

*Sky Is  
Yours*





## *About Us*



Eliteness just found its new Estate **AHMEDABAD'S MOST TRUSTED REAL ESTATE ORGANIZATION.**

With plush corporate spaces and a unique amalgam of retail and residential line up, Ahmedabad City is at the crossroads of a major revamp with **Times Square Arcade Group**, being at the heart of it. Combined with architectural excellence and supreme innovation, **Times Square Arcade Group** takes up the No.1 spot on the charts of major prime properties in the city.

Envisioning a fruitful future for the next generation while fulfilling the needs of the present generation, we make dreams take the shape of exquisite realty.

**Times Square Arcade Group** has towered over the infrastructure industry since the past 10 years and has continually pushed the envelope in terms of quality and innovation. Our out-of-the-box approach has always ensured that our projects exceed expectations and set a benchmark in engineering and design.

Our sole commitment to build a better and sustainable future is what gives us a trusted name across the country.





## 5 BHK SKYVILLAS & PENTHOUSES

It is a perfect blend of fine living, sought-after comforts, high-street delights and green open spaces. Being a part of larger township development, Broadway offers the privilege of going beyond the ordinary in providing a lifestyle that you have always wished for.





# *A Magnificent Addition To Skyline*

Your world, surrounded by comforts & conveniences. Broadway at Times 40 has been engineered to provide you with a lifestyle that goes above your daily living. It has been designed to pamper you with countless experiences and comforts you always wished for.





# *A World For Your Good Life*

Surrounded by the classiest of comforts, conveniences and excellent connectivity, this will be the venue for numerous happy memories, making it your world for a good life.





# *A World For Unlimited Indulgences*

At Times 40, we want to give all the residents a chance to truly experience the sheer grandeur that comes with living in a landmark development. An impressive majestic lobby will welcome you home, ushering you into a safe and secure environment.





# *Extraordinary Of Elegance*

Welcome to a life full of joyful experiences. At Broadway, each day will be a joy as you indulge in a wide range of amenities that Times 40 will bring to you.





AMENITIES



GAZEBO



CHILDREN  
PLAY AREA



GAME ZONE



GYM



LAWN



MULTIPURPOSE HALL



WALK WAY



DOUBLE HEIGHT  
ENTRANCE



SCHOOL DROP  
UP POINT



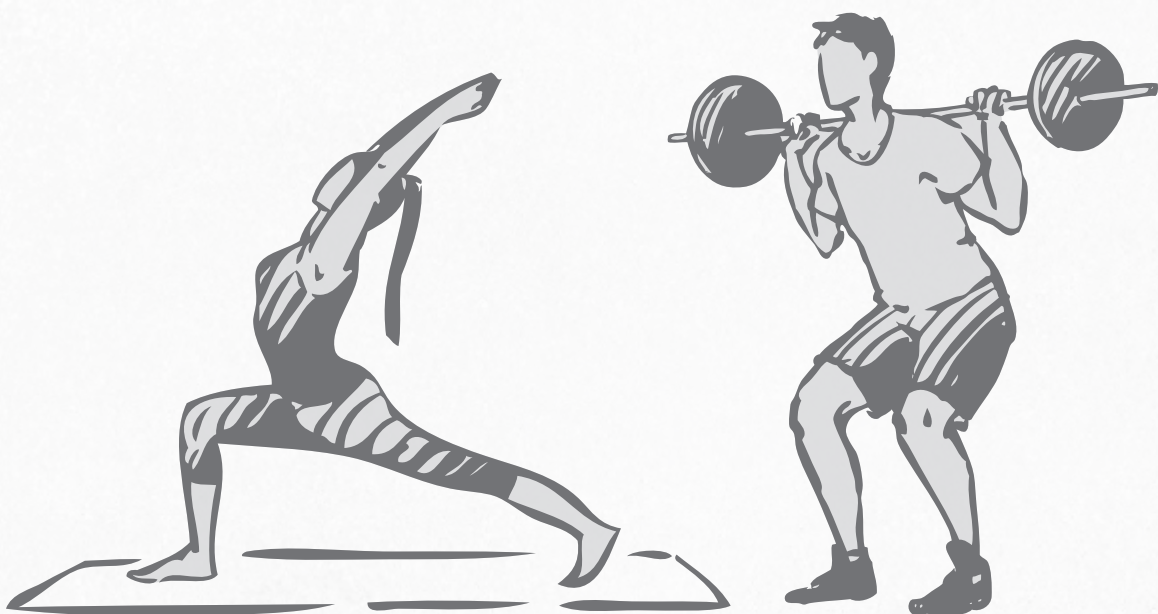
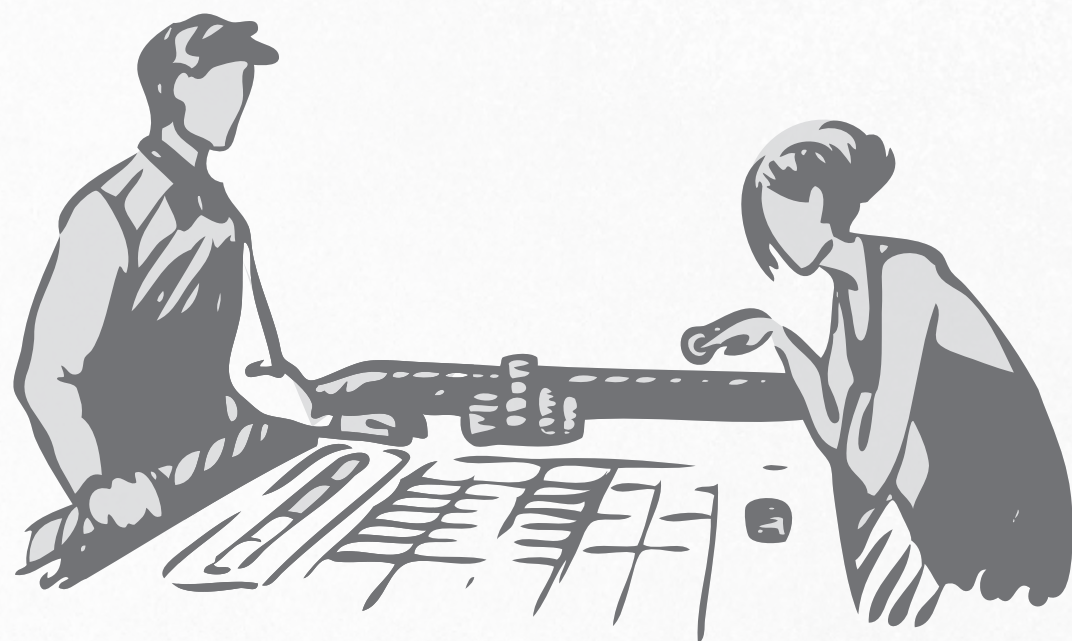
SOLAR PANEL  
AT ROOFTOP



SENIOR CITIZEN  
SEATOUT



THEATRE



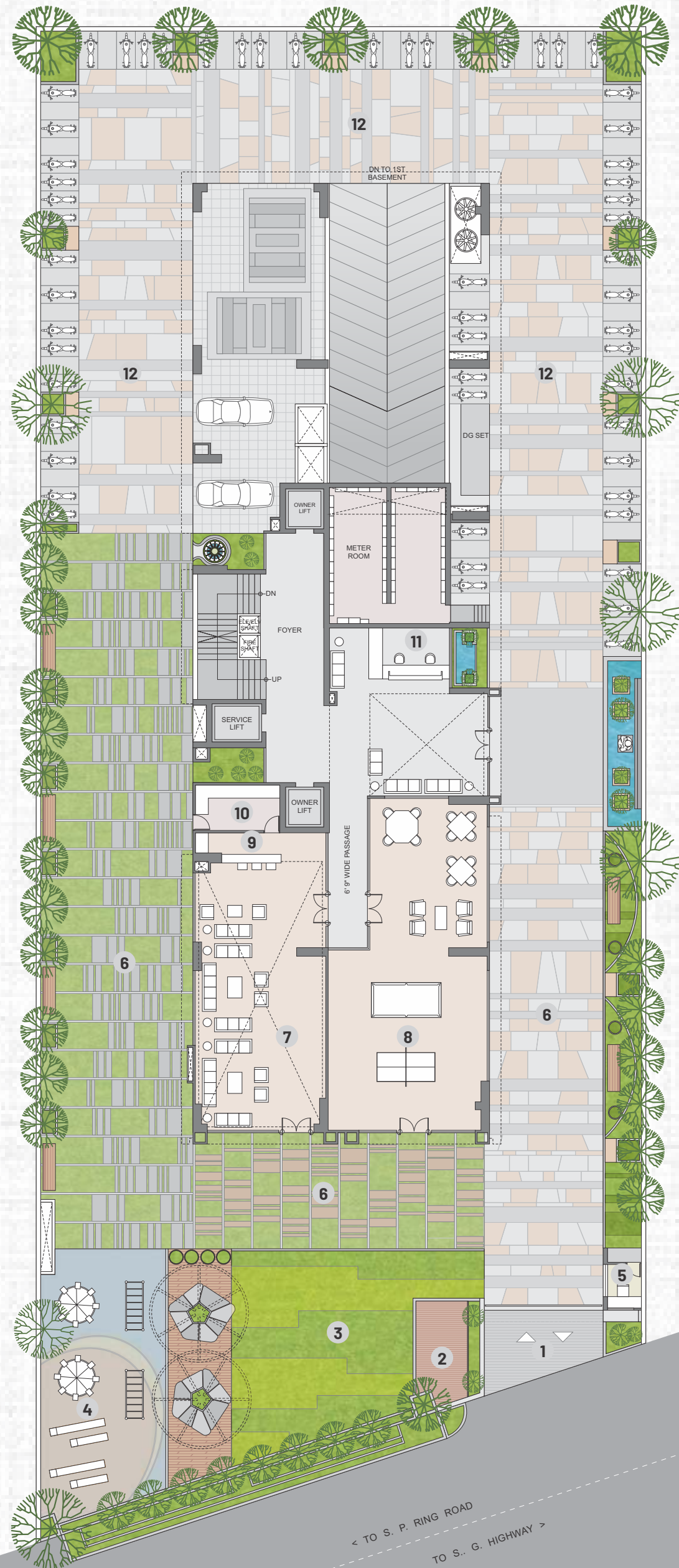
*Exclusive Amenities Designed For You*





# LOWER GROUND

## FLOOR PLAN LAYOUT



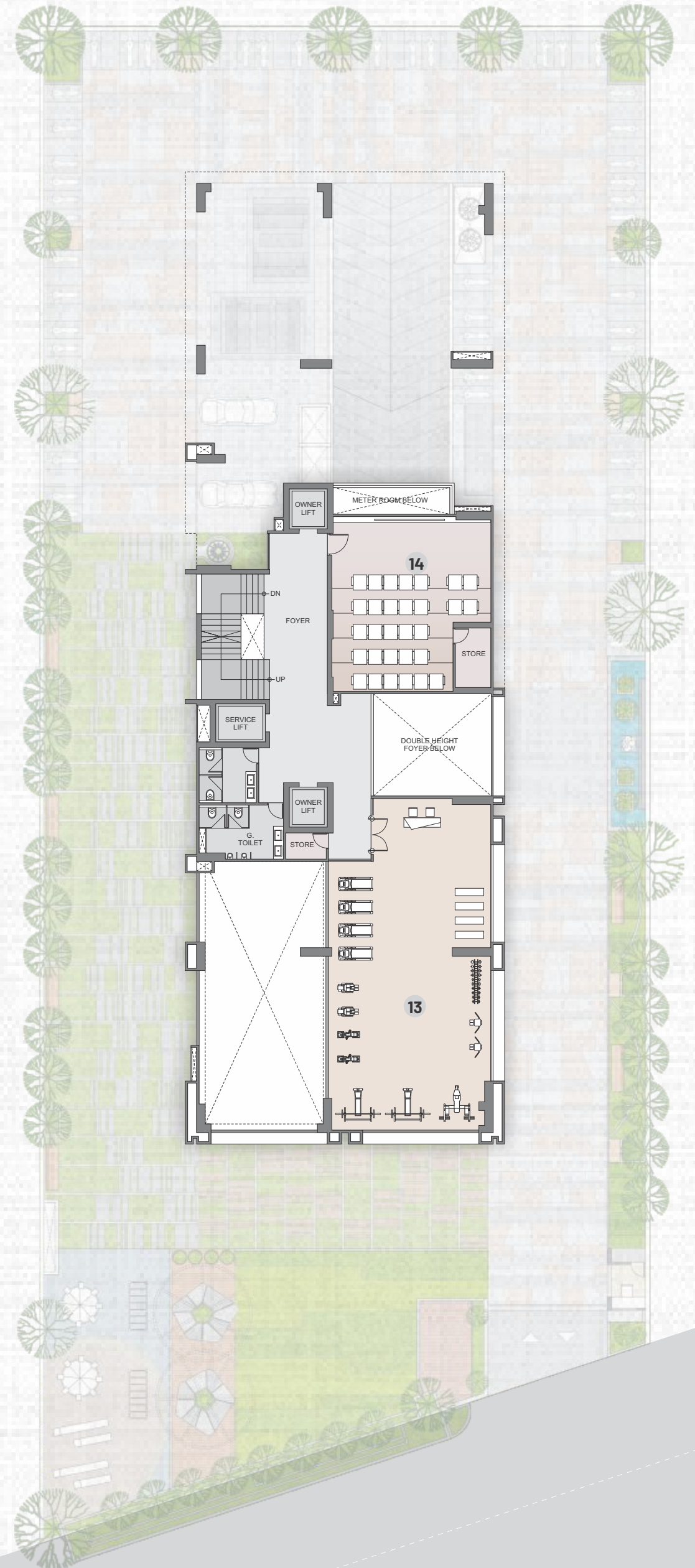
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- 1 ENTRY / EXIT
- 2 DROP OFF ZONE
- 3 LAWN AREA
- 4 KID'S PLAY AREA
- 5 SECURITY CABIN
- 6 GRASS PAVER PATHWAY
- 7 MULTI-PURPOSE HALL
- 8 INDOOR GAMES
- 9 SERVICE COUNTER
- 10 KITCHEN
- 11 RECEPTION
- 12 19' 7½" WIDE DRIVEWAY
- 13 GYMNASIUM
- 14 THEATER

13 & 14 >

# UPPER GROUND

## FLOOR PLAN LAYOUT







## *Grand Welcome*

At Times 40, we want to give all the residents a chance to truly experience the sheer grandeur that comes with living in a landmark development. An impressive majestic lobby will welcome you home, ushering you into a safe and secure environment.







*Mastered To Perfection*

Inspired by international standards, Times 40 residences have been crafted to delight.





# *A Household Together*

A happy kitchen ensures a happy family. The warmth of this kitchen brings all the family members together to catch up on the day's happenings.







*A Space To Away Your Stress*

After a long fulfilling day at work, the master bedroom is a comfortable space for you to unwind.



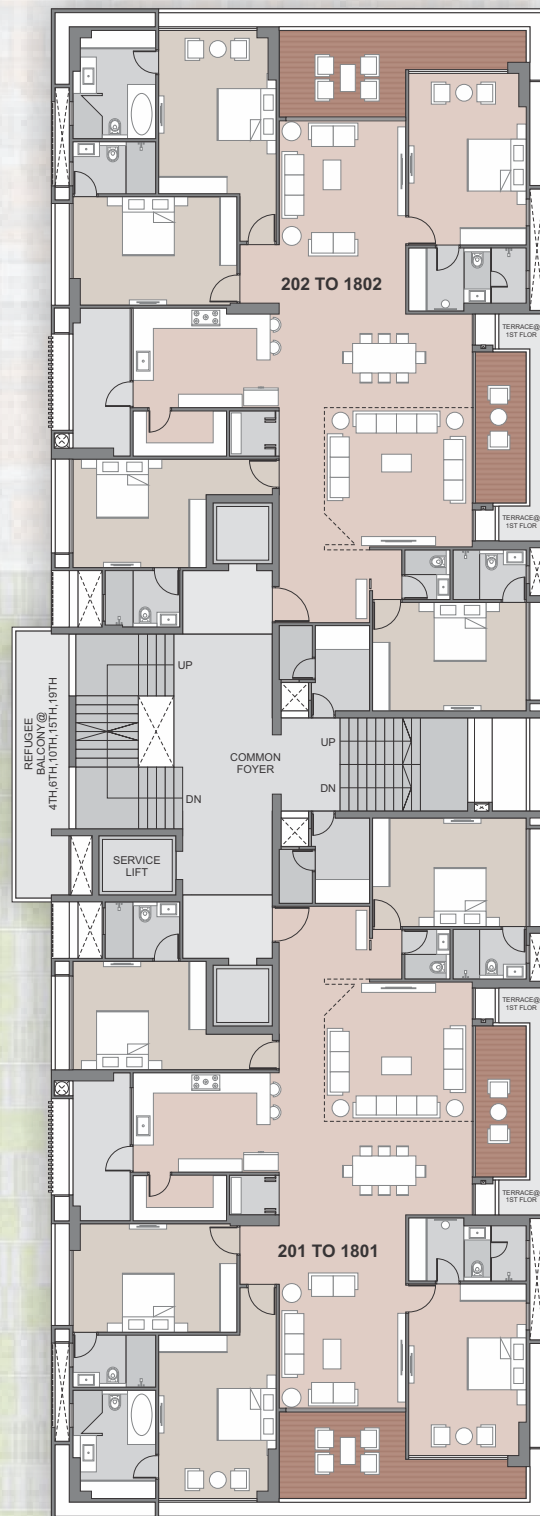


# TYPICAL FLOOR PLAN



## 5BHK TYPICAL UNIT PLAN

UNIT - 201 - 1801





5BHK  
PENTHOUSE  
LOWER LVL

UNIT - 2001



5BHK  
PENTHOUSE  
UPPER LVL

UNIT - 2001





# SPECIFCATION



- FLOORING**
- ITALIAN MARBLE FLOORING IN THE DRAWING, LIVING, DINING & KITCHEN.
  - VITRIFIED TILES IN ALL BEDROOMS & STORE AREAS.
  - ANTI SKID RUSTIC TILE FLOORING FOR DECK.



- KITCHEN**
- PLATFORM-MIRROR POLISHED GRANITE WITH S.S.SINK
  - CERAMIC TILE DADO UP TO THE LINTEL LEVEL.
  - KOTA STONE SHELVES IN THE STORE ROOM.



- BATHROOMS**
- VITRIFIED / CERAMIC / GLAZED TILES DADO UP TO THE LINTEL LEVEL.
  - GRANITE / COMPOSITE MARBLE BASIN COUNTERS AND WASH BASINS.
  - DOOR FRAME POLISHED STONE OR GRANITE.



- DOORS & WINDOWS**
- MAIN ENTRANCE WOODEN DOOR & OTHER BEDROOMS FLUSH DOORS.
  - DOOR FRAME TEAK OR EQUIVALENT WOOD.
  - WINDOWS SILL & JAMS POLISHED STONE OR GRANITE.
  - WINDOWS ALUMINUM SECTIONS.



- PLUMBING WORK**
- C.P.V.C. / U.P.V.C. WATER SUPPLY PIPES & PVC PIPES FOR SOIL WASTE & DRAINAGE SYSTEMS.
  - PLUMBING FITTINGS JAGUAR OR EQUIVALENT.
  - SANITARY WARE JAGUAR OR EQUIVALENT.



- WASH AREA**
- ANTI-SKID FLOORING WITH DADO OF CERAMIC/GLAZED TILES UP TO SILL LEVEL.
  - PROVISION FOR WASHING MACHINE WITH ELECTRIC AND PLUMBING POINT.



- ELECTRICAL**
- 3 PHASE CONCEALED WIRING, ADEQUATE NUMBERS OF POINTS IN ALL ROOMS.
  - BRANDED MODULAR SWITCHES.
  - PROVISION FOR DTH AND INTERNET POINTS.
  - PROVISION FOR ELCB.MCB DISTRIBUTION BOX.



- EXTERNAL & INTERNAL FINISHES**
- EXTERNAL DOUBLE COAT MALA PLASTER WITH TEXTURE PAINT.
  - INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.



- VRV SYSTEM**
- VRV AIR CONDITION SYSTEM IN DRAWING ROOM AND ALL BEDROOMS.

# KEY PLAN



TIMES 40,  
BEHIND RAJPATH CLUB,  
RAJPATH - RANGOLI ROAD,  
BODAKDEV, AHMEDABAD - 54.

SCAN FOR LOCATION







A PROJECT BY  
**SHREE NATHJI INFRAMOO LLP.**



TIMES 40, RAJPATH-RANGOLI ROAD,  
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ARCHITECT

STRUCTURE

MEP CONSULTANT