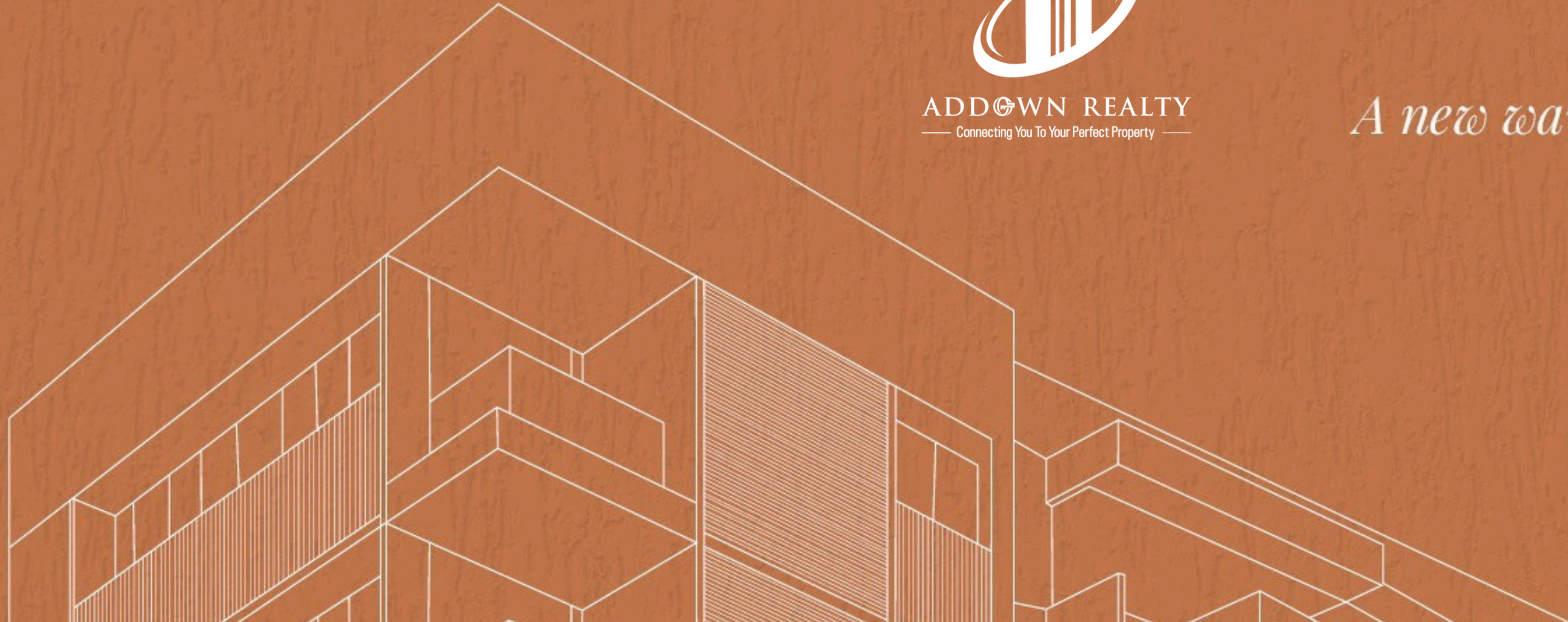




ADDOWN REALTY
— Connecting You To Your Perfect Property —

4BHK OPULENCE APARTMENTS

*A new wave of sophisticated
living*





Dwell in a premium location that gives you the luxury of Commute, Green Wspaces and Serenity in the prime location of **Ahmedabad**.

This building will take you to new heights of **Ecstasy and Opulence**.

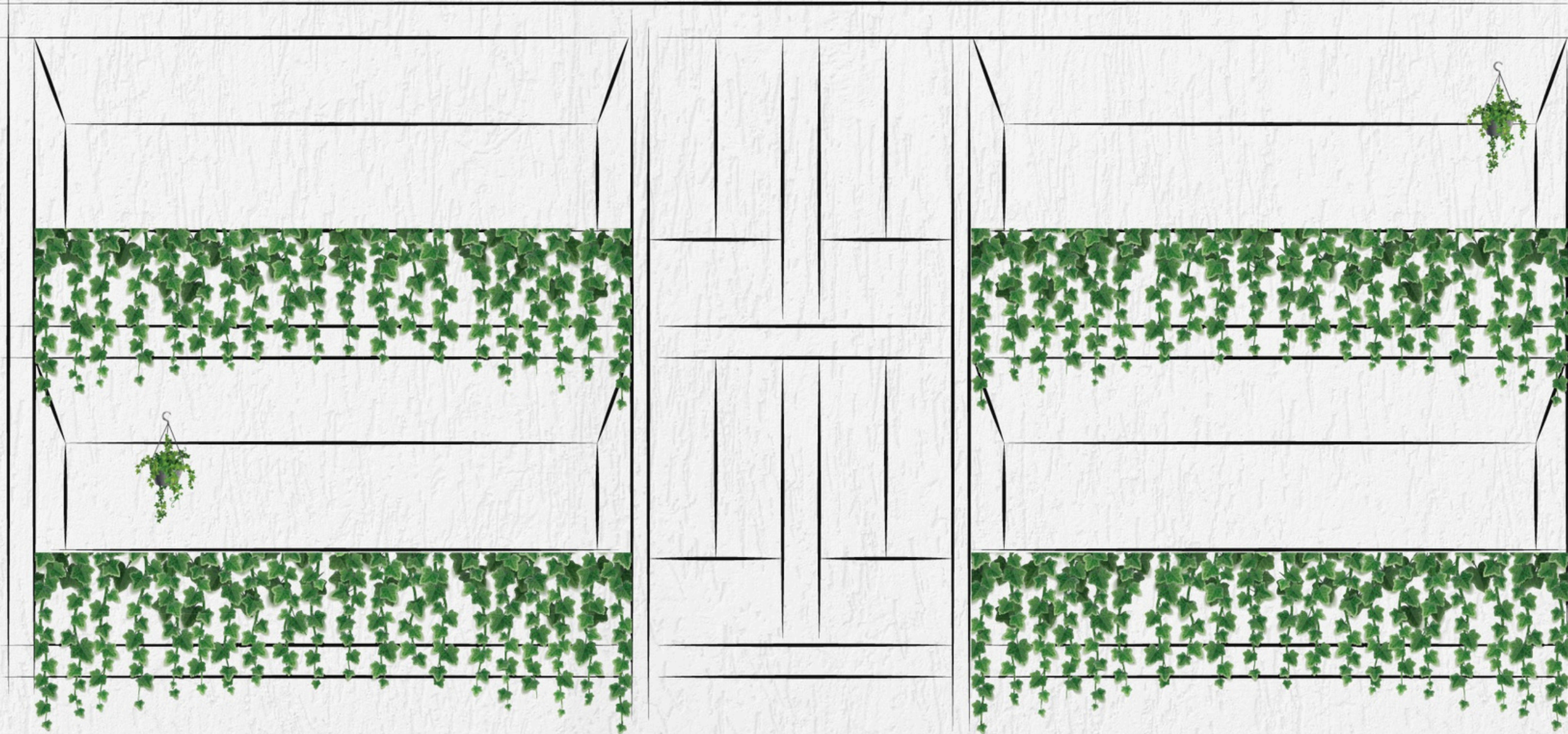
We have meticulously designed and developed **4BHK** apartments that are ideal for families who love to spend time together yet **Relish Individualism**.

Premium Location
Premium Community
Premium Living

Live Everyday

Welcome a new, joyful dawn of **Positivity** in your life.

An exquisite home with breathtaking **Balcony**.





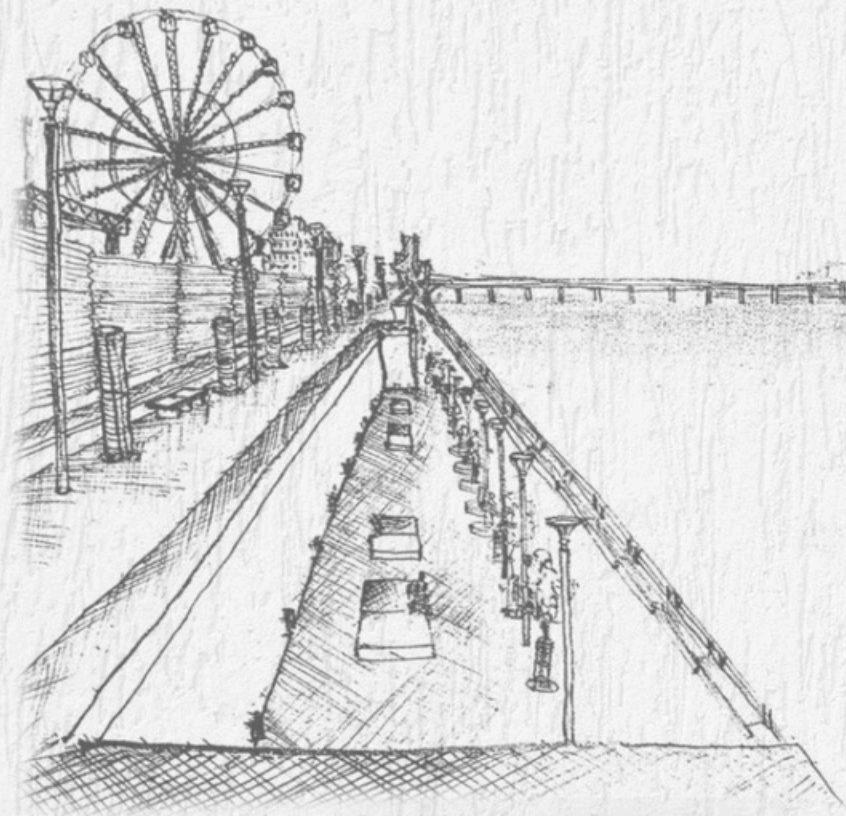
A RESIDENCE WITH TIMELESS ELEGANCE

An Attractive Modern Elevation
That Vows Your Breath Away
With It's **Beauty & Classic**
Features At The Residency.

A PERFECT LAVISH
LIFESTYLE BEGINS WITH US

Feel The Elegance With Each Glance You Take.
A Property That Feels Like **Home**.





EVERYTHING YOU NEED IS JUST AROUND THE CORNER

Commerce Six Road Metro Station - **0.5 km**

Stadium Metro Station - **0.9 km**

Sardar Patel Stadium - **1 km**

Ahmedabad University - **0.5 km**

CEPT University - **1 km**

LD Collage of Engineering - **1.5 km**

Gujarat University - **1.8 km**

GMDC Ground - **2.5 km**

Riverfront Garden - **2.2 km**

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



A RICH COCKTAIL OF
TRANQUILITY & URBAN
SOPHISTICATION

Enjoy the evening with your loved
ones in the most special way with
Captivating Greenery as backdrop.
This is how **Privileged Living** looks like!





STAY TOGETHER, SHARE TOGETHER

A great sense of personal space, combined with an abundance of **Natural Light & Fresh Air** permits every square foot of your home.

The **Lavish Dining** space is a perfect space for your family to gather, chit chat and share stories about their day to day lives..

A HOME THAT MAKES YOU FEEL SPECIAL

Spacious, **Elegant Kitchen** equipped to cook those delicious meals for your family.

The lavish dining space is a perfect space for your family to **Gather**, chit chat & share stories about their day.



SPACES THAT INSPIRE SWEET DREAMS

The master suite is your **Retreat**, a private space from the hustle of your daily routine.

The backdrop of your day begins and ends with you feeling like **Royalty** here.



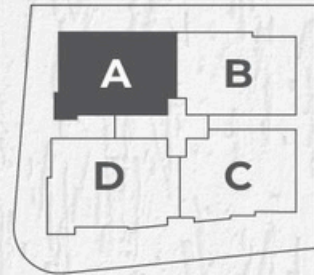


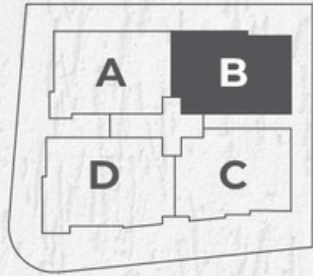
A TRUE HARMONY OF NATURE & OPULENCE

Feel an uplifting sense of **Nature**, Lush greenery,
pure air and a tranquil ambience.
Nature is part of you and you are a part of nature.

TYPE A

Unit Plan - Floor 1 to 7



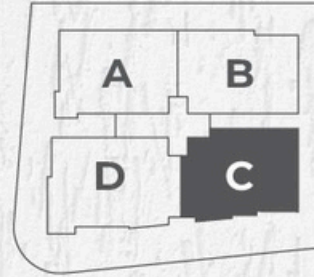


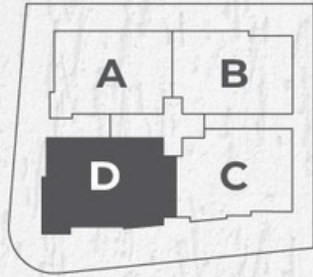
TYPE B
Unit Plan - Floor 1 to 7



TYPE C

Unit Plan - Floor 1 to 7





TYPE D

Unit Plan - Floor 1 to 7





AN EPITOME OF BRILLIANT DESIGN & PLANNING

A stunning display of **Charm & Sophistication**,
it is crafted with unmatched quality standards
in contemporary **Architectural Design**.

YOUR COMPANION IN PERSUIT OF HEALTH

The enlivening **Gymnasium** equipped with outstanding equipments match your ardent love for the **Fitness**.

We have **Yoga Deck** which exquisitely combines nature into your day to day living and **Senior Citizen Seating Area** - your **Peaceful** nirvana, amidst the chaos of the city.





STAY INSIDE, PLAY INSIDE

More than enough **Indoor Games** and amenities to fulfill your fun quotient of the day without stepping out of the **Comfort** of your home.

SPECIFICATIONS



• STRUCTURE

- RCC : Earthquake resistant frame structure
- Masonary : ACC blocks(external & internal 100 mm thk.)
- Plaster : Internal - Punning & Outer - double coat plaster



• FLOORING

- Living/Kitchen : Vitrified tiles(800x1600) of Emcer / Sun Heart / Varmora / Simpolo / RAK or equivalent
Premium apartment - Italian Marble Flooring
- Bedrooms : Vitrified tiles (800x1600) of Emcer/Varmora/Simpolo/RAK or equivalent
- Balcony : Ceramic/Rustic tiles of Emcer/Varmora/Simpolo/RAK or equivalent
- Bathrooms : Vitrified tiles (600x1200) of Emcer / Sun Heart / Varmora / Simpolo / RAK or equivalent
- Terrace : China mosaic



• TOILETS

- Vitrified tiles : Upto beam bottom of Emcer/Varmora/Simpolo/RAK or equivalent
- Sanitary wares : Kohler / Jaquare or equivalent
- CP fittings : Kohler / Jaquare or equivalent
- Plumbing Piping : Supreme / Astral or equivalent



• DOORS

- Pine wood flush door with Laminate



• WINDOWS

- Sliding windows : Powder coated aluminum sliding windows of National / Sayona / Jindal or equivalent(27 mm and 65 mm series, domal sections)
- Glass : 5 mm thk. plain glass of Saint Gobain / Modi / Indo Asahi



• COLOUR

- Internal : Putty finish (Birla White or equivalent)
- External : Ultima-Apex / Asian / Berger / Nerolac



• ELECTRIFICATION

- Concealed wiring : Polycab / Finolex / R R Cabel or equivalent
- Modular switches : Schneider / Anchor / Legrand or equivalent
- MCB : Schneider / Hager / Legrand or equivalent
- Electrical connection : 9 KW



• LIFTS

- 1 Exclusive Service Lift (15 people)
- 2 Passenger Lifts (10 people)
- High speed lift (1.5 m/s)

NOTE

- Safety door to be installed at extra cost on request of purchaser (Common design for all apartments).
- All rights for alteration/modification and development in design or specifications by architects or developer shall be binding to all the members.
- This brochure is for private circulation only, by no means shall form part of any legal contract.
- All images are artist's expression of the future structure & Layout.

We Request

- Stamp duty, registration charges, Legal charges, Torrent, AMC charges, Society Maintanance charges expense etc. shall be borne by tie purchaser.
- GST, as & applicable, will be borne by the purchaser.
- Any additional charges or duties levied by the Government | Local authorities during or after the completion of tie scheme like AMC tax, betterment/IC Charge(deposite) will be borne by the purchaser.
- In the interest of continual developements in design & quality of construction, the developer reserves all rights to make any changes in the scheme inducing technical specifications, designs, planning, layout & all purchaser shall abide by such changes.
- Changes/alteration of any nature inducing elevation, exterior color scheme, balcony grill, safety door or any other changes affecting the overall design concept outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Internal conducting and laying of all low volatage facility such as telephone, cabletv, dish tv and internet cables shall be provided for each flat, all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per consultants service drawings with prior consent of developer/builder's office. No wires/cables/conducts shall be laid or installed such that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.



FACILITIES



Ganesh Mandir



Fire Hydrant System



DG Set for Power Back-up



Solar Power for Common Power



Alloted Car Parking



Gated & Guarded Facilities



Drop-off Zone & Waiting Area



Smart Door Lock with Video Camera



Separate Elevator for Service & Health Emergency



Indoor Games Area



Gymnasium



Yoga Deck



Outdoor Games Area



Society Office/Conference Room



24x7 CCTV Surveillance