NORTH ENCLAVE
BY PACIFICA

SITE ADDRESS:
Next to Vaishnodevi temple, Nr. Nirma University,
SG highway, Ahmedabad.

PACIFICA COMPANIES
Shaping real estate globally... since 1978

CORPORATE HEADQUARTERS:
Pacifica Companies, House Nos.04 and 05, Sigma-I Corporates,
Behind Rajpath Club, Bodakdev, Off. S. G. Highway, Ahmedabad.

This project has been registered via GujRERA registration no: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA04324/121218
& is available on the website: https://gujrera.gujarat.gov.in under registered projects

www.pacificacompanies.co.in • info@pacificacompanies.in

AHMEDABAD | VADODARA | DEESA | CHENNAI | HYDERABAD | BANGALURU | NCR

Residential | Senior Housing | Township | Plotted Development | Hotels | IT Parks | Businness Parks | Commercial



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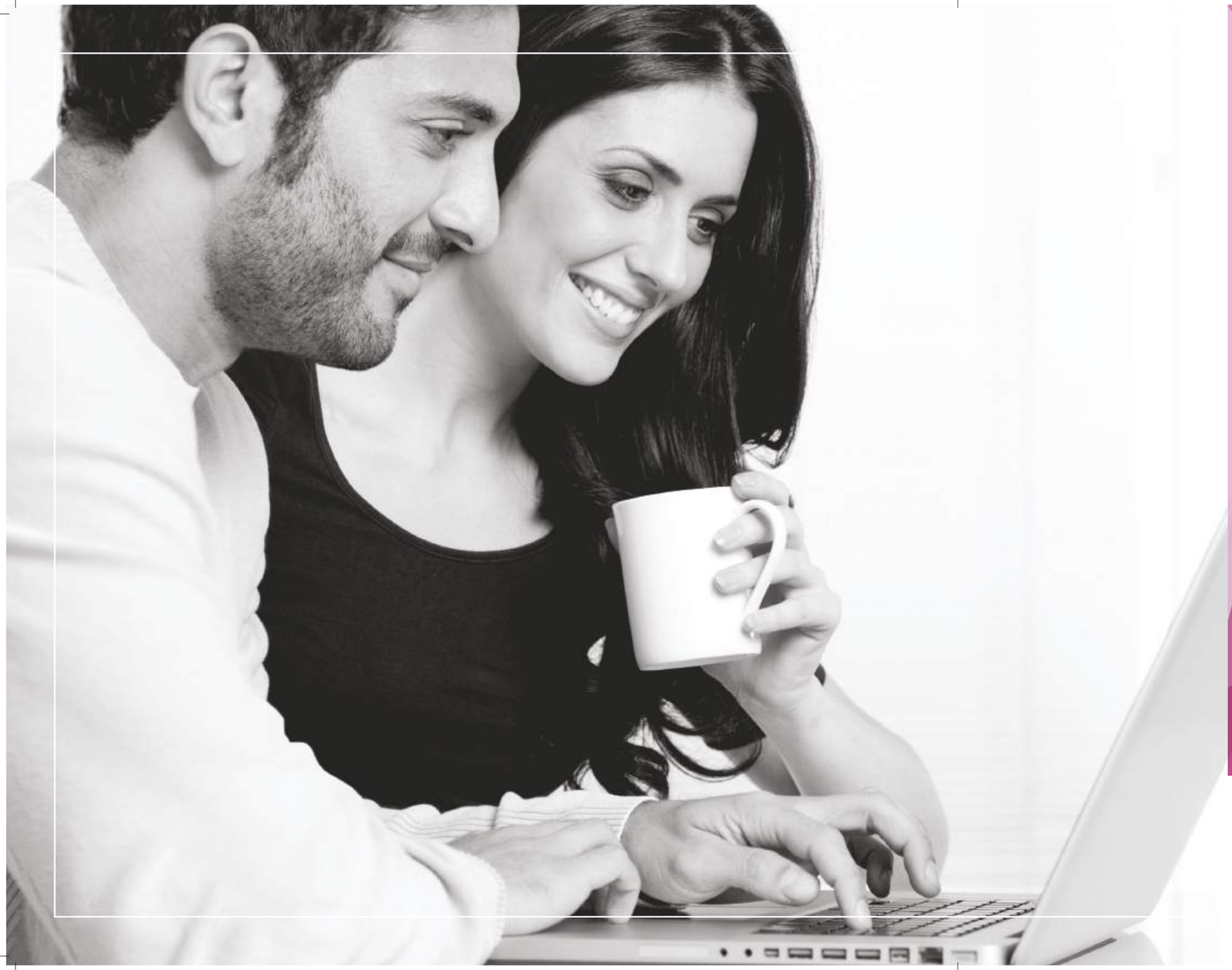
Gem of a location



Joy

...its not too far away!

It is a fact that the right location sends the right vibes down the spine! You will feel enamoured by natural beauty and man-made wonders and when there is a blend of the two, that place stays..in the heart always!

With rising infrastructure prices in the heart of both cities, this connecting location provides ample room to explore in terms of real estate! Hence, gem of a location, you wish for!



Developer

word from the chairman

Mr. Ash's (Ashok Israni) leadership has been instrumental for Pacifica's vast expansion and it continues to evolve on the solid rudiments of TRUST, QUALITY and ETHICS.

By 1997 Pacifica inflated its presence across 22 states in the United States of America. The company then advanced into the Indian Real Estate market & is currently developing real estate projects in Ahmedabad, Vadodara, Deesa, Chennai, Hyderabad, Bangalore and NCR regions.



trust Quality and ethics

Pacifica Companies,
a $ 3 billion realty firm has a global presence,
with an unrivalled history of creating distinctive
life spaces.

Embarked in the year 1978, Pacifica has been innovating and acquiring new credibility in the realty sector.

Its legion of real estate developments includes - Residences, Commercial Spaces, Mixed Used projects, Hospitality, Townships and Senior Living communities.



PACIFICA
COMPANIES

PACIFICA US

The beginning of Pacifica's journey of success took place in the United States of America way back in 1978. Since then, they have successfully developed and diversified their assets including hospitality, senior housing, multi-family, commercial development, land acquisition, residential development, debt acquisition and REO across 22 states in the US.

This diversity of experience has allowed Pacifica to confidently extend itself in any market or property type with its proven track record generating superior returns in all asset classes.

PACIFICA LATIN AMERICA

The Latin American real estate space, as a result of steady economic and demographic growth,offers a multitude of opportunities for those with a keen eye. Recognizing this, Pacifica is currently working to strongly position itself with an initial investment of $400 million in a diverse range of asset classes.

Their first landmark in the region was The Calette Mall in Tijuana,Mexico, a mixed-use project, which we believe will become the most important type of development in the future.

PACIFICA INDIA

Pacifica's venture into the Indian sub-continent might eventually prove to be their most successful. The reasons for making this ambitious claim are manifold; the outstanding middle-class population growth in India, drastic improvements in the standard of living and most importantly, Pacifica's intentions to adopt long-term investor strategies.

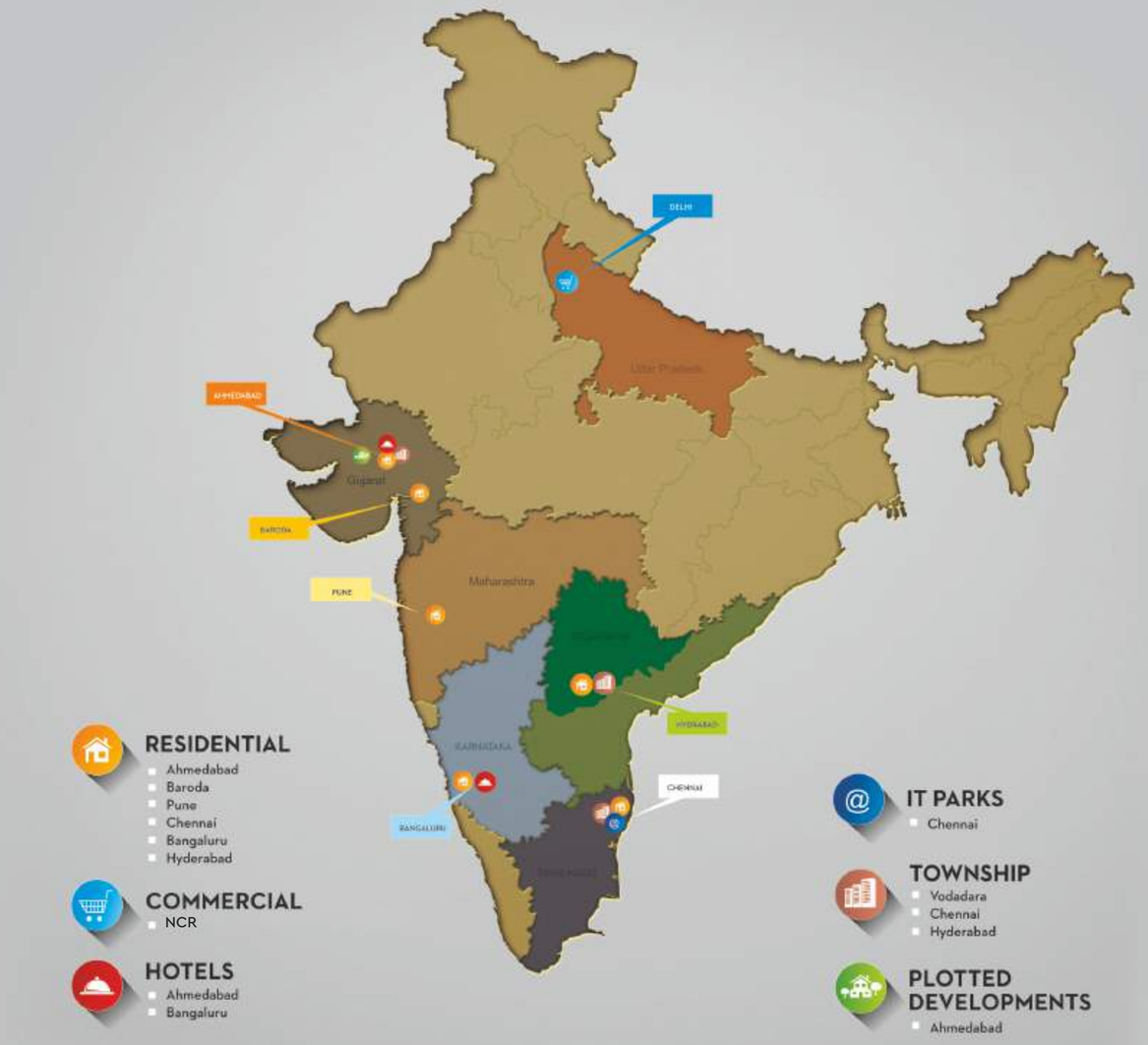
Their Indian operations were started in 2004 with the opening of a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon). Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than $1.7 billion,they are continuing today to exceed expectations of India's growing hospitality, commercial and residential construction demands.



Pan India presence

Pacifica stepped into the Indian real estate space in the last decade. Headquartered in Ahmedabad, Pacifica has established offices in NCR, Hyderabad, Bangalore and Chennai. These offices have helped the company to reach great heights on a pan-India level. Pacifica's 30 years of experience gave the company a strategic headstart in the realty business, as its global team of managers are geared to customize their global know-how for the Indian market.

Pacifica has been instrumental in managing 14 diverse real estate projects, worth a whopping 1.7 billion USD. These projects are spread over Ahmedabad, Pune, New Delhi, Chennai, Bangalore and Hyderabad, rendering more than a glimpse of global realty trends and finesse.



Projects delivered



SAN TROPEZ @MADRID COUNTY
4 BHK Luxurious Villas
Vadodara



La HABITAT
3 & 4 BHK Luxurious Apartments
Ahmedabad



GREEN ACRES
2, 3 & 4 BHK Luxurious Apartments
Ahmedabad



MEADOWS
3 & 4 BHK Luxurious Villas
Ahmedabad



PACIFICA TECH PARK
CHENNAI



REFLECTIONS
2, 3 & 4 BHK Luxurious Apartments
Ahmedabad



SAN MARTIN @MADRID COUNTY
2 BHK Luxurious Apartments
Vadodara



AURUM VILLAS
3, 4 & 5 BHK Luxurious villas
Chennai



AURUM HAPPINESS TOWERS
2, 3, & 4 BHK Luxurious Apartments
Chennai



Location



Ahmedabad

the land of opportunity & new horizons!

Ahmedabad is a burgeoning metropolis housing millions of aspirations and dreams. With its huge canvas of real estate, this city is a rich reservoir for the industry to thrive upon. A rich heritage, huge land mass, great connectivity options, strategic locations and thriving industries define the city in a big way.

With North Enclave, Pacifica is exploring the dynamic milieu with huge plans for the future. The rising city is just getting expanding with multiple prospects and investments and has entered the big league in more ways than one.



NORTH

ENCLAVE

BY PACIFICA



verdant greens surrounded by Majestic Grandeur!

Nature in its pristine avatar envelops the majestic structures of class!

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TYPICAL
LAYOUT PLAN



5.40
1.80 MT.HANDICAP RAMP
WITH SLOPE- 1:12 MT.

D
D.P.TOILET
1.80 x
1.50

G.TOILET
1.20x0.92
D

UP
1.05
1.15 MT. HT. RAILING
.11

32.15

FPD
DOUBLE HEIGHT

RETAIL 04
15.05 x 6.37

.11

DUCT
TOILET
1.03 x
1.37

TOILET
1.03 x
1.37

.11

LIFT
2.10 x 1.98
FPD

16.26

DOUBLE HEIGHT
FPD

RETAIL 03
12.40 x 5.60

FIRE LIFT
2.10 x 1.98
FPD

BLOCK-L
FOYER
3.68 x 5.45

METER ROOM
4.48 x 2.70
FPD

DN
2.00
UP
2.00

1.15 MT. HT. PARAPET
FIRE
4.20
2.00

6.45
(41)
(42)
(11)

1.60

7.75

0.95
BASEMENT VENTILATION CUTOUT
3.58
2.32

1.15 MT. HT. RAILING
UP
1.05

TOILET
1.08 x
1.37

TOILET
1.30 x
1.37

.11

L.TOILET
1.20x0.92
D

TOILET
1.25 x
1.35
DUCT

(3)

RETAIL 02
6.87 x 6.45

METER ROOM
4.03 x 2.70
FPD

(39)

1.15 MT. HT. RAILING
1.13

1.05
1.15 MT. HT. RAILING

RETAIL 01
6.11 x 7.12

.11

3.45 MT.WIDE PATH WAY

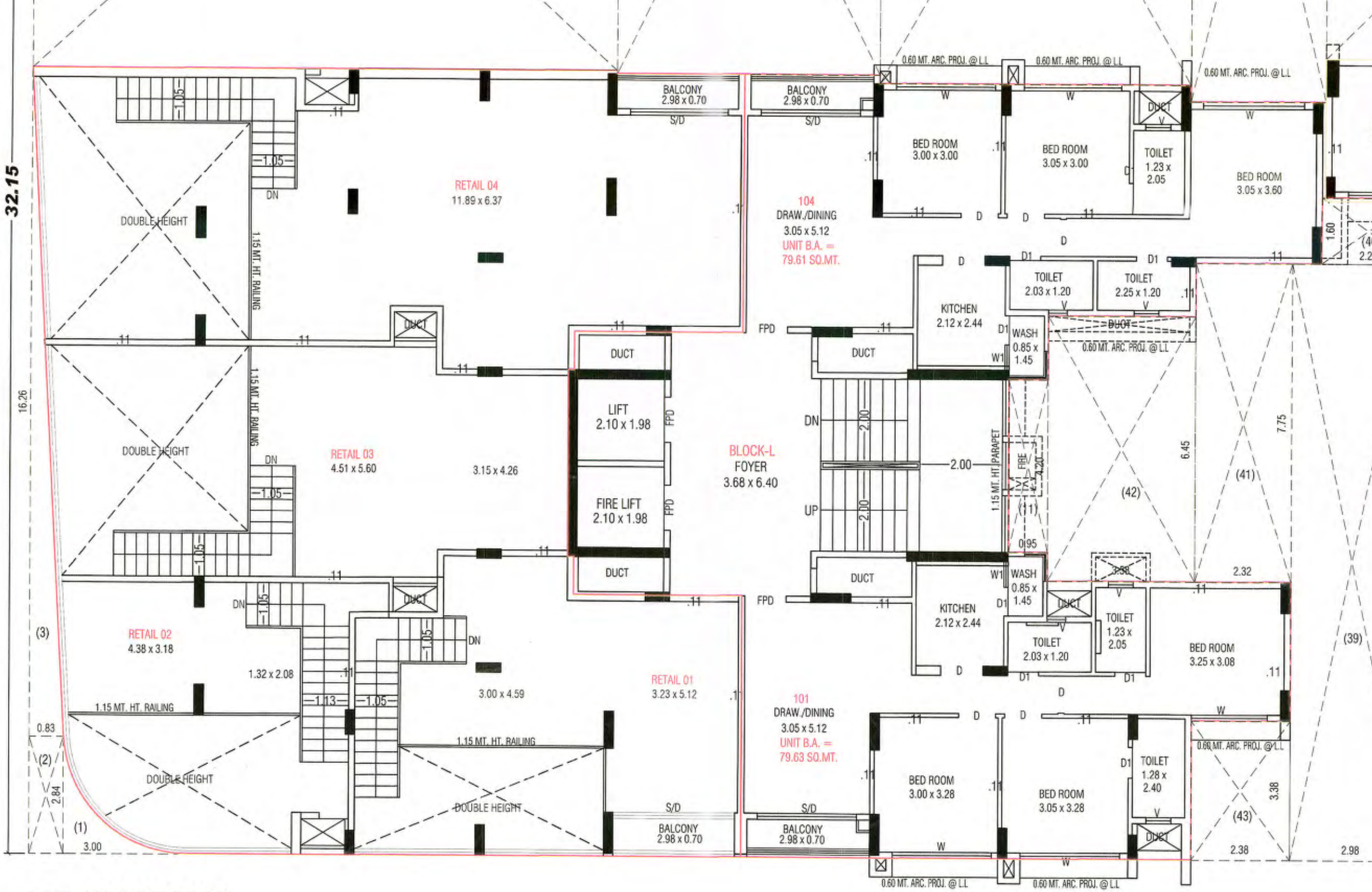
0.83
(2)
2.84
(1)
3.00

UP
DOUBLE HEIGHT
UP
DOUBLE HEIGHT
.11

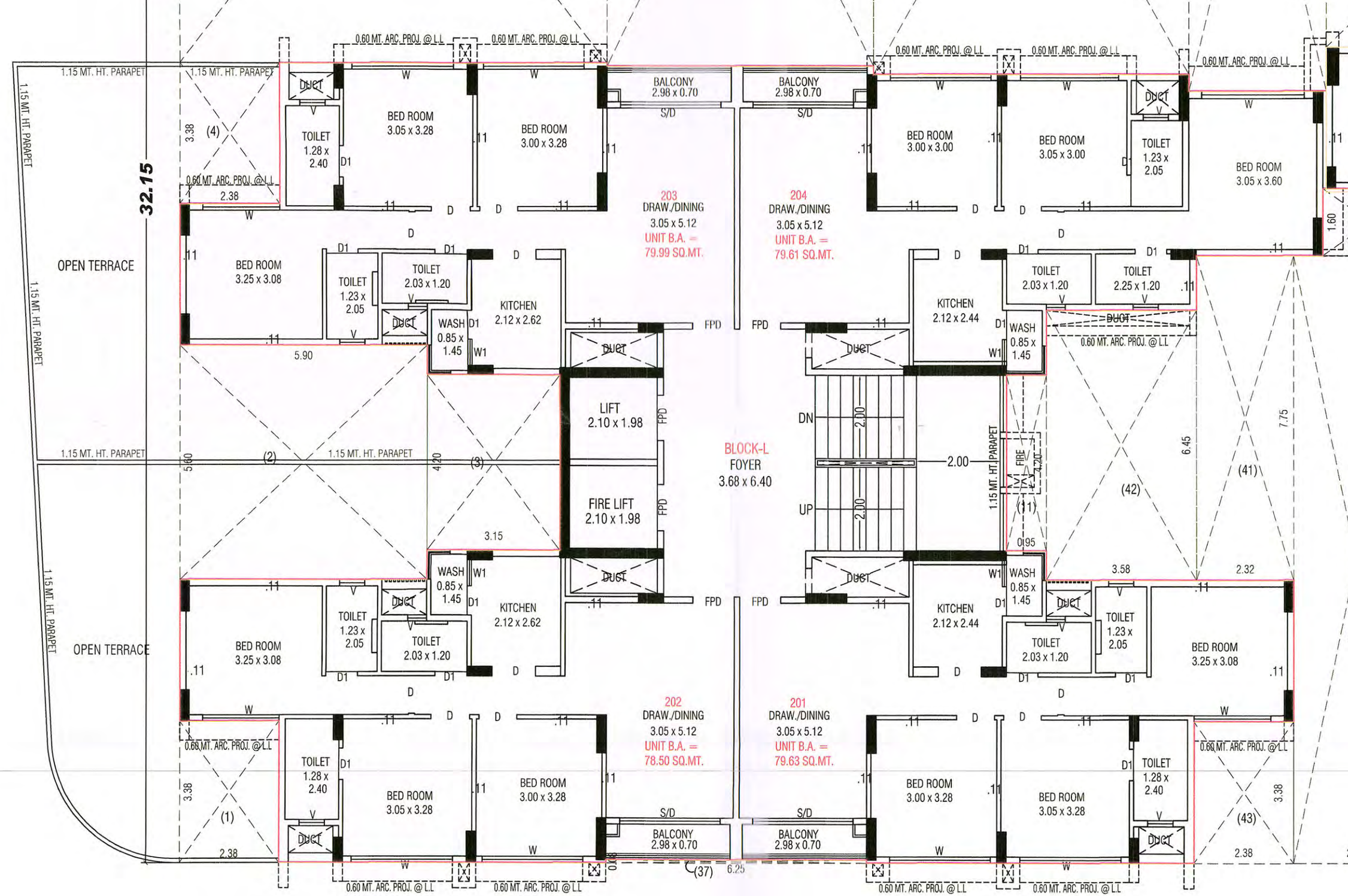
FPD
FPD

3.38
(43)
2.38
2.98

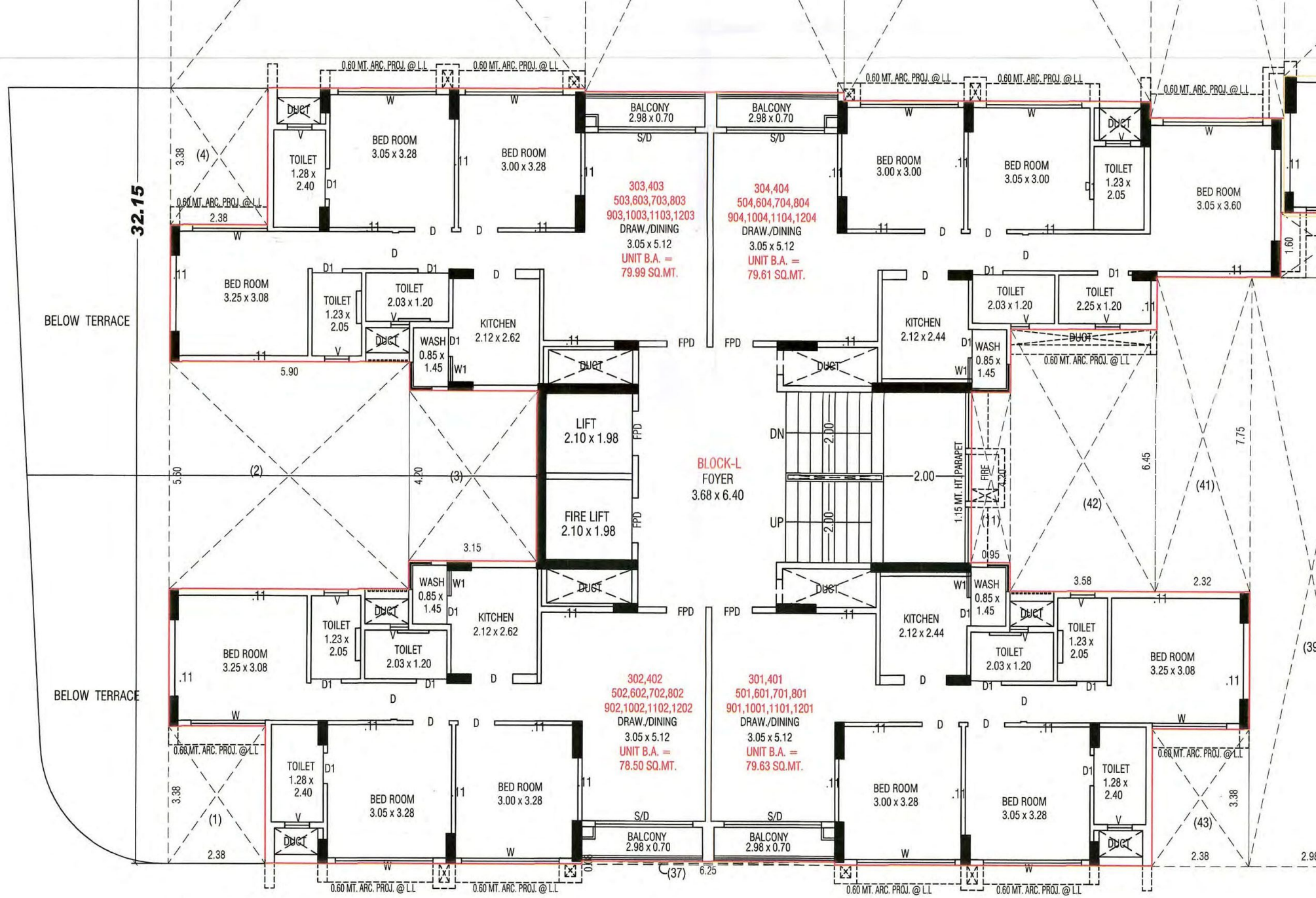
GROUND FLOOR PLAN



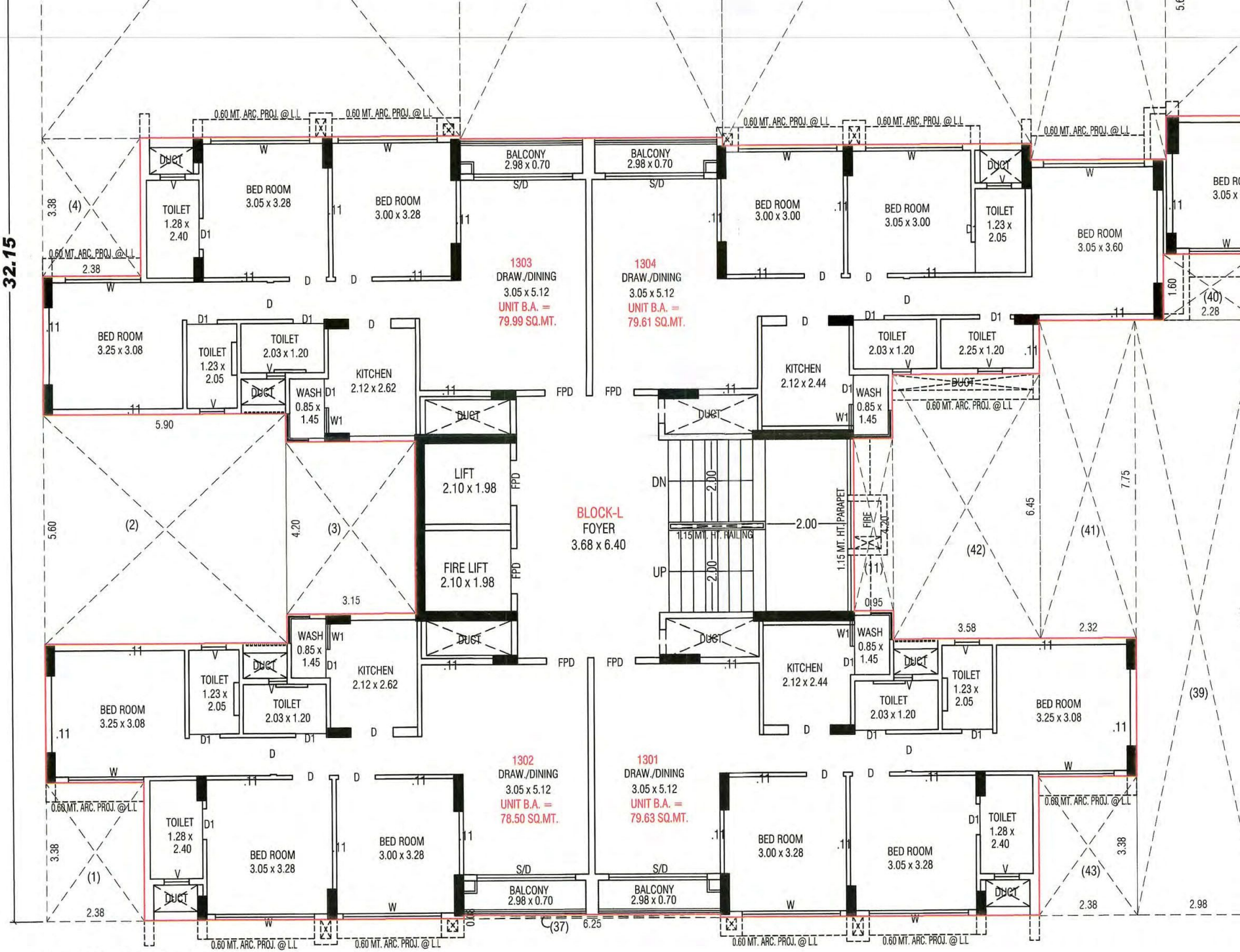
1ST. FLOOR PLAN



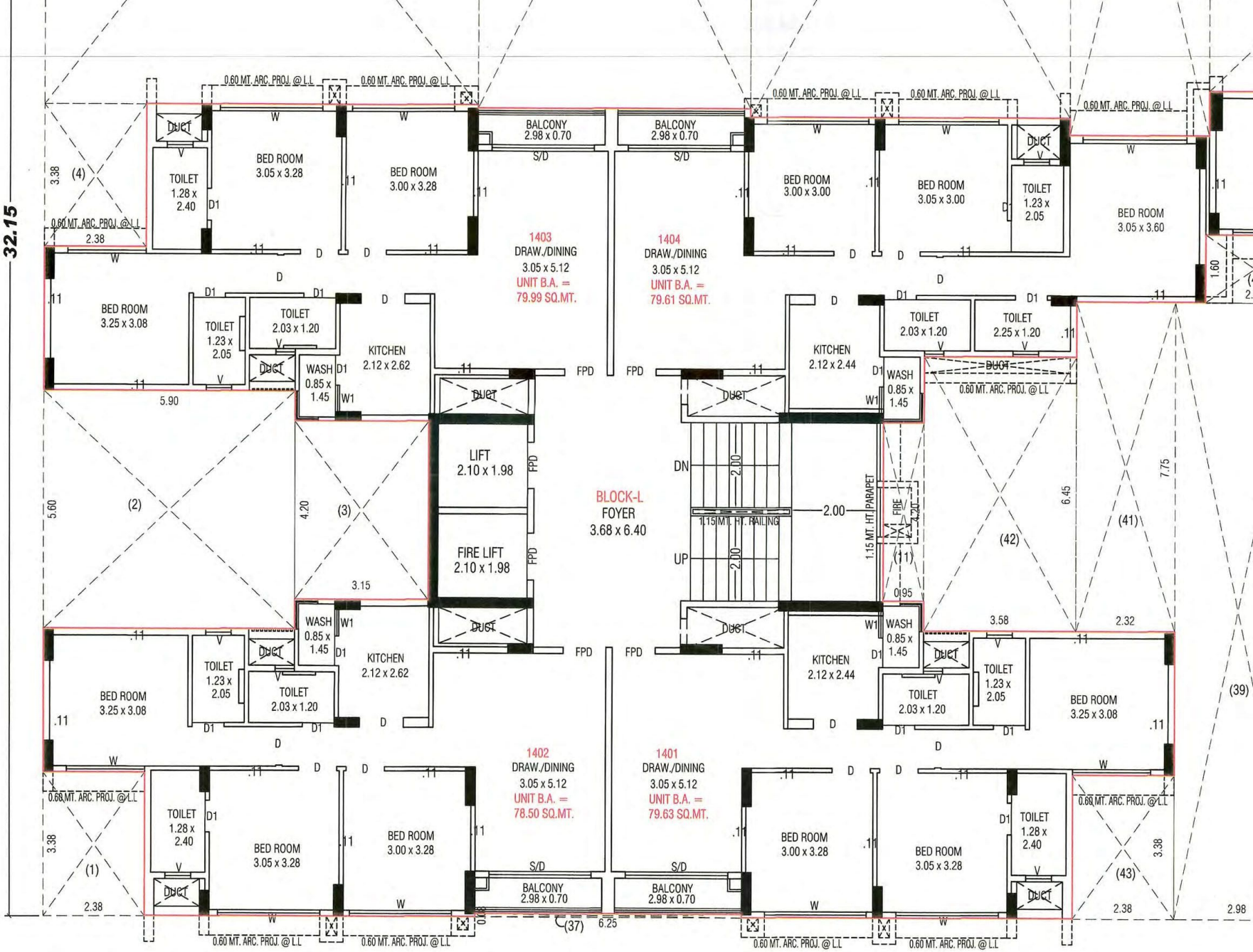
2ND. FLOOR PLAN



3RD. TO 12TH. FLOOR PLAN



13TH. FLOOR PLAN



14TH. FLOOR PLAN

Specifications

Structure	RCC Framed structure Block work for Exterior walls with Double coat plaster
Openings	Main door Miranti frame /equivalent with both side veneer finish flush doors Bedroom Door Miranti frame or equivalent with enamel paint flush doors Toilet door Miranti frame or equivalent with enamel paint flush doors Balcony French door Aluminum / UPVC sliding doors Aluminium sliding windows Ventilations: Aluminum frame with louvers and provision for exhaust fan
Flooring and Other : Finishes	Living & Dining Vitrified tiles Master Bedroom Vitrified tiles Bedrooms Vitrified tiles Kitchen Vitrified tiles Kitchen Platform Granite Kitchen Wall Vitrified /Ceramic Sink Stainless Steel Balcony Vitrified tiles , Utility Area flooring Kota stone Toilet Floor Vitrified /Ceramic tiles Toilet Dado Vitrified /Ceramic Aluminium sliding windows
Railing	Customised MS or SS Styles
Plumbing , CP and Sanitary	Water Supply -UpVC /Cpvc pipes Drainage - PVC pipes CP fitting and Sanitary Ware - Jaquar/Cera Utility Area -Washing machine inlet /outlet provisions



Electrical	Concealed wiring RR Kabel, Finolex, Anchor, Polycab or equivalent Switches Northwest modular switches or equivalent Adequate light, fan, power points Provision of hot & cold water in shower area, provision of geyser in all toilets TV & Telephone provision in living room
Internal Painting	Internal Ceiling Putty Finish Internal Walls Putty Finish
Exterior Painting	100 % acrylic paint Wood work Enamel Paint Grills and Railings Zinc chromate non corrosive primer with enamel paint
External Development	Paver Blocks /Trimix /granite or equivalent stone as per design suggested by Architect Secured Compound wall with planned/onway traffic movement
General	Landscaped areas Sufficient Water storage underground and overhead tanks for convenience Well designed elegant entry foyers in each block Well designed lighting in common areas Power back up for necessary amenities Superior quality elevators with safety features

Location

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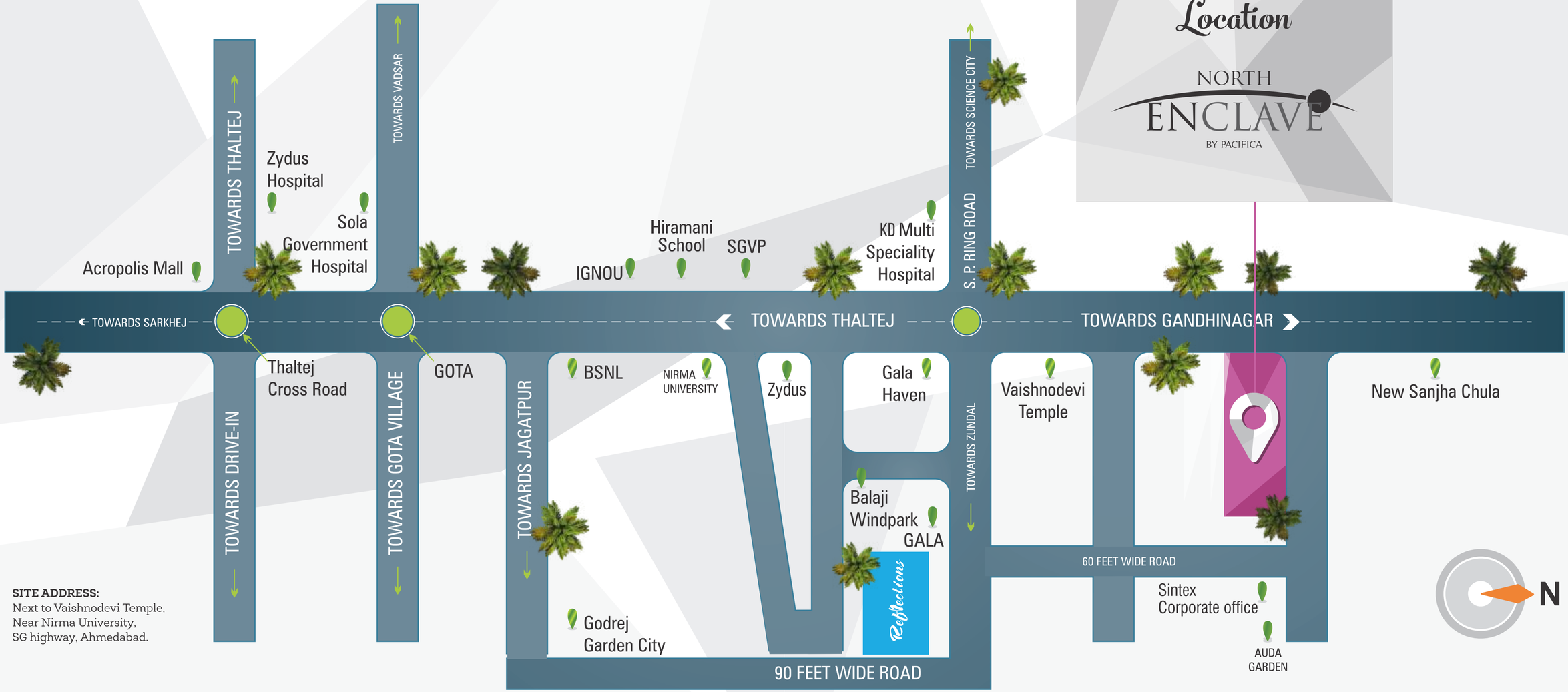

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