

A VISTA FOR EVERY SENSE





# RISING THOUGHTFULLY

TO SURROUND YOU WITH THE  
COMFORT, LUXURY & SERENITY  
YOU DESERVE





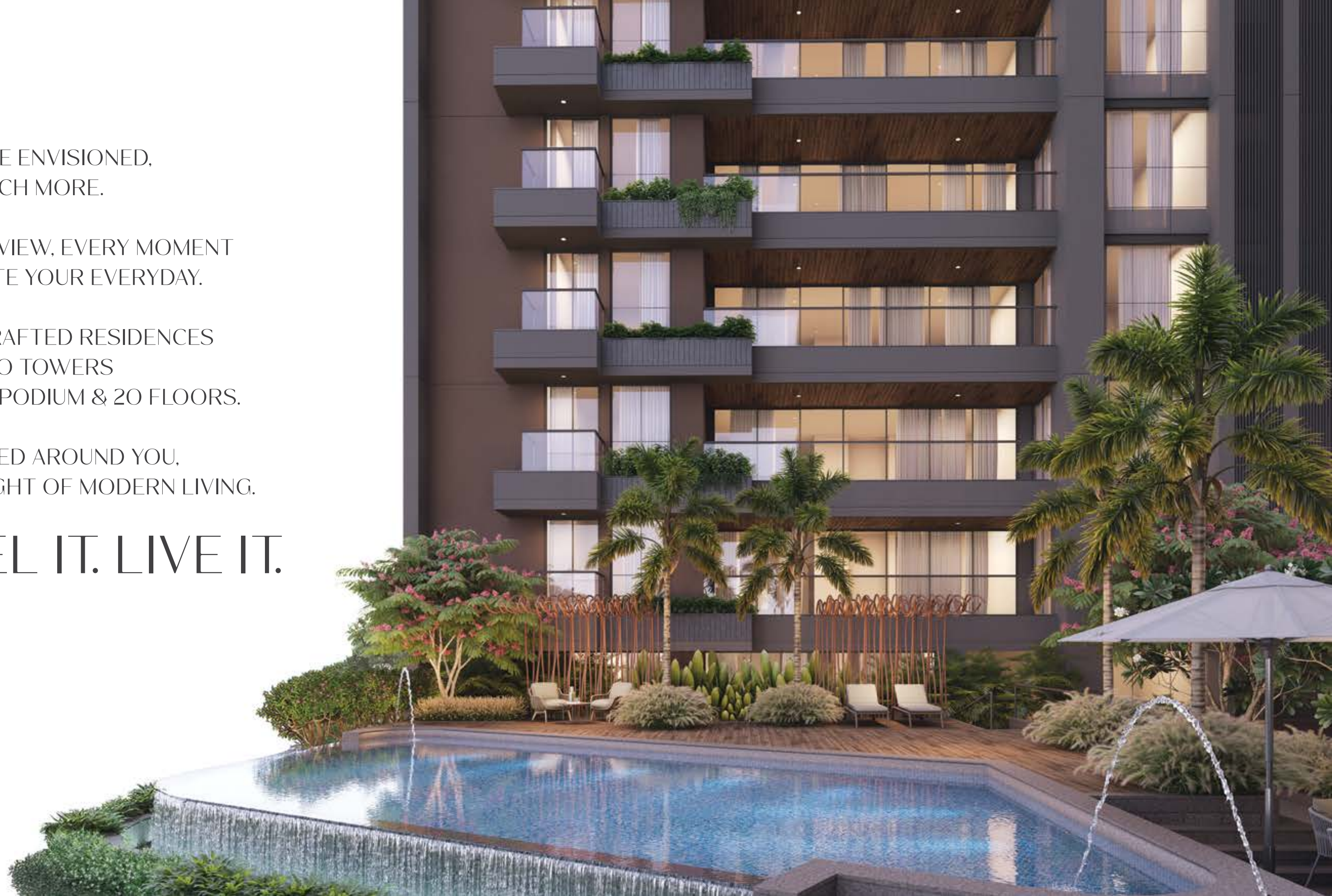
ALL THAT YOU'VE ENVISIONED,  
AND SO MUCH MORE.

EVERY CORNER, EVERY VIEW, EVERY MOMENT  
DESIGNED TO ELEVATE YOUR EVERYDAY.

136 METICULOUSLY CRAFTED RESIDENCES  
ACROSS TWO TOWERS  
RISING ABOVE A GRAND PODIUM & 20 FLOORS.

A LIFESTYLE SHAPED AROUND YOU,  
PLACING YOU AT THE HEIGHT OF MODERN LIVING.

STEP IN. FEEL IT. LIVE IT.







**NB PALM**  
BUILT AROUND YOU

LUXURIOUS 4 & 5 BHK  
RESIDENCES

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# SCIENCE PARK

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A NEW CHAPTER  
IN CITY LIVING

## CONNECTIVITY

Quick access to Shilaj Circle, SG Highway, Science City, and other major roads.

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## LIFESTYLE

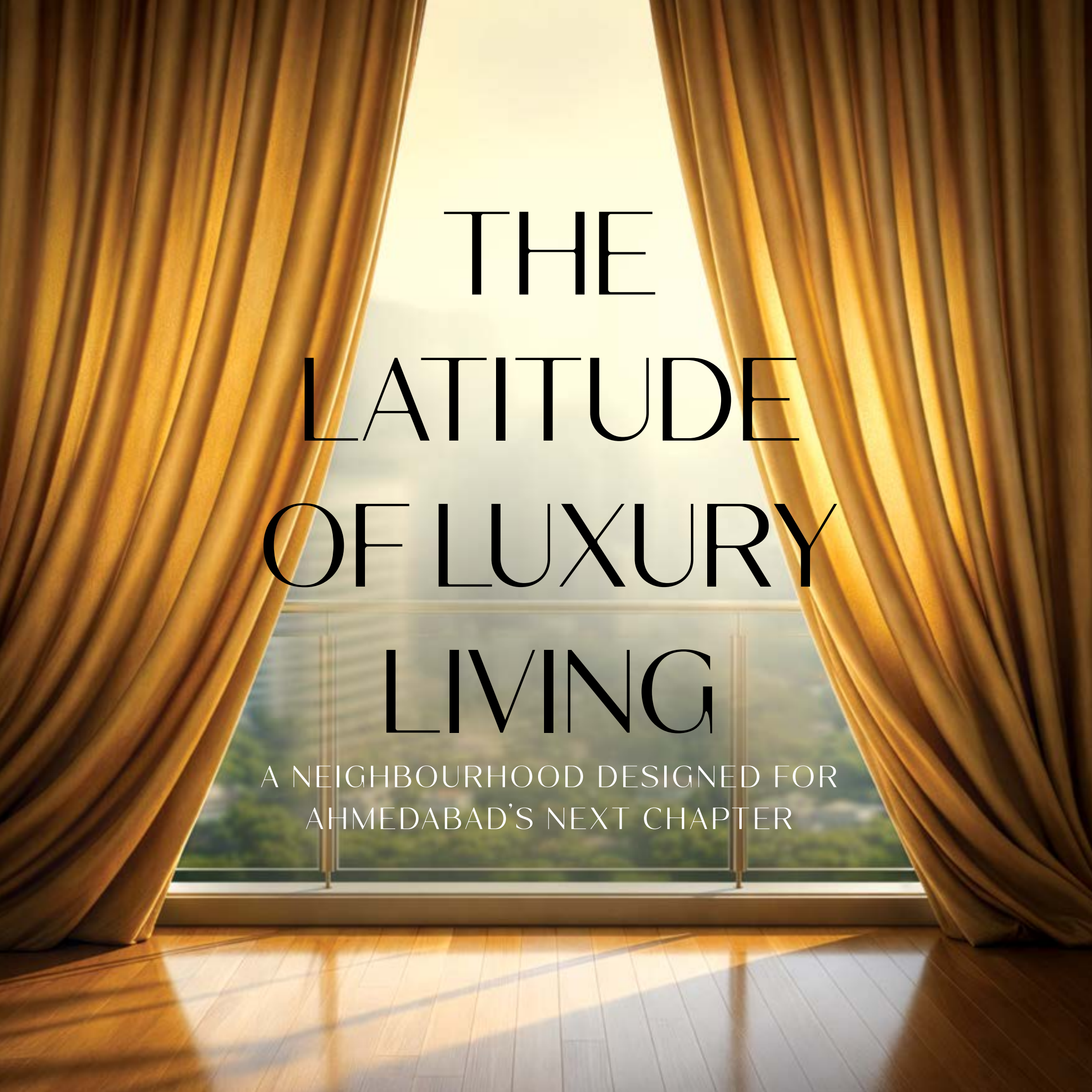
Proximity to premium landmarks such as Taj Skyline, renowned cafes, Palladium Mall, and nearby green and recreational spaces.

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## URBAN CONVENIENCES & GROWTH

A preferred destination for premium residences, modern amenities, and lifestyle-driven developments.





# THE LATITUDE OF LUXURY LIVING

A NEIGHBOURHOOD DESIGNED FOR  
AHMEDABAD'S NEXT CHAPTER

Science Park stands as the city's most promising growth corridor, thoughtfully planned, beautifully connected, and rapidly evolving into the city's premium residential zone with easy access to the city's key arteries.

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LOCATED IN THE R1 PREMIUM ZONE, OVERLOOKING  
THE R3 GREEN BELT

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AHMEDABAD'S MOST SOUGHT-AFTER HUB FOR  
HIGH-END RESIDENCES

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WIDEST ROAD NETWORK IN THE CITY (UP TO 60 METERS ACROSS)

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4 UPCOMING OXYGEN PARKS

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DESIGNATED SPECIAL PLAN DEVELOPMENT ZONE-3 (SPD 3)

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EXCELLENT CONNECTIVITY TO SG HIGHWAY & SP RING ROAD

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ABOVE AVERAGE ANNUAL APPRECIATION IN PROPERTY VALUE\*





# LIVE GRAND, IN A NEIGHBOURHOOD AS DISCERNING AS YOU

Bringing unmatched luxury to  
Science Park, a location emerging as  
Ahmedabad's most coveted address



# AT A GLANCE

CONCRETE DETAILS THAT DEFINE  
YOUR HOME AND LIFESTYLE

6,300  
SQ YARDS  
Plot Area

136  
Meticulously  
Designed  
Residences

7 Unit  
Variants

(across 4BHK, 4BHK + Servant Room,  
4BHK Penthouse, 5BHK Penthouse  
+ Servant Room)

7,500 – 9,900  
SQ FEET + PRIVATE TERRACES  
Penthouse Areas (approx.)

2 | PODIUM + 20  
Towers Floors

3  
Car Parks  
Per Unit

24/7  
Security & Society  
Management

Thoughtfully Designed  
Open-To-Built Ratio,  
Leaving Over

64%  
Open Space For Light,  
Air, And Greenery



IGBC

Certified for  
Sustainable Living



30+  
LIFESTYLE &  
WELLNESS  
AMENITIES  
CURATED TO  
ELEVATE YOUR  
DAILY LIFE



## SIGNATURE EXPERIENCES

Podium Living

Landscaped Gardens

Private Lifts & Lobbies

Party Lawns

Wellness Zones: Spa, Yoga Deck, Gym

Curated Lounges, Cafes & Social Spaces

Indoor Games Room

Kids' & Toddlers' Play Areas

Grand 20-ft-high Ground Floor

Spacious by design with 27,485 sq feet  
of built-up amenities spaces



A wide-angle photograph of a modern outdoor courtyard. In the center, a low, rectangular water feature with multiple small cascades sits on a raised platform. The courtyard is surrounded by a light-colored wooden wall with two rectangular openings. To the left, a modern building with large windows and balconies is visible. The courtyard is filled with lush greenery, including several trees with pink blossoms and large potted plants. Two lounge areas with wicker chairs and small tables are positioned on the left and right sides of the courtyard. The sky is a clear, pale blue.

BUILT  
AROUND YOU,  
IN EVERY SENSE

See your mornings bathed in sunlight and open skies.  
Hear laughter, footsteps, and whispers of life around you.  
Feel the warmth of home, the textures that welcome your touch.  
Smell gardens, fresh air, and the subtle scents of everyday living.  
Taste the pleasures of curated experiences and the joy of living well.  
Live it all, in a life built around you.



BRINGING VALUE TO YOUR  
WORLD THROUGH

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# THE WORLD OF EXPERIENCES





# ENTERTAINMENT



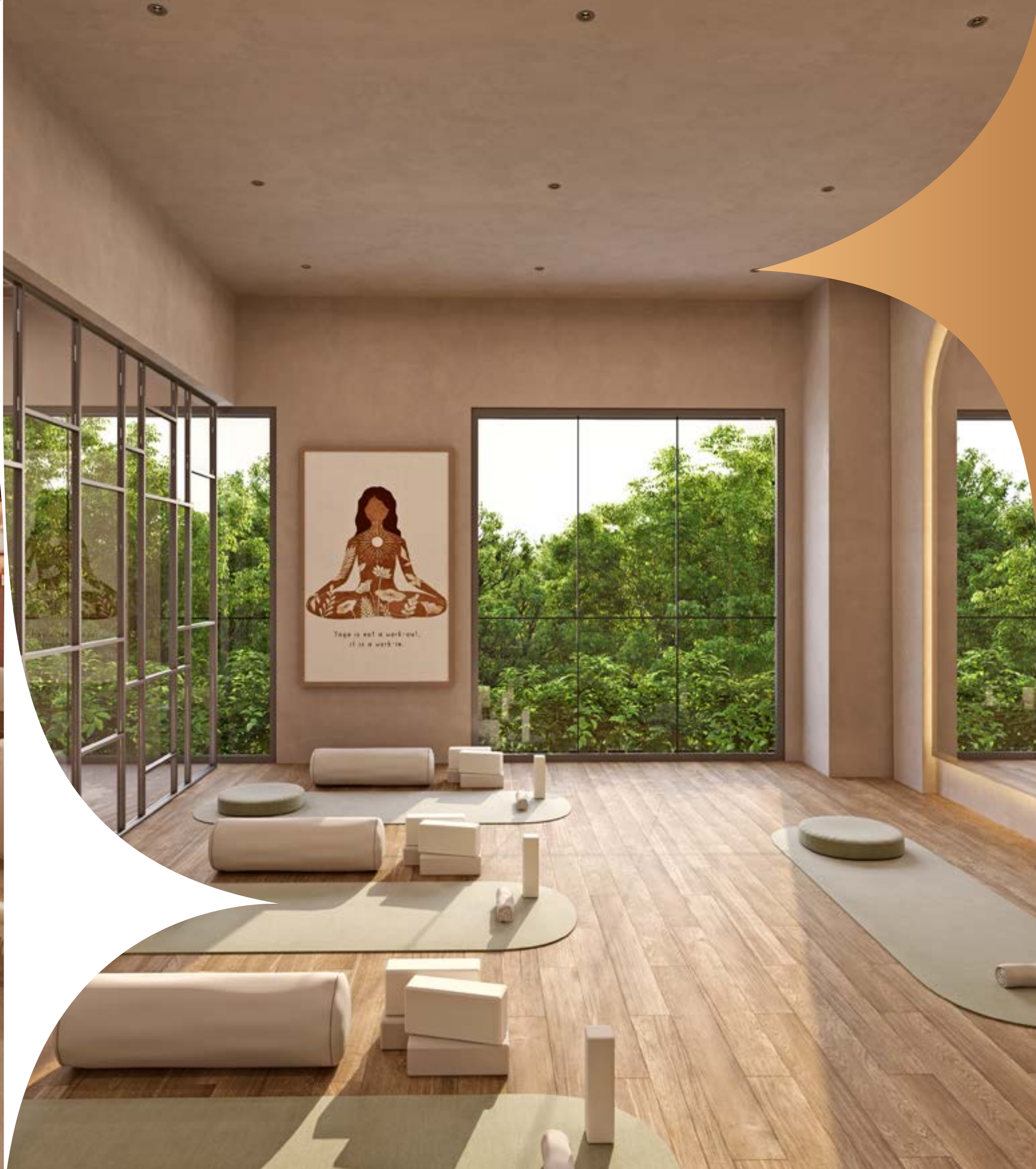
HOME THEATRE

LIBRARY/WFH

SENIOR CITIZEN LOUNGE

CAFE





# WELLNESS

GYM

YOGA DECK

DOCTOR'S CLINIC

MASSAGE ROOM

SALON

SPA





# ACTIVITIES

TODDLERS' PLAY AREA

KIDS' PLAY AREA

VIDEO GAMING ZONE

BOARD GAME/CARD ROOM

INDOOR GAME ZONE







# UTILITY & CONVENIENCE

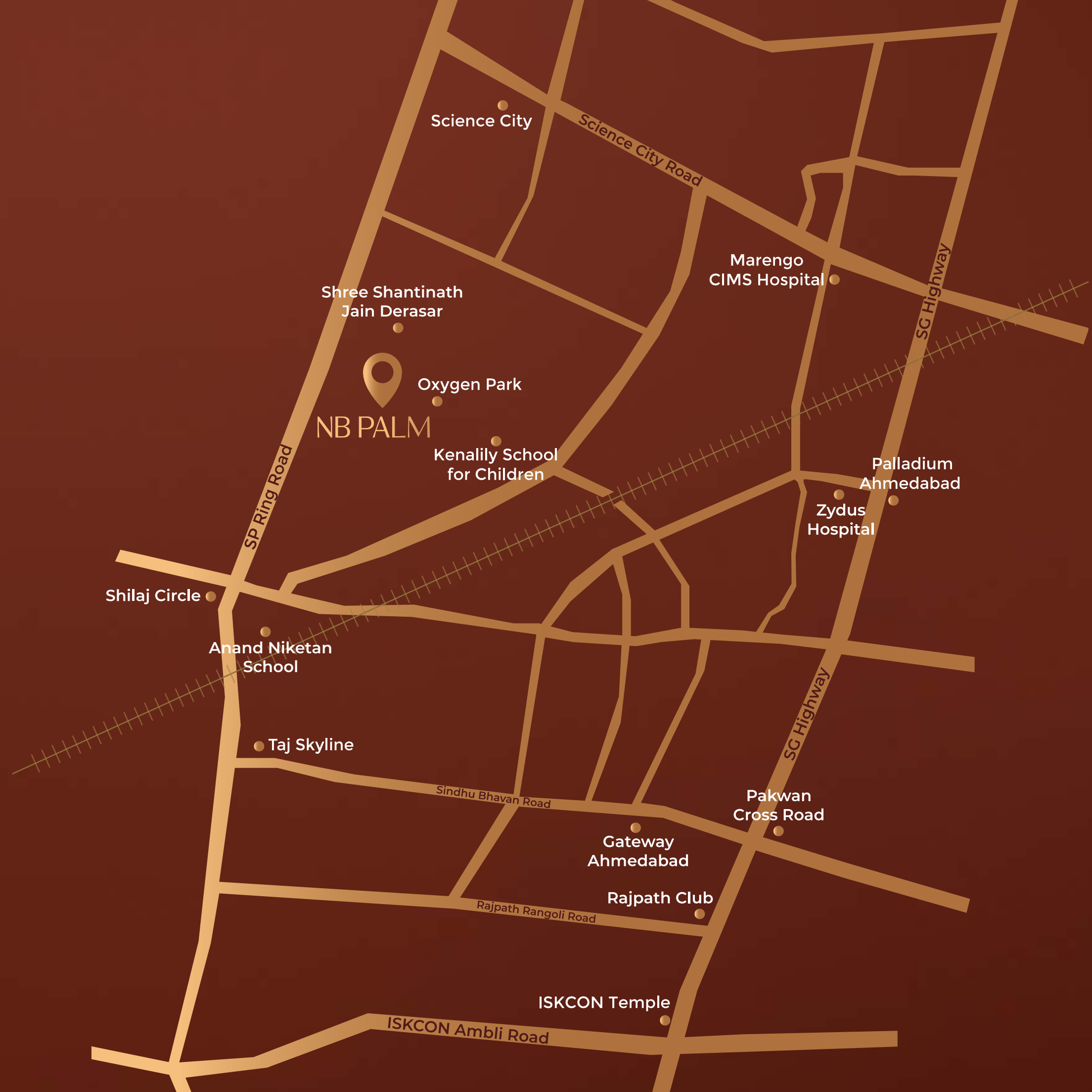
PARTY LAWN

MEETING ROOM

SOCIETY MANAGEMENT OFFICE

24/7 SECURITY



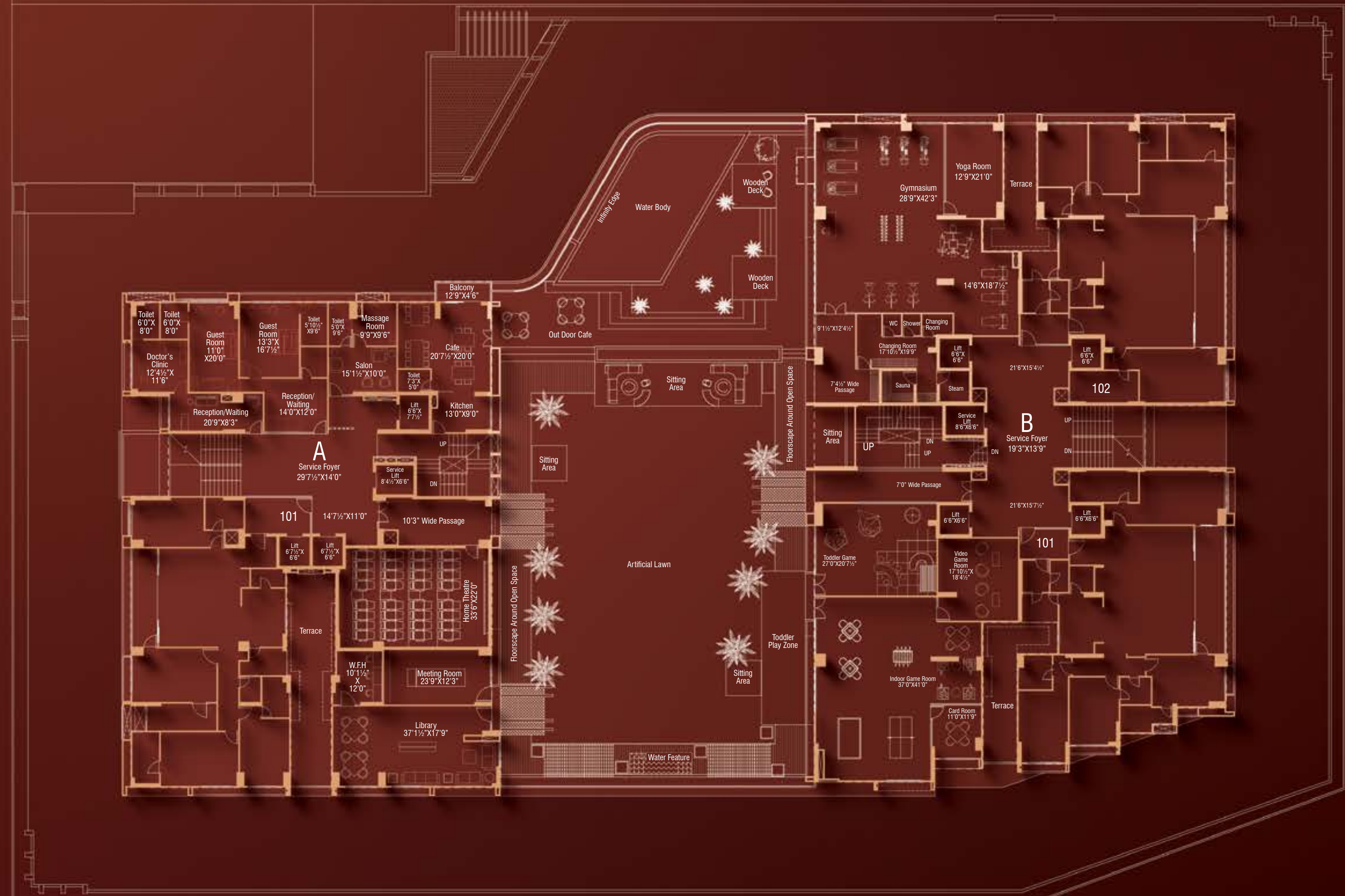


# THOUGHTFULLY PLACED AT THE CENTRE OF EVERYDAY EASE

Placed at the junction of lifestyle, wellbeing, and connectivity, **NB Palm** offers quick access to schools, hospitals, leisure destinations, and spiritual spaces, all just minutes away. Its location brings together the best of the neighbourhood: seamless city routes, proximity to nature, and everyday essentials close at hand, making daily living smoother, calmer, and more comfortable.



18.00 MT. WIDE ROAD

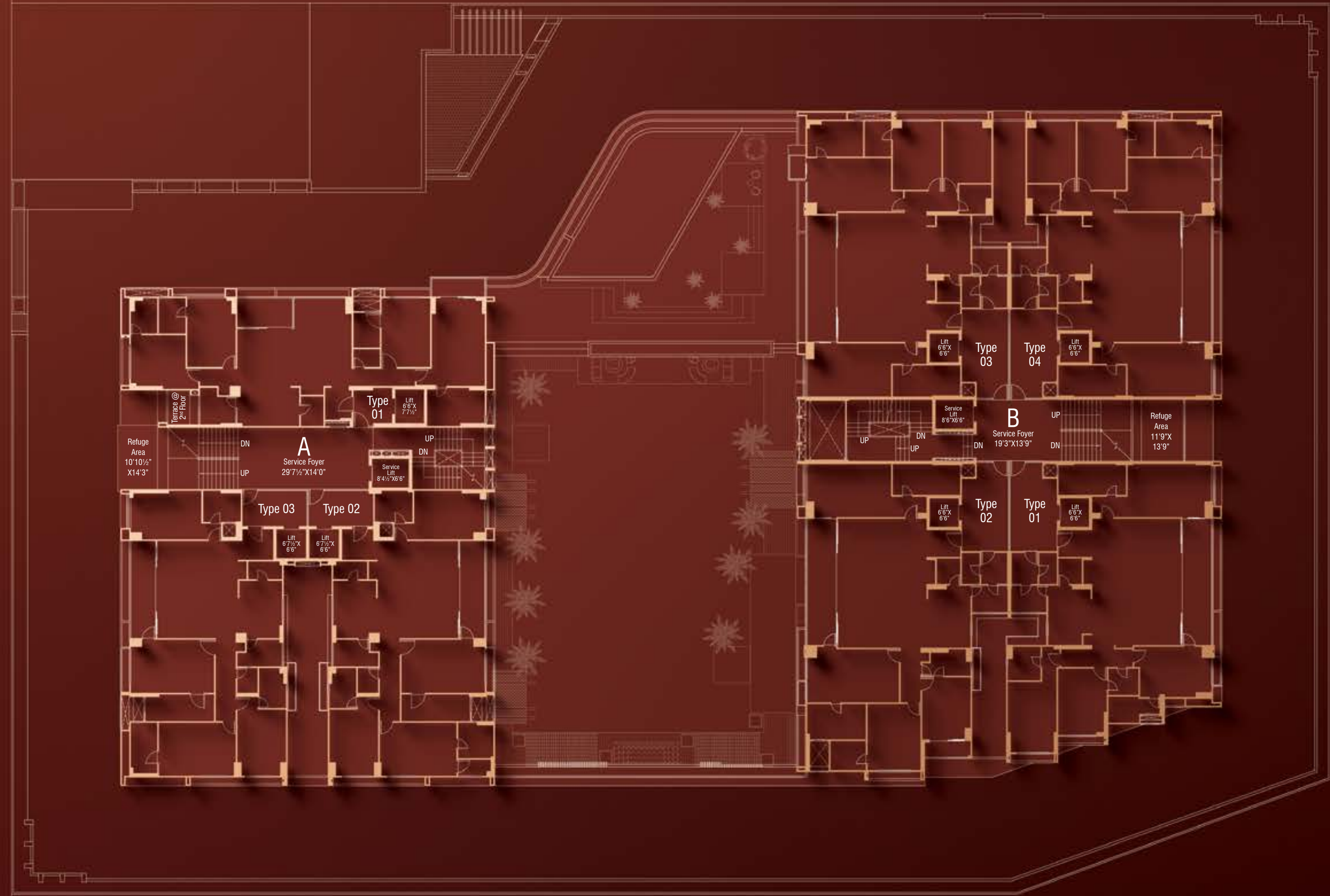


# PODIUM LEVEL PLAN





18.00 MT. WIDE ROAD



# TYPICAL FLOOR PLAN

(2<sup>nd</sup> TO 19<sup>th</sup> FLOOR)

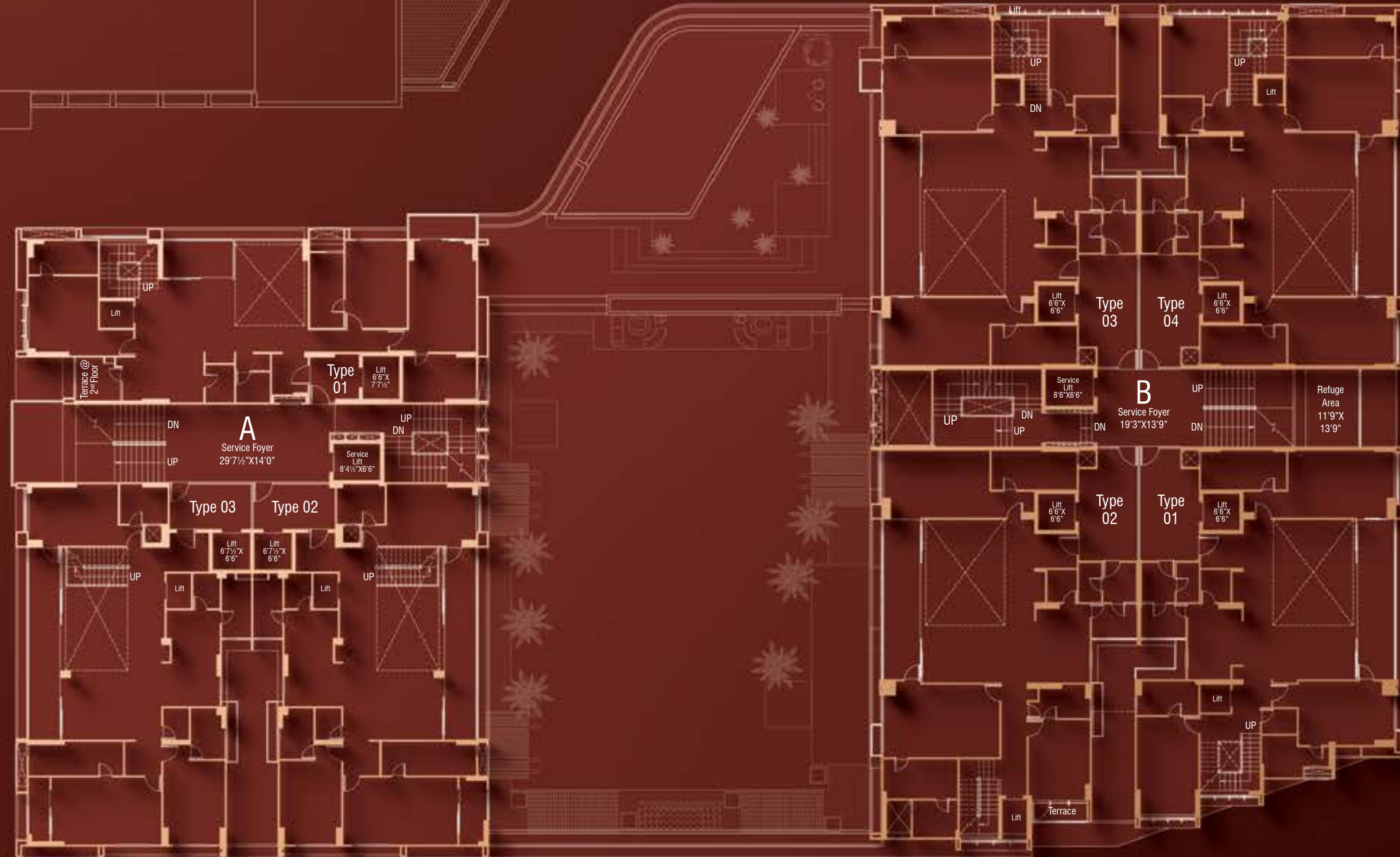




18.00 MT. WIDE ROAD

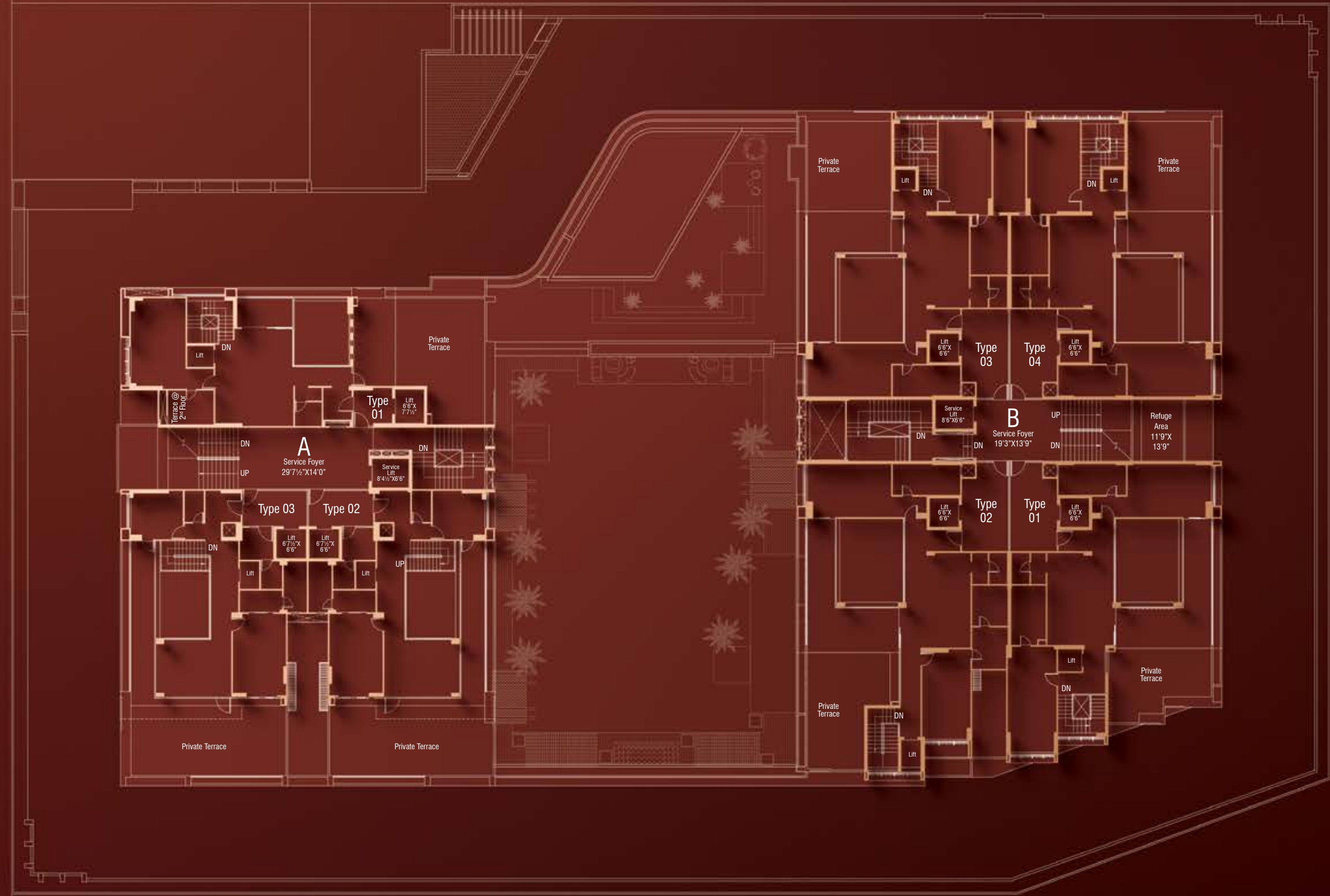
# 20<sup>th</sup> FLOOR PLAN

(LOWER PENTHOUSE PLAN)





18.00 MT. WIDE ROAD



# 21<sup>st</sup> FLOOR PLAN

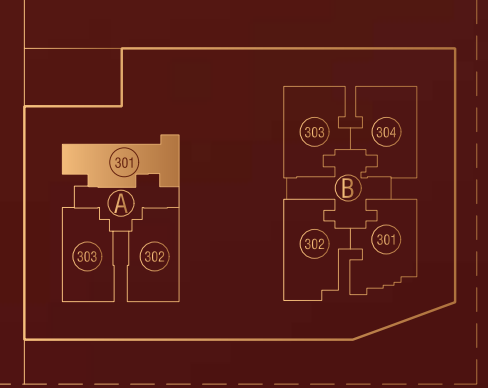
(UPPER PENTHOUSE PLAN)





# TOWER-A

TYPE O1 (4-BHK)



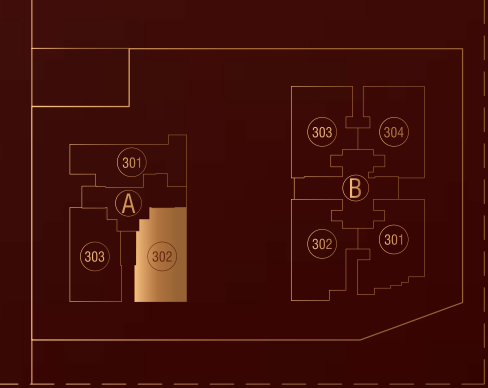
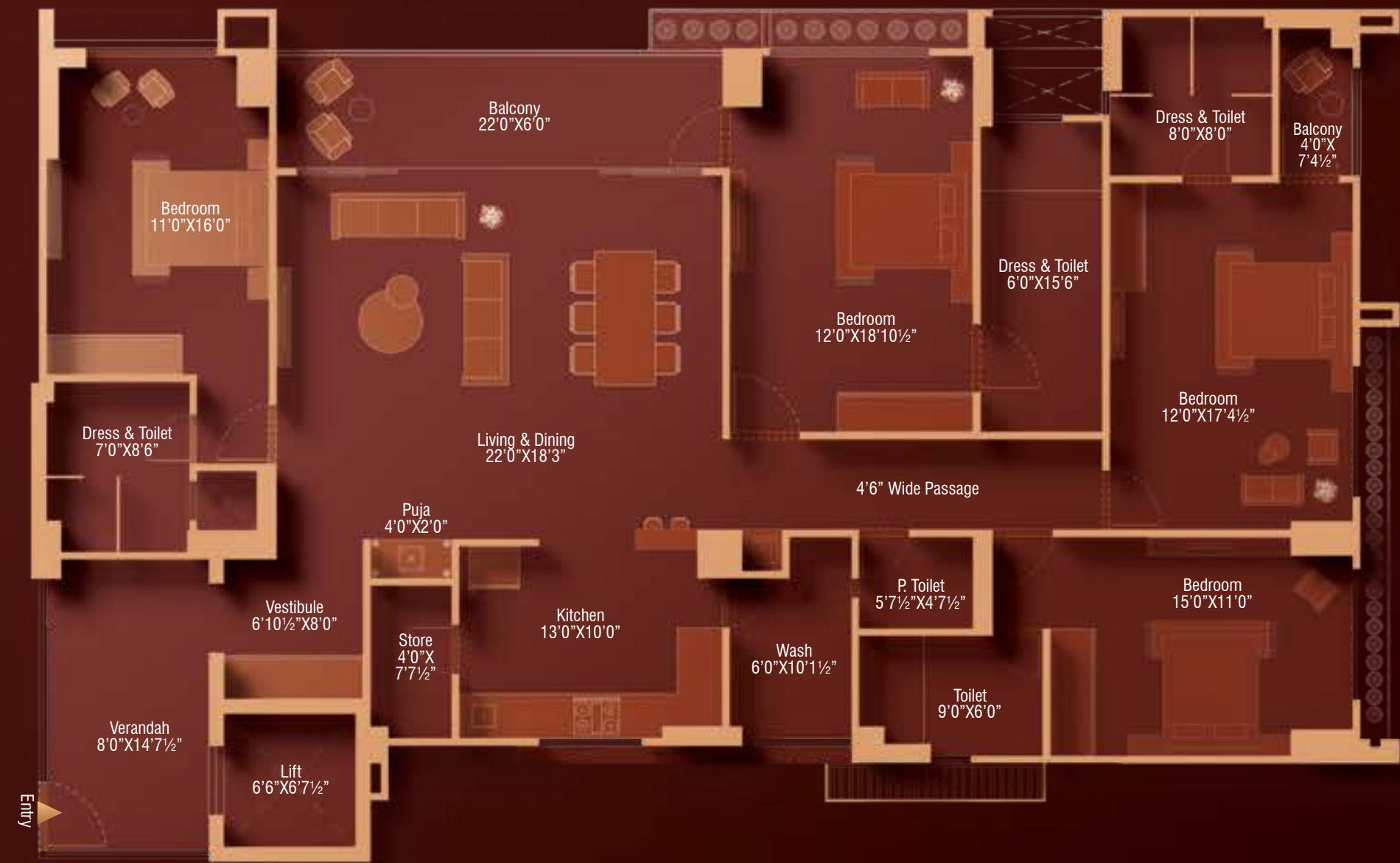
RERA CARPET AREA	BALCONY AREA	WASH AREA	TOTAL AREA
172.50 sq. m.	12.22 sq. m.	5.42 sq. m.	190.14 sq. m.

INDICATIVE SBA  
4060 sq. ft.



# TOWER-A

TYPE O2 (4-BHK)



RERA CARPET AREA	BALCONY AREA	WASH AREA	TOTAL AREA
177.63 sq. m.	14.23 sq. m.	5.02 sq. m.	196.88 sq. m.

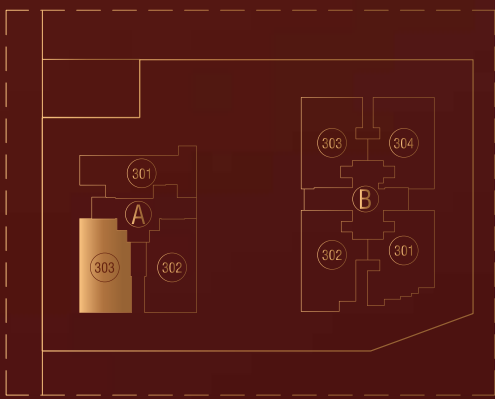
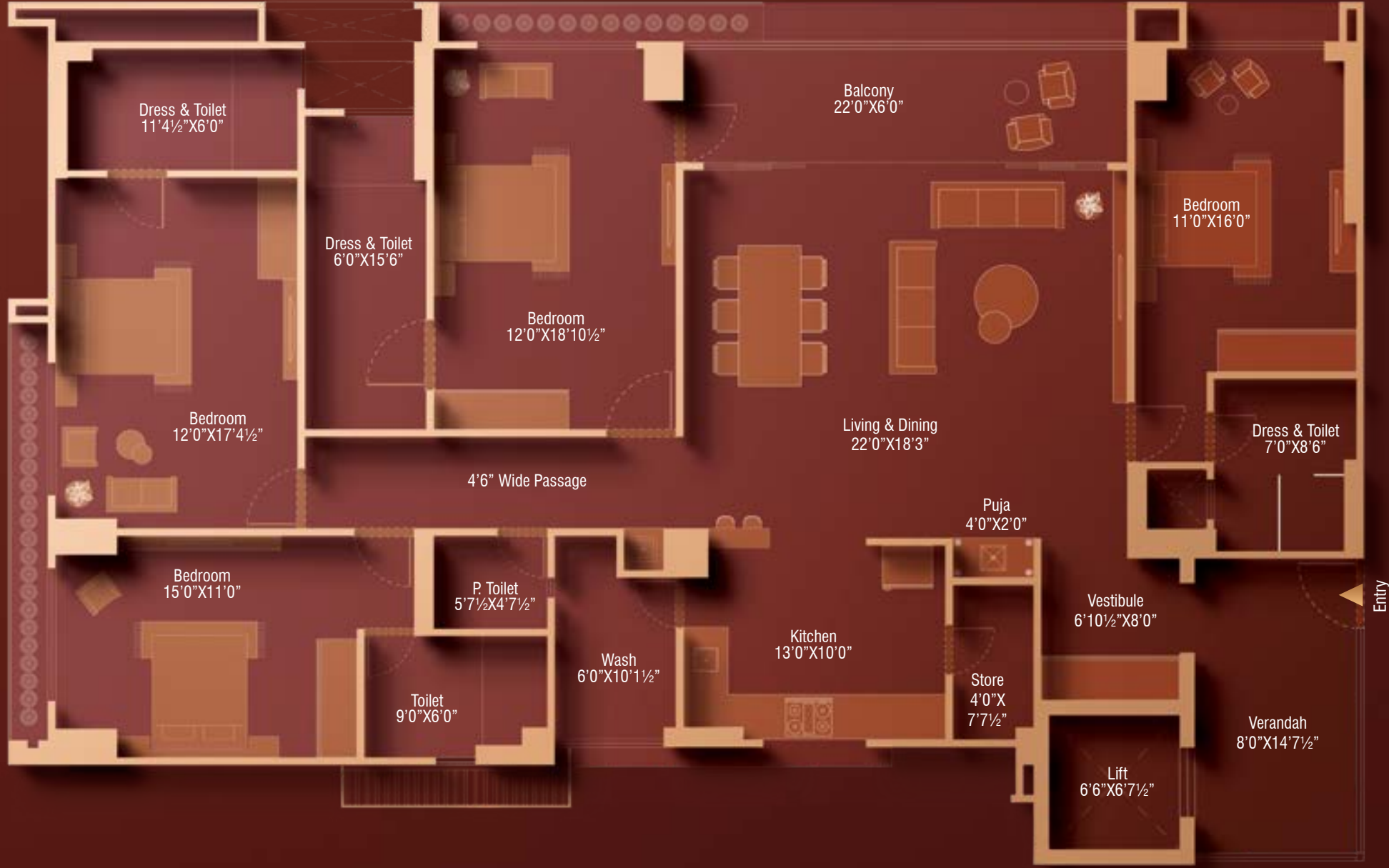
INDICATIVE SBA  
4260 sq. ft.





# TOWER-A

## TYPE O3 (4-BHK)



**RERA CARPET AREA**  
178.07 sq. m.

**BALCONY AREA**  
11.54 sq. m.

**WASH AREA**  
5.02 sq. m.

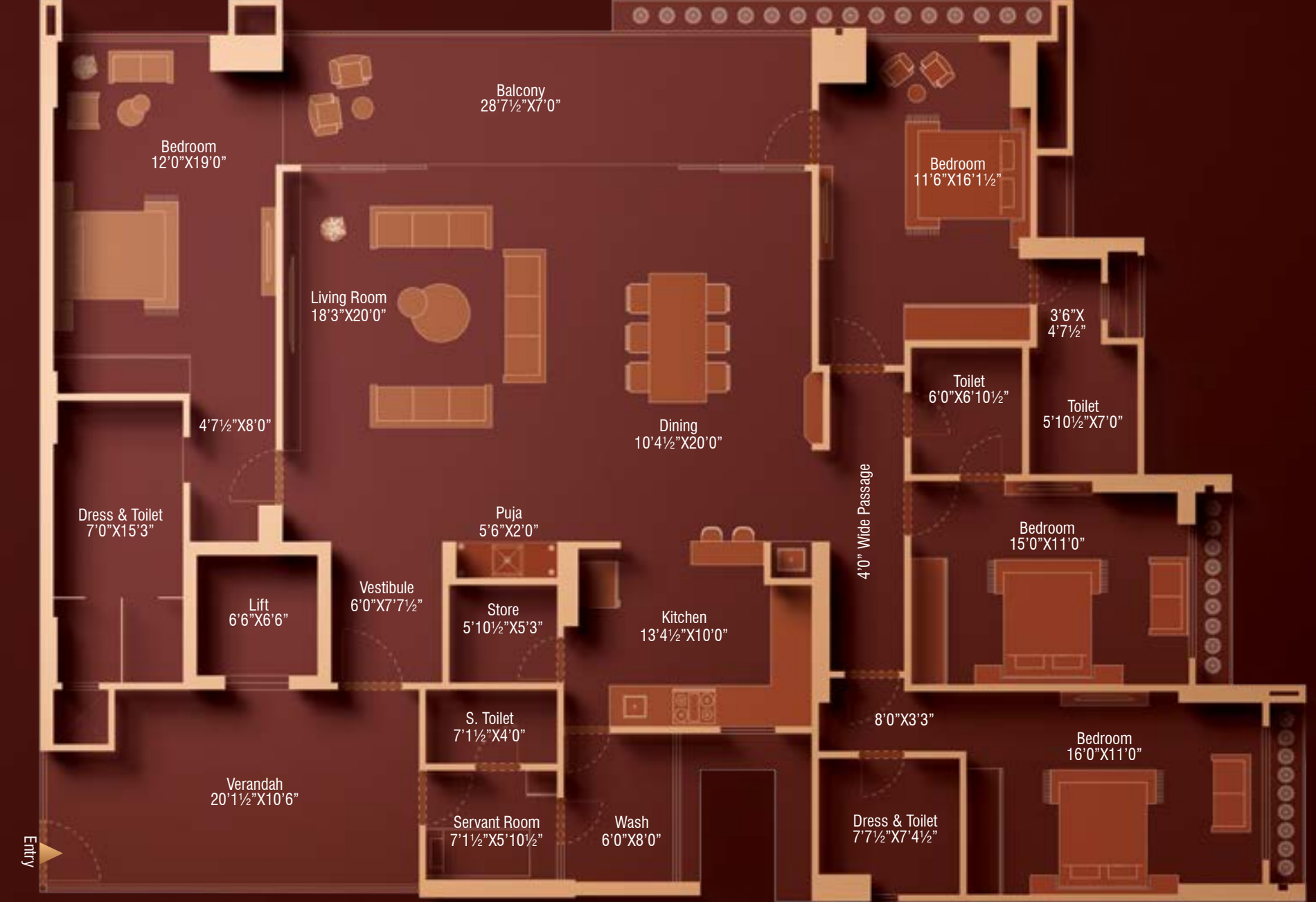
**TOTAL AREA**  
194.63 sq. m.

**INDICATIVE SBA**  
4215 sq. ft.



# TOWER-B

## TYPE O1 (4-BHK)



**RERA CARPET AREA**  
196.69 sq. m.

**BALCONY AREA**  
17.61 sq. m.

**WASH AREA**  
4.46 sq. m.

**TOTAL AREA**  
218.76 sq. m.

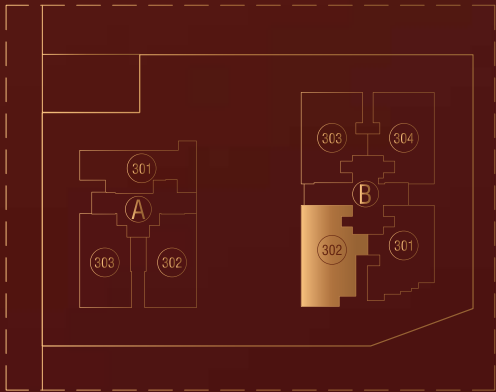
**INDICATIVE SBA**  
4845 sq. ft.





# TOWER-B

TYPE O2 (4-BHK)



**RERA CARPET AREA**  
206.16 sq. m.

**BALCONY AREA**  
21.11 sq. m.

**WASH AREA**  
4.46 sq. m.

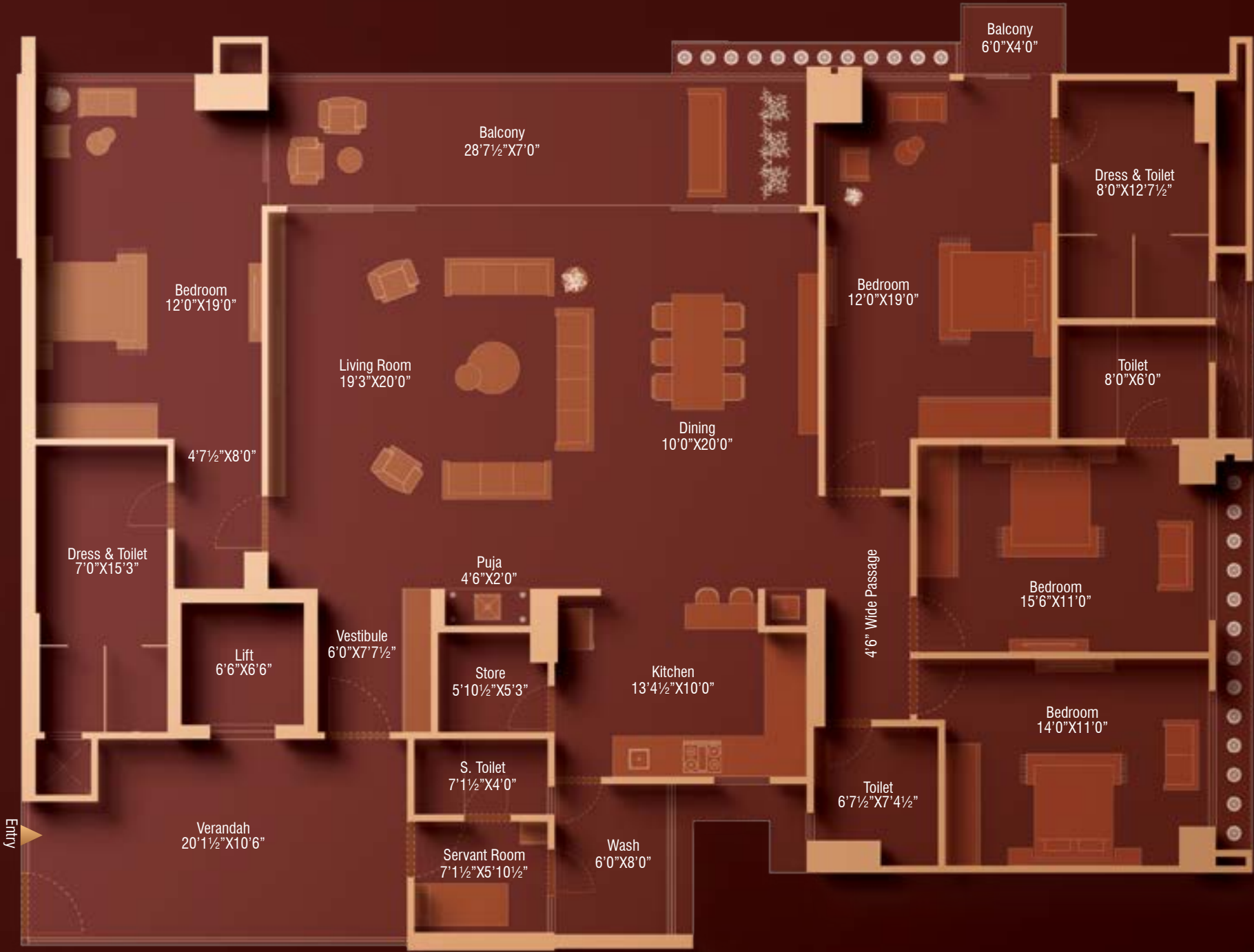
**TOTAL AREA**  
231.73 sq. m.

**INDICATIVE SBA**  
5115 sq. ft.



# TOWER-B

TYPE O3 (4-BHK)



**RERA CARPET AREA**  
201.67 sq. m.

**BALCONY AREA**  
20.40 sq. m.

**WASH AREA**  
4.46 sq. m.

**TOTAL AREA**  
226.53 sq. m.

**INDICATIVE SBA**  
4970 sq. ft.





# TOWER-B

TYPE O4 (4-BHK)



**RERA CARPET AREA**  
201.48 sq. m.

**BALCONY AREA**  
18.22 sq. m.

**WASH AREA**  
4.46 sq. m.

**TOTAL AREA**  
224.16 sq. m.

**INDICATIVE SBA**  
4930 sq. ft.



FEEL, EXPLORE,  
PAUSE, BELONG...



COME HOME TO



NB PALM

A thoughtfully crafted world of living, designed entirely for you. Nestled beside ***Oxygen Park*** and the ***Jain Derasar***, with ***136 hand-crafted residences*** and ***40,000 sq feet of indoor amenities area***, ***NB Palm*** offers a lifestyle that nurtures wellbeing, fosters connections, and elevates everyday living.

SERENE LIVING ALONGSIDE THE EXPANSIVE OXYGEN PARK

UNPARALLELED ACCESS TO LUSH, NATURAL SURROUNDINGS

A WORLD-CLASS QUALITY OF LIFE DESIGNED FOR YOUR COMFORT

MORE TIME FOR THE MOMENTS THAT TRULY MATTER

ENERGY AND WELLNESS AMENITIES RIGHT AT YOUR DOORSTEP

EFFORTLESS LUXURY PAIRED WITH EVERYDAY CONVENIENCE



# A STANDARD YOU DESERVE

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## PRECISION & QUALITY

Robust construction with meticulous attention to materials

Timely delivery and lasting quality

Thoughtful layouts and wellness-focused facilities

## SUSTAINABLE & THOUGHTFUL

Green spaces and energy-efficient systems

Environmentally conscious design supporting healthier living

Socially meaningful spaces that foster connection

## INNOVATION IN LIVING

Modern construction techniques and functional flexibility

Curated amenities blending work, leisure, and community

## A LEGACY OF TRUST

Decades of experience in premium residential and commercial projects

Visionary design paired with transparency and integrity

Craftsmanship and attention to detail elevating every home



# ROOTED IN VASTU, ELEVATED BY EXPERTISE



Every aspect of **NB Palm**, from its name and form to its orientation and spatial flow, has been designed under the guidance of Dr. Amresh Mehta, one of India's leading Vastu, Feng Shui, and Energy Dynamics Auditors.

With decades of experience and an international clientele, Dr. Mehta approaches design through a scientific lens, blending ancient wisdom of Vastu Shastra with a modern understanding of spatial energy.

**Dr. Amresh Mehta**

**Ph.D. & M.D. (A.M.)**

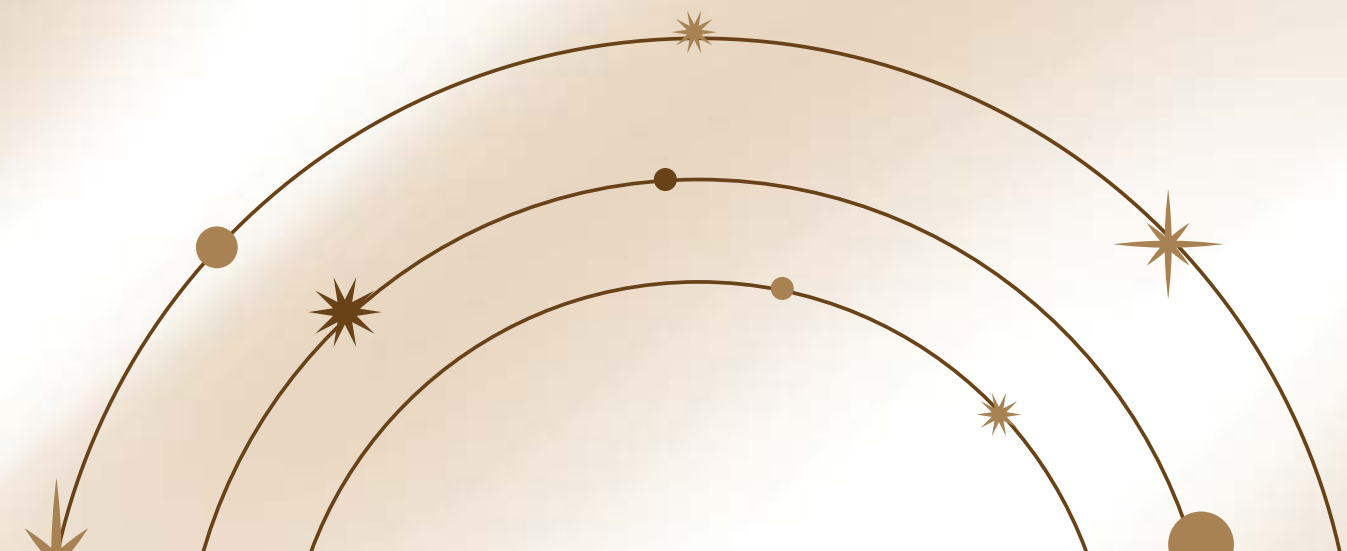
Vastu, Feng Shui & Energy Dynamics Auditor



## INTUITIVELY, INTENTIONALLY & INSIGHTFULLY VASTU ENERGY BALANCED

Dr. Amresh Mehta's consultation for **NB Palm** extends beyond traditional Vastu compliance. From optimizing orientation for natural light and air movement to ensuring proportional energy flow across key zones, the layouts are designed to support physical and emotional balance.

Structural geometry, material selection, and circulation patterns are all evaluated through measurable parameters to achieve harmony between architectural design and flow of energy, creating an atmosphere that restores comfort and promotes health, happiness, and prosperity.





# ABOUT DEVELOPERS



PROVEN TRACK RECORD OF BENCHMARK  
DEVELOPMENTS ACROSS RESIDENTIAL AND  
COMMERCIAL PROJECTS

MULTIPLE IGBC-CERTIFIED GREEN PROJECTS

STRONG COMMITMENT TO ETHICS, TRANSPARENCY,  
AND ON-TIME DELIVERY

DESIGN-FIRST APPROACH WITH NO  
SHORTCUTS ON QUALITY

ENERGY-CONSCIOUS PLANNING  
TO CREATE INSPIRING URBAN SPACES

# TEAM BEHIND THE PROJECT

PRINCIPAL ARCHITECT  
ADS Architects Pvt. Ltd.

STRUCTURE CONSULTANT  
DUCON Consultants Pvt. Ltd.

MEP & HVAC CONSULTANTS  
Transenergy

LANDSCAPE ARCHITECT  
Beyond Green

INTERIOR ARCHITECT  
KNS Architects

EC & GREEN BUILDING CONSULTANT  
Shivay Green Advisors

CONTRACTOR  
Elimoc Infra LLP



# TECHNICAL SPECIFICATIONS

## FLOORING

- Premium vitrified tiles in living, dining, kitchen, passage, and all bedrooms
- Wooden flooring/Premium vitrified tiles in master bedroom
- Wooden tiles/Granite/Vitrified tiles in Balconies
- Granite/Kota stone/Vitrified tiles in wash areas
- Vitrified tiles in all toilets, servant room, and servant toilet
- Premium vitrified tiles in common foyer

## WALL & CEILING FINISHES

- All internal walls & ceilings with smooth putty finish or exposed rendering

## KITCHEN

- Granite or quartz platform
- Glazed ceramic/Vitrified tiles dado above and below the platform

## BATHROOMS

- Glazed ceramic/Vitrified tiles dado in all toilets and servant toilets up to lintel level
- Premium sanitary ware and CP fittings (Hansgrohe/Duravit/TOTO or equivalent)

## STAIRCASE

- Granite treads
- Polished granite risers

## LIFTS

- High-speed elevators by KONE/Mitsubishi/Fujitech/Schindler or equivalent

## DOORS & WINDOWS

- Aluminium windows with DGU glass
- Polished granite sills and jambs for all openings
- Main door with wooden jamb

## ELECTRIFICATION

- Concealed PVC conduits with PVC-insulated ISI-grade copper wiring
- Adequate lighting and power points
- Decorative modular switches with MCB distribution board

## AIR CONDITIONING/HEAT PUMP

- Provision for air conditioning with VRV systems (high side/ODU only) by Daikin/O General/Mitsubishi Electric or equivalent
- Facility for hot-water distribution using heat pump in all units

## DADO & WALL CLADDING

- Granite/Premium vitrified tiles/Italian marble in lift lobby
- Ceramic/Vitrified tiles in all toilets, wash areas, store, and kitchen backsplashes

## MISCELLANEOUS

- DG power backup for all common areas and services
- 24/7 security with CCTV surveillance







# NB PALM

BUILT AROUND YOU

LUXURIOUS 4 & 5 BHK RESIDENCES

NB PALM REALTY LLP

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