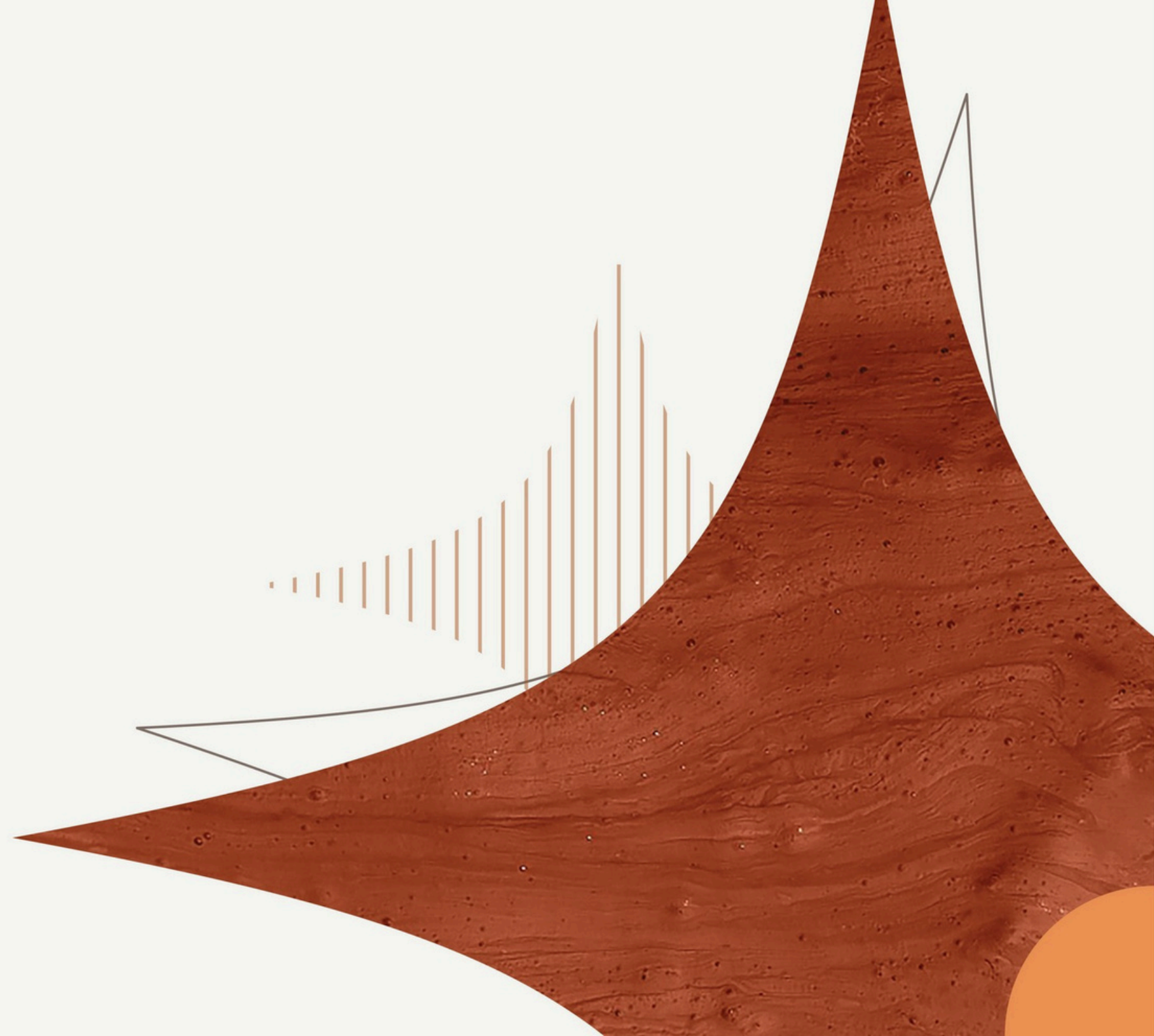


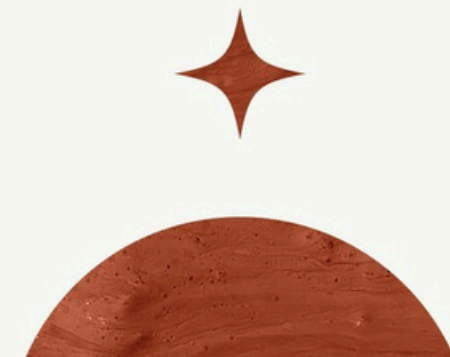


ADDOWN REALTY

— Connecting You To Your Perfect Property —



4 & 5 BHK RESIDENCES



RAA15836



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ARRIVE IN LIFE ARRIVE AT AMARIS

There are homes you live in and there are places you arrive at.

Amaris is built for that moment in life when you've achieved, when you've grown, when your home should reflect not just where you are, but who you've become.

At Amaris, space is abundant and privacy is instinctive. Connectivity is seamless and comfort is redefined. From expansive 4 BHK apartments and 5 BHK duplex penthouses with wide balconies, to details that make each day effortless, Amaris is more than a residence, it's a destination.

Arrive in life. Arrive at Amaris.





LIFE, WELL COMPOSED

Here, every day is designed to flow with ease.

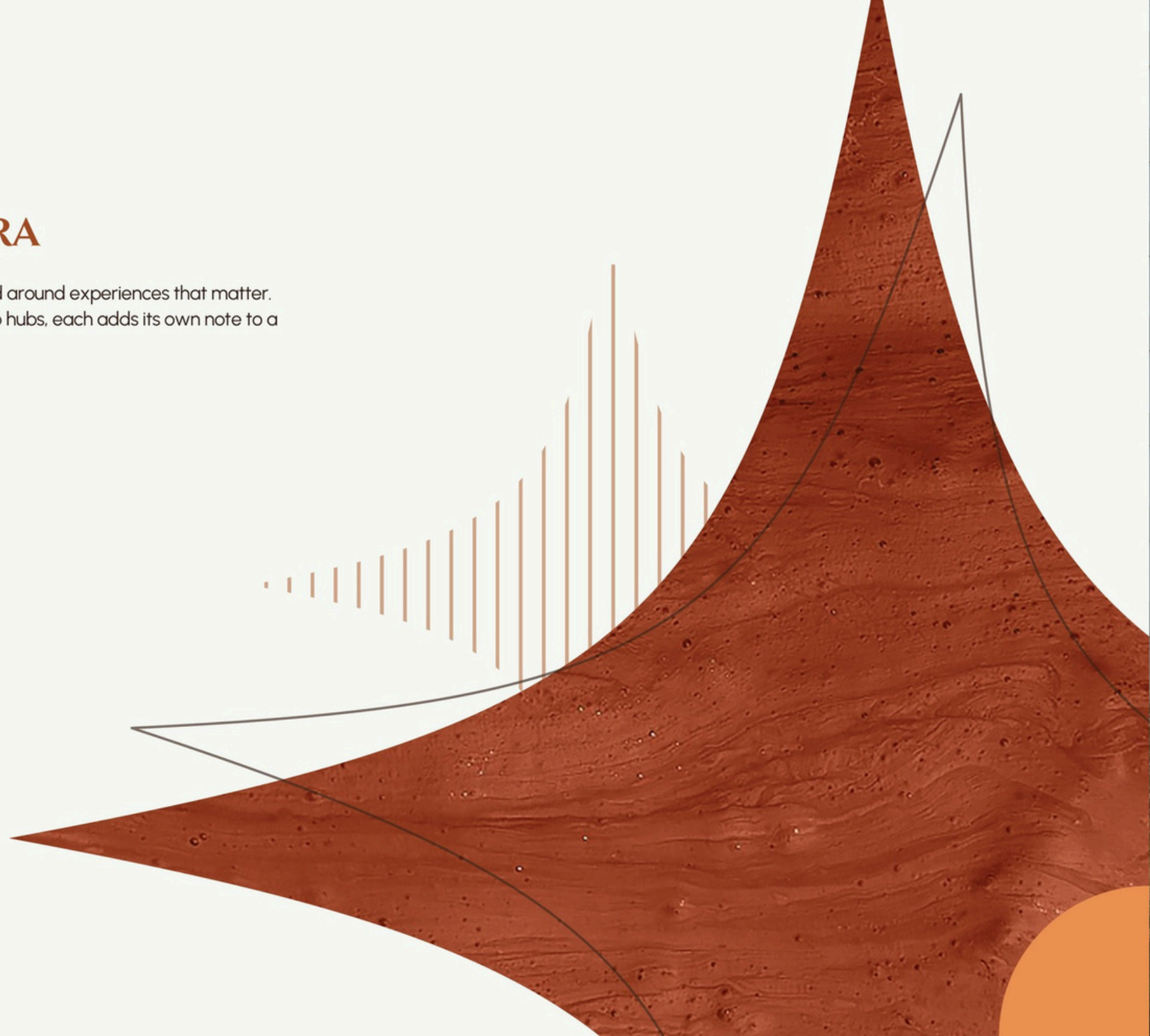
A quiet reading corner where the world slows down. A lawn where family gatherings become traditions. A park where pets and children find their freedom.

Nothing rushed. Nothing random. Just life unfolding with intention.



THE AMENITY ORCHESTRA

This community is shaped around experiences that matter.
Thoughtfully grouped into hubs, each adds its own note to a
balanced life.



CALM HUB

Yoga and meditation spaces, reflexology paths, and serene seating for elders.
A place where the body rests and the mind resets.



Yoga Zone



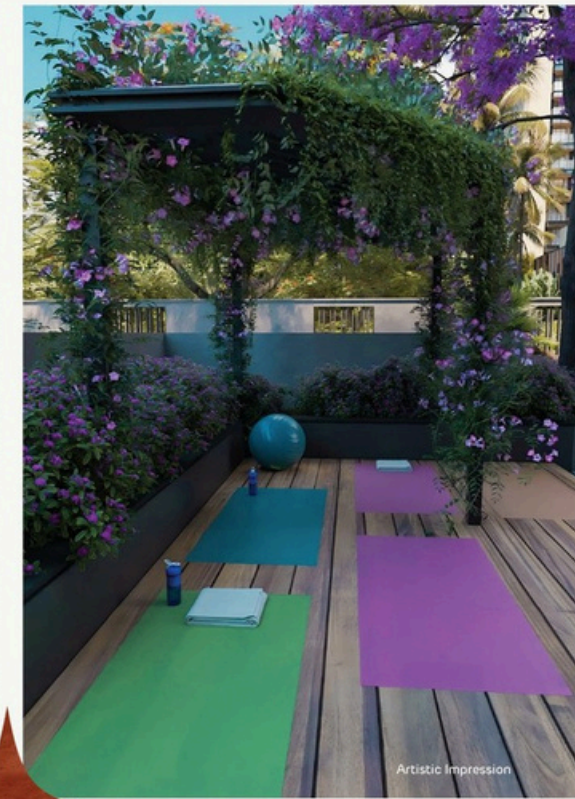
Meditation Zone



Reflexology Path



Senior Citizen Sitouts



ACTIVE HUB

Swimming pool, climbing wall, pedestrian walkway, cricket pitch, basketball and pickleball courts—movement here takes many forms, all encouraging.



Swimming Pool



Calisthenics Area



Climbing Wall



Pedestrian Walkway



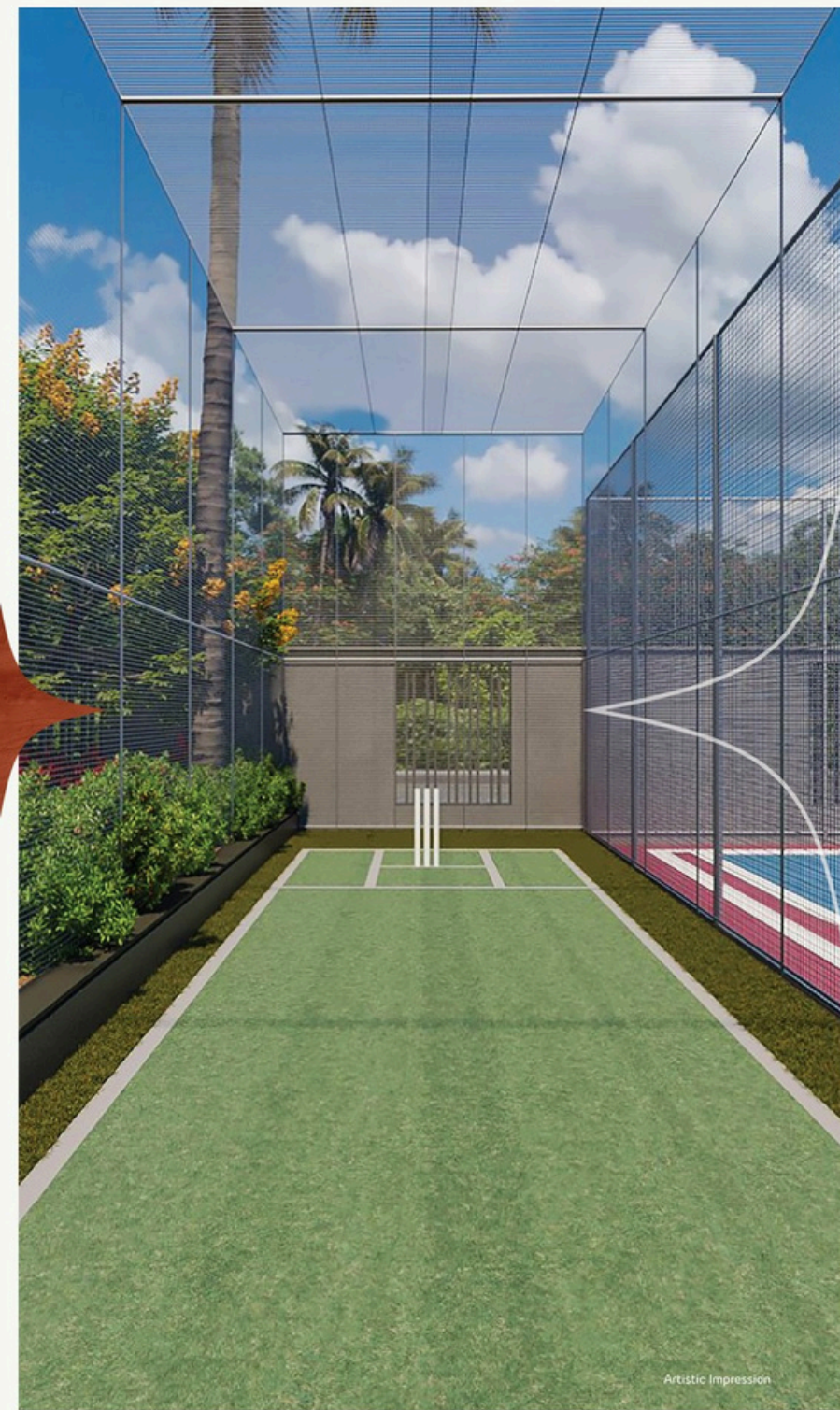
Cricket Practice Pitch



Pickleball Court



Multipurpose Court





LEISURE HUB

A mini theatre for stories, flea market corners for weekends, BBQ zones for evenings with friends, games and reading nooks for leisure.



Club House



Indoor Games



Flea Market Area



BBQ Zone

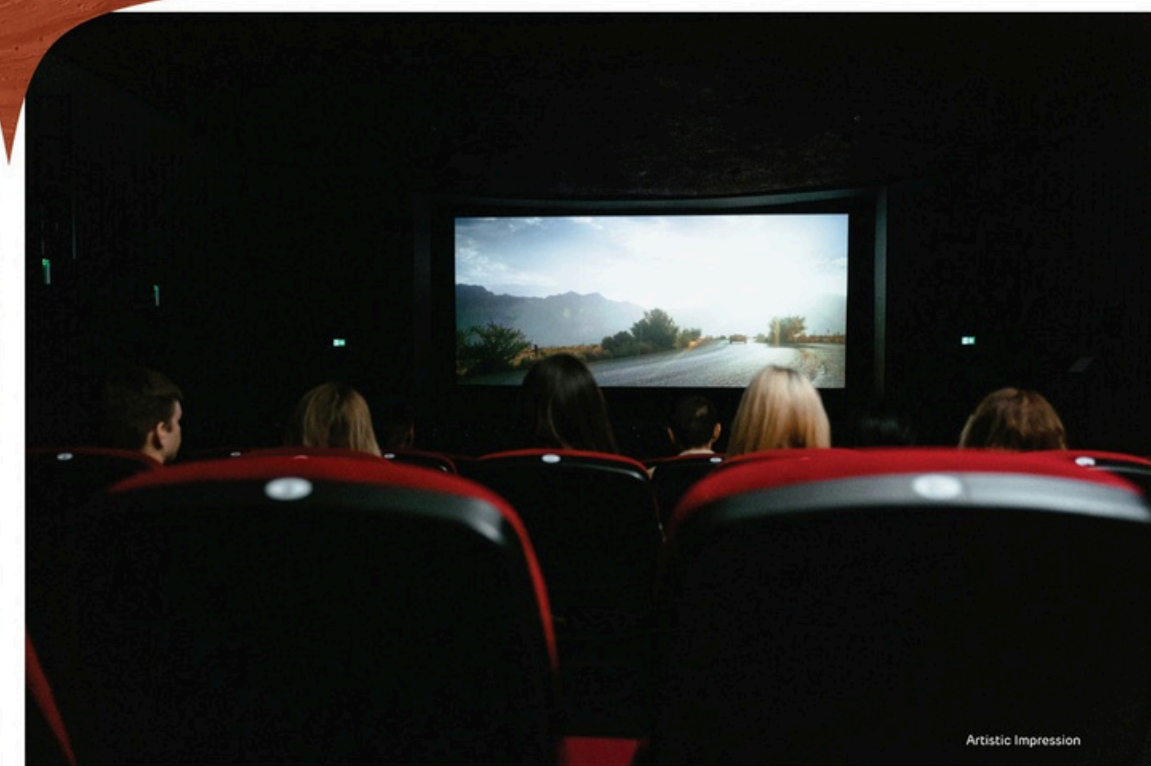


Reading Corner



Mini Theatre





FAMILY HUB

Play zones for children, a tot lot for little steps, a park for pets, and a party lawn for life's big and small celebrations.



Kids Play Area



Tot Lot



Pet Park



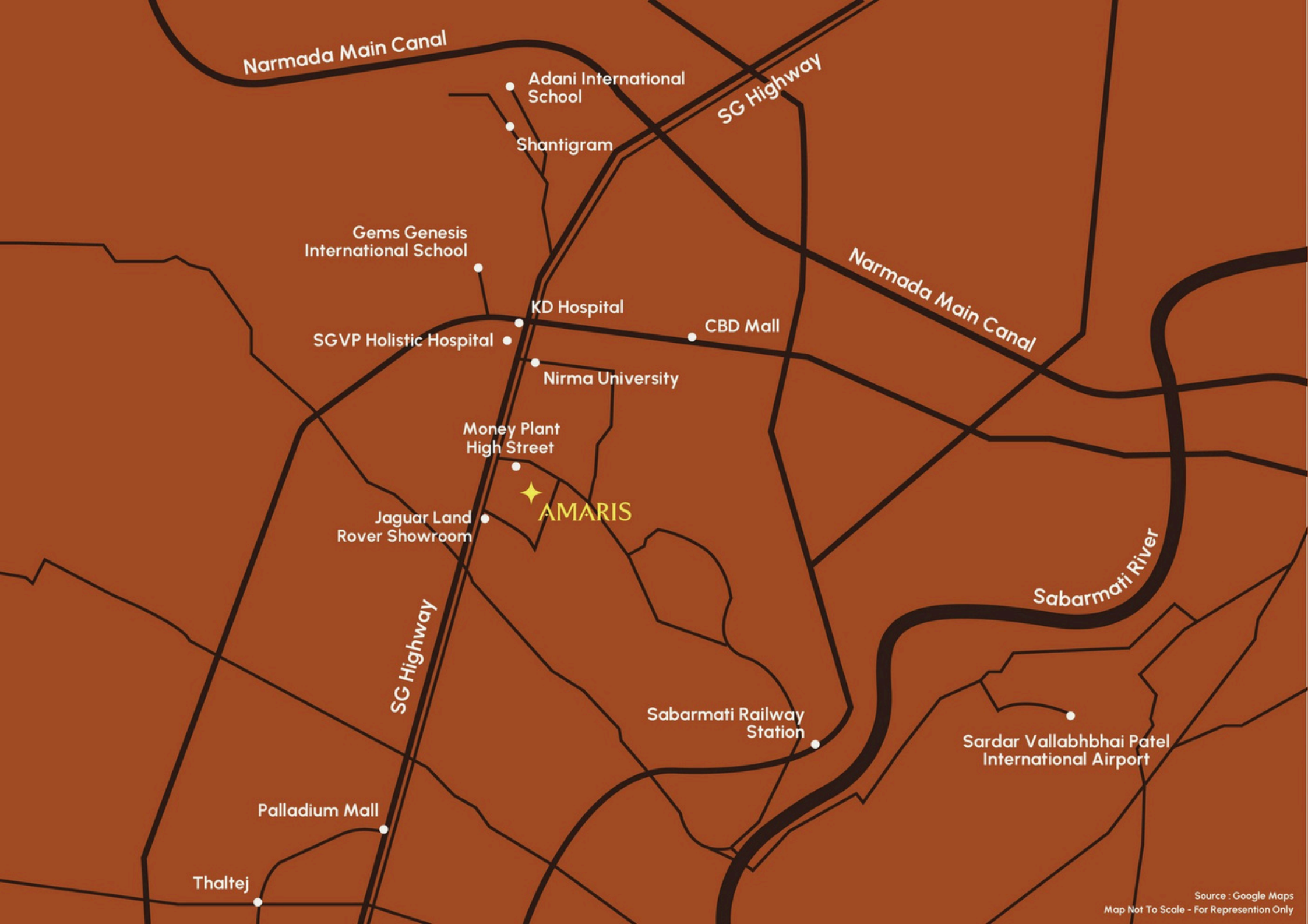
Central Party Lawn



Banquet Hall







Source : Google Maps
Map Not To Scale - For Representation Only

A LOCATION THAT GROUNDS YOU

Set just off SG Highway, this address balances peace with accessibility. You're part of an established neighbourhood, close to institutions, healthcare, workplaces, and weekend escapes.

EDUCATIONAL INSTITUTIONS

1. Nirma University (2.9 Km)
2. Adani International School (8.7 Km)
3. Gems Genesis International School (5 Km)

CONNECTIVITY

1. Sabarmati Railway Station (8.3 Km)
2. Sardar Vallabhbhai Patel International Airport (15 Km)
3. Thaltej (9.5 Km)
4. Shantigram (5.8 Km)
5. JLR Showroom (0.6 Km)

ENTERTAINMENT

1. CBD Mall (5.8 Km)
2. Palladium Mall (7.2 Km)

HOSPITALS

1. KD Hospital (3.7 Km)
2. SGVP Holistic Hospital (4.2 Km)



Scan For Location

It's not just connected.
It's complete.

Source : Google Maps
Approximated Distance in KMs





Artistic Impression

A CANVAS OF SPACE AND SCALE

Spread across 3.94 acres, this intimate community of just 192 homes in 4 mid rise towers, Amaris invites you to experience space, serenity, and growth.

4 BHK Residences

*188.28 - 229.39 Sq. Mtr.
*(2026.64 - 2469.15 Sq. Ft.)

5 BHK Duplex Penthouses With Private Terrace

*317.62 - 398.81 Sq. Mtr. + Terrace
*(3418.86 - 4292.79 Sq. Ft.) + Terrace

Building Floors

Ground + 13 Floors

◆ Low density means fewer neighbours, more privacy, and spaces designed with balance in mind. ◆

*RERA Carpet + Exclusive Area



A DIFFERENCE YOU CAN FEEL

Here, details matter - not for show, but for how they shape everyday life.



3 Reserved Car
Parking



Seamless Access to
Social & Civic Hubs



Retail Free
Zoning



Servant
Rooms



5 High Speed Elevators
(4 for Owner, 1 for Services)



Low Density
Mid-Rise Design



2 Balconies in 4BHK
3 Balconies + Terrace in 5BHK



Pre-Certified for Design
Gold

◆ It's a comfort that doesn't need to be loud. It simply works.

MASTER PLANS

MASTER PLAN



FIRST FLOOR PLAN



- LEGENDS**
- 1. ENTRY
 - 2. EXIT
 - 3. DRIVEWAY PLAZA
 - 4. ENTRY/EXIT TO RAMP
 - 5. DROP-OFF PLAZA
 - 6. SECURITY CABIN
 - 7. PEDESTRIAN WALKWAY
 - 8. FLEA MARKET AREA
 - 9. SITTING AREA
 - 10. WAY TO FOYER
 - 11. CALISTHENICS EXERCISE
 - 12. YOGA / MEDITATION DECK
 - 13. LAWN WITH SEATER
 - 14. YOGA DECK
 - 15. TOT LOT
 - 16. KIDS' PLAY AREA
 - 17. ADVENTURE PARK
 - 18. PICKLE BALL COURT
 - 19. PET'S PARK
 - 20. OUTDOOR WORKSTATION
 - 21. REFLEXLOGY WALK
 - 22. SENIOR'S PAVILION
 - 23. PLANTER SEATING
 - 24. SPILL-OUT OPEN LAWN
 - 25. INFORMAL READING SPACE
 - 26. SWING SEATERS
 - 27. OUTDOOR GYM
 - 28. SEATING AREA WITH SWINGS
 - 29. VISITOR PARKING
 - 30. MULTIPURPOSE COURT
 - 31. PRACTICE PITCH
 - 32. BBQ AREA
 - 33. INDOOR BOARD GAMES
 - 34. CLIMBING WALL
 - 35. MINI GOLF
 - 36. POOL DECK
 - 37. SWIMMING POOL
 - 38. KIDS' POOL
 - 39. OUTDOOR SHOWER
 - 40. FEATURE WALL WITH SPOUT
 - 41. SERVICE AREA
 - 42. GARBAGE COLLECTION
- CLUBHOUSE**
- A. DOUBLE HEIGHT ENTRANCE
 - B. RECEPTION
 - C. BANQUET HALL
 - D. KITCHEN
 - E. TOILET
 - F. TODDLERS PLAY AREA
 - G. INDOOR GAMES
 - H. W.C.
 - I. SHOWER
 - J. CHANGING ROOM

- CLUBHOUSE**
- A. LOUNGE
 - B. THEATRE
 - C. LIBRARY / WORK FROM HOME
 - D. BILLIARDS ROOM
 - E. MANAGER CABIN
 - F. TOILET
 - G. GYMNASIUM
 - H. YOGA DECK



ARRIVE TO AN
ADDRESS OF DISTINCTION



Crafted for lives lived beyond the ordinary
Sophistication found in thoughtful design



FLOOR PLANS AND
UNIT CONFIGURATION



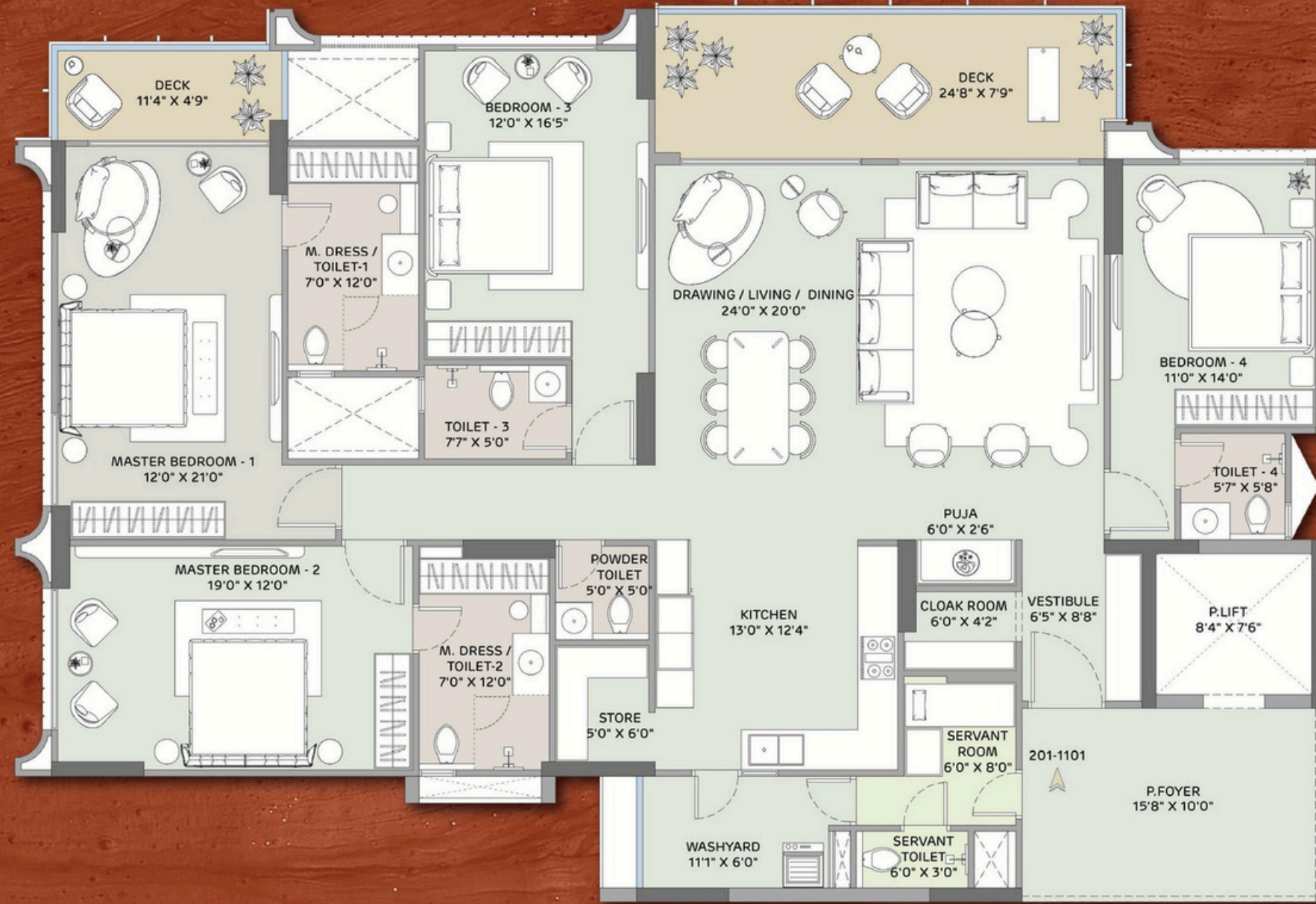
TOWER A&B



Tower A-Typical Floor Plan



Tower B-Typical Floor Plan



TOWER A&B UNIT PLAN

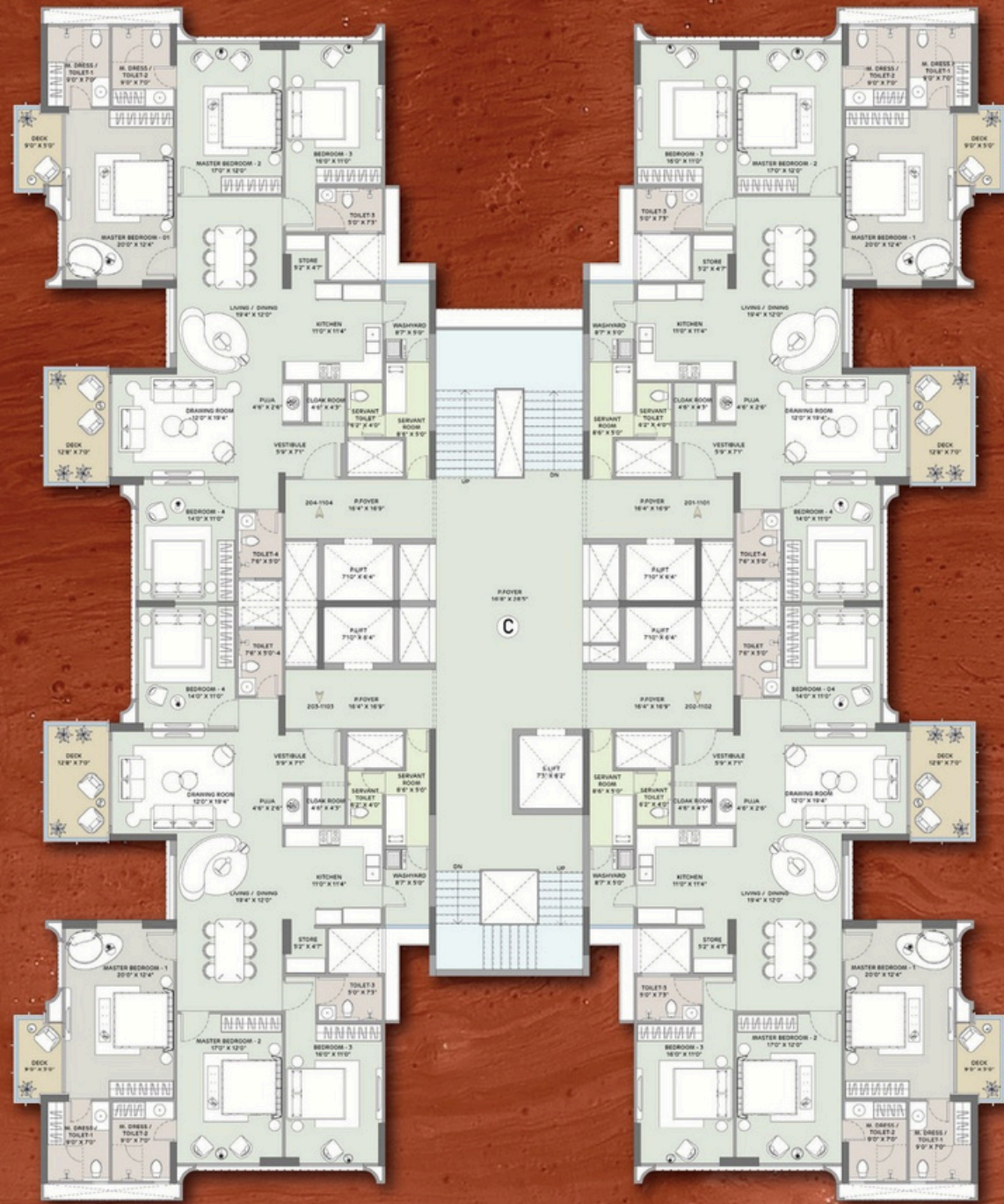
Unit Type | 4BHK - Type A
80 Units

AREA DETAILS	RERA CARPET AREA	BALCONY AREA	UTILITY AREA	TOTAL AREA
Sq. Mtr.	200.66	22.94	5.79	229.39
Sq. Ft.	2159.90	246.92	62.32	2469.15

TOWER C&D

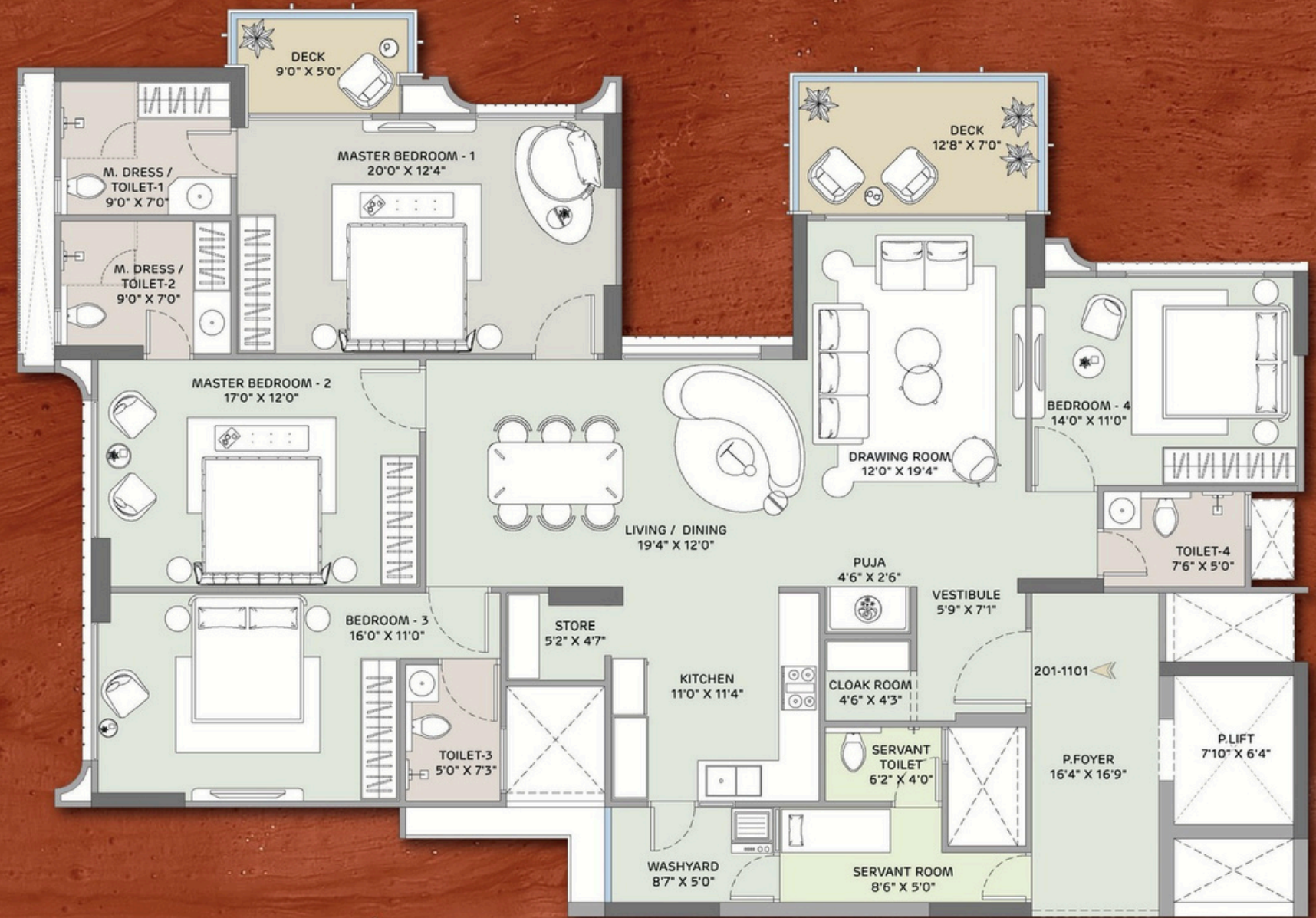


Tower C-Typical Floor Plan

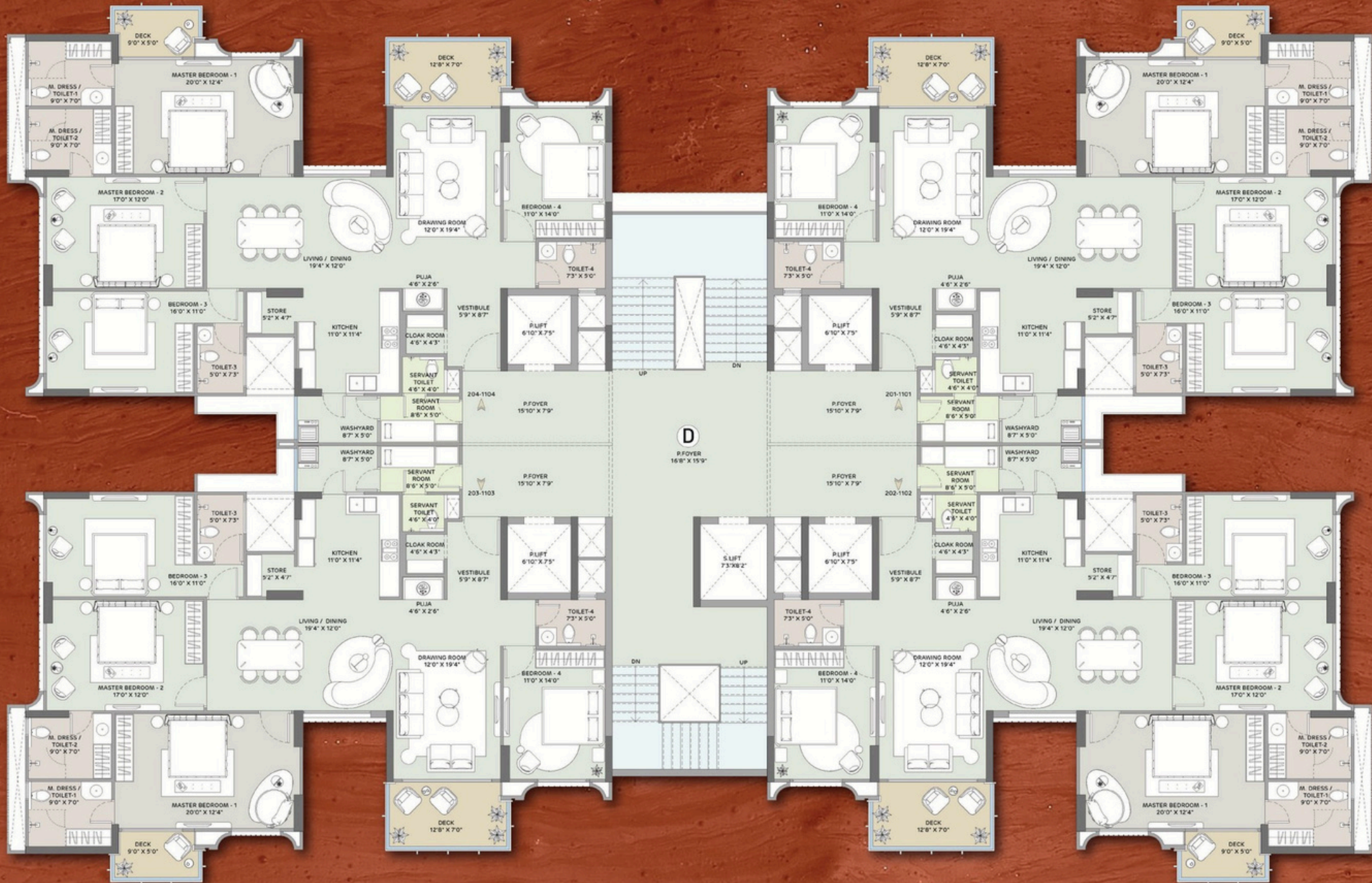


TOWER C UNIT PLAN

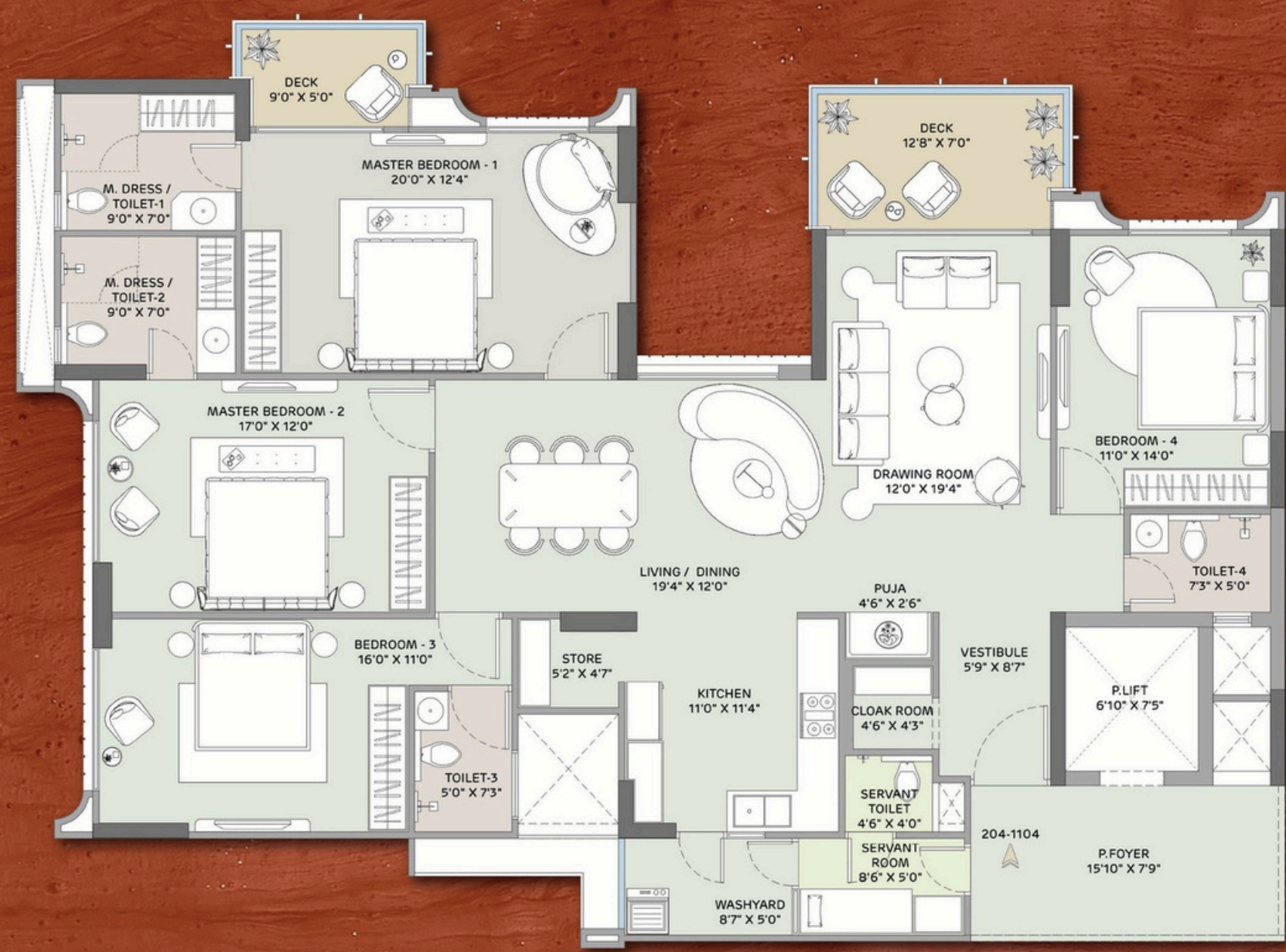
Unit Type | 4BHK - Type B
40 Units



AREA DETAILS	RERA CARPET AREA	BALCONY AREA	UTILITY AREA	TOTAL AREA
Sq. Mtr.	173.59	12.38	4.01	189.98
Sq. Ft.	1868.52	133.25	43.16	2044.94



Tower D-Typical Floor Plan



TOWER D UNIT PLAN

Unit Type | 4BHK - Type C
40 Units

AREA DETAILS	RERA CARPET AREA	BALCONY AREA	UTILITY AREA	TOTAL AREA
Sq. Mtr.	172.02	12.28	3.98	188.28
Sq. Ft.	1851.62	132.18	42.84	2026.64



ARRIVE ABOVE IT ALL



The Penthouses at
Amaris



Tower A-Duplex Penthouse Lower Level Floor Plan



Tower A-Duplex Penthouse Upper Level Floor Plan



Tower B-Duplex Penthouse Lower Level Floor Plan



Tower B-Duplex Penthouse Upper Level Floor Plan



TOWER A&B DUPLEX PENTHOUSE LOWER LEVEL UNIT PLAN

Unit Type | 5BHK Duplex Penthouse
Type A-08 Units

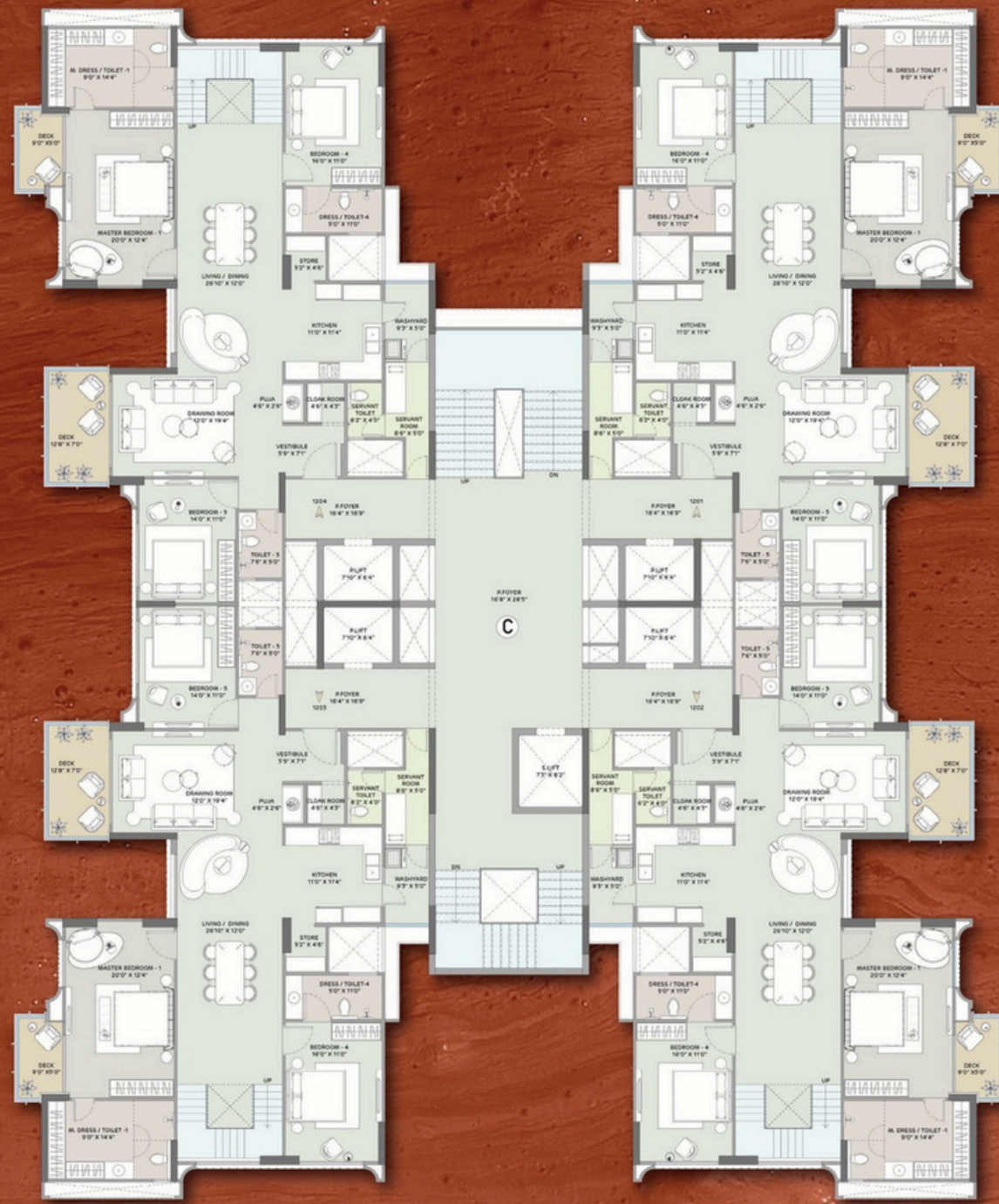
AREA DETAILS	RERA CARPET AREA	BALCONY AREA	UTILITY AREA	TOTAL AREA (EXCLUDING TERRACE)
Sq. Mtr.	364.78	28.24	5.79	398.81
Sq. Ft.	3926.49	303.97	62.32	4292.79



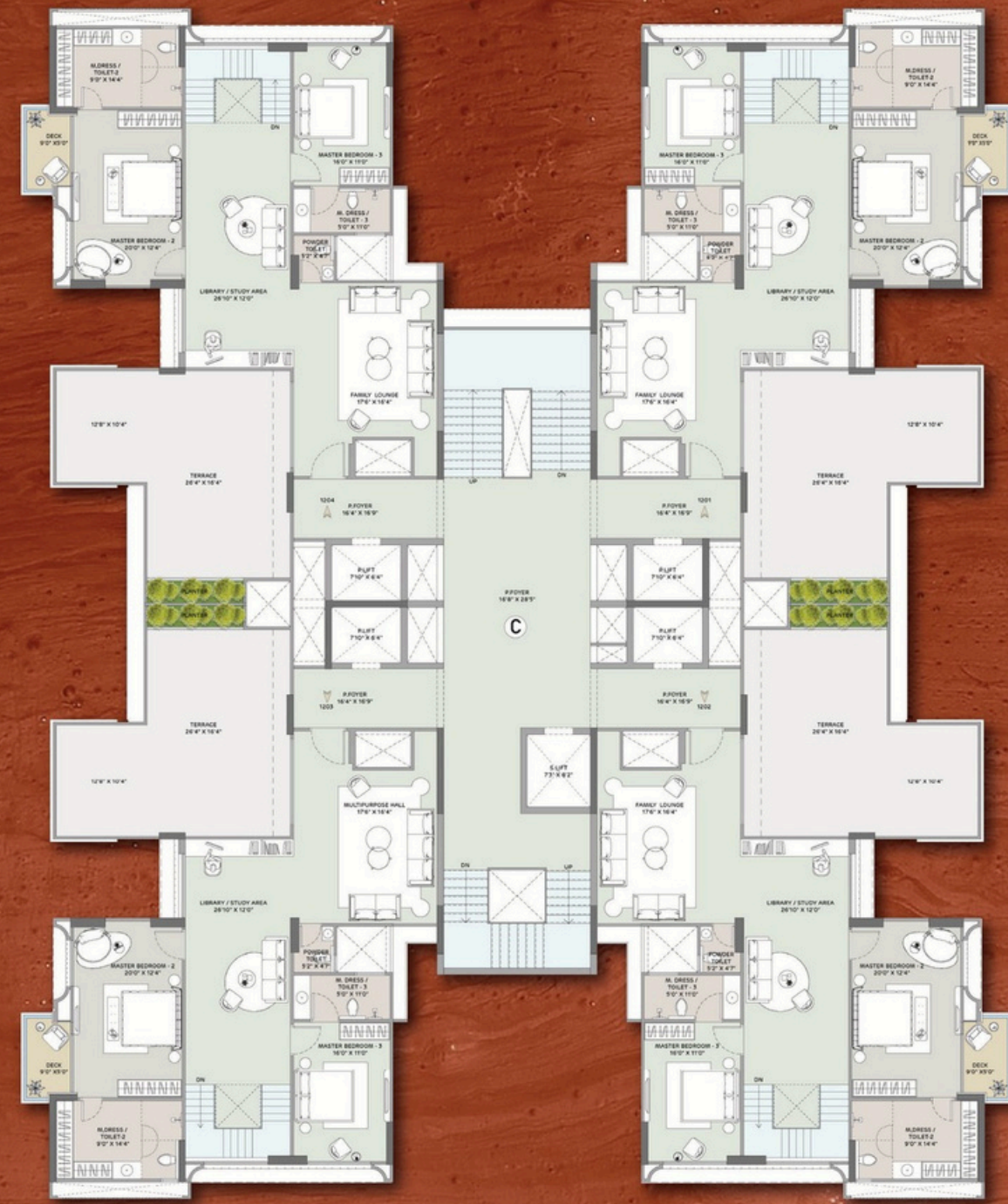
TOWER A&B DUPLEX PENTHOUSE UPPER LEVEL UNIT PLAN

Unit Type | 5BHK Duplex Penthouse
Type A-08 Units

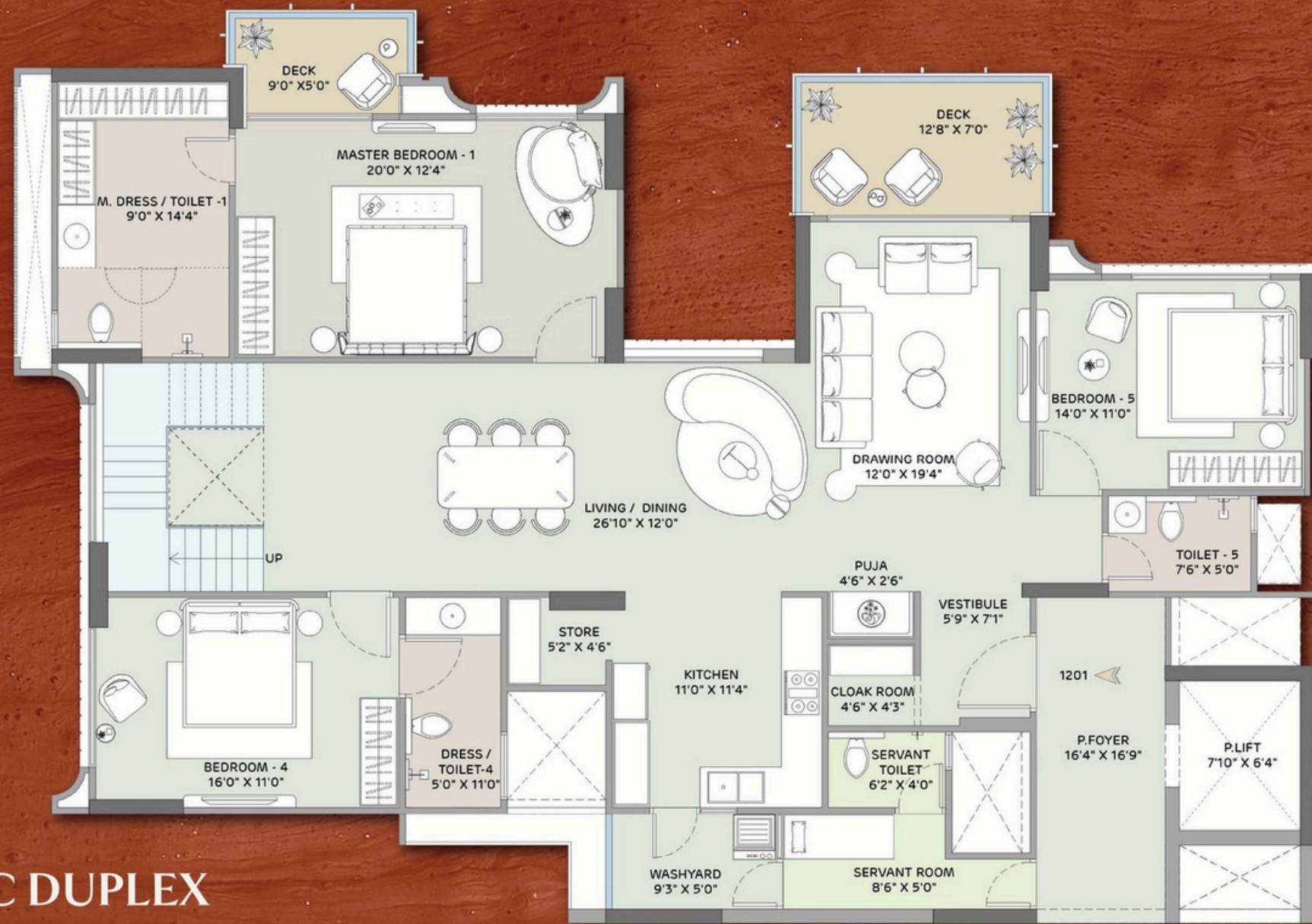
AREA DETAILS	TERRACE AREA
Sq. Mtr.	53.32
Sq. Ft.	573.93



Tower C-Duplex Penthouse Lower Level Floor Plan



Tower C-Duplex Penthouse Upper Level Floor Plan



TOWER C DUPLEX PENTHOUSE LOWER LEVEL UNIT PLAN

Unit Type | 5BHK Duplex Penthouse
Type B-04 Units

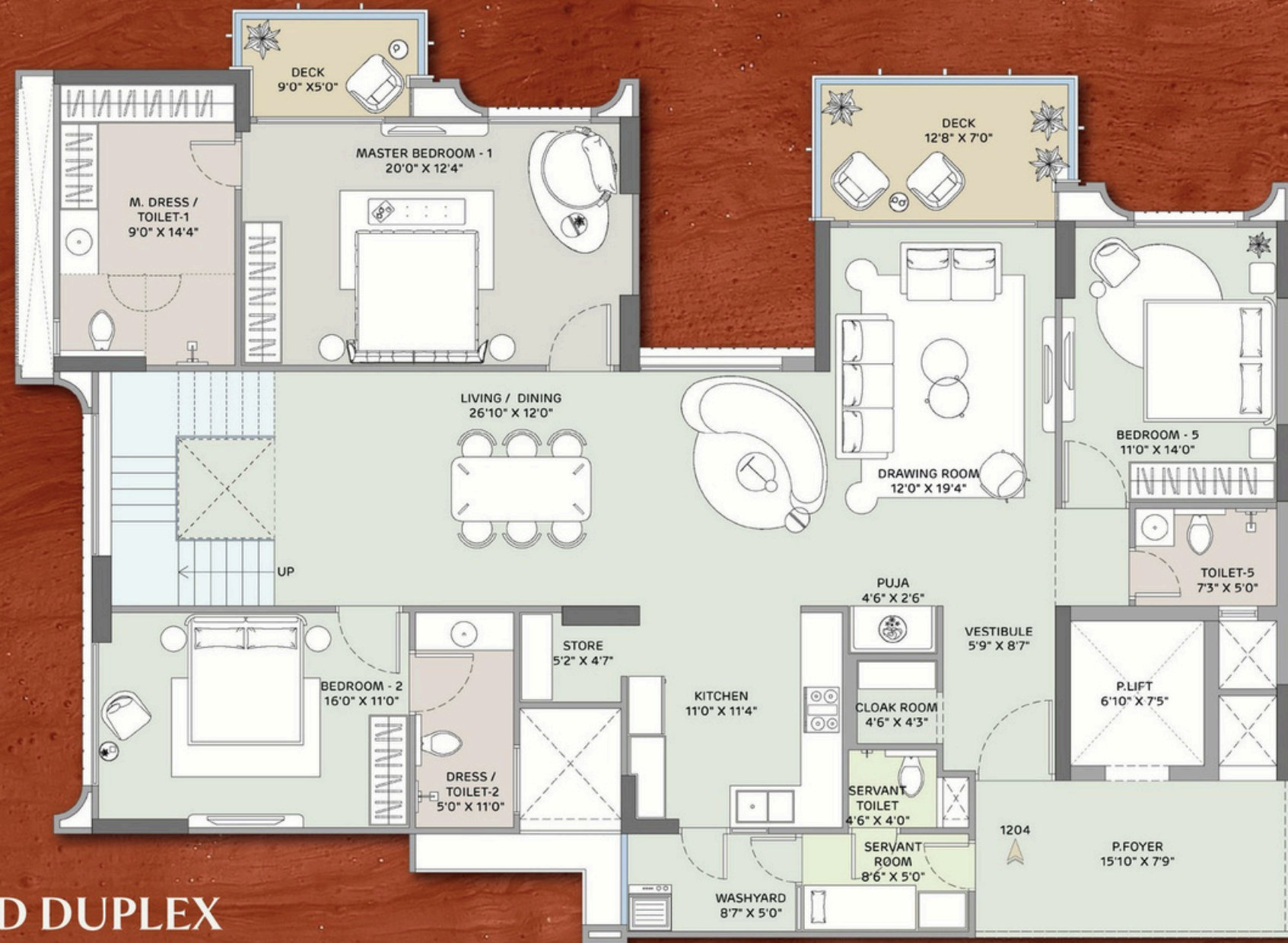
AREA DETAILS	RERA CARPET AREA	BALCONY AREA	UTILITY AREA	TOTAL AREA (EXCLUDING TERRACE)
Sq. Mtr.	301.34	16.61	4.01	321.96
Sq. Ft.	3243.62	178.79	43.16	3465.57



TOWER C DUPLEX PENTHOUSE UPPER LEVEL UNIT PLAN

Unit Type | 5BHK Duplex Penthouse
Type B-04 Units

AREA DETAILS	TERRACE AREA
Sq. Mtr.	50.73
Sq. Ft.	546.05



TOWER D DUPLEX PENTHOUSE LOWER LEVEL UNIT PLAN

Unit Type | 5BHK Duplex Penthouse
Type C-04 Units

AREA DETAILS	RERA CARPET AREA	BALCONY AREA	UTILITY AREA	TOTAL AREA (EXCLUDING TERRACE)
Sq. Mtr.	297.27	16.37	3.98	317.62
Sq. Ft.	3199.81	176.20	42.84	3418.86



TOWER D DUPLEX PENTHOUSE UPPER LEVEL UNIT PLAN

Unit Type | 5BHK Duplex Penthouse
Type C-04 Units

AREA DETAILS	TERRACE AREA
Sq. Mtr.	50.44
Sq. Ft.	542.93



SPECIFICATIONS

Living Room / Dining Room

- Floor**
Vitrified tiles
- Wall**
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

Store

- Floor**
Vitrified tiles
- Wall**
Internal walls putty finished/gypsum plaster
- Ceiling**
Unfinished

Master Bedroom

- Floor**
Laminated wooden flooring
- Wall**
Internal walls putty finished/gypsum plaster
- Ceiling**
Unfinished
- Doors**
Wooden/wpc flush door with laminate on both side
- Windows/Glazing**
Aluminium windows

Balcony (Living + Master)

- Floor**
Laminated wooden flooring
- Wall**
Weatherproof paint
- Ceiling**
Wooden/wpc sheet finished ceiling

Other Bedroom

- Floor**
Vitrified tiles
- Wall**
Internal walls putty finished/gypsum plaster
- Ceiling**
Unfinished
- Doors**
Wooden/wpc flush door with laminate on both side
- Windows/Glazing**
Aluminium windows

- Doors**
External door : Aluminium door
- Others**
Glass railing

Kitchen

- Floor**
Vitrified tiles
- Wall**
Internal walls putty finished/gypsum plaster
- Ceiling**
Unfinished
- Doors**
External door : aluminium door
- Windows/Glazing**
Aluminium windows
- Others**
Vitrified tiles Dado upto door lintel level above vitrified tile platform with stainless steel sink single bowl

Utility Area

- Floor**
Vitrified Tiles
- Wall**
Internal walls putty finished/gypsum plaster

Master Bathroom

- Floor**
Vitrified tiles
- Wall**
Internal walls putty finished/gypsum plaster
- Ceiling**
Gypsum tile grid ceiling
- Doors**
Wooden/wpc flush door with laminate on both side
- Windows/Glazing**
Aluminium windows
- Others**
Kohler/Jaquar equivalent sanitaryware. Standard make plumbing. Dado upto door lintel height

- Ceiling**
Putty/gypsum plaster and paint finished

- Others**
Parapet wall

Other Bathroom

- Floor**
Vitrified tiles
- Wall**
Internal walls putty finished/gypsum plaster
- Ceiling**
Gypsum tile grid ceiling
- Doors**
Wooden/wpc flush door with laminate on both side
- Windows/Glazing**
Aluminium windows
- Others**
Kohler/Jaquar equivalent sanitaryware. Standard make plumbing. Dado upto door lintel height

Electrical

Adequate light points in rooms and geyser points in bathroom, VRV outdoor unit only, modular switches, 3 phase connection, D.G backup for common areas and one lift in each tower

Amenities

Multipurpose hall, mini theatre, gym, indoor games, swimming pool with deck, kid pool, kids play area.

Open lawn, multipurpose court, senior citizen sit-outs.

Pedestrian walkway

Security

Perimeter security, smart card access for residents, video door phone, cctv in basement lobby and main entrance lobby for surveillance, gated community

Others

Provision for FTTH



A NAME THAT EVOKES TRUST

Adani Realty is the real estate arm of one of India's leading infrastructure & development brands – Adani Group. With a commitment to 'Nation Building' and constructing the 'Address of Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge real estate development technology.

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AHMEDABAD | GURUGRAM | MUMBAI | PUNE



14+

Years
Young



31+

Million Sq. Ft.
Area Developed



108+

Million Sq. Ft.
Area Under Development



50+

Awards
Won



10000+

Happy
Families

RESIDENTIAL | COMMERCIAL | RETAIL | SOCIAL CLUB

THE ARRIVAL



This is more than a residence. It's a place that marks your arrival - into space, into balance, into a life that feels composed and complete.

This is where you
Arrive in Life.





ADDOWN REALTY
— Connecting You To Your Perfect Property —