



A L I F E S T Y L E L I K E A R E S O R T

3 BHK | LIVING

**EIFFEL TOWERS**

OPP. SATVA BALAJI,  
NR. DEVASYA SCHOOL X ROAD,  
D-MART TO HARIDARSHAN (SHALBY HOSPITAL) MAIN ROAD,  
NIKOL, AHMEDABAD - 382350

MOBILE NO. - 90 700 18 700

ARCHITECTURE	STRUCTURE	DEVELOPER	LANDSCAPPER	PARKING AGENCY	PMC

RERA NO. - PR/CJ/AHMEDABAD/AHMEDABAD CITY/ AHMEDABAD MUNICIPAL CORPORATION/MAA15112/190425/311230  
RERA WEBSITE - WWW.GUJRERA.GUJARAT.GOV.IN





3 BHK | LIVING

Welcome to a lifestyle that blends luxury, leisure, and comfort seamlessly. Here, every corner is designed to offer a resort-like experience, right in the heart of the city. Discover a home that feels like a vacation, every single day

@NR.DEVASYA SCHOOL X ROAD , NIKOL

A L I F E S T Y L E

*beyond*

O R D I N A R Y



REDEFINING MODERN LIVING *Spaces*



14 RISE



A VISION TURNED INTO *Reality*



LUXURY HOMES WITH RETAIL

*Access*

UNLOCK ENDLESS OPPORTUNITIES WITH OUR THOUGHTFULLY DESIGNED RETAIL SPACES. PERFECT FOR SHOPS AND SHOWROOMS, THESE SPACES BRING YOUR BUSINESS CLOSER TO A GROWING AND DYNAMIC CUSTOMER BASE



**GROUND FLOOR SHOPS**  
**1ST & 2ND FLOOR SHOPS & SHOWROOMS**

14 FLOOR  
HIGHRISE

G + 2 FLOOR  
SHOPS &  
SHOWROOMS

SPACIOUS  
SEATING BALCONY

4 FLATS  
ON EACH FLOOR

E.V CHARGING  
POINT PROVISION

HYDRAULIC  
PARKING SYSTEM

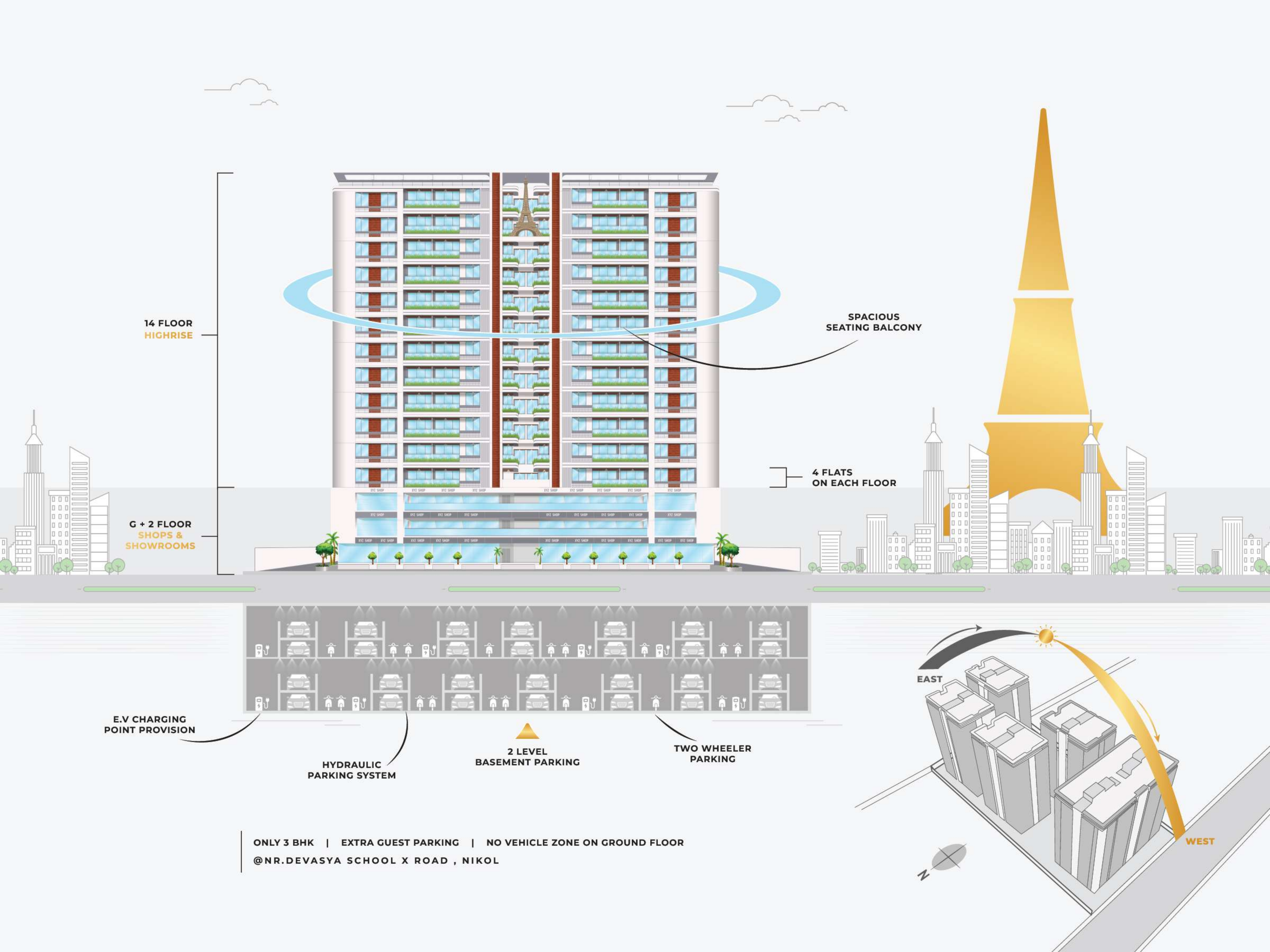
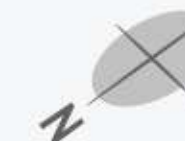
2 LEVEL  
BASEMENT PARKING

TWO WHEELER  
PARKING

ONLY 3 BHK | EXTRA GUEST PARKING | NO VEHICLE ZONE ON GROUND FLOOR  
@NR.DEVASYA SCHOOL X ROAD , NIKOL

EAST

WEST



LIVE WHERE CONVENIENCE *Thrives*

ENJOY THE BEST OF BOTH WORLDS WITH A LOCATION THAT OFFERS EASY ACCESS TO EVERYTHING YOU NEED. SHOPS, SCHOOLS, HOSPITALS, AND TRANSPORT OPTIONS ARE ALL JUST A STONE'S THROW AWAY, MAKING EVERYDAY LIFE EFFORTLESS.



IMPERIAL  
MANSION  
BUNGLOW

SHUBHAM  
GALAXY

RUDRAKSH  
RESIDENCY

PRATHNA  
EXOTICA

ATHER  
SHOWROOM

KIRAN  
MOTORS  
SUZUKI

AKSHAR  
HOSPITAL

DEVASYA  
INTERNATIONAL  
SCHOOL

80FT. MAIN ROAD



A LIFESTYLE LIKE A RESORT

## @GROUND FLOOR WITH NO-VEHICLE ZONE

- |  |  |
|--|--|
| (1) THE GREAT AMBIANCE OF 45' EIFFEL TOWERS                      | (28) LADIES SEATING ROOM - 25'0" X 12'6"   |
| (2) EIFFEL TOWER GAZEBO SEATING WITH WATER BODY                  | (29) DAY CARE ROOM - 25'6" X 15'6"   |
| (3) WALKING ENTRY WITH WATERBODY                                 | (30) SIZEABLE FOYER WITH WAITING LOUNGE 'E BLOCK' - 40'6" X 11'0"                            |
| (4) SECURITY CABIN   | (31) SPECIFIC METER ROOM 'E BLOCK'   |
| (5) CHILDREN DROP-OFF ZONE                                       | (32) COMMON MEN WASHROOM   |
| (6) SOCIETY MEETING OFFICE                                       | (33) COMMON WOMEN WASHROOM   |
| (7) SIZEABLE FOYER WITH WAITING LOUNGE 'B BLOCK' - 14'6" X 26'0" | (34) FOOD PREPRATION AREA - 17'0" X 16'6"  |
| (8) SPECIFIC METER ROOM 'B BLOCK' - 31'3" X 11'0"                | (35) KITCHEN STORE ROOM - 16'6" X 9'0"   |
| (9) LIBRARY - 22'0" X 31'0"                                      | (36) MULTIPURPOSE BANQUET HALL - 25'0" X 61'0"   |
| (10) DIGITAL WORKSPACE - 15'0" X 20'0"                           | (37) PARTY LAWN GARDEN - 3200 SQ.FT.   |
| (11) COMMON SEATING SPACE  | (38) GAZEBO SEATING AREA   |
| (12) ZULA SPACE  | (39) BOX CRICKET - 61'0" X 18'0"   |
| (13) CHILDREN PLAY AREA WITH RUBBER FLOOR - 600 SQ.FT.           | (40) SIZEABLE FOYER WITH WAITING LOUNGE 'F BLOCK' - 17'0" X 21'0"                            |
| (14) SATSANG HALL - 57'0" X 24'3"                                | (41) SPECIFIC METER ROOM 'F BLOCK'   |
| (15) SIZEABLE FOYER WITH WAITING LOUNGE 'C BLOCK'                | (42) TODDLER PLAY AREA - 37'0" X 17'10"  |
| (16) SPECIFIC METER ROOM 'C BLOCK' - 12'3" X 24'9"               | (43) ESTATE MANAGERS ROOM - 21'0" X 18'6"  |
| (17) INDOOR GYMNASIUM WITH EQUIPMENTS                            | (44) WALK WAY  |
| (18) YOGA & MEDITATION SPACE                                     | (45) JOGGING TRACK   |
| (19) OPEN FLOOR GAME @GROUND FLOOR                               | (46) SENIOR CITIZEN SEATING SPACE - 18'6" X 32'0"  |
| (20) INDOOR GAME - 61'0" X 26'0"                                 | (47) SIZEABLE FOYER WITH WAITING LOUNGE 'A BLOCK'  |
| (21) SIZEABLE FOYER WITH WAITING LOUNGE 'D BLOCK'                | (48) SPECIFIC METER ROOM 'A BLOCK' - 3.4MT. X 9.5MT.   |
| (22) SPECIFIC METER ROOM 'D BLOCK' - 10'0" X 29'0"               | (49) WIDE RAMP FOR IN & OUT FOR EASY ENTRY-EXIT  |
| (23) CONFERENCE ROOM - 18'9" X 15'3"                             | (50) DOUBLE HEIGHT DOUBLE BASEMENT WITH HYDRAULIC MACHINERY FITMENT DOUBLE 4 WHEELER (CAR) & |
| (24) JANITOR ROOM - 8'6" X 14'3"                                 | (51) DOUBLE 2 WHEELER (BIKE) E.V CHARGING POINT PROVISION                                    |
| (25) URBAN CLAP SPACE - 8'6" X 14'3"                             |  |
| (26) MOVIE THEATRE - 28'0" X 29'0"                               |  |
| (27) COMMON STORE ROOM - 7'0" X 20'0"                            |  |



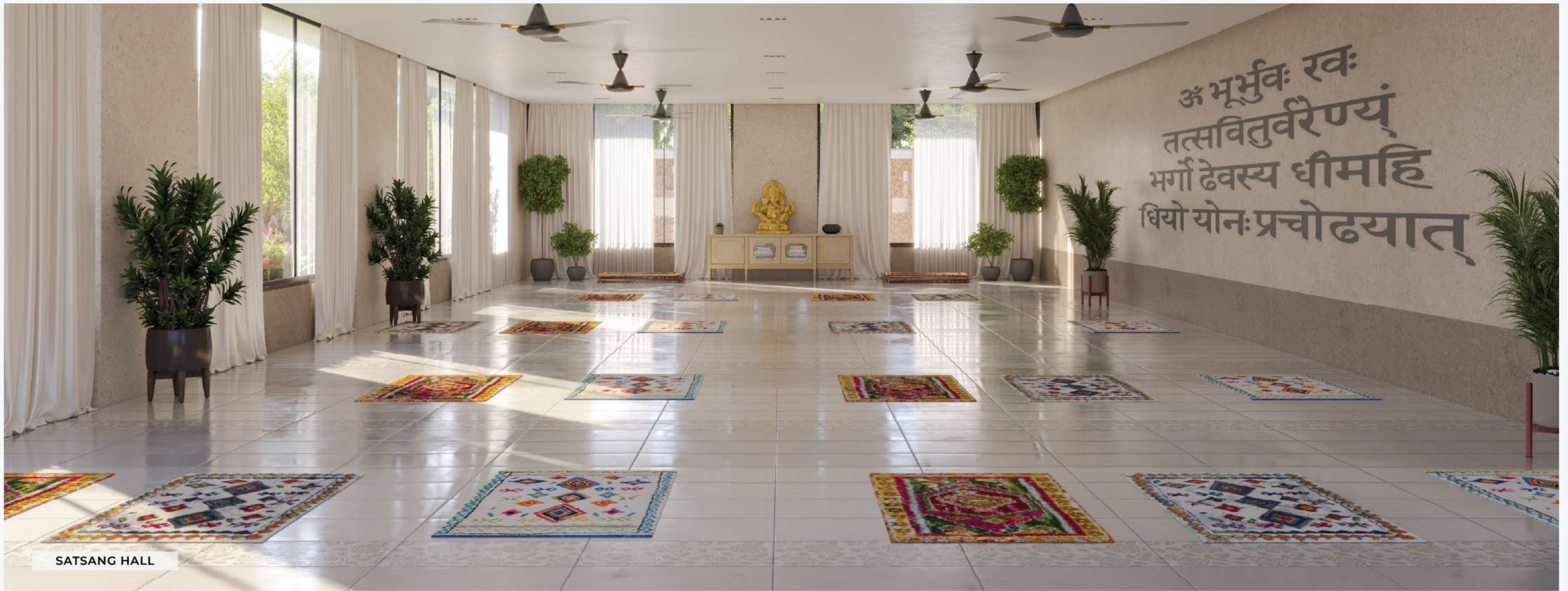
STRATEGICALLY DESIGNED FOR

*Comfort*

GROUP OF ELEGANCE THAT SPARKS

*Brightly*





SATSANG HALL



YOGA & MEDITATION SPACE



INDOOR GYMNASIUM WITH EQUIPMENTS



INDOOR GAMES



LIBRARY & DIGITAL WORK SPACE



MOVIE THEATRE



TODDLER PLAY AREA



1<sup>ST</sup> & 2<sup>ND</sup> FLOOR LAYOUT *plan*





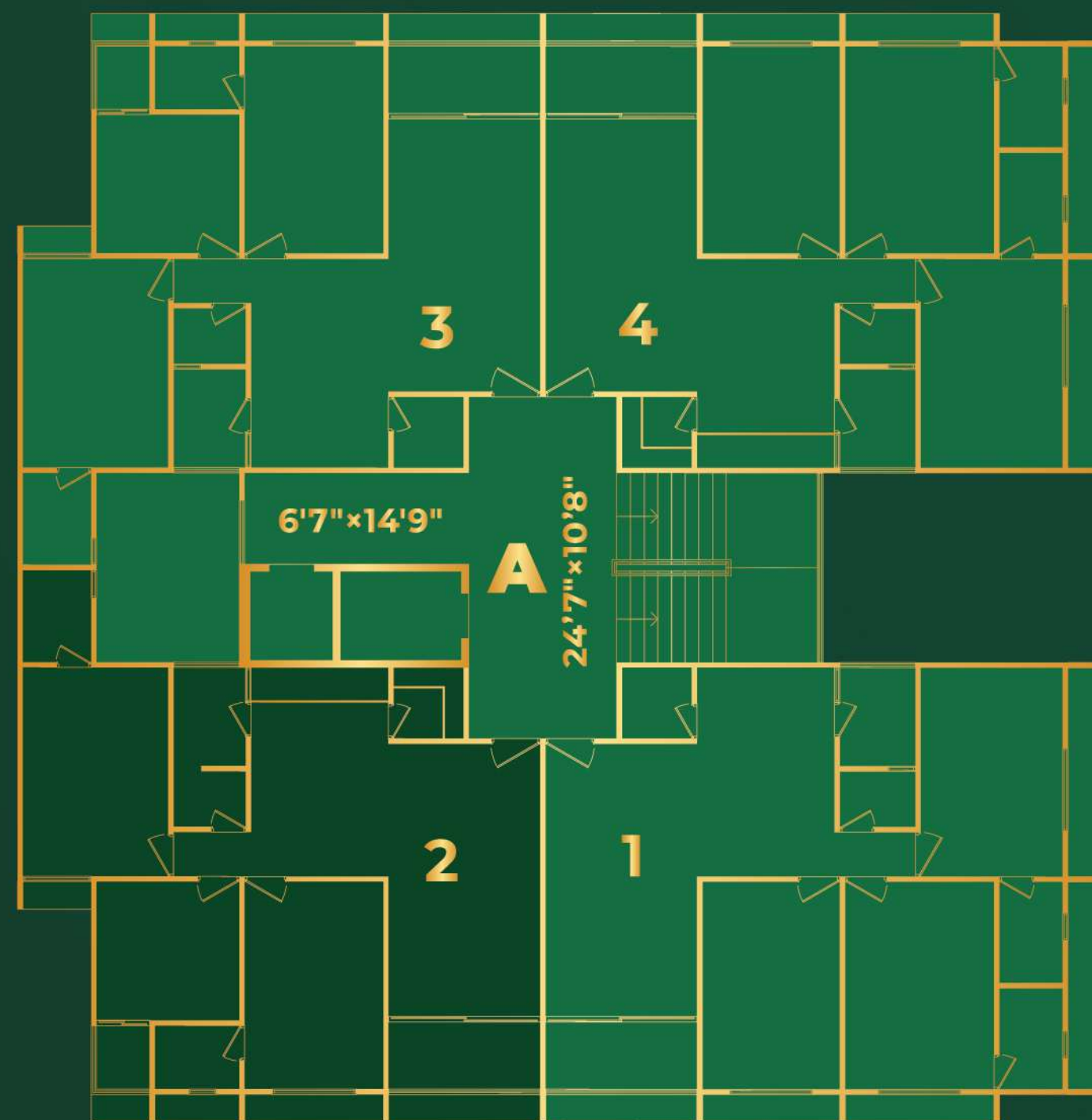
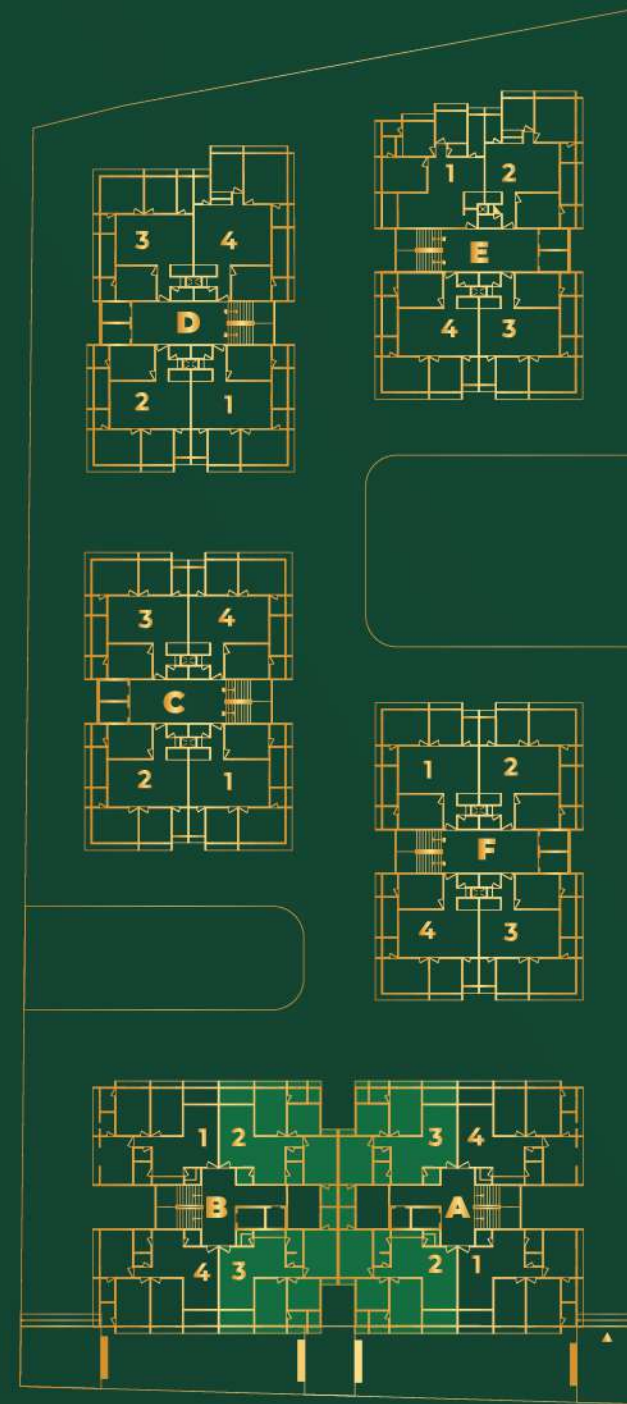
3<sup>RD</sup> FLOOR LAYOUT *plan*





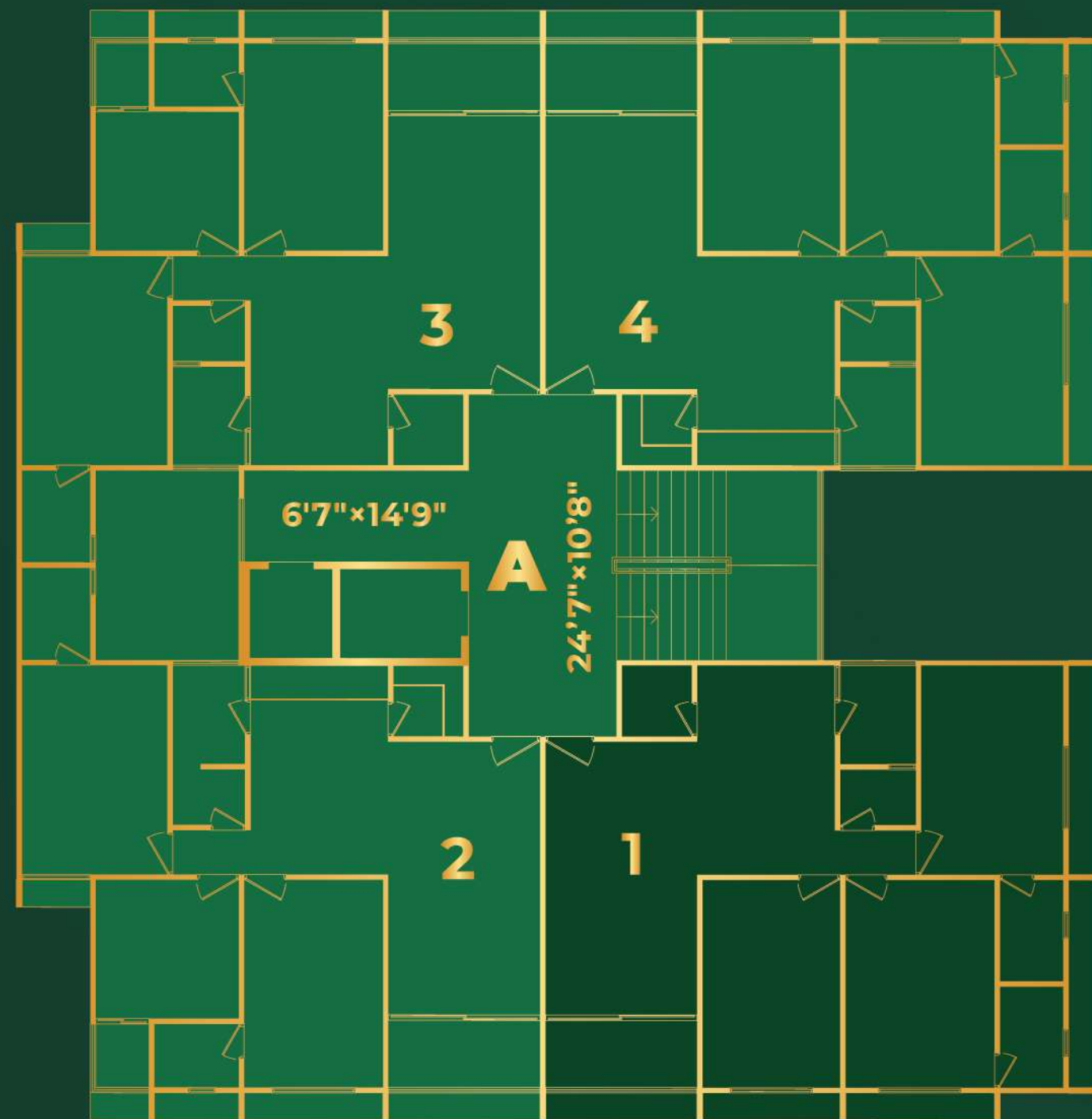
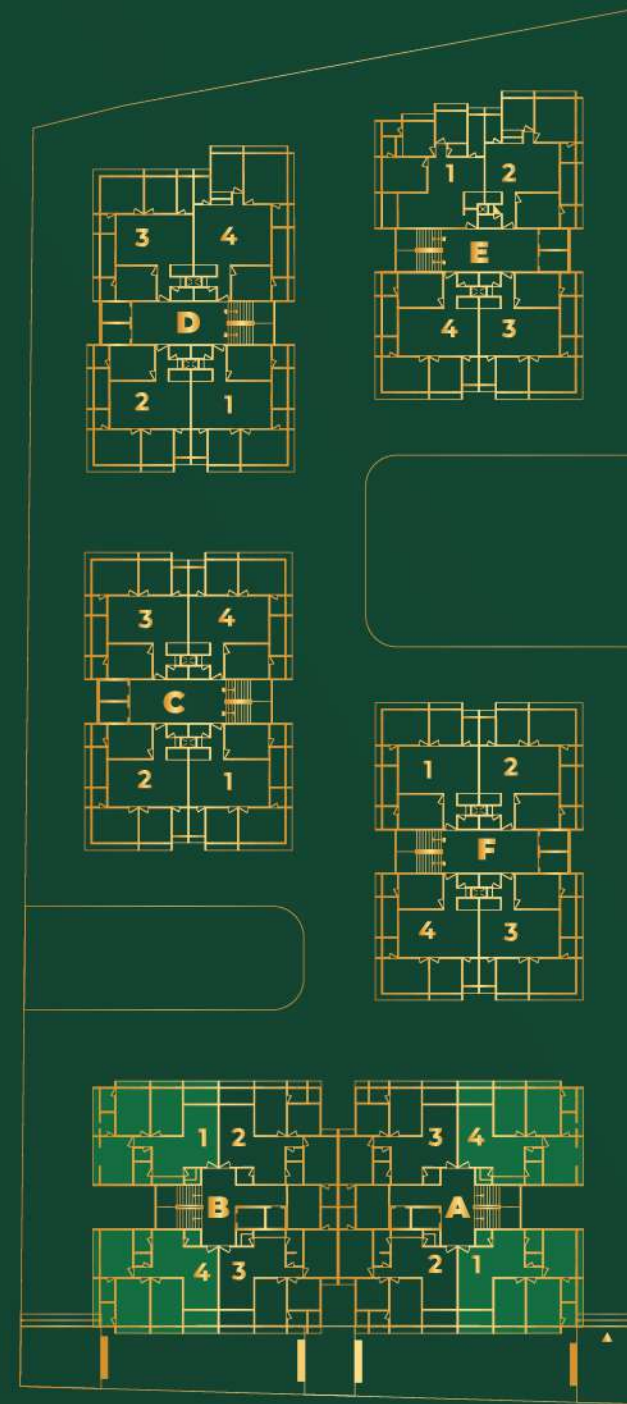
TYPICAL FLOOR LAYOUT *plan*





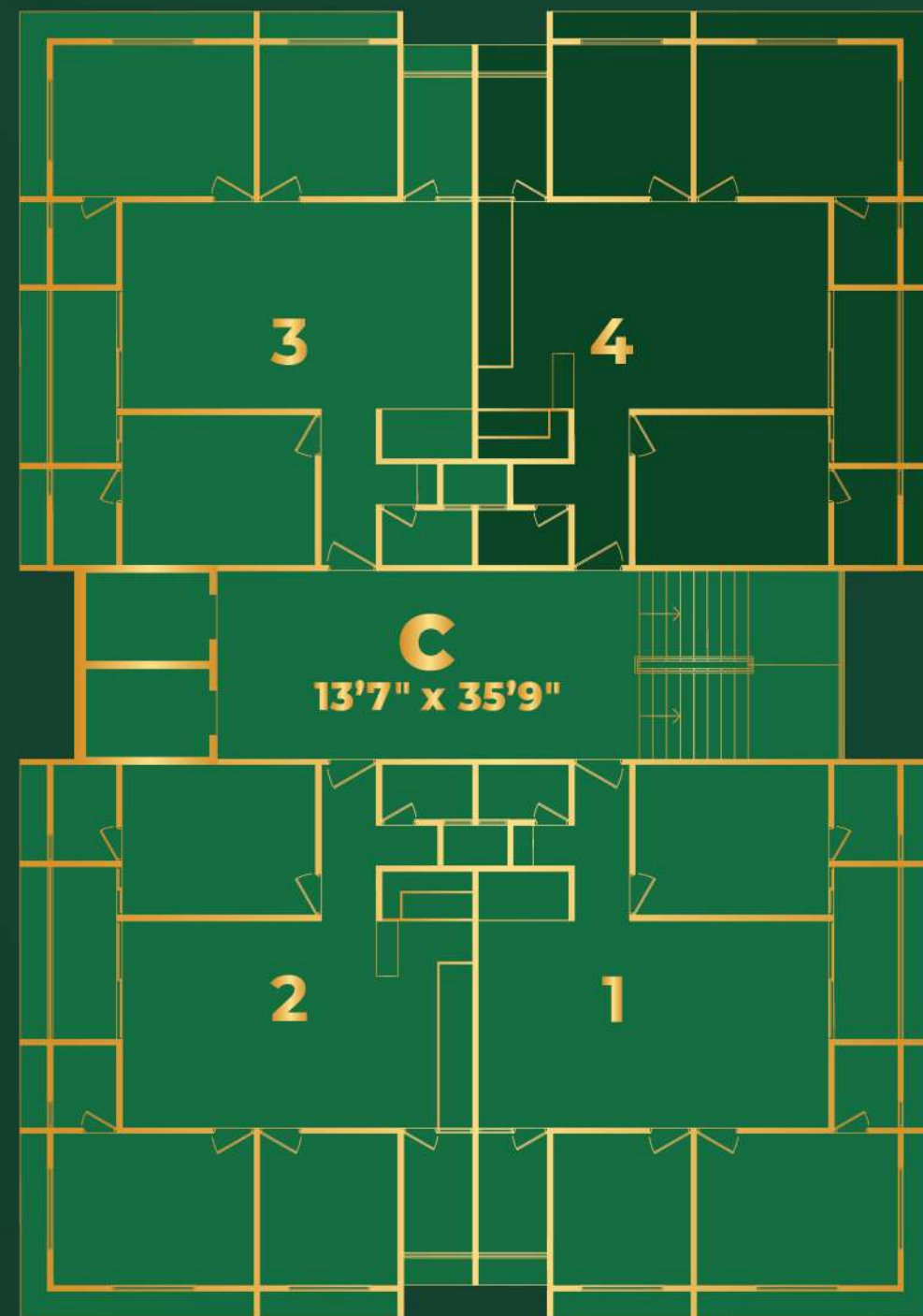
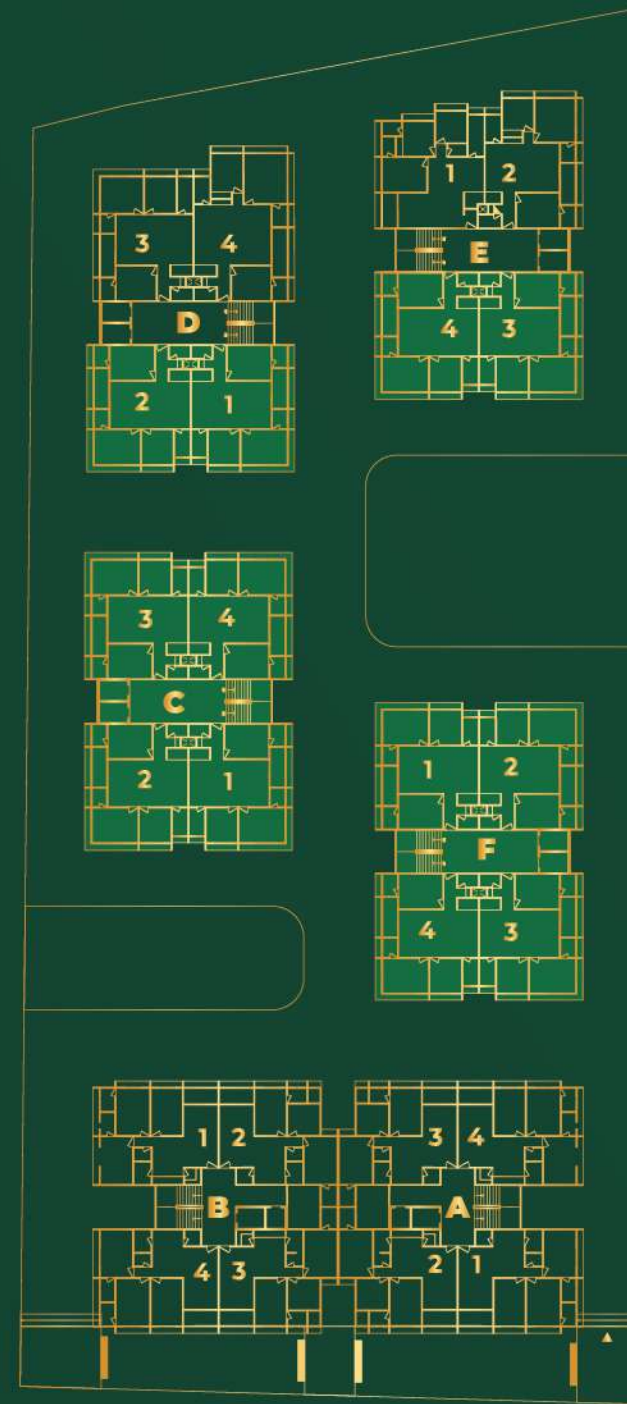
BLOCK A & B *unit* 102 & 103





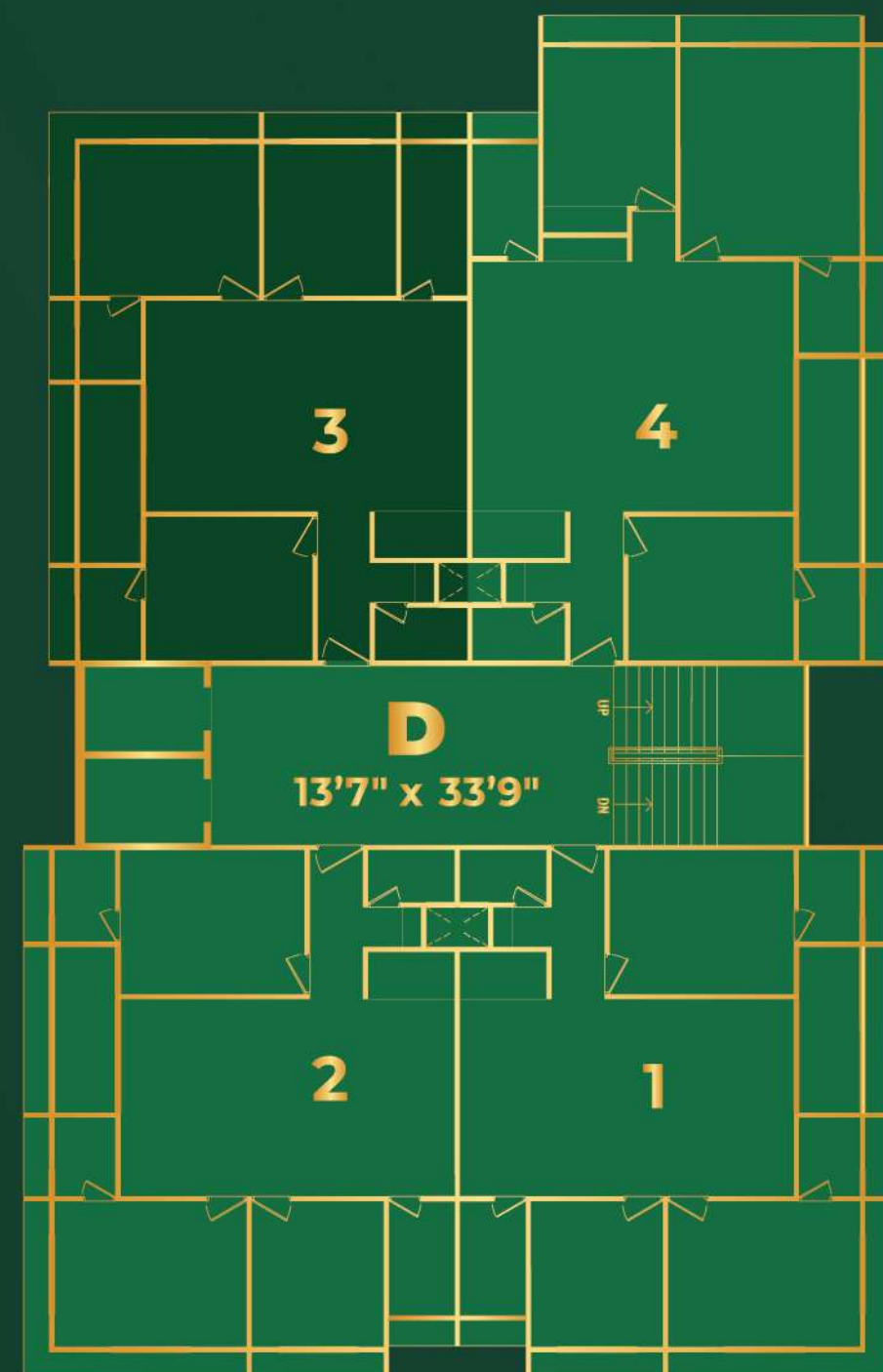
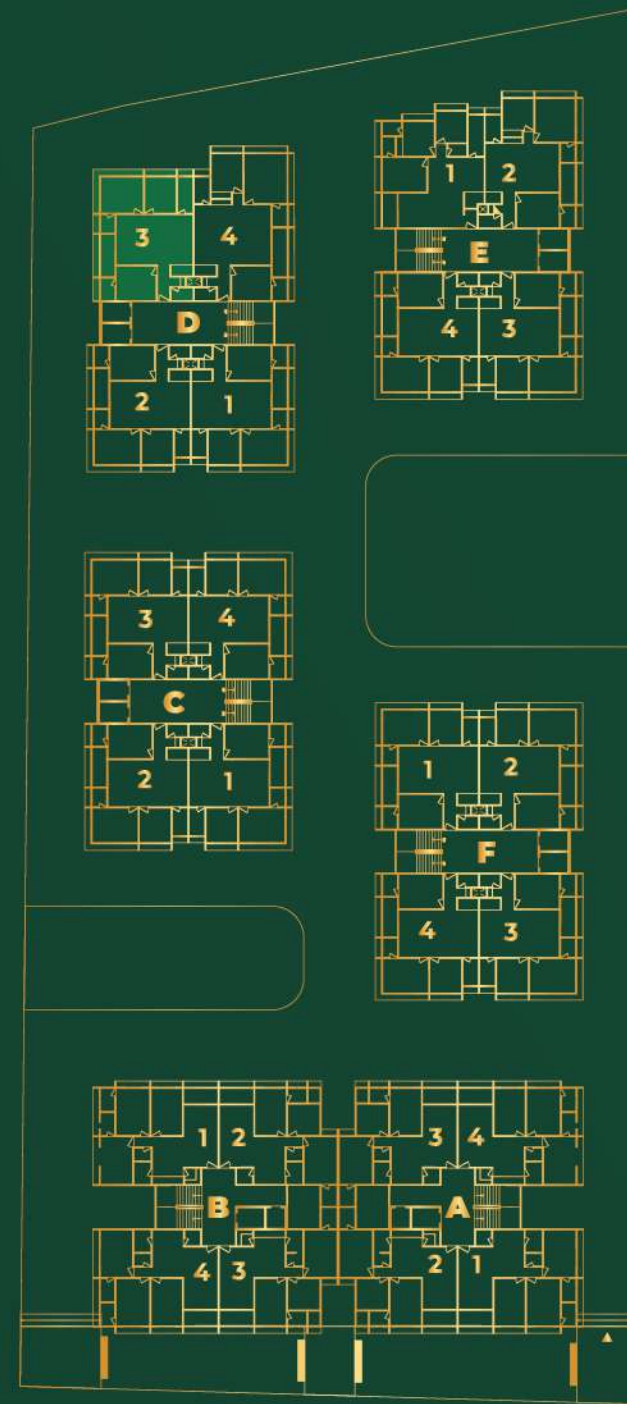
BLOCK A & B *unit* 101 & 104





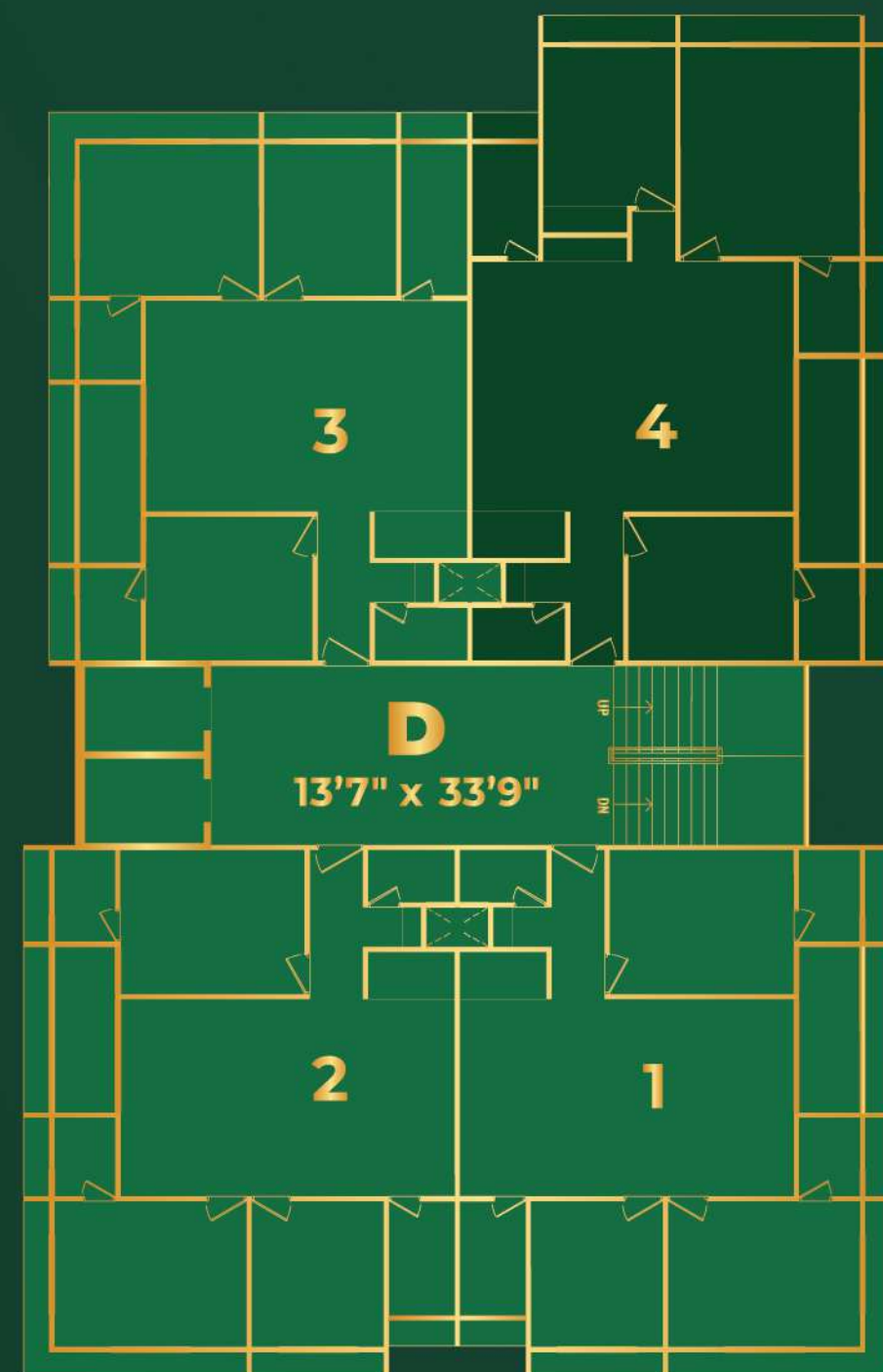
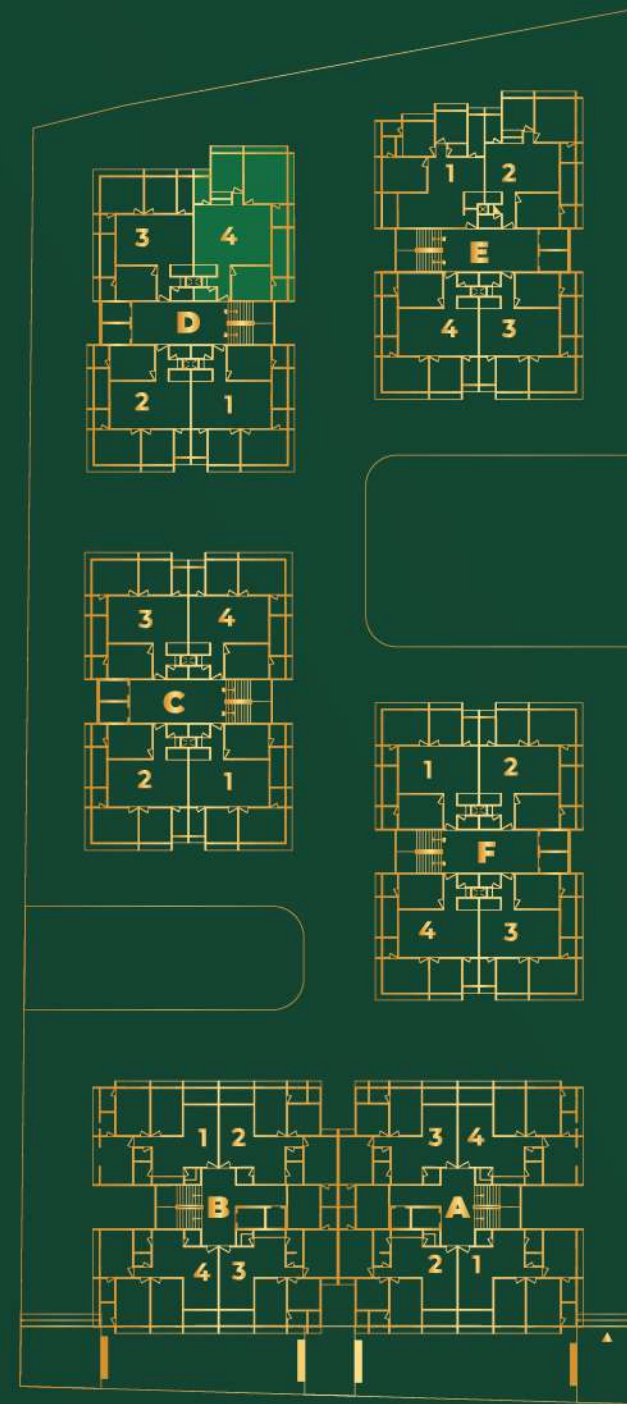
**BLOCK C & F** *unit* 101, 102, 103 & 104  
**BLOCK D** UNIT 101 & 102  
**BLOCK E** UNIT 103 & 104





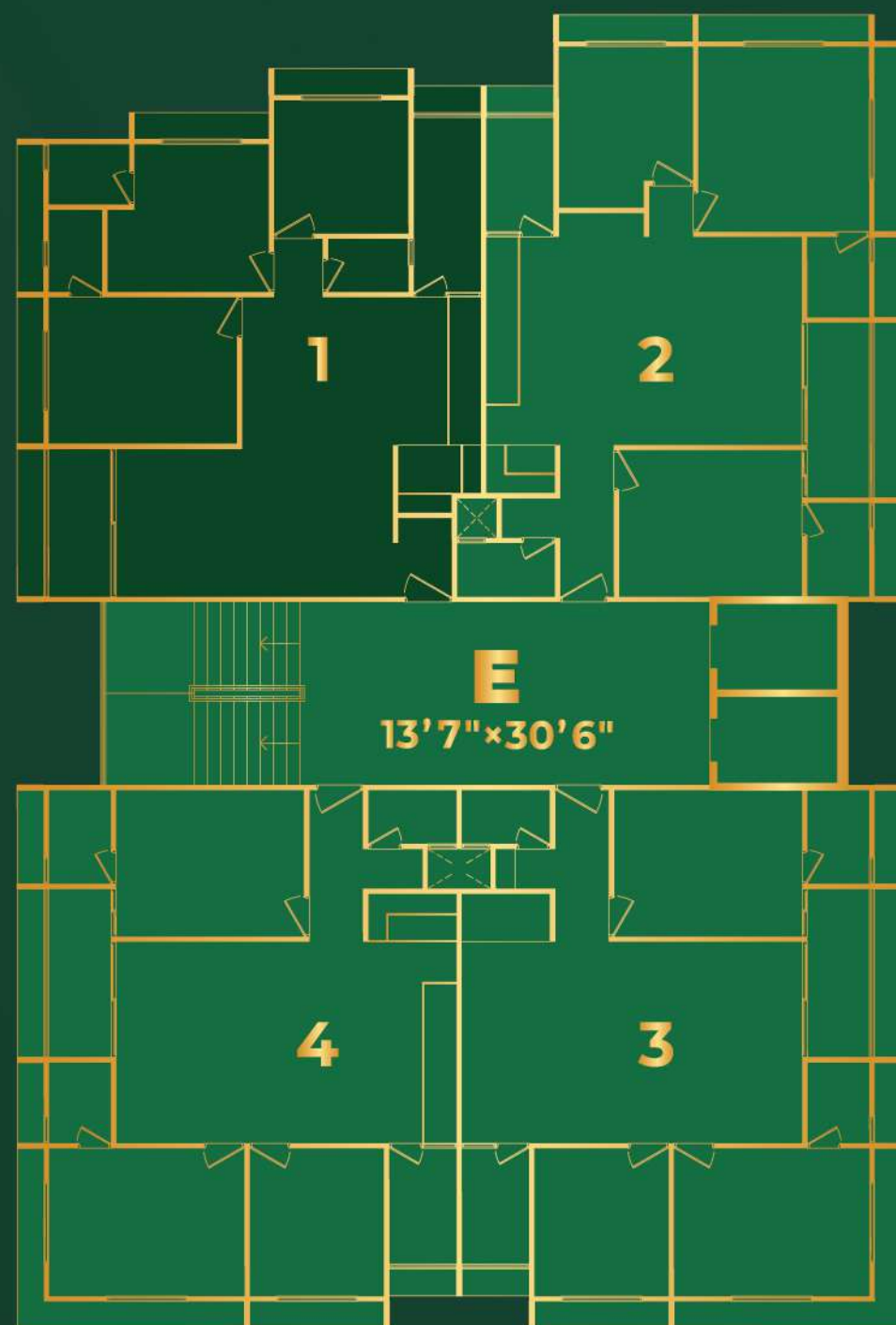
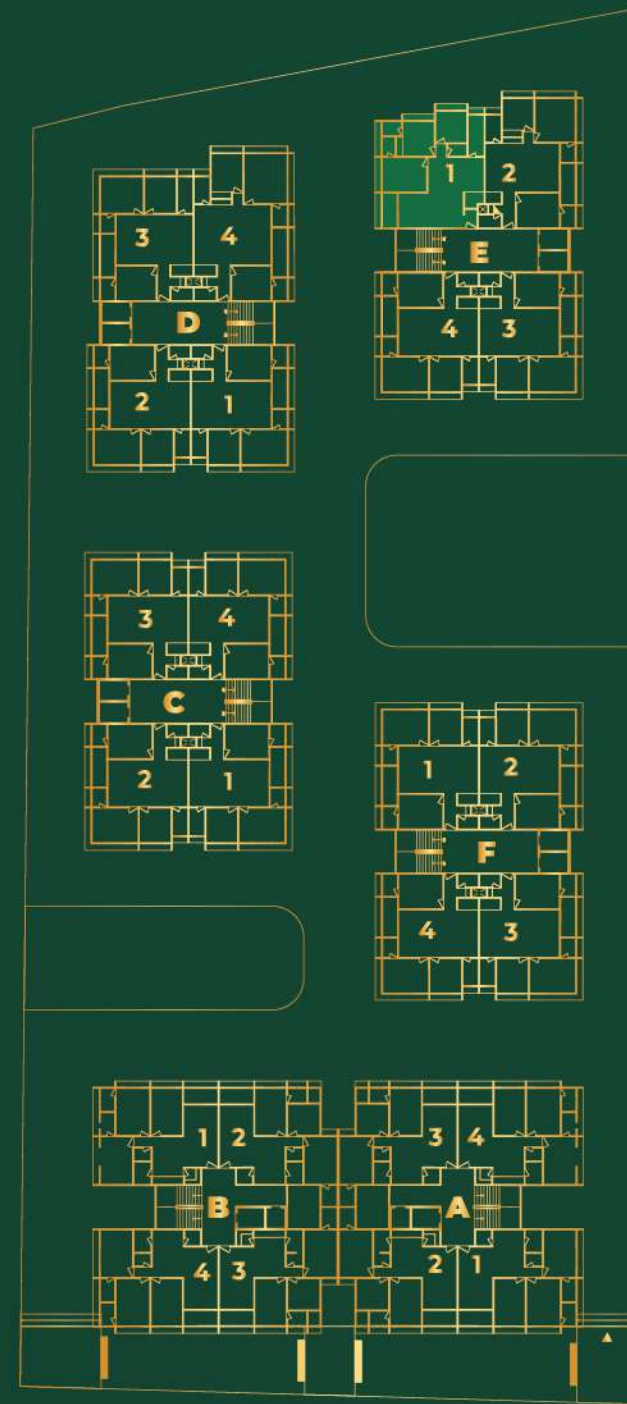
BLOCK D *unit* 103





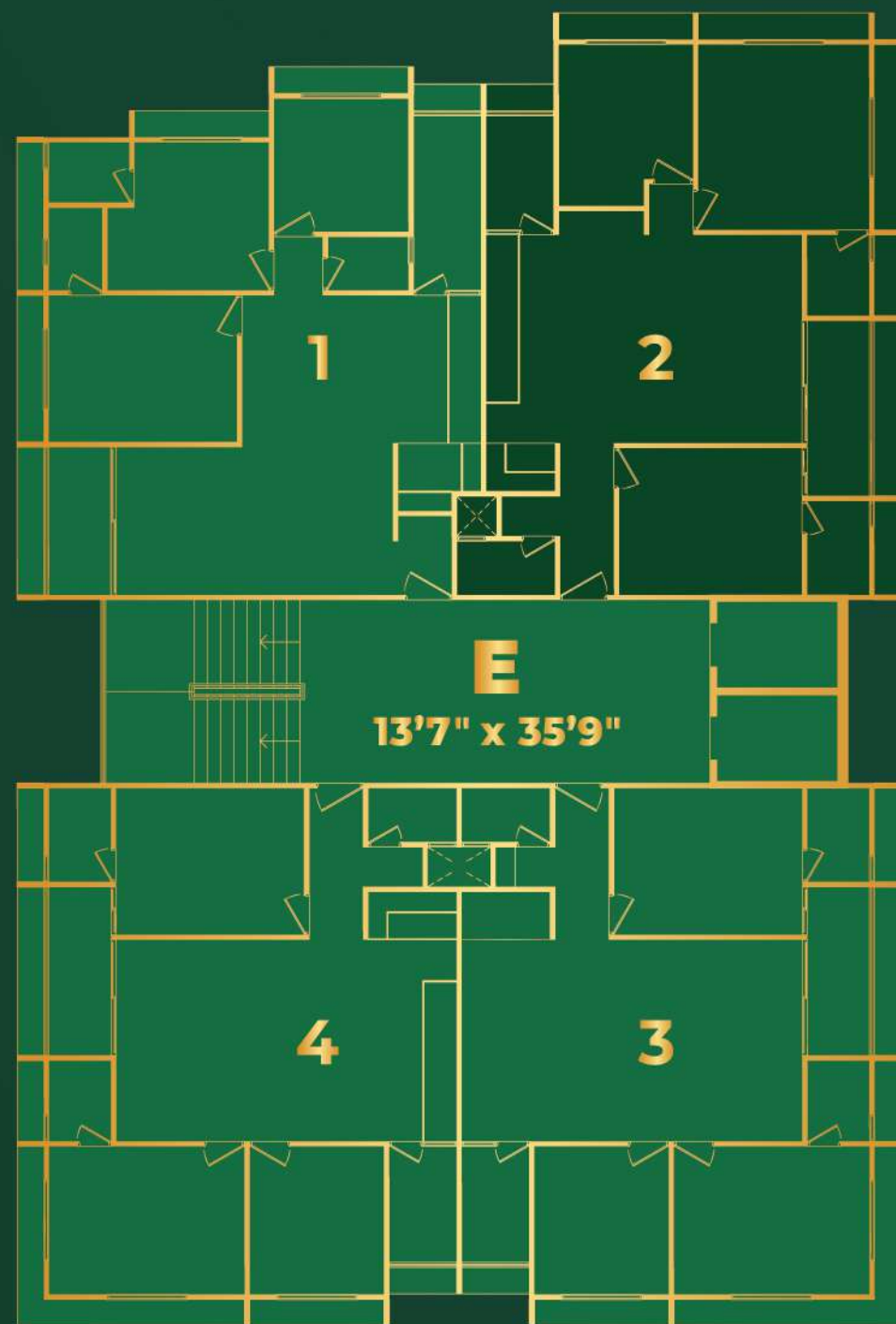
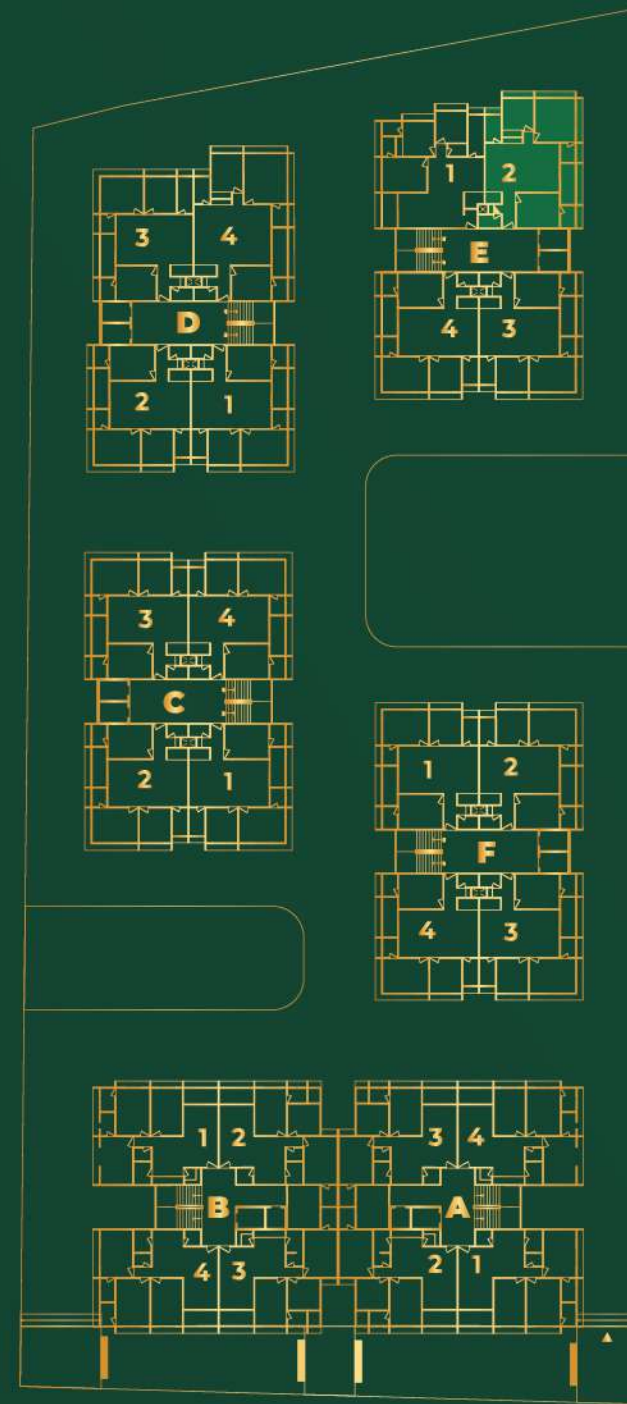
BLOCK D *unit* 104





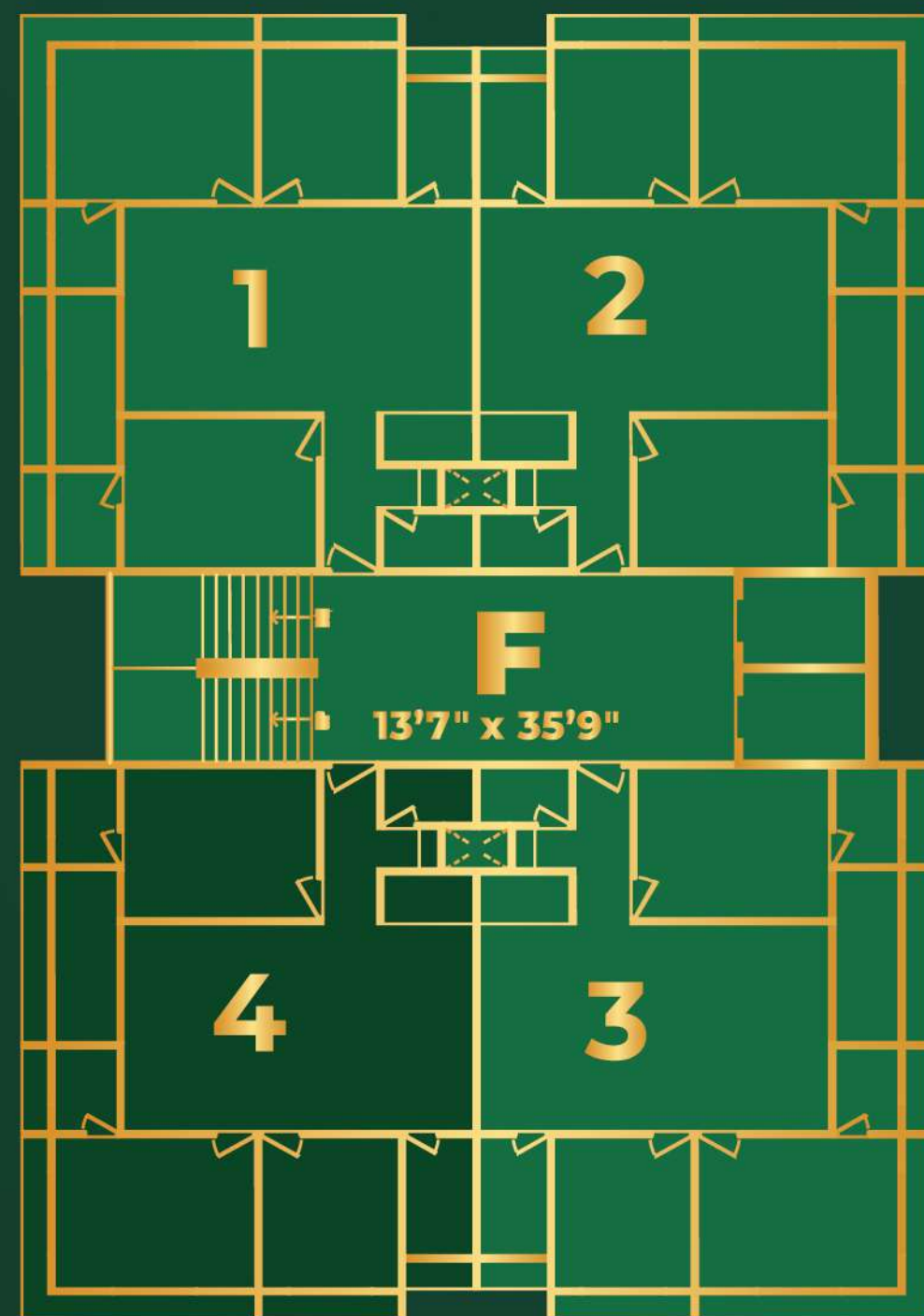
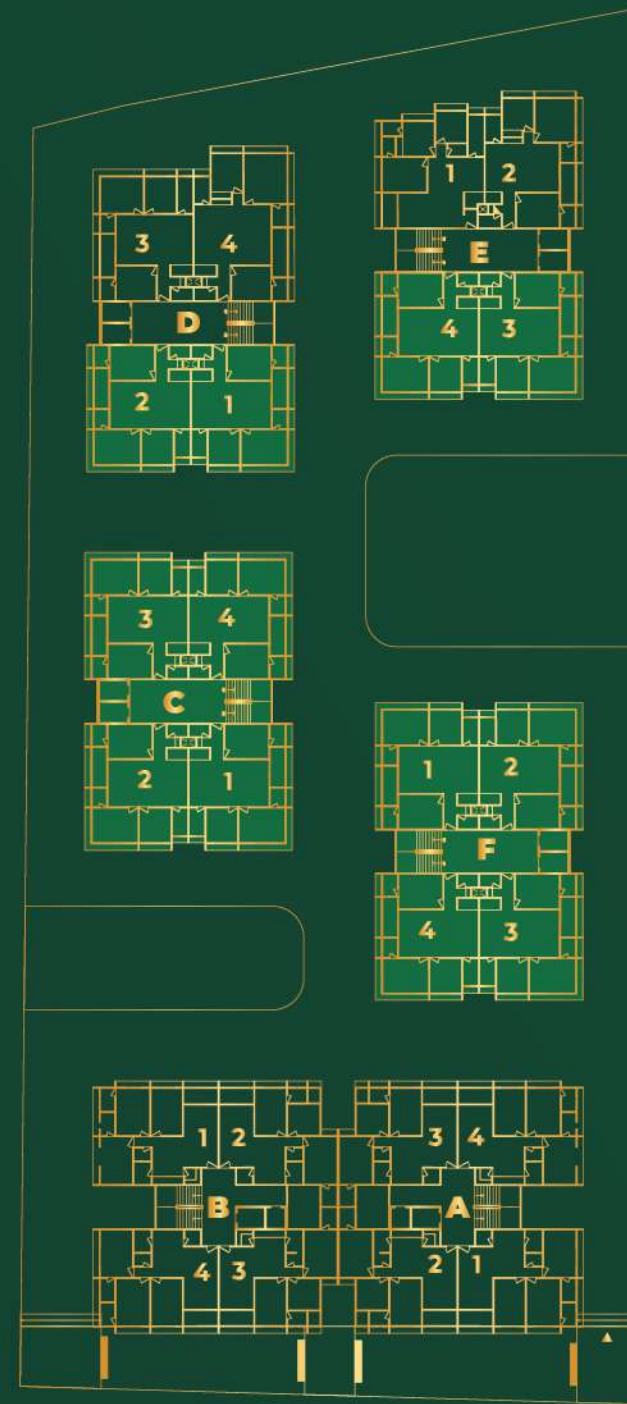
BLOCK E *unit* 101





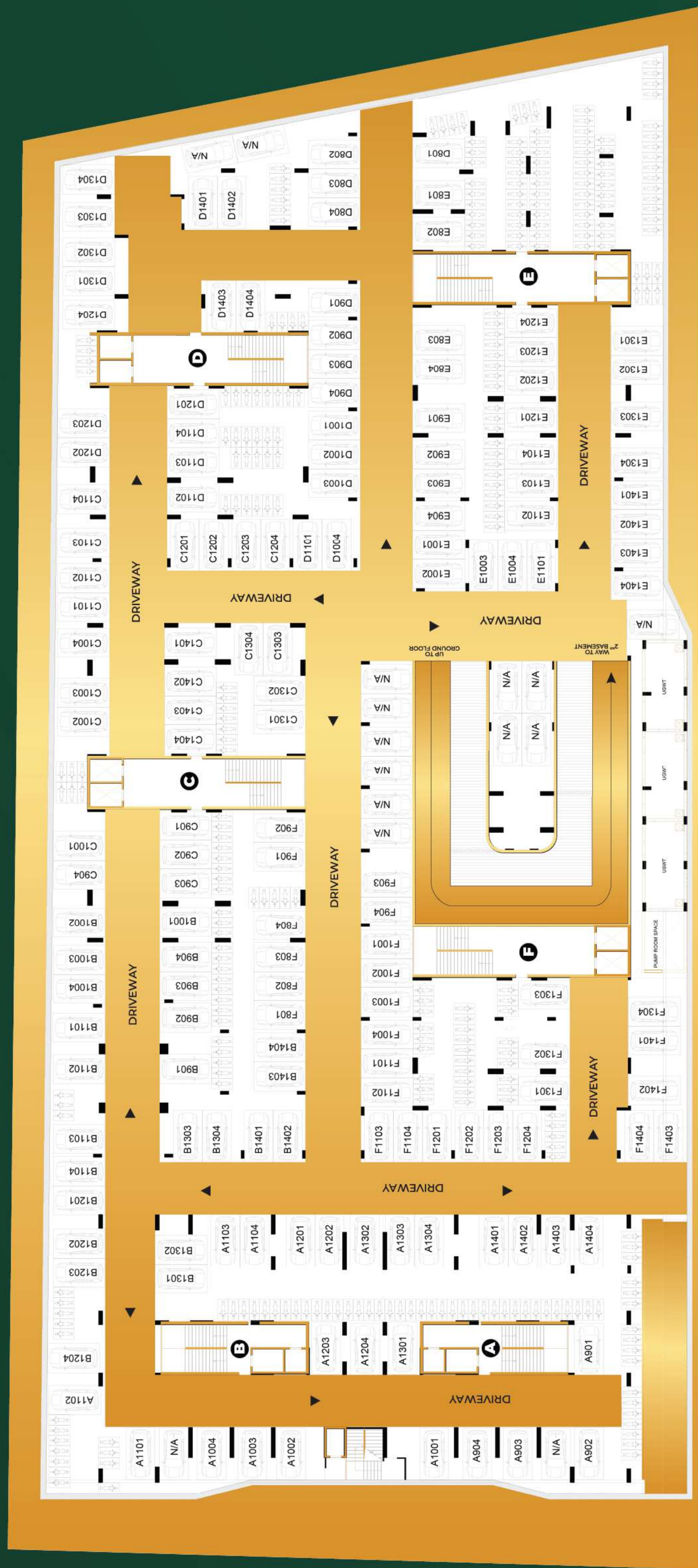
BLOCK E *unit* 102



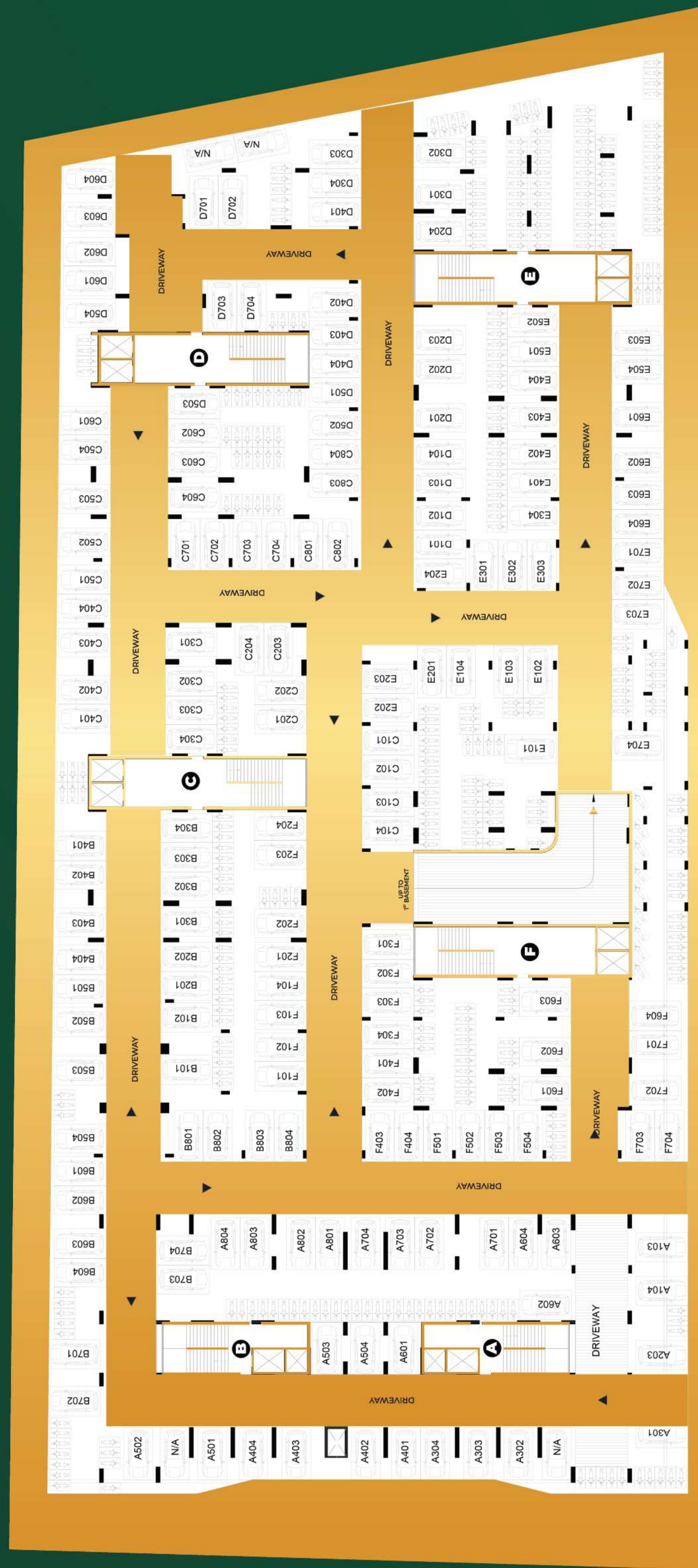


**BLOCK C & F** *unit* 101, 102, 103 & 104  
**BLOCK D** UNIT 101 & 102  
**BLOCK E** UNIT 103 & 104





**BASEMENT** *plan 01*



**BASEMENT** *plan 02*





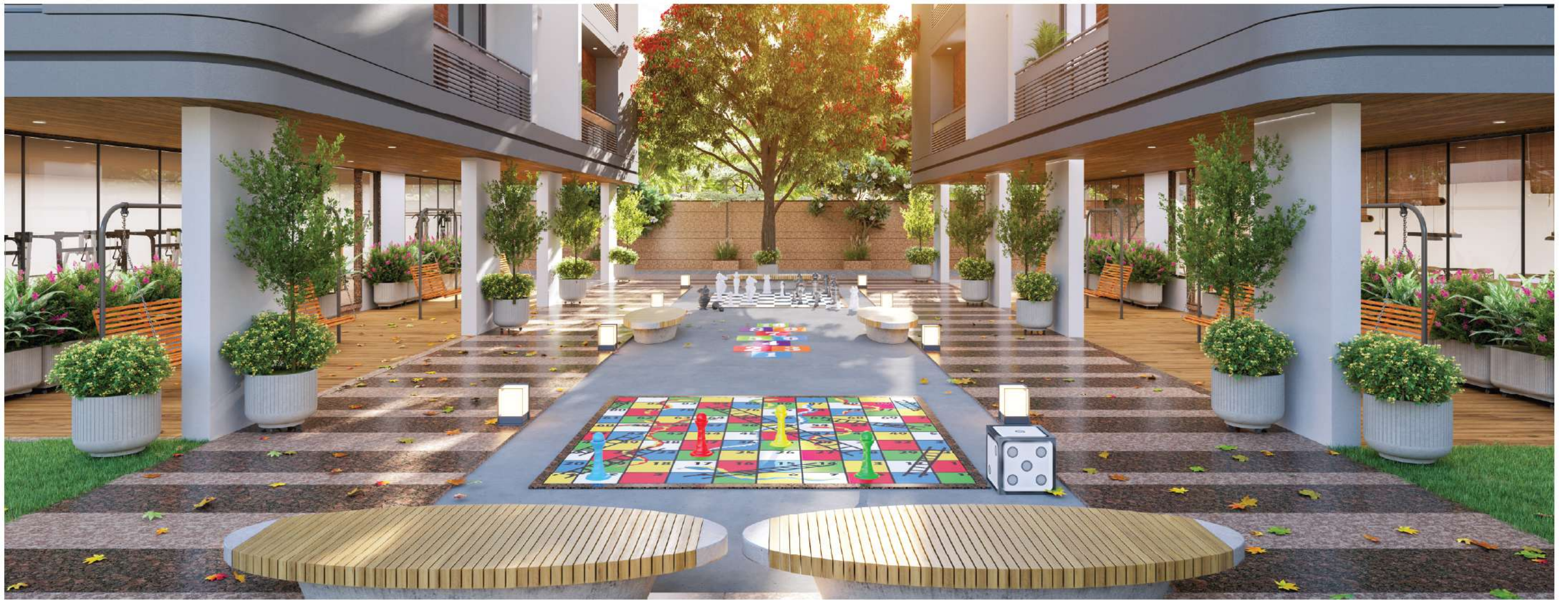
U N W I N D I N Y O U R T R A N Q U I L *Retreat*

WAKE UP TO THE CALMING SIGHT OF A BEAUTIFULLY LANDSCAPED GARDEN FROM YOUR BALCONY. LET THE SERENITY OF NATURE BE YOUR BACKDROP FOR MOMENTS OF RELAXATION AND QUIET REFLECTION



BEAUTIFUL WELCOME TO *Luxury*





VIBRANT SPACES FOR PLAYFUL *Hearts*



YOUR FUTURE BEGINS

*Here*

EXPERIENCE THE HEIGHT OF REFINED LIVING WITH THIS BREATHTAKING STRUCTURE. DESIGNED TO INSPIRE AND ELEVATE YOUR LIFESTYLE, IT'S MORE THAN JUST A HOME—IT'S A STATEMENT OF CLASS



CRAFTED TO THE HIGHEST

Standards



## SPECIFICATION



### WALL FINISH

INTERNAL: SMOOTH FINISH MALA PLASTER WITH PUTTY.  
EXTERNAL: DOUBLE COAT SAND FACED PLASTER OR TEXTURE FINISH.



### FLOORING

VITRIFIED TILES FLOORING IN ALL ROOMS.

CERAMIC TILES FLOORING IN ALL TOILETS GLAZED TILES DADO  
UP TO LINTEL LEVEL.



### KITCHEN

ANDING POLISHED NATURAL GRANITE KITCHEN PLATFORM WITH SINK &  
GLAZED TILES DADO ABOVE THE PLATFORM UP TO LINTEL LEVEL.



### DOORS

DECORATIVE MAIN DOOR WITH LOCK OF REPUTED COMPANY

INTERNAL DOORS OF LAMINATED FLUSH DOORS OR  
COLOURED FLUSH DOOR



### WINDOWS

ALUMINIUM SECTION SLIDING WINDOWS WITH GLASS & STONE JAMBS.



### PLUMBING

CONCEALED PLUMBING OF GOOD QUALITY UPVC,  
CPVC PIPES, C.P. FITTINGS & SANITARY WARE OF REPUTED BRANDS.



### TOILETS BOWLS

DESIGNER GLAZED TILES UP TO LINTEL LEVEL.



### ELECTRIFICATION

THREE PHASE METER + MCB & ELCB TRIPPER WITH  
CONCEALED WIRING WITH ADEQUATE POINTS WITH QUALITY FITTINGS.



### PAINT

EXTERIOR PAINTING OF ACRYLIC PAINT.  
INTERNAL WALLS DOUBLE COAT PUTTY FINISH.



### FTS

FINE QUALITY FULLY AUTOMATIC LIFTS.

# Eiffel Towers

## NEAR BY LOCATIONS

- 1 MIN - DEVASYA INTERNATIONAL SCHOOL
- 2 MIN - VEDANT INTERNATIONAL SCHOOL
- 3 MIN - DIVINE INTERNATIONAL SCHOOL
- 5 MIN - R.P. VASANI INTERNATIONAL SCHOOL
- 8 MIN - CHANKYA SCHOOL (MOTHERLAND ENG. MEDIUM)
- 2 MIN - D-MART
- 3 MIN - PANTALOONS
- 4 MIN - JADE BLUE
- 4 MIN - OSIA HYPER MART
- 5 MIN - ZUDIO
- 5 MIN - RELIANCE SMART
- 8 MIN - NATIONAL HANDLOOM
- 2 MIN - OMKARESHWAR SHIV TEMPLE
- 3 MIN - SMVS SWAMINARAYAN TEMPLE
- 4 MIN - BAPS SWAMINARAYAN TEMPLE
- 5 MIN - JAIN DERASAR
- 8 MIN - RAMJI MANDIR NIKOL
- 1 MIN - AKSHAR HOSPITAL
- 1 MIN - SHIVAM HOSPITAL
- 2 MIN - SHALBY HOSPITAL
- 4 MIN - ANANTA HOSPITAL
- 4 MIN - PRIME HOSPITAL
- 1 MIN - BRYS BUS STOP
- 1 MIN - AMTS BUS STOP
- 15 MIN - RAILWAY STATION
- 15 MIN - AIRPORT
- 20 MIN - METRO STATION
- 2 MIN - MANGO PLUS CINEMA
- 5 MIN - RAJHANS CINEMA
- 7 MIN - CINE PRIME CINEMA
- 2 MIN - VRUNDAVAN GARDEN
- 2 MIN - RHYTHM(AUDA) GARDEN
- 5 MIN - BETI BACHAO GARDEN (RUSHIKESH RAMANI GARDEN)

## SCAN FOR LOCATION



## DISCLAIMER :

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