



ADDOWN REALTY
— Connecting You To Your Perfect Property —

life in harmony



From the thrill of the city to the serenity of nature.
Surrounded by lush greenery, a home that's built to bring
all the joys and comforts of the world to you and your loved
ones — welcoming you with open arms.



A home where every corner is
thoughtfully-designed to nurture your
mind, body and soul.

3 BHK Apartments and Retail Spaces



The nature of harmony in our masterplan

inhale fresh air in a home that
goes beyond the idea of four
walls



A background of a topographic map with green contour lines on a white background, representing the left half of the image.

Where harmony is in the air

A small icon consisting of three stylized leaves in green, orange, and red colors.

enhancing your connection
with nature — thoughtfully
designed with ease of access
for all





A lifestyle loaded with vibrant views



a heaven for those who crave
greenery, privacy, tranquility,
and a connection with nature



Ognaj's First IGBC Pre-certified Green Building

a sustainable and green way of living



rainwater harvesting



water-efficient
plumbing fixtures



energy-efficient
fixtures



indoor environment
quality



renewable energy
for power backup



low VOC paint



waste
management





Where life is playful



Living here is nothing less
than a playful dream —
luxurious homes with vibrant
play and recreation areas





Well-Designed Entrance Lobby



Pick-Up and Drop-Off



Separate Entry and Exit



Gymnasium



Amphitheatre



Yoga Deck

Amenities



spaces where you and your loved ones enjoy a new lifestyle, and foster a new relationship with nature



Children's Play Area



Gazebo



Party Lawn



Water Body



Open-to-Air Sitting with Planters



Tailor Made Society Management App



Multipurpose Hall



Electric Vehicle Charging Provision



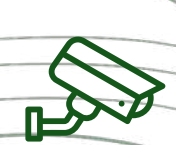
Basement with Provisional Stack Parking in Future



Ramp for Wheel Chair



Temple Space



CCTV Surveillance

**Commercial
RERA Carpet Area**

Shop No.	Area (Sq Ft)
1	704.28
2	387.61
3	595.46
4	203.87
5	577.16
6	372.97
7	372.97
8	729.15
9	398.59
10	398.59
11	440.35
12	472.97
13	472.97
14	472.97
15	428.08
16	428.08
17	352.63
18	545.62
19	146.50
20	429.48
21	343.26
22	623.77



Ground Floor Plan



a lifestyle that inspires and engages — exceptional commercial and residential spaces

Residential Plan

1	Residential Entry	9	Sit-out Space
2	Security Cabin	1	Gazebo
3	Pick-up & Drop-off Zone	0	Party Lawn
4	Residential Basement Ramp	1	Residential Parking
5	Club House	1	Foyer
6	Yoga Deck	1	Temple
7	Amphitheatre	2	Residential Exit
8	Children's Play Area	1	
		3	
		1	
		1	





Typical Floor Plan

with views from expansive spaces





Typical Unit Plan

1st to 12th Floor

Residential Plan

RERA

Carpet Residential: 845.18 Sq Ft

Balcony: 27.01 Sq Ft

Wash: 33.15 Sq Ft

Indicative Super Built up Area: 1665.01 Sq Ft

travel

- S.P. Ring Road 2 Min.
- S.G. Highway 10 Min.
- Gota 15 Min.
- Science City 15 Min.
- Gandhinagar 18 Min.
- Airport 25 Min.

education

- Sabarmati University 2 Min.
- Sardardham 8 Min.
- SGVP Int. School 12 Min.
- Nirma University 15 Min.
- Ambedkar University 15 Min.
- Hiramani School 18 Min.

health

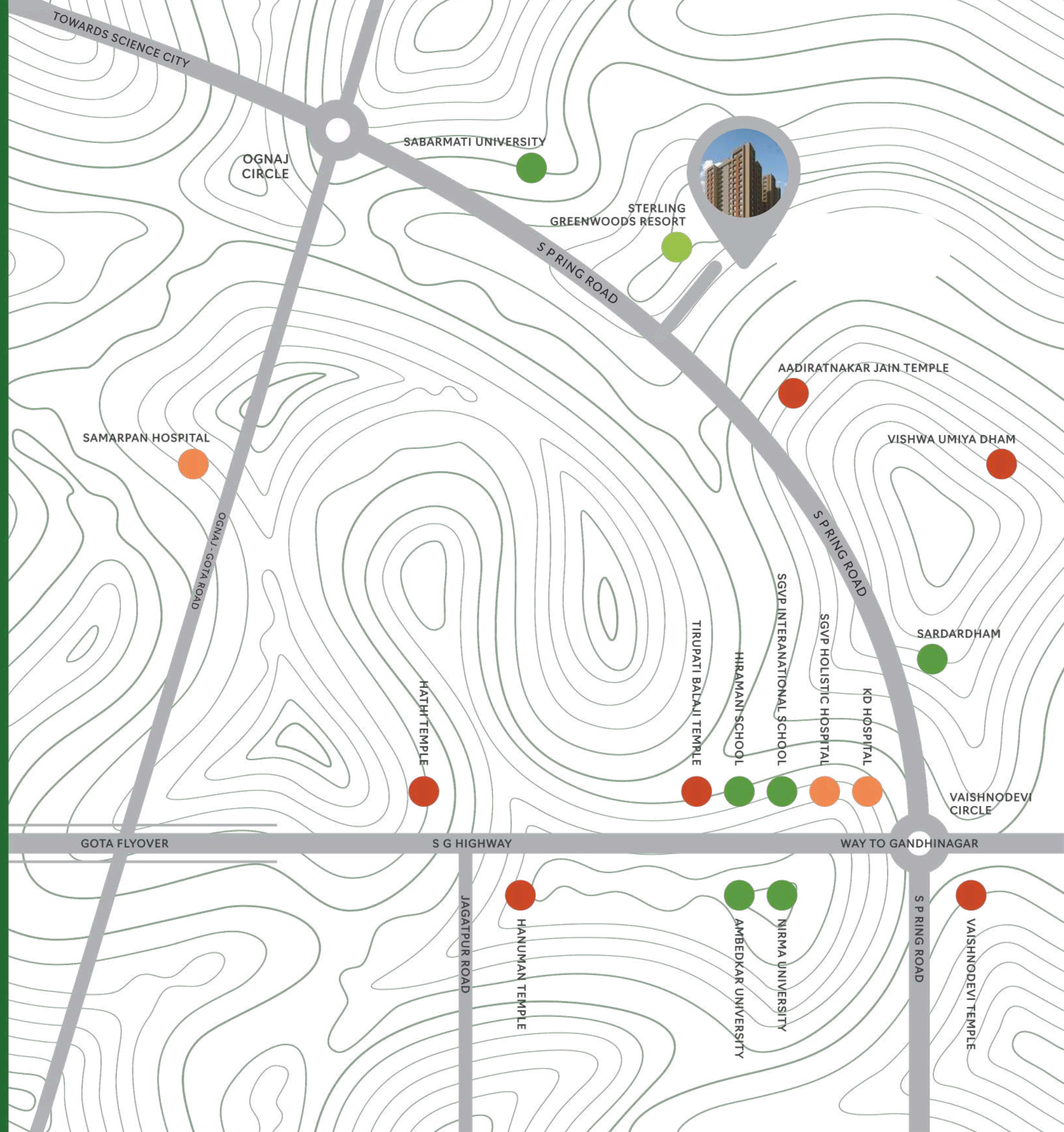
- KD Hospital 10 Min.
- Samarpan Hospital 10 Min.
- SGVP Holistic Hospital 12 Min.

temple

- Aadiratnakar Jain Temple 5 Min.
- Vaishnodevi Temple 10 Min.
- Umiya Dham 10 Min.
- Tirupati Balaji Temple 15 Min.
- Hanuman Temple 18 Min.
- Hathi Temple 18 Min.

resort

- Sterling Greenwoods Resort 1 Min.



Connectivity

where buildings go hand in hand



structure

Safe & sound quality controlled R.C.C. Frame structure with best material component
Earthquake-resistant design

wall finish

Internal: Mala plaster with putty finish
External: Double coat sand face plaster with acrylic paint

flooring & wall tiling

Vitrified tiles in drawing and living, dining and bedrooms
Granite platform in kitchen with S. S. Sink
Designer tiles up to lintel level above kitchen platform & toilets
China mosaic on all terraces

pipe & fittings

Premium quality CPVC / UPVC fittings

toilets

Designer toilet
Glaze tile up-to lintel level
CP brass fittings

electrical work

3-Phase concealed ISI copper wiring
Distribution board with separate MCB & ELCB
ISI -marked standard modular switches
Sufficient electrical points in all areas
T. V. wiring conduit
Broadband connection conduit

doors & windows

Main door with wooden frame & safety locks
Internal doors with wooden frames, flush shutters & safety locks
Superior quality hardware fittings
Aluminum sliding window with granite frame

wall paint

Long lasting & weather-resistant acrylic paint on all external walls
All internal walls with smooth cement-based putty finish

plumbing & sanitation

Premium quality sanitary ware & plumbing fixtures

lift & foyer

Well-designed foyers with 2 automatic lifts in each block



Specifications

that make your life simpler