NORTH PALACE

by DEV आमराकुंज

If you believe a home should offer more than just space, **North Palace** is crafted for you. A thoughtfully planned residential community that blends modern architecture, open spaces, and everyday convenience.

Welcome to **NORTH PALACE**
by DEV उगमुंज



LOCATION near to all, comfort & convenience

INNOVATING the meaning of modern living

3&4BHK LUXURY *living*


NORTH PALACE
by DEV आशीर्वाद
Architectural elegance
that stands out,
yet blends in

homes that feel like *heaven*

RESIDENTIAL TOWERS 2

FLOOR 13

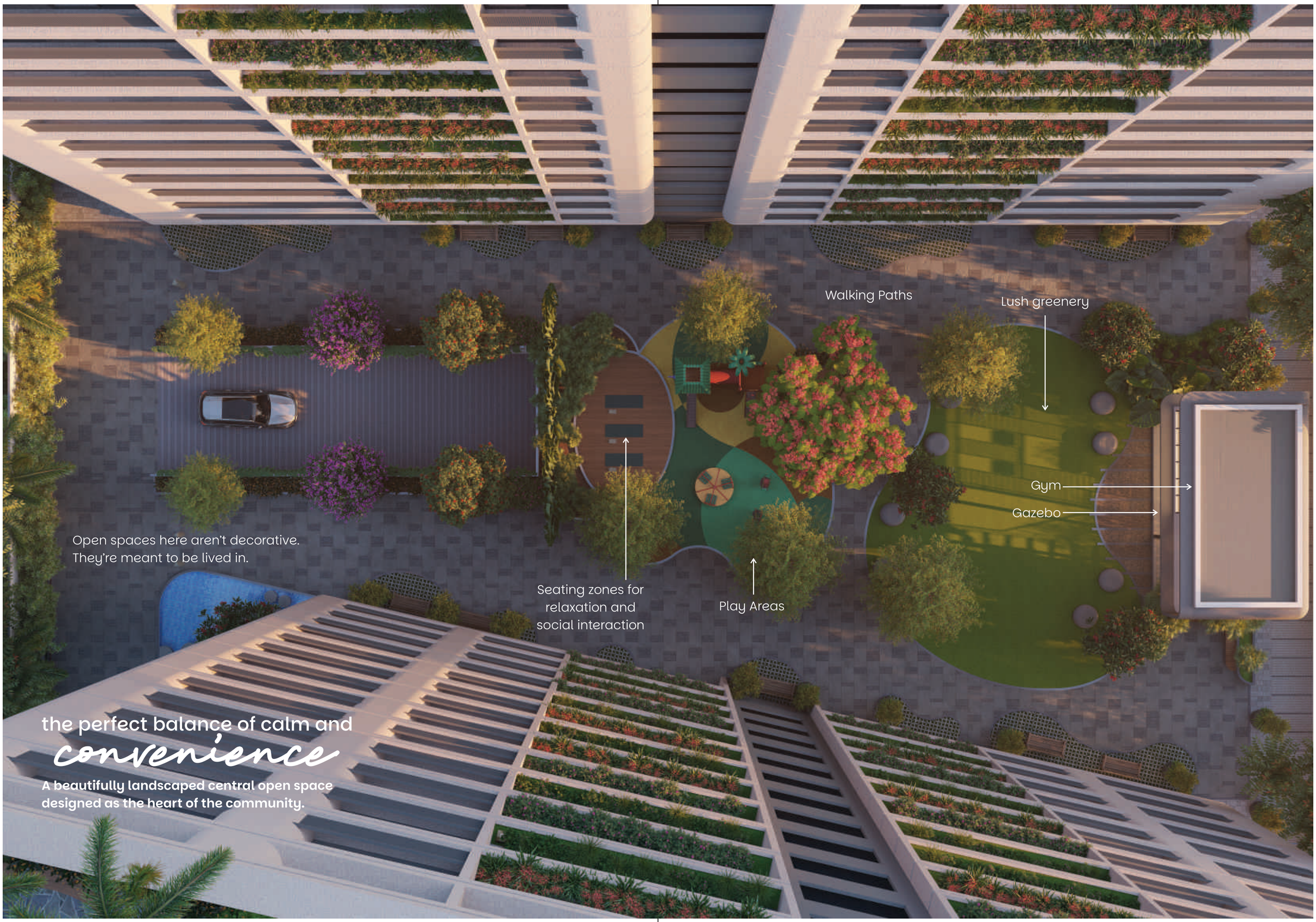
G + 12 Storeys (A Block)
G + 13 Storeys (B Block)

PREMIUM RESIDENCES 100

GROUND-LEVEL SHOWROOMS 24

- SECURITY CABIN AT ENTRANCE
- ADVANCED FIRE SAFETY SYSTEMS
- High-speed elevators with power backup
- CCTV SURVEILLANCE IN COMMON AREAS


thoughtfully done
planning
NORTH PALACE
by DEV


Walking Paths
Lush greenery
Gym
Gazebo
Open spaces here aren't decorative.
They're meant to be lived in.
Seating zones for
relaxation and
social interaction
Play Areas
the perfect balance of calm and
convenience
A beautifully landscaped central open space
designed as the heart of the community.







the turf of *sheer comfort*

Spaces that encourage movement, conversation,
and quiet moments alike.

- CHILDREN'S PLAY AREA
- GAZEBO SITTING
- OUTDOOR SIT-OUTS
- EXCLUSIVE PLAZA SPACES
- ZEN GARDEN
- FULLY EQUIPPED INDOOR GYM
- INDOOR GAMES AREA
- MULTIPURPOSE HALL

NATURAL LIGHT

CROSS VENTILATION

PRIVACY BETWEEN RESIDENCES

ALLOTTED PARKING

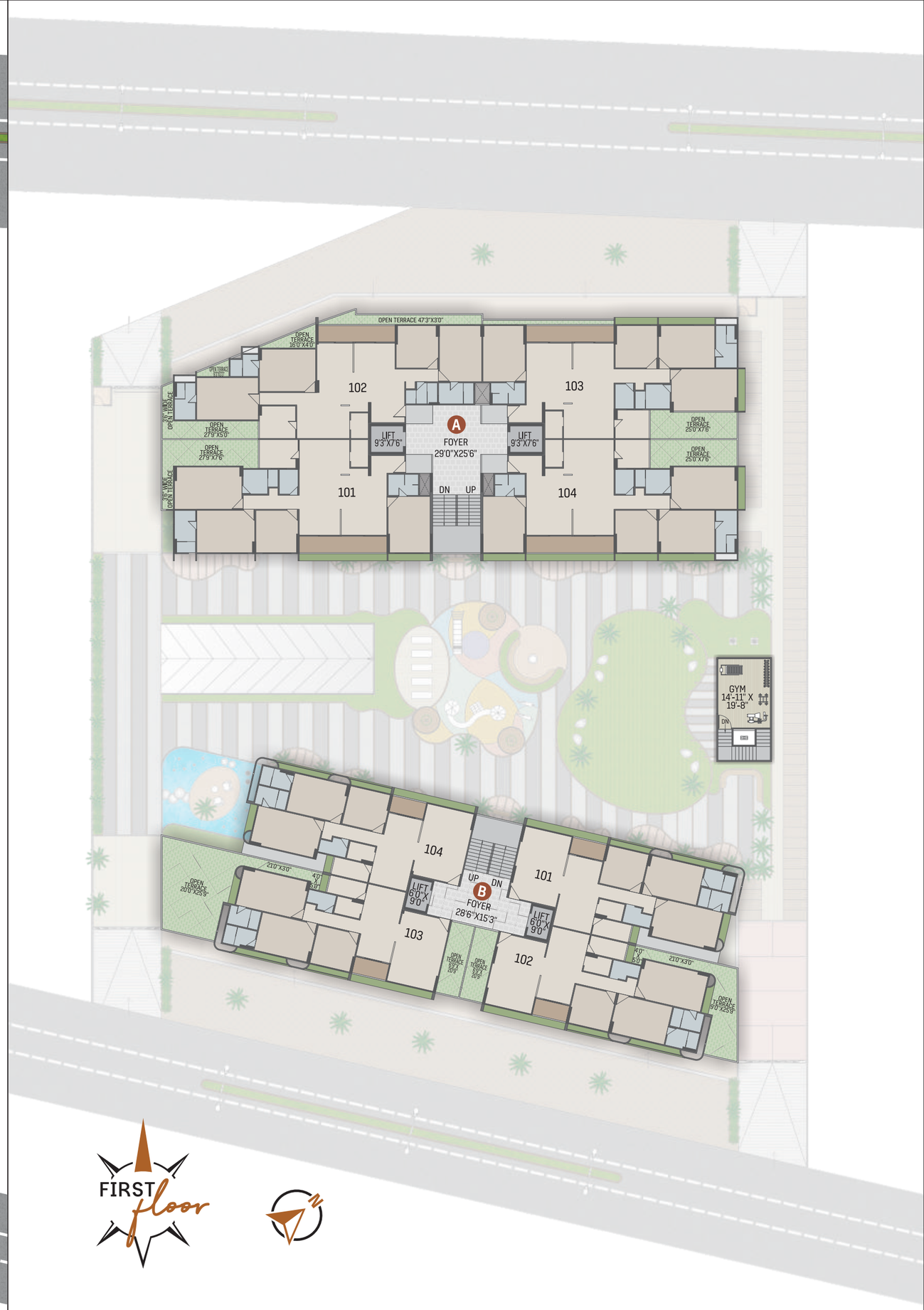


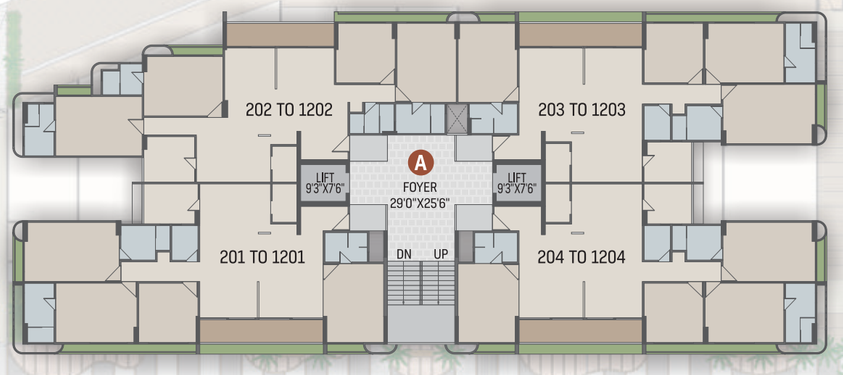
Thoughtfully planned *Living*

Efficient planning ensures comfort today and value tomorrow.

NORTH PALACE by DEV आशीर्वाद


90.00 MT. WIDE T.P. ROAD
ICONIC ROAD
PARKING
UP
UP
5' WIDE OTLA
GATE
12 14'6"X 38'6"
11 13'4"X 44'0"
10 16'4"X 50'3"
09 11'6"X 55'6"
08 11'3"X 31'3"
07 12'4"X 31'3"
06 12'4"X 31'3"
05 12'4"X 29'9"
04 10'8"X 29'9"
03 14'9"X 54'6"
02 16'0"X 53'0"
01 19'3"X 53'0"
A
SWING SITTING 38'-2" X 12'-4"
METER ROOM 16'-4" X 12'-0"
YOGA / DANCE ROOM 20'-11" X 27'-2"
LOUNGE 22'-7" X 27'-2"
MALE TOILET 14'-8" X 11'-7"
FEMALE TOILET 11'-10" X 11'-7"
2 WHEELER PARKING
2 WHEELER PARKING
RAMP DOWN TO CELLER
YOGA DECK 16'-0" X 24'-5"
KID'S PLAY AREA
FIRE PLACE SITTING 9'-9" RADIUS
LAWN
GAZEBO 15'-8" X 29'-3"
UP
HANGING DECK 16'-9" X 13'-4"
WATER SPOUT
SEATNG
SENIOR CITIZEN SEATING
MULTIPURPOSE HALL 35'-10" X 25'-3"
METER ROOM 9'-10" X 25'-8"
SOCIETY OFFICE 13'-10" X 15'-8"
B
LOUNGE 24'-5" X 25'-3"
INDOOR GAMES 42'-9" X 25'-3"
12 14'7"X 26'6"
11 15'4"X 26'4"
10 16'4"X 26'4"
09 12'4"X 26'4"
08 10'2"X 26'4"
07 14'3"X 21'3"
06 14'0"X 21'3"
05 14'3"X 21'3"
04 10'2"X 26'4"
03 12'4"X 26'4"
02 16'4"X 26'4"
01 18'7"X 26'6"
UP
5' WIDE OTLA
PARKING
UP
MUTLIPURPOSE SPORTS COURT 20'x40'
30.00 MT. WIDE T.P. ROAD
GROUND floor


OPEN TERRACE 47'3"X3'0"
OPEN TERRACE 16'0"X4'0"
OPEN TERRACE 27'9"X5'0"
3'6" WIDE OPEN TERRACE
OPEN TERRACE 27'9"X7'6"
3'6" WIDE OPEN TERRACE
102
103
101
104
A
FOYER 29'0"X25'6"
LIFT 9'3"X7'6"
LIFT 9'3"X7'6"
DN UP
OPEN TERRACE 25'0"X7'6"
OPEN TERRACE 25'0"X7'6"
GYM 14'-11" X 19'-8"
DN
104
101
103
102
B
FOYER 28'6"X15'3"
UP DN
LIFT 6'0"X 9'0"
LIFT 6'0"X 9'0"
OPEN TERRACE 20'0"X5'9"
2'10"X3'0"
4'0" X 5'0"
OPEN TERRACE 9'3"X 2'9"
OPEN TERRACE 9'3"X 2'9"
2'10"X3'0"
OPEN TERRACE 9'0"X5'9"
FIRST floor



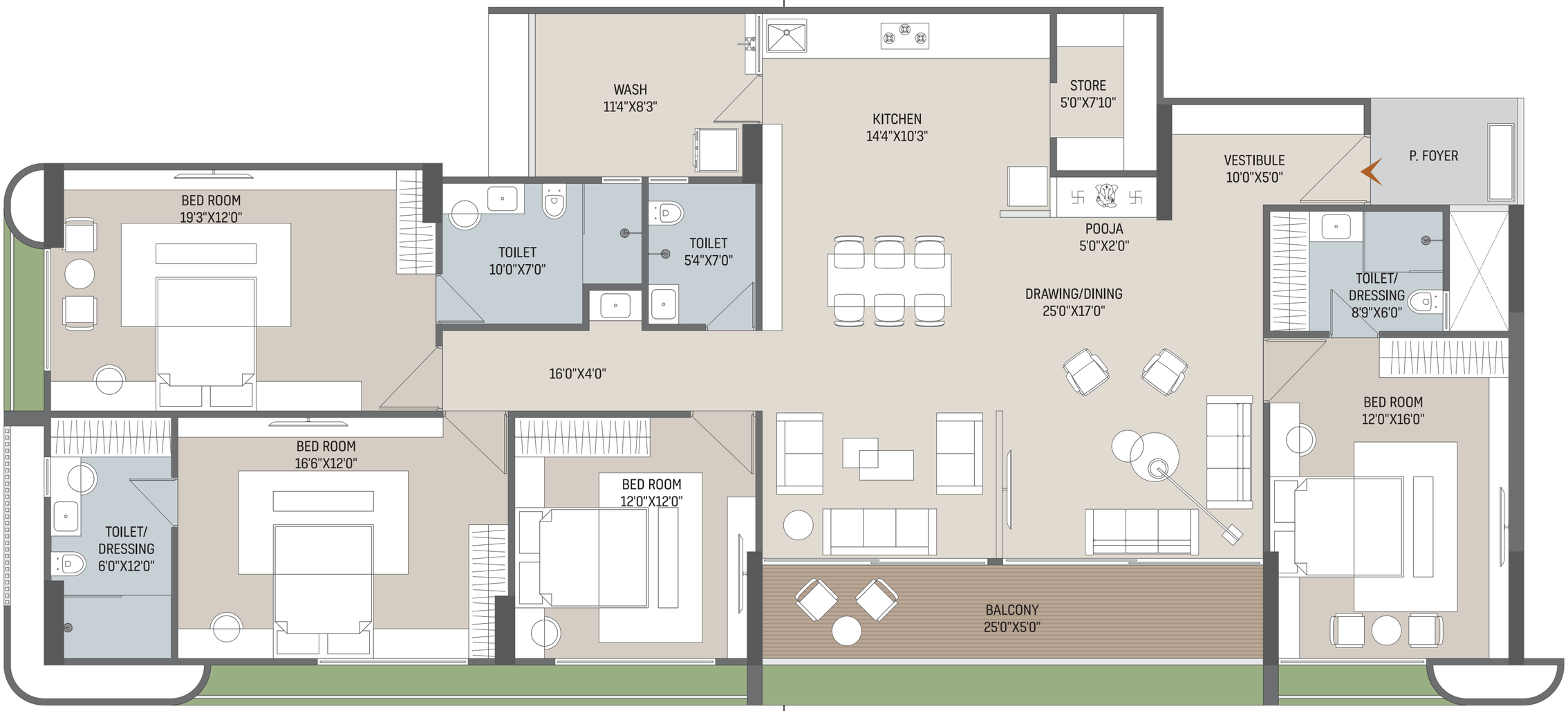


TYPICAL *floor*



step into elegant *living*





Spacious. Practical. Elegant.

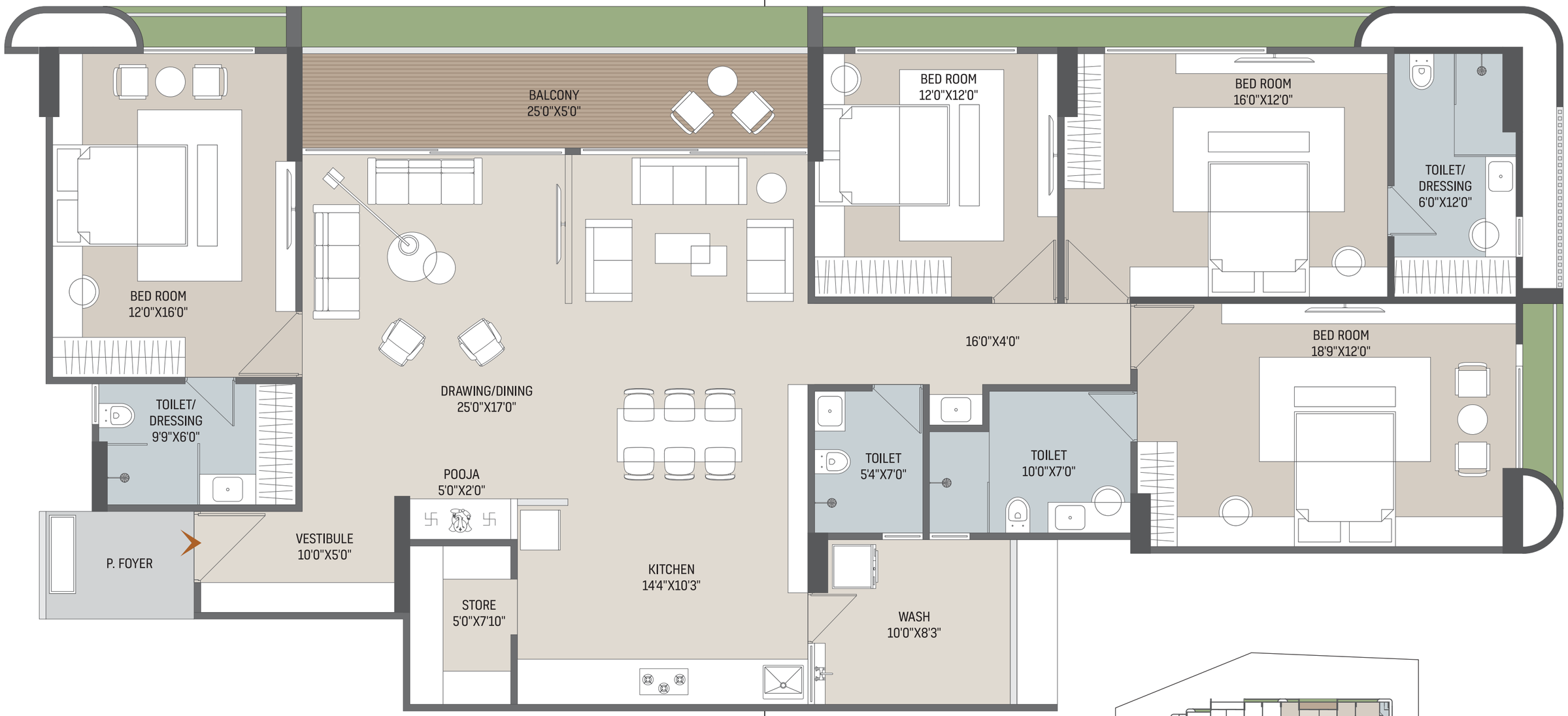
- Large living and dining area
- Well-ventilated bedrooms
- Functional kitchen with utility space
- Balconies designed for real use

Every square foot serves a purpose.

BLOCK A *type 1*

4 BHK





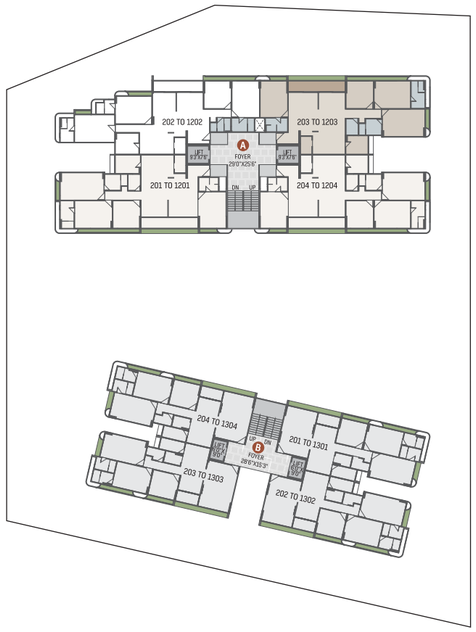
Designed for Growing Families

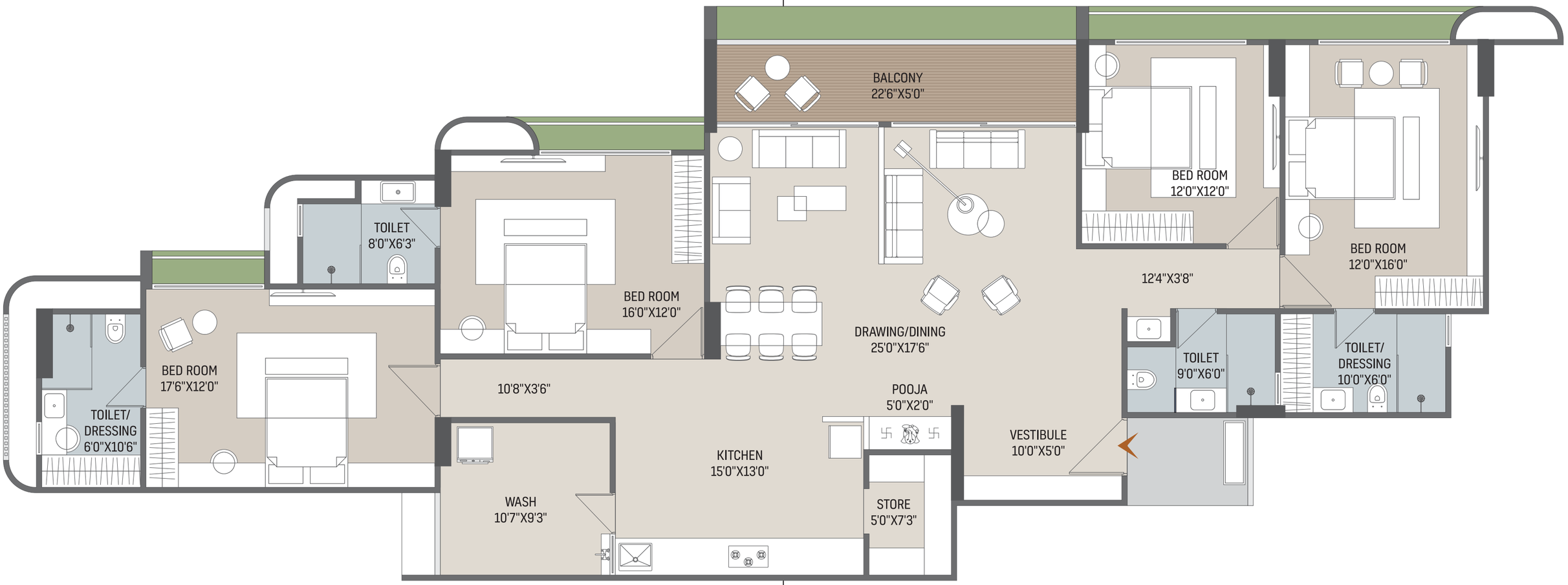
- Optimized room proportions
- Clear separation of private and common spaces
- Natural light across all key areas

A layout that adapts to your lifestyle.

BLOCK A type 2

4 BHK





Refined. Spacious. Complete.

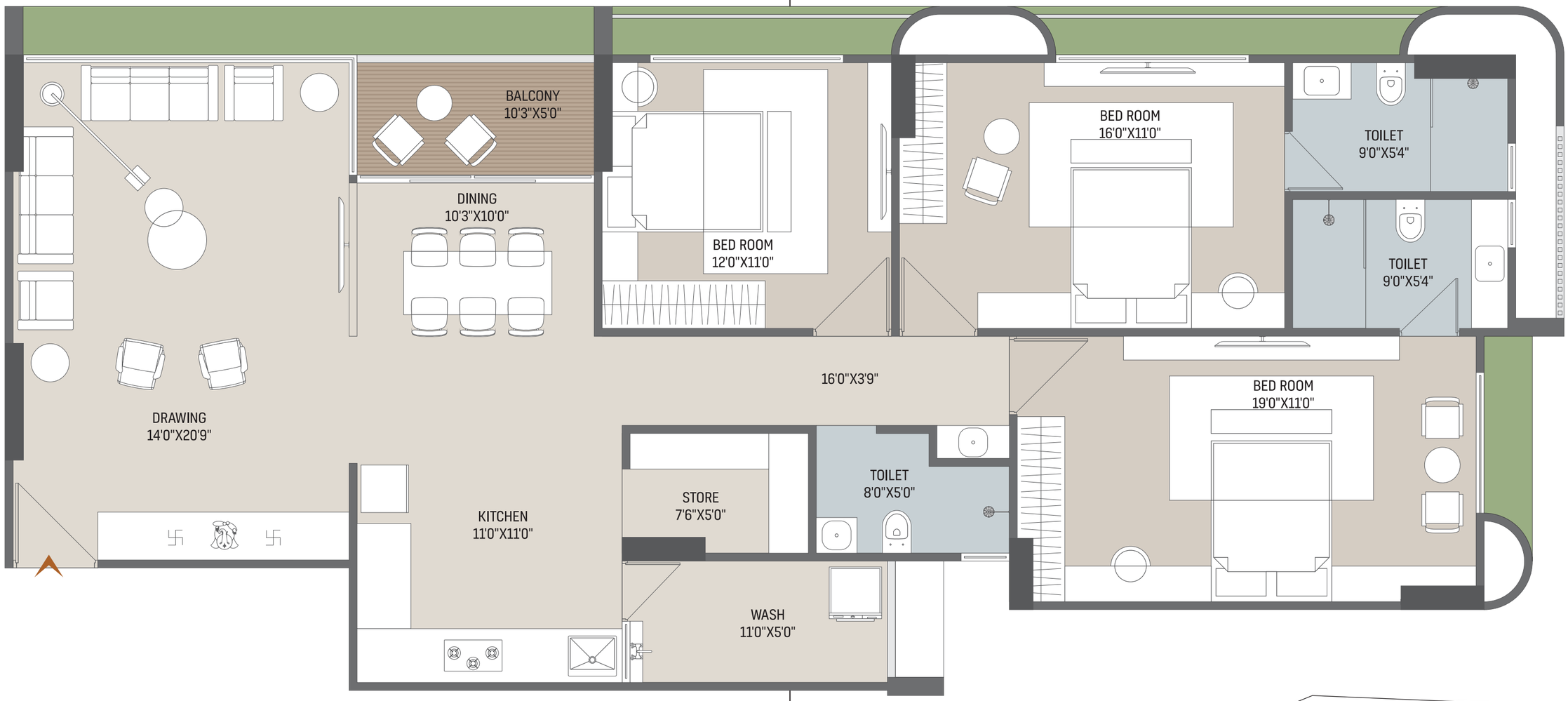
- Expansive living and dining area
- Efficient layout with natural light and ventilation
- Balconies designed for everyday usability
- Clear separation of private and common zones

Designed for families who value space, balance, and everyday comfort.

BLOCK A *type 3*

4 BHK





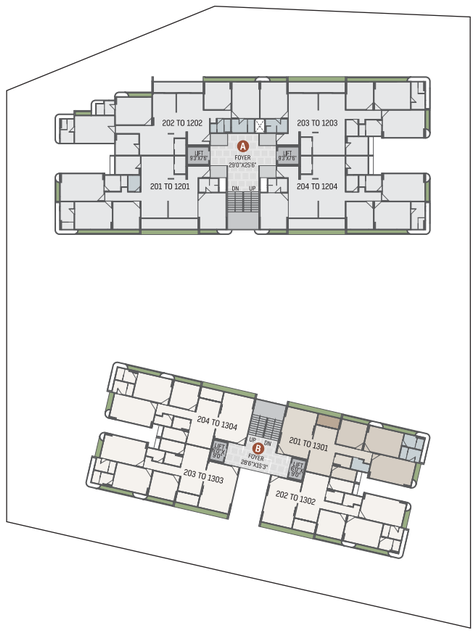
When Space Becomes a Luxury

- Generous living and dining spaces
- Multiple bedrooms with attached bathrooms
- Ample storage and circulation

Ideal for families who value space, privacy, and comfort.

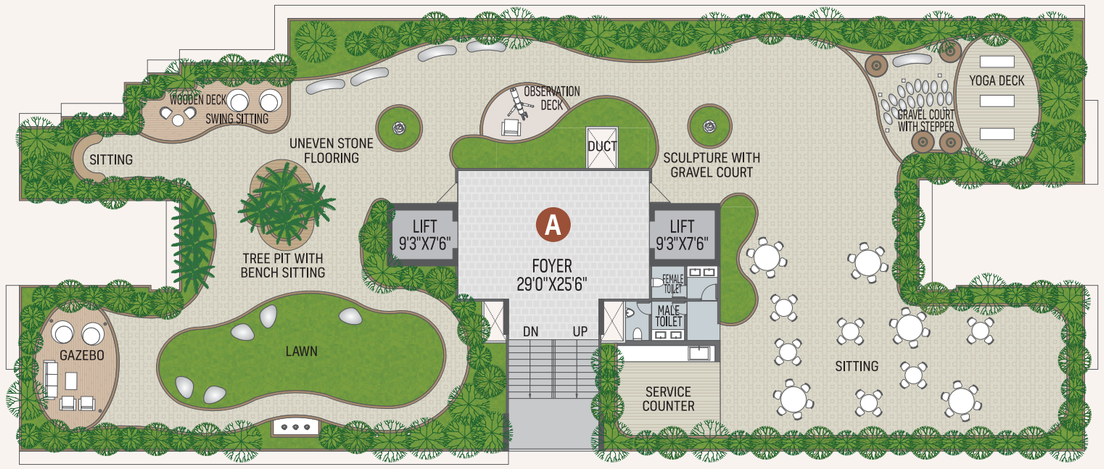
BLOCK
B

3 BHK









A Terrace That *Celebrates Life*

An elevated space for relaxation, wellness, and community bonding.



TERRACE LAWN WITH GAZEBO

SITTING SPACES WITH GREENERY

YOGA AND MEDITATION AREA

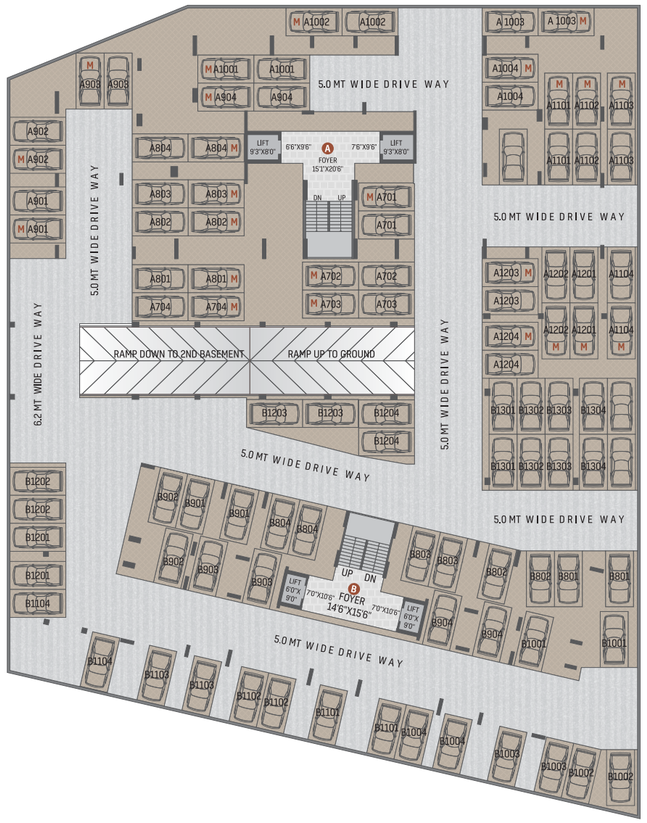
KIDS' PLAY ZONE

breathe in *Life*

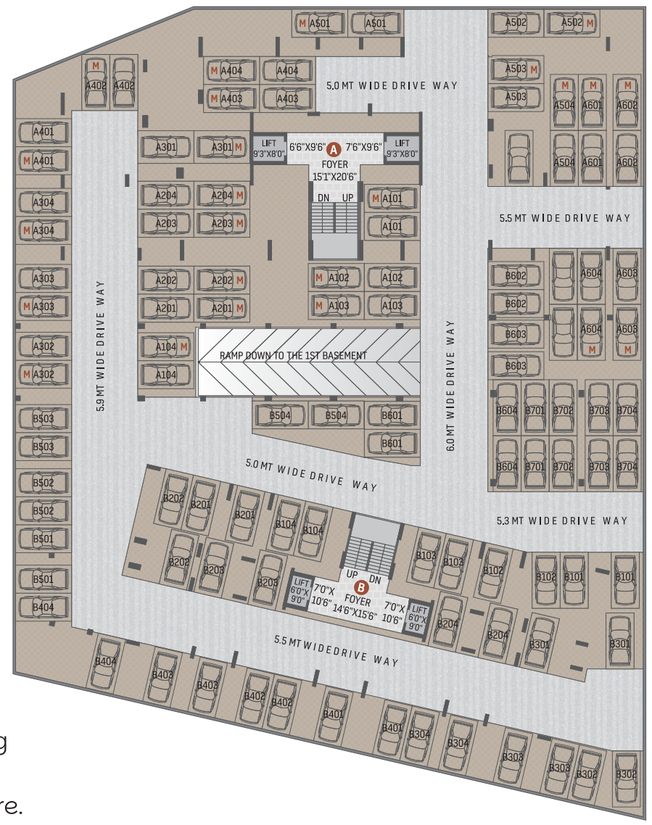
Balconies designed as extensions of your living space, not afterthoughts.

Enjoy views, light, fresh air and moments of pause.





FIRST *basement*



SECOND *basement*

- Earthquake-resistant RCC structure as per IS standards
- Well-organized parking layouts
- Efficient ramp and circulation planning

Strong foundations for a worry-free future.



SPECIFICATION

STRUCTURE
Earthquake-resistant RCC framed structure designed for durability and safety.

WALL FINISH
Internal Mala plaster finished in elegant white tones.
Attractive external elevation finished with double-coat sand face plaster.

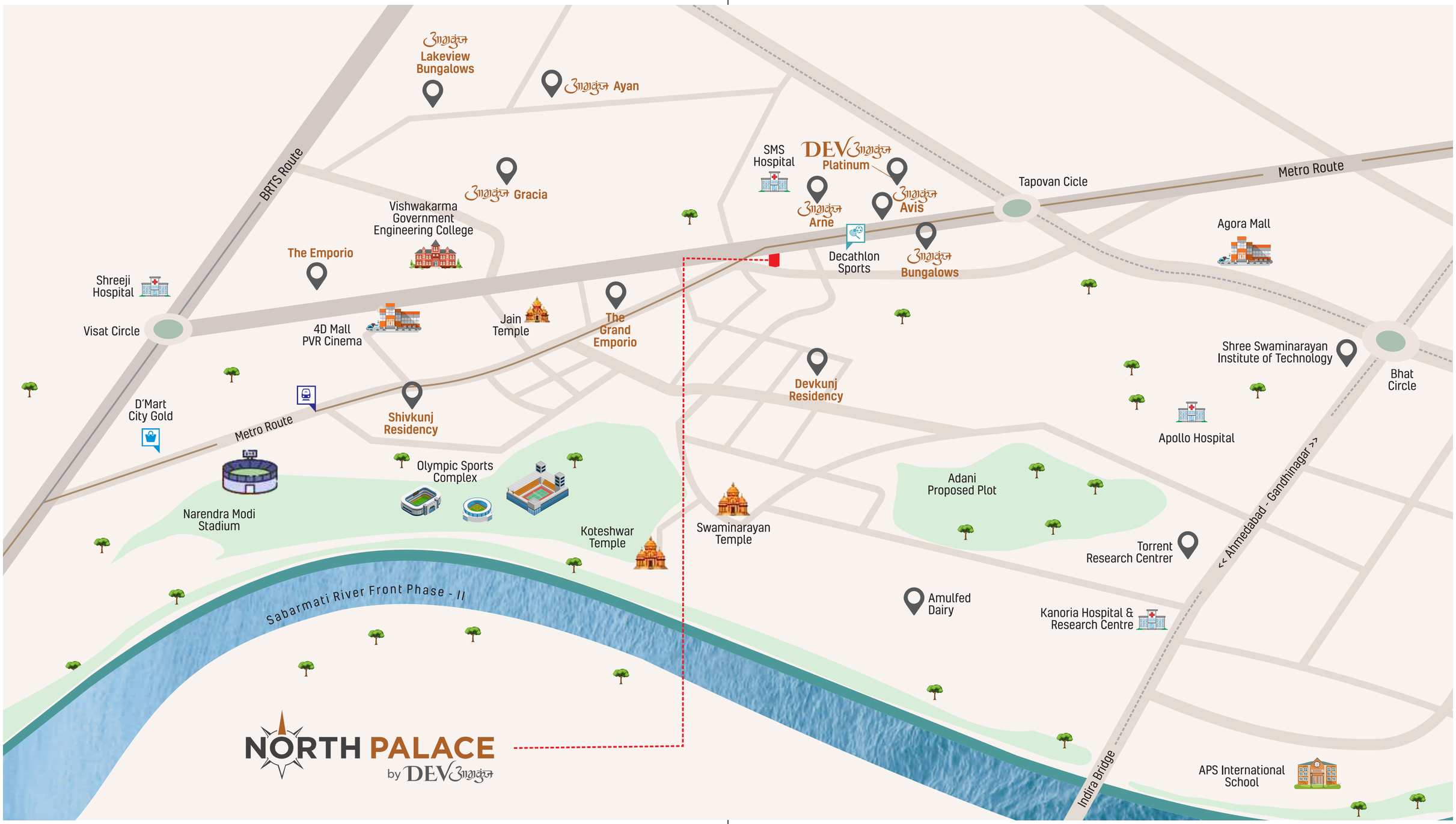
FLOORING
Premium vitrified tiles in living, dining, and bedrooms.
Anti-skid tiles in bathrooms and balconies.

DOOR & WINDOWS
Decorative main door.
Internal flush doors.
Aluminum windows with safety grills where required.

KITCHEN
Granite platform with stainless steel sink.
Provision for water purifier and exhaust.

ELECTRIFICATION
Modular switches with sufficient power points. Provision for AC in living room and bedrooms.

PLUMBING
Branded sanitary and CP fittings. Well-designed plumbing and drainage systems.



Site Address :
North Palace, Opp. Setu Scarlet, Near Decathlon,
Visat - Gandhinagar Highway, Motera,
Ahmedabad- 380005.

Contact : 96648 48100

MAA16384
www.gujrera.gujarat.gov.in

SCAN FOR LOCATION

Developer :
AVIS DEVELOPER

Architect :
AKSHAT THE PRIORITY
Architect & Engineers
M.: 98254 11504
Ketan Patel • Manoj Kanani

Structure Engineer :
TAKNIK CONSULTANTS
INDUSTRIAL PLANNING
• DESIGNING • ENGINEEIRNG

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Developer :

AVIS DEVELOPER

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