

THE OPUS

**DEVELOPERS
HETDIV INFRASTRUCTURE LLP**

**STRUCTURE ENGINEER
NELSON N. MACWAN**



"A magnum opus is not just a creation; it's a reflection of the artist's journey, a symphony of passion, and an enduring legacy that transcends time."



Poised
MAJESTIC
GRAND *graceful*
Influential

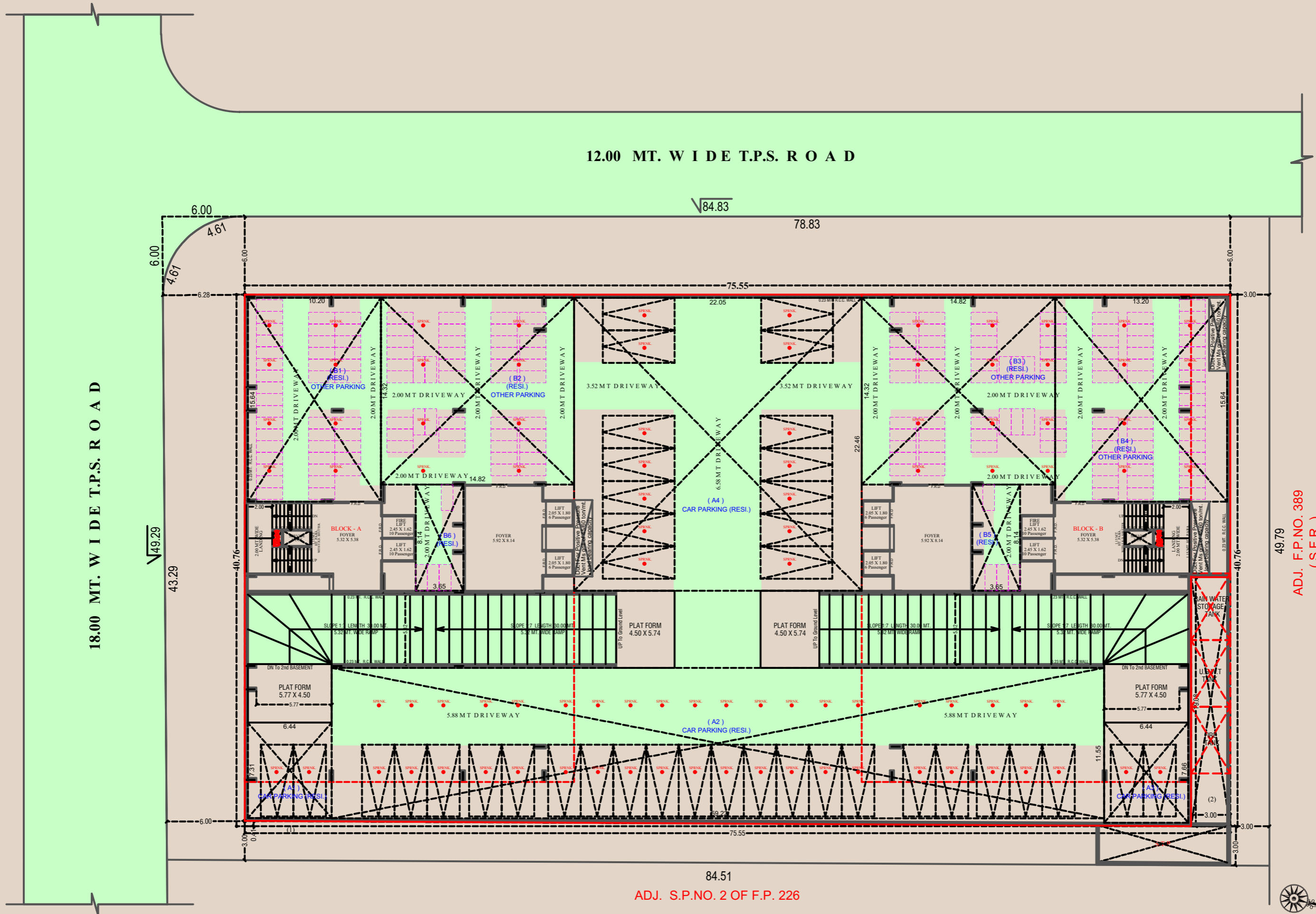
4BHK & 5BHK *premium residences*

Living is a magnum opus; where every detail contributes to an unparalleled standard of living. Presenting The Opus - A pinnacle of luxury living.

This exclusive residential enclave features a seamless blend of 4BHK residences and 5BHK penthouses. Nestled strategically to provide cityscape views, The Opus enjoys a prime location in Ahmedabad, ensuring proximity from essential amenities to major cultural hubs.

It is an invitation to those who seek opulence and truly, a masterpiece of living.

BASEMENT LEVEL 1



18.00 MT. W I D E T.P.S. R O A D

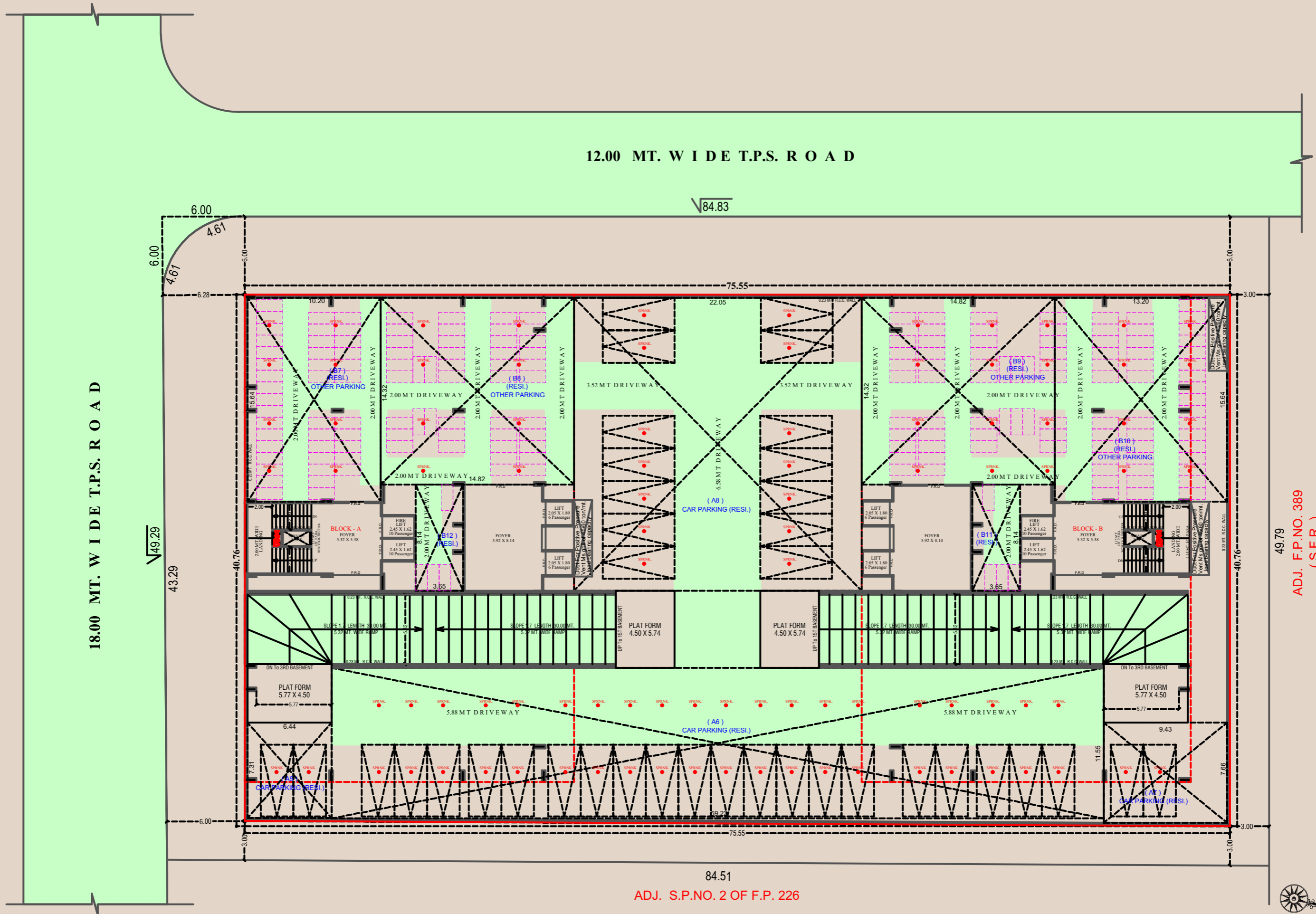
12.00 MT. W I D E T.P.S. R O A D

ADJ. F.P.NO. 389 (S.F.R.)

ADJ. S.P.NO. 2 OF F.P. 226



BASEMENT LEVEL 2



18.00 MT. W I D E T.P.S. R O A D

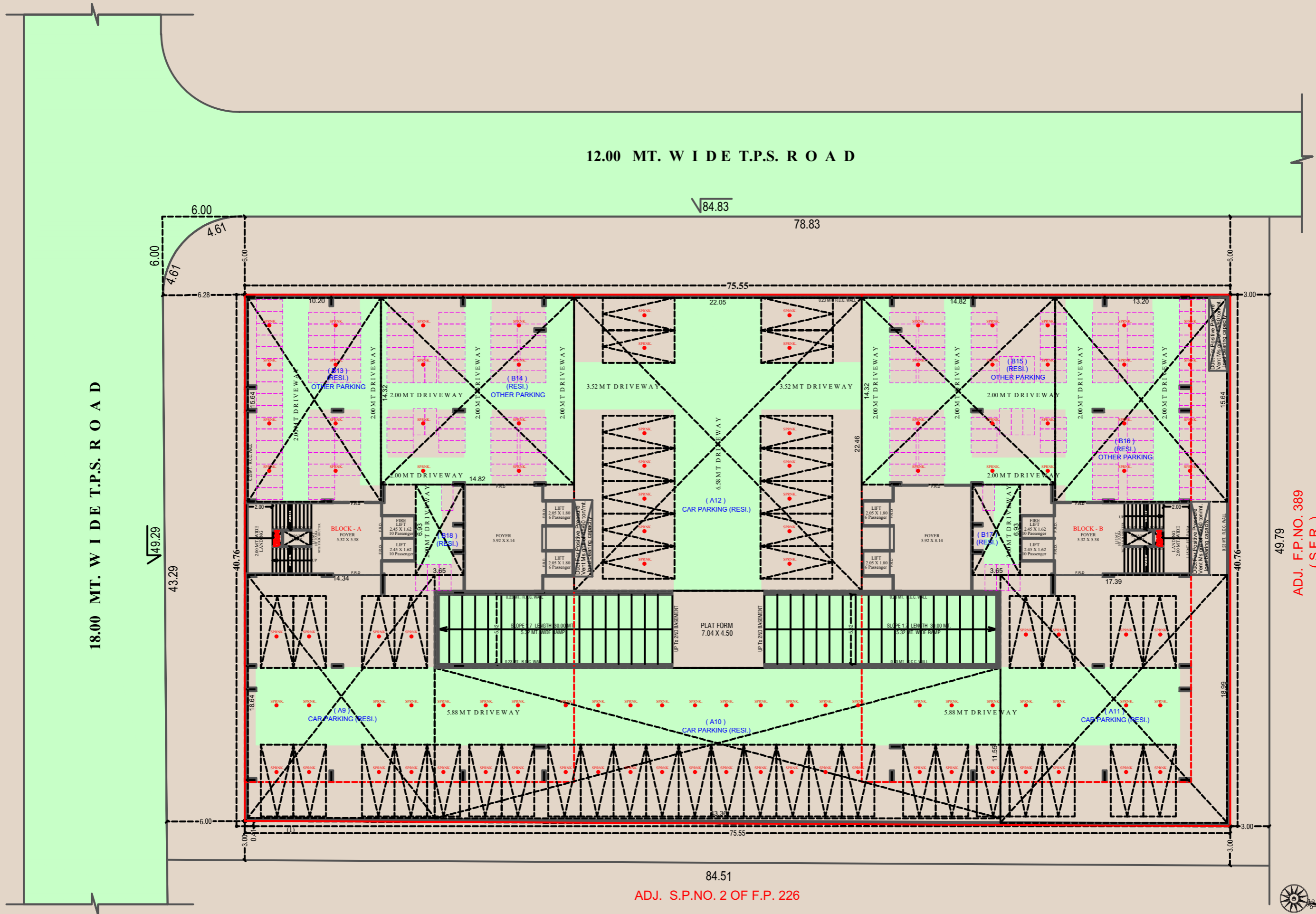
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ADJ. F.P.NO. 389 (S.F.R.)

ADJ. S.P.NO. 2 OF F.P. 226



BASEMENT LEVEL 3



18.00 MT. WIDE T.P.S. ROAD

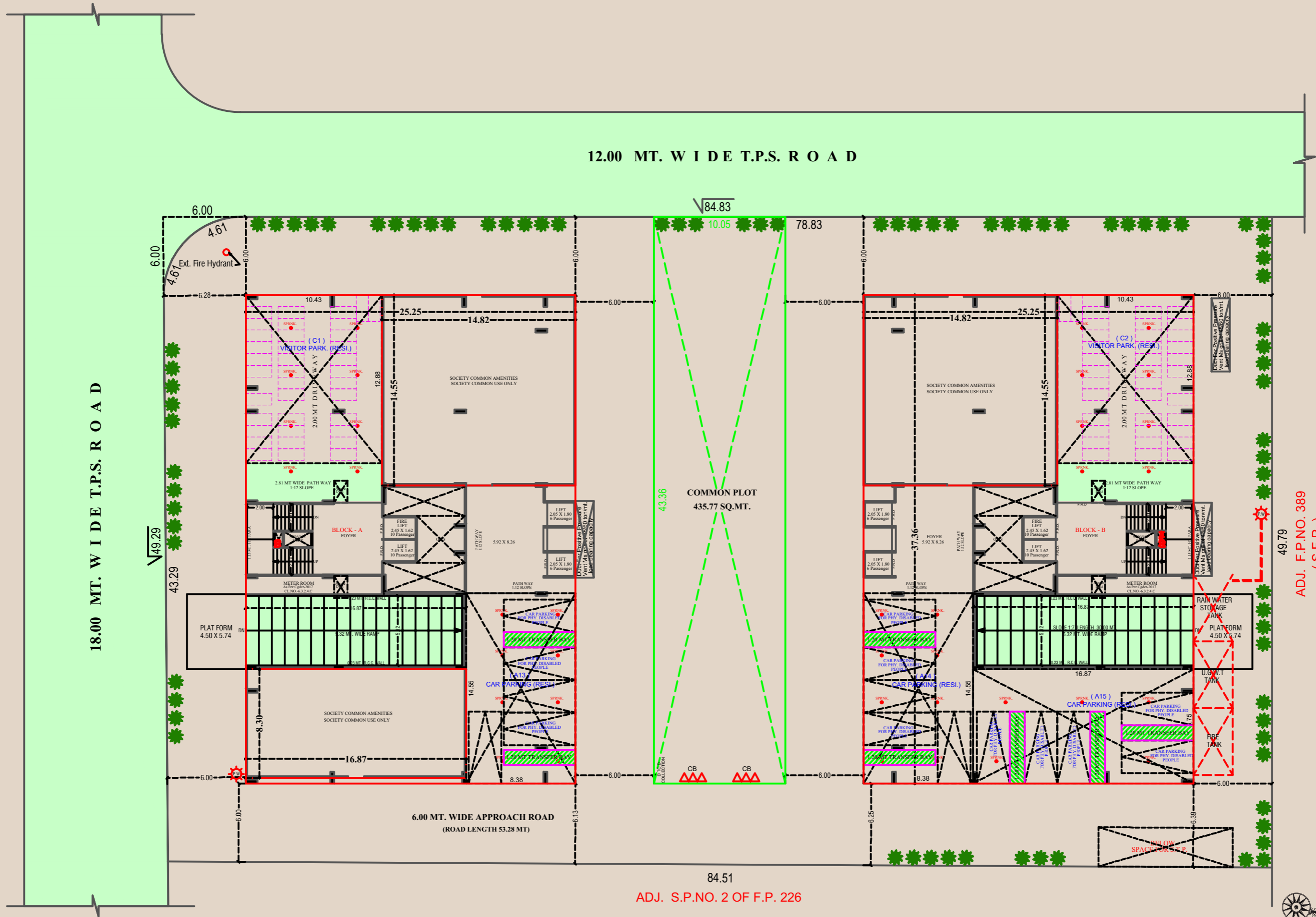
12.00 MT. WIDE T.P.S. ROAD

ADJ. F.P.NO. 389 (S.F.R.)

ADJ. S.P.NO. 2 OF F.P. 226



PARKING

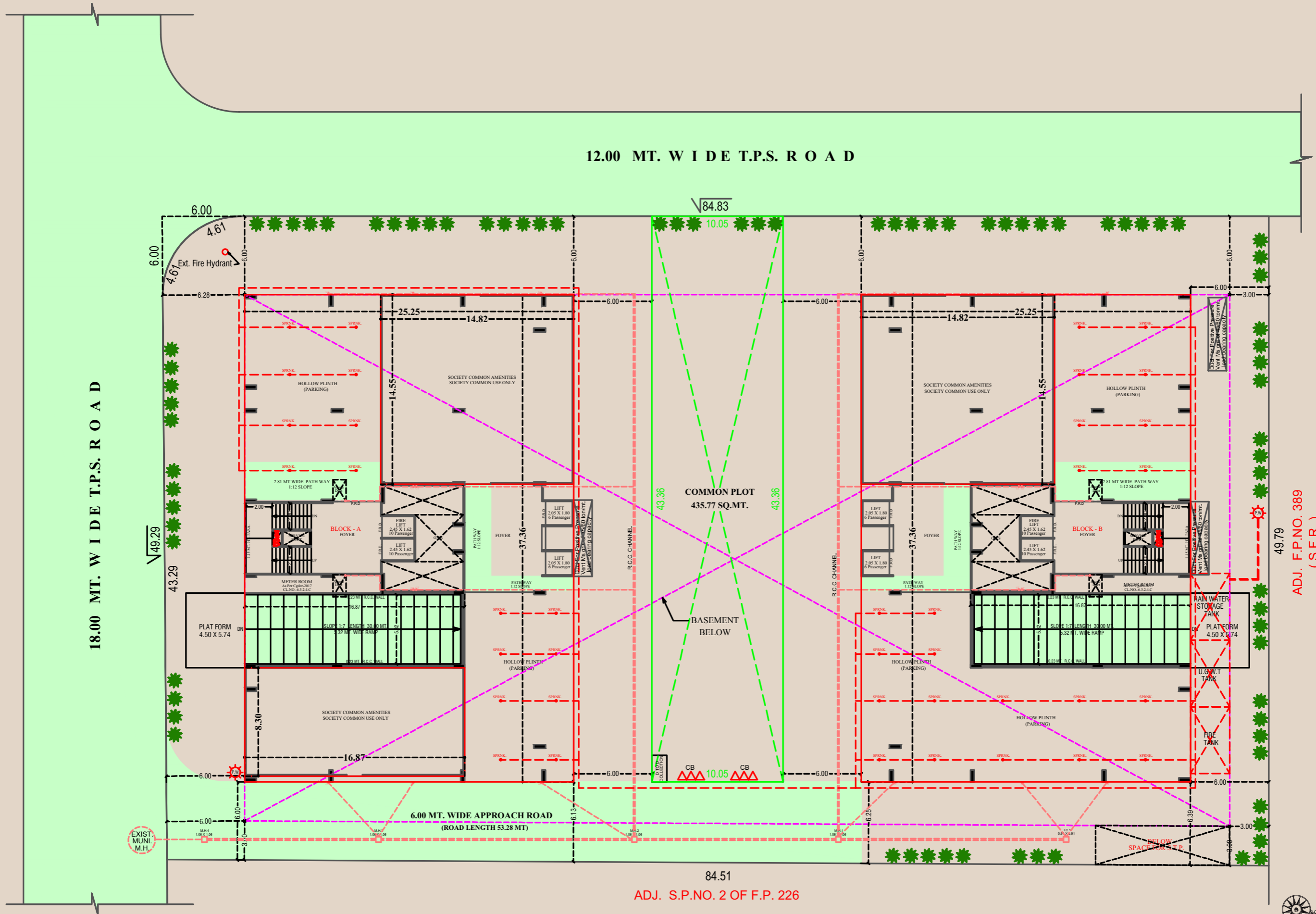


ADJ. S.P.NO. 2 OF F.P. 226

ADJ. F.P.NO. 389
(S.F.R.)



SITE PLAN

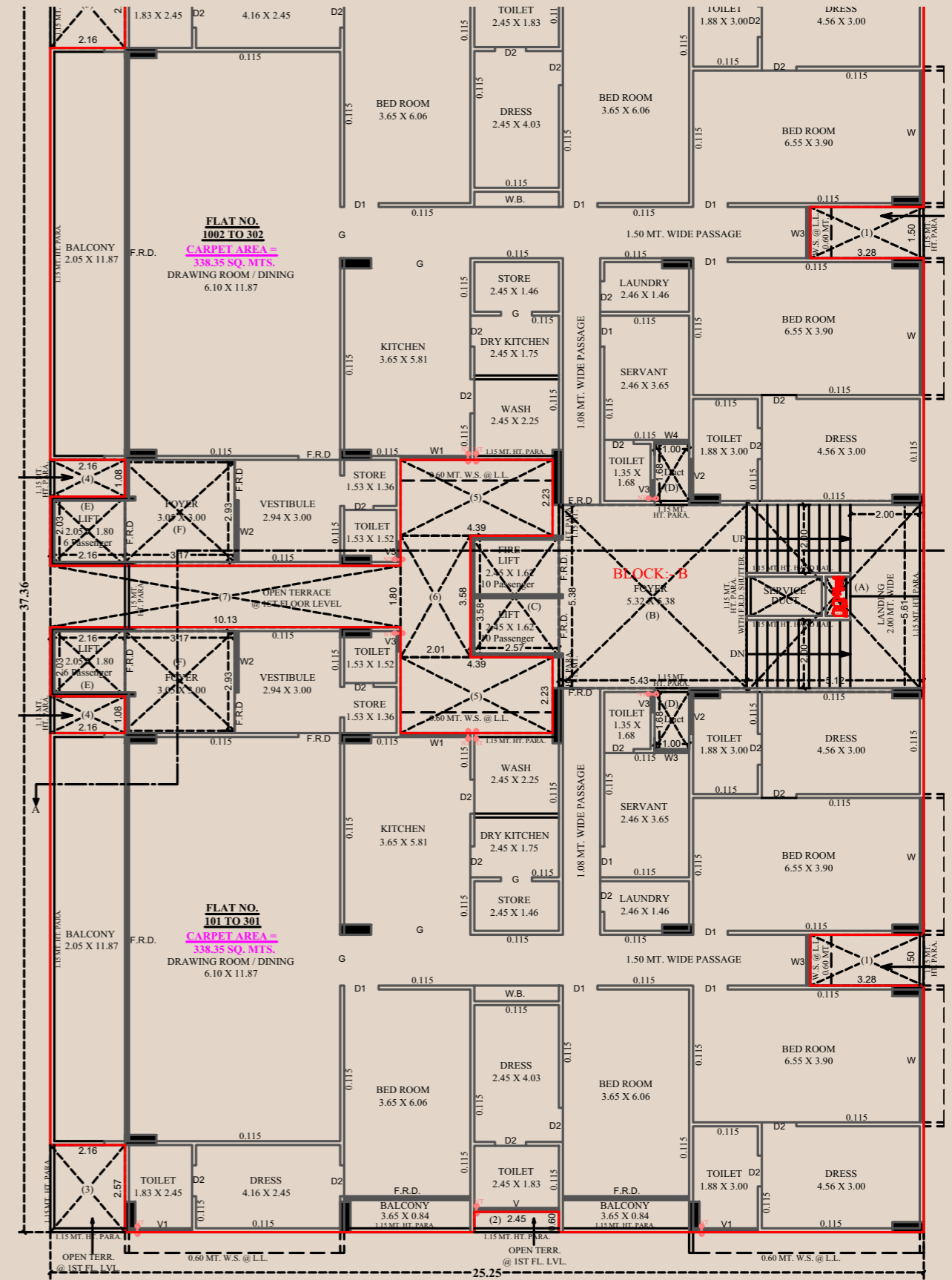
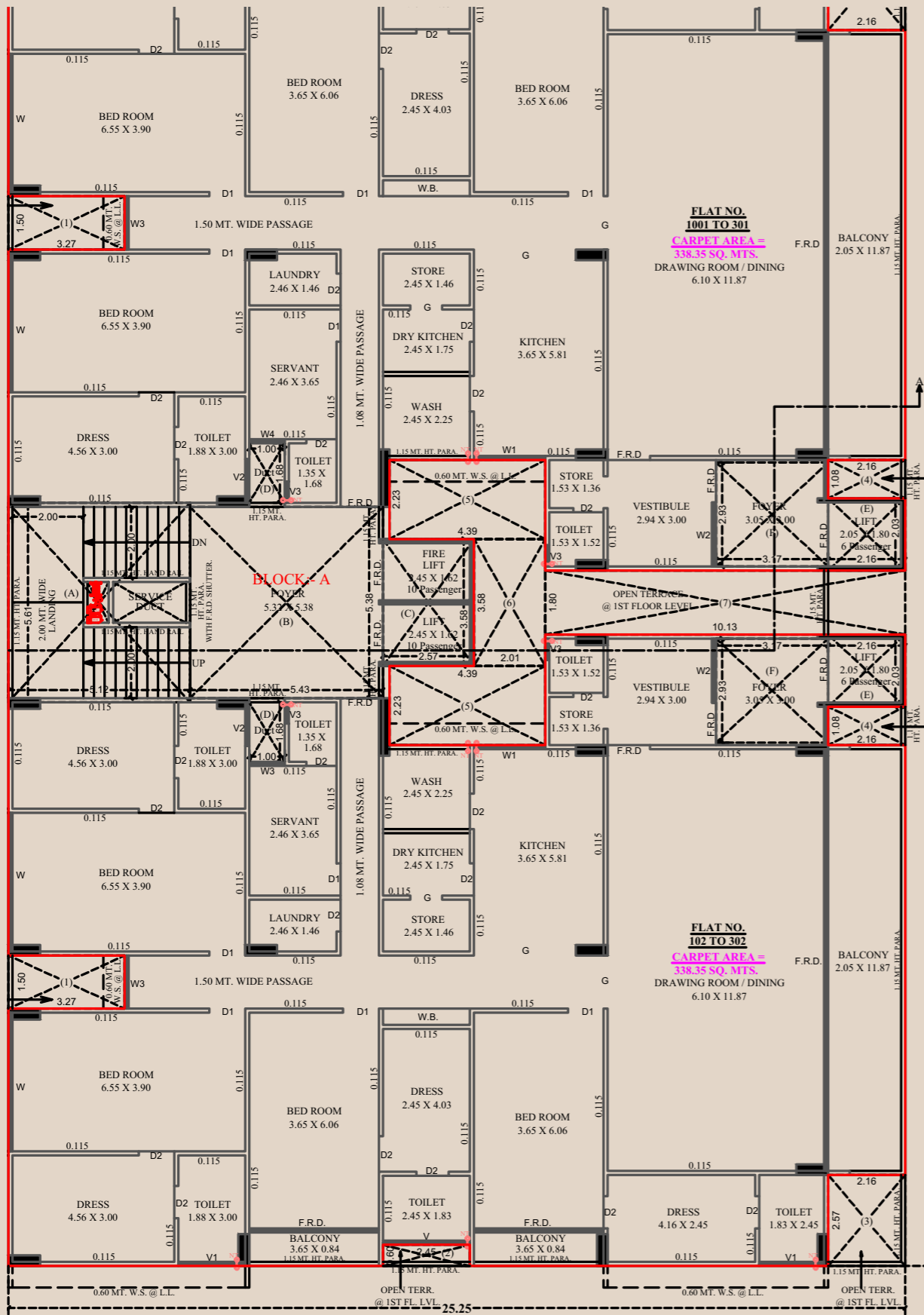


49.79
ADJ. F.P.NO. 389
(S.F.R.)

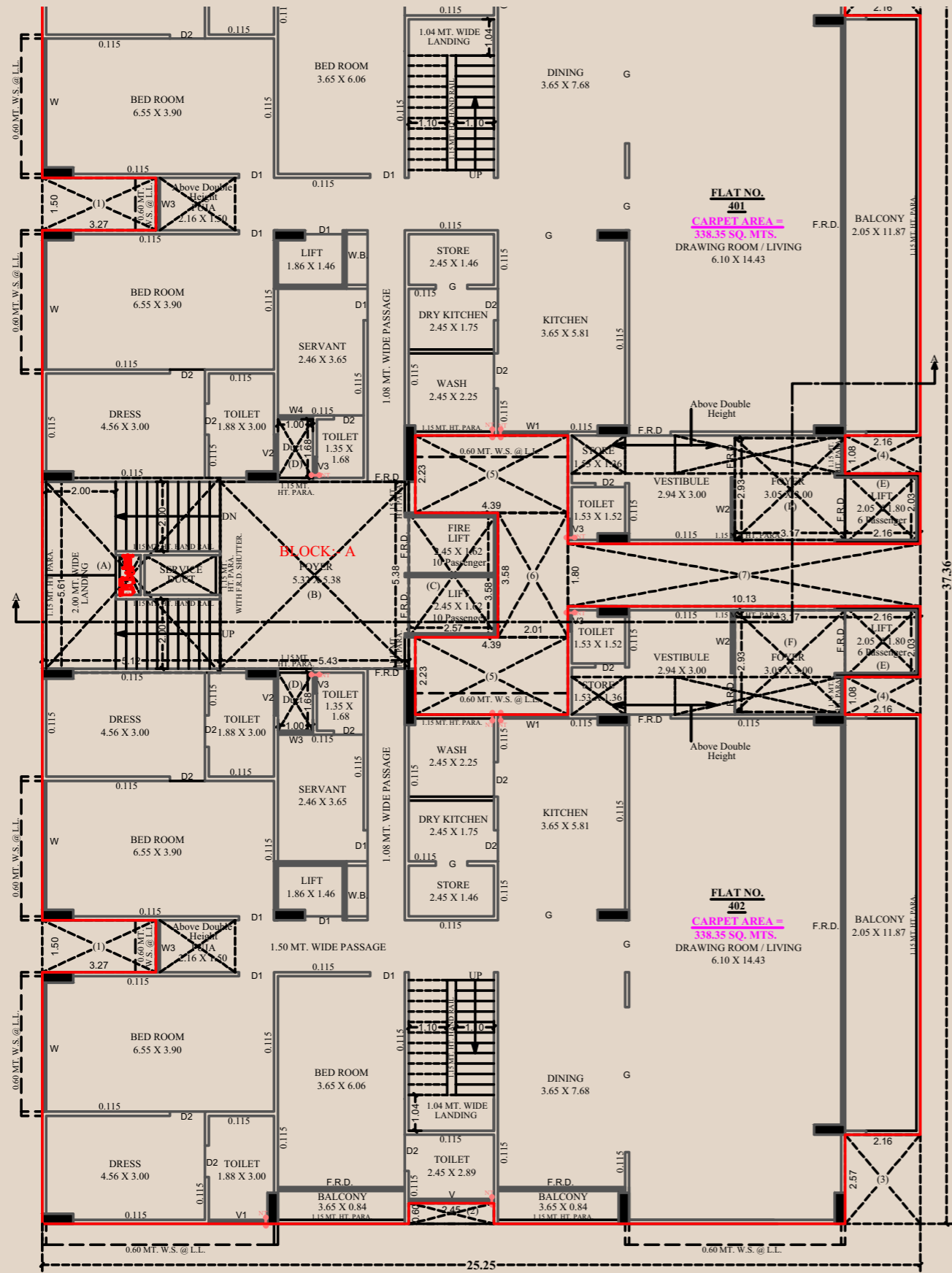


1ST + 3RD FLOOR | SIMPLEX | BLOCK A

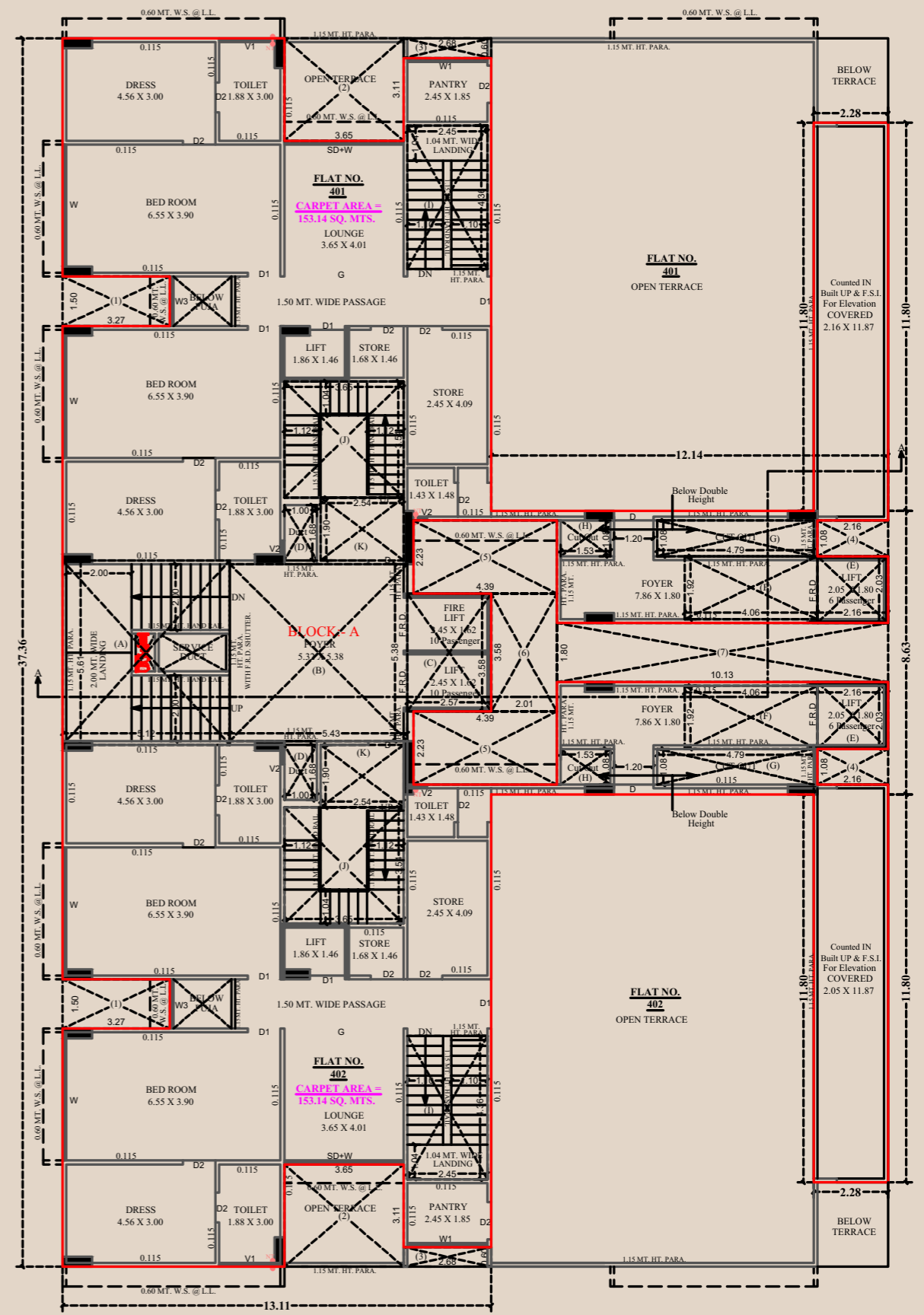
1ST + 3RD FLOOR | SIMPLEX | BLOCK B

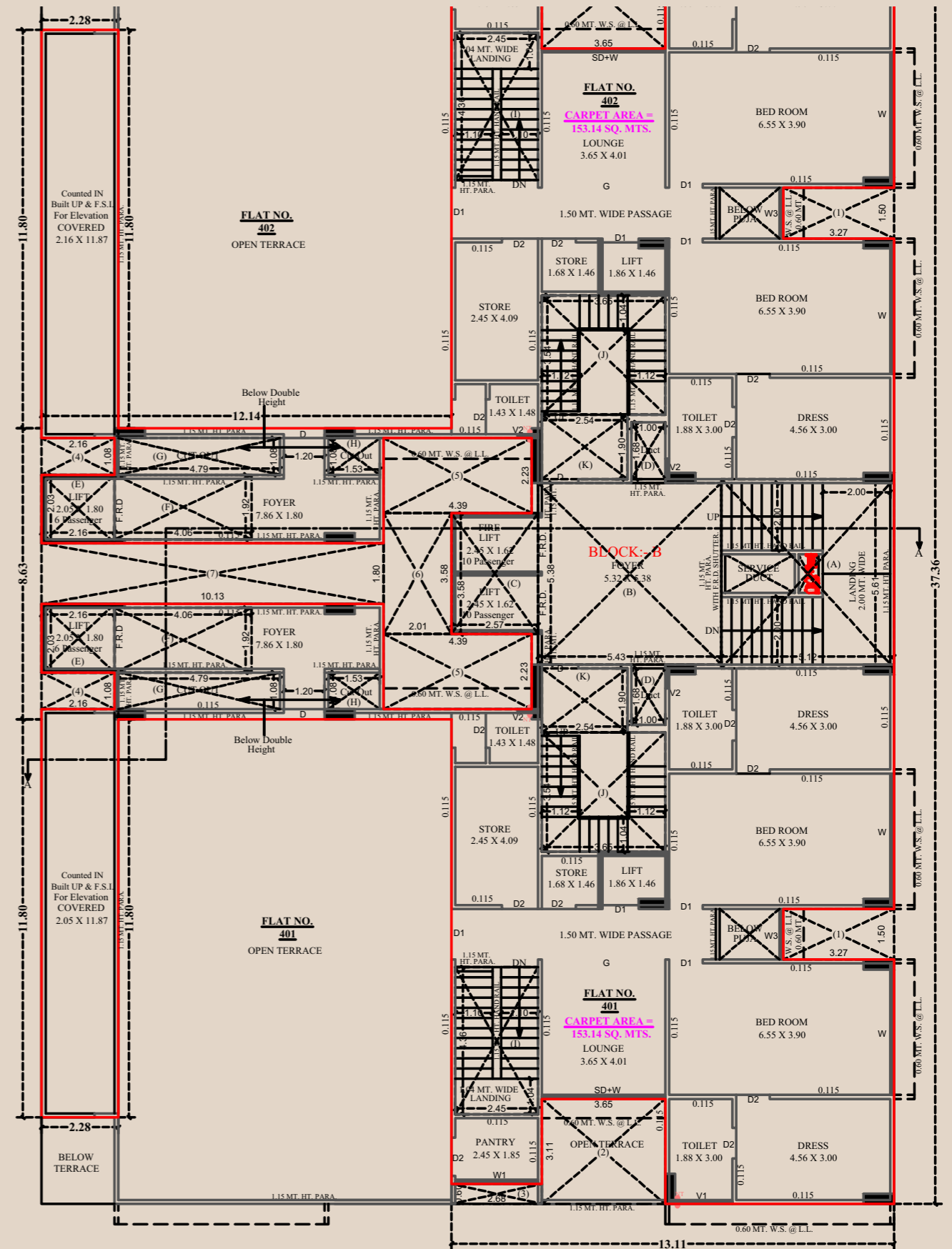
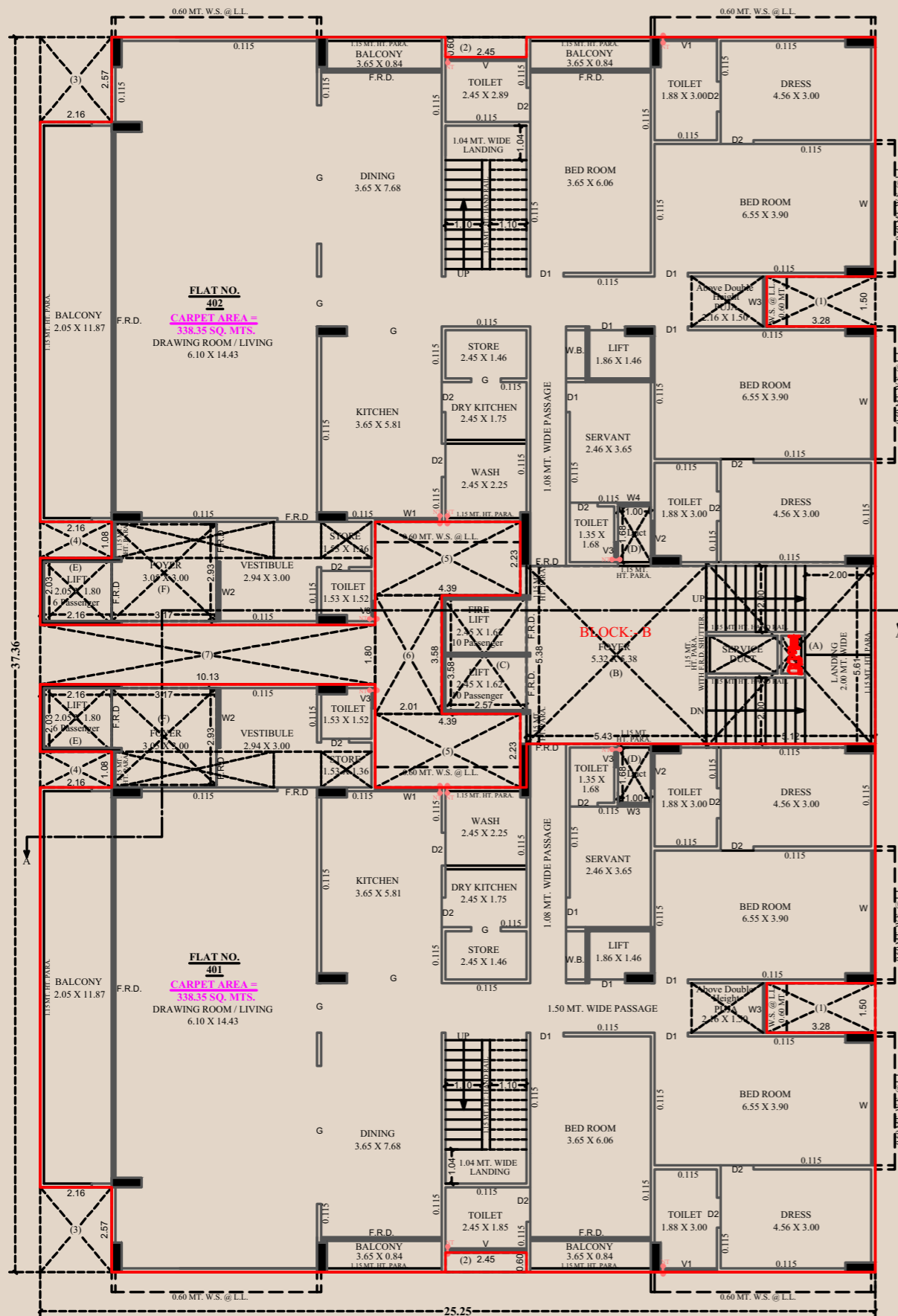


4TH FLOOR | PENTHOUSE LOWER | BLOCK A

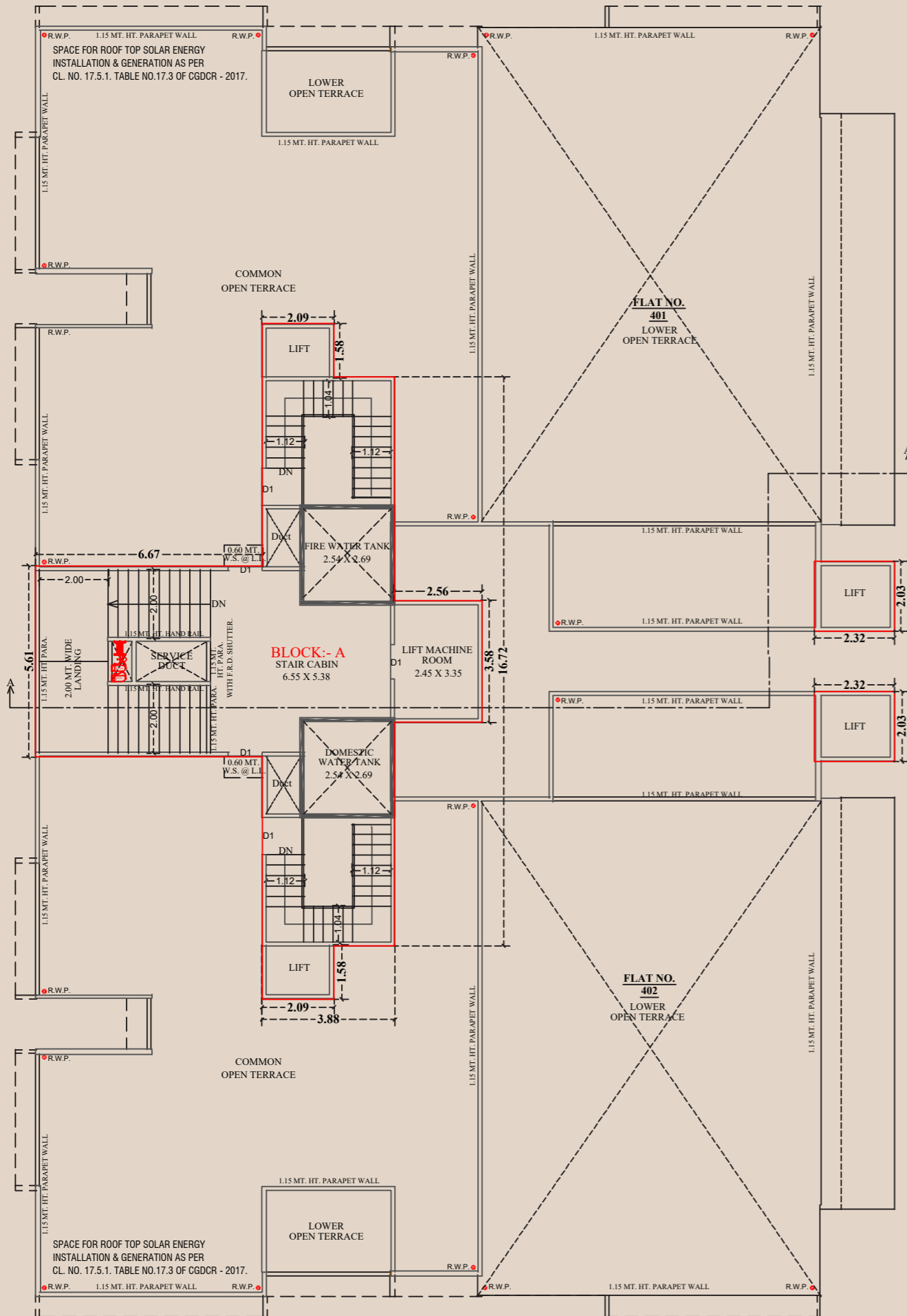


5TH FLOOR | PENTHOUSE UPPER | BLOCK A

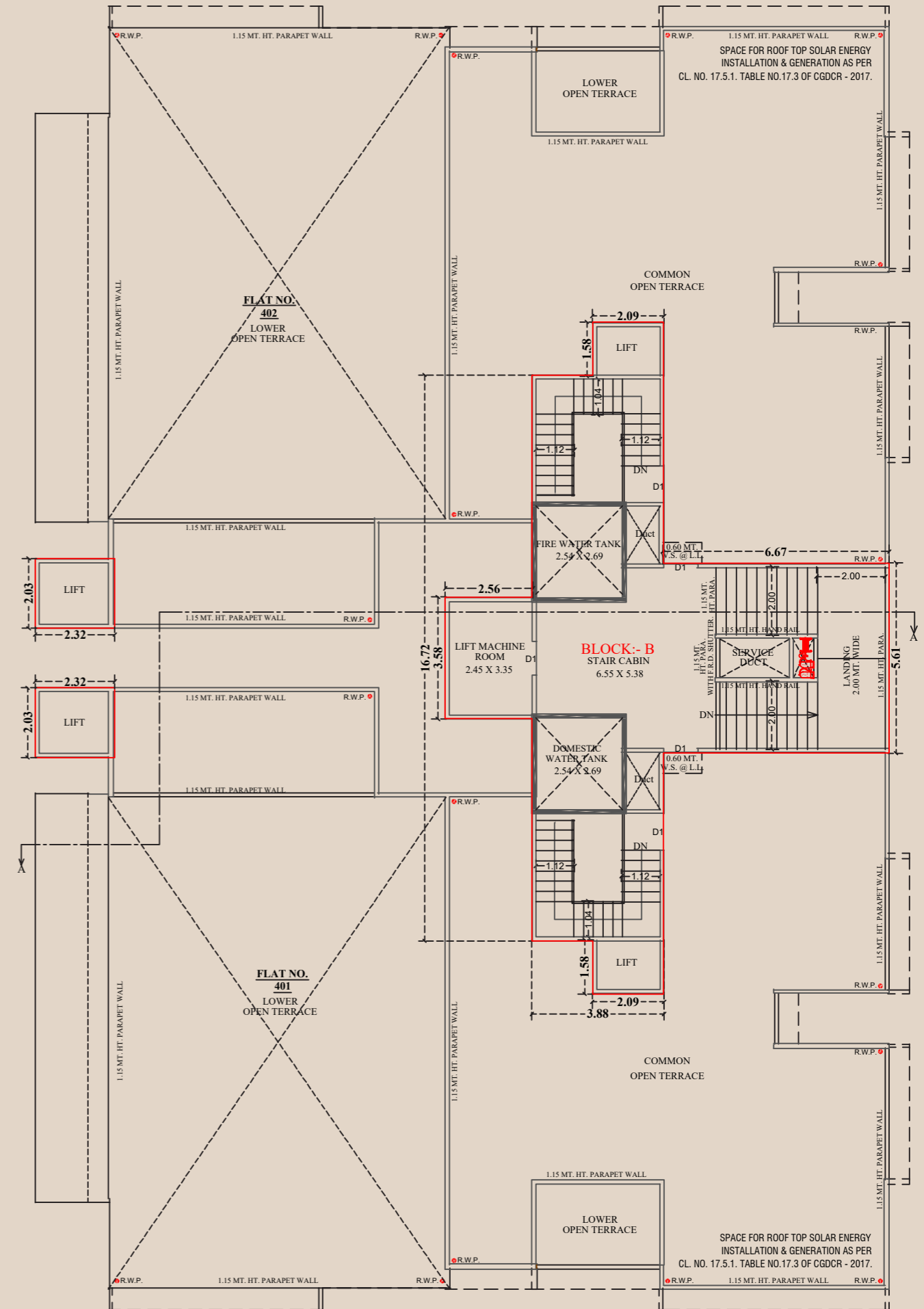




TERRACE | BLOCK A



TERRACE | BLOCK B



SPECIFICATIONS

FLOORING

- Italian Marble Flooring (Bedroom & Washroom)

DOORS

- All Flush Doors With Polished Veneer Finish

WINDOWS

- Sliding Aluminum Window With DGU Glass (Powder Coated)

PLASTER

- Exterior - Mala Plaster With Texture Paint
- Interior - Pop Punning With Preimer Coat

ELECTRIC

- Contemporary Modular Switches With FRLSH Wires

KITCHEN

- Platform In Quartz Stone/Granite With Premium Verified Tiles With S.S Sink
- Wash Area In Anti-Skid Vetrified Tiles

WASHROOM

- Premium Sanitary Wares
- Contemporary Modular Chrome Plated Fittings

HOT WATER SUPPLY

- Individual Centralized Heat Pump

HVAC

- Leading Edge Centralized VRV System

ELEVATORS

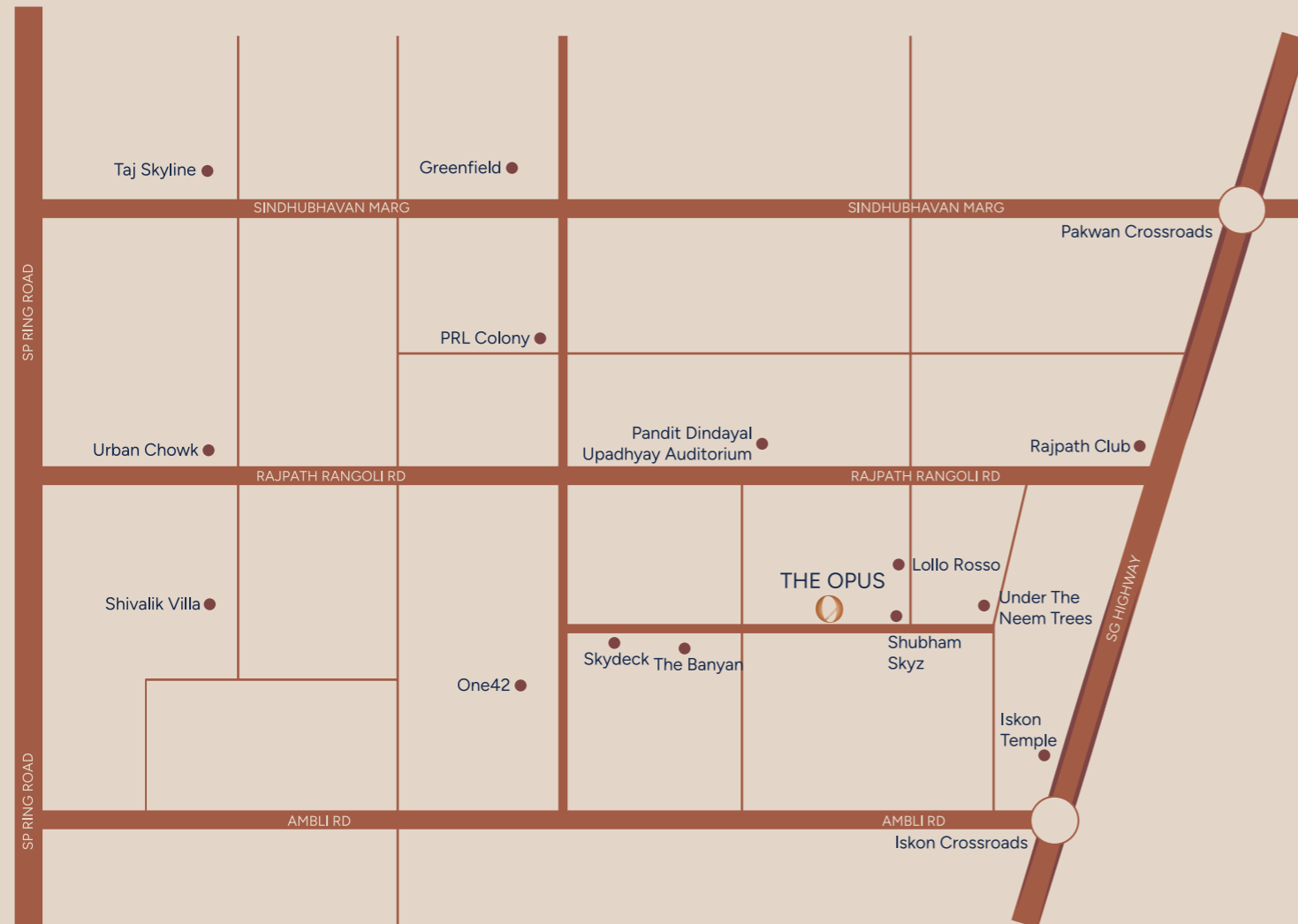
- Premium Brand Elevators



LOCATION MAP

SITE ADDRESS

FP.226, T.P.S. NO. 50, Nr. Shubham Skyz Residency, Off Rajpath Rangoli Road, Bodakdev - 380054



DISCLAIMER

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HetDiv 88, Behind Rajpath Club, Next to Sun Evoq Tower, Sindhu Bhavan Road, Bodakdev TP 50, Ahmedabad – 380059

+ 91 98254 33351 | info@hetdivrealty.com