



THE ONE, BY DEVPRIY BUILDTECH  
MANIPUR RD. NR. DEV VATIKA BUNGALOW, GHUMA, AHMEDABAD - 382 115

PH: 95862 78000 | 95862 79000 | DEVPRIYBUILDTECH@GMAIL.COM

DEVPRIY.COM



PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Urban Development AUTHORITY/RAA16761/240426/311230  
WWW.GUJRERA.GUJARAT.GOV.IN

10.11 design 99211065

# the ONE

& ONLY  
EXPRESSION  
OF ELEVATED  
LIVING



A LEGACY BUILT IN  
CONCRETE & COMMITMENT

*We stand as a decisive force in  
real estate, driven by vision,  
built with precision, and  
defined by uncompromising  
standards. Every development  
reflects authority in planning,  
strength in execution, and  
confidence in design. With a  
relentless focus on quality  
and long-term value,  
Devpriya doesn't just  
construct buildings, it  
establishes landmarks that  
command presence and  
deliver enduring impact.*



THE **ONE**  
that elevates  
luxury into living.

—  
*A PURELY  
RESIDENTIAL  
ADDRESS CRAFTED  
FOR OPENNESS,  
PRIVACY, AND  
ELEVATED 4 BHK  
LIVING*

*the*  
**ONE**

AN EXPRESSION OF RARITY, SHAPING GRAND **4 BHK** SPACES

@WAPA

## Ahmedabad Gearing Up for a Global Leap

WAPA stands at the centre of Ahmedabad's next phase of urban growth. Driven by planned infrastructure, global-scale sports development and future-ready connectivity, the region reflects a vision that looks far beyond today.



### Booming Real Estate Hubs

WAPA encompasses several sub-localities that have transitioned from peripheral villages to integral parts of the Ahmedabad Municipal Corporation (AMC) limits.

#### Ghuma & Manipur:

Emerging residential pockets offering competitive property rates compared to established areas like Ambli-Bopal.

## 2030 Vision— Fuels Metro Growth Corridors

Ahmedabad Metro Phase II enhances connectivity to the Western Ahmedabad Planning Area (WAPA) — a rapidly emerging growth corridor near Ghuma and Manipur. Seamlessly complementing existing public transport networks such as Ahmedabad BRTS and Ahmedabad AMTS, the metro provides direct access to prominent commercial hubs like Thaltej and Ambli, significantly strengthening mobility and unlocking new growth opportunities for the region.



## Ahmedabad outlined with 7 new entry gates

Hotels, Gardens, Cafes, Rooftop Viewing Galleries, and Themes from Saurashtra to North Gujarat



**Competitive Pricing:** Property rates in WAPA are approximately 4,000–4,500 per sq. ft. as of early 2026, which is nearly half the price of the adjacent Ambli-Bopal corridor.

**High ROI Potential:** Due to the strategic focus on Olympic-related infrastructure, the area is marketed as a high-return investment destination with rapid value appreciation.

## WAPA's Infrastructure Takes the Global Spotlight

Development in WAPA is characterized by a shift toward high-end residential living and world-class sports infrastructure:

**Residential Growth:** Significant investment is focused on the Godhavi area, with plans for over 40 lakh sq. ft. of luxury residential space. Projects often feature ultra-luxury 3, 4, and 5 BHK apartments in high-rise buildings reaching up to 70 meters.

**Sports Infrastructure:** The region is home to the South-West Ahmedabad Sports Arena (SWASA), being developed to meet international standards for upcoming global games.

**Infrastructure & Connectivity:** Key projects include the expansion of the Ahmedabad Metro, riverfront expansion, and the development of 6-lane VIP roads connecting directly to the SPRing Road.

## Getting Ready for 2036

A hi-tech sports center for athletes will be built near Bopal



Fitness enthusiasts and sports lovers are spoilt for choice with world-class sporting facilities, including a skating rink, box cricket, volleyball court, tennis court, squash court, and an EV game zone. For relaxation, residents can unwind at the steam/sauna, south deck, or fragrance plaza, while the zen garden, butterfly cove, and sound cove offer serene escapes.



## The Growth Zones

Preparations for these events are accelerating development in the Godhavi/WAPA region.



**THE ONE**  
& only  
exclusive address

—  
*PLACED WITH PURPOSE,  
SURROUNDED BY  
PROGRESS, ANCHORED  
WITHIN ONE OF WAPA'S  
MOST PROMISING  
RESIDENTIAL POCKETS.*



THE **ONE**  
that elevates  
living & experience





lifestyle amenities



*AN ECOSYSTEM OF SPORTS AND LIFESTYLE  
AMENITIES REFLECTING THE ENERGY OF A CITY  
SHAPED FOR A GLOBAL FUTURE.*



# THE ONE

with signature poolside indulgence



SWIMMING POOL • GYMNASIUM • YOGA/AEROBICS/ZUMBA/PILATES • INDOOR GAMES



# THE ONE

curated for an unmatched play experience



SWING PLAZA • CHILDREN PLAY AREA • TODDLER'S PLAY AREA  
KIDS POOL • HOMETHEATER • AMPHITHEATER • LIBRARY





EVENT LAWN • MULTIPURPOSE HALL • SOCIETY OFFICE SIT-OUT AREA • DECK AREA  
DROP OFF ZONE • SECURITY CABIN • CCTV SURVEILLANCE • CHANGING ROOM • SHOWER AREA



*MULTI-GENERATIONAL AMENITIES  
DESIGNED FOR JOY AND COMFORT-FROM  
PLAY ZONES AND POOLS TO SERENE  
GARDENS AND AN ELEGANT AMPHITHEATRE.*

**THE ONE**  
adorned with exclusive lifestyle amenities



- 01. RESIDENTIAL ENTRY/EXIT
- 02. SECURITY CABIN
- 03. DROP OFF ZONE
- 04. RESIDENTIAL BASEMENT ENTRY RAMP
- 05. METER ROOM
- 06. GYMNASIUM
- 07. YOGA/AEROBICS/ZUMBA/PILATES
- 08. BUILDING ENTRANCE FOYER
- 09. MULTIPURPOSE HALL  
-STORE/KITCHEN/TOILET
- 10. EQUIPMENT ROOM/BLOCK-A-LIBRARY/  
BLOCK-B-SOCIETY OFFICE
- 11. HOME THEATER
- 12. AMPHITHEATER
- 13. EVENT LAWN
- 14. CHILDREN PLAY AREA
- 15. SWING PLAZA
- 16. ELECTRIC SUB-STATION
- 17. SIT-OUT AREA
- 18. INDOOR GAMES
- 19. RESIDENTIAL BASEMENT EXIT RAMP
- 20. TODDLER'S PLAY AREA
- 21. CHANGING ROOM
- 22. SHOWER AREA
- 23. DECK AREA
- 24. SWIMMING POOL
- 25. KIDS POOL
- 26. HOLLOW PLINTH PARKING
- 27. COMPOUND WALL WITH DENSE TREE PLANTATION
- 28. SECURITY CABIN TOILET
- 29. GARBAGE COLLECTION ZONE

36.00 MT. WIDE ROAD



TYPICAL FLOOR



36.00 MT. WIDE ROAD

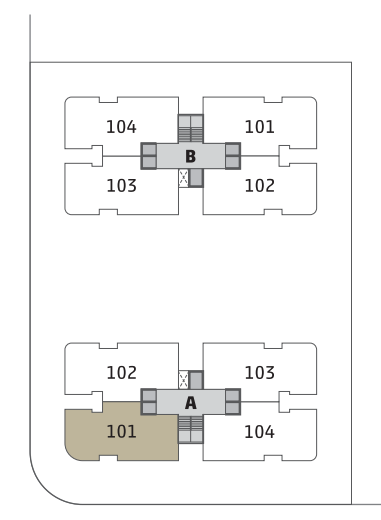


**THE ONE**  
crafted for your lifestyle



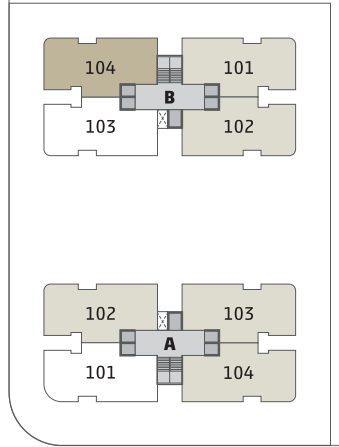


# 4 BHK TYPE - A





# 4 BHK TYPE - B



## SALIENT FEATURES

FLOORING  
LIVING/DINING/BEDROOMS  
VITRIFIED TILES

MASTER BEDROOM  
WOODEN FLOORING

KITCHEN  
VITRIFIED TILES  
GRANITE PLATFORM WITH S.S. SINK

BALCONY  
CERAMIC / RUSTIC TILES

DOORS  
MAIN DOOR: NATURAL VENEER  
POLISHED OTHERS  
WILL BE FLUSH DOORS WITH OIL PAINTS

WINDOWS  
SLIDING ALUMINIUM WINDOWS

TOILETS  
GLAZED/CERAMIC TILES UP TO LINTEL  
LEVEL COUNTER BASIN / WALL-HUNG  
BASIN  
EWC COUPLE CLOSET CP BRASS  
FITTINGS JAQUAR OR EQUIVALENT

ELECTRIFICATION  
CONCEALED COPPER WIRING WITH  
MODULAR SWITCHES & MCB  
DISTRIBUTION PANEL

COLOR  
INTERNAL PUTTY FINISH EXTERNAL  
100% ACRYLIC PAINT

## STANDARD SPECIFICATIONS

- WELL-DESIGNED ENTRANCE FOYERS
- SPACIOUS PERSONAL FOYER
- ALLOTTED CAR PARKING FOR EACH APARTMENT
- POWER GENERATOR BACKUP FOR AN EMERGENCY UTILITY
- APARTMENTS BUILT AROUND LARGE COURTYARD FACILITATING
- ACTIVITIES FOR ALL AGE GROUPS



**RULES & REGULATIONS**

- Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately.
- Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer.

- Internal changes shall be done with prior permission and shall be charged in advance.
- Changes in external elevation shall not be permitted.
- All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all.
- Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises.
- Irregular payments may attract interest or lead to cancellation of booking/s.

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. \* Subject to Ahmedabad Jurisdiction • T&C Applicable\*

# THE ONE

destination that defines where you belong



**ARCHITECT**  
MANSI SHAH

**STRUCTURE**  
SETU INFRASTRUCTURE



LOCATION QR

