



SHIVANA

RESERVED
FOR
ICONS

JOY
OF
LIFE

by



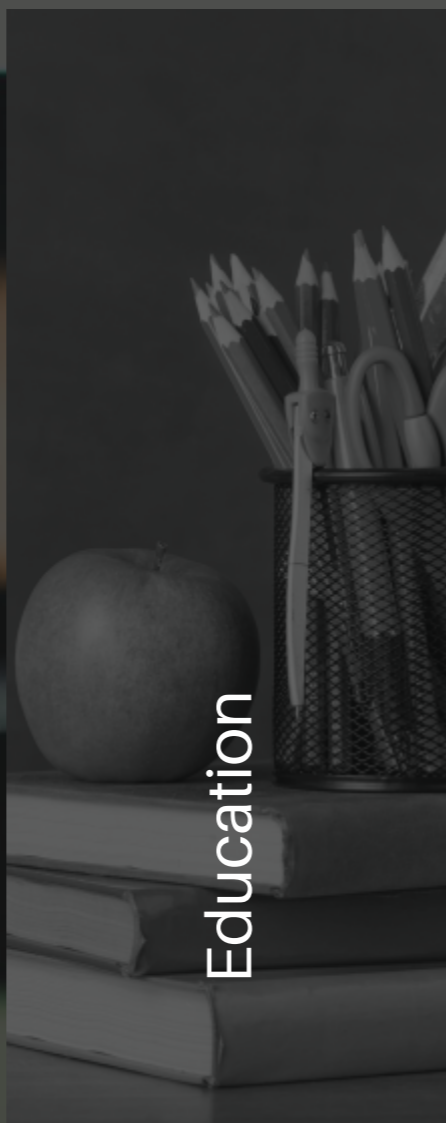
SHIVANA
ARESTA

Beyond just a home, we craft spaces that elevate your lifestyle.
Where every detail is designed for comfort, convenience & peace.
Because true joy lies in a life that offers more than expected.

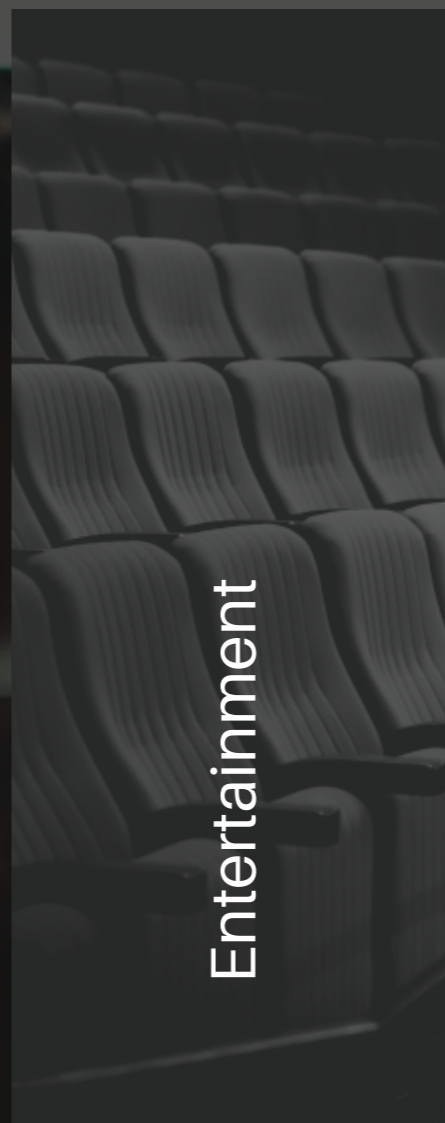
3 BHK Home

JOY OF PROXIMITY

An Upscale 3 BHK Residential Haven,
Nestled In Serene Surroundings Yet
Seamlessly Connected to The City.
Where Everyday Essentials,
Finest Experiences &
Effortless Convenience
Come Together in
A Truly Sophisticated Locale.



Education



Entertainment



Restaurants



Health Care



Sports Facilities

@ South Bopal

5 to 15 Min Away

JOY OF HARMONY

MAGNIFICENT **2 TOWERS**,
THOUGHTFULLY SPACED **80FT APART**,
OFFERING A LIFE OF EXCLUSIVITY TO
JUST **168 FAMILIES**
WHERE **PRIVACY**,
PANORAMIC VIEWS &
UNMATCHED **LUXURY**
COME TOGETHER.

BIGGER THAN BIG LIFE AWAITS...





JOY OF EXCLUSIVITY

An elite sanctuary where refinement, privacy & prestige come together in perfect harmony.



Experience a world where luxury is intimate, and exclusivity defines every detail.

JOY
OF
LEGACY



JOY
OF
CURATED
INDOOR &
OUTDOOR
SPACES
FOR
ELEVATED
LIVING.

Smartly
Planned
Project

80 Ft.
Space Between
Two Towers

3 Unit
Each Floor

No
Common Wall

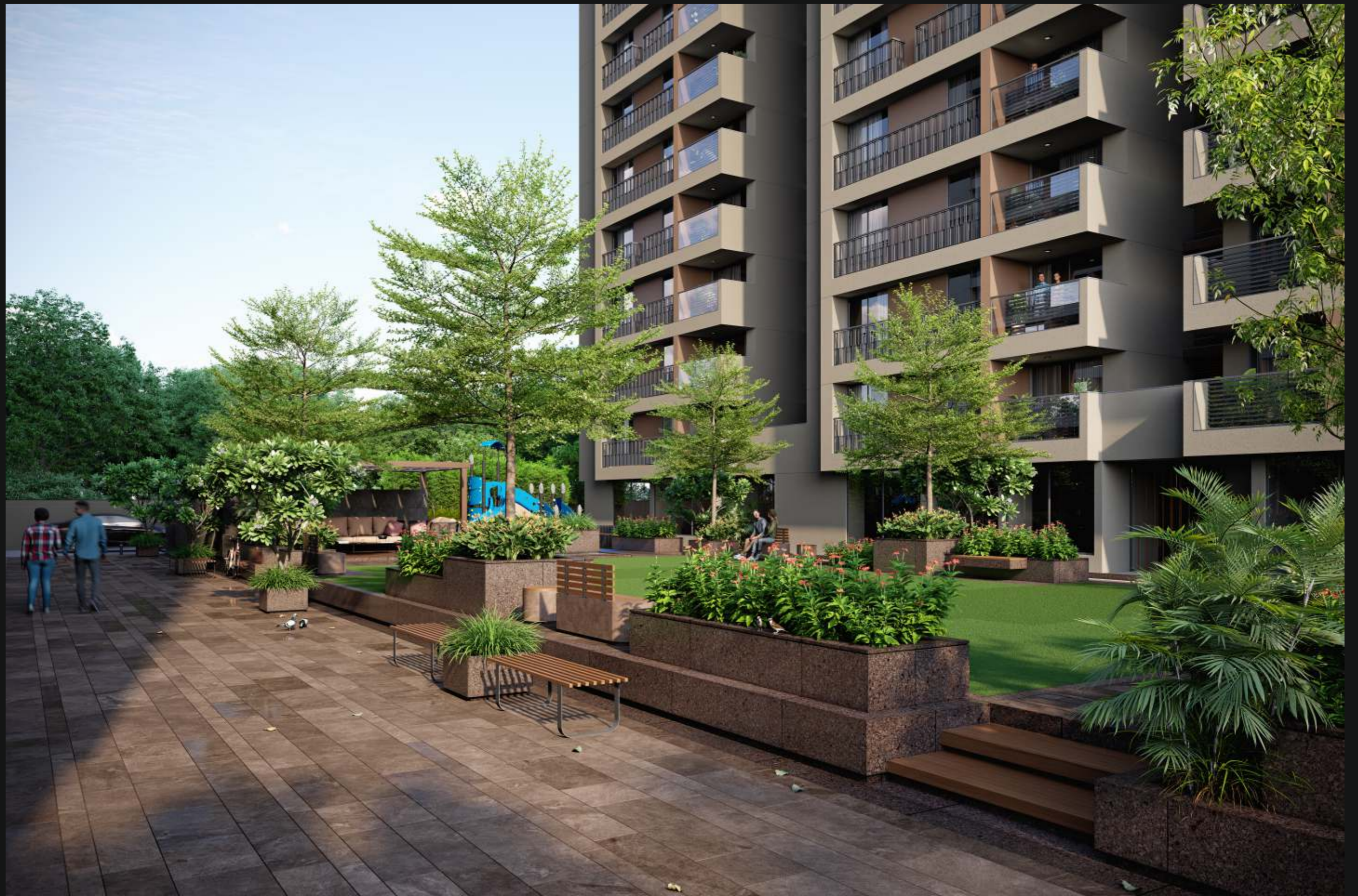
No Parking Zone
At Ground Floor

Thoughtfully Made
Living Spaces

All Age Inclusive
Central Landscape
Space

2 Basement
Parking Floor





JOY OF SERENITY

A lush retreat at the heart of luxury, where every step leads to serenity and sophistication.

Indulge in the art of peaceful living, surrounded by greenery.

JOY OF GREENSCAPE





JOY
OF
MOMENTS



JOY OF ELEGANCE

Grace, grandeur, and refined details, where every arrival feels like a statement.



20,000

SQ.FT. DEDICATED SPACE FOR RECREATION

JOY
OF
LEISURE

A realm of exquisite comforts, where time slows down for your ultimate relaxation.



JOY OF
HEALTHY LIFE

A refined space for strength, balance & the pursuit of a healthier lifestyle.



A space where skill meets luxury & every win feels grand.

JOY
OF
WINNING



A lavish dive into relaxation, where every ripple echoes sophistication.

JOY OF LUXURIOUS DIP

Cinematic brilliance meets unparalleled comfort for an immersive escape.
A play paradise designed for laughter, wonder & endless delight.



JOY OF CINEMAGIC & PLAYTOPIA



JOY OF CELEBRATION

A grand setting where every celebration turns into a timeless memory.



JOY OF COMFORT

A sanctuary of refined elegance, where every moment is wrapped in comfort.

Embrace the beauty of spacious, sunlit living designed for pure comfort.

JOY OF AIRINESS





JOY OF FLAVOURS

A kitchen crafted for culinary delights & shared happiness.



A tranquil space to unwind, recharge & dream.

JOY
OF
DREAMS

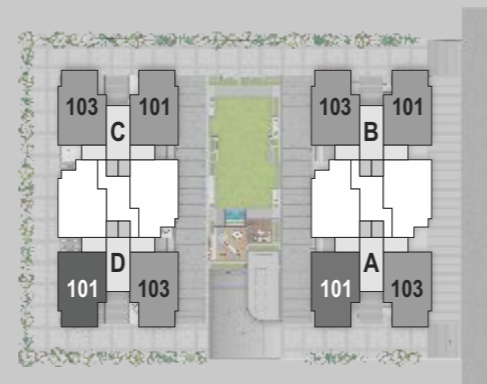


**TYPICAL
FLOOR
PLAN**

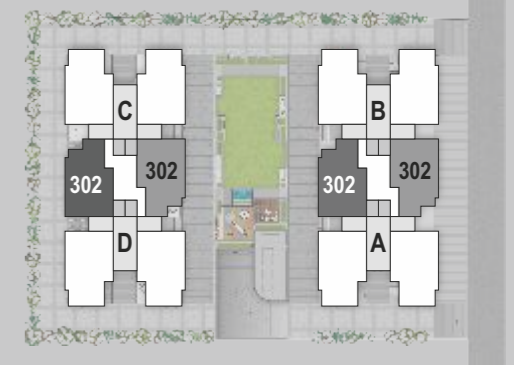
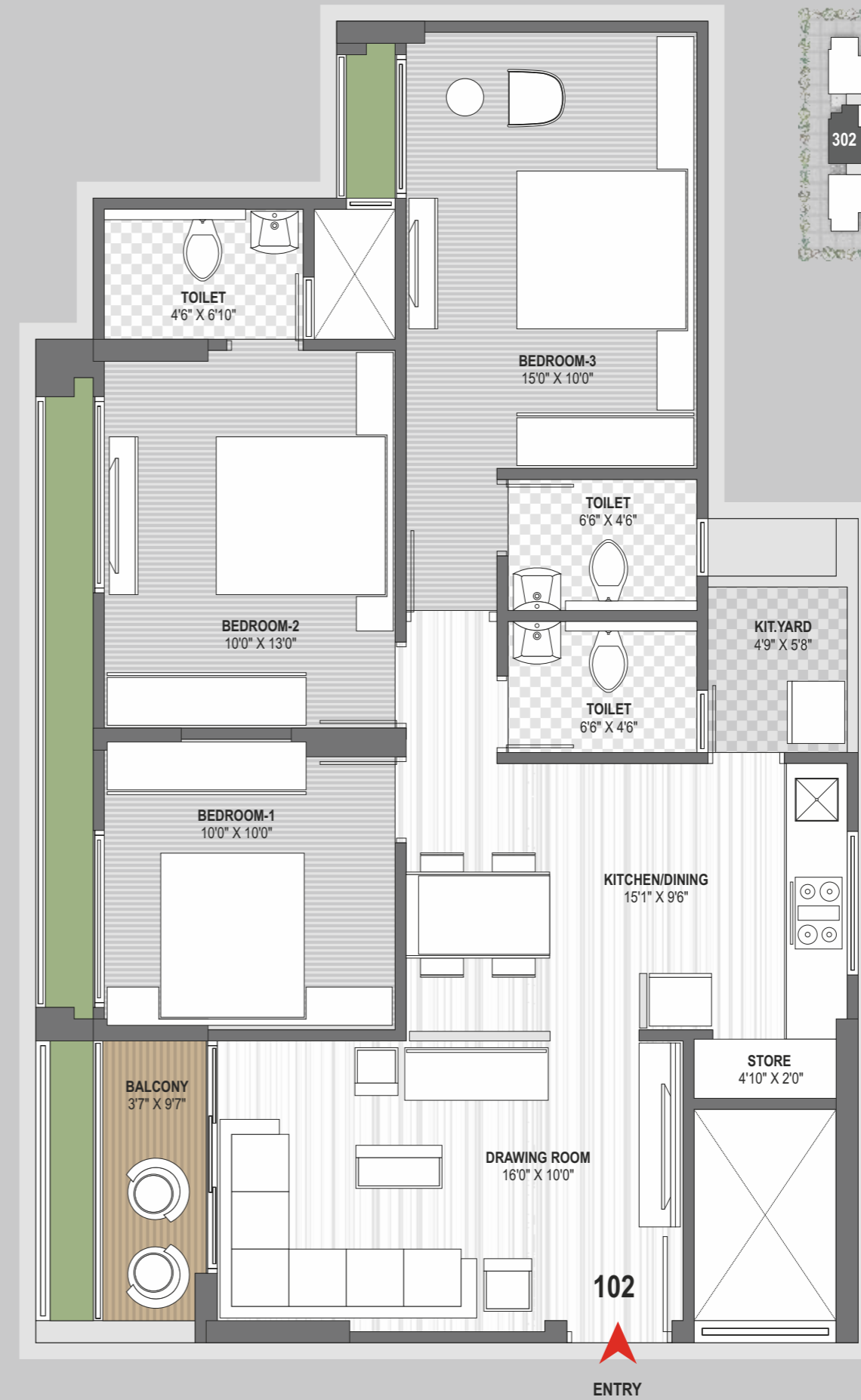
TERRACE ONLY AT 1ST FLOOR



3 BHK TYPE A



3 BHK TYPE B



102

ENTRY

Specification

| | |
|---|---|
|  | <p>Flooring</p> <p>Living, Dining Premium Quality Vitrified Tiles 800x800mm</p> <p>Bedrooms, Kitchen Premium Quality Vitrified Tiles 600x600mm</p> <p>Porch, Wash Rustic Tiles, Kota</p> |
|  | <p>Kitchen</p> <p>Platform Granite with SS Sink</p> <p>Tiles Decorative Vitrified Tiles</p> <p>Designer Vitrified Tiles dado Up to Lintel Level & Wall Above Kitchen Platform</p> |
|  | <p>Bathrooms</p> <p>Wall Decorative Vitrified Tiles</p> <p>Plumbing Branded Concealed Bath Fittings</p> <p>Sanitary Branded Table Tops & Wall Hung Commodes</p> |
|  | <p>Doors</p> <p>Main Door Designer Main Door with WPC Frame</p> <p>Internal Doors Wooden Flush Doors With Premium Fittings</p> |
|  | <p>Windows</p> <p>Window Sill Granite Sills on all 4 sides.</p> <p>All Areas Powder Coated Aluminum Section Sliding Window</p> |
|  | <p>Electric</p> <p>All Areas Concealed FR ISI Wiring with adequate number of points in each room with branded Modular Switches</p> <p>AC provision in all rooms</p> |
|  | <p>Color</p> <p>Internal Mala Plaster With Putty finish</p> <p>External Double Coat mala Plaster with Texture finish</p> |

Salient Features

| | | |
|--|--|---|
|  <p>Entrance with Security Cabin</p> |  <p>2 wheeler Parking</p> |  <p>Generator Set for Common Areas</p> |
|  <p>24/7 Hi - Tech Security with CCTV Cameras</p> |  <p>Beautiful Landscaping</p> |  <p>Solar System</p> |
|  <p>2 High - Speed Auto Door Elevators per Tower.</p> |  <p>Pleasant Sit - Outs.</p> |  <p>Rainwater Harvest</p> |
|  <p>Exclusive Entrance Lobby with Rich Finishing.</p> |  <p>Multi Purpose Club House.</p> |  <p>Wifi Zone</p> |
|  <p>Alloted Parking</p> |  <p>Common Toilet</p> | |



TAP FOR LOCATION



SHIVANA ARESTA

Safal Parisar Road, South Bopal, Ahmedabad

99986 33553 | 99986 33374

RERA No. : PR/GJ/AHMEDABAD/DASKROI/Ahmedabad Municipal Corporation/MAA14517/131224/310828



shivanagroup  
www.shivanagroup.com