

DEV AURAM
MINAIO

nature is **beautiful**
in every way

DEVALPAM
MINAYO

ARTISTIC IMAGE



PRIME LOCATION

Located opposite a sprawling 20,500 sq. mt. park and serene lake, bringing nature right to your doorstep.

USP



EXCLUSIVE LIVING



A boutique residential project with just 38 premium units, offering unparalleled privacy and tranquility.



SEAMLESS CONNECTIVITY



Situated near S.G. Highway and S.P. Ring Road for effortless access to the city's key destinations.



SINGLE TOWER ELEGANCE



Designed for exclusivity and grandeur, featuring a single iconic tower.



EXPANSIVE BALCONIES



Each unit boasts a 21-ft-wide balcony, perfect for enjoying panoramic views and outdoor moments.



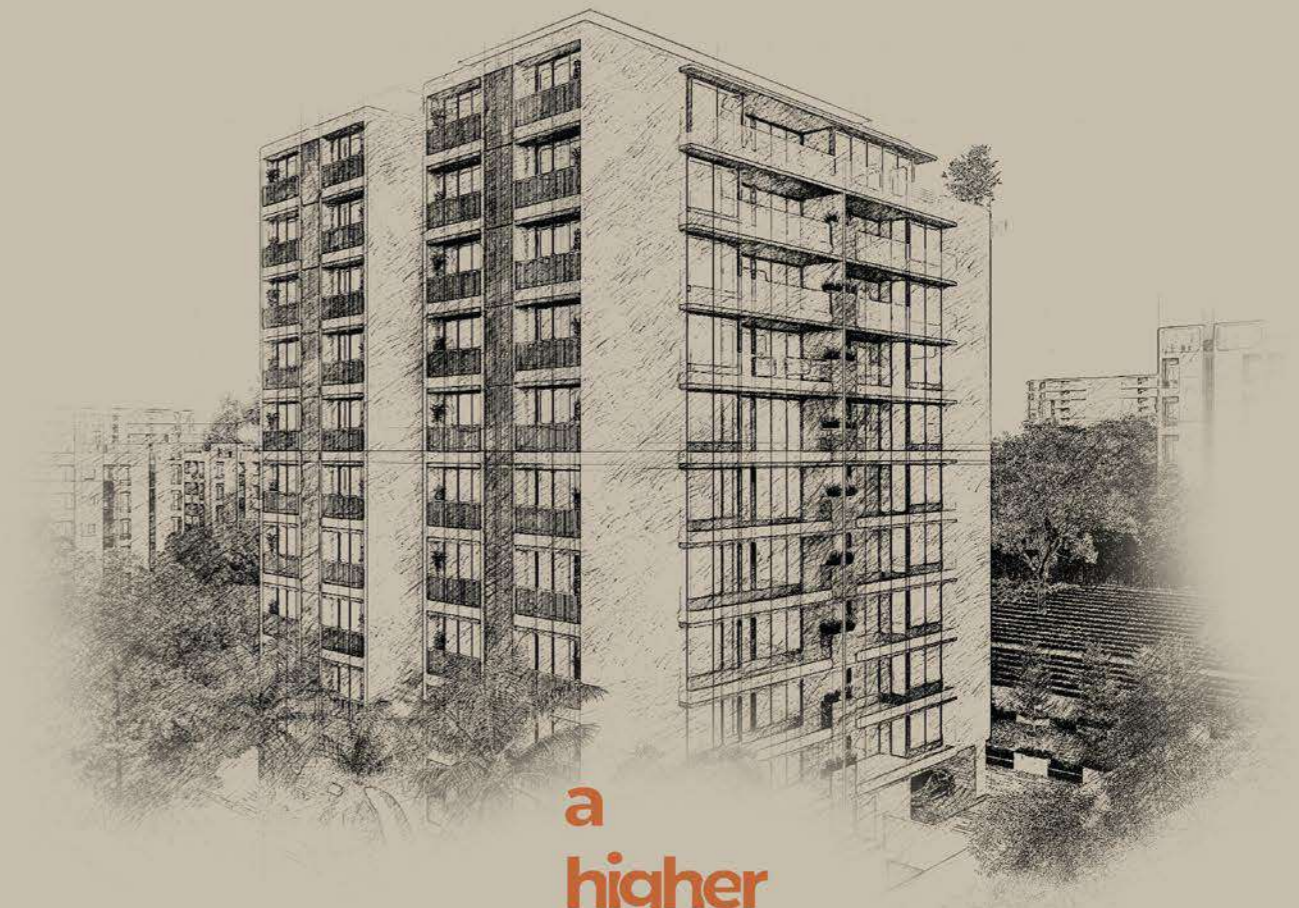
GRAND & LUXURIOUS SPACES



Homes crafted in a luxurious category with grand proportions to elevate your lifestyle.



This curated blend of luxury, nature, and connectivity ensures a truly exclusive living experience.



a
higher
quality
of
living

This avenue does not only provide homes for aspiring people,



ARTISTIC IMAGE

3 BHK
LUXURIOUS FLATS

10 38
STOREY UNITS

4
UNITS PAR FLOOR

refined lifestyle with wide
balconies



ARTISTIC IMAGE



ARTISTIC IMAGE

a perfect space for your prosperous life

You look around your dream home and dwell in a state of green serenity of your mind.



ARTISTIC IMAGE

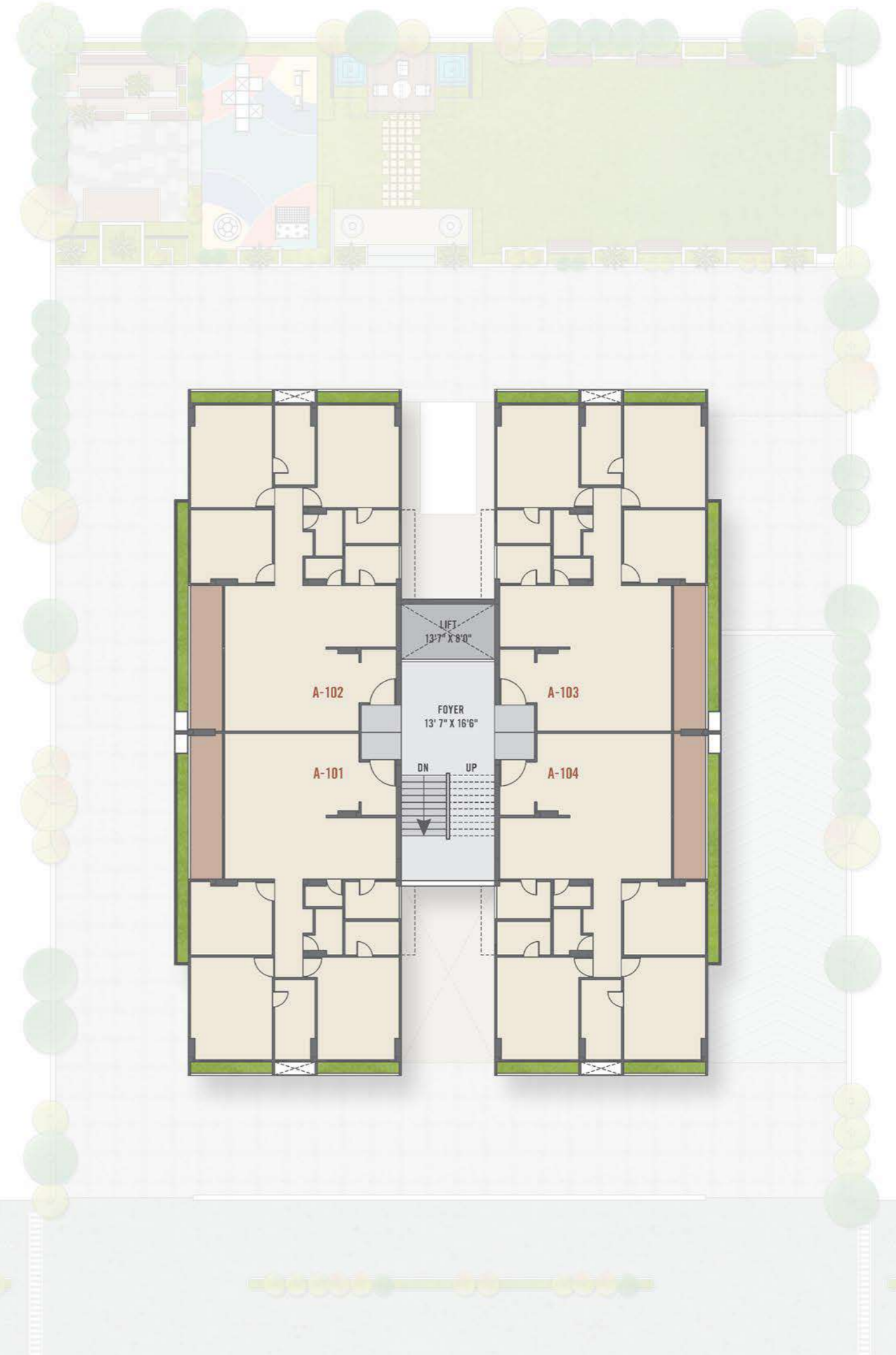
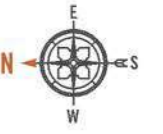


ARTISTIC IMAGE

GROUND FLOOR PLAN



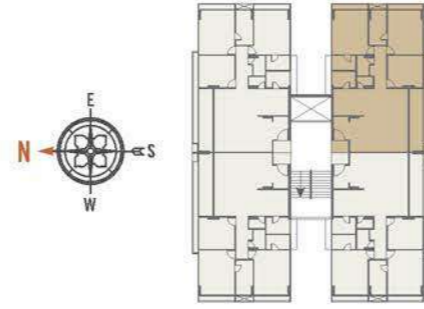
TYPICAL FLOOR PLAN



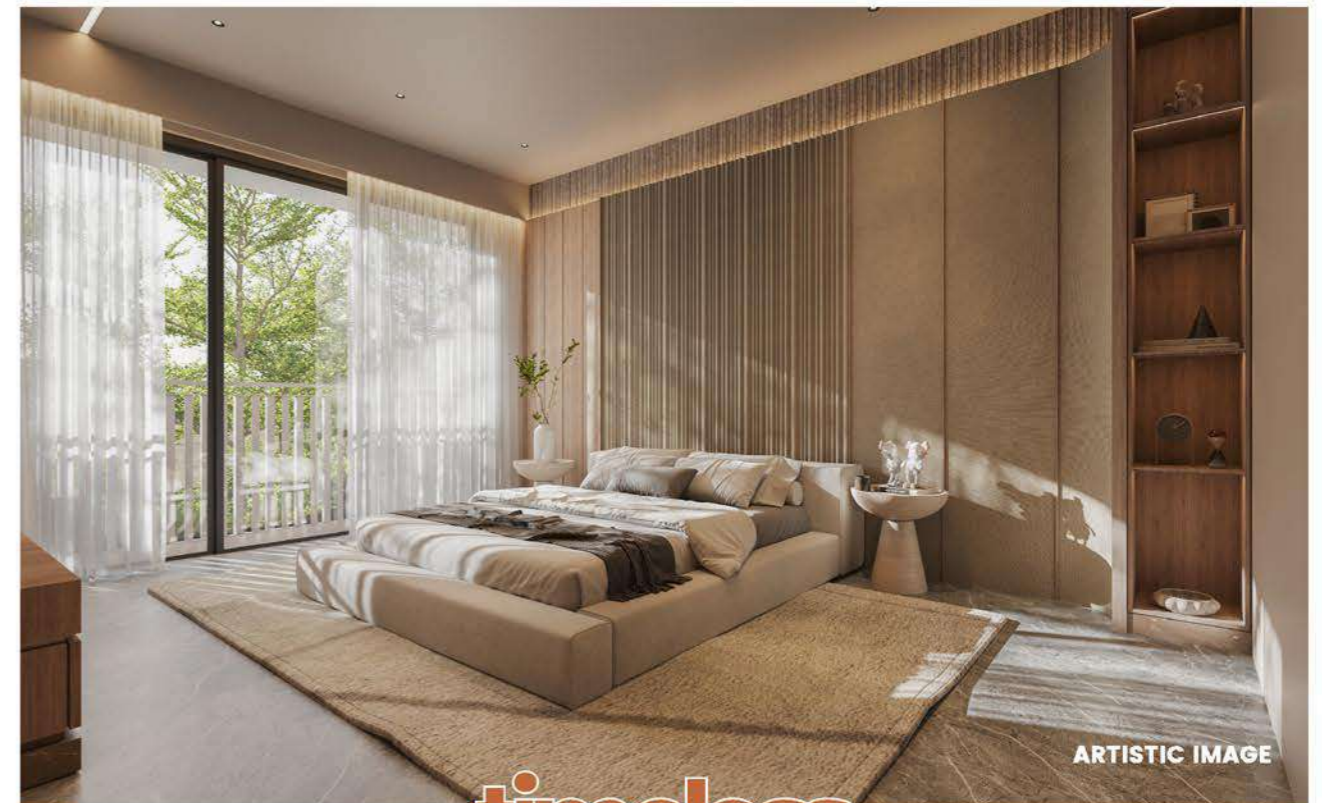


ARTISTIC IMAGE

3 BHK
UNIT PLAN



DEV AURAM
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SHAPING THE FUTURE OF LIVING



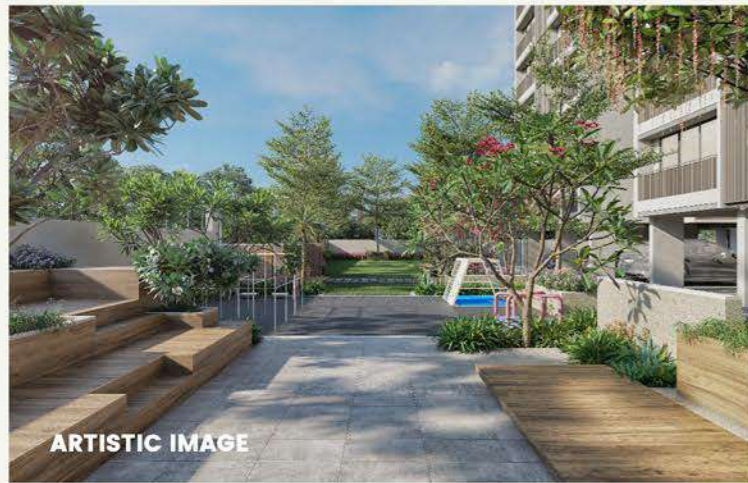
timeless

elegant and enduring aesthetics

Embrace the perfect blend of grandeur and elegance in your life style.



ARTISTIC IMAGE



ARTISTIC IMAGE



ARTISTIC IMAGE

regal
fit for royalty



amenities

Embrace the perfect blend of grandeur and elegance in your life style.



CCTV CAMERA



SOLAR SYSTEM



POWER BACK-UP GENERATOR



GARDEN



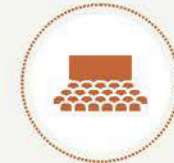
SENIOR CITIZEN SIT OUT



24 HRS WATER SUPPLY



FIRE SAFETY



MULTIPURPOSE AREA



24 X 7 SECURITY



CHILDREN PLAY AREA



PICK UP ZONE



ARTISTIC IMAGE

specification

STRUCTURE :

- **RCC** : Earthquake Resistant Frame Structure.
- **MASONRY** : Blocks.
- **Plaster** : Single Coat Mala plaster in all internal wall with putty (Birla White or Equivalent). External wall - Double coat Plaster Textured Finish with Premium Quality acrylic paints.



FLOORING :

- **LIVING / KITCHEN** : Vitrified Tiles of Standard Quality.
- **BED ROOMS** : Vitrified Tiles of Standard Quality.



DOORS :

- **MAIN DOOR** : Veneer Finished Flush Door With Necessary Locking System.
- **INTERNAL DOOR** : Flush Door With wooden / WPC Frame.



WINDOWS :

- **ALUMINUM WINDOW** : Anodised / Akzonobel coating with 4/5mm Thick Plain glass.



WASH AREA :

- **Floor** : Anti - skid Ceramic Tiles flooring.
- **Dado** : Premium Ceramic Tiles.



BALCONY :

- **Floor** : Ceramic / Rustic Tiles of Standard Quality.



TOILET :

- High Quality Glaze tiles dado up to Beam Bottom level.
- Anti - skid Ceramic Tiles flooring of Standard Quality.
- Granite / Counter Basin.
- Sanitary Ware of Premium Brand like Kohler, Jaquar or Equivalent.
- EWC - Wall Hung type Kohler, Jaquar, Cera or Equivalent.
- C P Brass Fitting of Premium Brand.
- Plumbing Piping - HDPE Pipes For Internal & External Plumbing.
- Provision for Exhaust fan / Ventilation, Hot Water Piping, Geyser, Shower.
- Chemical Water proofing in all Bathroom Sunk Slab.



KITCHEN & STORE :

- **Floor** : Vitrified Tiles of Standard Quality
- **Platform** : Natural Granite
- **Dado** : Premium Ceramic Tiles
- **Store Self** : D P Kota / Granite Shelf
- PNG Gas Line Connection



ELECTRIFICATION :

- Concealed ISI Copper Wiring With Modular Switches
- MCB Distribution panel
- 3 Phase Electric Connection.



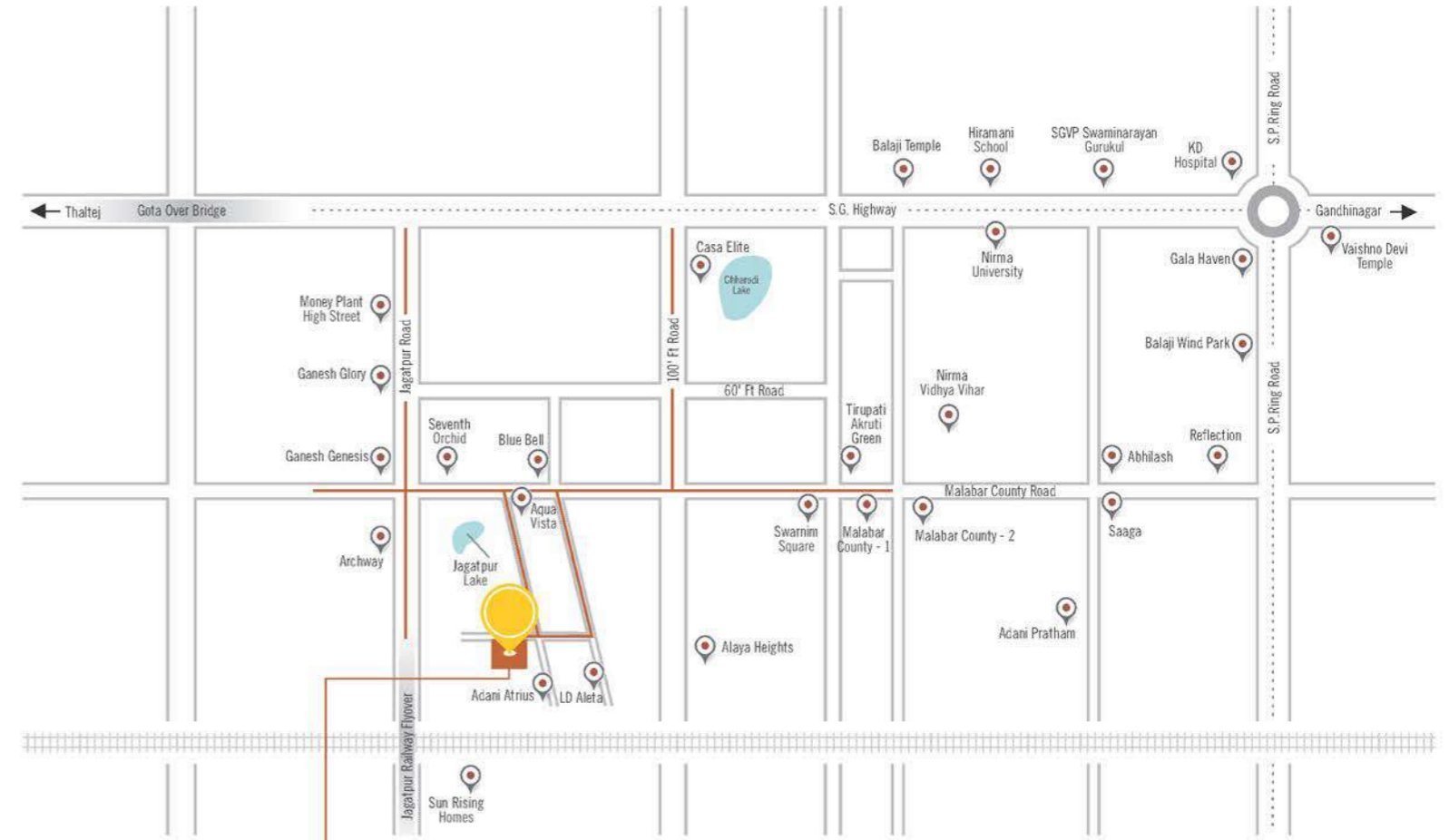
SECURITY :

- CCTV Surveillance



DISCLAIMER :

• AEC / Torrent Power charges, AMC charges, GST & other government charges shall be paid separately and borne by the purchaser. • Stamp Duty & Registration fees and Legal expenses on allotment and possession of unit shall be borne by the purchaser and applicable as prevailing laws. • Maintenance deposit and advance maintenance contribution shall be paid separately and borne by the purchaser. • To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted at designated Location only and nowhere else which will be binding to all the members. • All dimension are approximate and unfinished subject to change. • External changes of any nature are STRICTLY NOT ALLOWED. • Terms and conditions as per separate sale agreement (Banakhat). • In the interest of continual developments in design and quality of construction, the developer reserves all rights to make any necessary changes in the project which shall be binding for all purchasers. • Variations may occur as per local regulations and our policy of improvement. • This brochure is intended only for easy display and information of the project and it does not form part of any legal document



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MINATO
SHAPING THE FUTURE OF LIVING



SITE ADDRESS :

Dev Aurram Minato,
Opp. Jagatpur Lake, beside Adani Atrius,
Nr. Malabar County Road, Jagatpur - 382470.



CONTACT : 95865 56566 | 99252 26855

PROJECT BY

DEV AURAM
INFRA

ARCHITECT

SQUELETTE
DESIGN

STR. ENGINEER

BIPIN
AGARWAL

SCAN ME FOR
LOCATION



RERA NO. :

PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA15006/200325/311027
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