



A NEW
CHAPTER IN

Living

Begin where
legacy meets
Luxury
Live the chapter
that Defines you.

AMARA is a sanctuary of timeless design and unmatched luxury. Each apartment is a blend of modern architecture and serene surroundings - an address that speaks of quiet prestige, thoughtful living, and eternal charm.

AMARA

3 BHK BLISSFUL LIVING &
RETAIL SPACES



SHILAJ CANAL ROAD



The upward 'A' is a symbol of ambition, but also of arrival. At AMARA, luxury is not just seen - it's felt, lived, and elevated daily.

Where Elevation meets
elegance



Crafted to *endure*,
Designed to Inspire.

Aaryan Zircon



Why AMARA?

3 BHK Exclusive Project

Collection of thoughtfully planned 3 BHK residences designed for those who seek privacy, peace, and prestige.

Thoughtfully Designed Living Spaces

Intelligent layouts with grand room sizes, abundant natural light, and seamless flow - where elegance meets everyday comfort.

Curated Lifestyle Amenities

From a 5-star hotel-style entrance foyer to wellness, leisure, and social spaces - every amenity reflects sophistication and indulgence.

Prime Location with Green Serenity

Strategically placed in Ahmedabad's most upscale locale - close to top schools, hospitals, malls, and corporate hubs, yet embraced by peaceful, lush surroundings.

60% OPEN SPACE
For Landscaping & Amenities

A rare *balance*
of built and unbuilt.



SCULPTURE

DECK SEATING

DESIGNER GAZEBO

COMFY SEATING

JHULA SEATING

CELEBRATION LAWN AREA

WALKING / JOGGING TRACK

KIDS PLAY AREA WITH EPDM FLOORING

GAZEBO SEATING

PLANTER BEDS

MULTIPURPOSE SPORTS COURT

SENIOR CITIZEN SITOUTS



Vehicle Free
Ground Floor

A no-vehicle ground zone ensures clean air, quiet surroundings, and carefree walks.



Play, Shade & *joy*

A safe, joyful space for little ones - with shaded seating for parents too.

























Sculptures, gazebos, crafted deck seating, designed jhulas amidst lush greens enhance your everyday retreat in the garden.

Artfully *calm*
Designed to Inspire.

A world within your home

Experience a lifestyle where you never have to step out for the extraordinary. At AMARA, everything you desire is already part of your everyday.



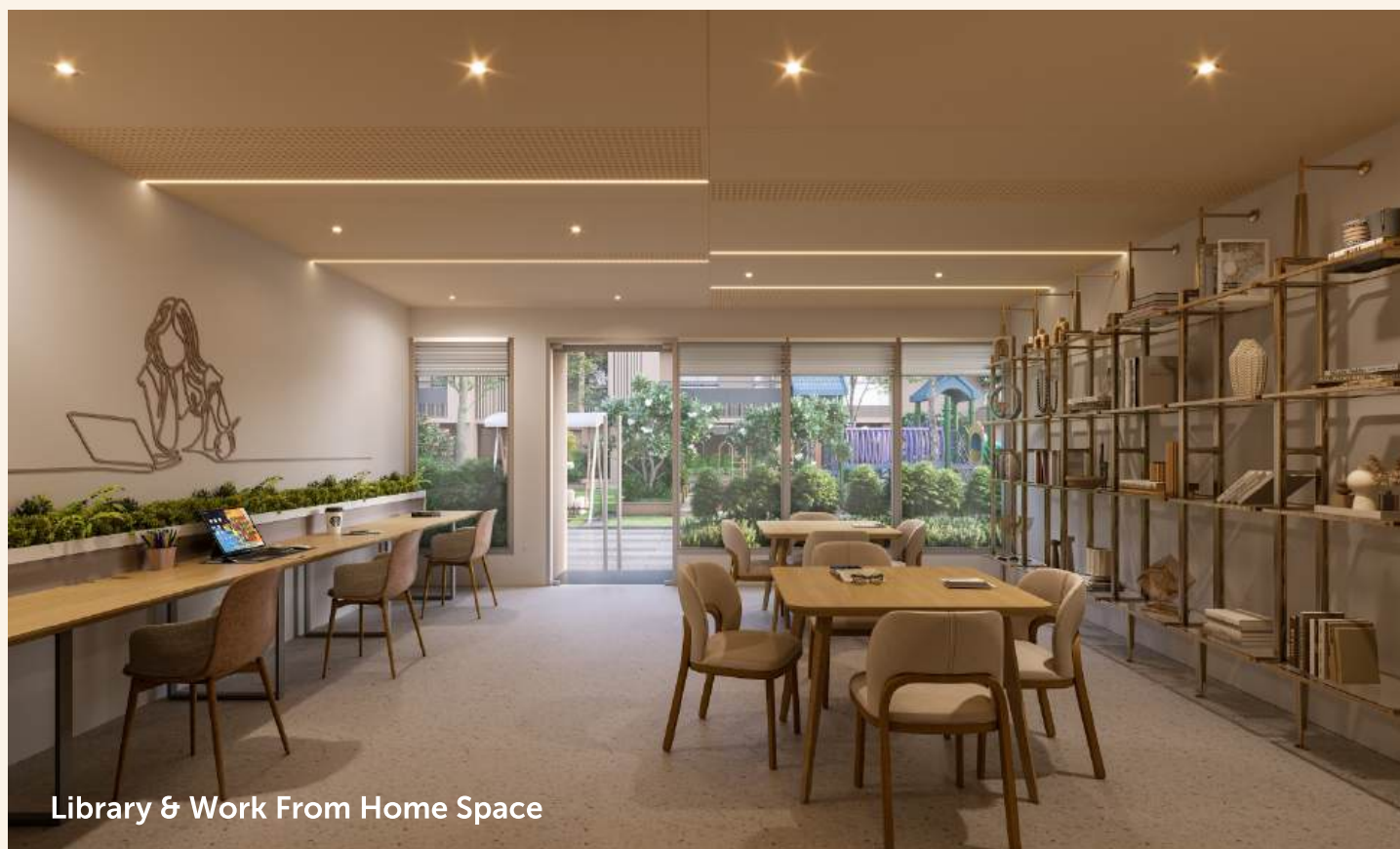
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|--|---|---|--|--|--|
|  LUSH GREEN LAWN |  DENSE LANDSCAPING |  EV CHARGING POINT |  DROP OFF ZONE |  INDOOR GYM |  WATER BODY |
|  ALLOTTED PARKING |  KIDS PLAY AREA |  MULTIPURPOSE SPORTS COURT |  SENIOR CITIZEN SITOUTS |  BANQUET HALL |  INDOOR GAMES |
|  LIBRARY |  JOGGING TRACK |  TODDLER PLAY AREA |  HOME THEATER |  CHIT CHAT AREA WITH DECK |  SAND PIT |
|  CO-WORKING SPACE |  CCTV CAMERAS |  GAS SUPPLY |  SECURITY CABIN | | |



Multipurpose Hall

Luxury is in the details

Lifestyle spaces cater to
how you live, move, connect,
and unwind.



Library & Work From Home Space



Toddler Zone



30-Seater Home Theatre with Dolby Surround Sound

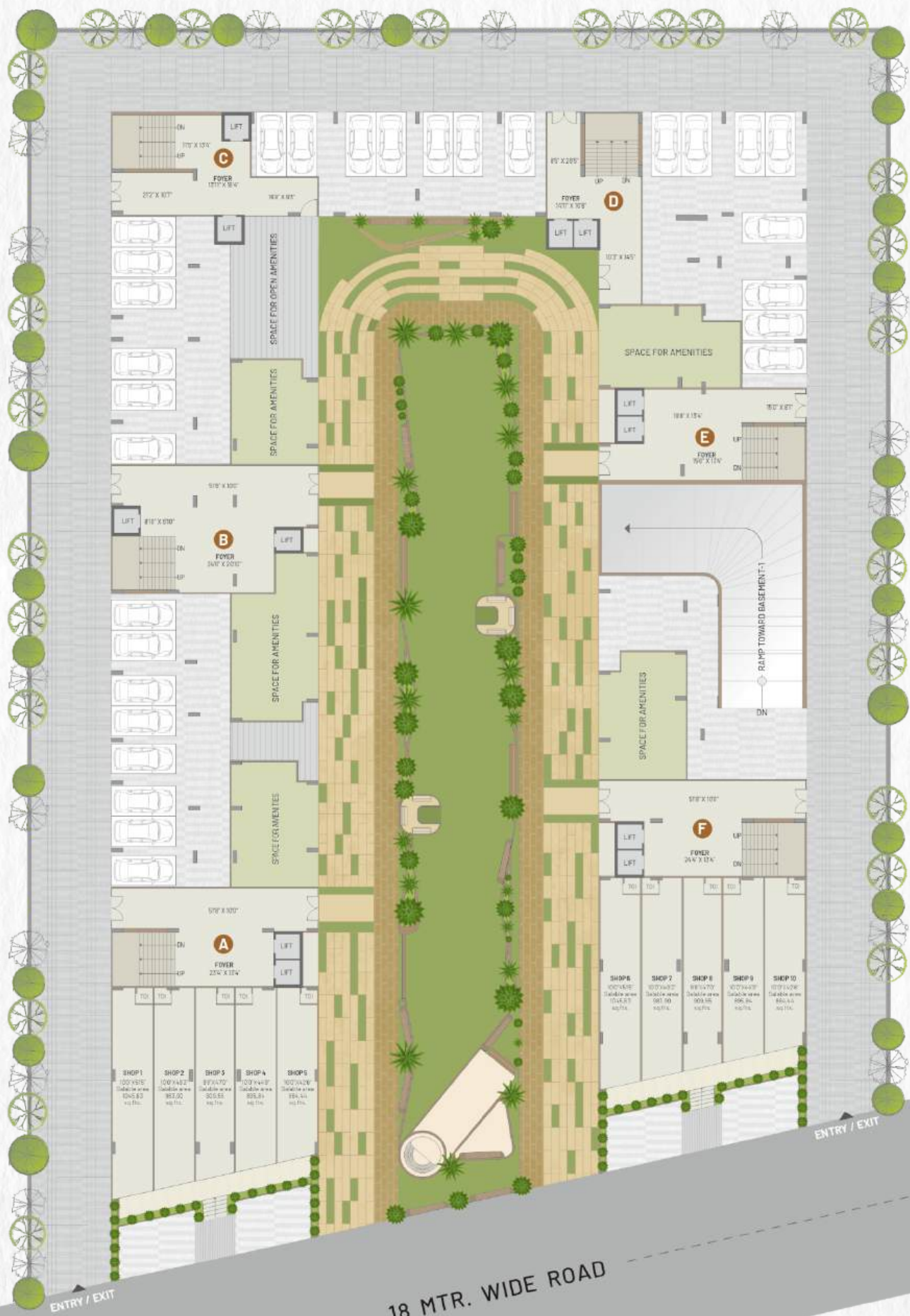


Indoor Games

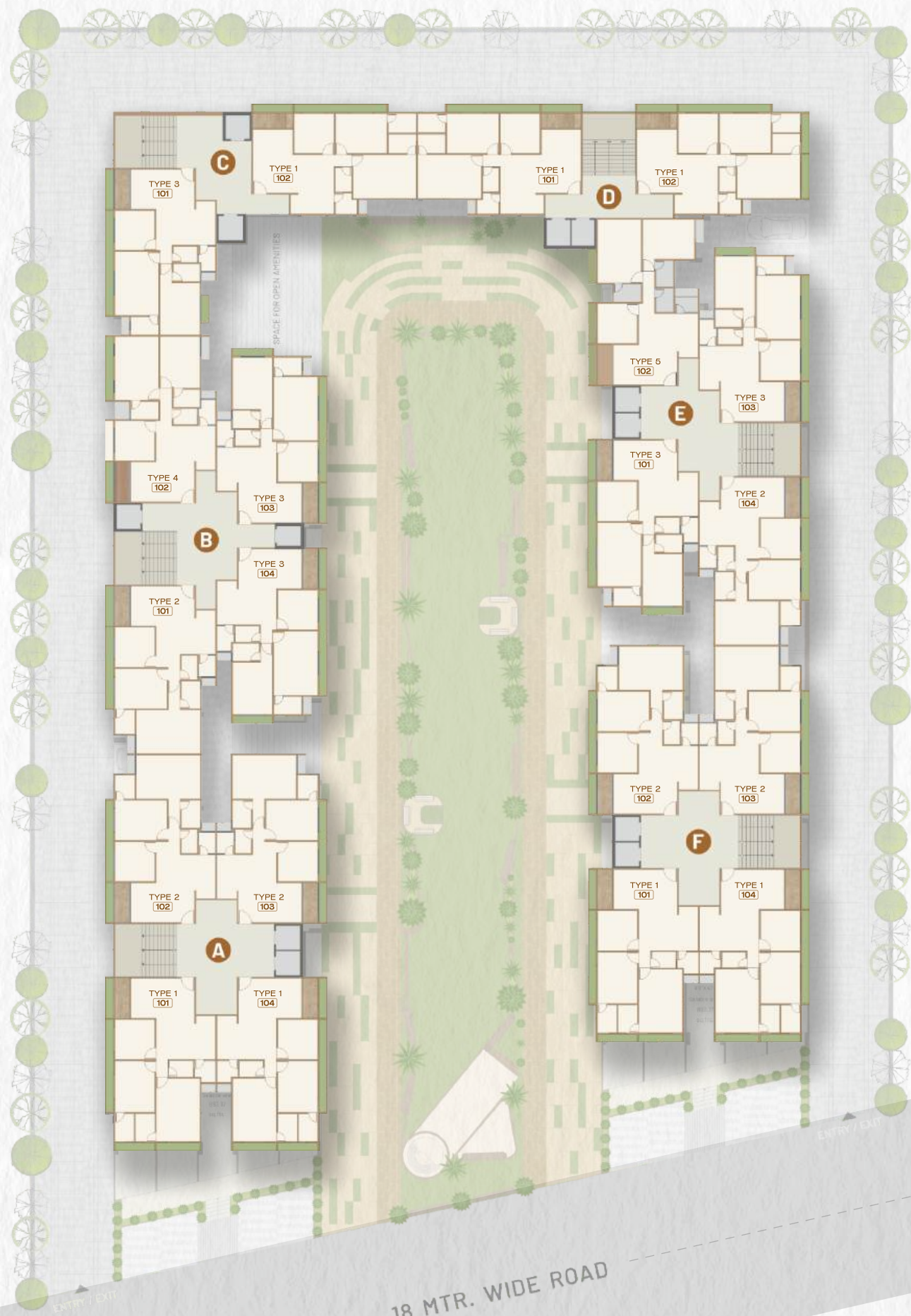


Indoor Gym

Ground Floor

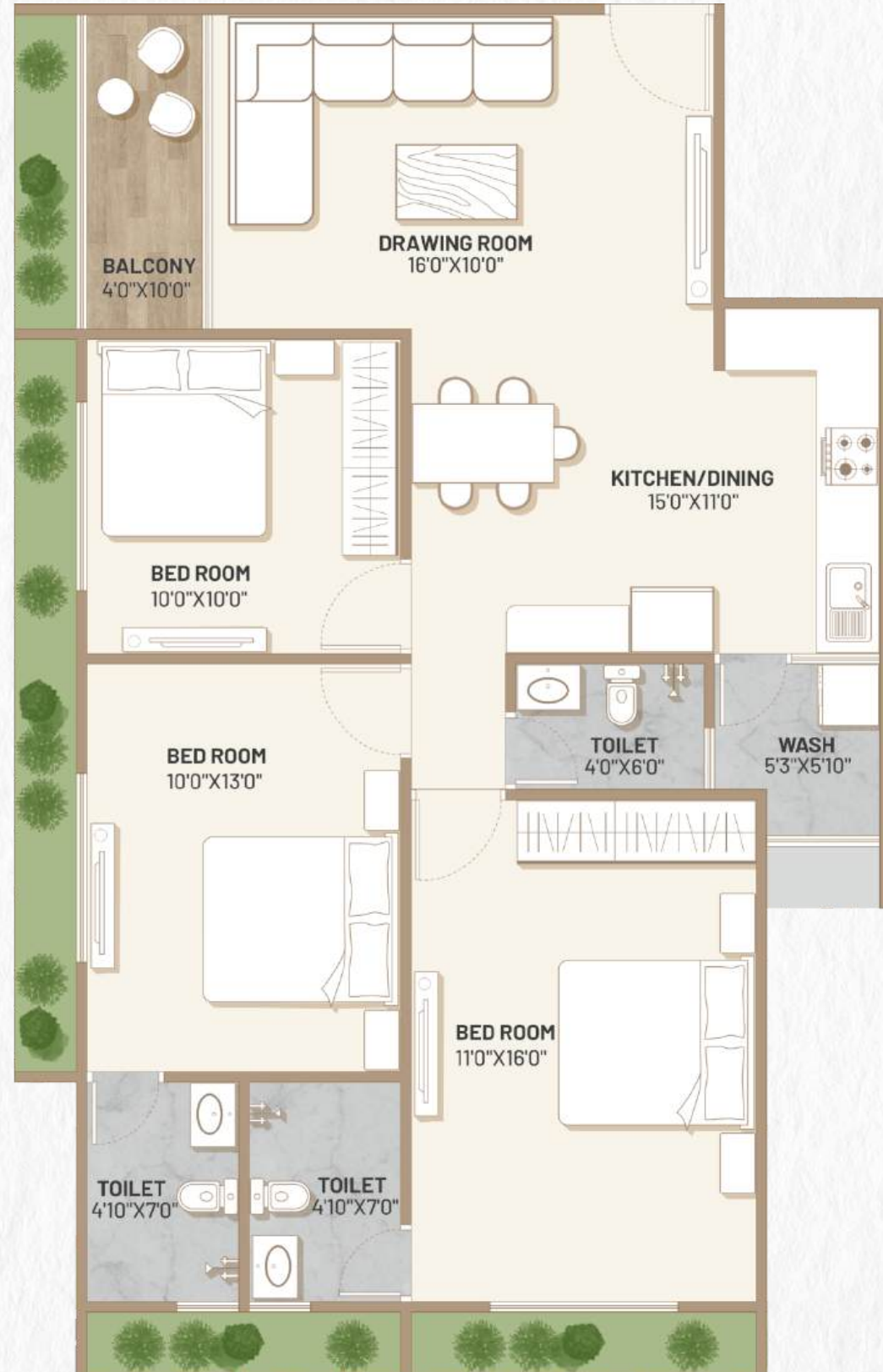
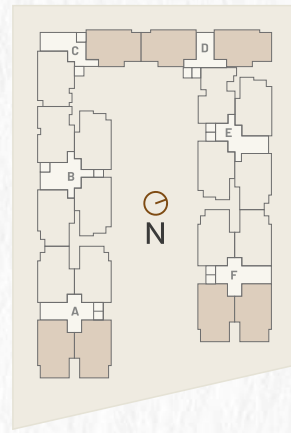


Typical Floor Plan



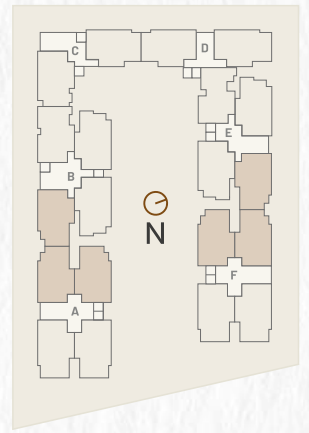
TYPE 1

3 BHK UNIT PLAN



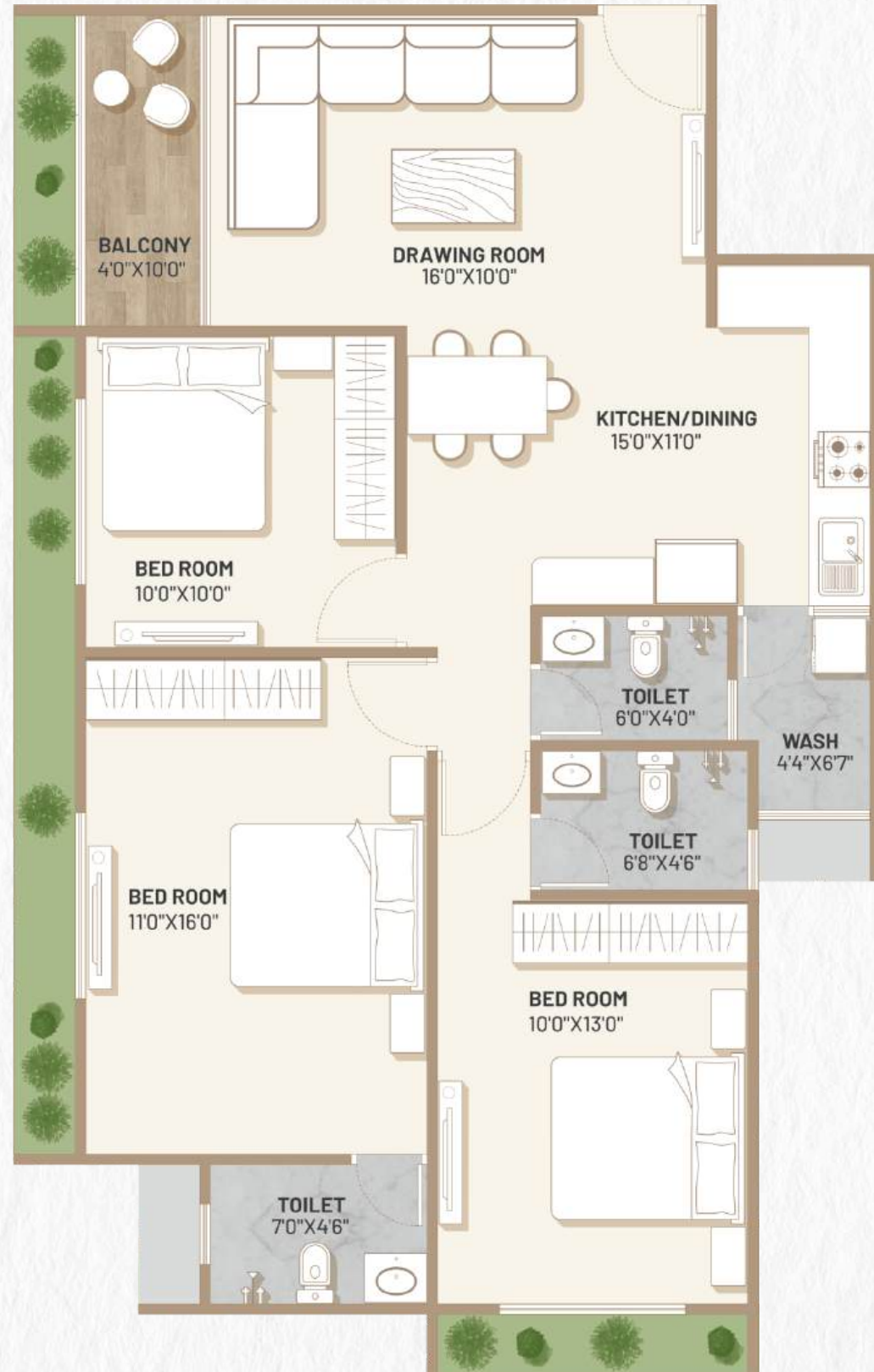
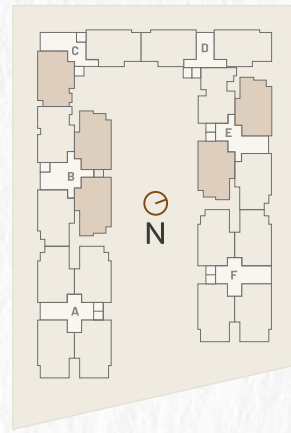
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3 BHK UNIT PLAN



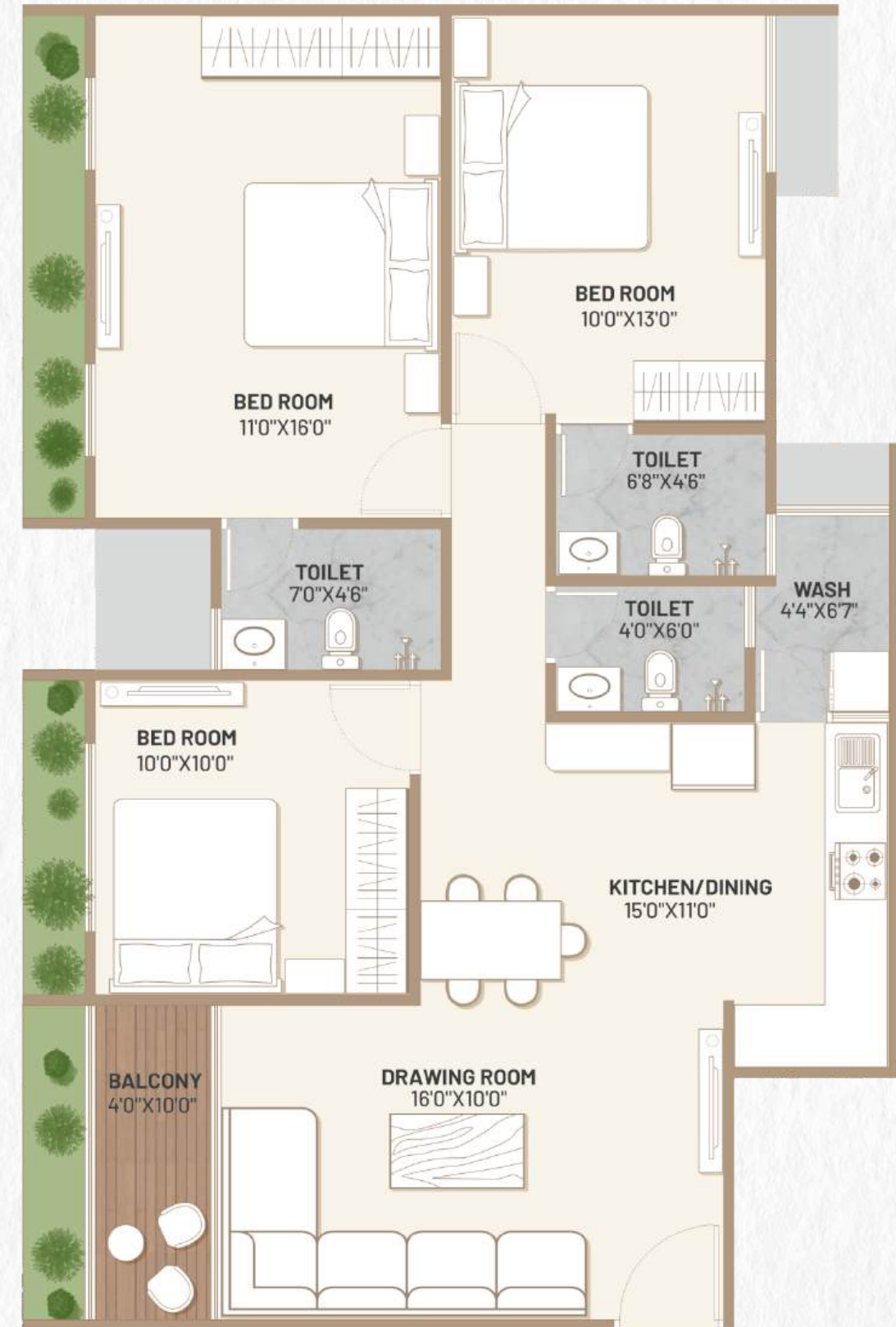
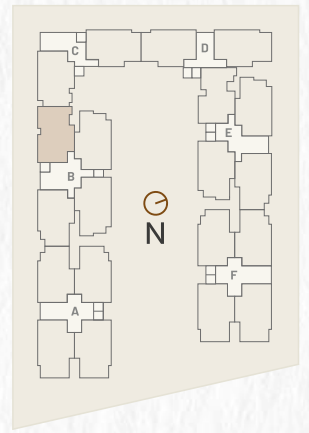
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3 BHK UNIT PLAN



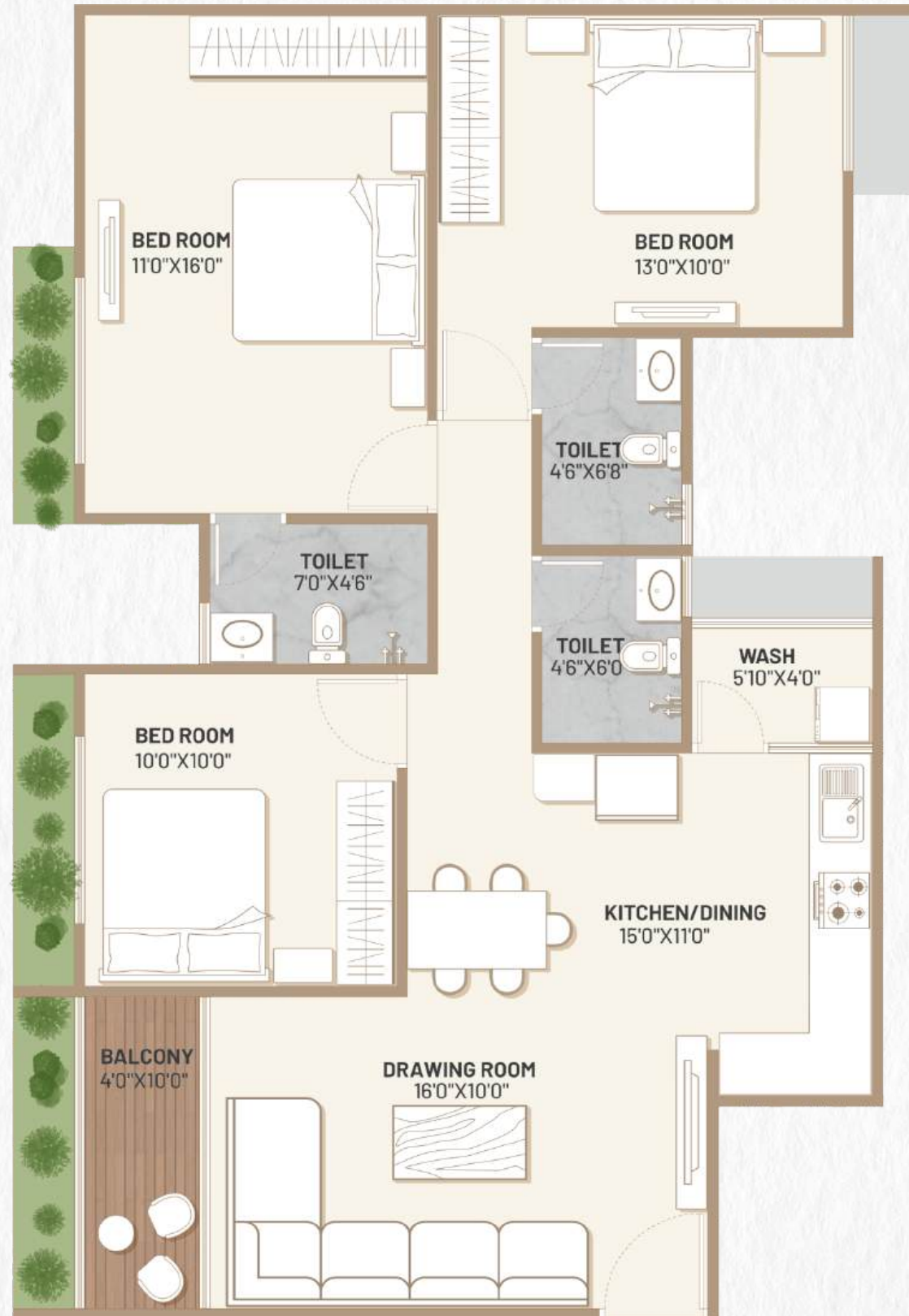
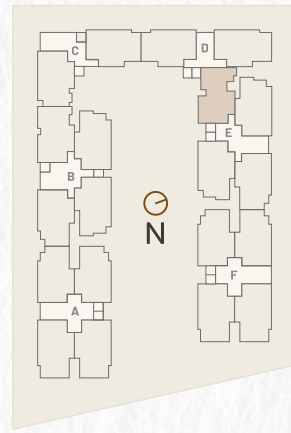
TYPE 4

3 BHK UNIT PLAN



TYPE 5

3 BHK UNIT PLAN



AMARA

Spaces
Crafted,
Lives
elevated.

From grand rooms to open greens, from privacy to panoramic views - AMARA's blueprint is more than a plan, it's a promise of an elevated lifestyle.



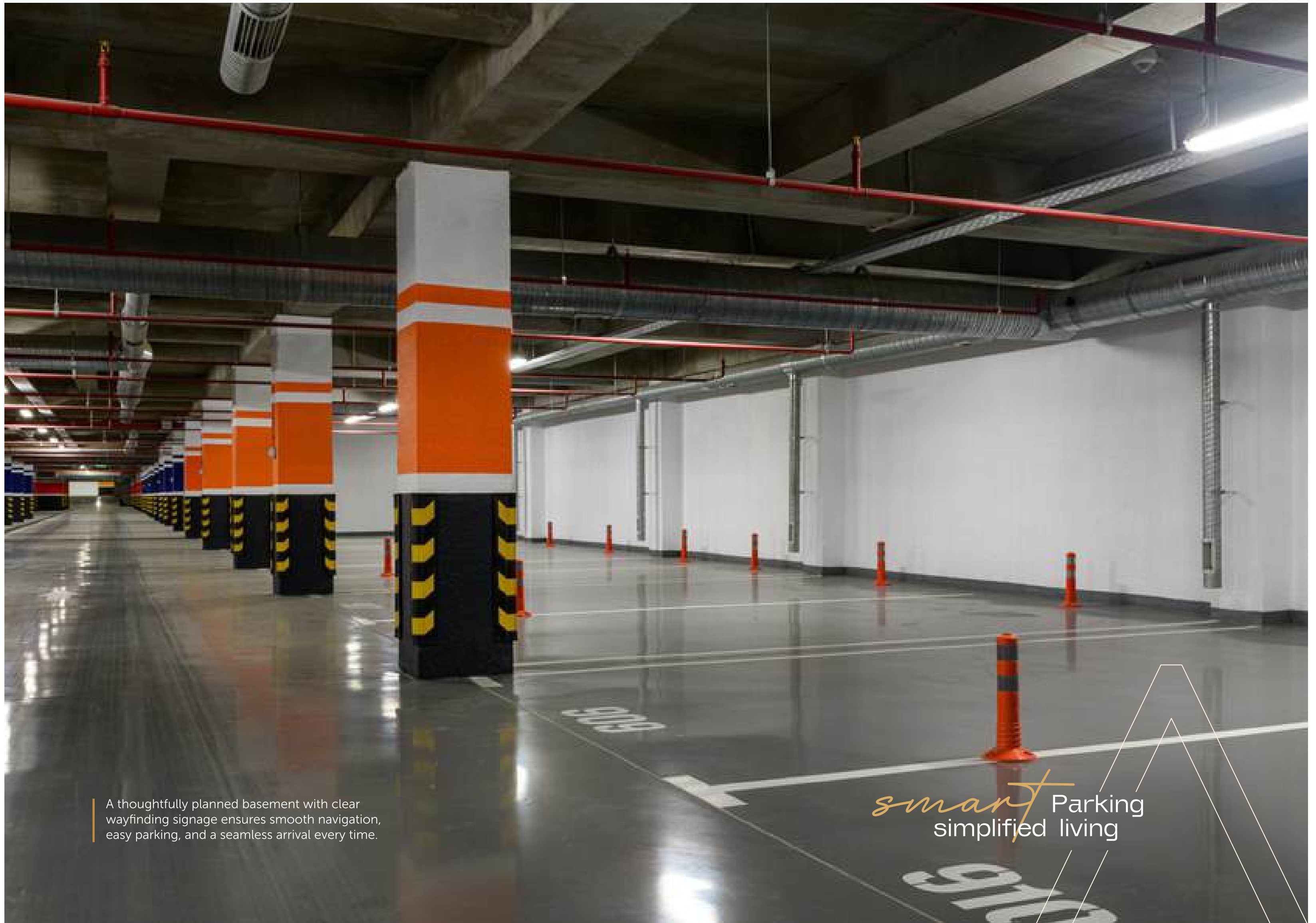
A 5-star inspired welcome that speaks of elegance and arrival.

Grand First
impressions



The *heart*
of Your Home.

A space that welcomes, impresses, and comforts in equal measure - designed for living beautifully, every day.



A thoughtfully planned basement with clear wayfinding signage ensures smooth navigation, easy parking, and a seamless arrival every time.

smart Parking
simplified living



AARYAN PROJECTS

With over a decade of excellence, Aaryan Group has shaped the skyline of Shilaj and Thaltej with more than 10+ landmark developments. Every project reflects a commitment to refined design, premium quality, and timeless value. Known for creating communities that blend elegance with functionality, Aaryan Group continues to set benchmarks in Ahmedabad's luxury real estate. AMARA is yet another chapter in their legacy of delivering spaces that inspire and endure.

AARVIKA DEVELOPERS

Aarvika Developers has been redefining modern living in Chandkheda and Motera. Their approach blends thoughtful planning, superior craftsmanship, and an eye for lifestyle-enhancing details. Each development is a statement of comfort and sophistication, designed to enrich everyday life. With AMARA, Aarvika Developers brings their expertise to create an address of prestige and perfection.

COMPLETED PROJECTS

**AARYAN
HOMES**
SHILAJ

**AARYAN
HOMES 2**
SHILAJ

AARYAN | HEIGHTS
SHILAJ

**AARYAN
anm**
SHILAJ

**શિલાઈ
HOMES**
THALTEJ

**શિલાઈ
VATIKA**
THALTEJ

**શિલાઈ
KUTIR**
THALTEJ

**શિલાઈ
SOLITAIRE**
THALTEJ

**શિલાઈ
VIHAR**
THALTEJ

**HIMALAYA
ZIRCON 1**
MOTERA

**HIMALAYA
ZIRCON 2**
CHANDKHEDA

**ZIRCON
CLASSIC**
KOTESHWAR



PREMIUM SPECIFICATIONS



STRUCTURE

- RCC Structure designed with earthquake resistant frame & AAC blocks.



FLOORING

- Premium tiles 800x1600 size
- Premium anti-skid tiles in bathrooms and utility area



BATHROOM

- Concealed plumbing
- Walls: Premium ceramic tiles up to lintel level
- Wood frames/granite frame for bathroom doors
- Bath & CP Fittings: KOHLER OR Equivalent



KITCHEN

- Mirror Finished Granite Platform with S.S. Sink
- Dado tiles upto lintel level
- Service Platform with Adequate Storage Space



ELEVATOR

- KONE / SCHINDLER OR Equivalent



ELECTRIFICATION

- Concealed 3 phase electrical copper wiring
- Modular switches (LEGRAND OR Equivalent)
- ISI wires (Polycab OR Equivalent), MCB, ELCB
- AC piping in all bedrooms



DOORS

- Decorative Main door with veneer finish
- All door frames - teak wood (ghana)



WINDOWS

- Powder coated aluminum domal series
- Natural / Artificial Stone frames



SECURITY SYSTEM

- CCTV Surveillance System
- Smart Door Access control system with intercom facility
- 24x7 gated security with automatic smart gate system



WATER SUPPLY

- Common underground water tank for domestic water
- Overhead water tank with pressurised water supply

ARCHITECT



STRUCTURE



LANDSCAPE



MEPF



Terms & Conditions: • Stamp duty, registration charges, legal documentation charges, GST, maintenance deposit, Torrent charges, and any other charges shall be borne by the buyer separately. • Any additional charges or duties levied by the 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 specifications/changes in dimensions and planning shall be binding to all. • Business practices leading to pollution or causing material damage to the building or members are not allowed on the premises. • Irregular payments may attract interest or lead to the cancellation of booking(s).

Disclaimer: • This brochure and model are not part of any legal documents. • All dimensions/measurements given are unfinished and approximates. • The photographs & artistic impressions are for reference only. The 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. Recipients 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.

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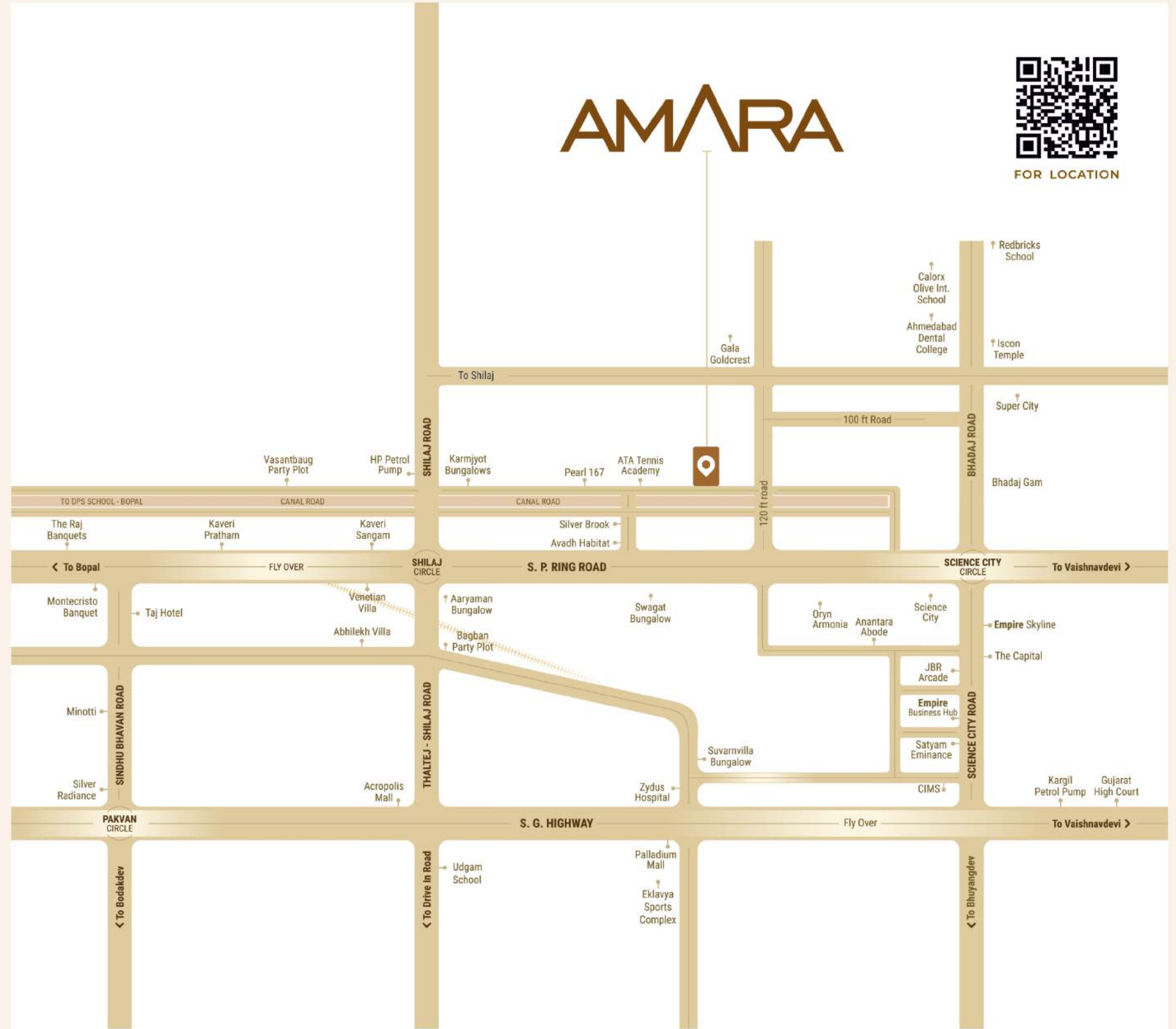
NEARBY

(10-15 MINUTES)

- MALLS**
- TRP MALL
 - PALLADIUM MALL
 - AHMEDABAD ONE MALL
 - D-MART
 - OSIA MART

- HOSPITALS**
- SARASWATI HOSPITAL
 - AMC COMMUNITY HEALTH CENTER
 - KRISHNA SHALBY HOSPITAL
 - GLOBAL HOSPITAL
 - STERLING HOSPITAL - SBR
 - ZYDUS HOSPITAL
 - EPIC HOSPITAL

- EDUCATION**
- DPS - BOPAL
 - DIVYA JYOT SCHOOL
 - THE TULIP INTERNATIONAL
 - ANAND NIKETAN - SHILAJ
 - INDUS UNIVERSITY
 - KHYATI COLLEGE



AMARA



FOR LOCATION



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