



Wadhwan

SOLITAIRE

Innovative luxurious living

The Villament

You haven't heard of a Villament yet, A Villament is a type of residential accommodation that blends features of both a villa and an apartment. It typically consists of individual units within a complex, each designed to offer the spaciousness, privacy, and amenities characteristic of a villa, while also incorporating elements of shared facilities and communal living found in apartment complexes.

Villaments often appeal to individuals or families seeking a balance between the privacy and exclusivity of a standalone villa and the convenience and community of apartment living.

Welcome to a first-ever-in-Latur premium project-Madhuram Solitaire the epitome of modern living – The Villament.

It is a sensational event in the city's landscape! DB Constructions has embarked on a trailblazing mission of bringing in never-before levels of luxurious living in innovative formats.

Madhuram Solitaire is a unique vertically gated community with premium and spacious 3 and 4 BHK residential apartments and ultra-premium commercial spaces.

Inclined to sociability and averse to having to micromanage your home premises? Have a feeling that a larger yardstick is better for you when it comes to size? Then a Villament is just for you, welcome to Madhuram Solitaire.





Ultra-precious lifestyles!

In a world of glitzy gadgets and tech, the human touch in our everyday becomes more vital, not less important. Homes are about family, clan, community and social connections – friends, cousins, colleagues, elders, neighbours... and the living spaces in Madhura Solitaire are a sumptuous setting for interactions. For those bringing an extended or inter-generational household into a single fold, there are attractive and unique combo options that provide a blend of privacy and proximity within each floor. While the open-concept living areas are space – maximising, there's also the provision for an owner to customize their living spaces as per their preference.

Sheer space for strides in lifestyle

For various members of your household to experience an enhanced living, there's the sprawling supportive dimension of space – Madhura Solitaire offers residents a remarkably capacious abode. Natural illumination and air streams have been taken into due consideration throughout the splendid edifice. This helps create an ambience of openness and freedom. Multiple balconies help towards this and also provide a pleasing view.

Smooth is the word about support services!

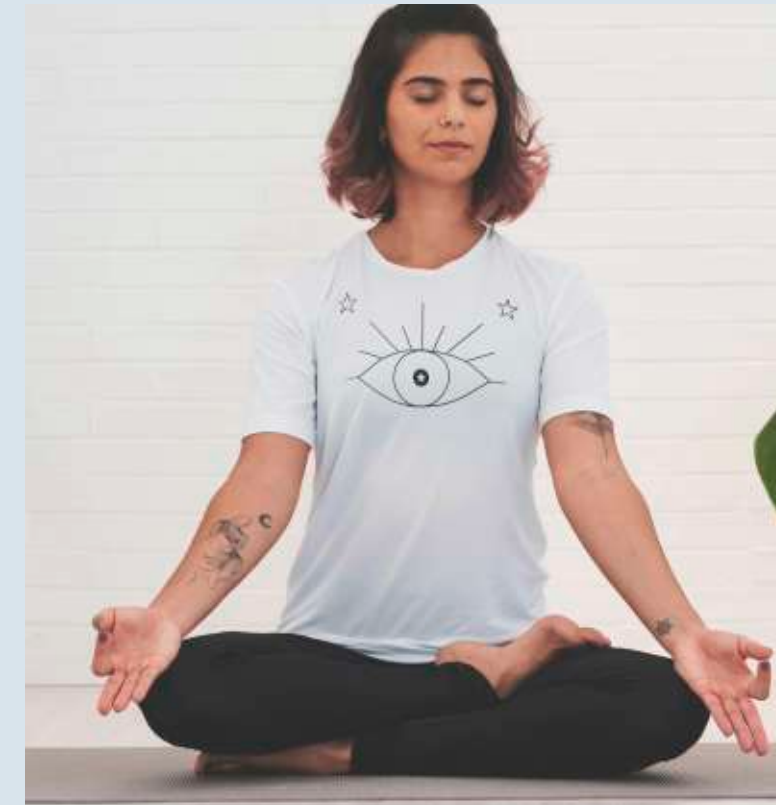
Madhuram Solitaire offers residents a plethora of utilitarian amenities. A dedicated floor for the amenities includes a fully equipped fitness center and a multipurpose hall to cater to health and wellness needs.

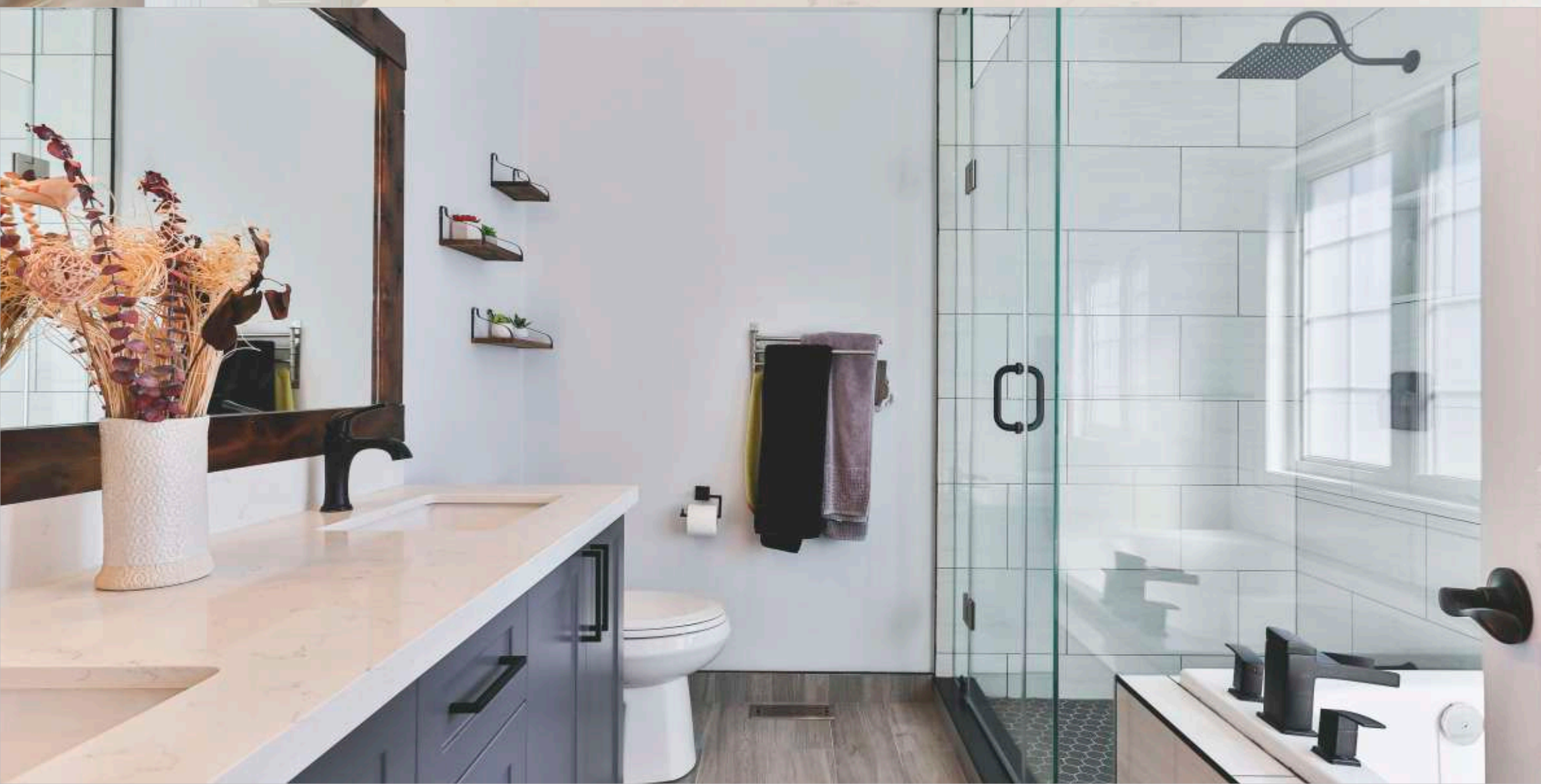
Much thought has also gone into the indoor games room, study room, security and control room so they can offer recreation and insulation from the urban hubbub.

Security and privacy are paramount at Madhuram Solitaire.

State-of-the-art technology and round-the-clock security services, housekeeping and maintenance services are a reassurance of finding your surroundings clean, hygienic, safe and secure. Space is great when it looks spick and span.

All this is without any bother to you unlike in a bungalow. The support is rendered by a geared and dedicated team so your time is never encroached by these usual concerns about upkeep or working condition.





Fittings of a fittingly imperial style

The stylistic emphasis in the living spaces is decidedly on serenity and relaxation. Palatial yet sleek flooring and a suave decor palette create a contemporary ambience – to foster a club spirit of sociability and extroversion which are pluses in promoting a sense of good neighbourliness. In fact, that is the essential plus that a Villament offers over your traditional bungalow or row-house scheme.

The kitchens at Madhuras Solitaire have tasteful décor. Top-of-the-line kitchen sinks and fittings rest on an elegant quartz countertop. Ease of operation, culinary efficiency, and an Instagram – friendly appearance – you won't need more as a gourmet or as a cuisine enthusiast.

The ensuite bathrooms boast modern features. By all means, expect to have separate wet and dry areas, glass shower partitions, and premium fixtures. Greet life afresh – with a luxuriating experience each time.

An eco-aware approach to living

Sustainability is a valuable mantra of our times, and it calls upon us to include renewable energy, and to implement smart conservation of energy. At Madhuras Solitaire, water harvesting and reuse, solar power, intelligent lighting in common area are all measures undertaken to reduce the carbon footprint and maintain energy efficiency.

Amenities on terrace



12th Floor Amenities

Specifications of Construction

- 2*4 Vitrified Tiles
- UPVC/CPVC/SWR pipe for plumbing and sanitary
- Grohe/ Kohler or similar brand and make bathroom fittings with a glass partition to the shower area
- All wash basins made of granite/ quartz with countertop/ under the counter basins
- Wall hung EWCs in all bathrooms
- Quartz counter top for kitchen ota with quartz double sized sink and premium taps and accessories
- UPVC windows with premium hardware
- Invisible Grills to all windows
- UPVC French Doors
- Engineered wooden frames and shutters with premium hardware
- Concealed electrical cabling with Havells or similar make cables and premium modular switches
- Luxury/ Royal or similar kind of colouring internally

Amenities in Madhuram Solitaire

- Impressive and well-designed entrance lobbies
- Solar power used for all common utilities and common areas throughout the building
- High speed elevators Kone/ Schindler or equivalent brand
- Round the clock security
- Dedicated housekeeping and maintenance 24X7
- CCTV surveillance throughout the entire premises
- Dedicated parking slots for owners
- Multipurpose multi-function hall for those special occasions
- Indoor game room
- Well-equipped gymnasium
- Kids play area
- Viewing gallery/ sitout on the top floor
- Indoor study room
- Central security and control room





Typical Residential Floor Plan



1. Living + Dining Room - 14' 1" X 24'
2. Kitchen - 14' 1" X 16' 6"
3. Master Bedroom - 14' 1" X 16' 6"
4. Bedroom - 14' 1" X 11' 4"
5. Bedroom - 14' 1" X 11' 4"
6. Bedroom - 15' 6" X 12'
7. Store Room - 4' 6" X 9'
8. Utility - 9' 4" X 5'

Typical 4 BHK Flat



1. Living + Dining Room - 14' 1" X 24'
2. Kitchen - 14' 1" X 16' 6"
3. Master Bedroom - 14' 1" X 16' 6"
4. Bedroom - 14' 1" X 11' 4"
5. Bedroom - 14' 1" X 11' 4"
6. Store Room - 4' 6" X 9'
7. Utility - 9' 4" X 5'

Typical 3 BHK Flat

All measurements shown above are for typical units. Please contact our sales team for exact area statement



Commercial spaces for valued foot falls



Primely placed on Ambejogai Road in a plush, premium complex – your consulting chamber, office, or retail space in a road-facing configuration with a duplex of a 12' high upper connected with, and over a 14' high lower can be a flourishing business or practice.

Commercial Area Statement				
Units	Floor Type	Carpet Area (sq.ft.) (sq.ft.)		Saleable Area (sq.ft.)
L14	Lower Ground	-	605.15	877.47
L15, L16, L17, L18	Lower Ground	-	724.09	1049.94
G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G11, G12	Ground	552.84	1024.52	1485.55
	First	471.68		
G13	Ground	702.35	1301.04	1886.51
	First	598.69		
G14	Ground	847.13	1573.05	2280.92
	First	725.92		
G15, G16, G17, G18	Ground	966.07	1691.99	2453.39
	First	725.92		
G19, G20, G21, G22, G23, G24, G25, G26, G27, G28	Ground	-	360.06	522.08
F19, F20, F21, F22, F23, F24, F25, F26, F27, F28	First	-	360.06	522.08



Commercial Spaces Ground Floor Plan

All measurements shown above are for typical units. Please contact our sales team for exact area statement

Madhura

SOLITAIRE



MahaRERA
Registration No:
P52400079714



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