

WHERE LUXURY LIVING IS AN ART

I



Artistic Impression

THE PORTRAIT,
A DREAMY ABODE
PAINTED BY
THE VISIONARIES
AT

KAVISHA GROUP

BORNTOBUILD!

KAVISHA GROUP

BORNTOBUILD!

PIONEERING **24+ YEARS,**
CRAFTING DREAM HOMES
FOR **1500+ FAMILIES.**

46 Lac+ Sq. Ft. Construction

61 Lac+ Sq. Ft. Under Construction

1000+ Successful Businesses

24+ Years of Experience

Kavisha Group, known for its iconic projects in Ahmedabad, sets new standards by catering to the dreams of every individual. Our commitment to customer satisfaction ensures a seamless integration of luxurious amenities and affordable accessibility. With a skilled team of architects, engineers, and experts, we bring dreams to life, achieving unparalleled excellence in construction.

#KavishaCares

THE PORTRAIT — WHERE LUXURY LIVING IS AN ART

THE Canvas — 3 | 4 | 5 BHK VIBRANT LIVING

KAVISHA AER

KAVISHA ATRIA — 2 & 3 BHK LIVING & SHOPS

KAVISHA AMARA — 2 & 3 BHK UPPERMOST LIVING • SHOPS

CELEBRATION CITY CENTRE

PEBBLE BAY 2 — 3 & 4 BHK LIFESTYLE ABODE

KAVISHA PANORAMA — 3 & 2 BHK HOMES WITH AN EDGE

KAVISHA UrbaniA — 2 BHK - Arch of New Beginnings

KAVISHA Celebrations

CONCLAVE EXCELLENCE — FASTEST GROWING REALTY BRAND OF THE YEAR — KAVISHA GROUP

CONCLAVE EXCELLENCE — LANDSCAPE PROJECT OF THE YEAR - RESIDENTIAL — THE CANVAS

CONCLAVE EXCELLENCE — RESIDENTIAL PROJECT OF THE YEAR — THE CANVAS

TIMES REALTY ICONS — YOUNG ACHIEVER REAL ESTATE — MR. PARTH PATEL

40 UNDER 40

Built India — VISIONARY AWARD — YOUNG REAL ESTATE ACHIEVER — MR. PARTH PATEL

CONCLAVE EXCELLENCE — RESIDENTIAL PROJECT OF THE YEAR — KAVISHA PANORAMA

CONCLAVE EXCELLENCE — EMERGING DEVELOPER OF THE YEAR 2020 — KAVISHA GROUP

CONCLAVE EXCELLENCE — DESIGN PROJECT OF THE YEAR — CELEBRATION CITY CENTER

ABP — BUILDING GUJARAT 2018 — KAVISHA INFRACON

CONCLAVE EXCELLENCE — MIXED-USE PROJECT OF THE YEAR — KAVISHA AMARA

CONCLAVE EXCELLENCE — THEMED PROJECT OF THE YEAR — CELEBRATION CITY CENTRE

CONCLAVE EXCELLENCE — EMERGING DEVELOPER OF THE YEAR 2021 — KAVISHA GROUP



An alumnus of esteemed institutes like IIMB, CEPT and Nirma, Parth Patel epitomizes the creative and dynamic spirit of the Kavisha Group. His contribution adds modernity while meticulously preserving the company's core values. He has skillfully introduced a contemporary approach, harmonizing innovation with tradition, thus enriching the Kavisha Group's legacy.

Parth Patel
Visionary
(MD, Kavisha Group)



M/s. Prabhakar B. Bhagwat is a renowned landscape design firm with a legacy spanning over seven decades. Widely regarded as the most influential in the country, it has redefined design typologies and set the standard for landscape design nationwide. The firm's work has been featured in numerous national and international publications, and it has received several prestigious international awards.

Aniket Bhagwat
Landscape Architect
(International award winning architects, designing landmarks across the globe)



UA Design stands at the intersection of creativity and functionality in the realm of architecture. The Portrait stands as a one-of-its-kind project that celebrates extravagance, open spaces, club lifestyle, and most importantly, the life that we all wish to live on our terms. It is an architectural marvel destined to elevate the benchmarks of nature friendly living.

Umang Goswami
Architect
Founder - UA Design

THE PORTRAIT

WHERE LUXURY LIVING IS AN ART

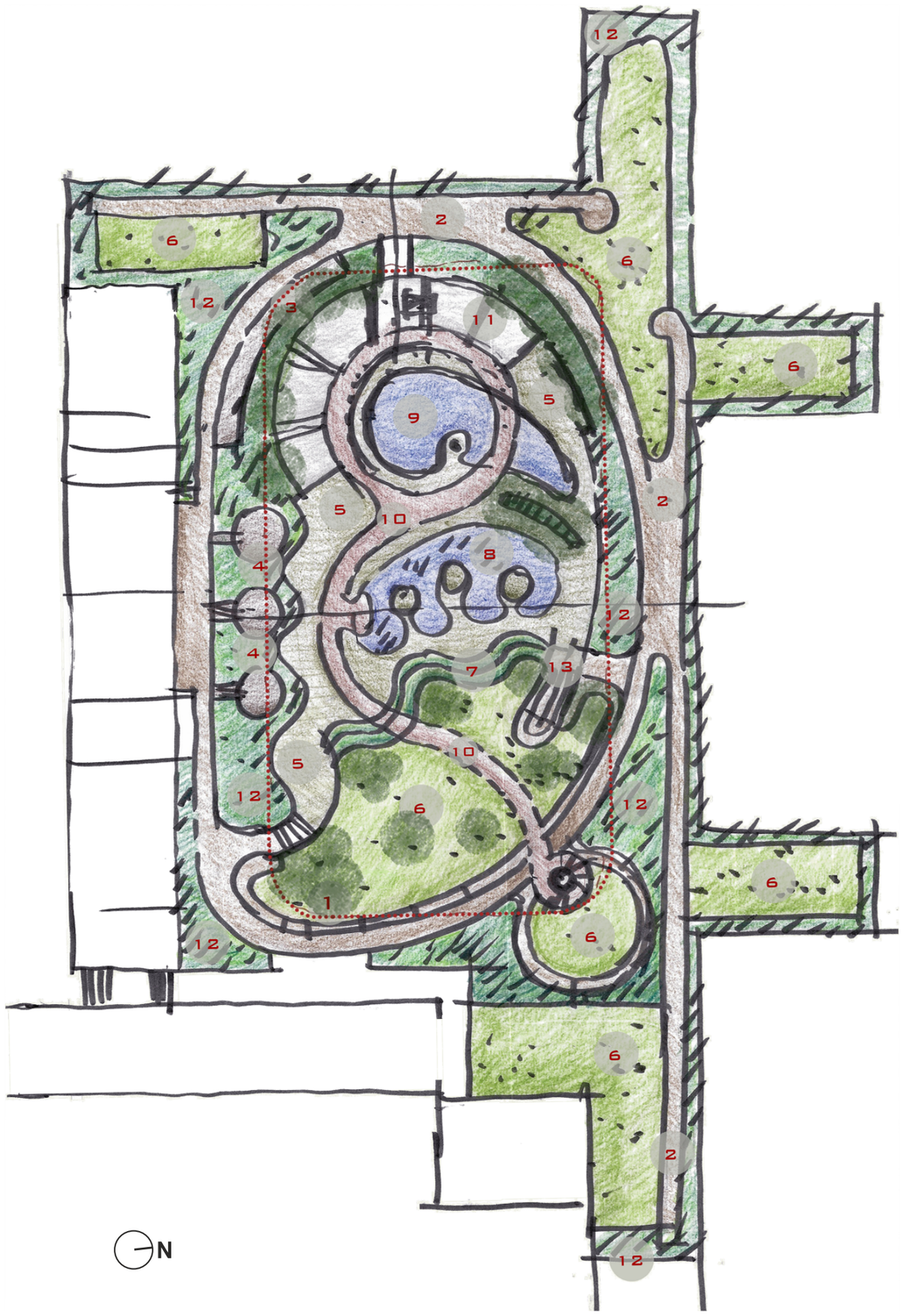
3, 4 & 5 BHK + FAMILY ROOM

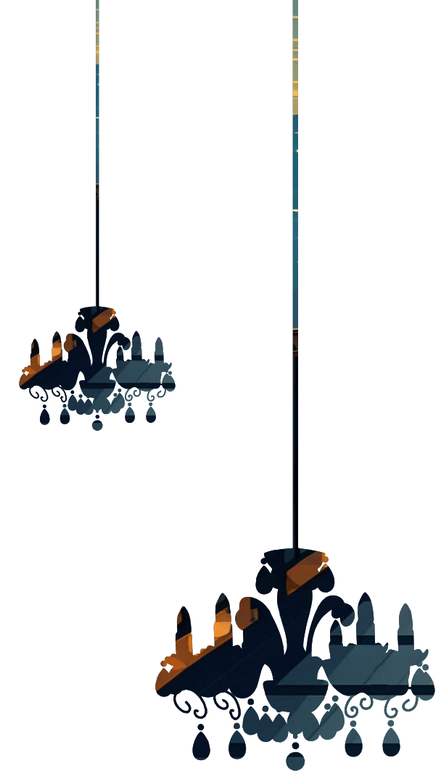
In the heart of Ahmedabad lies The Portrait, a masterpiece celebrating Kavisha Group's vision and the brilliance of Van Gogh.

Rising 14-storeys high, it's a blend of art and life. Inside, discover a haven with amenities such as a Fitness Centre, Banquet Hall, and a Tranquil Lounge Pool. Seamlessly connected to schools and hospitals, The Portrait offers unmatched convenience.

Every aspect, meticulously crafted, tells a story of your journey, aspirations, and identity.

Let's unravel the artistry of this Portrait, piece by piece.





A LIFESTYLE THAT STANDS
ABOVE THE REST?

REDEFINING LUXURY LIVING WITH
AHMEDABAD'S LARGEST PODIUM

THE
PORTRAIT
WHERE LUXURY LIVING IS AN ART

3, 4 & 5 BHK + FAMILY ROOM



Artistic Impression



60 Ft. Balcony*

Creating Panoramic views

A balcony that unfolds into your own private café, where solitude finds its warmth.

*T&C Apply

THE PORTRAIT
WHERE LUXURY LIVING IS AN ART
3, 4 & 5 BHK + FAMILY ROOM

3, 4, & 5 BHK + FAMILY ROOM



Artistic Impression

Artistic Impression

LAVISH 27 & 60 FT. BALCONIES*

*T&C Apply



Artistic Impression

GRAND CLUBHOUSE

A place that becomes the canvas for the art of understated depth.



9 Towers

With Celestial Heights

Position your gaze as
the paramount view in sight.

THE
PORTRAIT
WHERE LUXURY LIVING IS AN ART

3, 4 & 5 BHK + FAMILY ROOM



Artistic Impression







13th & 14th floors

Of Skyscrapers

Daydreaming takes flight into boundless skies of thought.

THE
PORTRAIT
WHERE LUXURY LIVING IS AN ART
3, 4 & 5 BHK + FAMILY ROOM



Artistic Impression



The Ultimate Comfort & Luxury

The Portrait offers a unique living experience with expansive balconies that provide breathtaking views and ample space for relaxation or entertainment. Residences feature not one but two kitchens, allowing for convenient meal preparation and culinary creativity. With larger-than-life home options, The Portrait ensures that every resident enjoys spacious, luxurious living spaces that cater to their every need and desire.

3 BHK

18 Ft. Balcony
22 Ft. Hall

4 BHK

2 Kitchens
34 Ft. Hall
27 Ft. Balcony

4 BHK PENTHOUSE

23 Ft. Balcony Terrace
30 Ft. Hall

5 BHK PENTHOUSE

60 Ft. Balcony (cumulative)
45 Ft. Hall

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3, 4 & 5 BHK + FAMILY ROOM



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THE PORTRAIT

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3, 4 & 5 BHK + FAMILY ROOM

Floor Plans

Artistic Impression



GROUND FLOOR PLAN

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FIRST FLOOR
OUTDOOR AMENITIES

LEGENDS

01 ENTRANCE RAMP
02 STEPS TO PODIUM LEVEL
03 JOGGING / WALKING TRACK
04 SEATING POCKETS
05 RAMP CONNECTING TO UPPER DECK
06 STEPS CONNECTING TO UPPER DECK
07 UPPER DECK
08 CLUB
09 POOL
10 STAIRS TO SKY BRIDGE
11 SKY BRIDGE
12 DECK
13 SEATING POCKETS ON BRIDGE
14 DECK AMIDST TREE GROVES
15 DECK WITH SWINGS BELOW
16 REFLECTIVE POOL WITH MIST FOUNTAINS
17 LAWN
18 AMPHITHEATRE
19 THICKET WITH RETAINING WALLS
20 WORKING PODS
21 CONNECTING PATHWAY
22 YOGA PAVILION
23 SENIOR CITIZEN AREA
24 PLAY AREA
25 CHILDREN'S PLAY AREA
26 THICK PLANTATION
27 ENTRANCE TO FOYER

FIRST FLOOR
INDOOR AMENITIES

ACADEMIC ZONE
01 VIRTUAL GAMING ZONE
02 THEATER
03 LIBRARY

INDOOR SPORTS
04 BOARD GAMES-1
05 SNOOKER, POOL & FOOSBALL LOUNGE
06 TT LOUNGE
07 BOARD GAMES-2

WELLNESS ZONE
08 STUDIO (ZUMBA/ DANCE/ MUSIC)
09 SWING AREA
10 SENIOR CITIZEN SEMI OPEN SEATING AREA
11 TODDLER AREA

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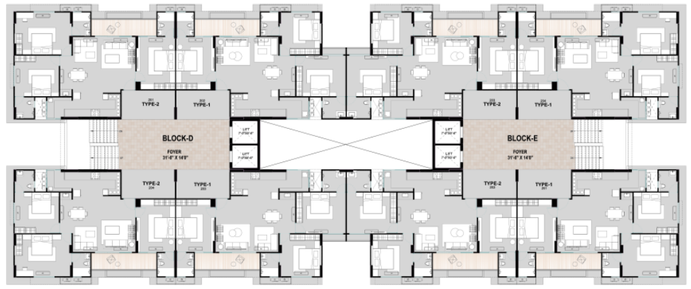
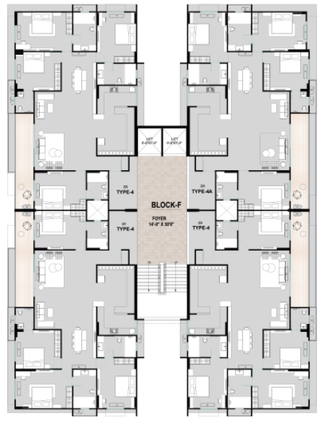
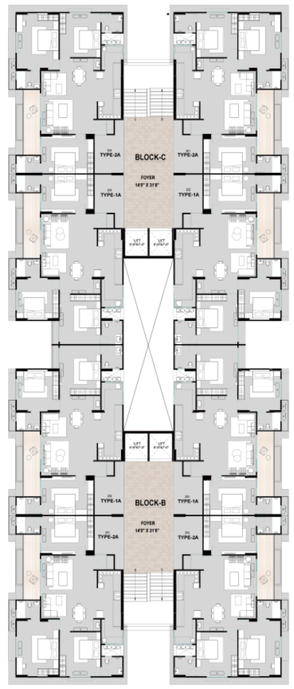
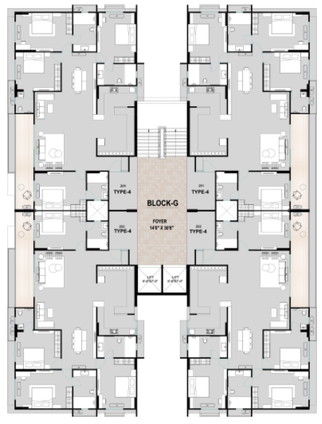
PODIUM FLOOR PLAN

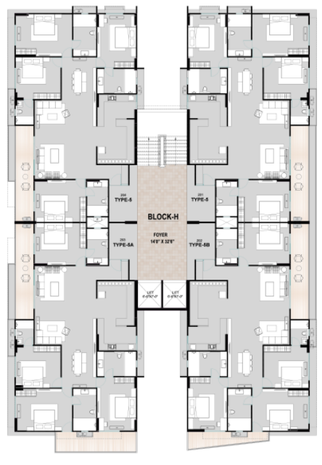












2ND FLOOR PLAN

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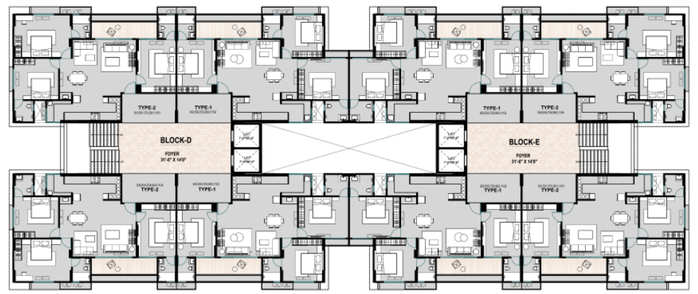

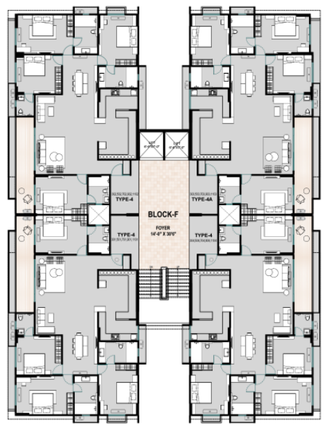

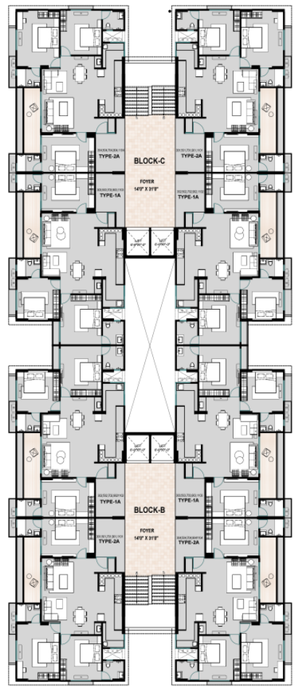

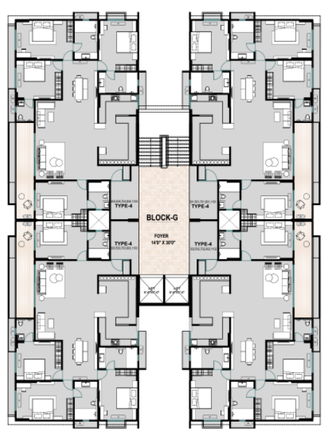



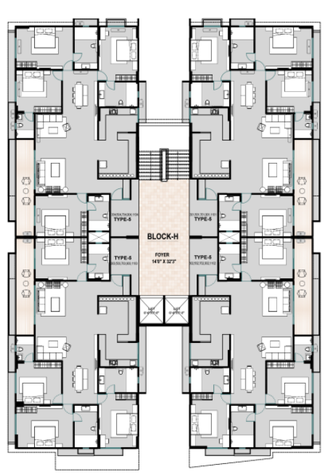

3RD FLOOR PLAN

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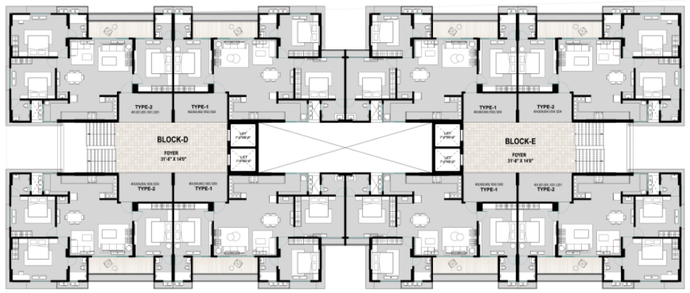

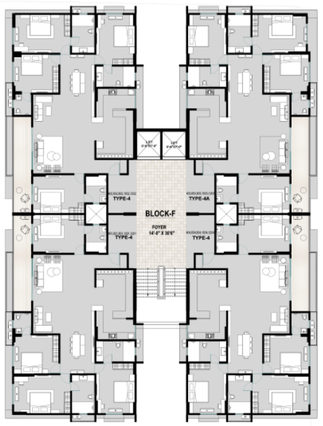

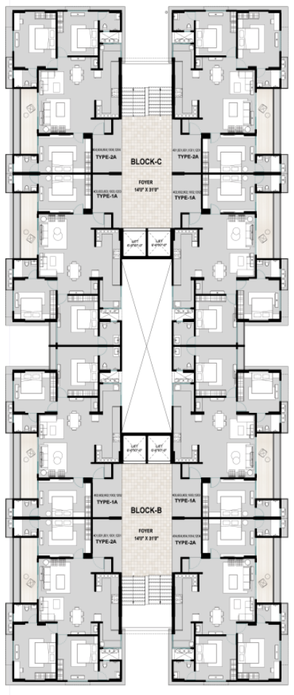

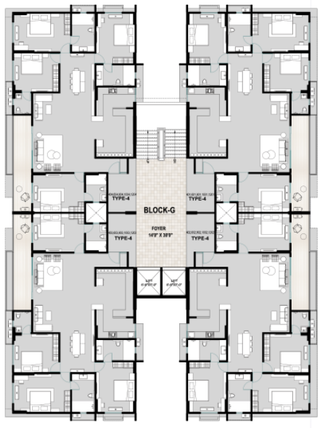



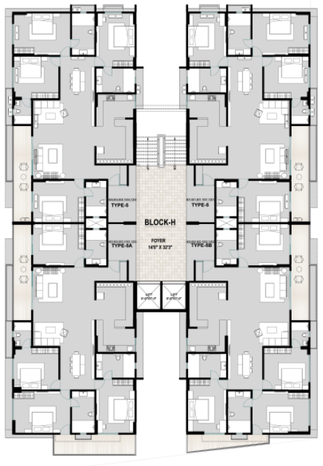

4TH FLOOR PLAN

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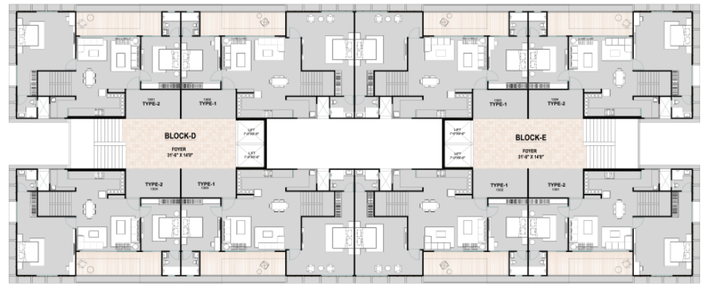

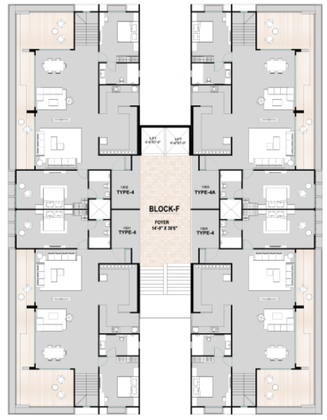

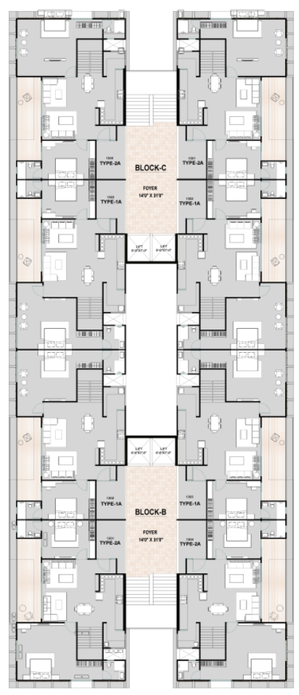

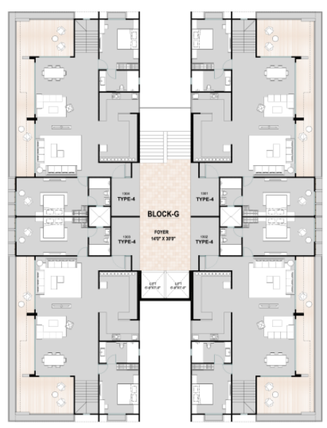



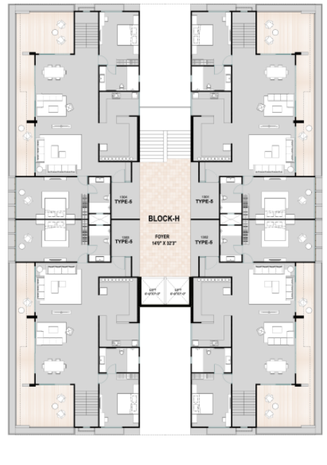

13TH FLOOR PLAN

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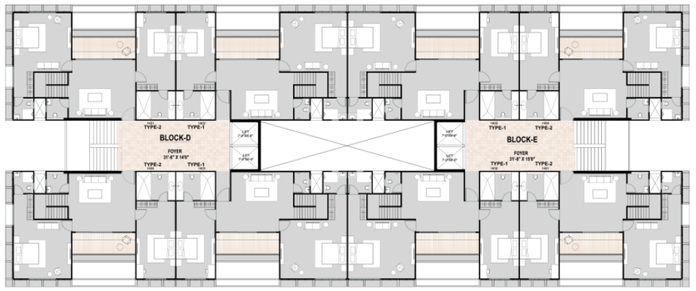
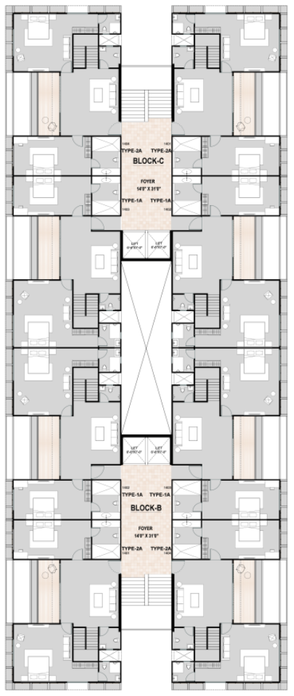
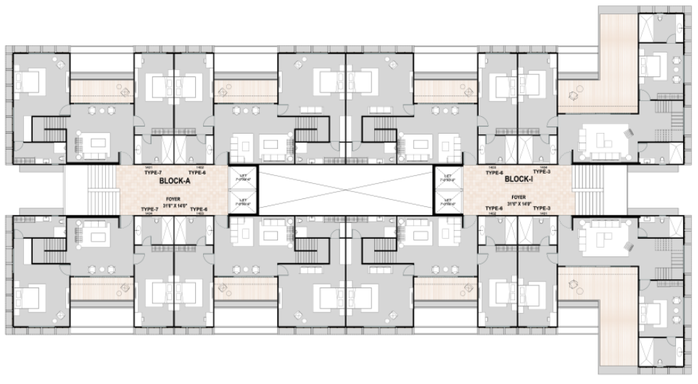
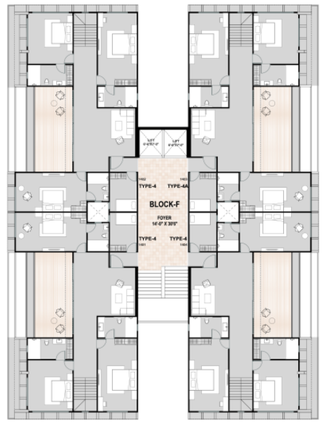
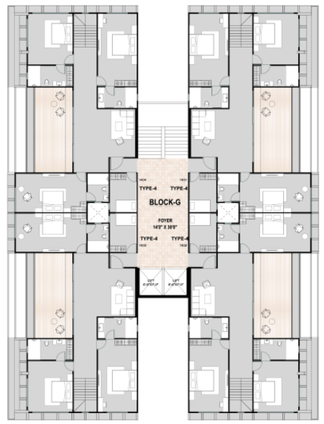
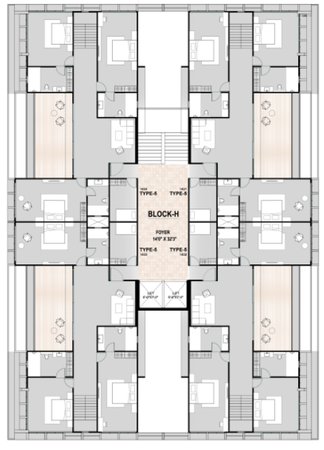












14TH FLOOR PLAN

N


Artistic Impression

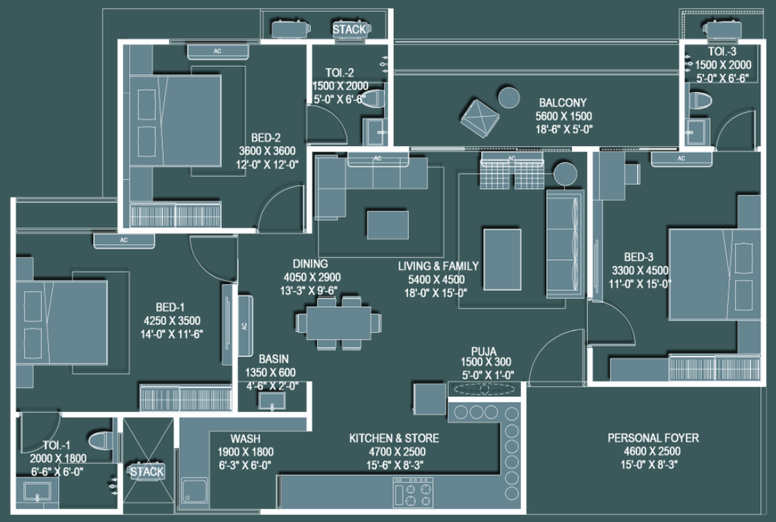


LOWER PENTHOUSE

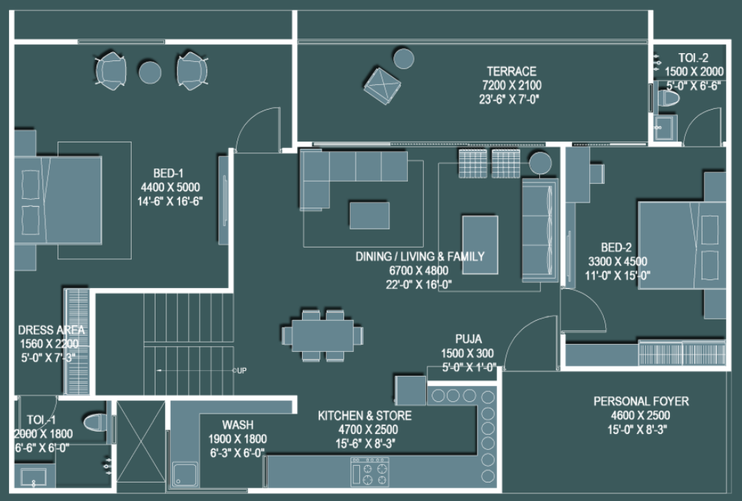
N

UPPER PENTHOUSE

N



1ST TO 12TH FLOOR **TYPE-1**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-1**

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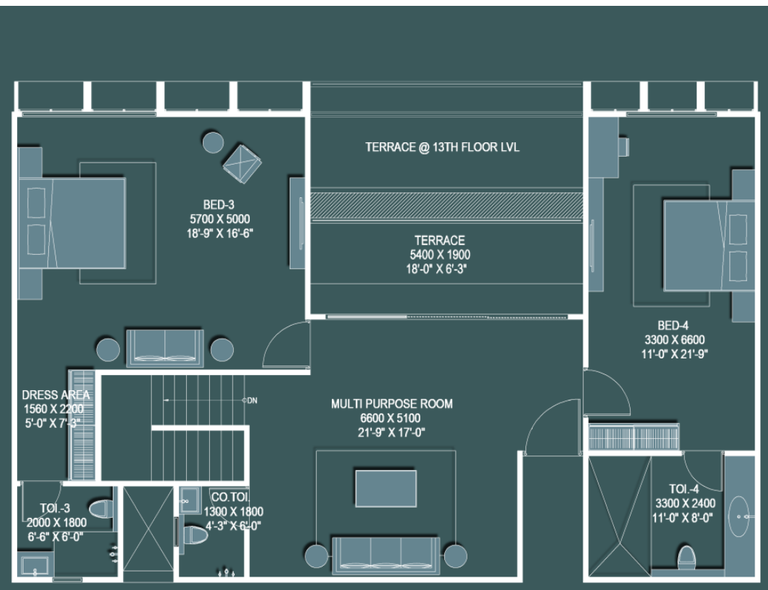

14TH FLOOR (UPPER PENTHOUSE) **TYPE-1**

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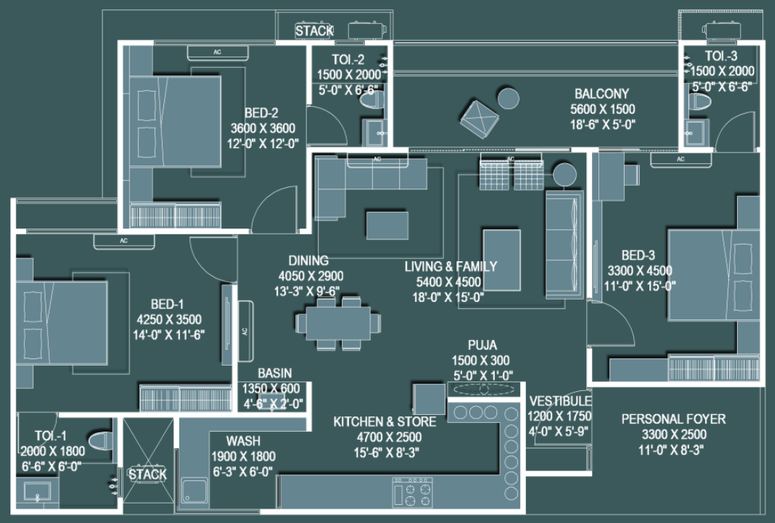
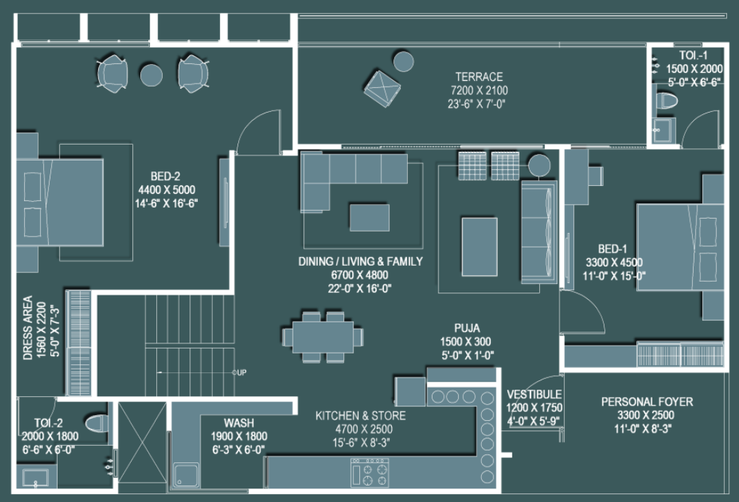


1ST TO 12TH FLOOR **TYPE-1A**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-1A**

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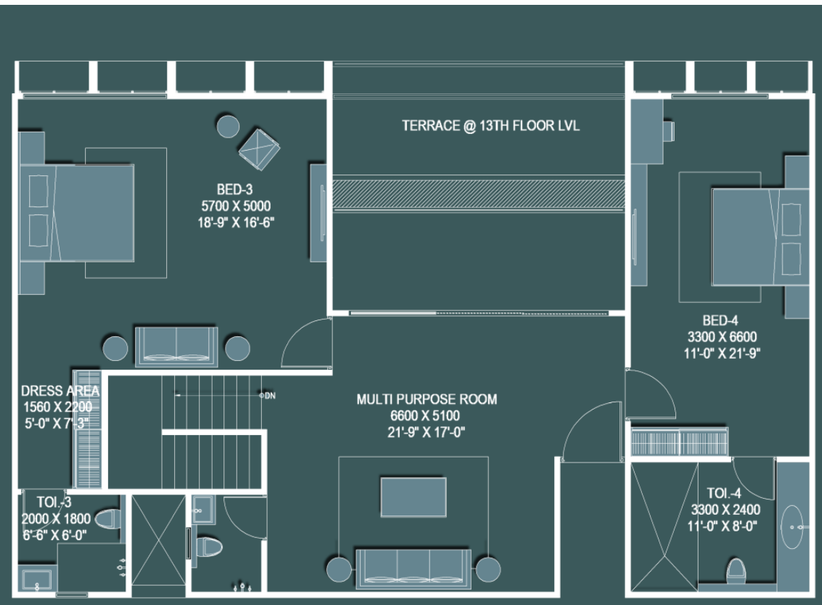

14TH FLOOR (UPPER PENTHOUSE) **TYPE-1A**

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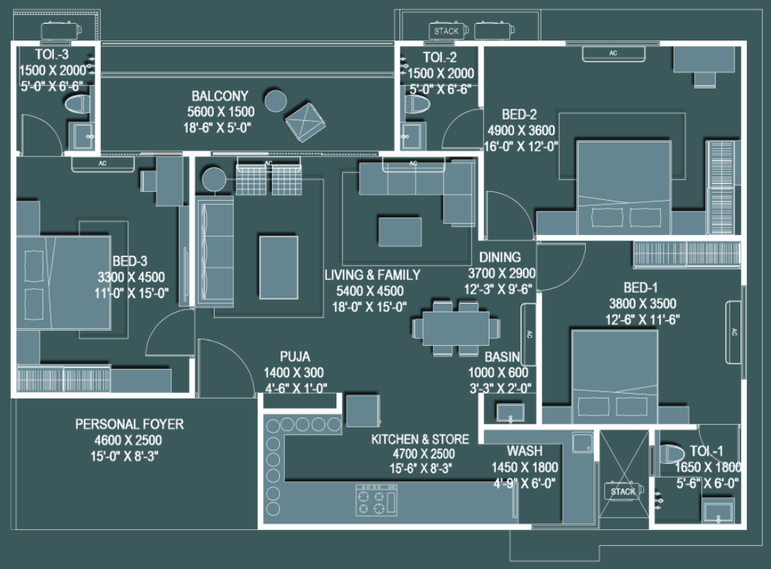

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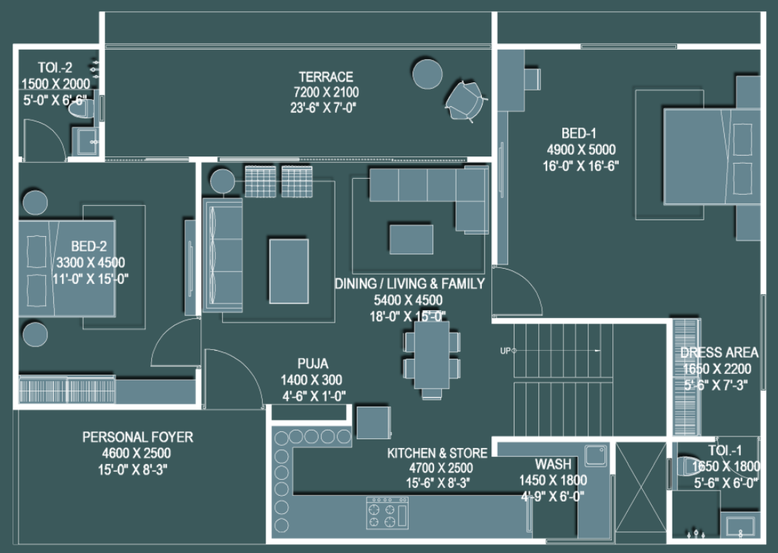

13TH FLOOR (LOWER PENTHOUSE) **TYPE-2**

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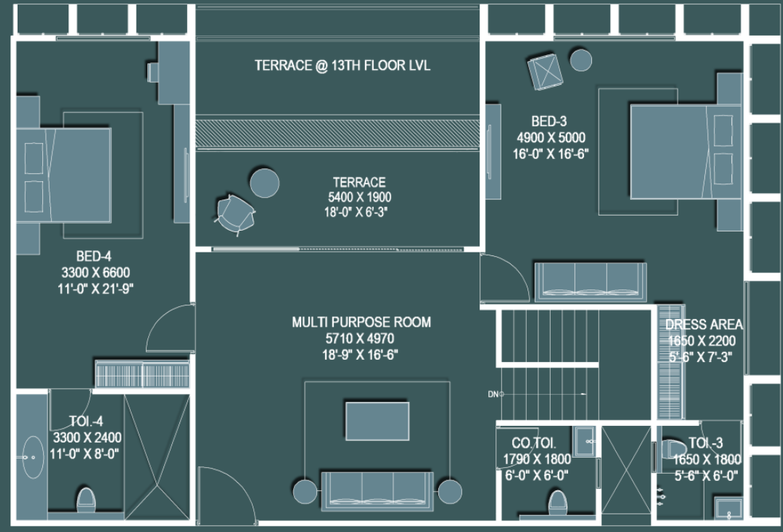

14TH FLOOR (UPPER PENTHOUSE) **TYPE-2**

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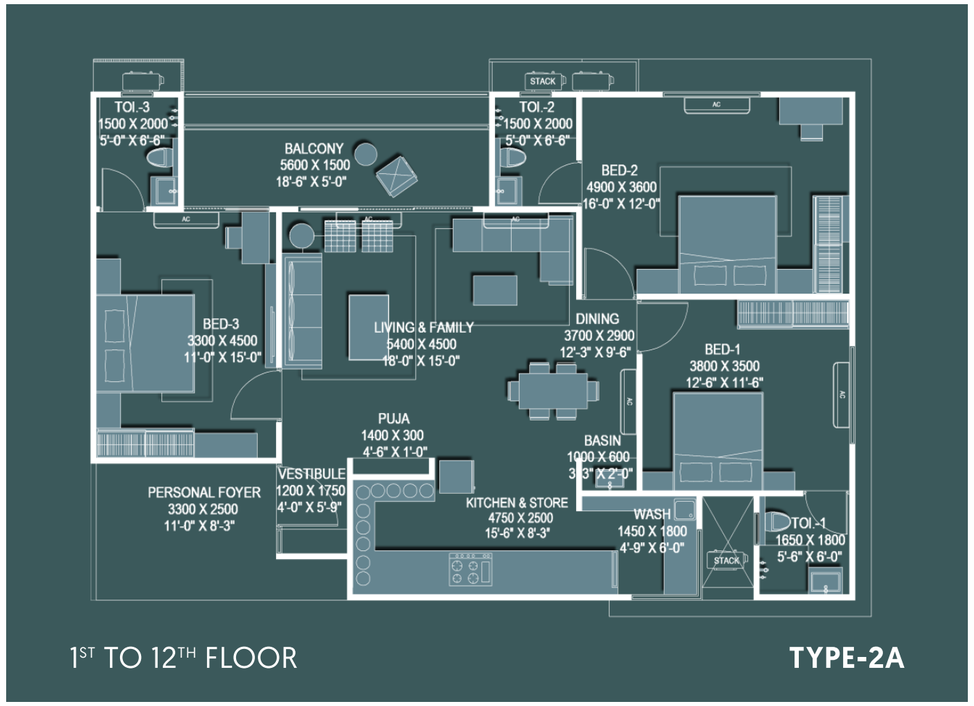
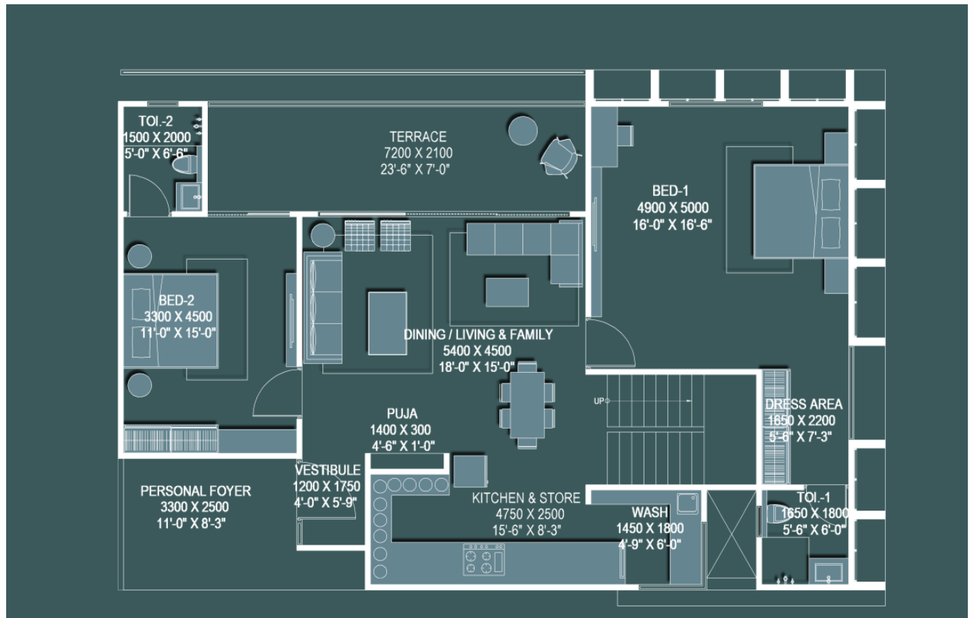
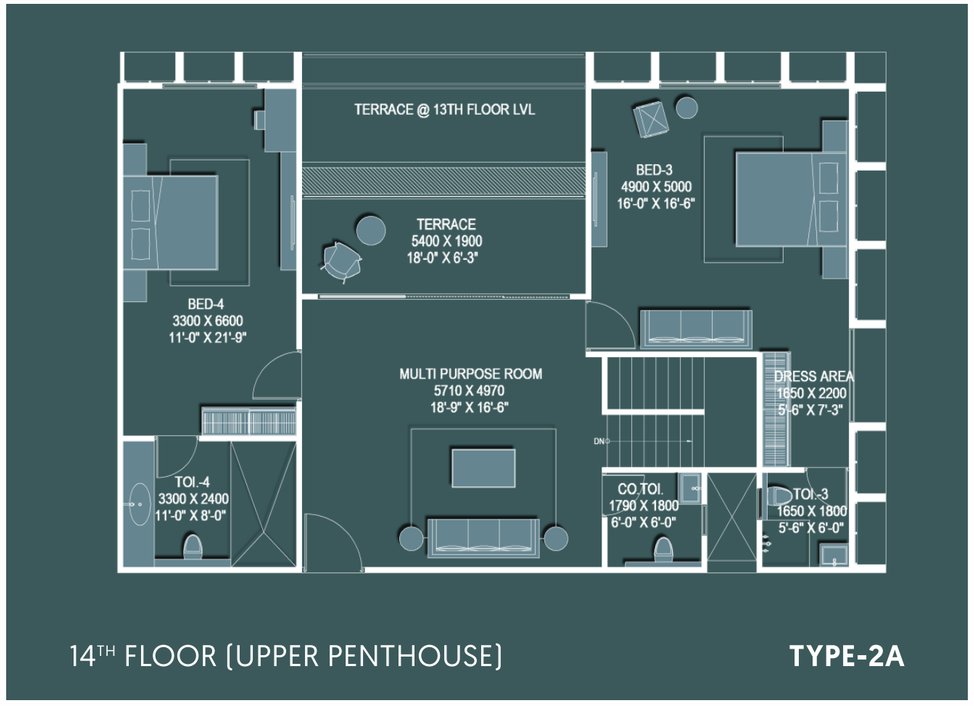


1ST TO 12TH FLOOR **TYPE-2A**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-2A**

N



14TH FLOOR (UPPER PENTHOUSE) **TYPE-2A**

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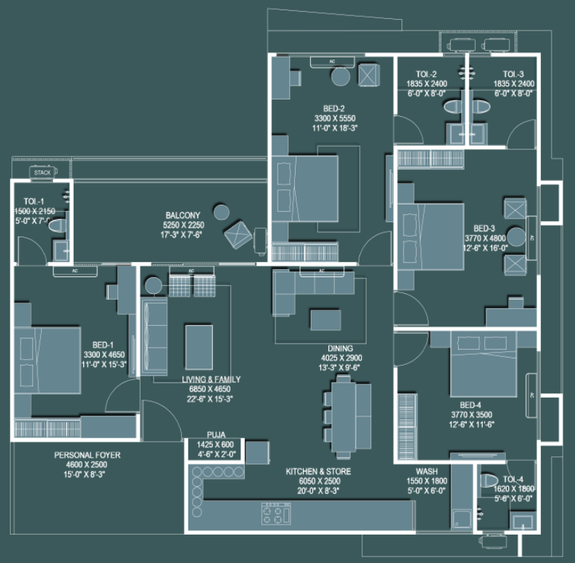
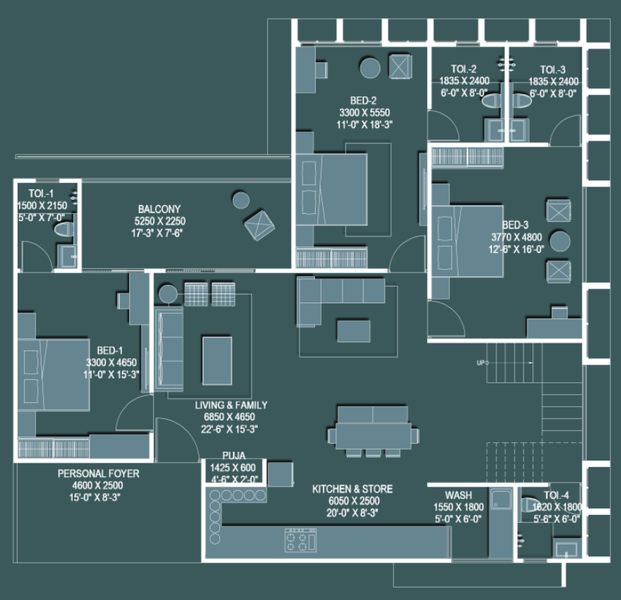
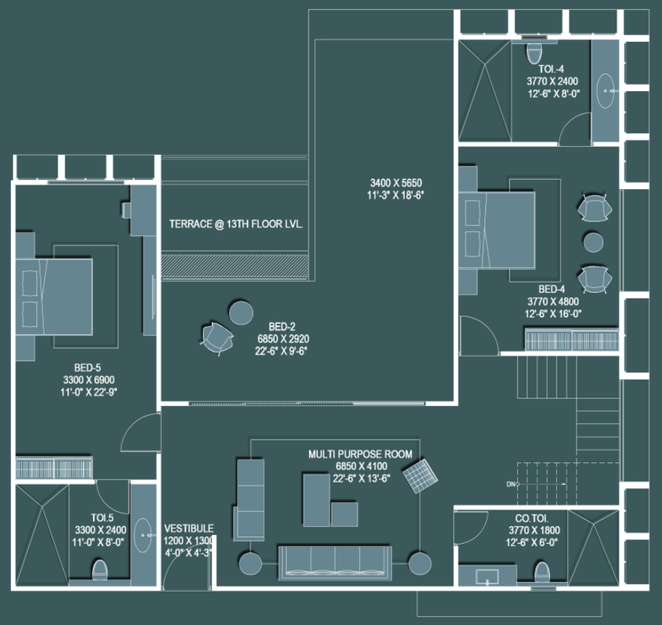


1ST TO 12TH FLOOR **TYPE-3**

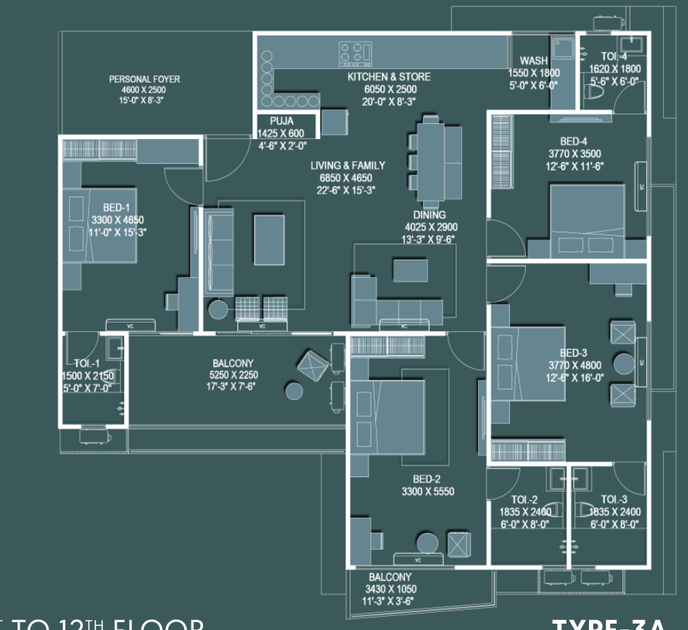


13TH FLOOR (LOWER PENTHOUSE) **TYPE-3**

N



14TH FLOOR (UPPER PENTHOUSE) **TYPE-3**



1ST TO 12TH FLOOR **TYPE-3A**

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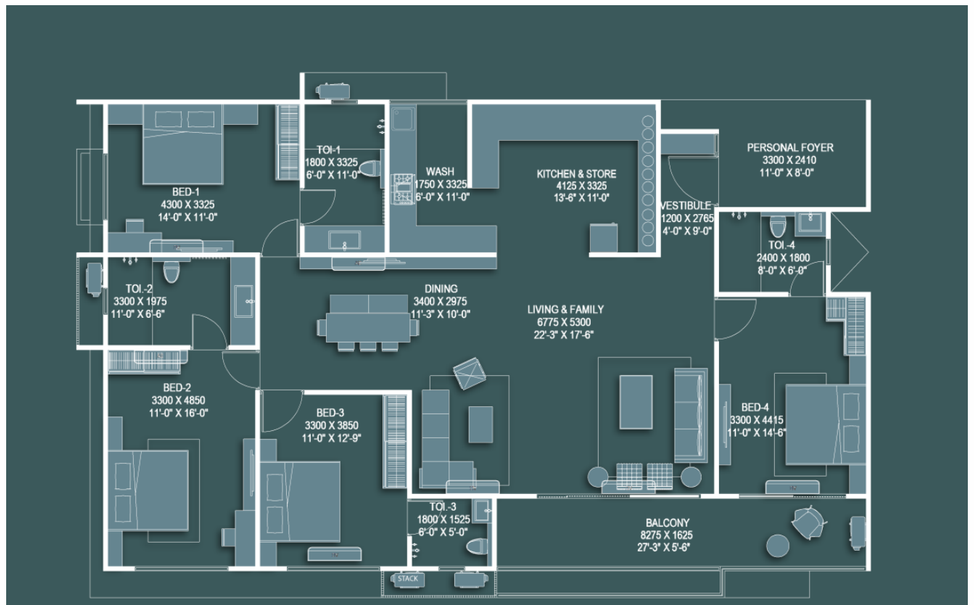
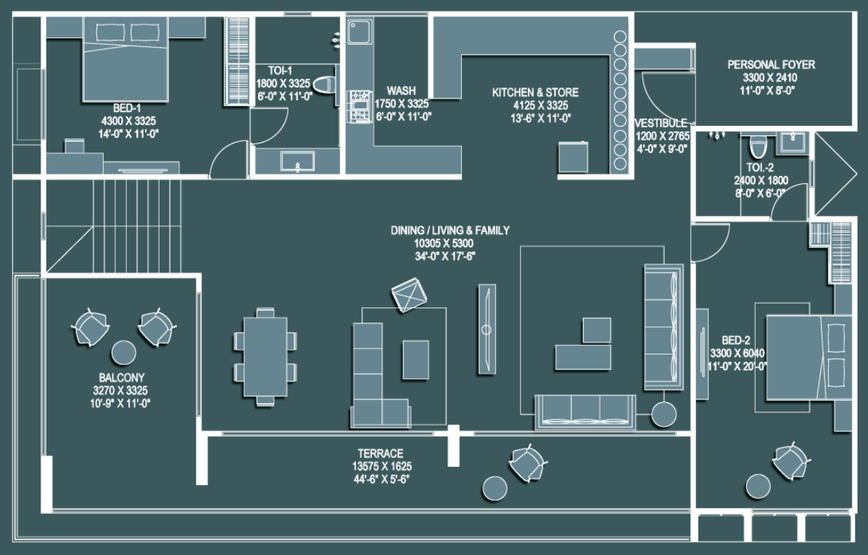


1ST TO 12TH FLOOR **TYPE-4**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-4**

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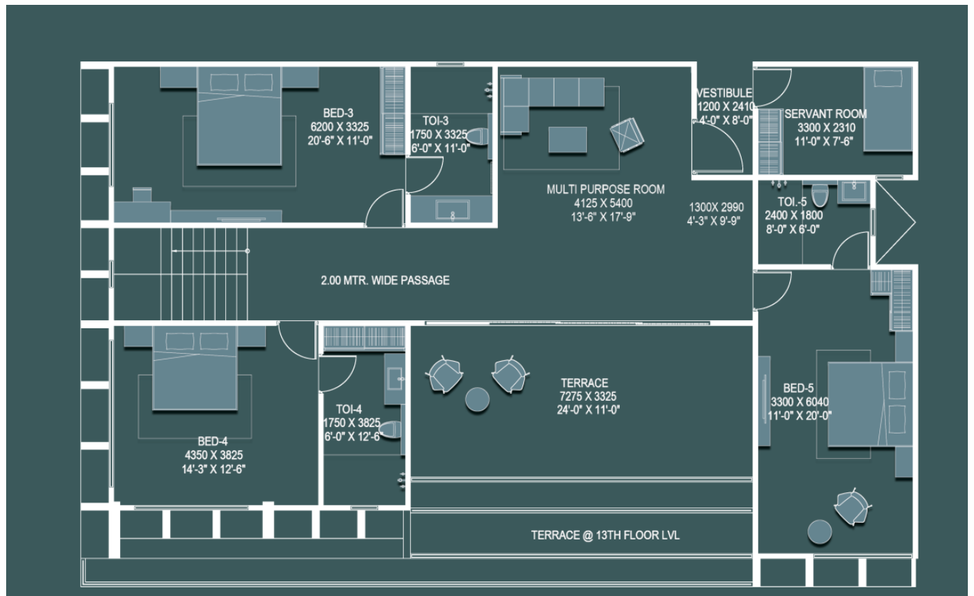

14TH FLOOR (UPPER PENTHOUSE) **TYPE-4**

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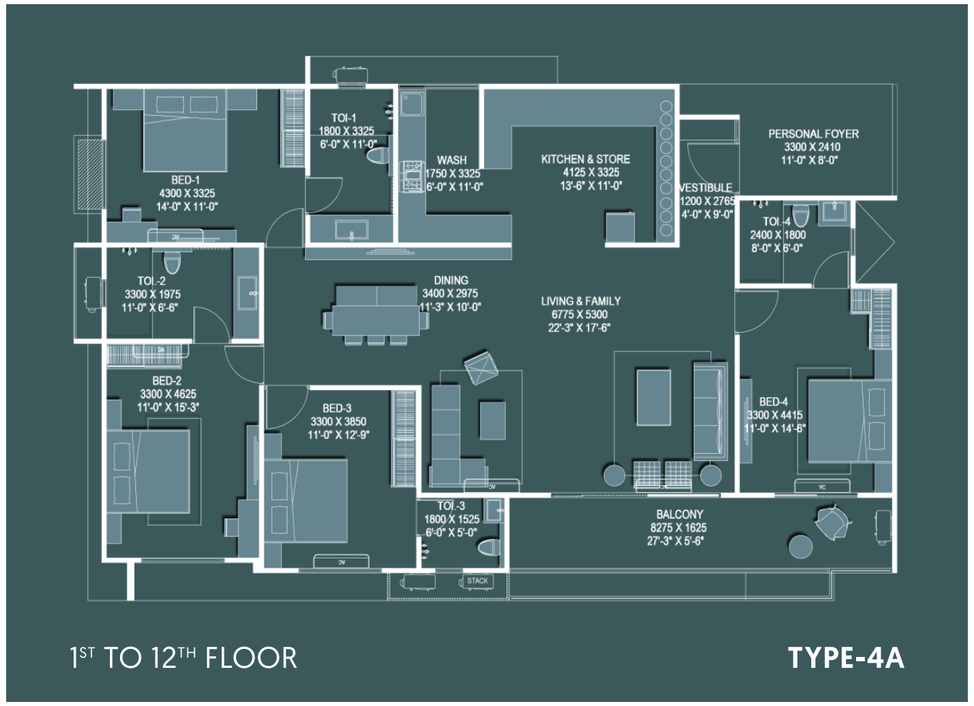
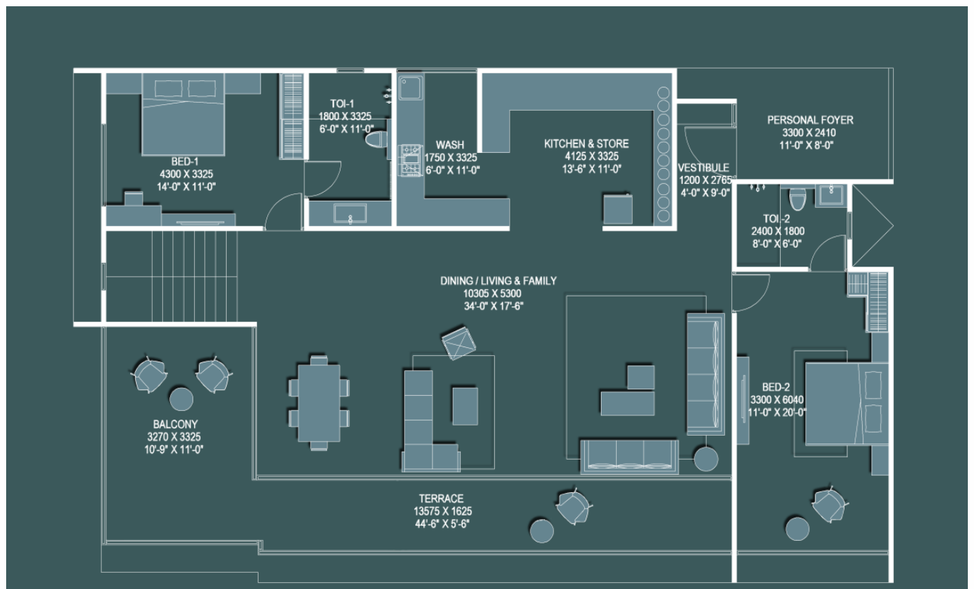


1ST TO 12TH FLOOR **TYPE-4A**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-4A**

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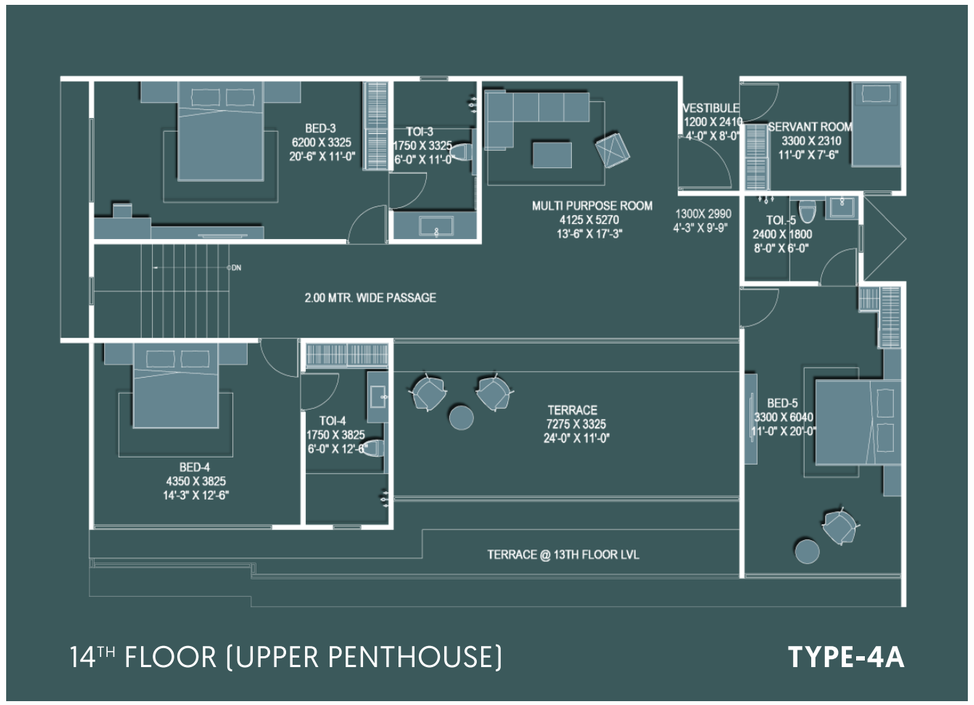

14TH FLOOR (UPPER PENTHOUSE) **TYPE-4A**

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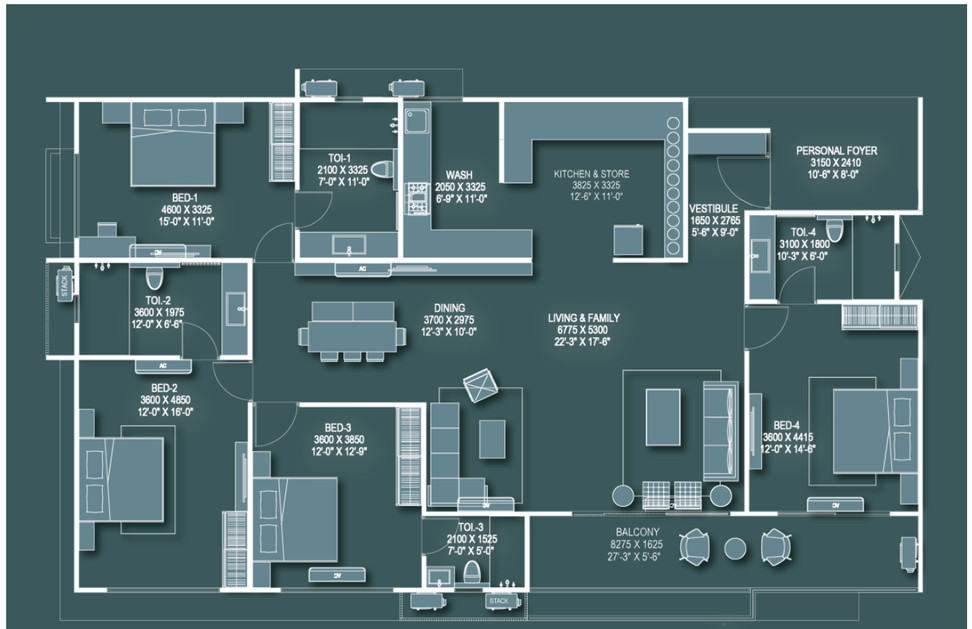
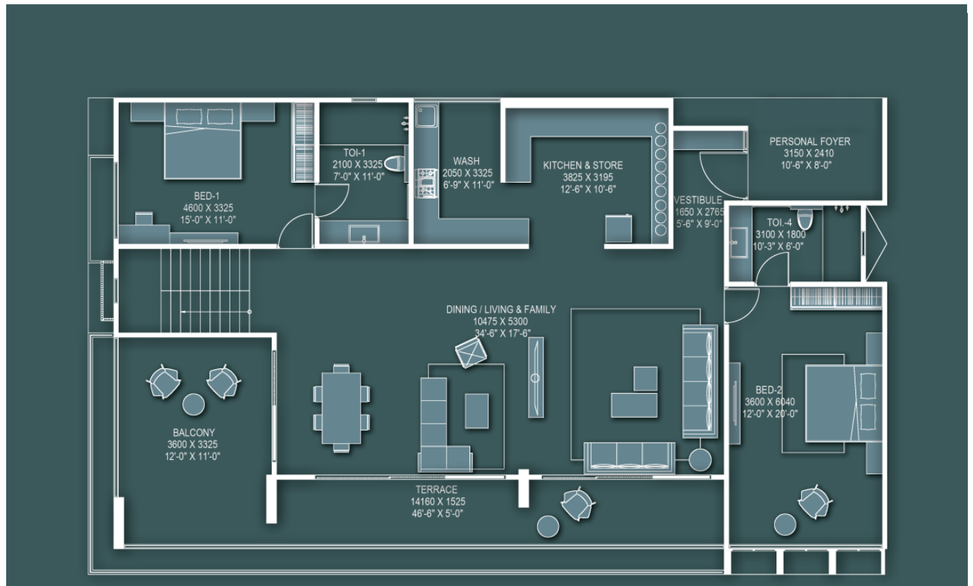
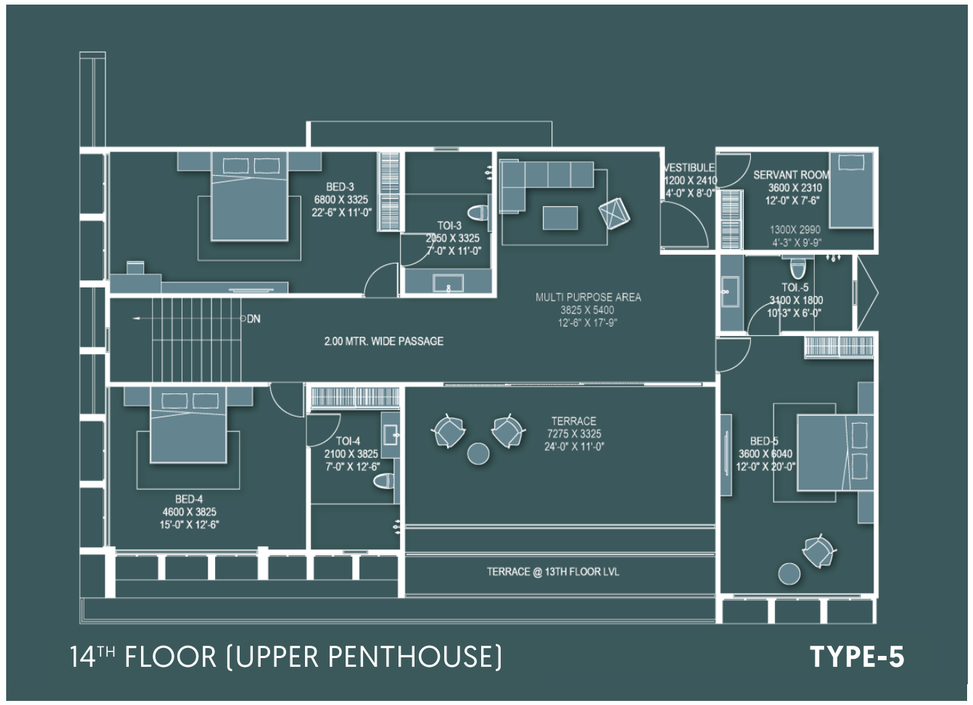


1ST TO 12TH FLOOR **TYPE-5**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-5**

N



14TH FLOOR (UPPER PENTHOUSE) **TYPE-5**

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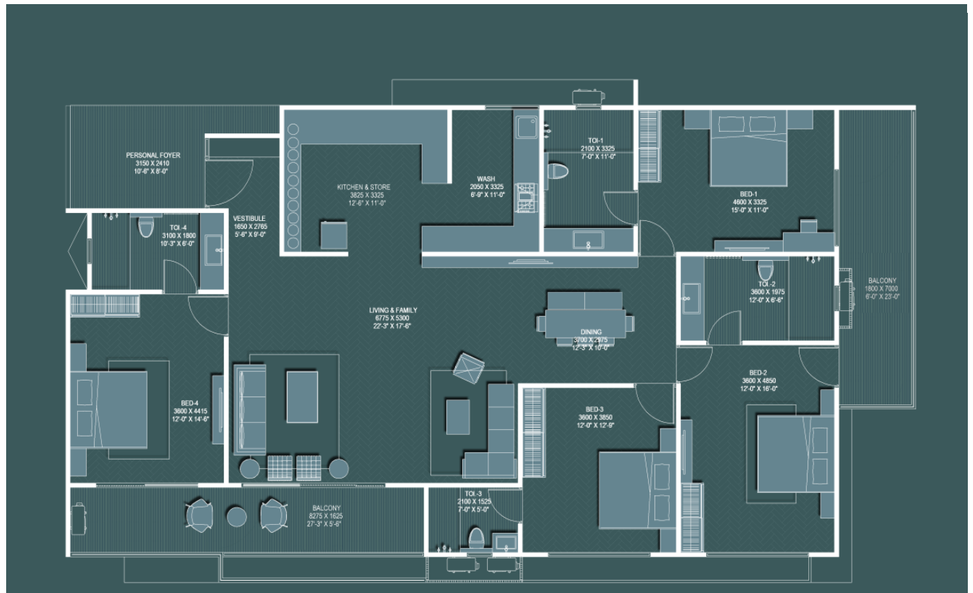

1ST TO 12TH FLOOR **TYPE-5A**

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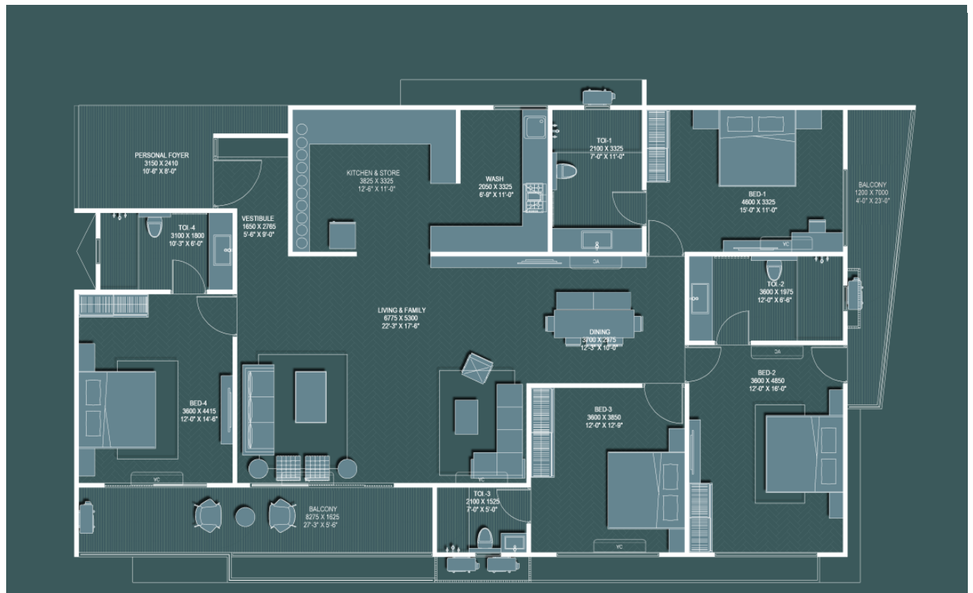

1ST TO 12TH FLOOR **TYPE-5B**

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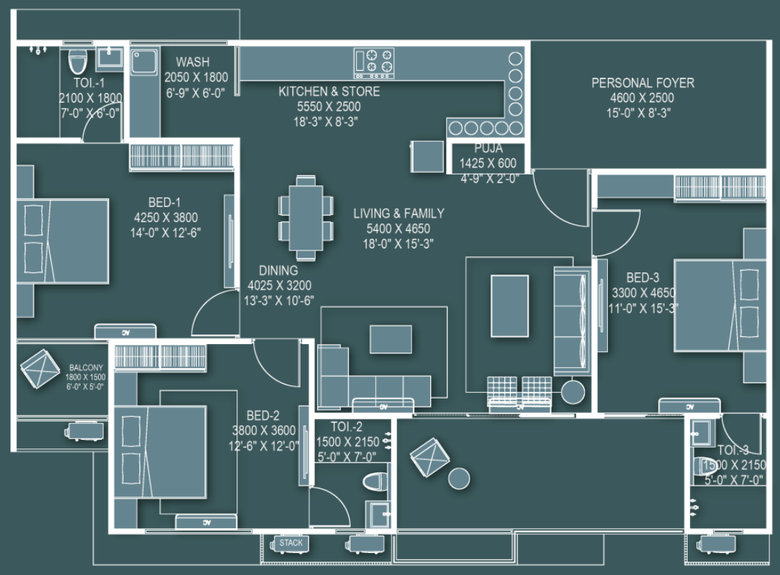
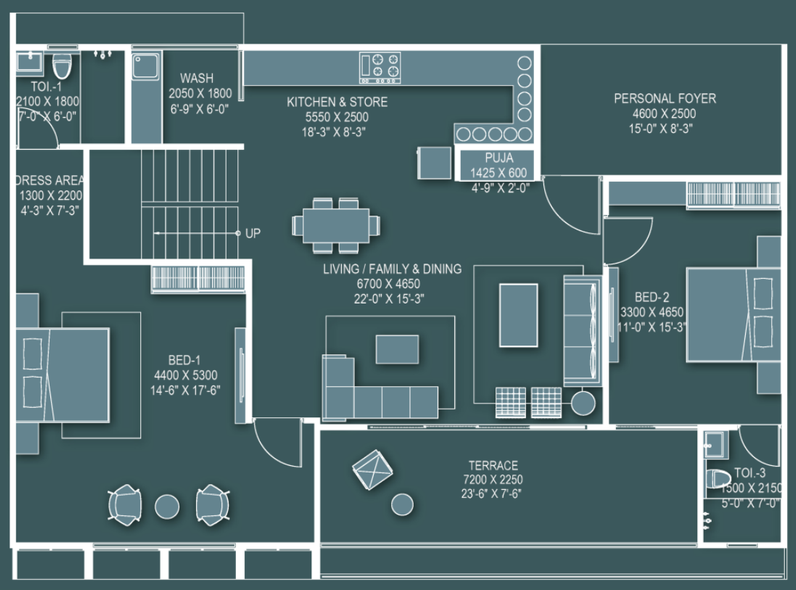


1ST TO 12TH FLOOR **TYPE-6**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-6**

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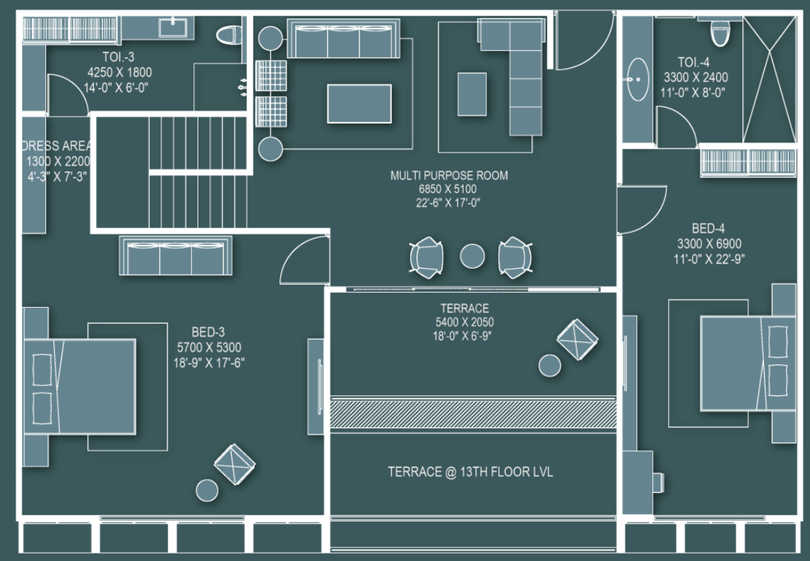
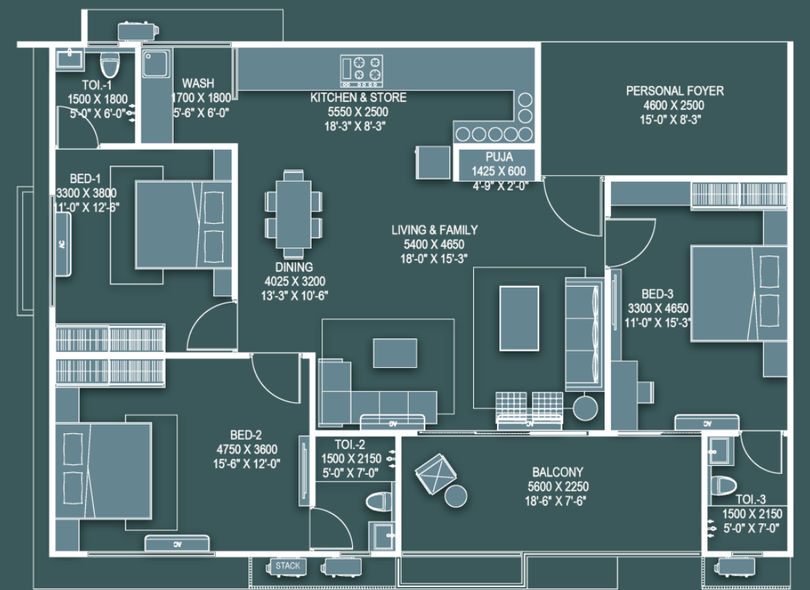


14TH FLOOR (UPPER PENTHOUSE) **TYPE-6**



1ST TO 12TH FLOOR **TYPE-6A**

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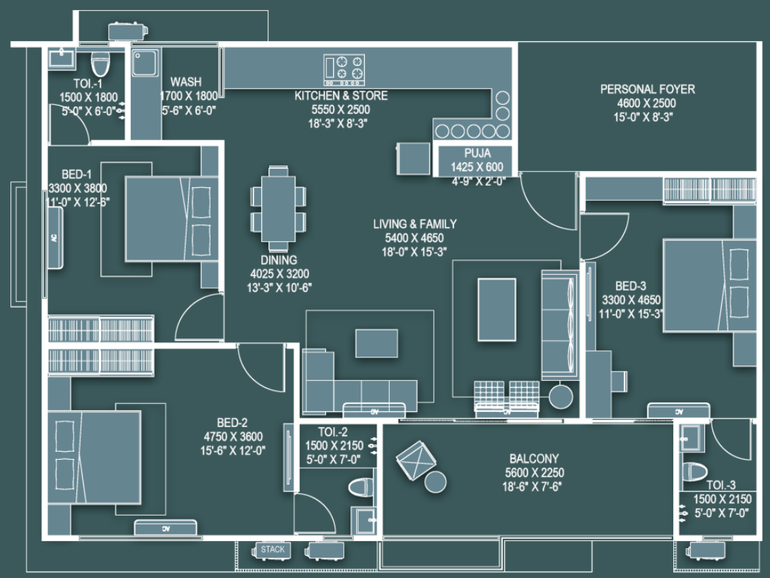
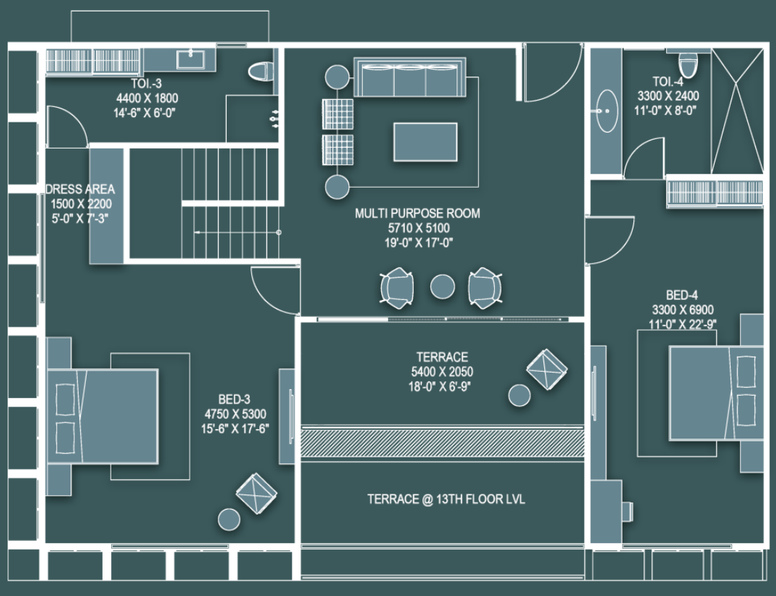
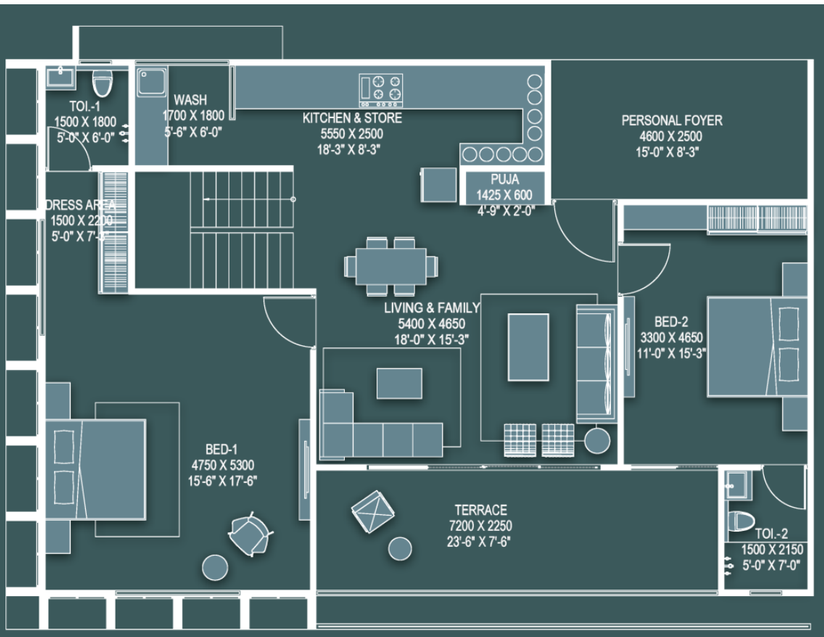


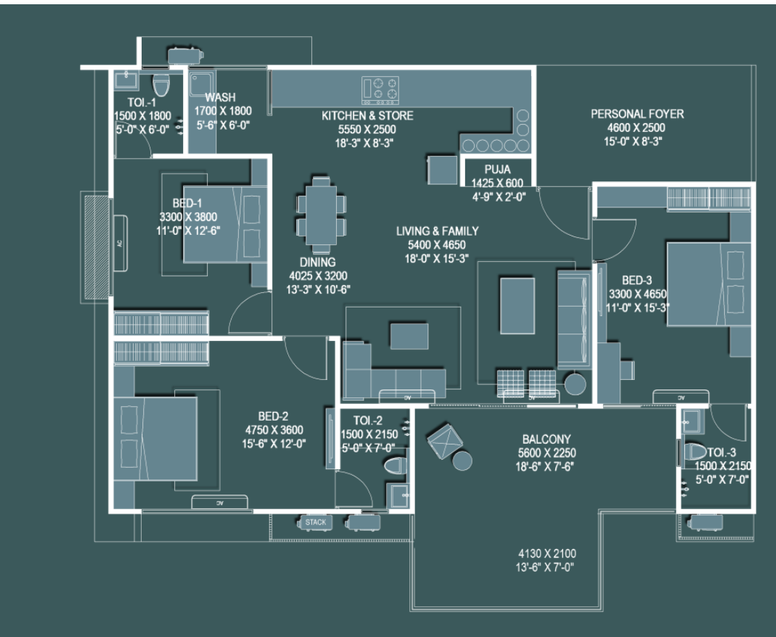
1ST TO 12TH FLOOR **TYPE-7**



14TH FLOOR (UPPER PENTHOUSE) **TYPE-7**



13TH FLOOR (LOWER PENTHOUSE) **TYPE-7**



1ST TO 12TH FLOOR **TYPE-7A**

N

N

Amenities

VIRTUAL GAMING ZONE

MINI THEATRE

BUSINESS CENTRE
/ MEETING ROOM

BOARD GAMES

SNOOKER, POOL
& FOOSBALL LOUNGE

TABLE TENNIS LOUNGE

LIBRARY

STUDIO
[ZUMBA / DANCE / MUSIC]

YOGA ZONE

SWING AREA

TODDLER AREA

CLUB HOUSE

CAFÉ

GYMNASIUM

BANQUET HALL

TERRACE GARDEN LOUNGE

LANDSCAPE AREA

Specifications

WALL FINISH
- Internal smooth finish mala plaster with putty
- External: double coat sand faced plaster or texture finish

FLOORING
- Vitrified tiles flooring in all rooms

KITCHEN
- Standing polished natural granite kitchen
- Platform with sink & glazed tiles dado above the platform up to lintel level

DOORS
- Decorative main door having lock of a reputed company
- Internal doors of laminated flush doors or coloured flush door

WINDOWS
- Aluminum anodized section sliding windows with glass & stone jambs

TOILET
- Ceramic tiles flooring in all toilets, glazed tiles dado up to lintel level

PLUMBING
- Concealed plumbing of good quality UPVC & CPVC pipes, C.P. fittings & sanitary ware of reputed brands

ELECTRIFICATION
- Three phase meter + MCB & ELCB tripper with concealed wiring with adequate points with quality fittings

PAINT
- Exterior painting of acrylic paint. Internal walls double coat putty finish

LIFTS
- Fine quality fully automatic lifts



THE PORTRAIT

WHERE LUXURY LIVING IS AN ART

3, 4 & 5 BHK + FAMILY ROOM

WE OUTLINED A LOCATION THAT BECAME THE HEART OF TOGETHERNESS

In the bustling heart of Ahmedabad, The Portrait pulsates with the essence of Gujarat. Nestled in this vibrant locale, it offers unmatched convenience, blending seamlessly with lively school routes, lush parks, and enchanting family spots. Here, your family's joy blossoms into its fullest form, in a personalised sanctuary painted just for you.

CONNECTIVITY:

Where every locale sparks a world of opportunities.

- VIP Road - 2 mins
- Bopal-Ghuma Road - 2 mins
- Sardar Patel Ring Road - 8 mins
- South Bopal - 8 mins
- Shilaj - 15 mins
- Sanand - 20 mins

MALLS & ENTERTAINMENT:

Where joyful moments await around every corner.

- Reliance Mall - 2 mins
- Gala Magnus - 5 mins
- Kavisha Celebration City Center - 7 mins
- Aarohi Shopping Complex - 8 mins
- SBTC - 8 mins
- Suncity Shopping Mall - 10 mins

HEALTH CARE:

Where peace of mind meets medical accessibility.

- Krishna Shalby Hospital - 5 mins
- Sannidhya Multi-Speciality Hospital - 5 mins
- Adwait Multi-Specialty Hospital - 10 mins

RECREATION:

Where nearby recreation fuels the soul's journey.

- Club O7 - 2 mins
- Shela Auditorium - 5 mins
- AUDA Sports Complex - 7 mins

EDUCATIONAL INSTITUTES:

Where learning journeys commence next door.

- Apollo Int'l School - 3 mins
- Shela Primary School - 4 mins
- Shanti Asiatic School - 5 mins
- Global Mission Int'l School - 10 mins
- Anant National University - 10 mins
- Sanskardham Sports Academy - 10 mins

KAVISHA GROUP

BORNTOBUILD!

"THOUGHTFULLY CRAFTED MASTERPIECE HOMES ARE
A SYMPHONY OF DESIGN,
WHERE EVERY NOTE RESONATES WITH INTENTION,
CREATING A HARMONIOUS ODE TO LUXURIOUS LIVING"

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sales@kavishacorp.com | www.kavisha-theportrait.com

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Stamp duty registration charges, legal charges GST & electricity company charges (including sub-station & cable) and any additional charges or duties levied by the government/local authorities, during or after the completion of the shall be payable extra by the purchaser/member/unit holder/allottee as applicable, in the interest of continual development in design & quality of construction, the developers/promoters reserve all right to make any charges to the project including technical specifications, designs, planning layout and these changes shall be binding to all purchase/member/unit holder/allottee changes alteration of any nature by purchaser/member/unit holder/allottee including the elevations, exterior colour scheme of the project or any other change affecting the overall design concept & outlook of the project, furniture & fatures shown in the images of the brochure are just for presentation and are not offered with the project, this brochure is intended only for easy display and information of the project and dose not form part of legal document, the developers/promoters reserve all the rights to design, construct & sell any additional area, units, apartments and/or floors in case of any increase in permissible FSI or built-up area by the competent authority, at any times during or after completion of the project and the same shall be binding to all unit holder/members/purchasers/allottee and the project as whole right to the terrace will remain vested with the developers/promoters at all times during or after completion of the project.

THE CANVAS: PR/GJ/AHMEDABAD/SANAND/AUDA/MAA09626/A1M/080422
KAVISHA AMARA: PR/GJ/AHMEDABAD/DASKROI/AUDA/MAA08016/060221
KAVISHA ATRIA: PR/GJ/AHMEDABAD/SANAND/AUDA/MAA09500/181221

KAVISHA CELEBRATION : PR/GJ/AHMEDABAD/DASKROI/AUDA/CAA01504/030218
KAVISHA CELEBRATION: PR/GJ/AHMEDABAD/DASKROI/AUDA/MAA00391/091017
PEBBLE BAY: PR/GJ/AHMEDABAD/AHMEDABADCITY/AUDA/MAA00668/101117

KAVISHA PANORAMA: PR/GJ/AHMEDABAD/DASKROI/AUDA/MAA03979/061118
KAVISHA URBANIA: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA03825/251018
KAVISHA AER: PR/GJ/AHMEDABAD/SANAND/AUDA/MAA11869/290523