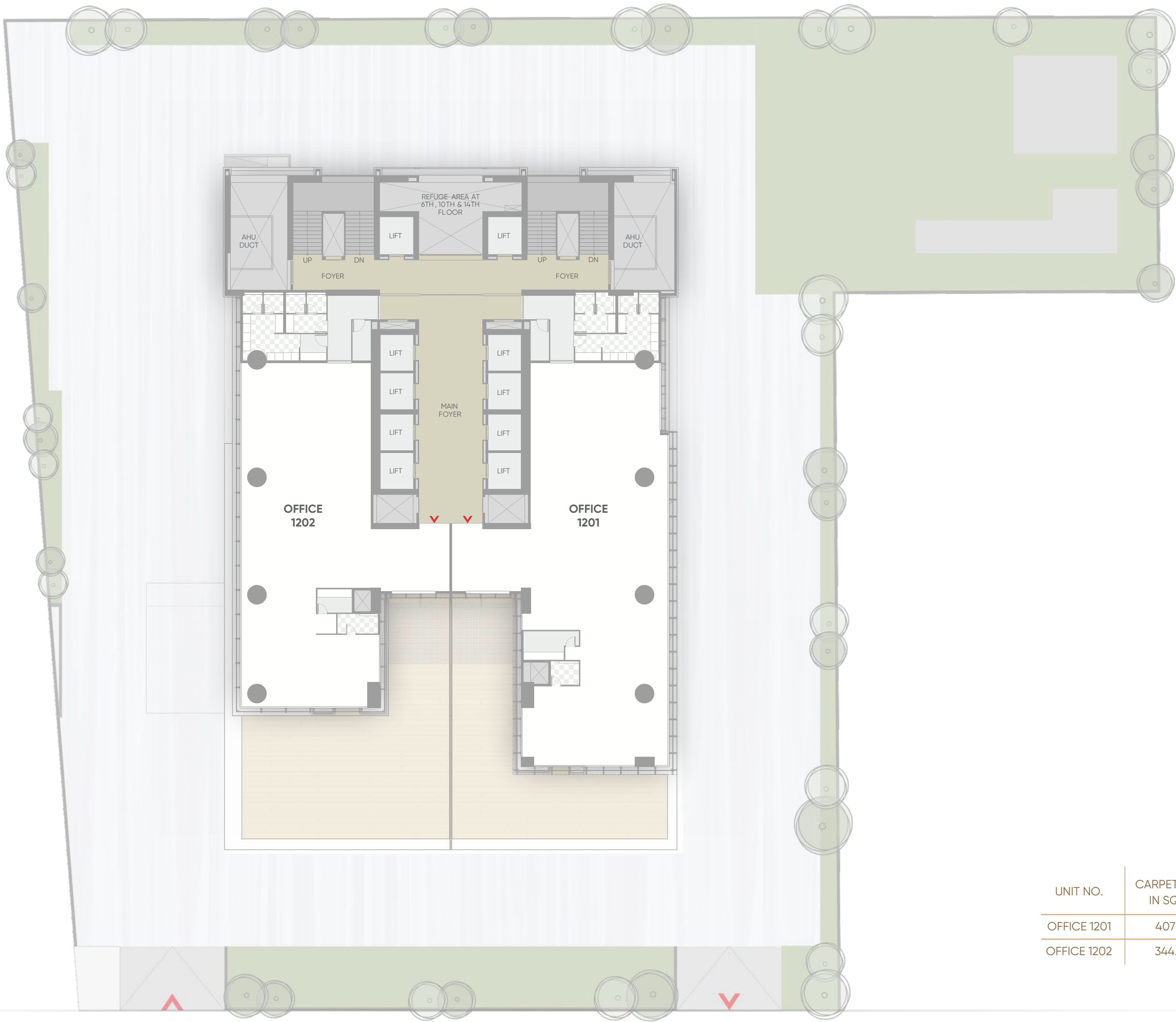
UNIT NO.	CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.FT.
OFFICE 1101	386.96	4165
OFFICE 1102	324.69	3495



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

12TH TO 17TH FLOOR PLAN

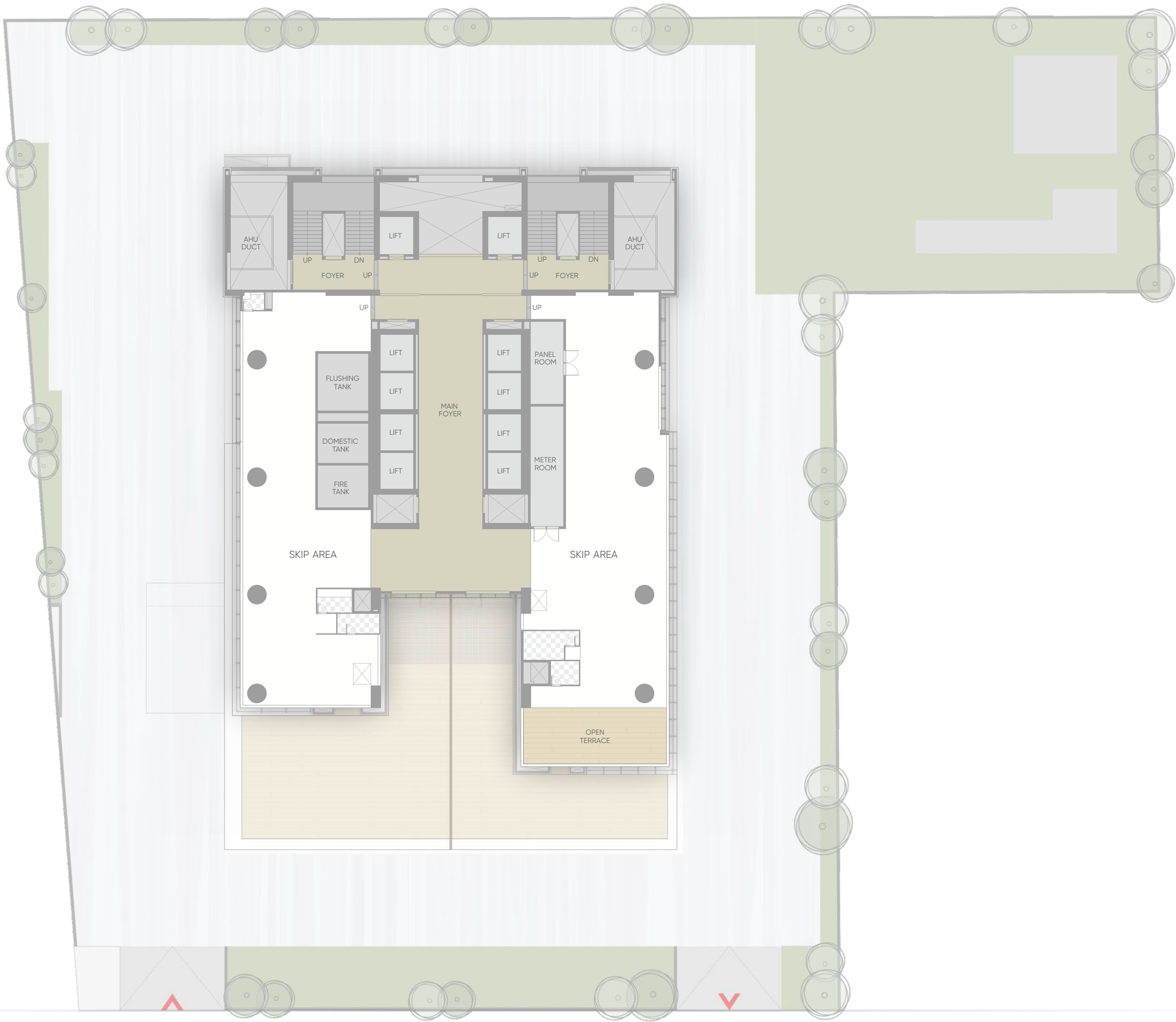


UNIT NO.	CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.FT.
OFFICE 1201	407.10	4382
OFFICE 1202	344.83	3712



12.00 MT. WIDE SERVICE ROAD

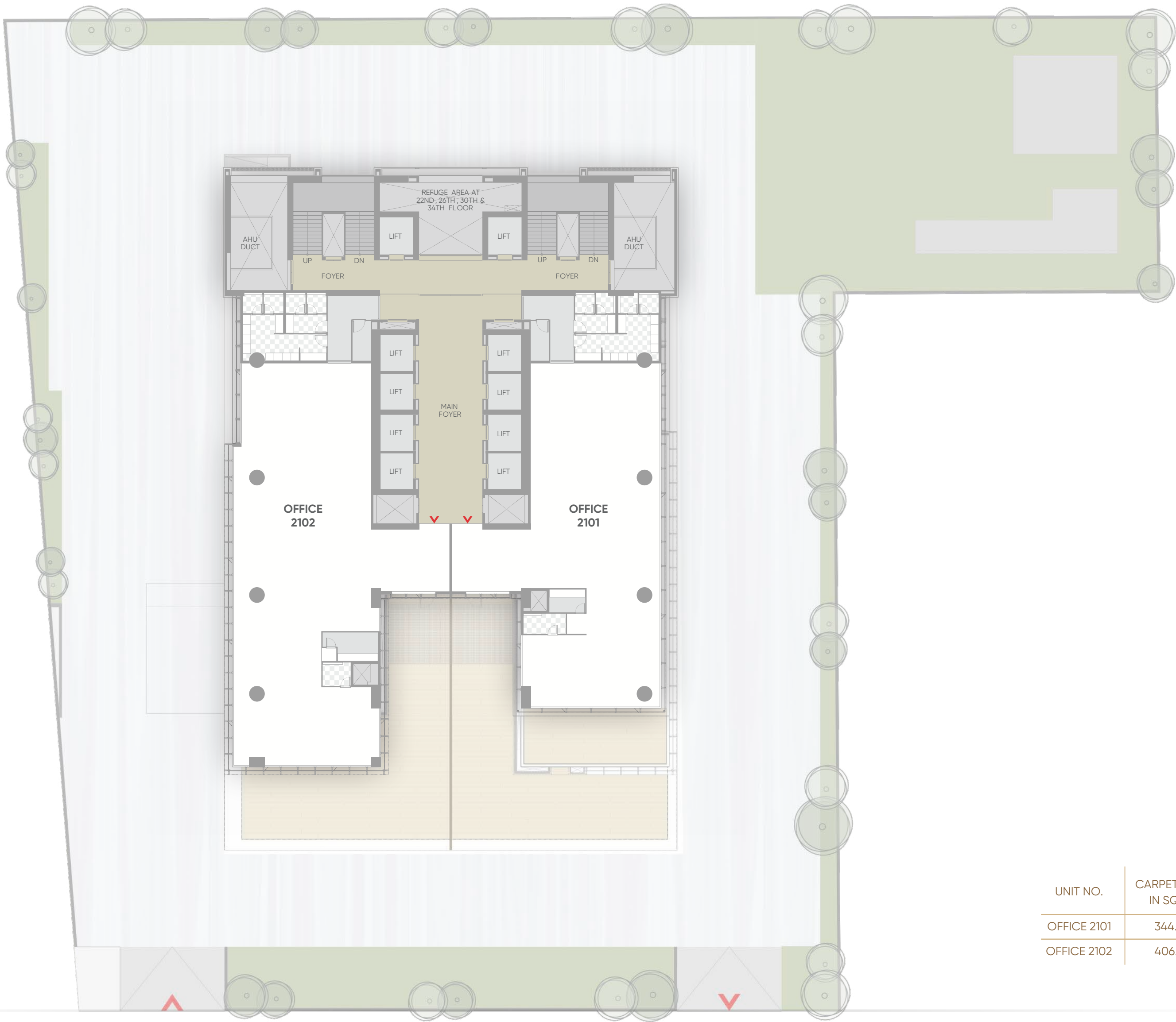
S.G. HIGHWAY



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

19TH, 21ST TO 35TH FLOOR PLAN



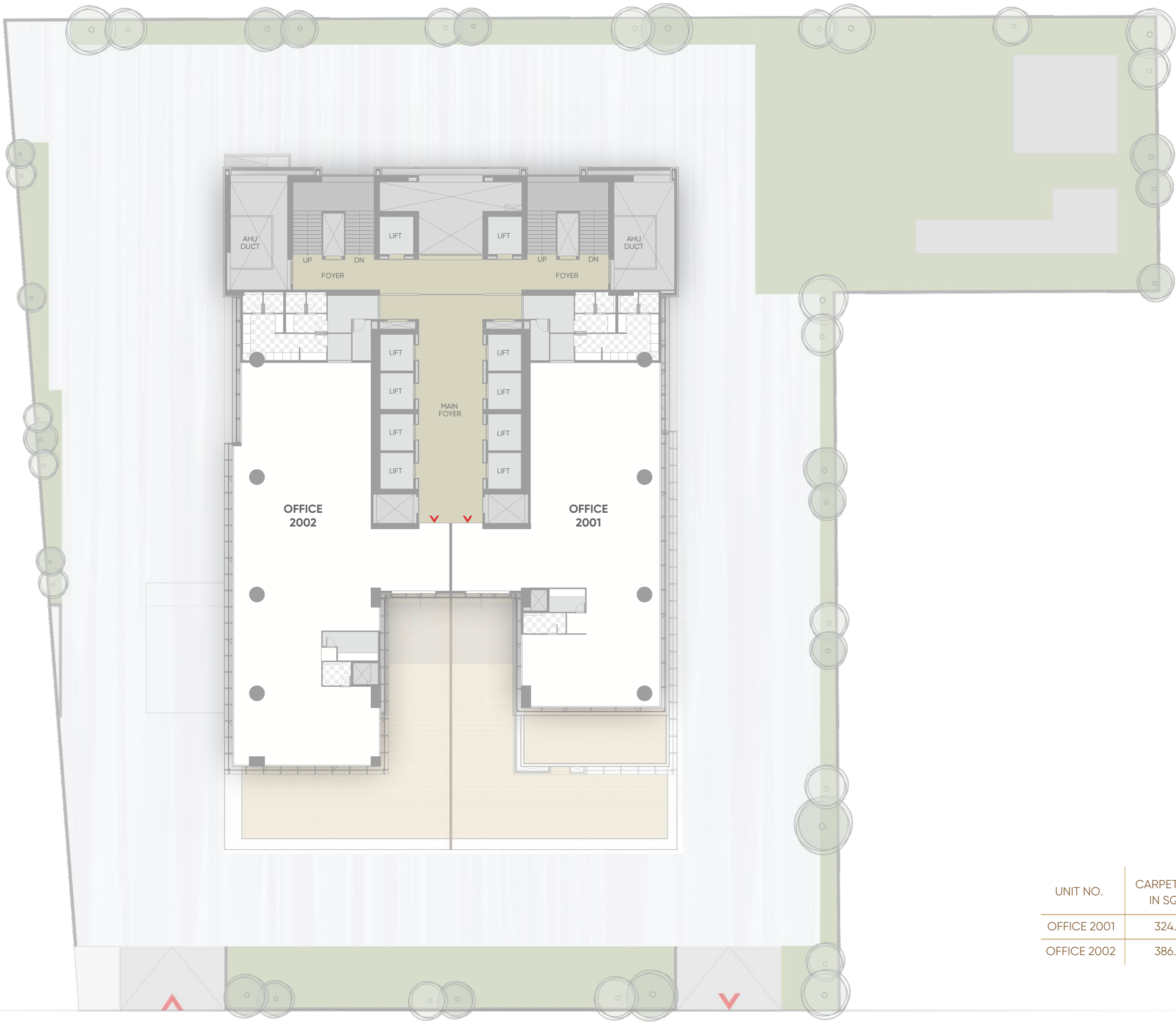
UNIT NO.	CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.FT.
OFFICE 2101	344.94	3713
OFFICE 2102	406.55	4376



12.00 MT. WIDE SERVICE ROAD

S.G. HIGHWAY

20TH FLOOR PLAN



UNIT NO.	CARPET AREA IN SQ.MT.	CARPET AREA IN SQ.FT.
OFFICE 2001	324.80	3496
OFFICE 2002	386.41	4159



12.00 MT. WIDE SERVICE ROAD

S. G. HIGHWAY





SPECIFICATIONS

Flooring None	Lift Omega or Equivalent
Window Aluminium	Sanitary Ware Cera or Equivalent
Door Wooden Flush Door	C P Fitting Cera or Equivalent
Interior Plaster Single Coat Mala	Toilet - Flooring/Dado 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	ENVIRONMENT CONSULTANT XLNC CORPORATE SERVICES PVT. LTD.
STRUCTURE CONSULTANT J W CONSULTANTS LLP	FACADE CONSULTANTS MEINHARDT FAÇADE TECHNOLOGY (INDIA) PVT. LTD.
MEP CONSULTANTS MEP CONSULTING ENGINEERS	WIND TUNNEL RWDI CONSULTING ENGINEERS (INDIA) PVT. LTD.
GEOTECHNICAL KBM ENGINEERING RESEARCH LABORATORY	

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.