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# Arabella

*where beauty resides*

## The Science of Complete Living.

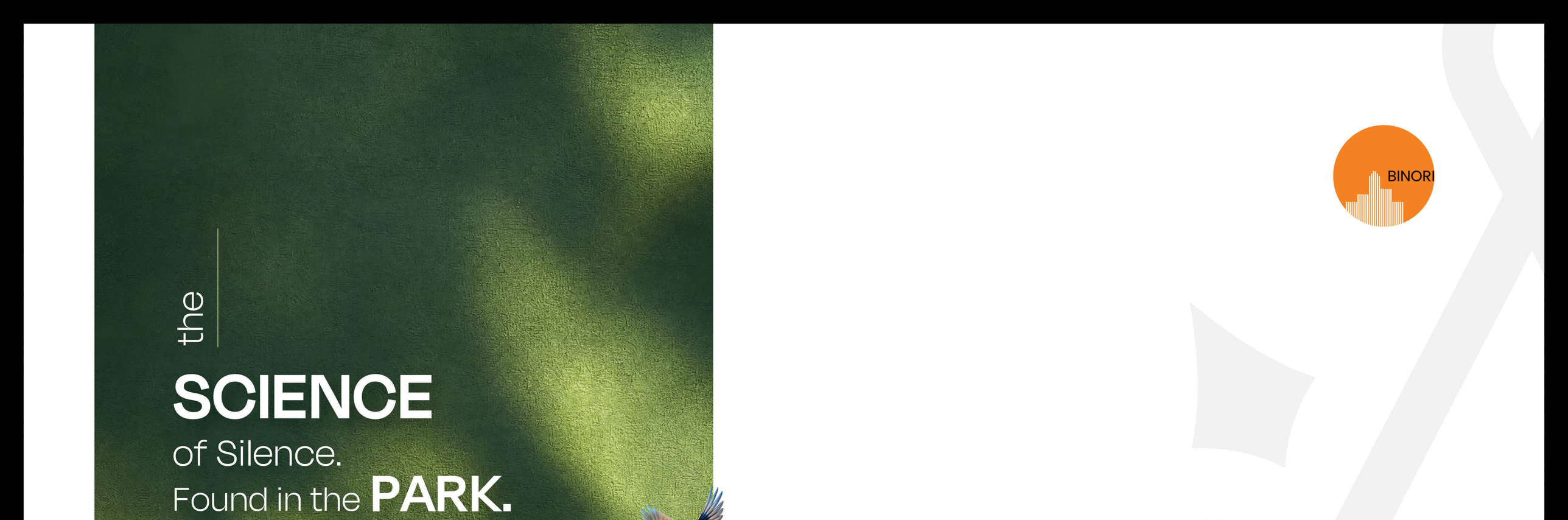
4 & 5 BHK RESIDENTIAL SANCTUARIES

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the

# SCIENCE

of Silence.
Found in the **PARK.**








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4 , 5 BHK

RESIDENTIAL SANCTUARIES



**228** Exceptional **4 BHK** Sanctuaries

**12** Limited Edition **5 BHK** Apex Penthouses

**3** Standalone Towers Rising **21 Storeys**

**100%** Exclusively Residential Code

**40+** Curated Indoor & Outdoor Amenities

**3** Basement Levels for Allocated Parking

At the
intersection of
design, logic,
and landscape,
A masterplan
created to elevate
modern living into
a SCIENCE, in the
heart of the PARK.

Servant Room
& Toilet In Each Unit

Direct Lift Access
From Personal Foyer

4 High Speed Lift
and 1 Service Lift with
Wheelchair Access

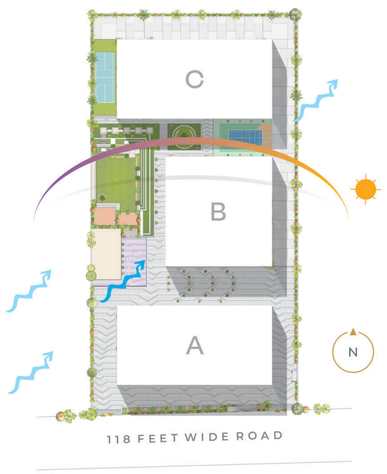


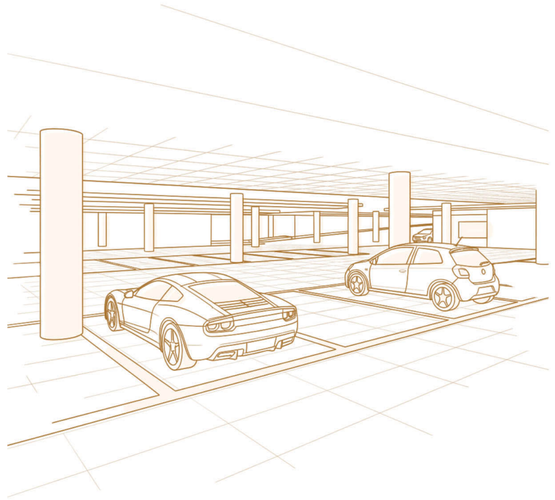
## Viewtiful
## Spacious Balcony

Extended outdoor living
that makes your home breath.

## The
## Systems of
## Absolute Seclusion.

True luxury is an engineering problem solved for personal autonomy. By orchestrating four lifts per block and just four units per floor, we calculated every architectural vector to guarantee your daily routines remain completely private and effortless.



## Car Allocated Parking
## with 3 Level Basement

Designed for convenience,
reserved for your comfort.

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## Personal Foyer
## in Each Unit

Your own private sense
of arrival, every single day.



50%
ARCHITECTURE

50%
ATMOSPHERE

A calculated masterplan where structureleaves exactly half the canvas for the earth to breathe.



# Landscape Engineered for the Senses.

Green spaces should do more than just look beautiful. We designed these interconnected walkways, shaded pavilions, and botanical sit-outs to naturally lower your stress, purify the air, and create private pockets of absolute quiet right outside your door.







# The Geometry of Growing Roots.





True environmental science considers not just how buildings stand, but how human spirits settle. By surrounding organic pathways, children's play fields, and quiet gazebo sit-outs with a dense botanical perimeter, we calculated a ground-level sanctuary where daily noise is completely filtered out, allowing natural peace to take over.









Banquet Hall

Poolside Cafe and Seating Deck

Central Congregation Court

Children Play Area

Toddlers Play Area

Informal Sitout with Benches

Theme Wall





Swimming Pool

Gymnasium

Badminton Court

Multipurpose Court

Walking Track

Indoor Game Zone

Yoga Zone



**40+**

Amenities.
One Science
of Living.

Boom Barrier Entry Gate

Security with Cabin

Drop off and Pick up Zone

Changing Room

Garbage Collection Zone

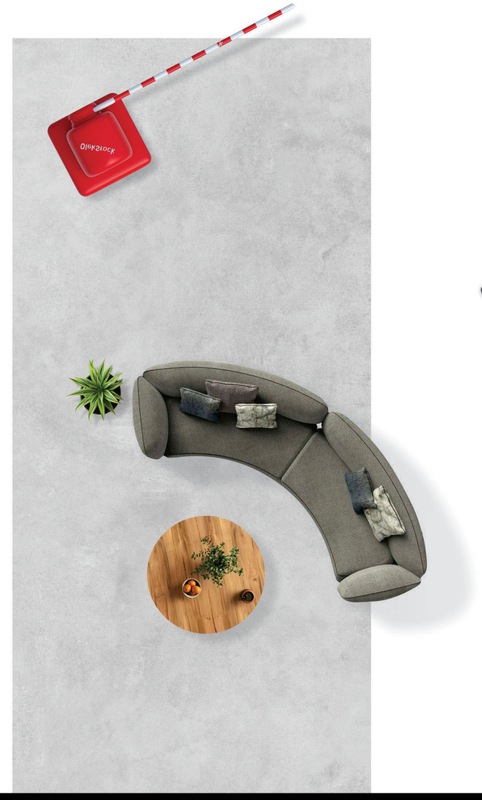
Society Office

Store Room

Common Toilet

Drinking Water Station

Janitor Resting Area





Cascading Waterfall

Dense Plantation Clusters

Sitout Pavilion

Jhula Courts

Mother Sit Out Court

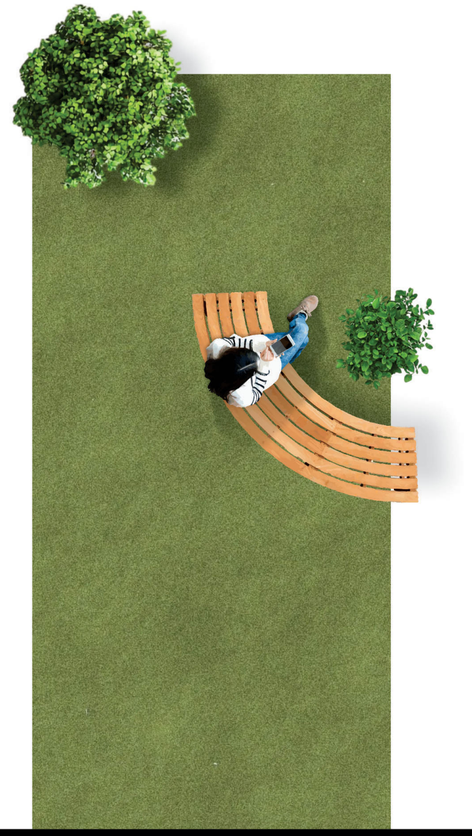
Senior Citizen Sitout

Private Mini Lawn

Tree Plantation and Benches

Signage Wall with Planting

Compound Wall with Plantation





# The Thermodynamics of Renewal.

Physical well-being requires a flawless transition between exertion and stillness. We engineered a private arena where high-performance training meets the absolute calm of the water, allowing your body to shed daily friction and reset.





# The
# Alchemy of Rest.





Space changes its properties based on how we inhabit it. We calculated these common spaces not as mere square footage, but as dedicated arenas for human chemistry, where a child's raw laughter in the toddler zone balances the quiet, restorative frequencies of the morning yoga lawn, transforming structural architecture into an extension of the human heart.





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# GROUND
FLOOR PLAN



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N

# TYPICAL
FLOOR PLAN




KINFOLK
VICTORIA HAGAN






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**4 BHK**
UNIT PLAN

TYPE - **01**
BLOCK **A** **C**




118 FEET WIDE ROAD

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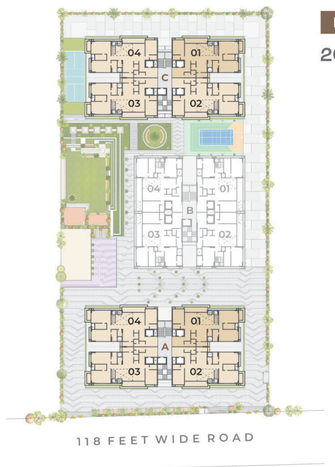


**4 BHK**
UNIT PLAN

TYPE - **02**
BLOCK **B**

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118 FEET WIDE ROAD

**LOWER LEVEL PLAN**

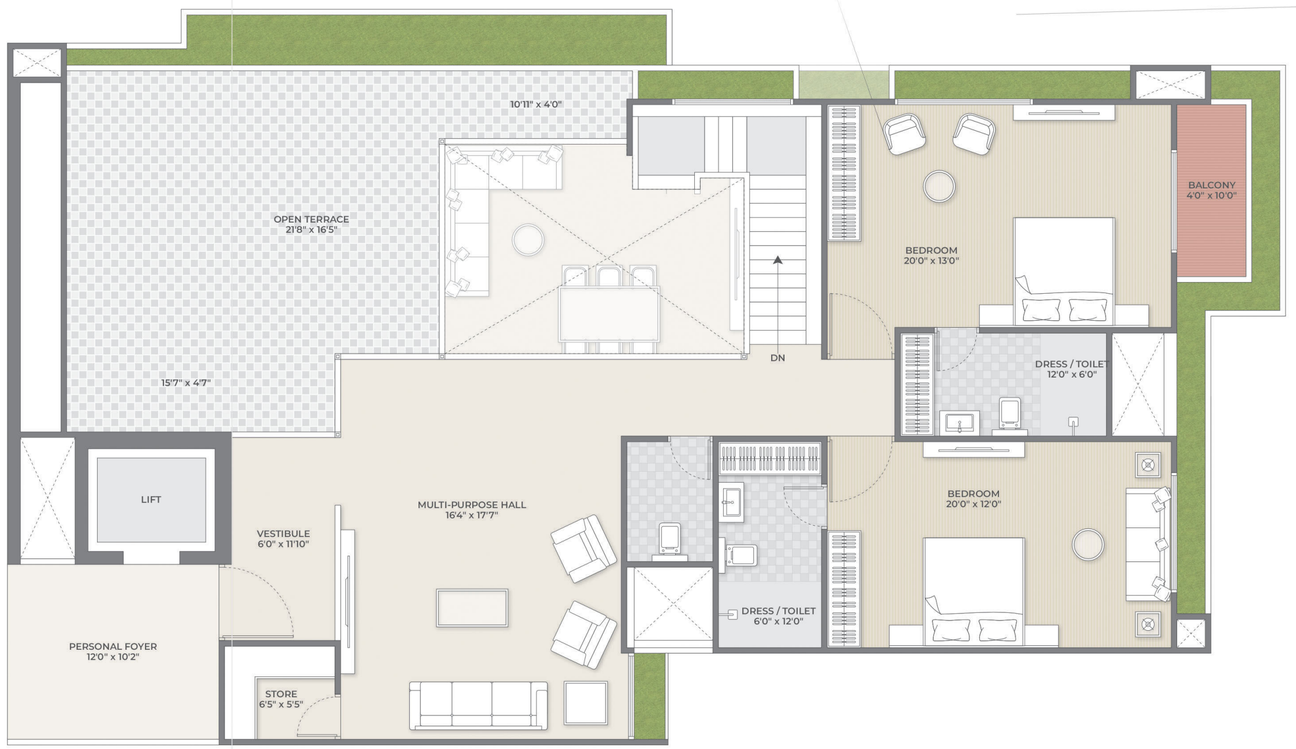
2001, 2002, 2003, 2004




118 FEET WIDE ROAD

**UPPER LEVEL PLAN**

2001, 2002, 2003, 2004




**5 BHK**
PENTHOUSE
PLAN

TYPE - **03**
BLOCK **A** **C**

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LOWER LEVEL PLAN

2001 , 2002, 2003, 2004




**5 BHK**
PENTHOUSE
PLAN

TYPE - **04**
BLOCK **B**




UPPER LEVEL PLAN

2001 , 2002, 2003, 2004



SCAN FOR

SITE LOCATION

| | | | |
|---|---|---|---|
| • S.P. RING ROAD | 0.2 km | • SHILAJ LAKE | 2.8 km |
| • SCIENCE PARK | 1.2 km | • AMBALI RAILWAY STATION | 3.0 km |
| • OXIGEN PARK | 1.6 km | • SCIENCE CITY | 3.2 km |
| • ANAND NIKETAN SCHOOL | 2.2 km | • THALTEJ METRO STATION | 5.0 km |




## SPECIFICATIONS

**STRUCTURE**
Earthquake resistant structure as per seismic design.

**WALL FINISHES**
Internal Walls: Single coat mala plaster with putty finish.
External Walls: Double coat mala plaster with texture paint.

**FLOORING**
Premium quality tiles in flooring.

**KITCHEN**
Granite platform with SS sink, Decorative tiles dado upto lintel level.
Electric point for washing machine in wash area.

**BATHROOM/TOILET**
All bath/toilet/sanitary fittings will be of premium brand. Decorative tiles upto lintel level.

**DOORS & WINDOWS**
Main door : Flush doors with veneer/ laminate finish.
Powder coated/ anodized aluminum section with good quality glass.

**ELECTRIFICATION**
3 Phase concealed ISI wiring with premium quality modular switches
& distribution board with MCB for safety purpose.

**PLUMBING**
Concealed plumbing with premium quality pipes & fittings for water supply and drainage.

DEVELOPER

MOH INFRASPACE LLP

Site: **Binori Arabella**, Nr. Altezza One,
Shilaj-Bhadaj S.P. Ring Road, Ahmedabad 380059
Contact: **+91 999 80 83030 I 999 80 85757**

ARCHITECT

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mansi shah ARCHITECTS

NOTES • All rights are reserved to developer for any change in the plan, specification, and any other details which will be binding to all the members. • To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted at designated location only and nowhere else, which will be binding to all the members. • Changes to structural elements are strictly prohibited during the entire lifetime of the building. Such activity from any member at any time will be brought forth for legal action. • All dimensions are approximate and unfinished subject to change. • This brochure is only for advertising and visual impression purposes only. It shall not be considered as part of legal documents. • Furniture and fixtures shown in the brochure are for visual impression purposes only. • Subject to Ahmedabad jurisdiction only.

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