

Discover the new science park  
Mean time in 78 apartments  
front & back, peace & nature  
set beside a beautiful garden  
generous on space,  
your own 45ft terrace or balcony  
takes centre stage in every home.  
we're sustainable and cultivated.  
The place with amenities on  
two<sup>2</sup> level, ground & top.  
welcome to your  
green neighbourhood  
surrounded by nature &  
lifetime open view of R3 zone.

# visionaries of future

We build more than structures,  
we shape dreams into meaningful spaces.  
With every brick, we create a future you once imagined.

The logo for SIVESTA features a green leaf icon above the letter 'I'. The word "SIVESTA" is written in a clean, white, sans-serif font.

SIVESTA

a limited edition of  
artistic grandeur

an exclusive collection of  
rare luxury



SIVESTA  
**retreat**



a  
symphony of  
excellence,  
composed  
for you

In today's world, luxury isn't about price,  
it's about experience.

It's about belonging to a rare few privileged  
who enjoy unmatched amenities &  
breathtaking views others only dream of.

Beyond opulence, we've designed a lifestyle  
that exceeds expectations.

Every detail is crafted to fulfill your dreams &  
provide luxuries you never imagined needing.

# inside

introduction \_\_\_\_\_

\_\_\_\_\_ welcome in

neighbourhood \_\_\_\_\_

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accessibility \_\_\_\_\_

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welcome in



Crafted Opulence  
in Every Element

# details

Meticulous consideration of Material Usage,  
Grand Scale of Materials, Exclusive Craftsmanship,  
Minimal Luxurious Design & Elegance in Shapes  
come together to create a living experience  
beyond compare. It's a testament to  
our commitment to perfection.

**UNIQUE**  
STAND ALONE  
**TOWER**

**TRULY**  
OPEN LAYOUT  
PLANNING

**SERENE**  
LANDSCAPES

UNMATCHED  
**360°**  
PANORAMIC  
VIEWS

PREMIUM  
FLOOR  
HEIGHT

**PRIVATE**  
ELEVATOR

**HUGE**  
BALCONIES &  
FAMILY DECKS

**2**  
LEVELS  
EXCLUSIVE FOR  
RECREATION

**3** LEVEL  
BASEMENT PARKING

**SEPARATE**  
SPACE FOR  
HOUSE HELP

**CONCEPTUAL  
TERRACE**  
LANDSCAPE  
& AMENITIES

**CRAFTED  
INDOOR &  
OUTDOOR  
SPACES**

**GRAND  
DROP-OFF &  
ARRIVAL  
LOUNGE**

**R3  
ZONE**  
FRONT OF  
**YOU**

**FUTURISTIC  
AUDA**  
GARDEN &  
SCIENCE PARK

**CRAFTED  
SPACES  
FOR ALL  
AGES**

**EXQUISITE &  
DISTINCTIVE  
CLUB CLASS  
SPACES**

**MESMERIZING  
ARRIVAL  
WATER  
FEATURES**

**INDOOR  
JACUZZI  
ZONE**

ONLY RESIDENTIAL

a rarity reserved  
for the privileged few

EXOTIC 4 BHK APARTMENTS

2 MASTER SUITES | 2 JUNIOR MASTER SUITE | SERVANT ROOM

science park

a **place**  
not just to live,  
but to lead.

A thriving locale where urban convenience meets serene greenery. With R3 zoning, it offers a perfect balance of openness & evolving infrastructure. A peaceful yet well-connected destination for a refined lifestyle.



An aerial photograph of a city at night, viewed from a high angle. The image is heavily overlaid with a dark blue, semi-transparent filter. The city lights are visible as small white and yellow dots against the dark background. The text is centered in the middle of the image.

exclusivity begins with  
a location where life thrives  
**neighbourhood**

The Residence  
At Science Park

**back**

**left**

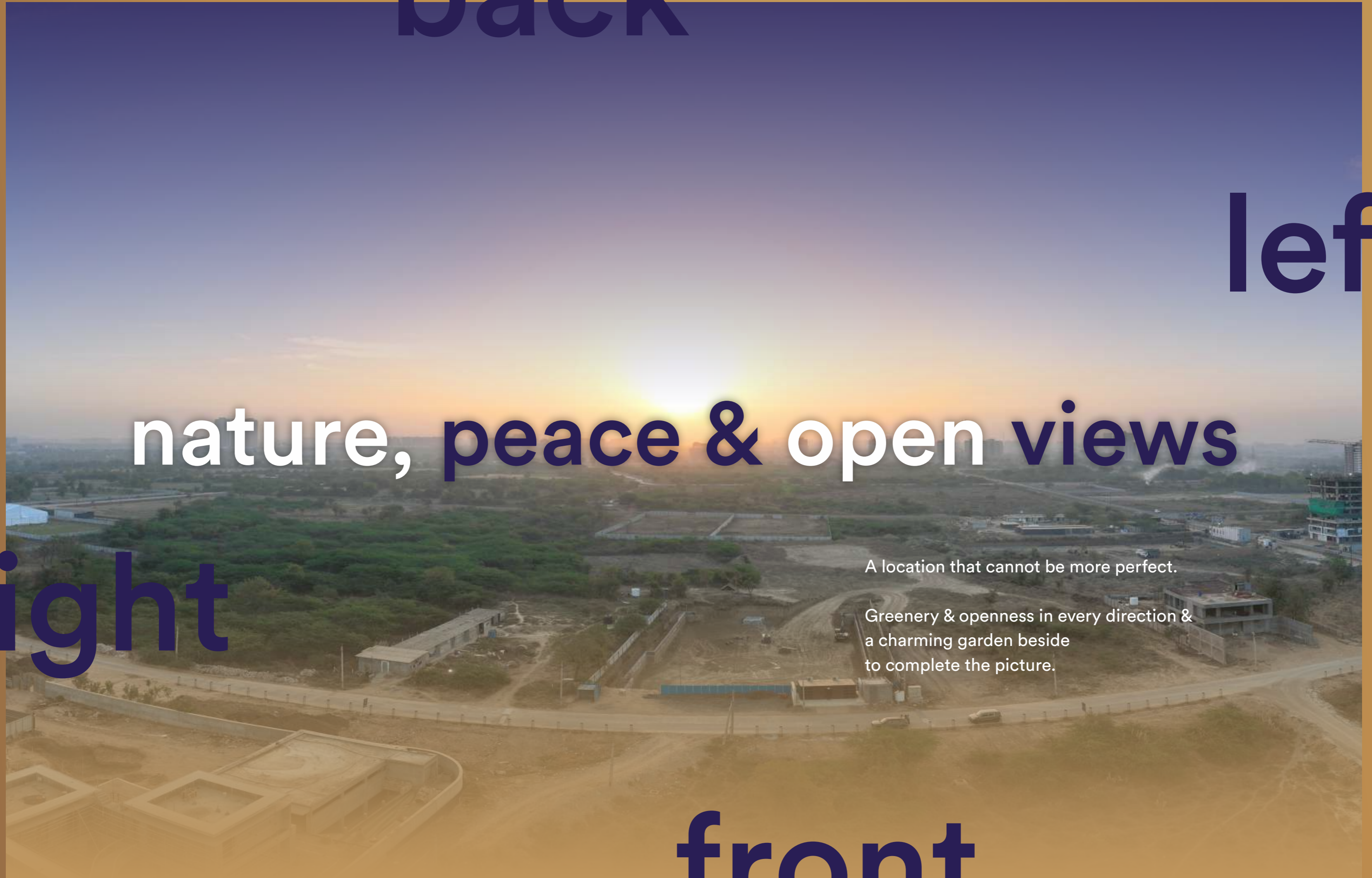
**nature, peace & open views**

**right**

A location that cannot be more perfect.

Greenery & openness in every direction & a charming garden beside to complete the picture.

**front**



peacefully distant from  
yet city within reach

just a turn away.



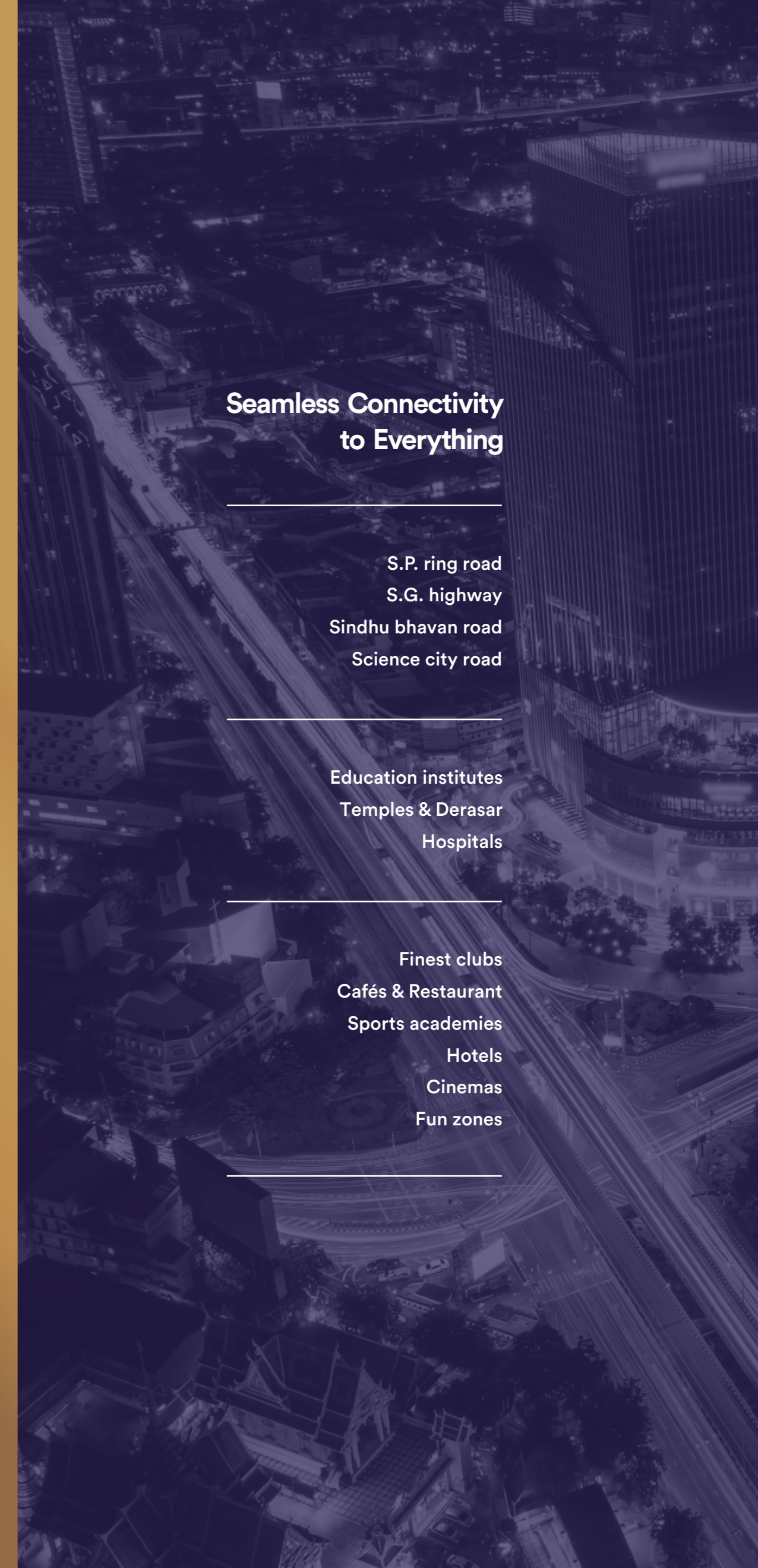
S P ring road,

Seamless Connectivity  
to Everything

S.P. ring road  
S.G. highway  
Sindhu bhavan road  
Science city road

Education institutes  
Temples & Derasar  
Hospitals

Finest clubs  
Cafés & Restaurant  
Sports academies  
Hotels  
Cinemas  
Fun zones



**above the crowd.  
beyond the expectation**

**living where  
silence speaks volumes &  
life flows effortlessly.**



# building



Sleek, sophisticated & impossible to ignore,  
standing tall with modern grandeur by day &  
glowing like a beacon of elegance by night,  
illuminating the skyline with its timeless brilliance.





Modern minimalism meets timeless sophistication,  
a radiant landmark on the main road,  
promising serene living amidst the city's energy.

01 majestic tower

20 storey masterpiece



You deserve more than just a home, you deserve a rare, elevated life.



76 exotic apartments

02 sky edition apartment villas





SIVESTA  
*retreat*



# we're sustainable and cultivated.

Designed with a vision for the future,  
harmonizing sustainability with timeless elegance.

A refined living experience,  
thoughtfully crafted for generations to come.

**Me**~~an~~ time

# sunlit majesty airy grace

a home  
that  
breathes  
with you

Bask in the warmth of sunlit spaces & embrace the gentle flow of fresh air. Thoughtfully designed to invite natural light & seamless ventilation, this is a home where every breath feels refreshing & every moment feels alive.





# own terrace or balcony



45ft panoramic sky deck

lifetime open views of R3 zone in front,  
oxygen park at back.



An expansive retreat above the ordinary, where seamless design meets boundless views, ensuring every moment spent here is a perfect harmony of space, light & luxury.

# more height, more light, more **life.**


Premium ceilings that elevate your space,  
filling every moment with light,  
air and endless grandeur.



**generous on space**



# The place with amenities on **two**<sup>2</sup> level, ground & t<sup>o</sup>p.



Playful moments to peaceful retreats,  
every corner is crafted to enhance your lifestyle.  
A dedicated world of modern amenities for  
every generation to experience joy.

**30+** hi-end amenities

## Welcomed by Calm & Comfort

A harmonious blend of lush greenery, sculpted driveways & soothing water features sets the tone for every arrival.



Driveway -Walkway



Landscape Garden



Gym



Zumba



Crossfit



Pilates



Banquet Hall



Sand Pit Area



Swing Area



Terrace  
Gazebo Seating



Open air theater  
at terrace



Multimedia Room



Theatre

# activities

Social, Gaming & Kids Play Zone  
Entertainment, Fun & Relaxing Zone  
Sports, Health & Fitness Zone



Salon Space



Outdoor  
Seating Area



Peripheral  
Walking Track



Sky View Observatory  
with Telescope



Luxurious  
Waiting area



Senior  
Citizen Area



Children  
Play Area



Indoor  
Game Zone



Life Size Games  
for Kids



Outdoor  
Party Space



Jacuzzi



Vanity Space



Serene Arrivals, Timeless Impressions



**Entrance Foyer & Waiting Area**

Designed to impress, crafted for comfort,  
where every arrival feels special.



Modern Fitness Lounge



A gym designed for your best self. Offering space, style & state-of-the-art fitness experiences.

Strength, Style & Sophistication



Screening Lounge

Your Private Premiere.



Cinemagic on the Go. A perfectly curated theatre experience, where privacy meets unparalleled comfort.



Challenge, compete & celebrate every win  
in a vibrant space designed for endless entertainment.

Elite Play Den  
Friendships Thrive & Rivalries Ignite.



Jacuzzi Suite



Let the soothing warmth melt away the day's worries,  
as you unwind in a cocoon of pure relaxation.

The Art of Relaxation



Lavish Banquet Hall  
The Heart of Every Celebration



A luxurious space for grand & private celebrations,  
where every gathering is unforgettable.



Play & Recreational Zone @ Terrace Level



A playground of epic proportions, designed for unforgettable moments filled with nostalgia.

Bigger Moves, Bigger Fun



Sky Lounge @ Terrace Level

Above & Beyond Relaxation



A rooftop retreat that turns every evening into an artful escape, blending peace, comfort & breathtaking views.

# true accessibility



Private lift with arrival lounge



3 level basements parking



Separate entry for service staff



Toddler's room



Children pick up area



Society office



Security cabin



Private pick up & drop zone



Driver's lounge

# planned plotted perfected

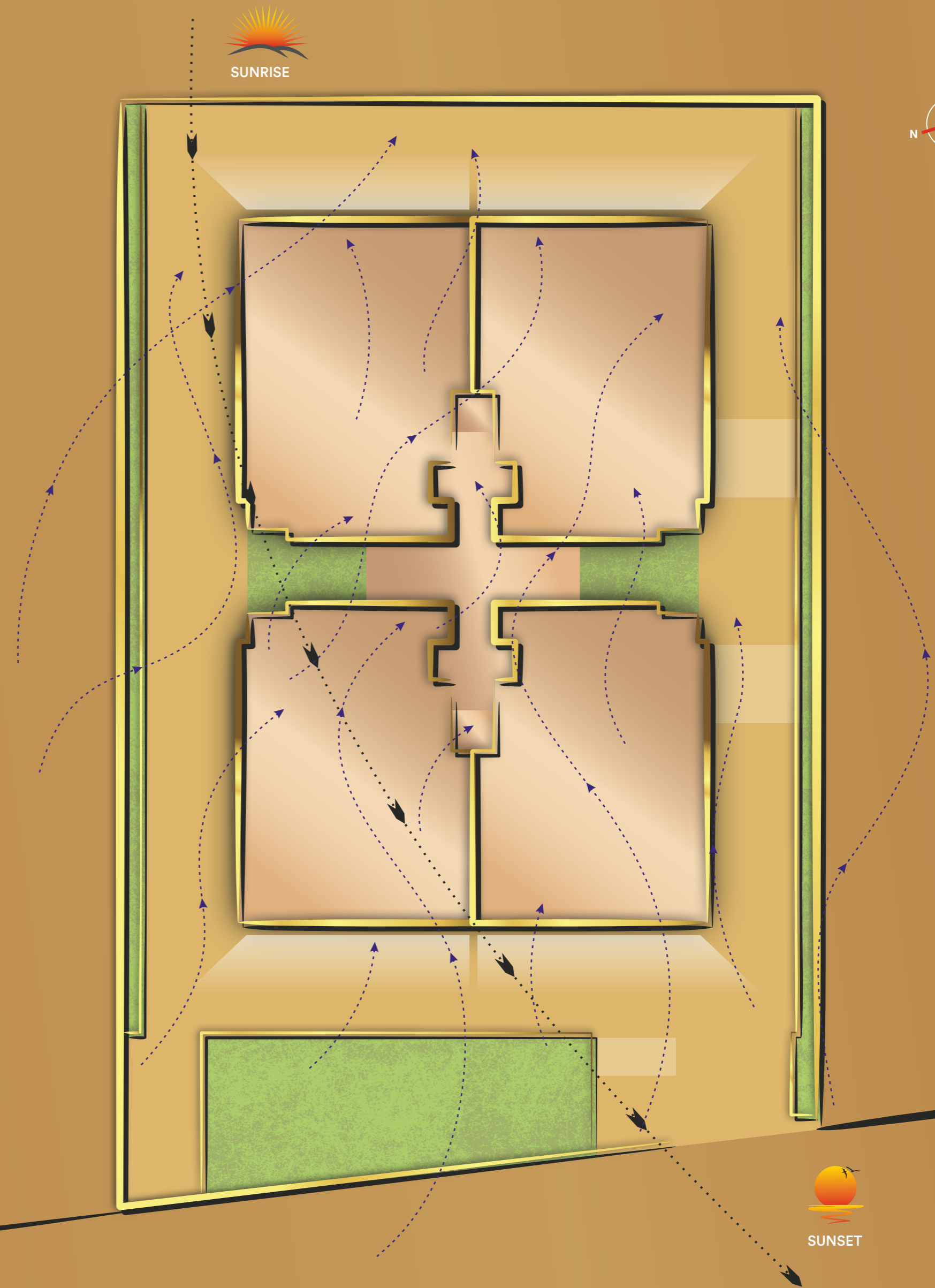


**60% OPEN SPACE**    **40% GROUND COVERAGE**

Precision in planning meets poetry in space. With layouts that give importance to openness, thoughtful air flow & abundant light, the architecture becomes an invisible luxury. One that elevates every day with calm, clarity & comfort.

- SUN DIRECTION
- WIND FLOW
- OPEN PANORAMIC VIEW

- Drive-way
- Pick-up Drop Area
- Landscape Areas

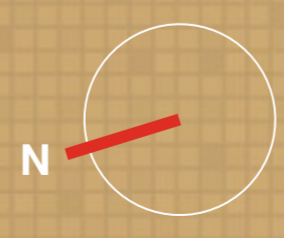
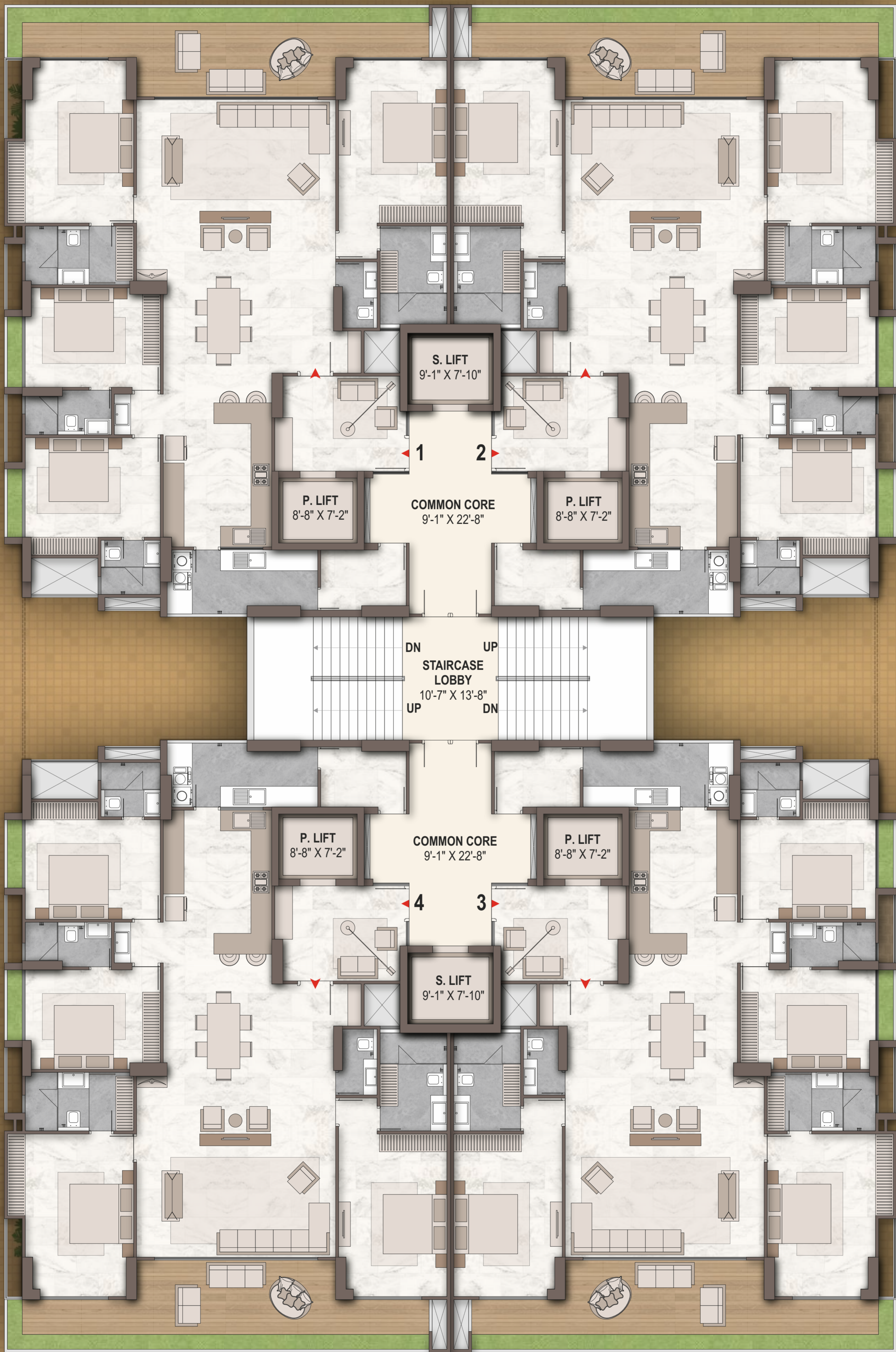




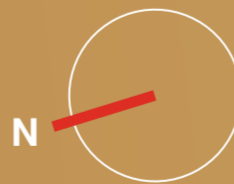
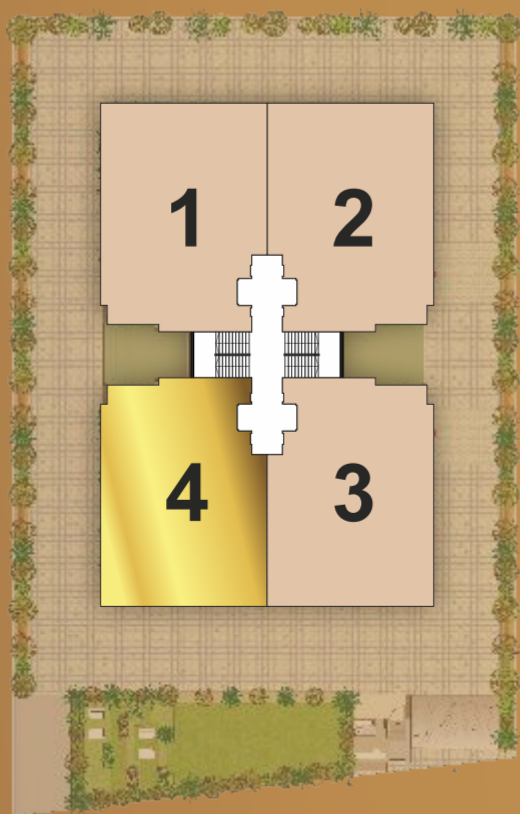
36 MT ROAD



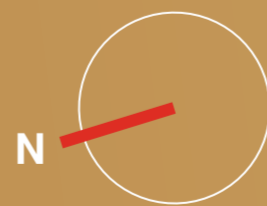
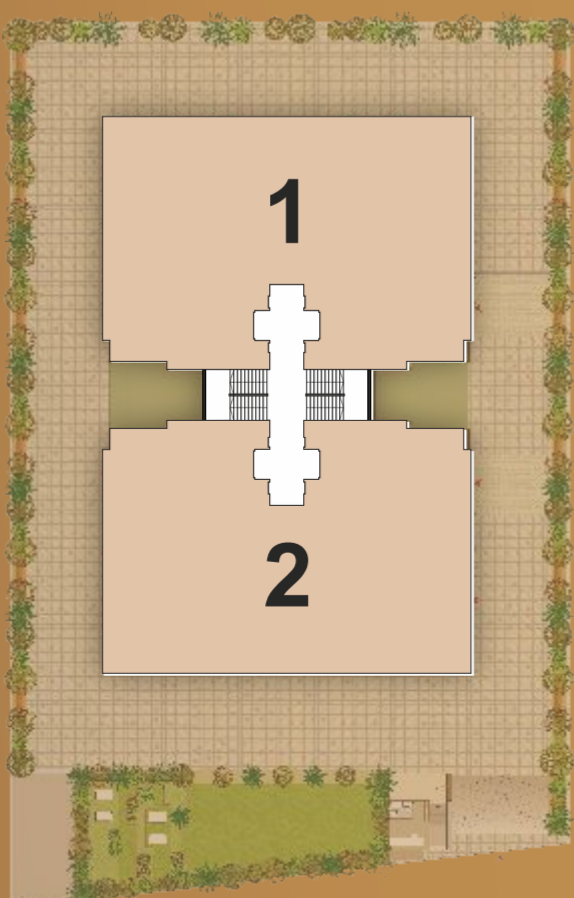
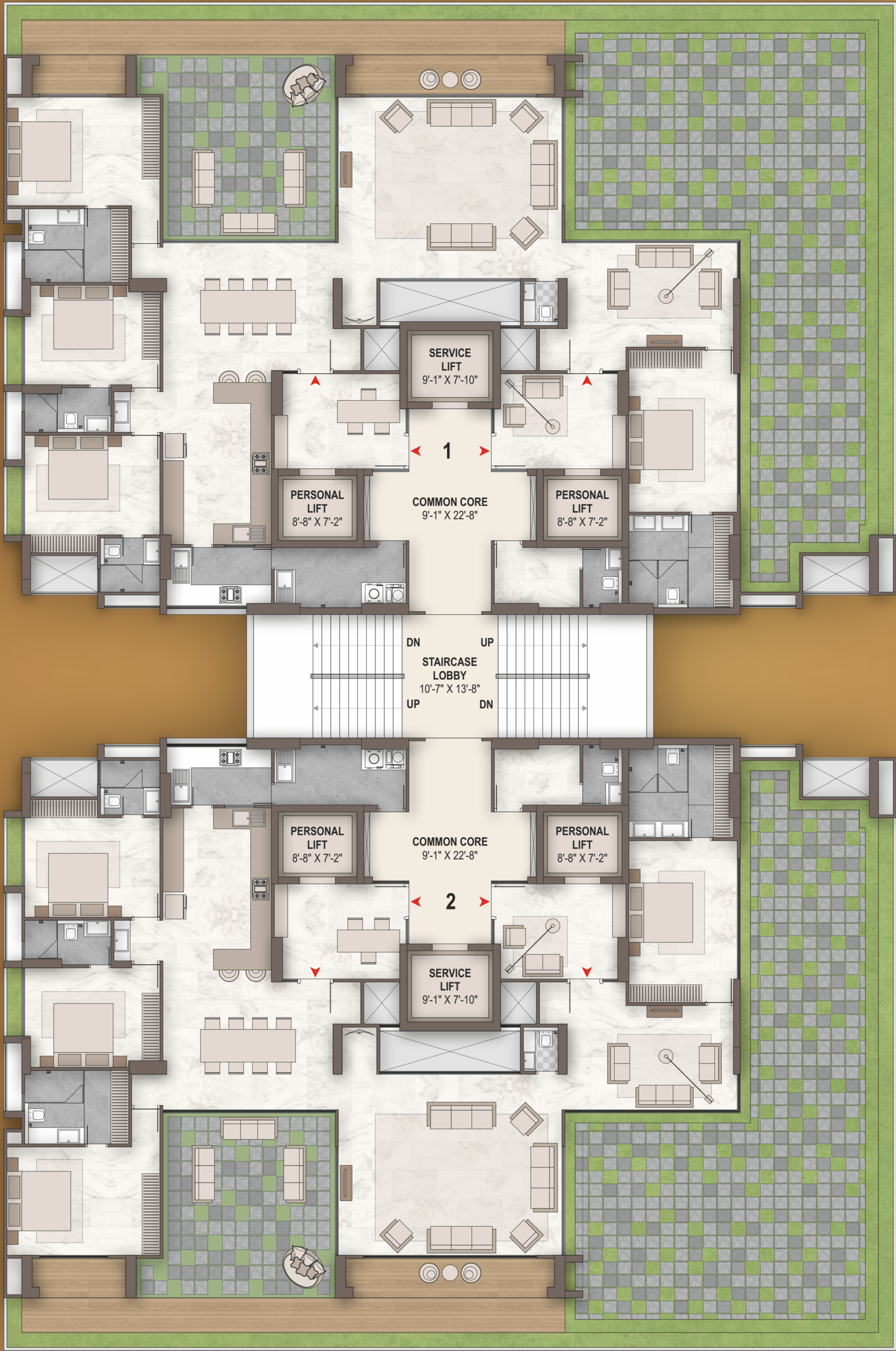
**GROUND FLOOR PLAN**



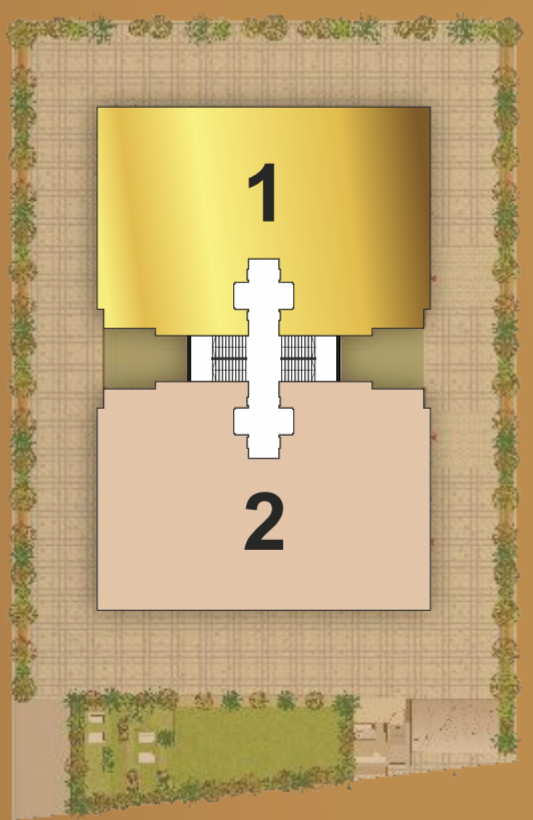
TYPICAL FLOOR PLAN



TYPICAL  
UNIT PLAN



20<sup>TH</sup>  
FLOOR PLAN



**20TH FLOOR  
UNIT PLAN**



TERRACE  
FLOOR PLAN



# specification



## STRUCTURE

Earthquake resistant R.C.C frame structure, designed for seismic zones as per NBC norms.



## FLOORING

Premium quality vitrified tiles flooring in personal foyer, living, dining, kitchen, all bedrooms & balcony.



## DOORS

Polished veneered main entrance door with digital lock & wooden frame.



## KITCHEN

Premium quality granite/quartz platform with premium quality SS sink & CP fittings.



## WASHYARD/ WET KITCHEN

Premium quality anti-skid floor tile in entire wash area & wall tile (dedo) upto seal level. Service platform of premium quality granite/quartz with SS sink & CP fittings.



## TOILETS

Vitrified/ glazed tiles, up to beam bottom level.  
EWC: Wall hung type (premium brand)  
C P Fittings: Kohler/Artize or equivalent.



## WINDOWS

Premium quality aluminium system windows, with noise control & insulation.



## WALL FINISHES

Internal Walls - Single coat mala plaster with Pop/Putty finish.  
External Walls - Double coat mala plaster with premium texture & 100% acrylic paint.



## ELECTRIFICATION

Three phased concealed ISI copper wiring with premium quality & branded modular switches as well as MCB distribution panel.  
Provision of necessary cabling/wiring for internet & wi-fi facilities.



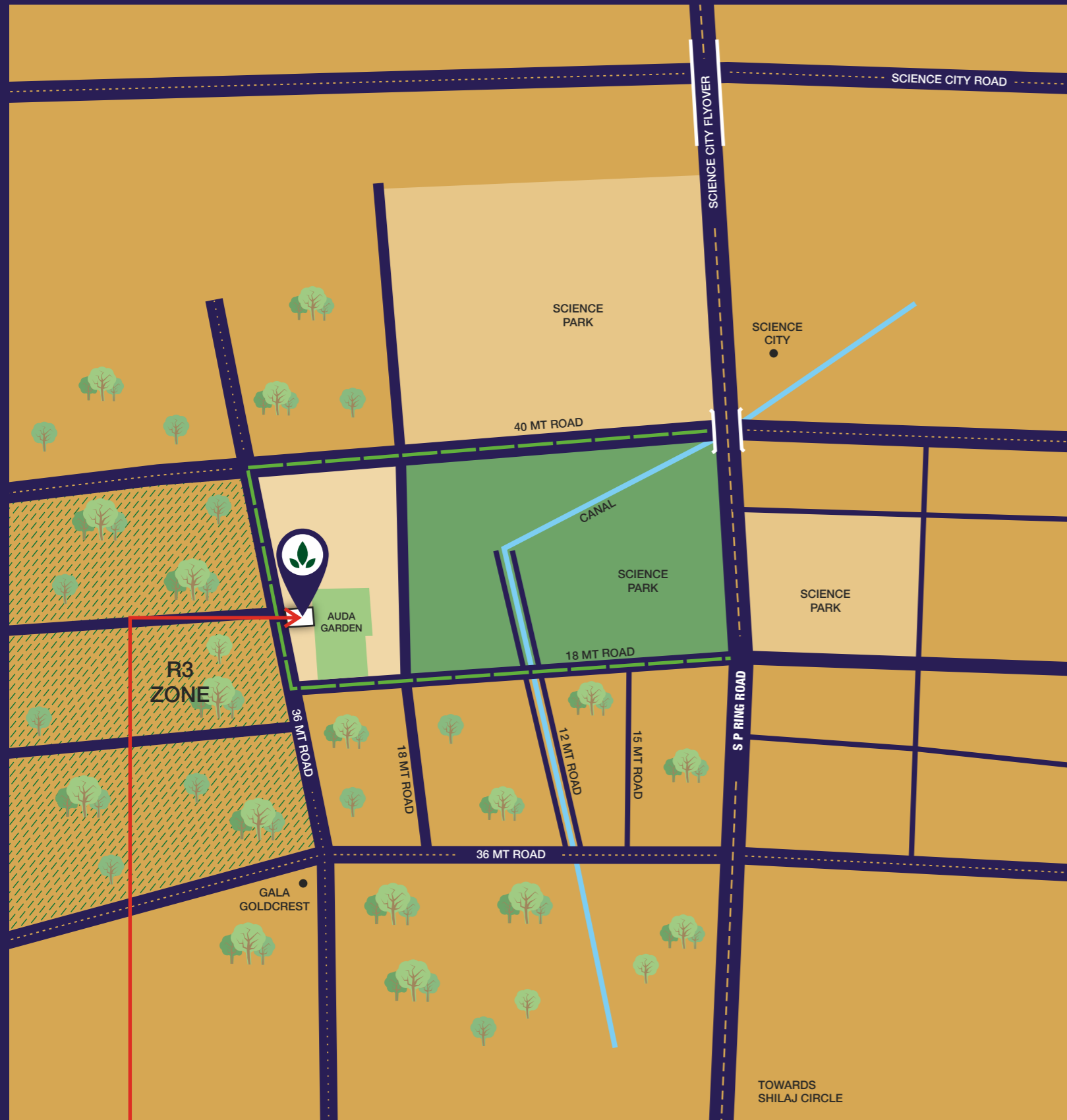
## LIFTS

4 Personal elevator of premium brand of each unit which opens in a private foyer with personal security feature.  
2 service lifts/stretchers-size lifts opening on either side.



## PARKING

Three level basement parking, no mechanical parking.



# contact

## SIVESTA

Developed by  
**Sivesta Infracon**

B-215 , 2nd Floor, Empire Business Hub,  
Science City Road, Opp. Shakti Arcade,  
Sola, Ahmedabad-380060

**+91 90 234 899 39**

### Project Team

#### Architect



#### Structure Consultant



#### MEPF Consultant



#### Core Construction Contractors



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- The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.
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- AUDA, GEB, Legal etc charges would be charged extra.
- Stamp Duty & Registration charges would be charged extra.
- GST or any such additional taxes would be charged extra.
- No external changes would be permitted.

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SIVESTA  
**retreat**

Tap for  
Location



Tap for  
Virtual Tour



RAA15508



gujrera.gujarat.gov.in

Nr. Gala Gold Crust Bungalows,  
Science Park, Bhadaj, Ahmedabad - 380 060.