

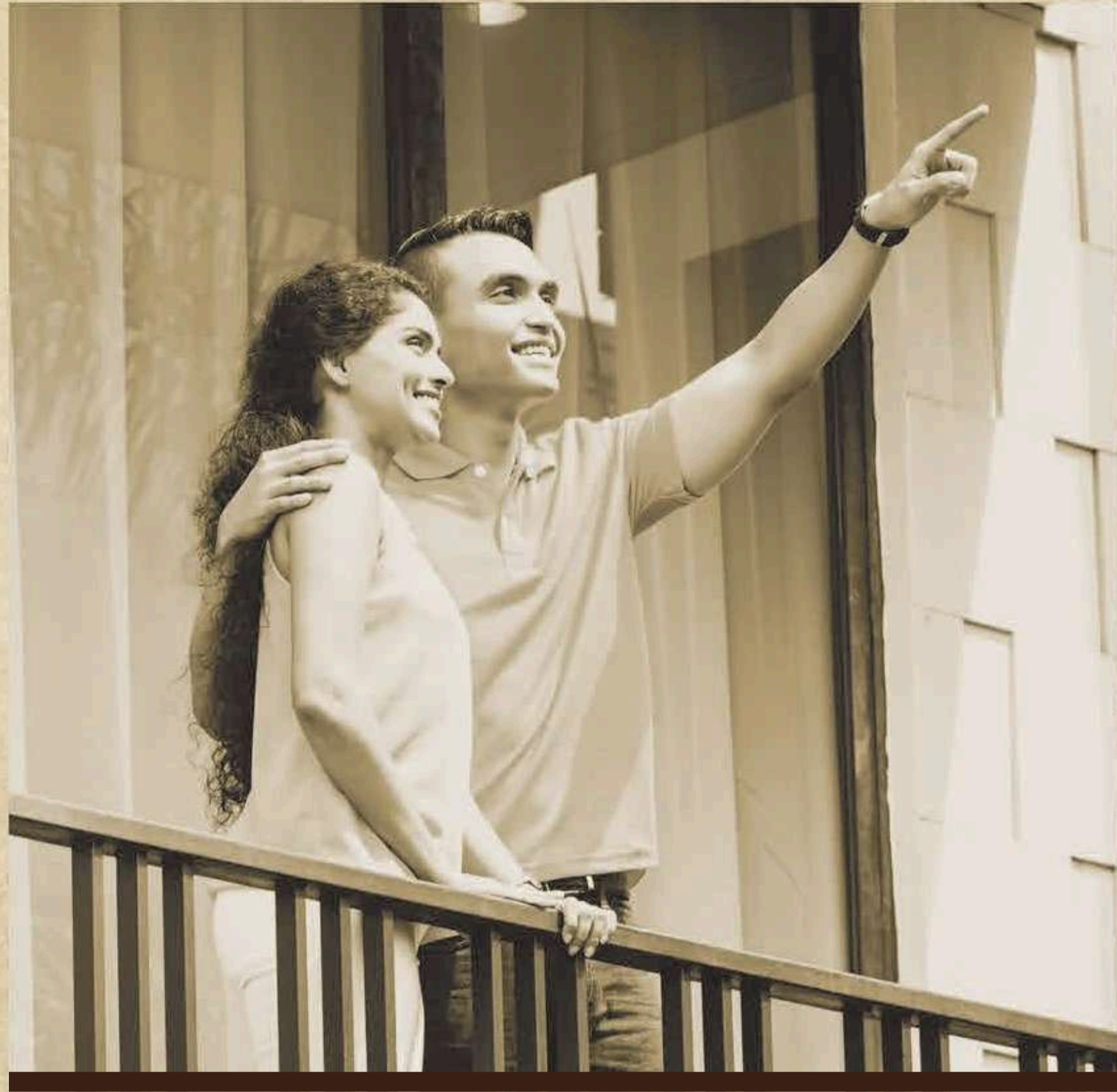


# ADDOWN REALTY

— Connecting You To Your Perfect Property —

3 BHK LIFESTYLE HOMES

WHERE HAPPINESS  
COMES HOME



Artistic Impression

## 3 BHK LIFESTYLE HOMES



Artistic Impression

Assimilating the care and nurture of a mother's warm embrace, the protective feeling of a father's comforting hug, the happiness and trust of a child's innocent hug.

EMBrACE  
AN UNFORGETTABLE  
EXPERIENCE!

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Live the life you deserve in our lavish 3 BHK homes. At Embrace, spaciousness, sophistication, and serenity coexist in perfect harmony. Indulge in an experience of a modern lifestyle tailored to your dreams.



## EMBRACE LEISURE LIKE NEVER BEFORE

Escape your mundane routine and indulge in a refreshing swim at our enticing pool, where relaxation and rejuvenation await you.



EMBRACE  
A HARMONIOUS LIFE!

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Immerse yourself in a tranquil lifestyle crafted for a harmonious life. We surpass your expectations with meticulously crafted details. From the moment you enter, you will know the sheer joy and happiness one feels on coming home.



Artistic Impression

## WHERE CULTURE TAKES THE CENTRE STAGE!

Engage yourself in the ultimate cinematic experience from the convenience of your home's vicinity.



## DEDICATED FUN ZONE FOR CHILDREN

A special play area for the children to enjoy and have the best time with their friends and the greenery around.



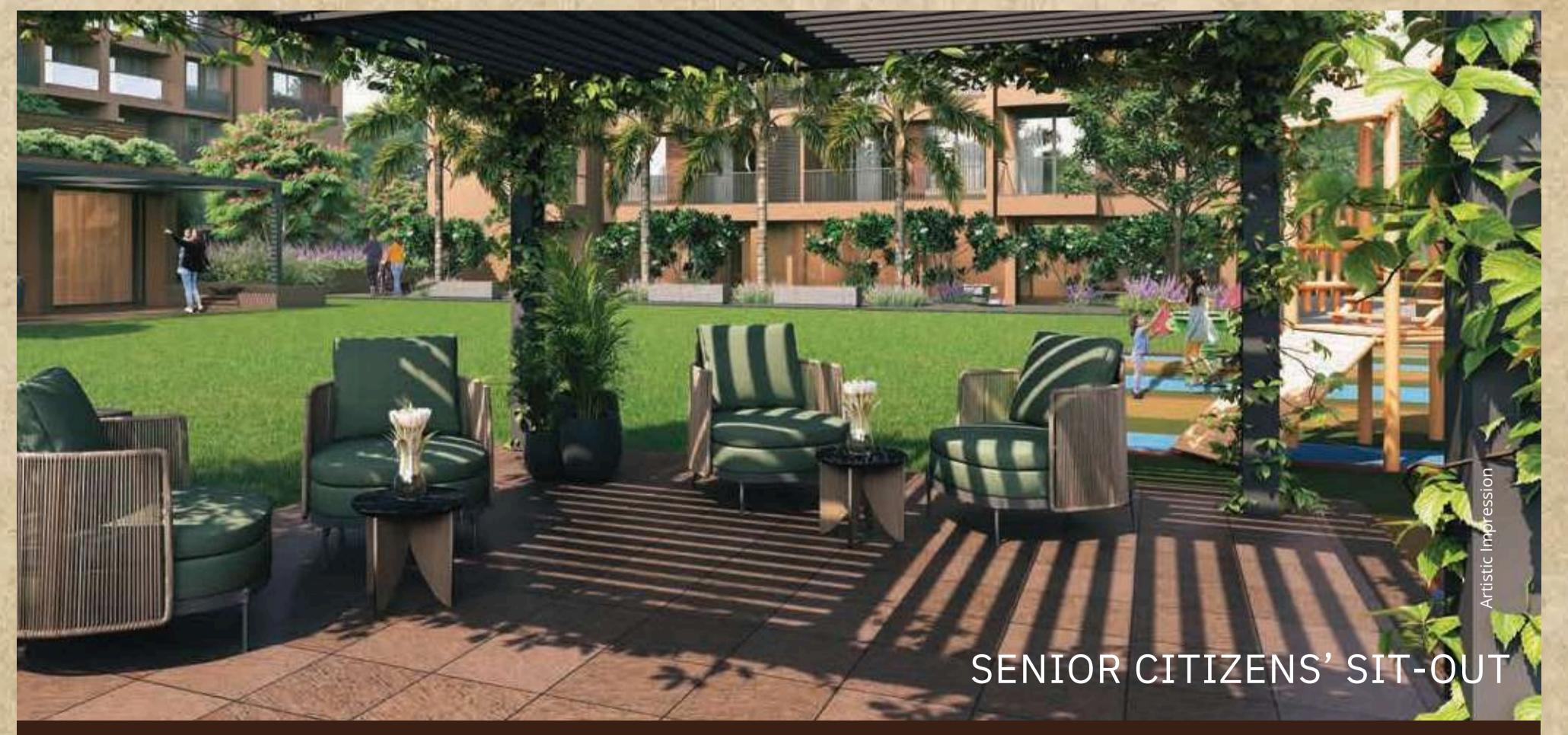
## EMBRACE JOY FOR A LIFETIME

Our dedicated play area, equipped with engaging components, encourages creativity, fosters friendly bonds, and sparks imagination.



## OLD FOLK'S CORNER: HOME TO ALL

With comfortable seating, engaging activities, and a welcoming atmosphere, **our senior citizens'** area is the perfect place for relaxing and making cherished bonds.





## WHERE EVERY VIEW IS WORTH A STORY

Take delight in awe-inspiring views of the sunrise and sunset from our exclusive viewing deck. Find serenity as you unwind and immerse yourself in the beauty of the natural world.



## WHERE EVERYONE GOES 'AWW' INSTANTLY!

Be prepared to be enchanted when you see Embrace for the first time. The view itself will evoke a sense of awe that perfectly captures the essence of your new home.

Artistic Impression

Artistic Impression

## WHERE THE SPORTING SPIRIT COMES TO LIFE

Step into our indoor game room, a dedicated space for you to unwind and exhibit your sporting prowess. Engage in some friendly competition with your loved ones and take a break from the monotony of life.



INDOOR GAME AREA

## HOME TO FITNESS

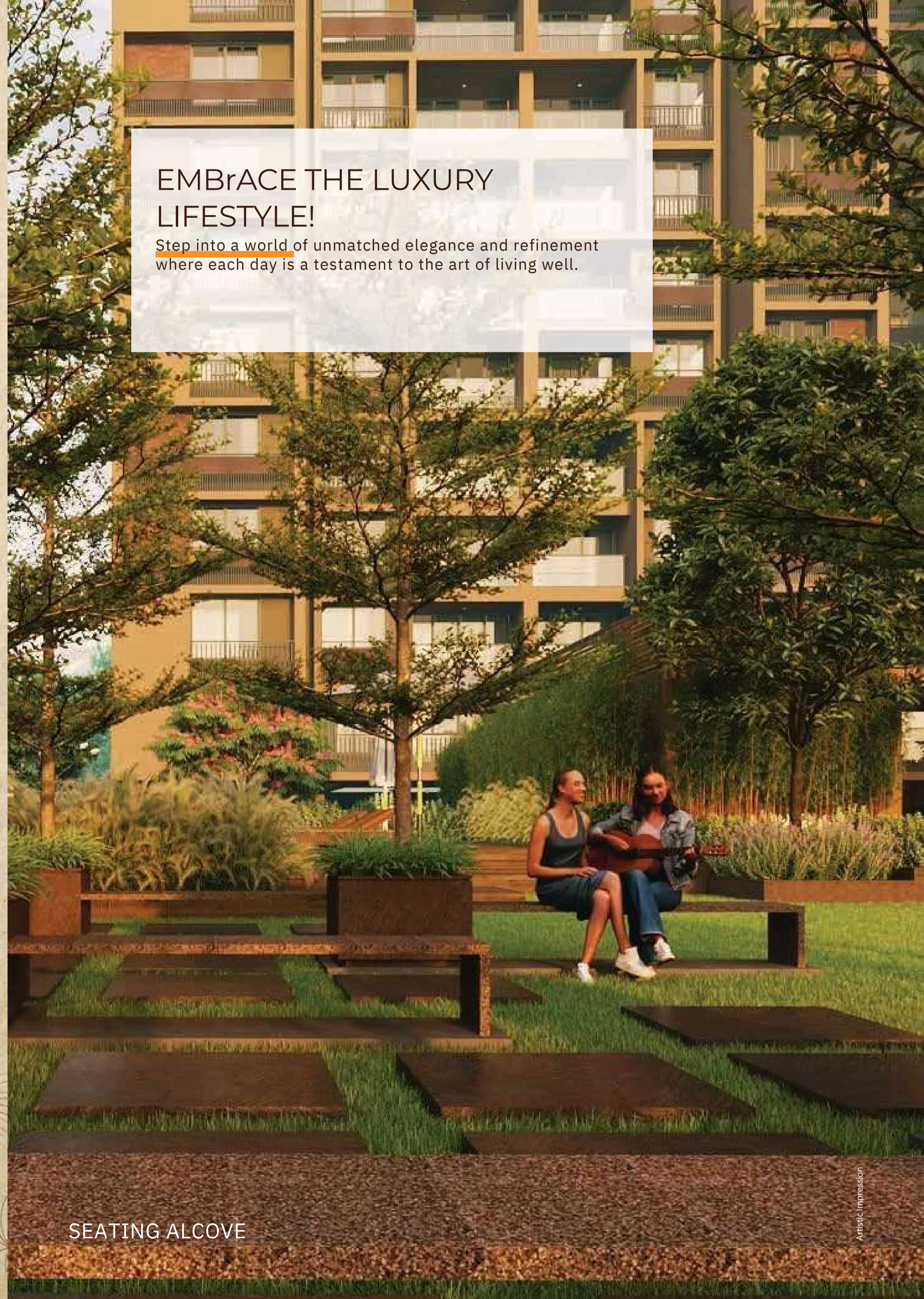
Achieve your fitness goals in our well-equipped gymnasium, designed to keep you fit and active. Embrace a lifestyle where fitness comes home.



GYMNASIUM

## EMBRACE THE LUXURY LIFESTYLE!

Step into a world of unmatched elegance and refinement where each day is a testament to the art of living well.



SEATING ALCOVE

WHERE EVERY OCCASION  
BECOMES A CELEBRATION

Elevate your special moments with our versatile  
multi-purpose hall, designed to transform any occasion  
into a truly lavish experience.



Artistic Impression

Artistic Impression

MULTI-PURPOSE HALL

## HOME TO NATURE

Take a leisurely walk or an invigorating jog on our picturesque path, lined with beautiful plants and trees. It's the perfect place to refresh your mind and energize your body.

LUSH GARDEN

WHY CHOOSE  
EMBRACE AS YOUR  
NEW ADDRESS?

Because Embrace is not just an address; it's a statement of your commitment to quality living. With Embrace as your new address, you're not just getting a home, you're incorporating a lifestyle of unmatched elegance and ease.



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EMBrACE  
A COMFORTABLE  
LIFESTYLE



# A BIRD'S EYE VIEW OF SHANTIGRAM

- |   |                                      |
|---|--------------------------------------|
| 01 ADANI CORPORATE HOUSE                          | 16 SHOPPERS' PLAZA                   |
| 02 ADANI REAL ESTATE OFFICE                       | 17 TEMPLE (UPCOMING)                 |
| 03 INSPIRE BUSINESS PARK                          | 18 IKARIA                            |
| 04 INSPIRE CORPORATE CAPITAL                      | 19 PAARIJAT                          |
| 05 HEALTHCARE FACILITY                            | 20 AMBROSIA                          |
| 06 ARAVALLI                                       | 21 LA MARINA                         |
| 07 ADANI INSTITUTE OF INFRASTRUCTURE & MANAGEMENT | 22 WATER LILY                        |
| 08 GREENVIEW                                      | 23 MUSICAL AQUA SHOW                 |
| 09 THE MEADOWS                                    | 24 THE BELVEDERE GOLF & COUNTRY CLUB |
| 10 ELYSIUM  | 25 ADANI INTERNATIONAL SCHOOL        |
| 11 AANGAN   | 26 SWAMINARAYAN TEMPLE (UPCOMING)    |
| 12 EMBRACE  | 27 THE NORTH PARK                    |
| 13 ASTER  | 28 THE WEST PARK                     |
| 14 AMOGHA   | 29 JAIN TEMPLE                       |
| 15 RETAIL CENTRE                                  | 30 THE STOREYS                       |



DISCLAIMER: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.

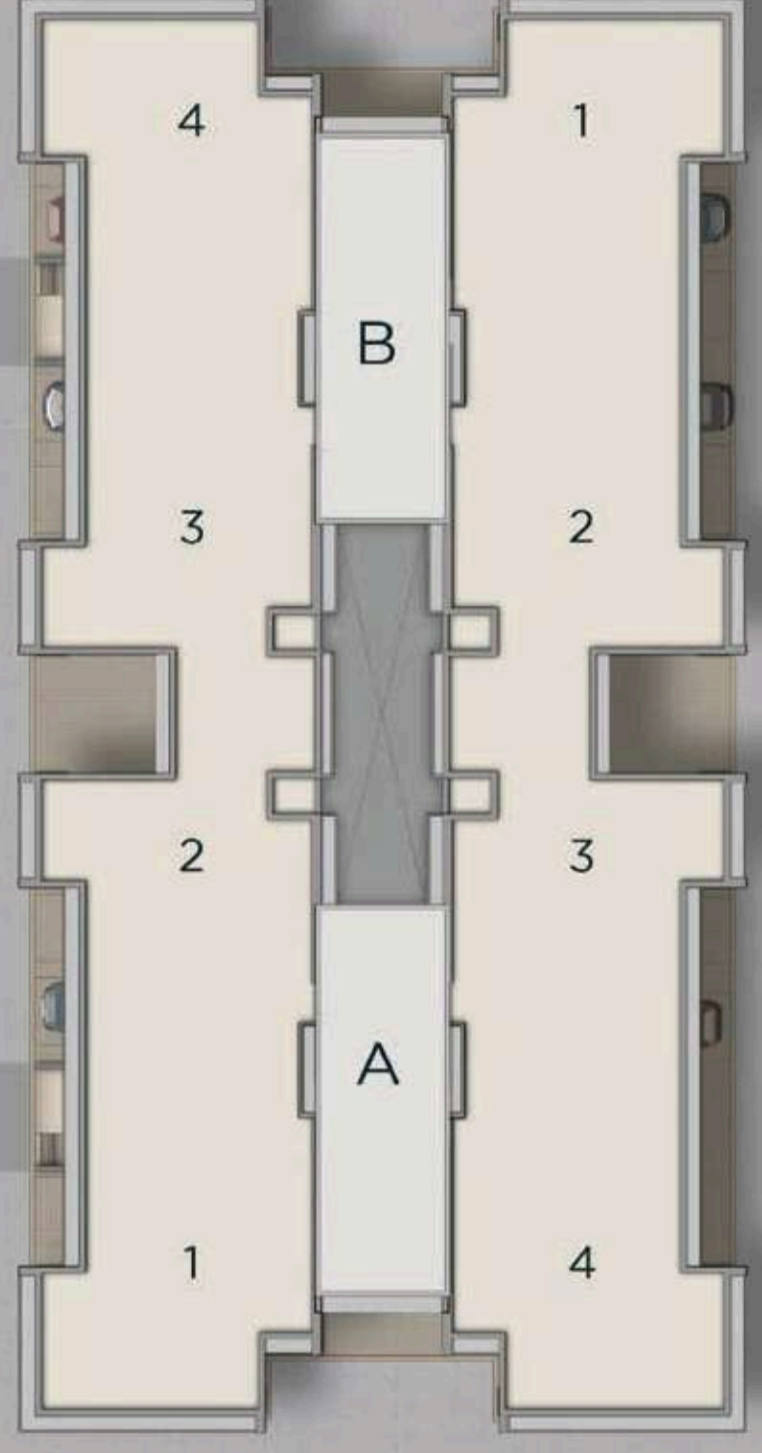
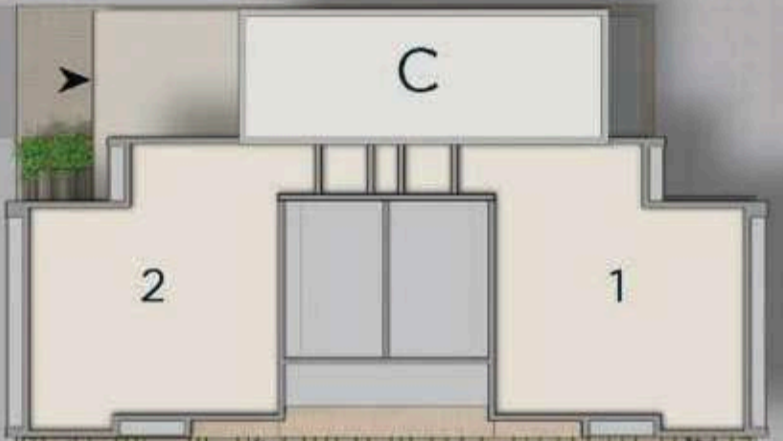
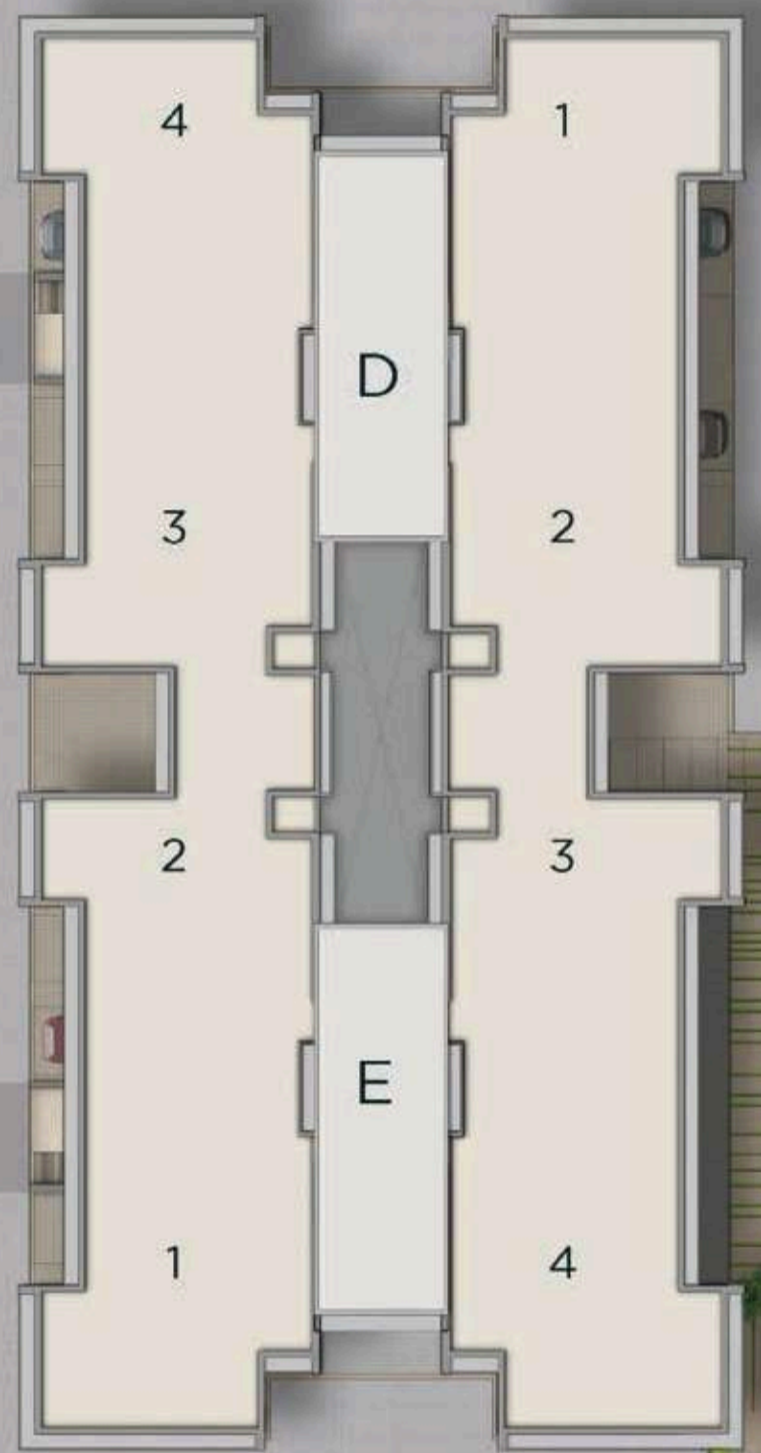
# MASTERPIAN GROUND LEVEL



## LEGEND

- |                             |                                    |
|-----------------------------|------------------------------------|
| 1. ENTRY GUARDHOUSE         | 10. POOL DECK                      |
| 2. DRIVEWAY TO BASEMENT     | 11. MULTI-PURPOSE HALL & YOGA DECK |
| 3. DROP-OFF AREA            | 12. VIEWING DECK                   |
| 4. ENTRANCE LOBBY           | 13. INDOOR GAME AREA               |
| 5. MULTI-PURPOSE LAWN       | 14. CRÈCHE                         |
| 6. SEATING ALCOVE           | 15. MINI THEATRE                   |
| 7. KIDS' PLAY AREA          | 16. GYMNASIUM                      |
| 8. SENIOR CITIZENS' SIT-OUT | 17. SHOWER & CHANGING ROOMS        |
| 9. SWIMMING POOL            | 18. SERVICES                       |





3 BHK (BLOCK - A,B,D,E)  
FIRST FLOOR PLAN



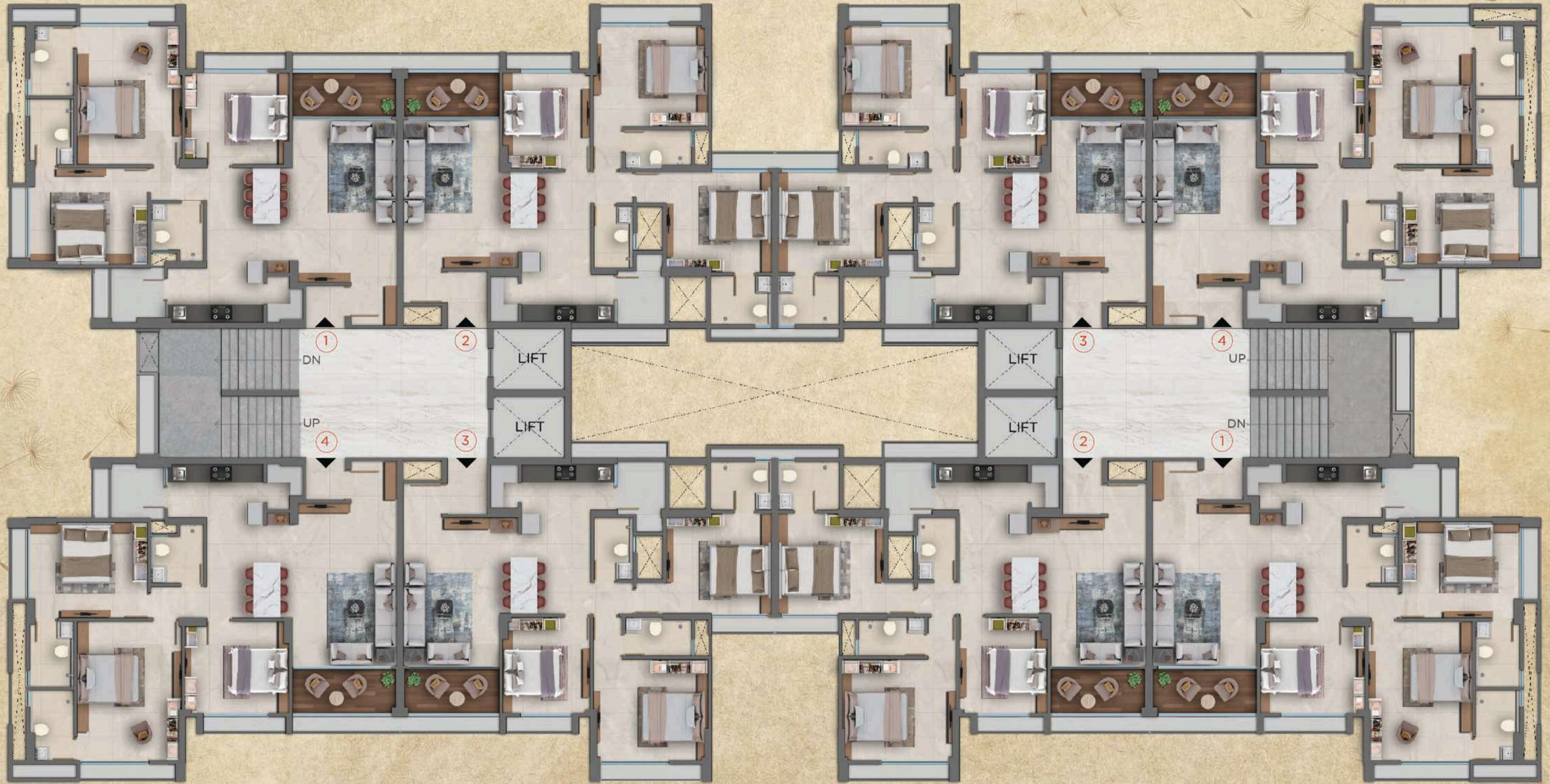
KEY PLAN



BLOCK-A, B, D & E (FIRST FLOOR, UNIT-102 & 103)				
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA	TERRACE AREA
Sq. Mt.	91.78	5.14	3.63	10.6
Sq. Ft.	987.91	55.33	39.07	114.1

BLOCK-A, B, D & E (FIRST FLOOR, UNIT-101 & 104)				
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA	TERRACE AREA
Sq. Mt.	101.95	5.6	3.49	12.01
Sq. Ft.	1097.38	60.28	37.57	129.27

3 BHK (BLOCK - A,B,D,E)  
TYPICAL FLOOR



KEY PLAN



### 3 BHK CLASSIC (BLOCK - A,B,D,E) UNIT PLAN



BLOCK- A, B, D & E (TYPICAL FLOORS UNIT-201 TO 1401, UNIT-204 TO 1404)

AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq. Mt.	101.95	5.6	3.49
Sq. Ft.	1097.38	60.28	37.57

#### KEY PLAN



NO.	AREA	METER	FEET
1 2	PERSONAL FOYER	X 1.46 1.60	4'6" X 4'10"
3 4	VESTIBULE	X 1.47 3.65	5'3" X 4'10"
5 6	LIVING ROOM	X 5.68 3.60	12' X 18'8"
7 8	BALCONY	X 1.53 3.19	11'10" X 5'
9 10	DINING	X 3.25 0.79	10'6" X 10'8"
11 12	PUJA	X 0.43 3.36	27' X 15"
13	KITCHEN	X 2.13 1.26	11' X 7'
14	STORE	X 1.59 1.84	4'2" X 5'3"
15	KITCHEN YARD	X 1.90 3.65	6' X 8'3"
	M. BEDROOM-1	X 4.83 1.54	12' X 15'10"
	TOILET-1	X 2.44 4.11	5'1" X 8'
	M. BEDROOM-2	X 3.36 1.54	13'6" X 11'
	TOILET-2	X 2.29 3.65	5'1" X 7'6"
	BEDROOM-3	X 3.20 1.84	12' X 10'6"
	C. TOILET	X 2.03	6' X 6'8"

### 3 BHK STANDARD (BLOCK - A,B,D,E) UNIT PLAN



BLOCK- A, B, D & E (TYPICAL FLOORS UNIT-202 TO 1402, UNIT-203 TO 1403)

AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq. Mt.	91.78	5.14	3.63
Sq. Ft.	987.91	55.33	39.07

#### KEY PLAN

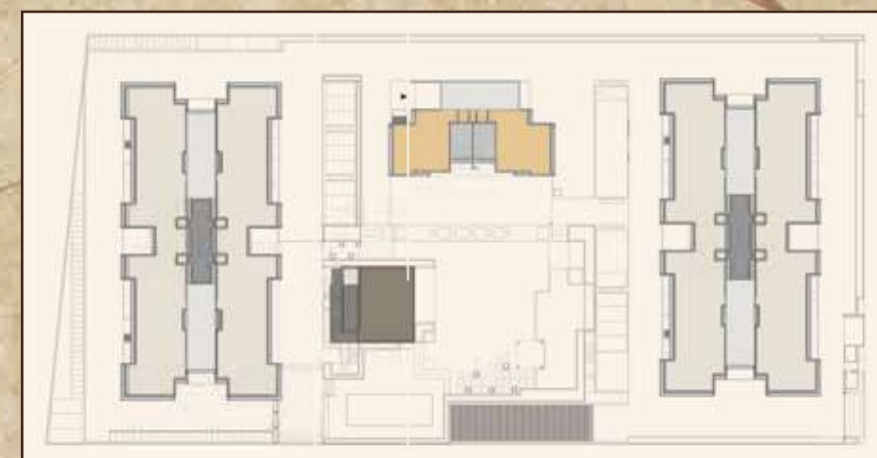


NO.	AREA	METER	FEET
1 2	PERSONAL FOYER	1.38 X 1.96	X 6'5" 4'5"
3 4	VESTIBULE	1.35 X 1.19	X 3'11" 11' X
5 6	LIVING ROOM	3.35 X 5.18	17' 10'10" X
7 8	BALCONY	3.30 X 1.53	5' 10'4" X
9 10	DINING	3.15 X 2.79	9'2" 3'6" X
11 12	PUJA	1.07 X 0.58	11'1" 10'7" X
13	KITCHEN	3.22 X 2.44	8' 3'2" X 5'
14	STORE	0.97 X 1.53	5'6" X 6'
15	KITCHEN YARD	1.68 X 1.84	5'6" X 6'
	M. BEDROOM-1	3.98 X 3.51	13'1" X 11'6"
	TOILET-1	2.30 X 1.37	7'7" 4'6"
	M. BEDROOM-2	3.69 X 3.51	12'1" X 11'6"
	TOILET-2	2.19 X 1.70	7'2" X 5'7"
	BEDROOM-3	3.05 X 3.35	10' X 11' 4'6"
	C. TOILET	1.37 X 2.17	X 7'1"

3 BHK (BLOCK - C)  
TYPICAL FLOORS - 1, 2, 4, 5, 8, 10, 11



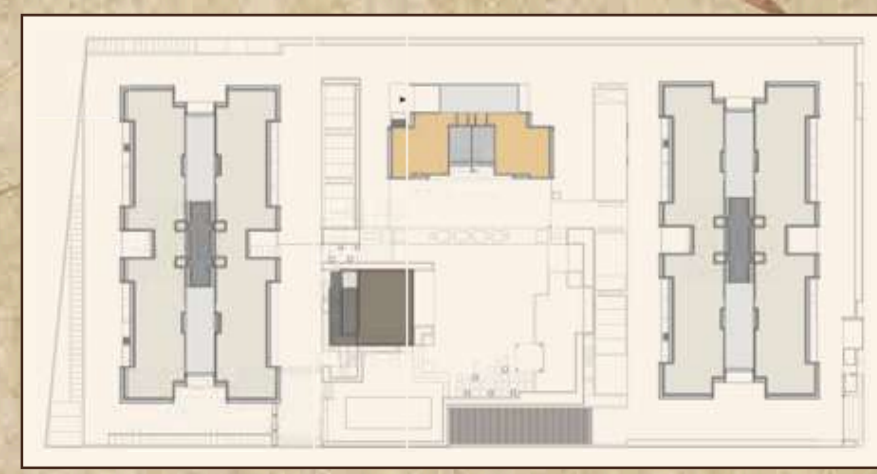
KEY PLAN



3 BHK (BLOCK - C)  
TYPICAL FLOORS - 3,5,7,9



KEY PLAN



3 BHK DELUXE (BLOCK - C)  
UNIT PLAN  
TYPICAL FLOORS - 1,2,4,6,8,10,11



NO.	AREA	METER	FEET
1	2	1.96 X 1.90	6'5" X 6'3"
3	4	3.65 X 6.13	12' X 20'1"
5	6	3.05 X 1.98	10' X 6'6"
7	8	3.04 X 3.21	10' X 10'6"
9	10	1.05 X 1.36	3'5" X 4'6"
11	12	3.97 X 2.62	13' X 8'7"
	13	1.13 X 1.87	3'8" X 6'1"
	14	1.68 X 2.17	5'6" X 7'1"
	M. BEDROOM-1	3.65 X 4.88	12' X 16'
	TOILET-1	2.29 X 3.36	7'6" X 11'
	BALCONY-2	2.43 X 1.53	8' X 5'
	M. BEDROOM-2	3.96 X 3.54	13' X 11'7"
	TOILET-2	2.29 X 1.42	7'6" X 4'8"
	BEDROOM-3	3.38 X 3.68	11'1" X 12'1"
	C. TOILET	1.37 X 2.29	4'6" X 7'6"

BLOCK-C (TYPICAL FLOORS-1, 2, 4, 6, 8, 10, 11)			
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq. Mt.	115.32/115.41	9.75	3.63
Sq. Ft.	1241.29/1242.26	104.95	39.07

KEY PLAN



3 BHK DELUXE (BLOCK - C)  
UNIT PLAN  
TYPICAL FLOORS - 3,5,7,9



NO.	AREA	METER	FEET
1	2	1.96 X 1.90	6'5" X 6'3"
3	4	3.65 X 6.13	12' X 20'1"
5	6	3.05 X 1.98	10' X 6'6"
7	8	3.04 X 3.21	10' X 10'6"
9	10	1.05 X 1.36	3'5" X 4'6"
11	12	3.97 X 2.62	13' X 8'7"
	13	1.13 X 1.87	3'8" X 6'1"
	14	1.68 X 2.17	5'6" X 7'1"
	M. BEDROOM-1	3.65 X 4.88	12' X 16'
	TOILET-1	2.29 X 3.36	7'6" X 11'
	BALCONY-2	3.60 X 1.53	11'10" X 5'
	M. BEDROOM-2	3.96 X 3.54	13' X 11'7"
	TOILET-2	2.29 X 1.42	7'6" X 4'8"
	BEDROOM-3	3.38 X 3.68	11'1" X 12'1"
	C. TOILET	1.37 X 2.29	4'6" X 7'6"

BLOCK-C (TYPICAL FLOORS-3, 5, 7 & 9)			
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq. Mt.	115.47/115.56	11.53	3.63
Sq. Ft.	1242.91/1243.88	124.11	39.07

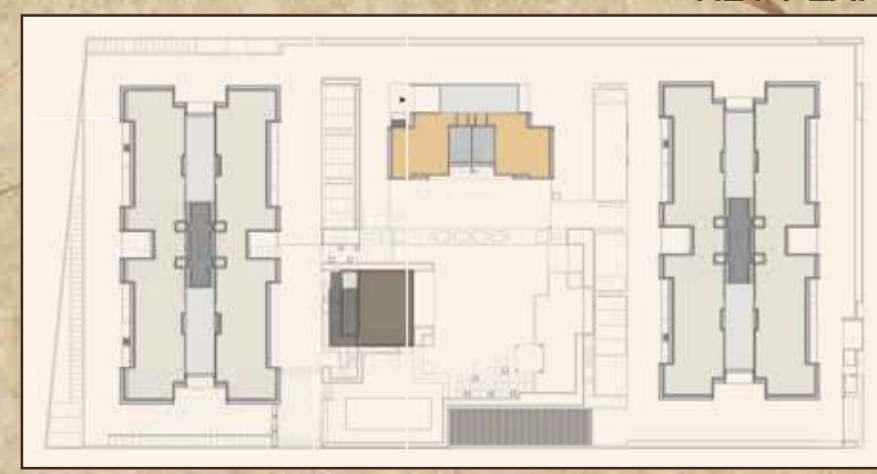
KEY PLAN



4 BHK PENTHOUSE (BLOCK - C)  
12TH FLOOR PLAN (LOWER LEVEL)



KEY PLAN



4 BHK PENTHOUSE (BLOCK - C)  
13TH FLOOR PLAN (UPPER LEVEL)



KEY PLAN



4 BHK PENTHOUSE (BLOCK - C)  
UNIT PLAN  
12TH FLOOR (LOWER LEVEL)



KEY PLAN



NO.	AREA	METER	FEET
1 2	VESTIBULE	1.96 X 1.90	6'5" X 6'3"
3 4	LIVING ROOM	3.65 X 6.13	12' X 20'1"
5 6	BALCONY-1	3.05 X 1.98	10' X 6'6"
7	DINING	3.04 X 4.81	10' X 15'9"
8	PUJA	0.90 X .87	3' X 2'10"
9	KITCHEN	3.97 X 3.32	13' X 10'11"
10	STORE	1.13 X 1.87	3'8" X 6'1"
11	KITCHEN YARD	1.68 X 2.17	5'6" X 7'1"
12	M. BEDROOM-1	3.65 X 4.88	12' X 16'
13	TOILET-1	2.29 X 3.36	7'6" X 11'
14	BALCONY-2	3.80 X 1.53	11'10" X 5'
	BEDROOM-2	3.96 X 3.54	13' X 11'7"
	TOILET-2	2.29 X 1.42	7'6" X 4'8"
	C-TOILET	1.37 X 2.29	4'6" X 7'6"

4 BHK PENTHOUSE (BLOCK - C)  
UNIT PLAN  
13TH FLOOR (UPPER LEVEL)

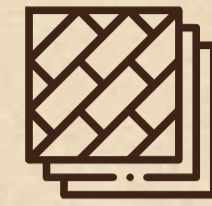


NO.	AREA	METER	FEET
1 2	LOUNGE	3.38 X 5.96	11' X 19'7"
3 4	C.TOILET	1.43 X 2.14	4'8" X 7'
5 6	M.BEDROOM-3	3.65 X 4.88	12' X 16'
7 8	TOILET-3	2.29 X 4.88	7'6" X 16'
9 10	BALCONY-3	2.43 X 1.53	8' X 5'
	M.BEDROOM-4	6.04 X 3.54	19'10" X 11'7"
	TOILET-4	4.18 X 2.17	13'9" X 7'1"
	OPEN TERRACE	3.65 X 6.13	12' X 20'1"
	COVERED TERRACE	3.20 X 2.00	10'6" X 6'7"
	VERANDAH	3.04 X 2.08	10' X 6'10"

BLOCK - C (12TH FLOOR UNIT-1201)				
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA	TERRACE AREA
Sq. Mt.	207.93	26.99	3.63	23.21
Sq. Ft.	2238.14	290.52	39.07	249.83

BLOCK - C (12TH FLOOR UNIT-1202)				
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA	TERRACE AREA
Sq. Mt.	207.79	26.96	3.63	23.21
Sq. Ft.	2236.63	290.52	39.07	249.83

# SPECIFICATIONS



## FLOORING AREA

- **LIVING/DINING ROOM**  
VITRIFIED TILES
- **MASTER BEDROOM(S)**  
VITRIFIED TILES
- **OTHER BEDROOM(S)**  
VITRIFIED TILES
- **KITCHEN**  
VITRIFIED TILES
- **STORE**  
VITRIFIED TILES
- **BALCONY**  
VITRIFIED/CERAMIC TILES
- **MASTER BATHROOM(S)**  
VITRIFIED/CERAMIC TILES
- **OTHER BATHROOM(S)**  
VITRIFIED/CERAMIC TILES
- **UTILITY AREA**  
VITRIFIED/CERAMIC TILES



## CEILING

- **LIVING/DINING ROOM**  
PUTTY FINISHED/GYPSUM PLASTER
- **MASTER BEDROOM(S)**  
PUTTY FINISHED/GYPSUM PLASTER
- **OTHER BEDROOM(S)**  
PUTTY FINISHED/GYPSUM PLASTER
- **KITCHEN**  
PUTTY FINISHED/GYPSUM PLASTER
- **STORE**  
PUTTY FINISHED/GYPSUM PLASTER
- **BALCONY**  
PUTTY/GYPSUM PLASTER & PAINT FINISHED
- **MASTER BATHROOM(S)**  
GRID CEILING WITH GYPSUM TILES
- **OTHER BATHROOM(S)**  
GRID CEILING WITH GYPSUM TILES
- **UTILITY AREA**  
PUTTY/GYPSUM PLASTER & PAINT FINISHED GYPSUM



## DOORS

- **LIVING/DINING ROOM**  
MAIN ENTRANCE DOOR:  
WOODEN/WPC FLUSH DOOR WITH LAMINATE ON BOTH SIDE
- **MASTER BEDROOM(S)**  
WOODEN/WPC FLUSH DOOR WITH LAMINATE ON BOTH SIDE
- **OTHER BEDROOM(S)**  
WOODEN/WPC FLUSH DOOR WITH LAMINATE ON BOTH SIDE
- **KITCHEN**  
EXTERNAL DOOR: ALUMINIUM DOOR
- **BALCONY**  
EXTERNAL DOOR: ALUMINIUM DOOR
- **MASTER BATHROOM(S)**  
WOODEN/WPC FLUSH DOOR WITH LAMINATE ON BOTH SIDE
- **OTHER BATHROOM(S)**  
WOODEN/WPC FLUSH DOOR WITH LAMINATE ON BOTH SIDE



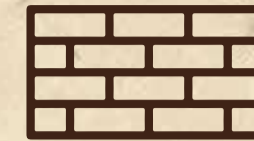
## ELECTRICAL

ADEQUATE LIGHT POINTS WITH AC POINTS IN ALL BEDROOMS AND GEYSER POINTS IN ALL BATHROOMS  
MODULAR SWITCHES AND 3 PHASE CONNECTION



## AMENITIES

CLUB FACILITY WITH MULTI-PURPOSE HALL AND SWIMMING POOL



## WALLS

- **LIVING/DINING ROOM**  
INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER
- **MASTER BEDROOM(S)**  
INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER
- **OTHER BEDROOM(S)**  
INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER
- **KITCHEN**  
INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER
- **STORE**  
INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER
- **BALCONY**  
WEATHER PROOF PAINT
- **MASTER BATHROOM(S)**  
CERAMIC TILES & PUTTY FINISHED/GYPSUM PLASTER
- **OTHER BATHROOM(S)**  
CERAMIC TILES & PUTTY FINISHED/GYPSUM PLASTER
- **UTILITY AREA**  
CERAMIC TILES & PUTTY FINISHED/GYPSUM PLASTER WITH PAINT FINISH



## WINDOWS/GLAZING

- **LIVING/DINING ROOM**  
ALUMINIUM WINDOWS
- **MASTER BEDROOM(S)**  
ALUMINIUM WINDOWS
- **OTHER BEDROOM(S)**  
ALUMINIUM WINDOWS
- **KITCHEN**  
ALUMINIUM WINDOWS
- **MASTER BATHROOM(S)**  
ALUMINIUM WINDOWSTILES
- **OTHER BATHROOM(S)**  
ALUMINIUM WINDOWS

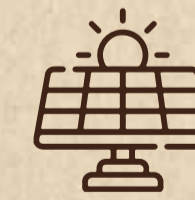
## OTHERS

- **KITCHEN**  
CERAMIC TILES DADO UP TO 600 MM ABOVE GRANITE PLATFORM WITH STAINLESS STEEL SINK
- **MASTER BATHROOM(S)**  
STANDARD MAKE PLUMBING AND SANITARY FITTINGS, DADO UPTO LINTEL HEIGHT
- **BALCONY**  
GLASS RAILING
- **OTHER BATHROOM(S)**  
STANDARD MAKE PLUMBING AND SANITARY FITTINGS, DADO UPTO LINTEL HEIGHT
- **STORE**  
PARAPET WALL



## SECURITY

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



## OTHERS

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