



PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/RAA12921/120224/311229 | gujrera.gujarat.gov.in



4 | 5 BHK
PODIUM & PENTHOUSE

@ SCIENCE PARK



PURELY
RESIDENTIAL

2 TOWER

72 UNITS

20 STOREY

16+ AMENITIES



S O U T H W E S T O P E N U N I T S

36 & 18 MTR. WIDE ROAD

TRAFFIC FREE LOCATION

NO COMMERCIAL ZONE

SURROUNDED BY 4 OXYGEN PARK

WELL PLANNED VICINITY



SCIENCE PARK

S. P. RING ROAD

SCIENCE CITY
AHMEDABAD

SCIENCE CITY
CROSS ROAD

OXYGEN PARK

18 MTR. ROAD

36 MTR. ROAD



WHY SCIENCE PARK

HUB OF KNOWLEDGE AND INNOVATION: LIVE AT THE CENTER OF SCIENCE AND TECHNOLOGY, SURROUNDED BY INNOVATORS AND THINKERS.

FUTURISTIC INFRASTRUCTURE WITH GREEN SPACES: EXPERIENCE MODERN LIVING WITH ECO-FRIENDLY PARKS AND ADVANCED AMENITIES.

PROXIMITY TO TOP EDUCATIONAL INSTITUTES: BE CLOSE TO WORLD-CLASS UNIVERSITIES AND RESEARCH CENTERS, FOSTERING AN INTELLECTUAL ATMOSPHERE.

INSPIRATION FROM EXHIBITIONS: ENJOY EASY ACCESS TO EXCITING SCIENCE EXHIBITIONS AND INTERACTIVE EXPERIENCES.

SMART LIVING IN A TECH-SAVVY CITY: BENEFIT FROM SMART TECHNOLOGIES THAT OPTIMIZE DAILY LIFE, FROM TRAFFIC TO ENERGY EFFICIENCY.

THE ATTRIBUTES
THAT MAKES US
STAND APART

THE
**MOST EXPANSIVE
LIVING SPACE**
IN SCIENCE CITY



DESIGNED
**L SHAPED
BALCONY**
FOR GRAND PERSPECTIVES



AN EXCLUSIVE WORLD OF
72 RESIDENCES

A COMMUNITY CRAFTED
JUST FOR FAMILIES

SOARING 20 FLOORS
TOWARD A GRANDER LIFESTYLE

AT THE INTERSECTION OF
2 ROAD CORNERS













AMENITIES

- ▲ WELCOME WATER CASCADE
- ▲ CRICKET PITCH
- ▲ PRE FUNCTION AREA
- ▲ VIEWING DECK
- ▲ DROP – OFF ZONE
- ▲ GYMNASIUM
- ▲ SPA/ WELLNESS
- ▲ INDOOR GAMES
- ▲ SALON
- ▲ TODDLER’S DEN
- ▲ LIBRARY
- ▲ GUEST ROOMS
- ▲ KITCHEN FACILITY
- ▲ SOCIETY OFFICE
- ▲ SECURITY CABIN
- ▲ SURVEILLANCE ROOM

18.00 MT. WIDE ROAD



GROUND FLOOR

LEGEND  N

- 01 Security Cabin
- 02 Surveillance Room
- 03 Drop Off Zone
- 04 Spiral Staircase to Podium
- 05 Zen Garden
- 06 Welcome Water Cascade
- 07 Landscape Court
- 08 Feature Wall with Seating
- 09 Multipurpose Court
- 10 Cricket Pitch
- 11 Seating
- 12 Sculpture Court

18.00 MT. WIDE ROAD



36.00 MT. WIDE ROAD



FIRST FLOOR (PODIUM)

LEGEND  N

- 01 Entry Deck
- 02 Pergola with Sit Out
- 03 Lawn
- 04 Pre Function Area
- 05 Planter with Seating
- 06 Viewing Deck
- 07 Children's Play Area
- 08 Spiral Staircase
- 09 Sculpture Court
- 10 Outdoor Sitting Area
- 11 Jogging Track

18.00 MT. WIDE ROAD

36.00 MT. WIDE ROAD



TYPICAL FLOOR (2ND TO 18TH FLOOR)

LEGEND  N

TOWER A (5 BHK)

201 - 1801 6630 SQ. FT.

202 - 1802 6530 SQ. FT.

TOWER B (4 BHK)

201 - 1801 5280 SQ. FT.

202 - 1802 5190 SQ. FT.

5 BHK TYPE - A



01	Pre. Vestibule	13'0"X6'6"
02	Vestibule	18'3"X6'6"
03	Puja	4'6"X7'0"
04	Formal /Family Living	20'0"X30'0"
05	Deck-1	4'6"X37'9"
06	Deck-2	20'0"X8'0"
07	Dining	17'6"X22'9"
08	Store	6'6"X8'0"
09	Display Kitchen	12'6"X14'6"
10	Wet Kitchen	11'6"X8'3"
11	Wash	13'6"X10'0"
12	Guest Bedroom	12'0"X11'0"
12A	A. Toilet	6'9"X8'0"
13	Parent's Bedroom	12'0"X19'0"
13A	A. Toilet	6'0"X10'6"
14	C. Toilet	6'0"X4'0"
15	M. Bedroom 01	18'0"X11'0"
15A	A. Toilet	11'9"X5'0"
16	M. Bedroom 02	18'0"X13'0"
16A	A. Toilet	6'0"X13'0"
17	M. Bedroom 03	12'0"X18'0"
17A	A. Toilet	6'0"X10'0"
18	Servant Room	8'6"X8'0"
18A	Toilet	4'6"X7'0"



5 BHK TYPE - B



01	Pre. Vestibule	13'0"X6'6"
02	Vestibule	18'3"X6'6"
03	Puja	4'6"X7'0"
04	Formal /Family Living	20'0"X30'0"
05	Deck-1	4'6"X37'9"
06	Deck-2	20'0"X8'0"
07	Dining	17'6"X22'9"
08	Store	6'6"X8'0"
09	Display Kitchen	12'6"X14'6"
10	Wet Kitchen	11'6"X8'3"
11	Wash	13'6"X10'0"
12	Guest Bedroom	12'0"X11'0"
12A	A. Toilet	6'9"X8'0"
13	Parent's Bedroom	12'0"X19'0"
13A	A. Toilet	6'0"X10'6"
14	C. Toilet	6'0"X4'0"
15	M. Bedroom 01	18'0"X11'0"
15A	A. Toilet	11'9"X5'0"
16	M. Bedroom 02	18'0"X13'0"
16A	A. Toilet	6'0"X13'0"
16B	Deck	4'0"X11'0"
17	M. Bedroom 03	12'0"X18'0"
17A	A. Toilet	6'0"X10'0"
18	Servant Room	8'6"X8'0"
18A	Toilet	4'6"X7'0"

4 BHK TYPE - A



01	Pre. Vestibule	11'0"X6'6"
02	Vestibule	9'3"X6'6"
03	Puja	4'0"X5'3"
04	Formal Living	12'3"X24'0"
05	Family Living	18'6"X16'3"
06	Deck-1	4'6"X24'0"
07	Deck-2	18'0"X8'0"
08	Dining	17'0"X12'3"
09	Store	7'9"X6'0"
10	Display Kitchen	12'0"X12'0"
11	Wet Kitchen	11'9"X9'0"
12	Wash	13'0"X9'0"
13	Guest Bedroom	14'0"X11'0"
14	C. Toilet	5'0"X7'9"
15	M. Bedroom 01	18'0"X12'0"
15a	A. Toilet	11'9"X6'0"
16	M. Bedroom 02	18'0"X12'0"
16a	A. Toilet	6'0"X12'0"
17	M. Bedroom 03	10'9"X18'0"
17a	A. Toilet	6'0"X9'0"
18	Servant Room	8'0"X6'0"
18a	Toilet	4'6"X5'0"



B
FOYER
13'6" X 27'6"

4 BHK TYPE - B



01	Pre. Vestibule	11'0"X6'6"
02	Vestibule	9'3"X6'6"
03	Puja	4'0"X5'3"
04	Formal Living	12'3"X24'0"
05	Family Living	18'6"X16'3"
06	Deck-1	4'6"X24'0"
07	Deck-2	18'0"X8'0"
08	Dining	17'0"X12'3"
09	Store	7'9"X6'0"
10	Display Kitchen	12'0"X12'0"
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13	Guest Bedroom	14'0"X11'0"
14	C. Toilet	5'0"X7'9"
15	M. Bedroom 01	18'0"X12'0"
15a	A. Toilet	11'9"X6'0"
16	M. Bedroom 02	18'0"X12'0"
16a	A. Toilet	6'0"X12'0"
16b	Deck	4'0"X10'9"
17	M. Bedroom 03	10'9"X18'0"
17a	A. Toilet	6'0"X9'0"
18	Servant Room	8'0"X6'0"
18a	Toilet	4'6"X5'0"







EXPERIENCE THE
L-SHAPED BALCONY





SPECIFICATIONS

STRUCTURE

- Quality controlled, earthquake resistant, R.C.C. Aluminum - Mivan formwork.
- Column - less area for formal living & dining area.
- Floor height (slab to slab 11' 10").

ELECTRICAL

- 3 phase concealed ISI copper wiring with premium quality.
- MCB / ELBC distribution Panel.

PLASTER WORK

- Internal - smooth finish plaster with putty finish.
- External - Double coat mala plaster / texture / exterior paint.

FLOORING

- Fine Italian marble flooring in living, dinning & kitchen areas.
- Premium quality vitrified tiles flooring in bedroom areas.
- Natural granite in foyer & staircase.
- Natural granite slabs for kitchen platform with SS sink.

PLUMBING & SANITARY WARE

- Top of the line CP fittings (Hansgrohe / Kohler / Toto / Jaquar / equivalent).
- Premium quality sanitary fittings (Hansgrohe / Kohler / Toto/ Jaquar / equivalent).
- Premium quality PEX CPVC - UPVC pipes (Astral / Supreme or equivalent).

PARKING

- Allotted car parking with no extra cost.
- Provision for EV charging.

AIR-CONDITIONING

- Centralized Air Conditioning System / VRF / outdoor unit (Daikin / Mitsubishi / O General / equivalent).

ELEVATORS

- Premium quality high speed elevator (Kone / Mitsubishi or equivalent).

DOORS & WINDOWS

- Decorative main door with veneer / laminate finish with wooden framing.
- High grade Aluminum DGU sliding windows.

NOTES

Changes in elevation shall not be allowed to be done by members of society. • All the government & semi-government charges like stamp duty, GST and any other tax by state or central government shall be borne by members. Legal documentation charges and Advance maintenance shall be borne by the members separately. • All the rights reserved by a developer to make any changes in the layout plan, exterior elevation, dimension and other details there is to comply with statutory regulation shall be binding to all the members. • Any additional liabilities due to changes in the by laws shall be borne by members. • This brochure is just for an easy presentation of the project and should not be treated as a legal document. • Subject to Ahmedabad jurisdiction. • All pictures of amenities are for imagination only.