ART Nirman Ltd.
*Crafting Comfort.*

ગુજરાત હાઉસીંગ બોર્ડ

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| ART Nirman Ltd. | THE PYRAMID CONSULTANTS | mansi shah ARCHITECTS |
| **DEVELOPER** | **STRUCTURE ENGINEER** | **ARCHITECTURE** |
| **ART Nirman Limited**<br>410, JBR Arcade, Science City Road,<br>Sola, Ahmedabad - 380 060 | **Mr. Rajesh Patel** | **Ms. Mansi Shah** |

श्री विष्णुधारा Nidhi Apartment

SCAN FOR WEBSITE

SCAN FOR LOCATION

**SITE OFFICE:** Shree Vishnudhara Nidhi Apartment, Opp. GHB Office, 132 Ft. Ring Road, Naranpura, Ahmedabad - 380 013

**CORPORATE OFFICE:** 410, JBR Arcade, Science City Road, Sola, Ahmedabad - 380 060

| www.artnirman.in |

**Rera No.:** PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/MAA14590/301224/311027

marshmallow

ENRICH YOUR LIFE WITH

*Nav Nidhi*



# श्री विष्णुधारा Nidhi Apartment

# OUR PROUD PROJECTS



JBR Arcade / Science City



JBR Residency / Science City



Universal Arcade / Science City



Shree Vishnudhara Cross Roads / Gota



Shree Vishnudhara Homes / Gota



Shree Vishnudhara Garden / Gota



Poonam Arcade / Nava Vadaj



Club Babylon / Bhadaj



Shree Vishnudhara Essence / Thaltej (ON GOING)



Shree Vishnudhara Aashiyana / Vadaj (ON GOING)

# ART NIRMAN

## Building Dreams, Creating Landmarks

Welcome to Art Nirman Ltd., a name synonymous with trust, innovation and excellence in the real estate industry. With a legacy spanning over 20 years, we take immense pride in being one of Ahmedabad's premier developers, contributing significantly to the city's dynamic skyline.

Since our inception, we have successfully delivered more than 15 landmark projects each reflecting our unwavering commitment to quality, integrity and customer satisfaction. Our diverse portfolio includes affordable housing projects that fulfill dreams of home ownership, luxurious apartments designed for an elevated lifestyle, commercial and retail complexes that empower businesses and elegant bungalows that redefine comfort and exclusivity.

Our success stems from a customer-centric philosophy that prioritises our clients' aspirations. By understanding their evolving needs, we craft spaces that go beyond bricks and mortar to become foundations for dreams, success and prosperity.

As we continue our journey, we remain committed to our core values of innovation, sustainability and reliability. Our vision is to create spaces that enhance the quality of life while contributing positively to the urban landscape of Ahmedabad.

We look forward to being a part of your journey towards finding your ideal space, whether for living working, or investing in a brighter future.

ART Nirman Ltd.
*Crafting Comfort.*

**GUJARAT'S LEADING NSE-LISTED COMPANY**

हे रिद्धि हे सिद्धि हे अष्ट नव निधि हे,
वंश में वृद्धि हे माऊजानी
हृदय में ज्ञान हे चित में ध्यान हे,
अभय वरदान हे शम्भुरानी
हो दुख जो दूर उर सुख भरपुर उर,
आशा संपूर्ण उर दास मानी
सज्जन जो हित हे कुटुंब में प्रीत हे,
भंग में श्रुत हे माँ भवानी
माँ भंग मा श्रुत हे माँ भवानी

O Riddhi, O Siddhi, grant us the nine treasures of life,
Promote lineage, O Baakbani!

Infuse knowledge in the heart, meditation in the mind,
Grant the boon of fearlessness, O Shambhurani!

Evade sorrow, fill us with happiness,
Fulfill hopes considering me as a servant.

Give benefit to the righteous, love in the family,
Bestow us victory in every battle of life, O Mother Bhavani.

Bestow us victory in every battle of life, O Mother Bhavani.



## NAV NIDHI – THE NINE TREASURES OF LIFE

In the timeless epic of Ramayana, Lord Hanuman, the embodiment of devotion and strength, received the divine boon of "Nav Nidhi" - nine treasures - from Goddess Sita. These treasures symbolized prosperity, power, and the fulfillment of desires.

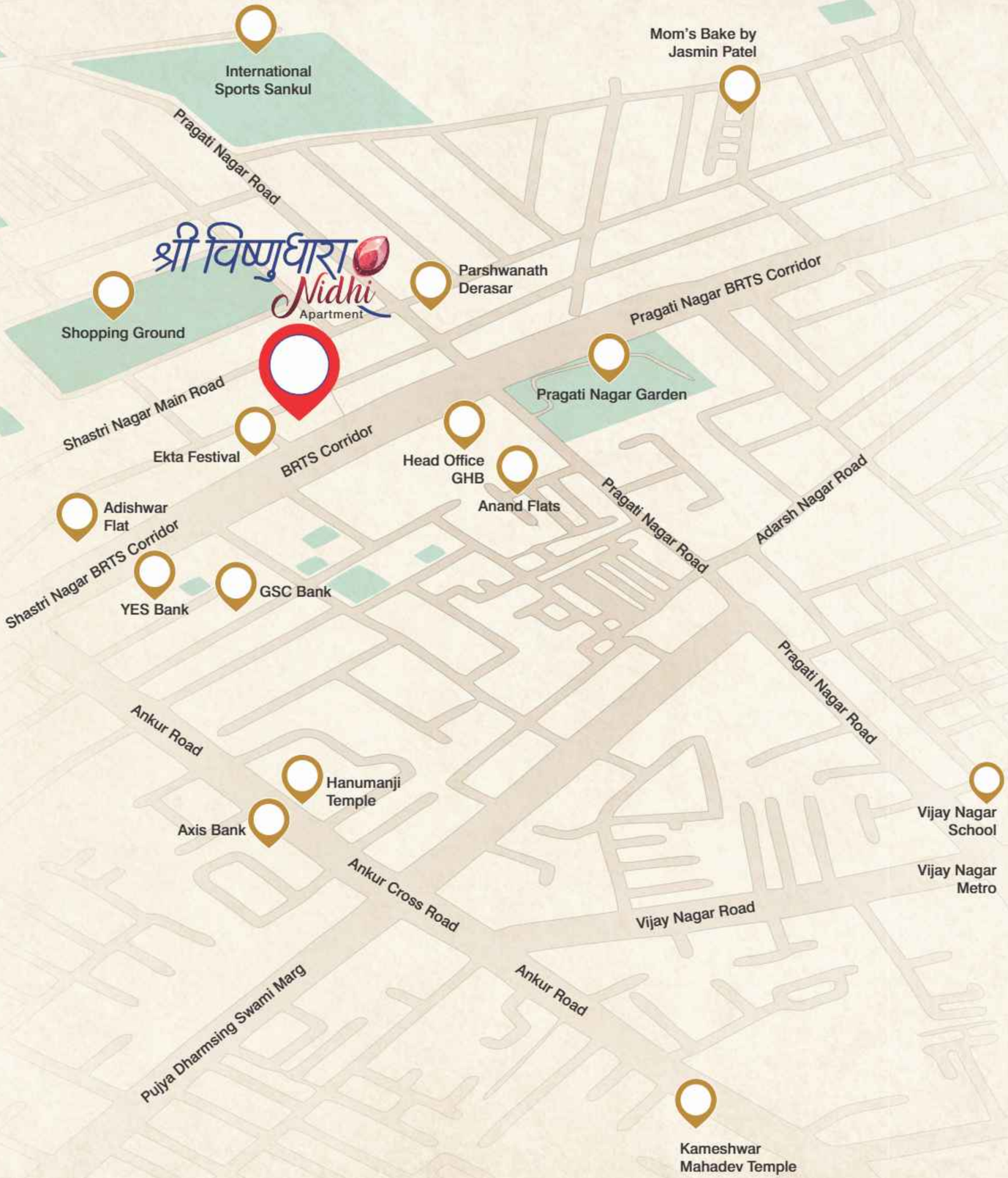
Inspired by this legendary narrative, Shree Vishnudhara Nidhi reimagines the Nav Nidhi, weaving them into the very fabric of your life. Here, within the embrace of our modern haven, are not mythical riches, but treasures far more enduring - the very essence of a life celebrated.

## EXPERIENCE THE NINE TREASURES OF SUPERIOR LIVING

श्री विष्णुधारा Nidhi Apartment

Step into Shree Vishnudhara Nidhi Apartment, where the gold of modern design meets the platinum of a much-coveted location. Our abode is not just a symphony of modernity but also a hub of convenience; nestled amidst the vibrant pulse of Ahmedabad's east and west.

With our prime location on the 132 ft. ring road, accessing the city's energy is effortless. Here, your home transcends physicality, offering a gateway to a life adorned with nine invaluable experiences.






## PLATINUM OF THE PRIME LOCATIONS

Imagine stepping out of your door and being part of the dynamic pulse of Ahmedabad. With our prime location, every corner of the city is within easy reach, be it your workplace or your favourite leisure spots.

### 9 unique locations that are in close proximity:

1. YES Bank / HDFC Bank / ICICI Bank / SBI Bank / Axis Bank / GSC Bank
2. Shahastraphana Parshwanath Derasar / Simandharswami Derasar
3. Vijaynagar Vidhyalay / Tapovan International
4. D-Mart / National Handloom
5. International Sports Sankul, Naranpura
6. Kameshwar Mahadev Temple / Nilkanth Mahadev Temple
7. Pragati Nagar & Shastri Nagar BRTS Corridor
8. Akhbar Nagar & Vijay Nagar Metro Stations
9. Multi-specialty Hospitals

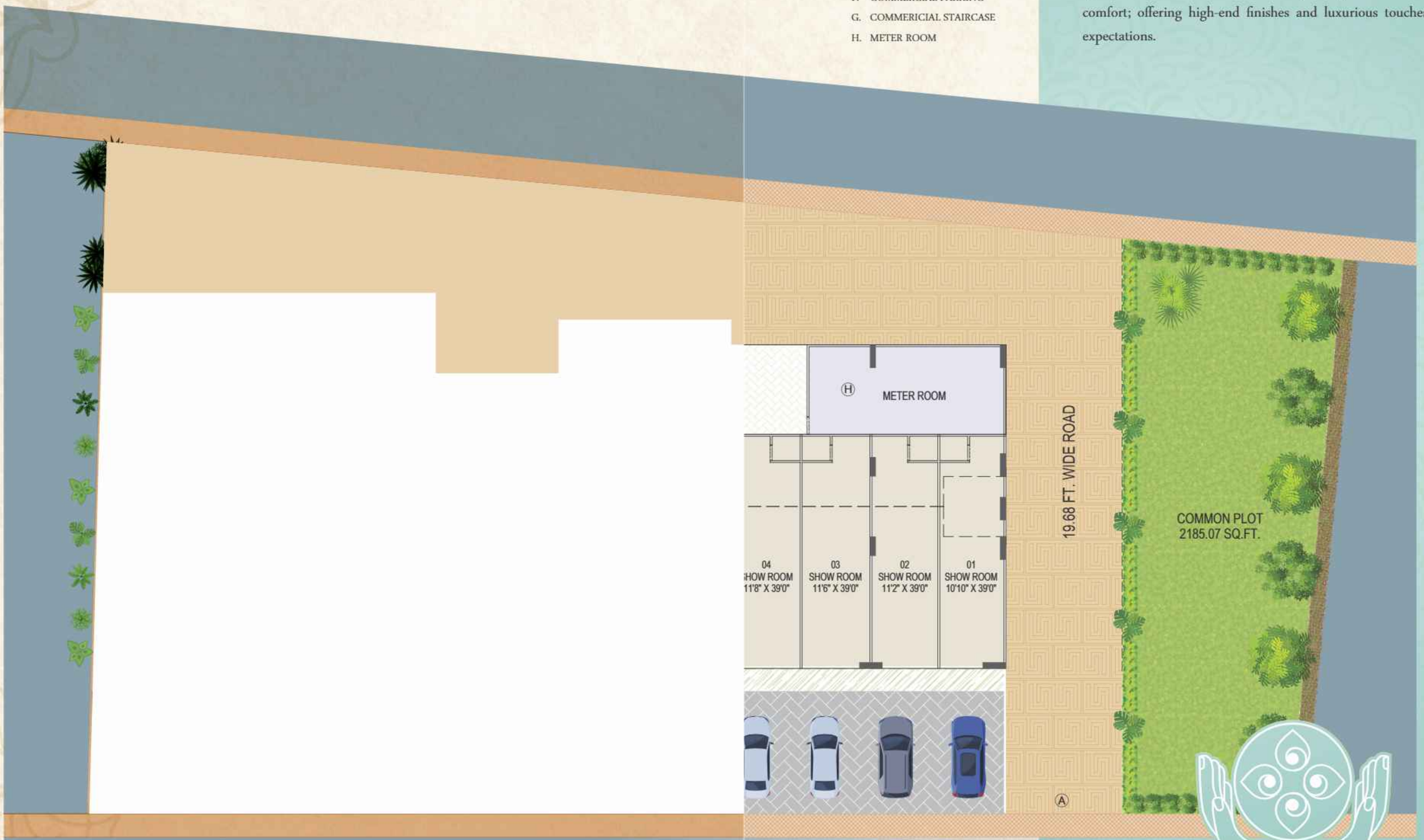
SCAN FOR LOCATION

# GROUND FLOOR PLAN

N

LEGENDS

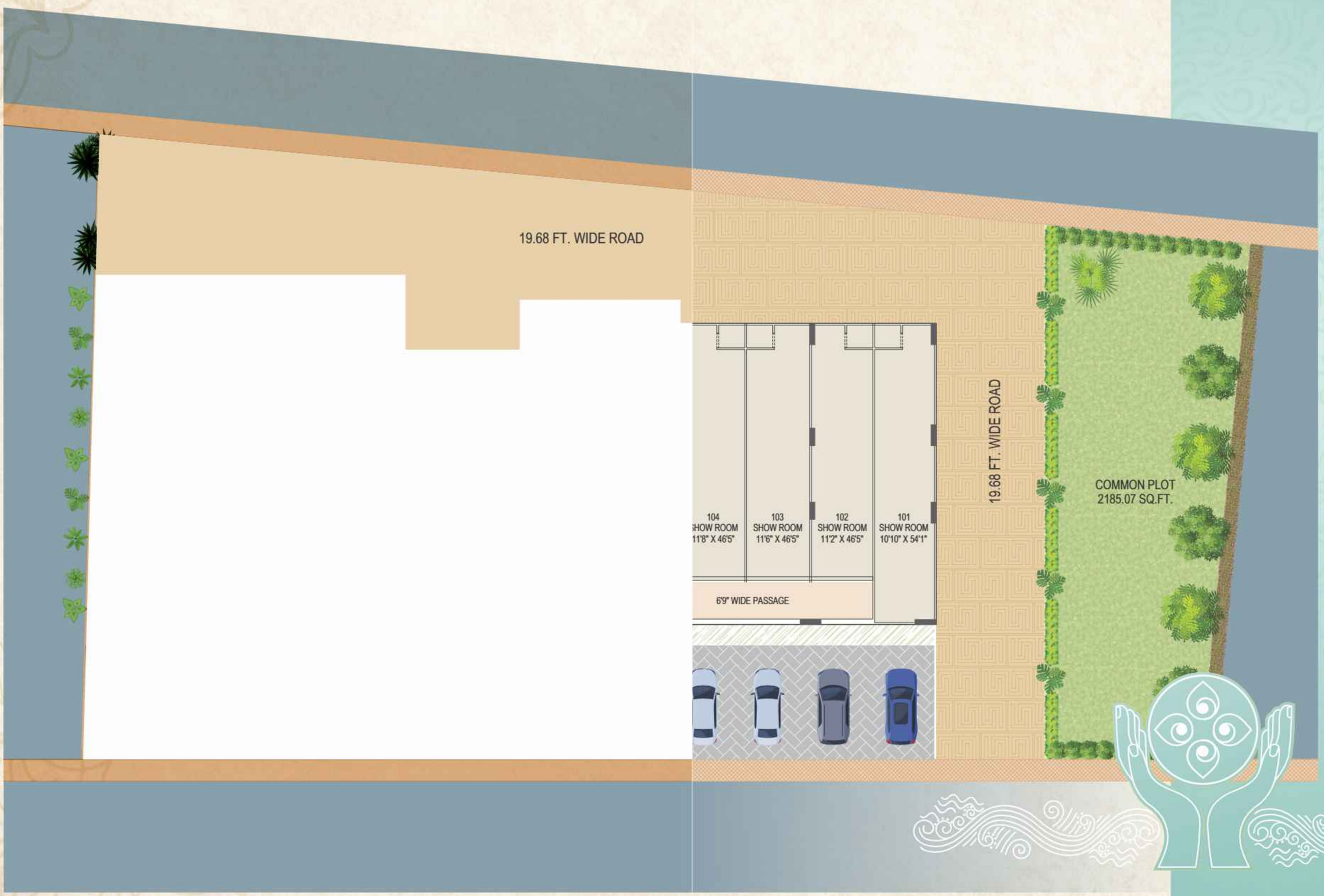
A. MAIN ENTRY
B. AMENITIES
C. RESIDENTIAL STAIRCASE
D. BASEMENT
E. FOYER
F. COMMERCIAL PARKING
G. COMMERICIAL STAIRCASE
H. METER ROOM




## SAPPHIRES OF METICULOUSLY DESIGNED SPACES

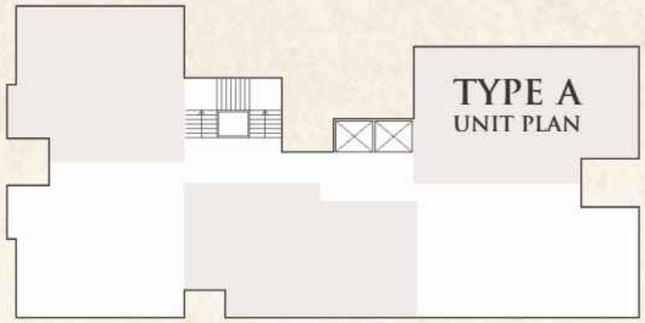
Step inside your haven and immerse yourself in thoughtfully crafted living spaces. Each residence is meticulously designed to maximise space and comfort; offering high-end finishes and luxurious touches that surpass expectations.

# 1ST FLOOR PLAN



# TYPICAL FLOOR PLAN

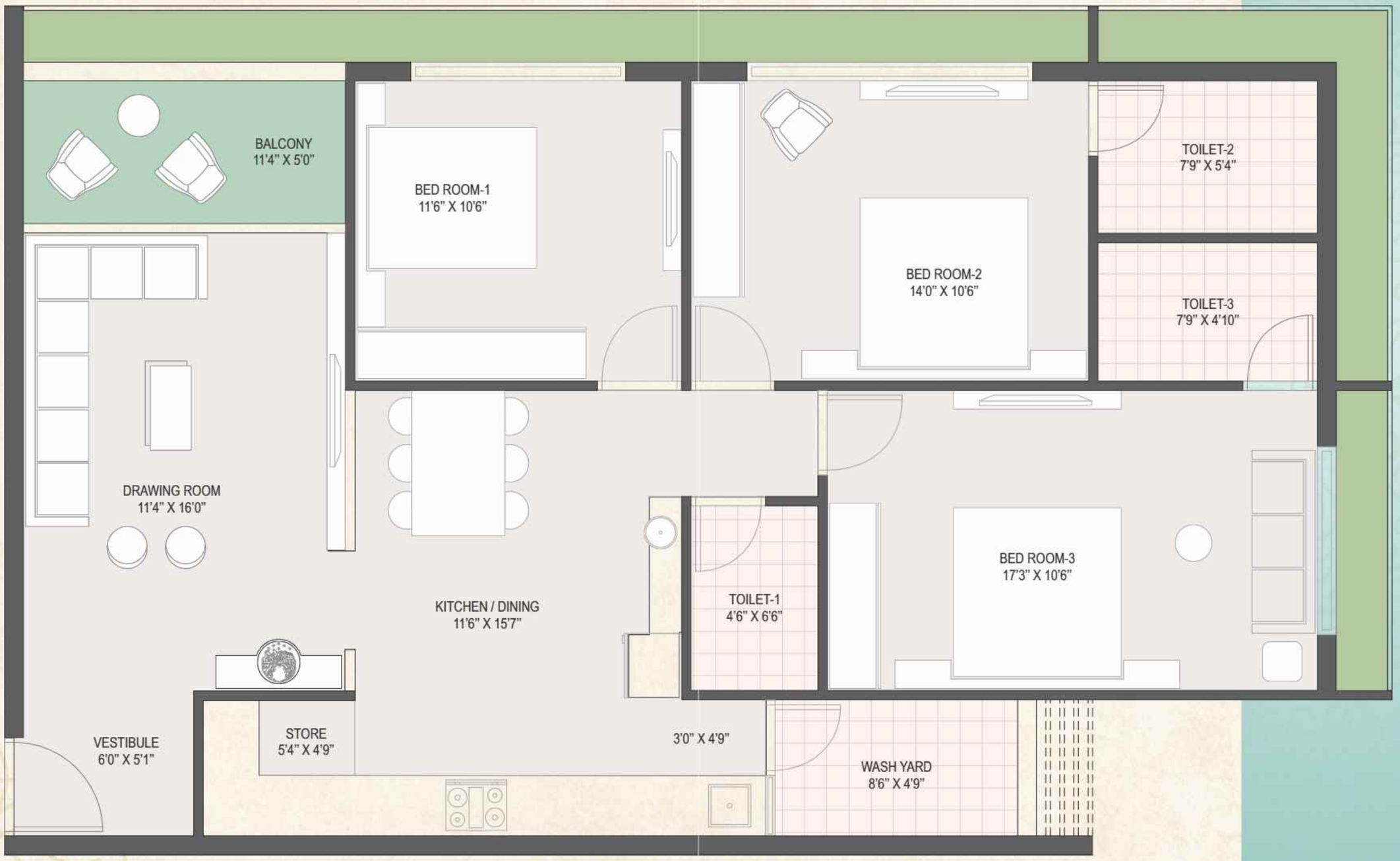


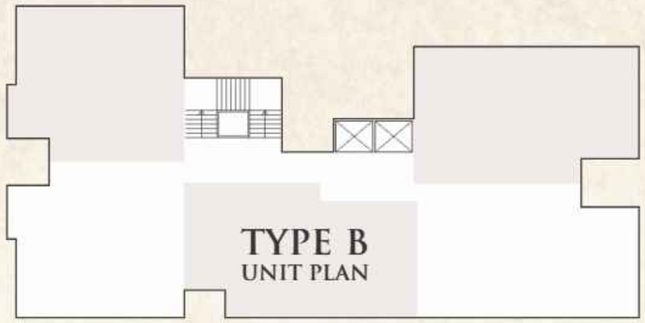






# TYPE A UNIT PLAN



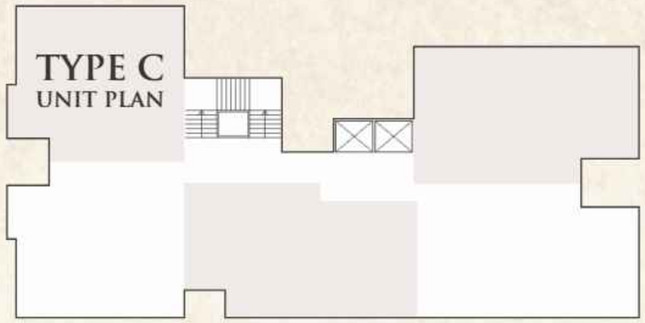






# TYPE B UNIT PLAN






# TYPE C UNIT PLAN





## SOLITAIRES OF SOPHISTICATION

Be prepared to be awestruck by the captivating facade of Shree Vishnudhara Nidhi Apartment. Modern design elements seamlessly blend with sleek architecture, creating a statement that's both sophisticated and timeless.

## GOLDEN COINS OF SUNSHINE AND FRESH AIR

Let the sunshine in! Shree Vishnudhara Nidhi Apartment is meticulously designed to optimise natural light and air circulation; creating a fresh and invigorating ambience that will uplift your spirit every day. As there are no surrounding high-rise buildings, you can always experience the rich golden sunlight, free-flow of clean air every time you step inside your home at Shree Vishnudhara Nidhi Apartment.

# PEARLS OF PREMIUM AMENITIES AND FACILITIES

Revel in the perks and privileges of elegantly designed host of premium amenities and facilities that add spring to your steps and zing to your daily life. Think of it as your permanent destination of staycations.

## Amenities:

1. TOWER ENTRANCE LOUNGE
2. MULTI-FUNCTIONAL HALL

## Facilities:

1. FEATURED COMPOUND WALL
2. ENTRANCE PLAZA
3. SECURITY CABIN
4. PARKING SPACE
5. SECURITY SANITATION SPACE
6. SOCIETY RECORD ROOM
7. ELECTRIC METERS ROOM
8. HOLLOW PLINTH PARKING
9. SPACE FOR ELECTRICAL SERVICES
10. CCTV CAMERA



## RUBIES OF LIKE-MINDED COMMUNITIES

At Shree Vishnudhara Nidhi Apartment, you will always be in the company of family-like neighbours. While you enjoy the camaraderie of like-minded people, that life of sharing, caring and celebrating together becomes a reality.





## EMERALDS OF MORE ME-TIME

There something beyond family life and work life; a life that you want to live with your own self. Shree Vishnudhara Nidhi Apartment provides ample of me-time space to rejuvenate you from the core.

# SILVER SOVEREIGNS OF PUBLIC TRANSPORT PROXIMITY

Leave the car behind! Both the BRTS bus station and Metro Station are just a stone's throw away; offering convenient connections to every nook and cranny of the city. From serene temples and well-equipped hospitals to renowned schools and bustling markets, Shree Vishnudhara Nidhi Apartment is surrounded by all that you need to flourish.

A location that is in proximity to:

Shashtri Nagar & Pragati Nagar BRTS | Vijay Nagar & Akhbar Nagar Metro Stations
Vadaj & Ankur AMTS Bus Stops





# DIAMONDS OF SHOPPING AND ENTERTAINMENT

Craving retail therapy or a night out with loved ones? Look no further! With shopping malls and multiplexes right around the corner, Shree Vishnudhara Nidhi Apartment opens doors to a world of entertainment and endless possibilities.

Stay connected to your world of fun with:

Westside | Pantaloons | Centro | National Handloom | PVR Cinema
Rajhans Cinema | Game Zone at Arved Transcube Plaza



## SPECIFICATIONS

1. STRUCTURE: Earthquake Resistant R.C.C. Frame Structure
2. ELECTRIFICATION: Ample Electrical Points with Modular Switches, ISI Approved Concealed Wiring with DB and ELCB
3.. WALLS: Exterior Double Coat Tipani Plaster with Apex Colour / Equivalent and Interior Walls Finished in Single Coat Mala Plaster with White Putty
4. TOILET: Tiles Dado up to Lintel Level, Standard Vessels and CP Fittings, Provision for Geyser, CPVC / UPVC Line for All Water Supplies
5. KITCHEN: Granite Platform (Sandwich Kitchen), Ceramic Dado up to Lintel Level, S.S. Sink, Wash Area Paved in Kota Stone and Marble Shelves in Store Room
6. DOORS: Decorative Main Door and All Internal Flush Doors with Stone Frame / Wooden Frame
7. WINDOWS: Aluminium Anodizes Powder Coated Window with Standard and Stone Frame
8 RAILING: Designer M.S. Railing
9 FLOORING: Vitrified Tiles in Entire Area. Terrace Finished with China Mosaic

## DISCLAIMER

1. The content of this brochure is purely conceptual and have no legal binding on us.
2. The dimensions shown in brochure are approximate.
3. The developer reserves the rights to change or revise or make any modification, addition, omission and alteration in the scheme as a whole or any details therein, at their sole discretion.
4. Maintenance charge, AMC charge, Utility charge, Taxes, GEB and Legal expenses shall be charged extra to prospective acquirers.
5. There will be an additional charge for extra parking.
6. Calculation as per code of conduct published by Federation of Real Estate Developer Association of Gujarat-2002.
7. All dispute matters are subject to Ahmedabad jurisdiction.