



ADDOWN REALTY
— Connecting You To Your Perfect Property —

SHANTIGRAM

GUJARAT'S ONE OF THE MOST
INTEGRATED TOWNSHIPS

Favourite

Shantigram, approx. 600 acres township is a paradise for 4000+ families experiencing community living at its finest with multiple projects and township amenities and the trust of a nationally recognized developer brand like Adani Realty. Shantigram is one of the greenest townships with over 30,000 trees. Being an integrated township, it fulfills all your day-to-day needs from education to shopping to entertainment. But above all, Shantigram offers peace, exclusivity, and a lifestyle that remains unparalleled.





LUXURY EDITION BY SHANTIGRAM

UBERSCAPES

Life like no other

Witness the new face of elitism in Ahmedabad. At Uberscapes, the meaning of luxury varies for all but the feeling remains the same. The Uberscapes collection is a bouquet of ultra-premium residencies consisting of #Uberments & #Ubervillas crafted and curated at Shantigram.

Ambrosia is part of this Uberscapes Collection at Shantigram. When you reserve your home at Ambrosia, you are enrolling in the league that is setting a new mark for luxe lifestyle.



ULTRA-LUXURIOUS | 4 BHK #UBERMENTS





CRAFTED FOR THE *Elites*

In the language of flowers, Ambrosia carries the symbolic meaning of love and immortality. These 4BHK #Uberments are crafted to meet the same qualities of spaces that raise emotions of love and care among the resident families and structures that are virtually immortal.

Shantigram's latest offering under Uberscapes is an experience fit for the supreme.



ONE OF THE BEST

INTEGRATED *Townships* OF INDIA

- A Jain Temple
- B Water Lily
- C La Marina
- D Shoppers' Plaza
- E The Meadows
- F Adani Institute of Infrastructure & Management
- G Adani Corporate House
- H Adani Real Estate Office
- I Inspire Business Park
- J Elysium
- K Aangan
- L Musical Aqua Show
- M The Belvedere Golf & Country Club
- N The North Park
- O Aster
- P Amogha
- Q Greenview
- R The Storeys
- S Swaminarayan Temple
- T Adani International School
- U Ambrosia
- V Paarijat
- W Ikaria



THE GENESIS

OF AN *Upscale* LIFE

Ambrosia is an upscale elite residential project within Shantigram. It offers Deluxe and Classic 4 BHK #Uberments - in all its 3 towers, each designed to maximize space and views. Conceived as a luxury residential project, Ambrosia aims to seamlessly integrate the open green spaces with many modern amenities within the complex.





THE COMPOSURE

OF A *Tranquil* LIFE

Ambrosia is the luxury abode where your family find peace and purpose. The path towards good health and prosperity is through relaxation done well and recreation done right. At Ambrosia, you get to live your life exactly the way you prefer and envision it.

THE ORIGIN

OF AN *Opulent* LIFE

Everyone deserves a little opulence in their life. At Ambrosia, you will get an exclusive invitation to a finer lifestyle. The project has been designed to elevate peace, prominence and luxury. Every square foot has been well-thought-out to elevate fine living. From lavish rooms to spectacular views from 2 spacious balconies*, everything at Ambrosia boasts of opulence.

*2 balconies only available in Deluxe units





INCEPTION

OF A *Culturally* RICH LIVING

Imagine walking on the lush green grass of the uniquely designed gardens, or enjoying open barbecue with the neighbours. A dedicated play area for kids and yet another one for the tiny tots. Imagine having all the modern conveniences you've come to expect from a futuristic lifestyle.

EMERGENCE

OF THE MOST *Extra-ordinary* MERITS

Be it inside the home or outside at the central courtyard equipped with a central club, luxury is served to you on a golden platter at Ambrosia.





RESURGENCE

OF A GREEN, *Blissful* LIFE

Experience positivity in the pristine green landscapes of Ambrosia. Feel like you are on a permanent vacation in the lush green shade of 30,000 trees within the Shantigram township. Ambrosia offers the most pristine and green lifestyle in the heart of the city.

THE LUXURIES

OF HEAVEN *Plucked* FOR YOU

Everything you see at Ambrosia is exclusively picked to suit your sense of aesthetics. From the flooring to the ceiling, from the swimming pool to the central club room, every detail is crafted with utmost care and perfection.





THE PERFECT UTOPIA

AWAITS YOUR *Arrival* EACH DAY

Ambrosia is thoughtfully designed for you and your loved ones to relax and rejuvenate and find inner peace every single day.

INTERSECTION

BETWEEN *Culture & Class*

Come together as one big Ambrosia family as you celebrate different festivals and diverse cultures with your neighbours at the amphitheatre, terrace party area and the celebrations lawn.





PLAYGROUND

FOR FUTURE *Champions* IN MAKING

Every sports star started out small. Ambrosia has the perfect space to nurture the champions of tomorrow.

- Indoor Games
- Multipurpose Court
- Box Cricket

DEDICATED

SPACE FOR YOUR *pets*

Play a game of frisbee, fetch the ball or just run along with them in the grass – give your furry kids the space they deserve.





CHILDHOOD BLOOMS

WITH A WIDE ARRAY OF KIDS' *Amenities*

Your kids deserve a childhood that helps them grow and learn new things while having tons of fun.

- Kids' Pool
- Games Room
- Kids' Play Area
- Tot Lot
- Indoor Kids' Play Area
- Skating Rink

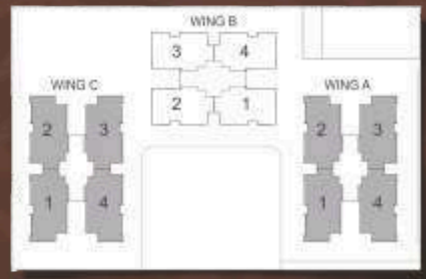
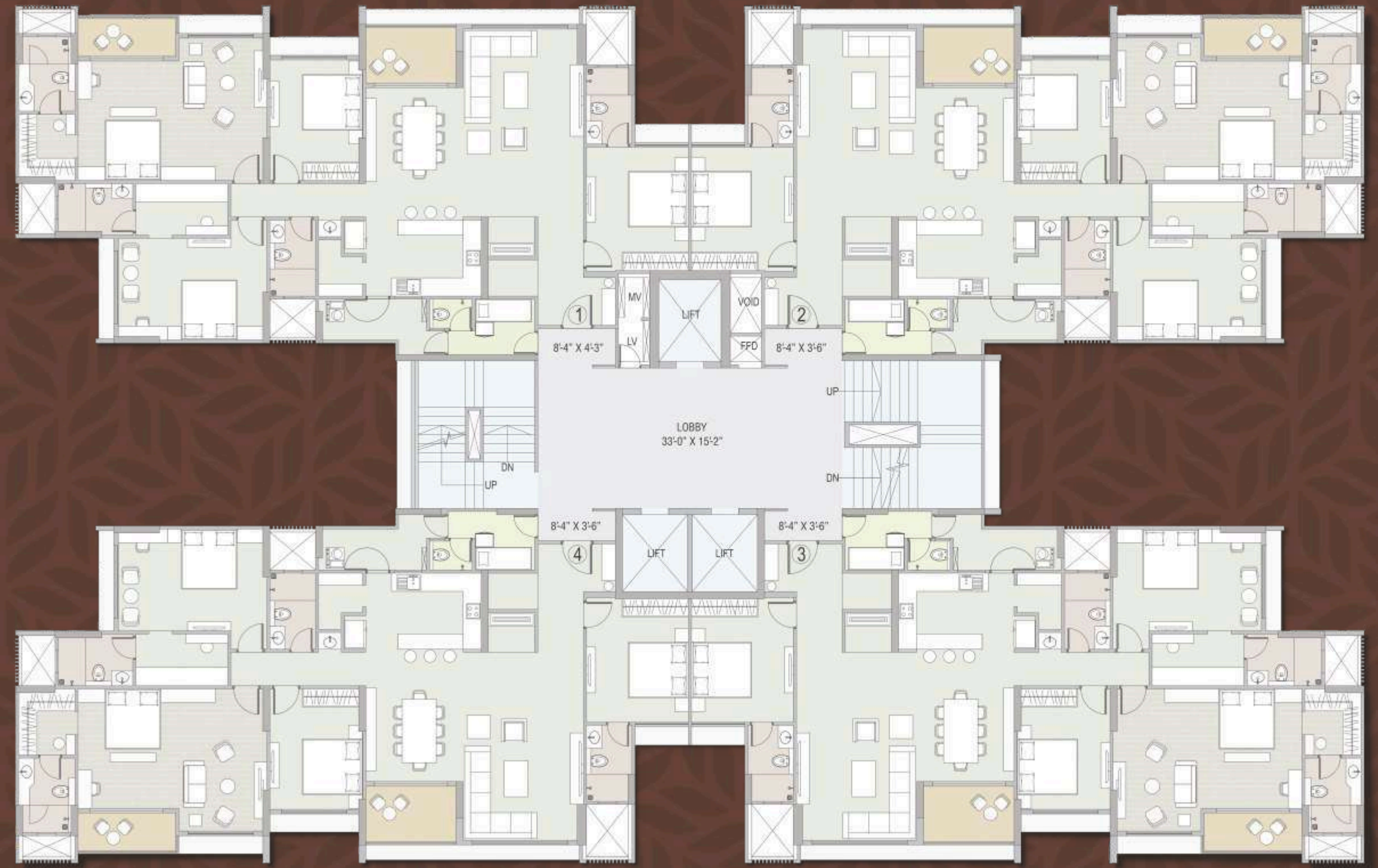


KEY AMENITIES

- | | |
|--|----------------------------------|
| 1. 2. Entry/Exit | 16. Bamboo Garden |
| 3. Drop-off with Feature Wall Gate with Security Cabin | 17. Senior Citizen Sit-Out |
| 4. 5. Basement Entry/Exit | 18. Kids' Play Area |
| 6. Cascade Lobby | 19. Tot Lot |
| 7. Reading Lounge | 20. Clubhouse |
| 8. Indoor Play Area | 21. Swimming Pool |
| 9. Congregation Lawn | 22. Kids' Pool with Feature Wall |
| 10. Amphitheatre | 23. Surprise Fountain |
| 11. Open Fitness Area | 24. Multipurpose Court |
| 12. Reflexology Park | 25. Skating Rink |
| 13. Gazebo | 26. Box Cricket |
| 14. Aromatic Garden | 27. Pet Park |
| 15. Butterfly Garden | 28. Parking |
| | 29. Services |

4 BHK TYPICAL FLOOR PLAN

Deluxe



4 BHK UNIT PLAN | WING-A & C

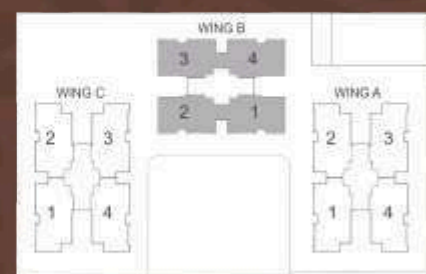
Deluxe



| Block | Typology 1 | Saleable Area (Sq.Ft.) | Saleable Area (Sq.Mt.) | RERA Carpet + EA (Exclusive Area) Sq.Ft. | RERA Carpet + EA (Exclusive Area) Sq.Mt. |
|-------|--------------|------------------------|------------------------|--|--|
| A | 4 BHK Deluxe | 3707 | 344.39 | 2062.80 | 191.64 |
| | | 3710 | 344.67 | 2065.81 | 191.92 |

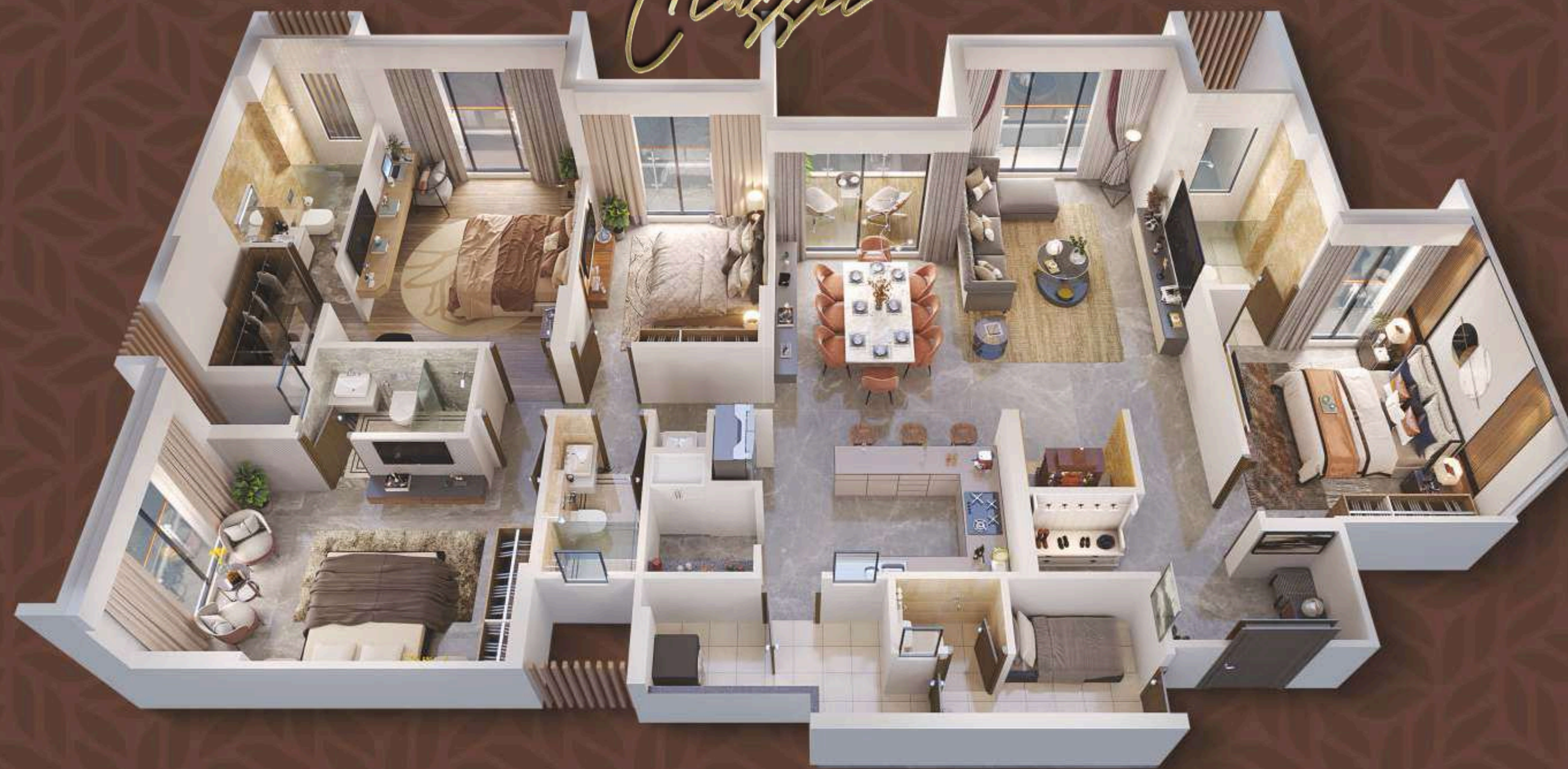
4 BHK TYPICAL FLOOR PLAN

Classic



4 BHK UNIT PLAN | WING-B

Classic



| Block | Typology 1 | Saleable Area (Sq.Ft.) | Saleable Area (Sq.Mt.) | RERA Carpet + EA (Exclusive Area) Sq.Ft. | RERA Carpet + EA (Exclusive Area) Sq.Mt. |
|-------|---------------|------------------------|------------------------|--|--|
| B | 4 BHK Classic | 3208 | 298.03 | 1784.87 | 165.82 |
| | | 3211 | 298.31 | 1787.89 | 166.1 |

4 BHK UNIT PLAN | WING-A & C

Deluxe



4 BHK UNIT PLAN | WING-B

Classic



Project Specifications



LIVING / DINING ROOM

FLOOR
800MM x 1600MM
POLISHED VITRIFIED TILES

WALLS
INTERNAL WALLS PUTTY
FINISHED/GYPSUM PLASTER

CEILING
UNFINISHED

DOORS
MAIN ENTRANCE DOOR: WOODEN/WPC
FLUSH DOOR WITH VENEER ON BOTH SIDES

WINDOWS/GLAZING
ALUMINIUM WINDOWS



BALCONY

FLOOR
MATT FINISH VITRIFIED TILES

WALLS
PUTTY/GYPSUM PLASTER
AND PAINT FINISHED

CEILING
PUTTY/GYPSUM
PLASTER AND PAINT

DOORS
EXTERNAL DOOR: ALUMINIUM DOOR

OTHERS
GLASS RAILING



AMENITIES

CLUB FACILITY WITH MULTIPURPOSE HALL, MINI THEATRE, GYM, INDOOR GAMES, TERRACE GARDEN, SWIMMING POOL WITH DECK, KID'S POOL, READING LOUNGE, KIDS PLAY AREA, OUTDOOR FACILITY WITH CONGREGATION LAWN, AMPHITHEATRE, PET PARK, TOT LOT, MULTIPURPOSE COURT, SKATING RINK, BOX CRICKET, SENIOR CITIZEN SIT-OUTS, AROMATIC GARDEN, BUTTERFLY GARDEN, BAMBOO GARDEN, PEDESTRIAN WALKWAY, REFLEXOLOGY PATHWAY, GAZEBO, FITNESS AREA.



MASTER BEDROOM

FLOOR
LAMINATED WOODEN
FLOORING

WALLS
INTERNAL WALLS PUTTY
FINISHED/GYPSUM PLASTER

CEILING
UNFINISHED

DOORS
WOODEN/WPC FLUSH DOOR WITH
LAMINATES ON BOTH SIDES

WINDOWS/GLAZING
ALUMINIUM WINDOWS



MASTER BATHROOM

FLOOR
MATT FINISH VITRIFIED TILES

WALLS
VITRIFIED TILES AND PUTTY
FINISHED/GYPSUM PLASTER

CEILING
GRID CEILING WITH
GYPSUM TILES

DOORS
WOODEN/WPC FLUSH DOOR WITH
LAMINATES ON BOTH SIDES

WINDOWS/GLAZING
ALUMINIUM WINDOWS

OTHERS
STANDARD MAKE PLUMBING AND SANITARY
FITTINGS, DADO UPTO LINTEL HEIGHT



OTHER BEDROOM

FLOOR
800MM x 1600MM
POLISHED VITRIFIED TILES

WALLS
INTERNAL WALLS PUTTY
FINISHED/GYPSUM PLASTER

CEILING
UNFINISHED

DOORS
WOODEN/WPC FLUSH DOOR WITH
LAMINATES ON BOTH SIDES

WINDOWS/GLAZING
ALUMINIUM WINDOWS



OTHER BATHROOM (S)

FLOOR
MATT FINISH VITRIFIED TILES

WALLS
VITRIFIED TILES AND PUTTY
FINISHED/GYPSUM PLASTER

CEILING
GRID CEILING WITH
GYPSUM TILES

DOORS
WOODEN/WPC FLUSH DOOR WITH
LAMINATES ON BOTH SIDES

WINDOWS/GLAZING
ALUMINIUM WINDOWS

OTHERS
STANDARD MAKE PLUMBING AND SANITARY
FITTINGS, DADO UPTO LINTEL HEIGHT



SECURITY

PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, AUDIO AND VIDEO COMMUNICATION FACILITY, CCTV IN BASEMENT LOBBY AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE.



KITCHEN

FLOOR
800MM x 1600MM
POLISHED VITRIFIED TILES

WALLS
INTERNAL WALLS PUTTY
FINISHED/GYPSUM PLASTER

CEILING
UNFINISHED

DOORS
EXTERNAL DOOR: ALUMINIUM DOOR

WINDOWS/GLAZING
ALUMINIUM WINDOWS

OTHERS
CERAMIC TILES DADO UPTO 600MM ABOVE
GRANITE COUNTER TOP WITH STAINLESS STEEL
SINK SINGLE BOWL



UTILITY AREA

FLOOR
MATT FINISH VITRIFIED TILES

WALLS
CERAMIC TILES/VITRIFIED TILES
AND PUTTY/GYPSUM PLASTER
WITH PAINT FINISH

CEILING
PUTTY/GYPSUM
PLASTER AND PAINT
FINISHED

OTHERS
PARAPET WITH MS HANDRAIL



STORE

FLOOR
800MM x 1600MM
POLISHED VITRIFIED TILES

WALLS
INTERNAL WALLS PUTTY
FINISHED/GYPSUM PLASTER

CEILING
UNFINISHED

OTHERS
CERAMIC TILES DADO UPTO 600MM ABOVE
GRANITE COUNTER TOP WITH STAINLESS STEEL
SINK SINGLE BOWL



ELECTRICAL

MODULAR TYPE SWITCHES,
3 PHASE CONCEALED WIRING,
AC POINT IN EACH BEDROOM AND
LIVING ROOM, LIGHT AND FAN POINT IN
EACH ROOM, DG BACKUP FOR
COMMON AREAS AND
ONE LIFT FOR EACH TOWER



OTHERS

SOLAR POWER BACKUP FOR COMMON AREAS
OF TOWER AS PER APPROVED LAYOUT AND FTTH

