



ADD  WN REALTY

— Connecting You To Your Perfect Property —

**31**  
FLOOR OF  
LIVING  
SPACE

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**4 BHK+**  
PRIVATE  
RESIDENTIAL

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**3** UNIT  
EACH  
FLOOR

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**OPEN**  
LAYOUT  
PLANNING

**PREMIUM  
FLOOR**

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**HEIGHT  
HUGE  
PRIVATE**

**BALCONY**

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**DEDICATED  
SPACE FOR  
SERVANT**

**3** LEVEL  
BASEMENT

**PARKING**

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**5** HI-  
SPEED  
ELEVATORS

**ULTRA  
MODERN  
CLUB HOUSE**

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**31,000+**  
SQ.FT. SPACE FOR  
RECREATION

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**31+**  
AMENITY

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LIFESTYLE  
ENHANCING  
**MODERN**  
AMENITIES

**UNIQUE  
STAND  
ALONE**

**TOWER**  
+ 360° VIEW

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**DOUBLE  
HEIGHT  
GRAND  
ARRIVAL**

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**CRAFTED  
SPACES  
FOR ALL**

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**AGES**

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**SERENE  
LANDSCAPE  
& AQUA  
BODIES**



*The 31st, A Landmark Stand Alone Project at Thaltej. This Project Focuses on Spacious 4 BHK House & 3 Ultra Luxurious 5 BHK Penthouses. Beautifully Crafted Homes with Sufficient Open Spaces for Vital Fresh Air Ventilation & Sunlight. A Landmark Project, Crafted with Comfort & Luxury in Mind, A Unique Lifestyle Where Every Need Is Covered For You.*

**THE  
NEIGHBOURHOOD  
WITH  
SUPERIOR  
CONNECTIVITY  
AND  
LIFESTYLE**

**S. G. HIGHWAY  
S.P. RING ROAD  
SINDHU BHAVAN ROAD  
SCIENCE CITY ROAD  
EDUCATION INSTITUTES  
TEMPLES & DERASAR  
HOSPITALS  
AHMEDABAD'S FINEST CLUBS  
CAFÉS  
RESTAURANT  
SPORTS ACADEMIES  
HOTELS  
CINEMAS  
FUN ZONES**

**ACTUAL VIEW FROM  
90 MTR.**

***Unique Stand Alone Residential Project in West Zone of Ahmedabad.  
A 31 Storey building at Thaltej, Nr. Aryaman Bunglow with Modern & Tallest Living Spaces.***



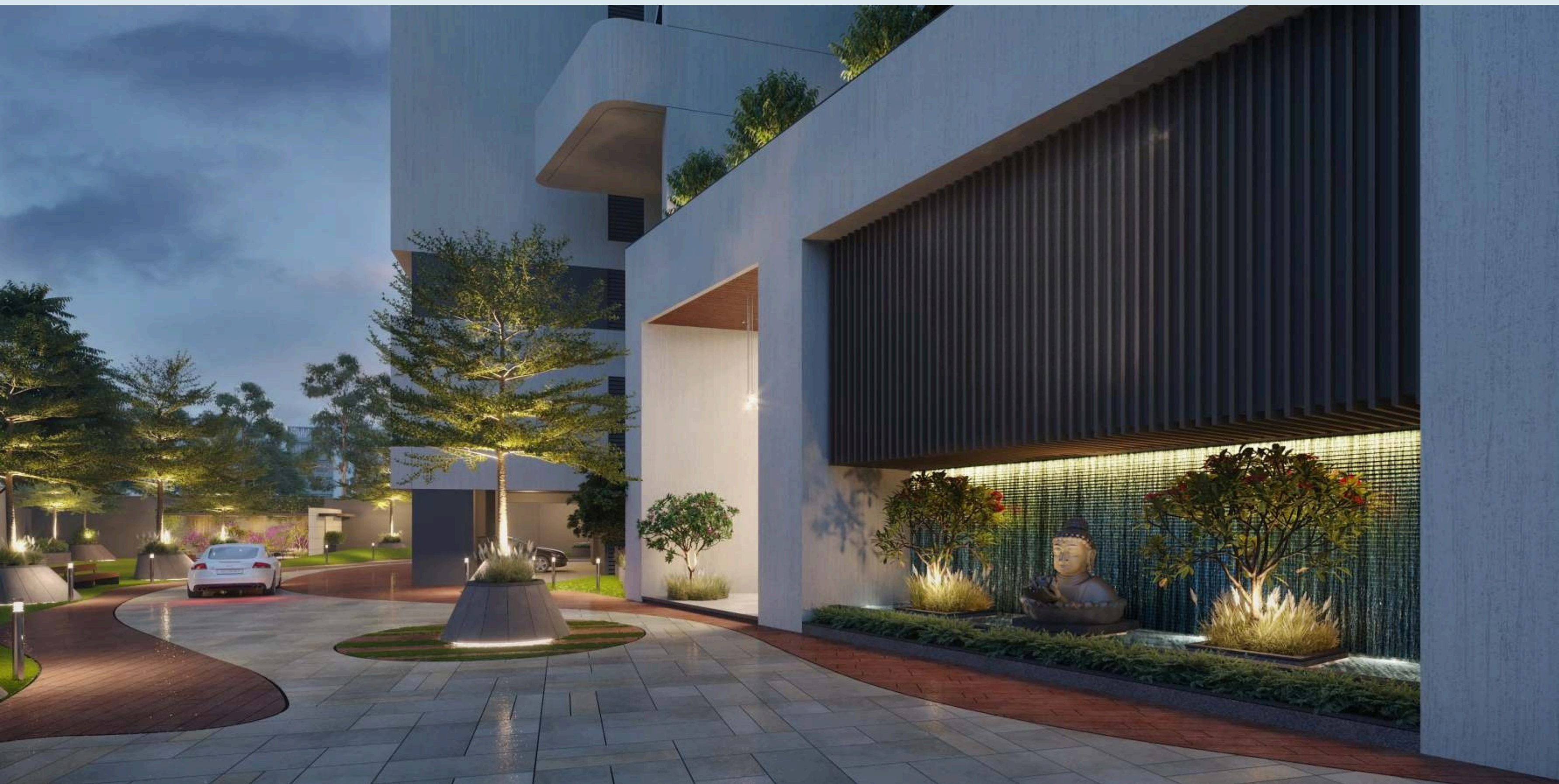
**THE  
AS  
FAR  
AS  
EYE  
CAN  
SEE**


*Take in Magnificent Private view of  
Ahmedabad's Skyline, Refreshing Sunrises,  
Calming Sunsets & Starry Nights with  
Peaceful Huge Balcony.*



**THE**  
**TAKING**  
**LUXURY**  
**TO A**  
**NEW**  
**HORIZON**

*Aesthetically Designed Spaces with Sculptures & Green Landscapes Peacefully Welcomes you while Aqua Bodies Calm your Mind. A Peaceful Welcome after a Day of Work.*





# THE TAKE YOUR BREATH AWAY

*Lazé Up in Spacious Balcony under Colours of Sky or Enjoy Breathtaking views of your Surroundings. Smartly Designed Balconies that gives a Majestic & Panoramic views of Ahmedabad's Skyline. A Viewing Deck with 360° viewing at Top for that Unparallel Cinematic Sky views.*





# THE LUXURIOUS GRAND ARRIVAL

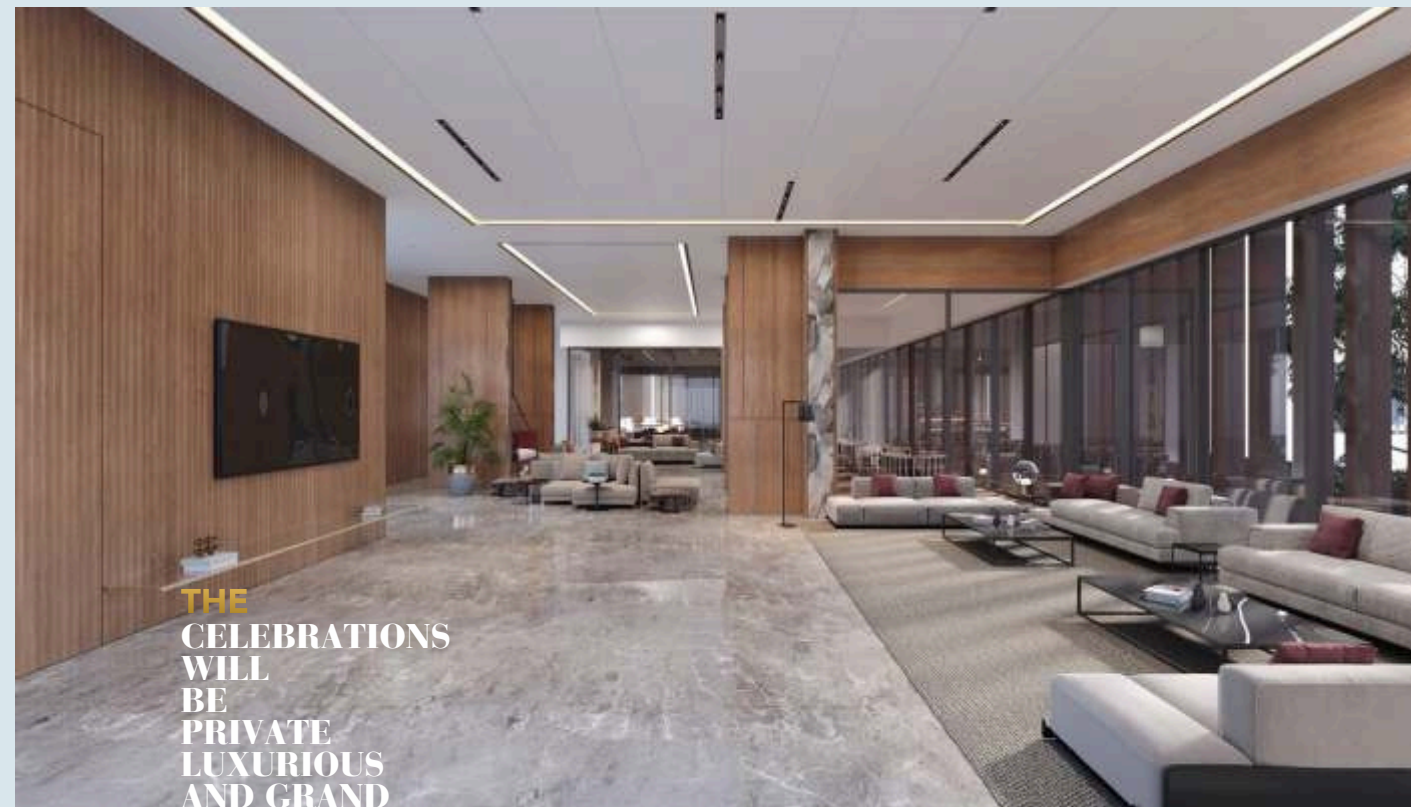
**27 Feet** A Stunning Double  
Height Entry to mark your  
Impressive Arrivals. Grand  
Luxurious & Warm welcoming  
Reception & Comfy waiting area.



**TRANQUIL  
MEDITATIVE  
LANDSCAPES  
MAKES  
MORNINGS  
PLEASANT**



**MORNING  
COFFEES  
TO  
LATE  
NIGHT  
MUNCHING**



**THE  
CELEBRATIONS  
WILL  
BE  
PRIVATE  
LUXURIOUS  
AND GRAND**



**STAYING  
INDOOR  
WILL  
BE FUN  
FILLED  
OPTION**

NORTH



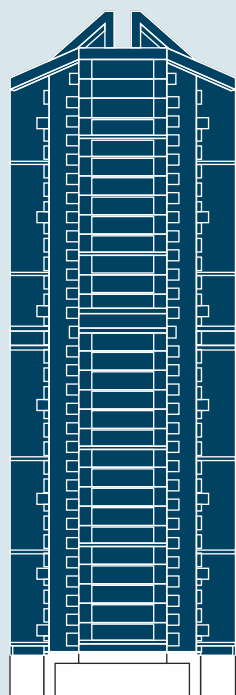
# GROUND FLOOR PLAN

30 MT. WIDE ROAD



## Legends

1. ENTRY GATE
2. SECURITY CABIN
3. SITTING AREA
4. LANDSCAPED SITTING AREA
5. GAZEBO
6. CHILDREN PLAY AREA
7. VISITOR PARKING AREA
8. MEMBERS COVERED PARKING AREA
9. OLD AGE SITTING AREA
10. DOUBLE HEIGHT ENTRANCE FOYER
11. WATER CASCADE
12. JACUZZI
13. SWIMMING POOL
14. WOODEN DECK
15. STORE ROOMS
16. CHANGING ROOMS
17. DISASTER SURVEILLANCE ROOM
18. GARBAGE COLLECTION ROOM
19. LIFT WAITING FOYER
20. CCTV SURVEILLANCE ROOM
21. DRIVERS REST ROOM
22. FIRE SURVEILLANCE ROOM
23. METER ROOM
24. CRECHE
25. SPACE FOR DG SET
26. ARTICULATED PATHWAY
27. SPACE FOR ELECTRIC SUBSTATION
28. WALKING TRACK



Ground Floor

DOWN TO BASEMENT

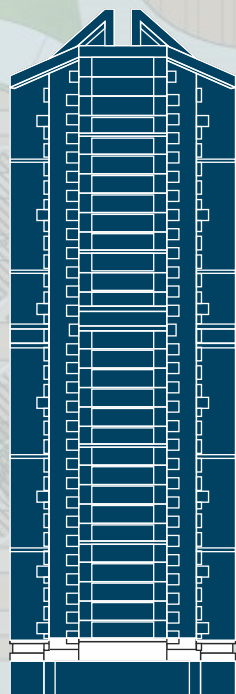
NORTH

AIR DUCT

# FIRST FLOOR PLAN



1. DOUBLE HEIGHT ENTRANCE FOYER BELOW
2. WOMEN REST ROOM
3. STEAM ROOM
4. CHANGING ROOM
5. MEN REST ROOM
6. CHANGING ROOM
7. STEAM ROOM
8. FITNESS AREA
9. DOUBLE HEIGHTS SWIMMING POOL BELOW
10. POOL BAR & DECK BELOW
11. COMMON FOYER
12. STORE
13. KITCHEN
14. TOILET
15. INDOOR GAMES
16. CAFÉ
17. DECK
18. MULTI PURPOSE HALL
19. RECEPTION AREA
20. TOILET
21. GUEST ROOM
22. DRESS TOILET
23. SPA
24. TOILET
25. GUEST ROOM
26. DRESS TOILET



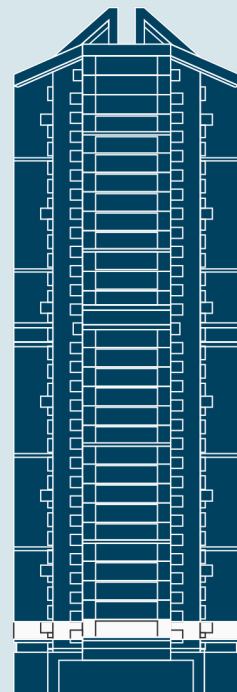
**Amenities Floor**

FRESH AIR DUCT FROM  
 FRESH AIR DUCT FROM  
 FRESH AIR DUCT FROM  
 FRESH AIR DUCT FROM

NORTH



# SECOND FLOOR PLAN

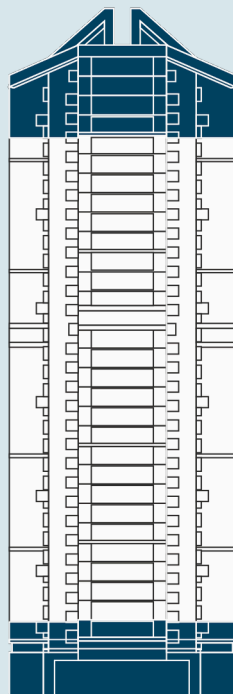


Second floor

NORTH



# TYPICAL FLOOR PLAN 3<sup>rd</sup> to 28



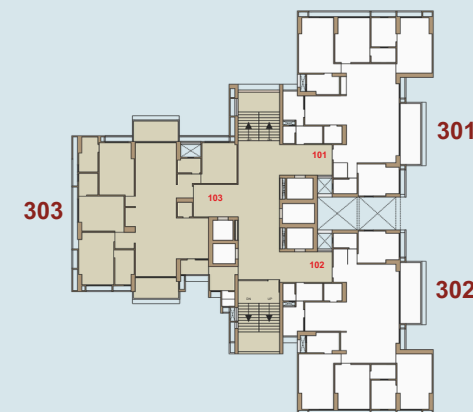
3rd to 28th Floor



NORTH



UNIT  
TYPE A



NORTH



UNIT  
TYPE B

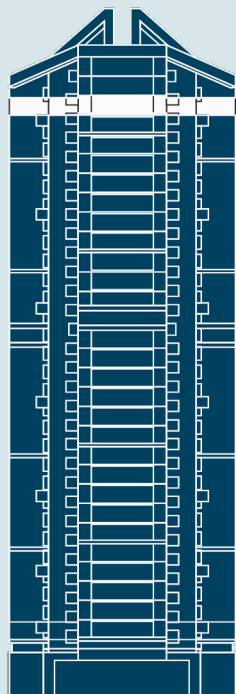


NORTH

# TYPICAL FLOOR PLAN 30



30th Floor





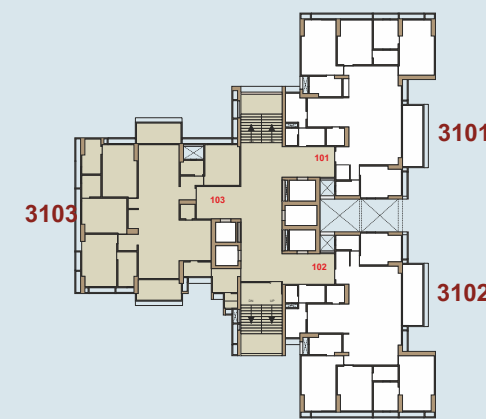
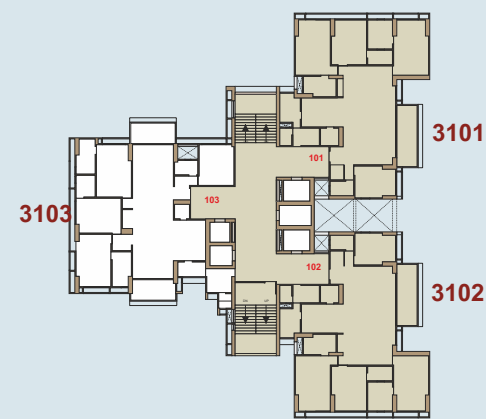
**A**  
TYPE

**PENTHOUSE  
LOWER LEVEL  
FLOOR  
PLAN 3103**



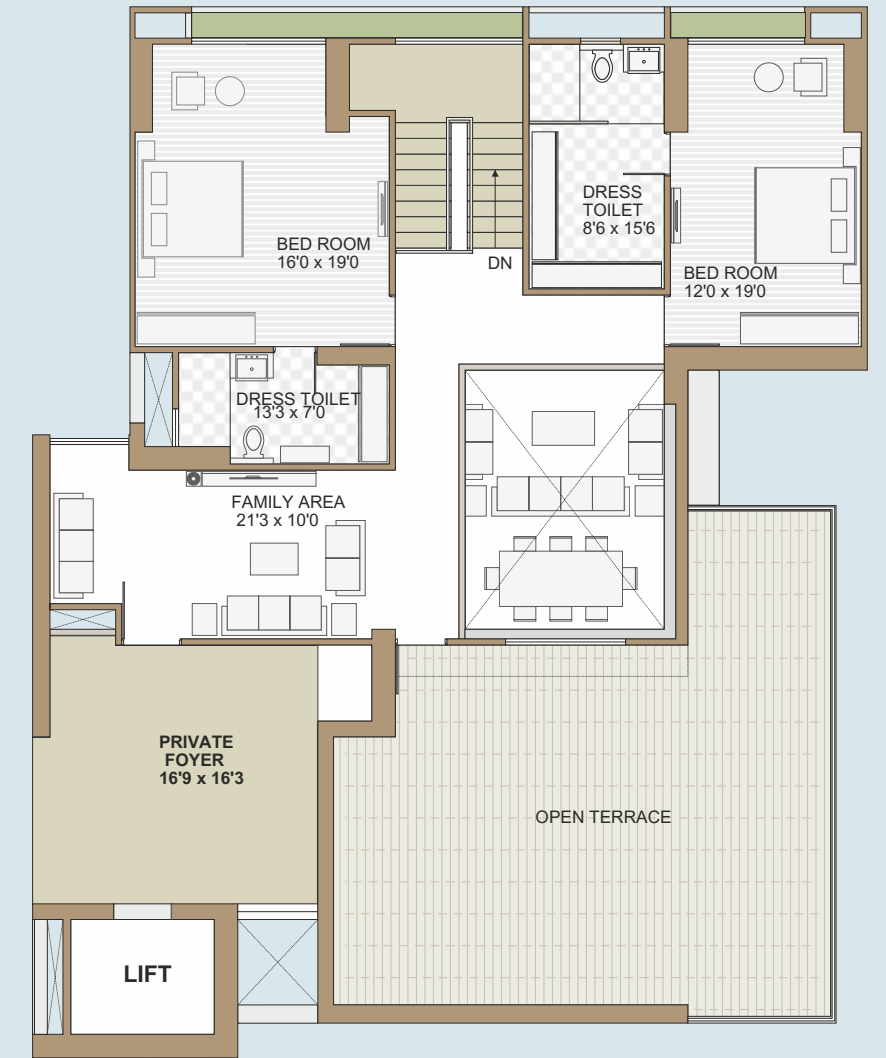
**B**  
TYPE

**PENTHOUSE  
LOWER LEVEL  
FLOOR  
PLAN 3101**



**A**  
TYPE

**PENTHOUSE  
UPPER LEVEL  
FLOOR  
PLAN 3203**



**B**  
TYPE

**PENTHOUSE  
UPPER LEVEL  
FLOOR  
PLAN 3201**



# AMENITIES & SPECIFICATION

## GROUND FLOOR AMENITIES

- ✓ SWIMMING POOL JACUZZI
- ✓ WOODEN DECK LANDSCAPED
- ✓ SITTING AREA CRECHE GAZEBO
- ✓ CHILDREN PLAY AREA VISITORS
- ✓ PARKING AREA SENIOR SITTING AREA
- ✓ DOUBLE HEIGHT ENTRANCE FOYER
- ✓ WATER CASCADE
- ✓ CHANGING ROOMS DISASTER SURVEILLANCE ROOM
- ✓ CCTV
- ✓ SURVEILLANCE ROOM DRIVERS REST ROOM
- ✓ FIRE SURVEILLANCE ROOM
- ✓
- ✓
- ✓
- ✓

## FIRST FLOOR AMENITIES

- ✓ CLUB HOUSE
- ✓ FITNESS AREA
- ✓ MEN CHANGING ROOM & TOILET
- ✓ MEN STEAM ROOM
- ✓ WOMEN CHANGING ROOM & TOILET
- ✓ LADIES STEAM AREA
- ✓ GUEST ROOM
- ✓ SPA AREA
- ✓ SITTING LOUNGE
- ✓ MULTI PURPOSE HALL
- ✓ CAFE AREA
- ✓ WOODEN DECK
- ✓ KITCHEN & STORE
- ✓ INDOOR GAMES
- ✓ DOUBLE HEIGHT AREA OVERLOOKING ENTRANCE FOYER
- ✓ DOUBLE HEIGHT AREA OVERLOOKING SWIMMING POOL

## SPECIFICATION

- ELEVATOR** MITSUBISHI, KONE OR EQUIVALENT
- BATH FITTINGS** GROHE, HANSGROHE, VILLEROY & BOCH OR EQUIVALENT
- PLUMBING** GEBERIT, VIEGA, ASTRAL OR EQUIVALENT
- WINDOW & GLASS** SCHUCO, JINDAL, SAINT-GOBAIN OR EQUIVALENT
- ELECTRICAL** LEGRAND, SCHNEIDER, MITSUBISHI OR EQUIVALENT
- FLOORING** ITALIAN OR EQUIVALENT IMPORTED TILES

