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LIMITED EDITION HOMES

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LIMITED

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EDITION

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HOMES;

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UNLIMITED

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LUXURY

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TRUST/  

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QUALITY/  

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ETHICS  

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Guided by the tenet of creating value for the discerning Indian homeowner, Pacifica delivers a brand of lifestyle that is both aspirational and affordable. Every Pacifica home is an archetype of impeccable quality, understated luxury, and surprisingly practical prices that are turning many heads in Indian real estate.









Since its founding in 1978, Pacifica has been consistently innovating and acquiring new credibility in the real estate sector. Its ever-expanding legion of developments spans residences, commercial spaces, mixed-use projects, hospitality, townships, plotted development and senior living communities.

Under the instrumental leadership of Mr. Ashok Israni, fondly called Ash, Pacifica expanded and evolved on the solid principles of Trust, Quality and Ethics. Within 2 decades, the company developed a versatile realty portfolio and powerful presence across 22 American states. At the turn of the century, Pacifica advanced into the Indian real estate market and since then it is developing quality projects in Ahmedabad, Vadodara, Deesa, Bangalore, Hyderabad, Chennai and NCR regions.



# THE GLOBAL PRESENCE

Pacifica has been consistently innovating and acquiring new credibility in the real estate sector. Its ever-expanding legion of developments spans residences, commercial spaces, mixed-use projects, hospitality, townships, plotted development and senior living communities.





## PACIFICA USA

Since beginning its journey in the United States of America in 1978, Pacifica has successfully developed and diversified its assets in multiple realty genres across 22 US states. This richness of experience has given Pacifica the confidence to extend itself in any market or property type, with a proven track record of generating superior returns in all asset classes.



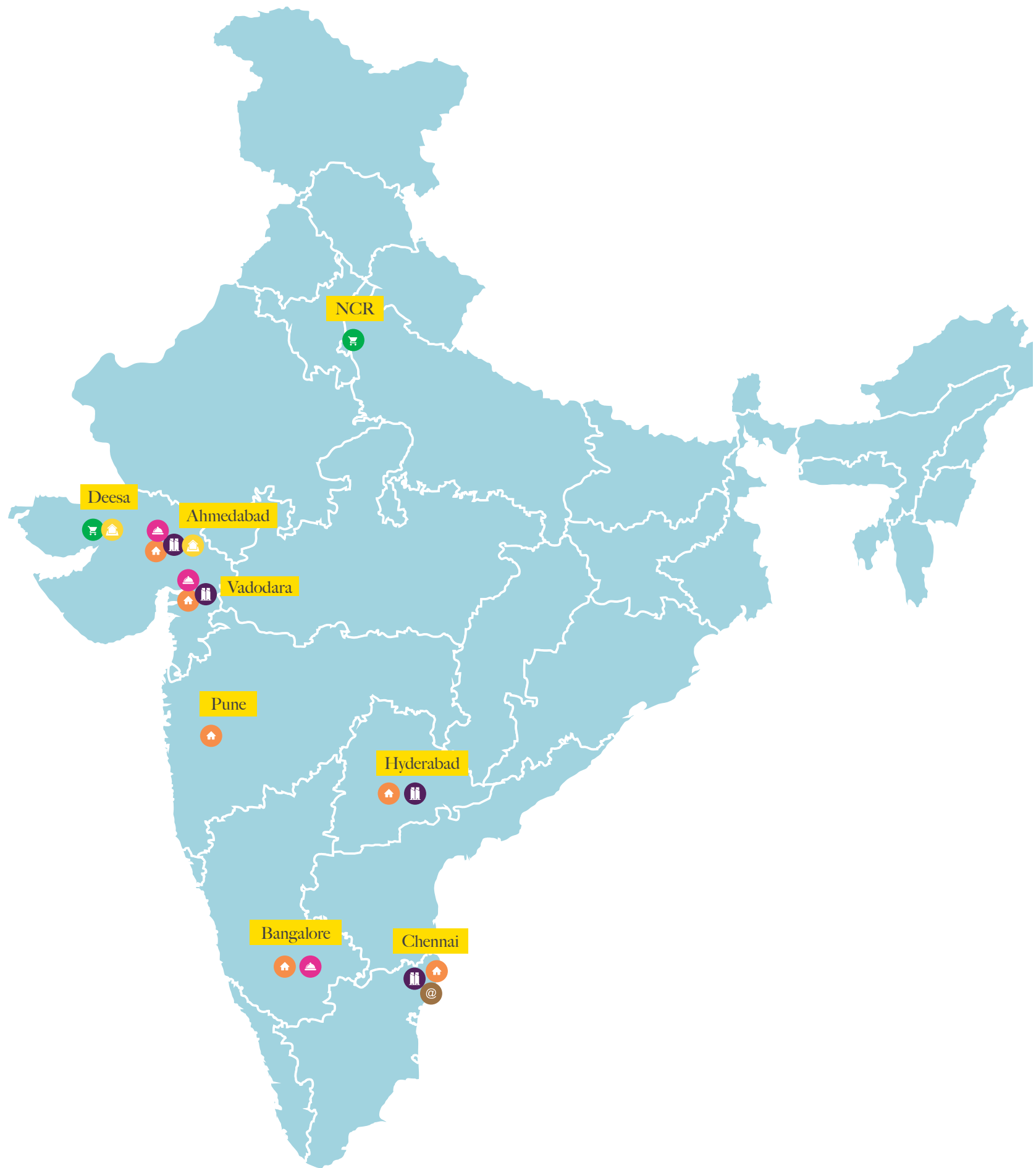
## PACIFICA LATIN AMERICA

Recognizing the economic and demographic potential of the Latin American Real Estate space, Pacifica ventured into this land of opportunity with an initial investment of \$400 million in a diverse range of asset classes. Pacifica's first landmark, The Calette Mall in Tijuana (Mexico), is a successful mixed - use project; a genre that's fast becoming the future's most significant.



## PACIFICA INDIA

Pacifica's venture into the Indian sub-continent is already proving to be their most promising, given the country's outstanding middle-class growth, drastic improvements in living standards, and most importantly, Pacifica's intentions of adopting long-term investor strategies.





HOTELS  
AHMEDABAD  
BANGALORE  
VADODARA



COMMERICAL  
NCR  
DEESA



PLOTTED  
DEVELOPMENTS  
AHMEDABAD



RESIDENTIAL  
AHMEDABAD  
VADODARA  
PUNE  
BANGALORE  
CHENNAI  
HYDERABAD



TOWNSHIPS  
VADODARA  
CHENNAI  
HYDERABAD



IT PARKS  
CHENNAI

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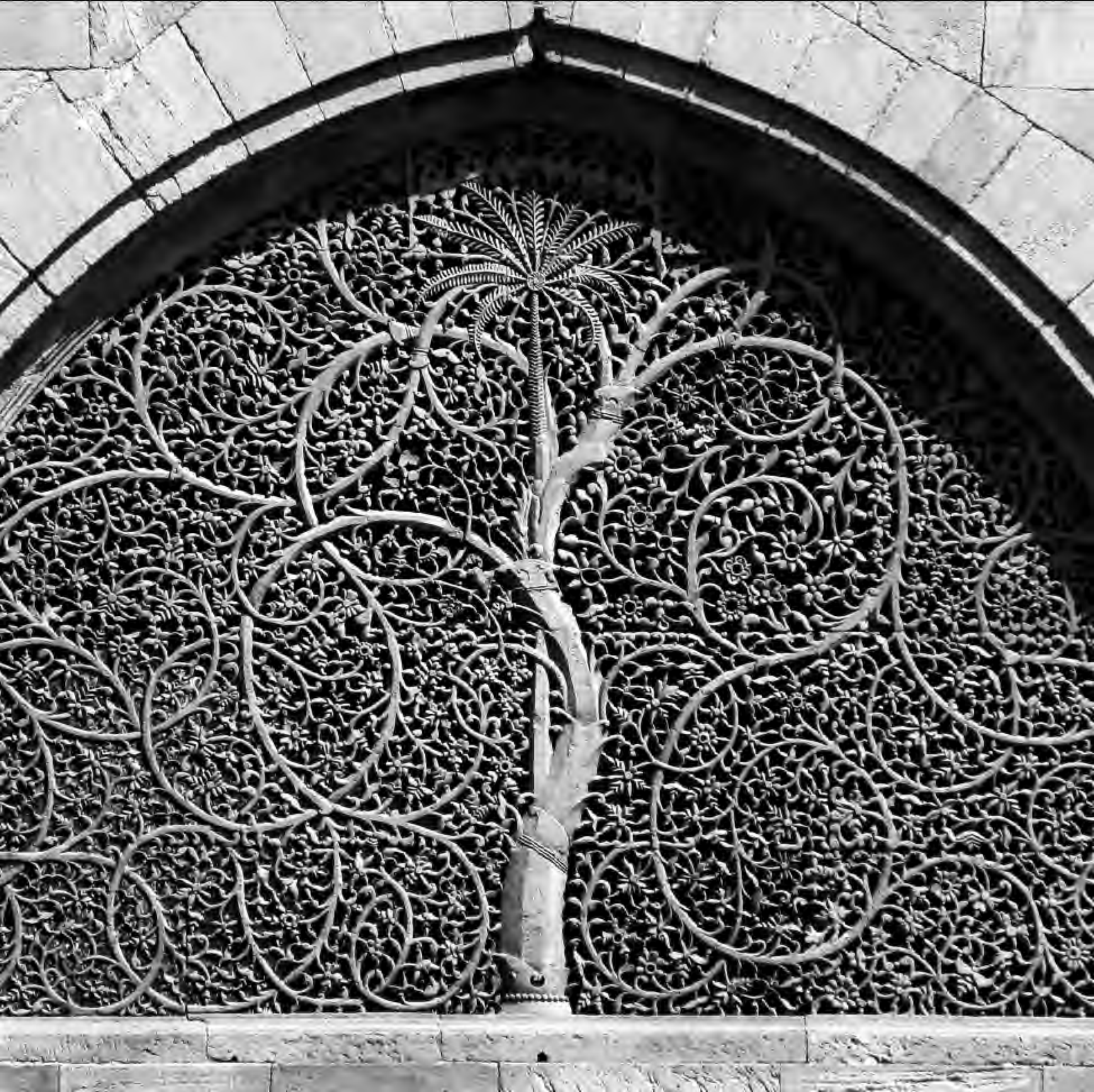
Pacifica entered the booming Indian real estate market in 2006, kicking off operations with a head office at Ahmedabad and branch offices at Vadodara, NCR (Gurgaon), Bangalore, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, Pacifica India continues to exceed expectations of the country's growing hospitality, commercial and residential construction demands.



# AHMEDABAD

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Founded by Sultan Ahmad Shah in 1411 AD, Ahmedabad has grown into one of the most important modern cities of India. It is also the fastest growing city in the world and the best city to live in India according to some reports. Ahmedabad constitutes of 2 CBD's (Centre for Business Development) and is a leading hub for major commercial activities and multinational companies. With a number of malls, premier educational institutes, textile mills, and Khao galis (food street) lined up in the city, Ahmedabad is a place worth living for every one.



# A LAND --- OF HERITAGE

The city is a virtual land of heritage, a rich location of historical significance and multiple stories. Ahmedabad's pol culture, the various historical monuments, the age-old sculptures at Adalaj Stepwell, are world renowned. With a deep-seated love for tradition and culture, the city and its people have always served to honour the heritage bestowed upon them by forefathers.



# STERLING

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# CITY (BOPAL)

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Bopal is one of the fastest growing real estate destinations in Ahmedabad. The massive development and the booming real estate make it a worthy location to invest in. Sterling city being the heart of Bopal makes it more alluring. The impeccable ambience, lush-green environment and the luxurious initiatives also make Sterling City an ideal residential haven with the right balance.

Sterling City presents a plethora of lifestyle options amidst a serene setting and a peaceful ambience. With a high-end locality and multiple accessibility options to the nearest mall, school and entertainment venues, Westridge delivers an incredibly luxurious space for families to thrive together.



WestRidge

By Pacifica at Sterling city



WestRidge  
By Pacifica at Sterling City

**WestRidge**  
by Pacifica at Sterling City









THE  
BALANCE  
OF LUXURY  
& LEISURE

Featuring just 23 exquisite villas under the project, the understated lavishness of Westridge and its tranquil environs seek to fulfil the matters of body and soul in equal measure. Life here is a blend of serenity and sophistication, and thus a lifestyle worth rooting for. Westridge has been planned with the finest brands in specifications and amenities. With a well-organized clubhouse, a trendy gymnasium, a swimming pool, a wholesome kids play area and gated security with CCTV cameras, the project is secured, suave and sensational in more ways than one.



DN 09 PM 2811













THE  
DYNAMIC  
LIFESTYLE  
AVENUE

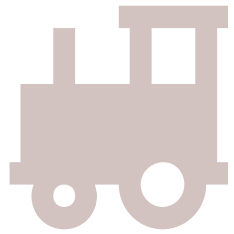
Westridge provides the finest set of amenities that elevate the lifestyle experience altogether. With beautiful abodes, a scintillating clubhouse and lush-green gardens secured within a gated community, the residents can bask in the lively atmosphere and even experience tranquility.



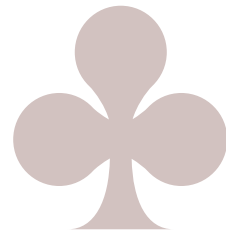


Splash into the depths of aquatic fantasy and lift up your spirits at the mesmerizing swimming pool. Let your kids revel in their innocence and mirth at the play area and let fitness-conscious residents explore the organized gymnasium for toning and sculpting their bodies. Westridge has something for everyone!





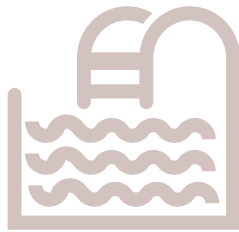
Kids play area



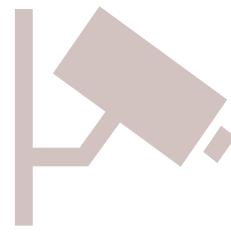
Well planned and furnished Club house



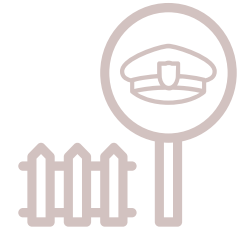
Well equipped gym



Swimming Pool with heat exchanger for heated pool



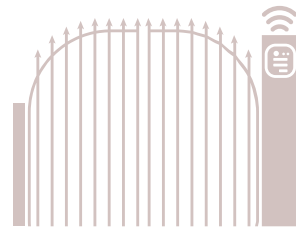
CCTV in all main areas



Manned and gated community



Gated security



Well designed entrance gate

# AMENITIES AT A GLANCE

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# FLOOR PLANS

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Masterful Planning - The interior design, the organized club space, the sparkling pool and lush green lawns at Westridge are testimony to the brilliance and flawless planning of its architects. It is also a testimony to what Pacifica is known for - impeccable craftsmanship, intricate detailing and intelligent planning.



# MASTER PLAN



## UNIT ONE (A)

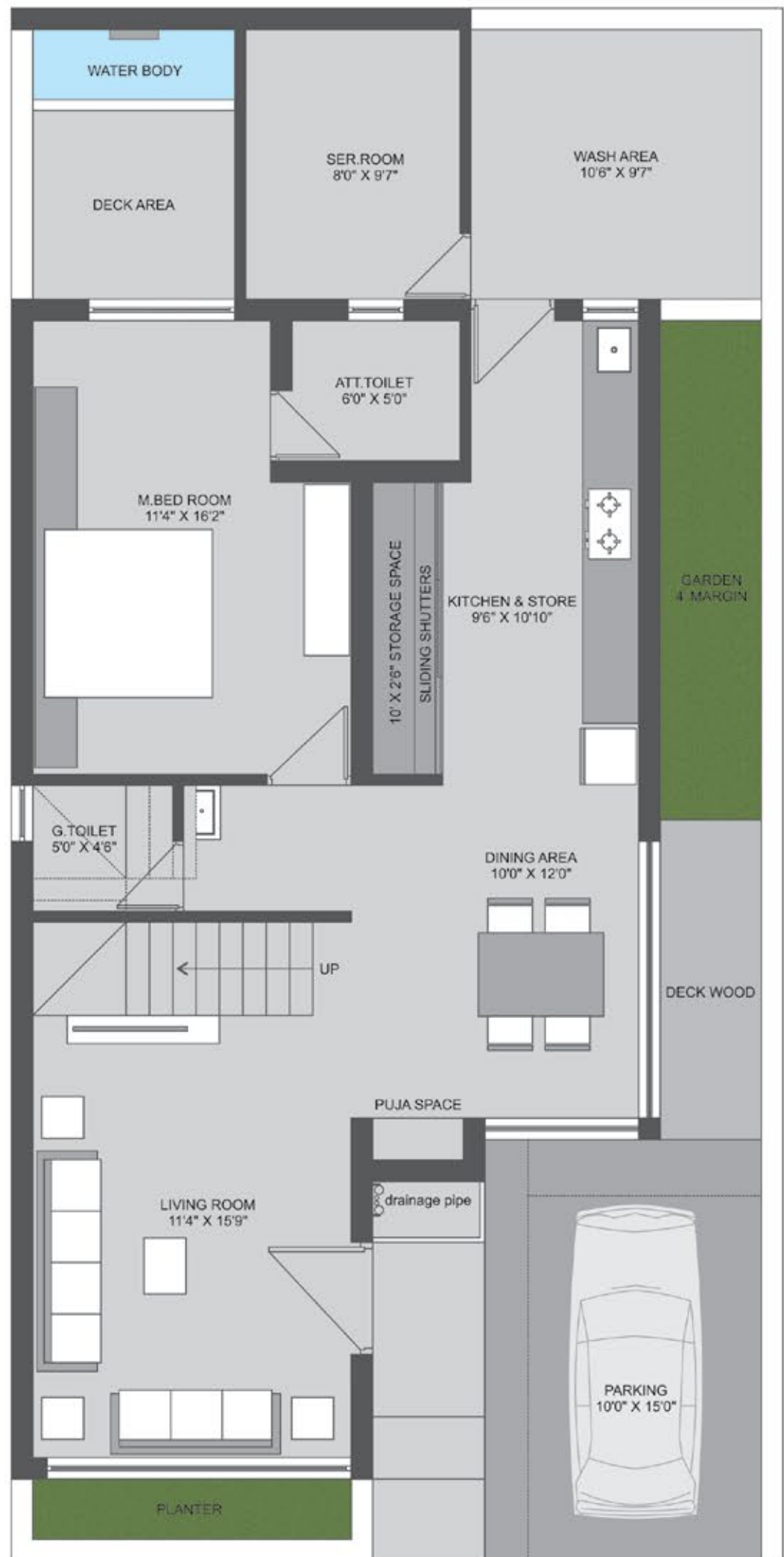
Ground Floor

Saleable Area : 450 Sq.yrd.

# UNIT ONE (A)

Ground Floor Plan

Saleable Area : 450 Sq.yrd.



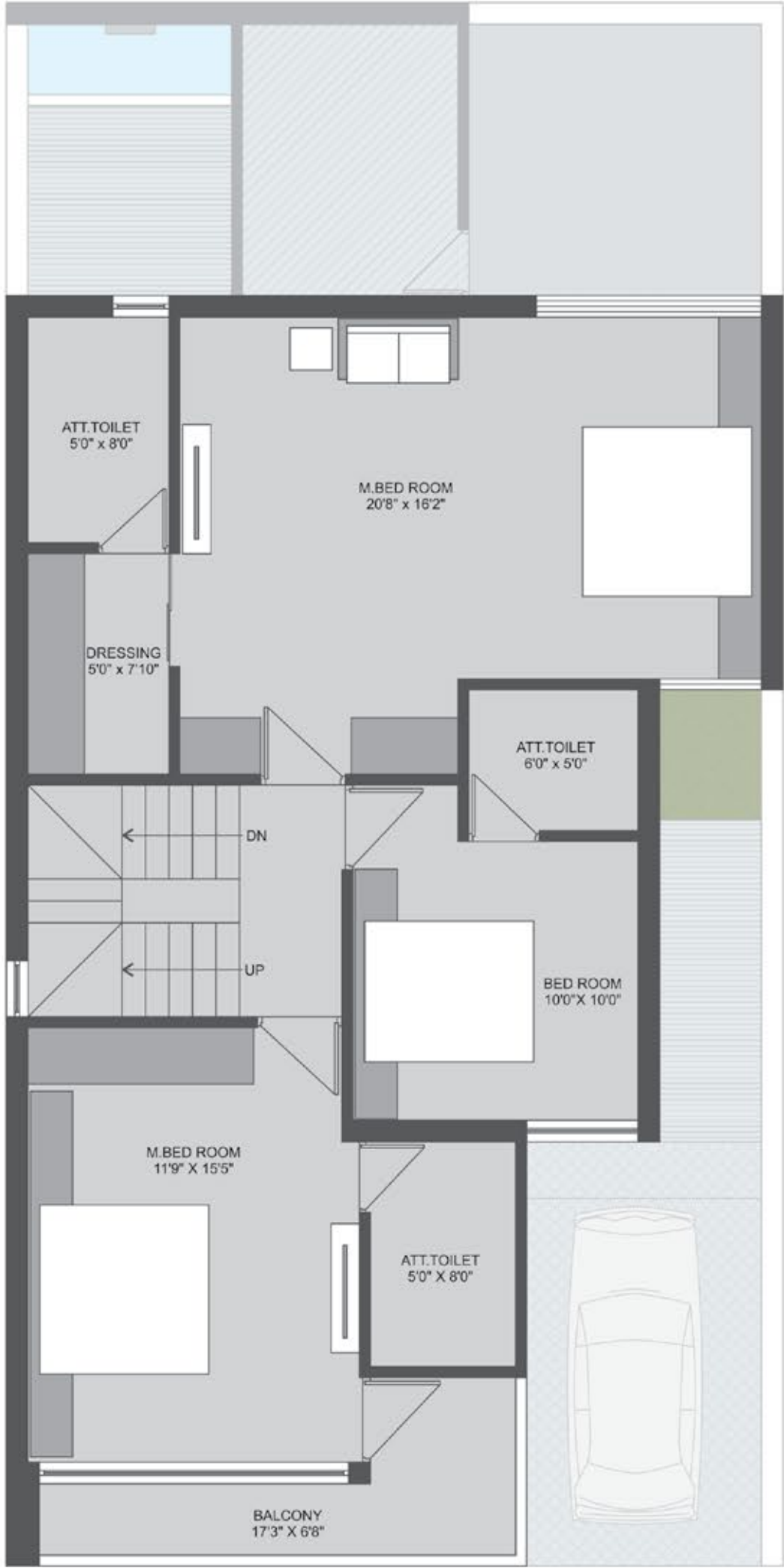


# UNIT ONE (A)

First Floor

# UNIT ONE (A)

## First Floor Plan





UNIT ONE (A)

Second Floor

# UNIT ONE (A)

## Second Floor Plan





## UNIT ONE (B)

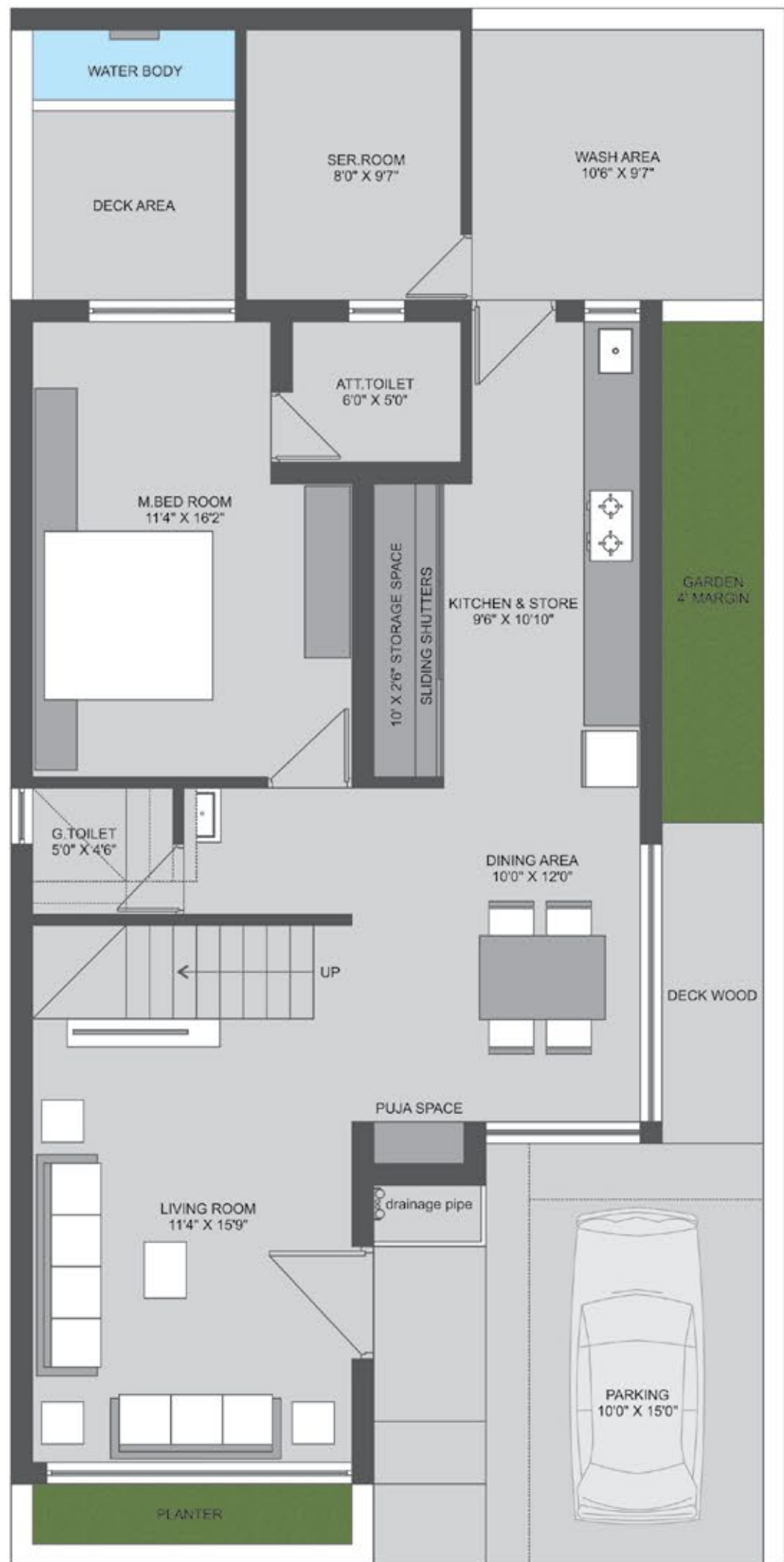
Ground Floor

Saleable Area : 350 Sq.yrd.

# UNIT ONE (B)

Ground Floor Plan

Saleable Area : 350 Sq.yrd.



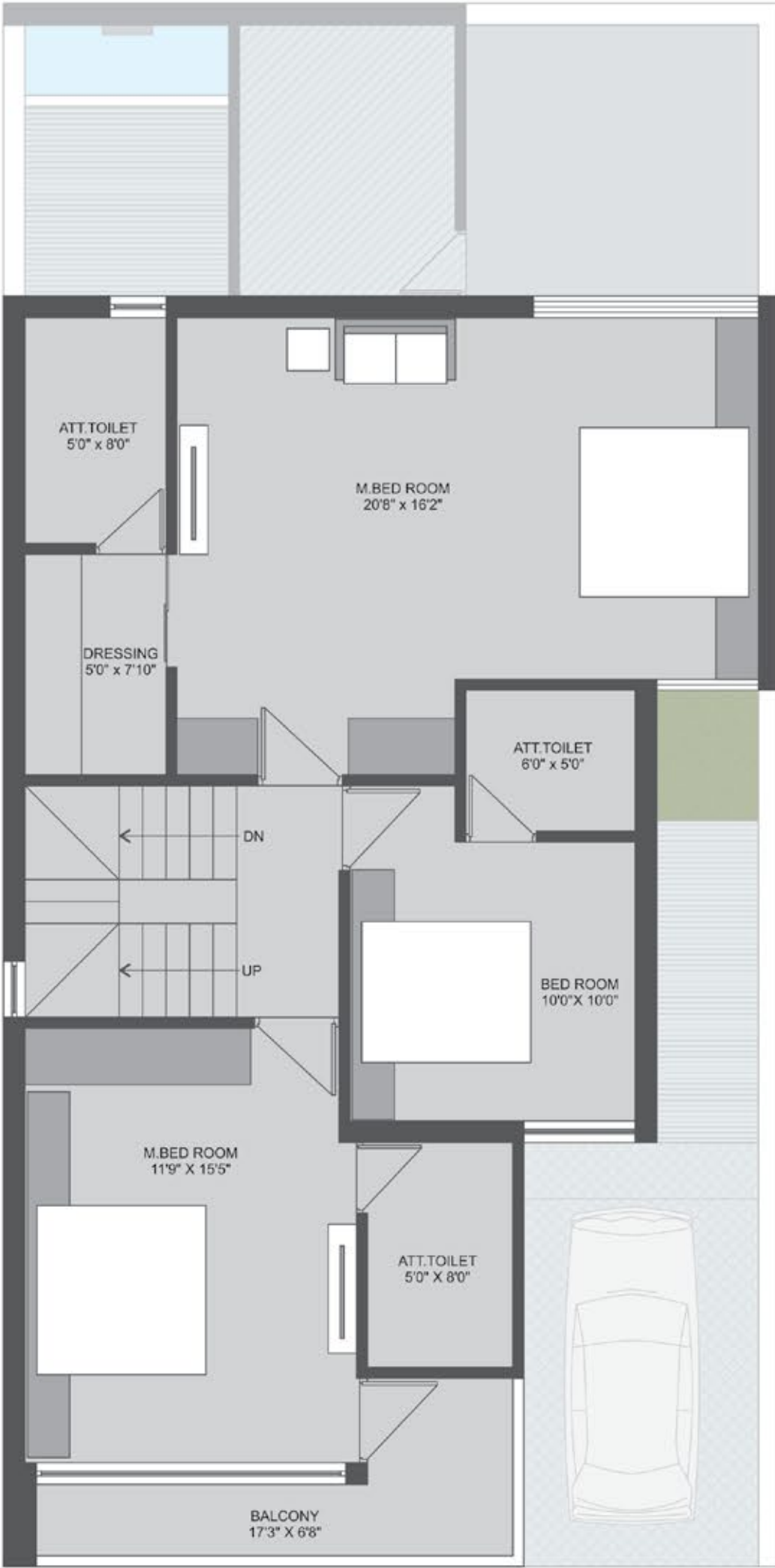


# UNIT ONE (B)

First Floor

# UNIT ONE (B)

## First Floor Plan



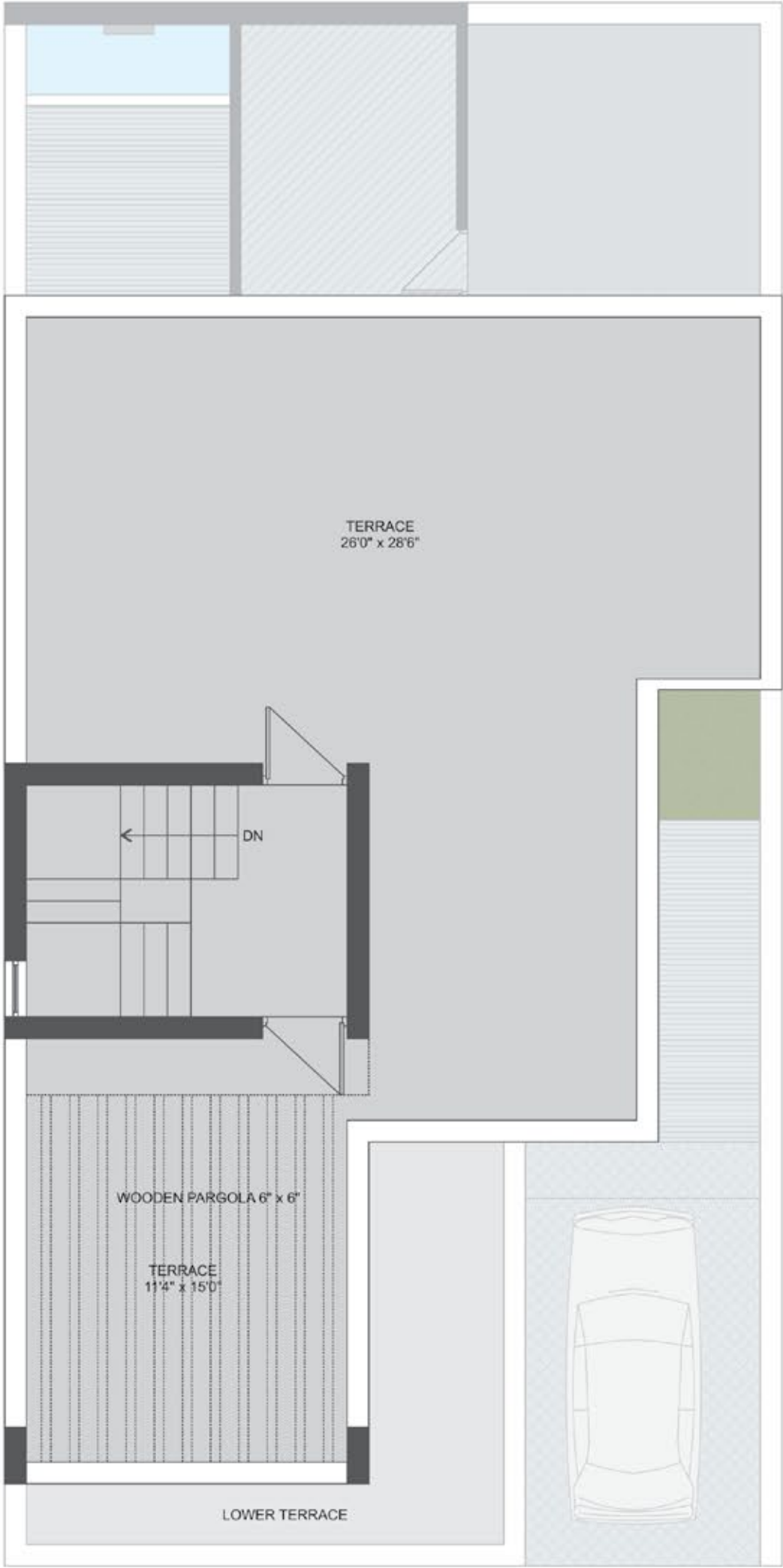


# UNIT ONE (B)

Second Floor

# UNIT ONE (B)

## Second Floor Plan





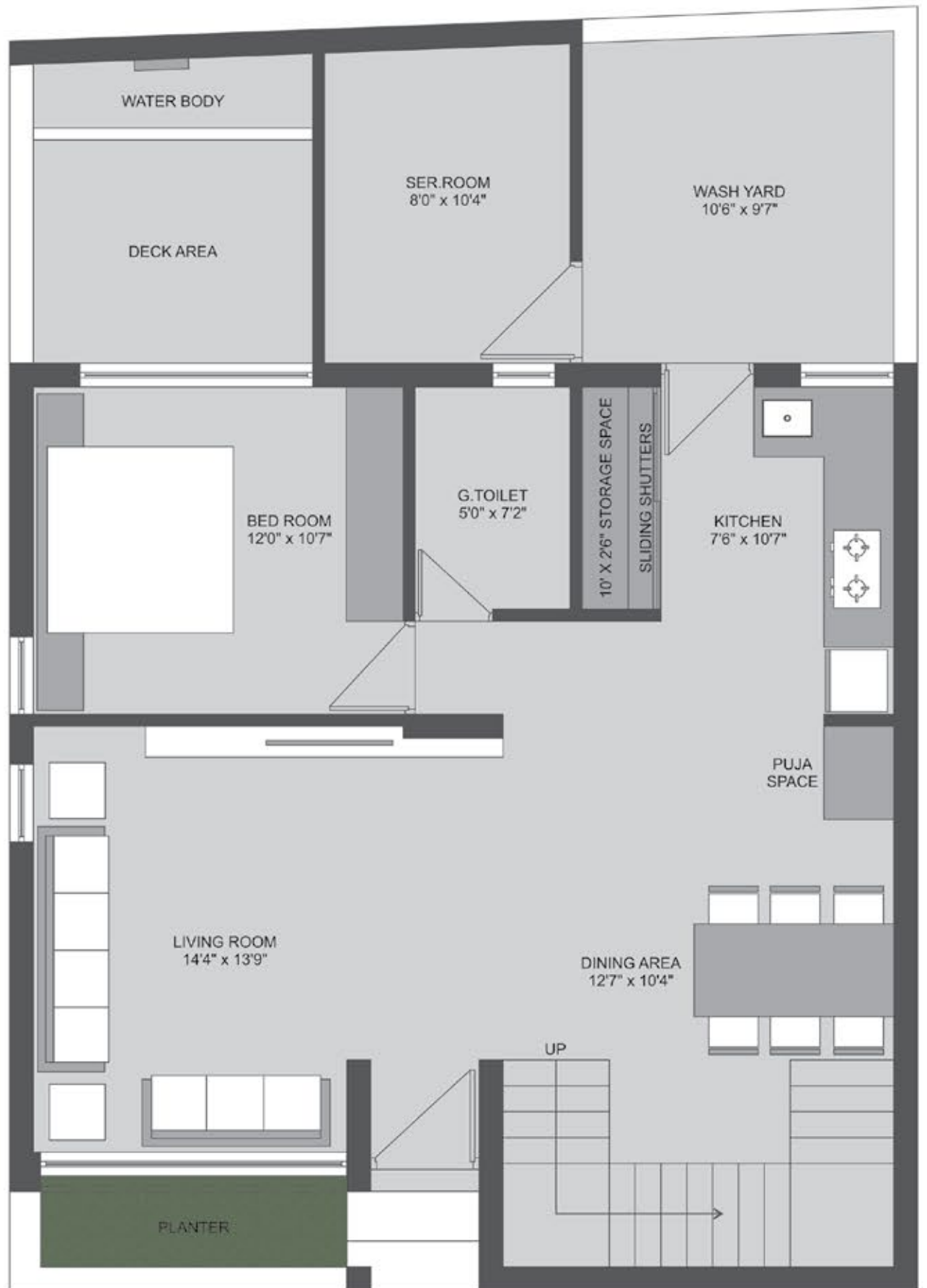
## UNIT TWO

Ground Floor

Saleable Area : 345 Sq.yrd.

# UNIT TWO

Ground Floor Plan  
Saleable Area : 345 Sq.yrd.



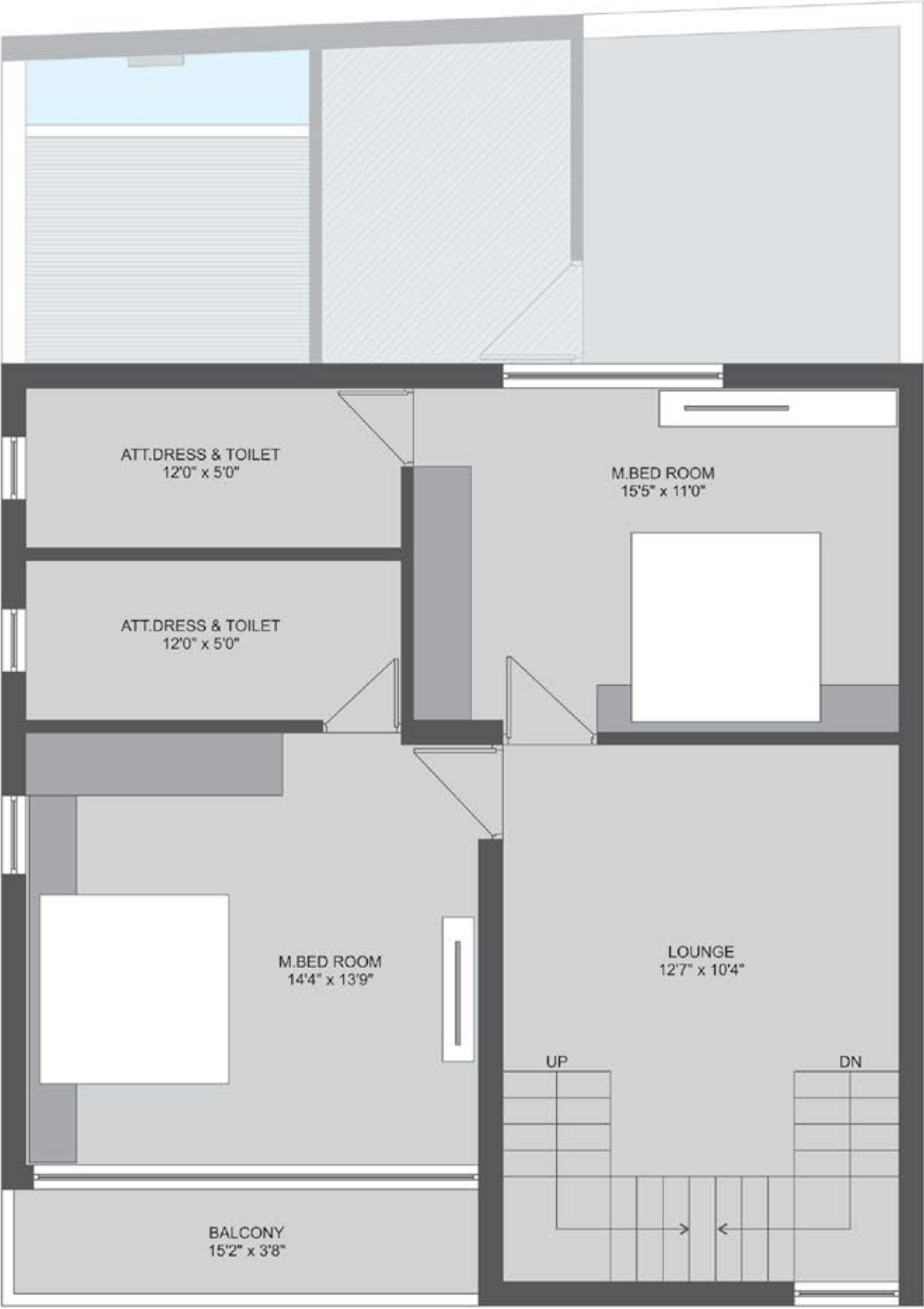


UNIT TWO

First Floor

# UNIT TWO

## First Floor Plan

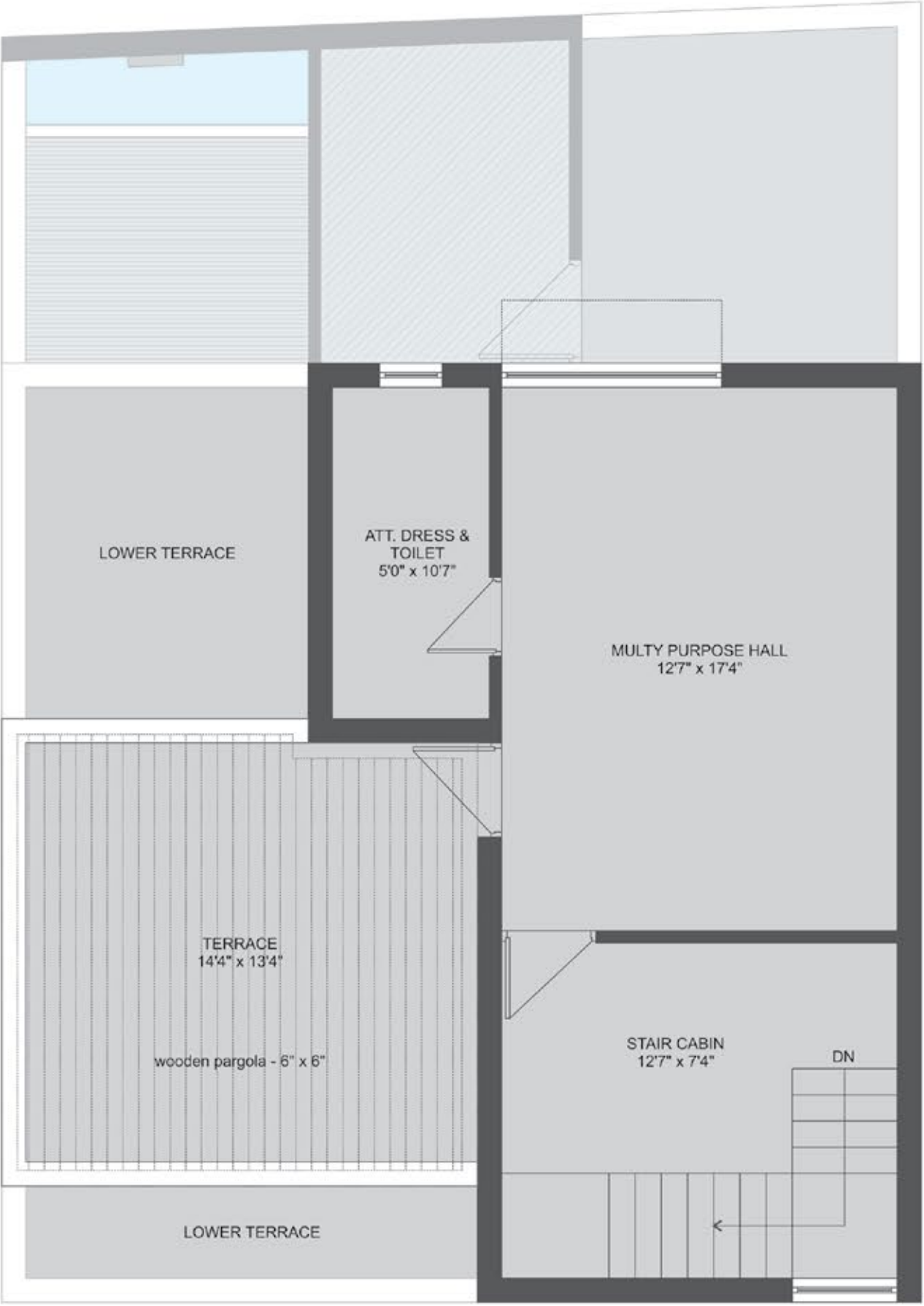




# UNIT TWO

Second Floor

UNIT TWO  
Second Floor Plan





# THE REFRESHING --- SHOWERS!

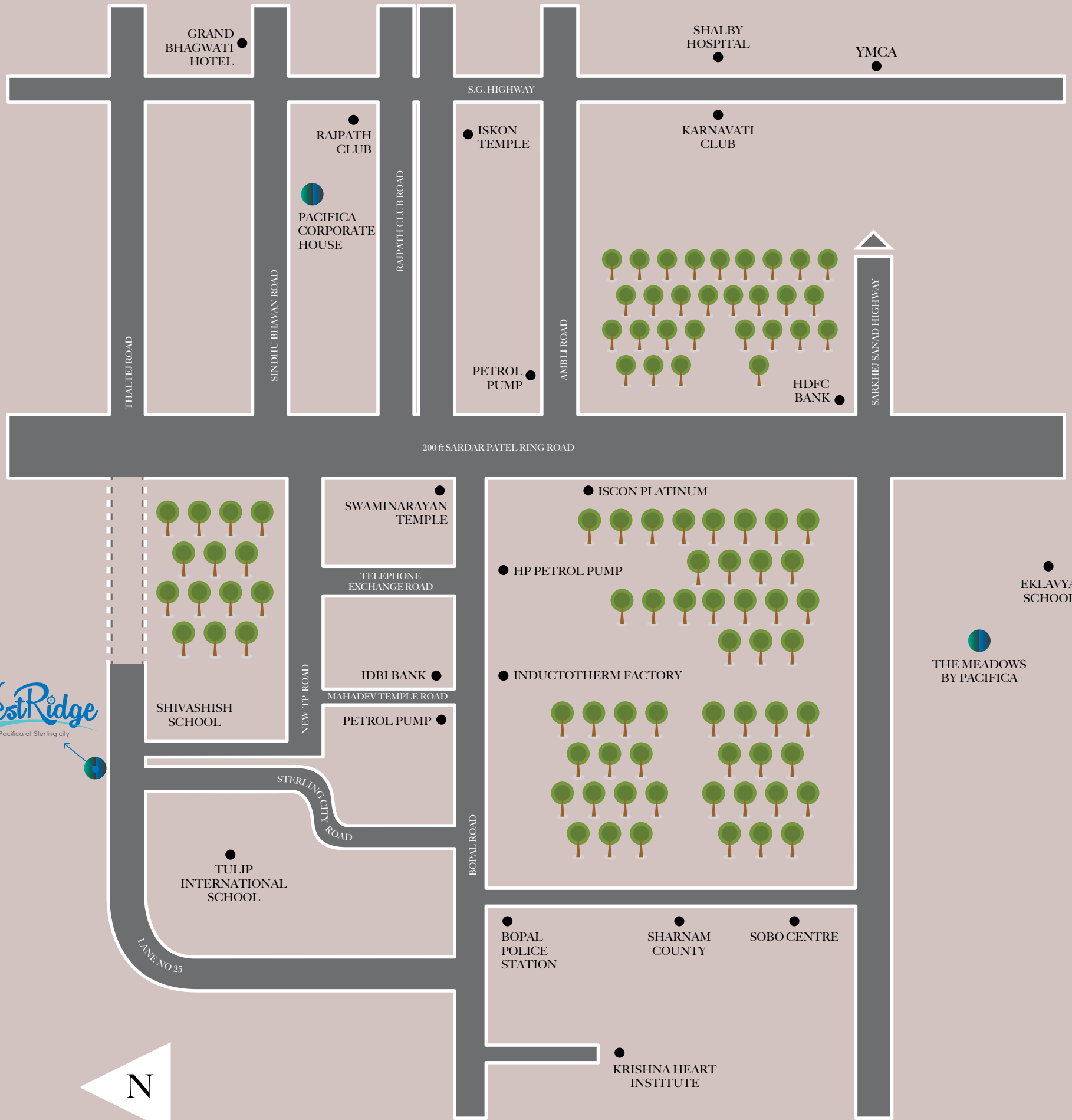
Refresh yourself with a warm bath in the pristine bathroom, which is separated in dry and wet areas with a glass plane, featuring branded closets, tabletops, basins and solar geysers. Now relaxing your senses is easier and luxurious than ever!







Living Area	1000 x 1000 double charged vitrified tiles
Bed rooms	800 x 800 double charged vitrified tiles
Master Bed Room	1000 x 1000 double charged vitrified tiles or wooden flooring.
Toilets well furnished ready to use all toilets of individual bungalow having :-	<p>Branded vitrified tiles up to lintel level</p> <p>Antiskid floor tiles</p> <p>Premium branded sanitary ware and CP fittings</p> <p>Fitted with central solar heater with electrical backup</p> <p>Granite counter</p> <p>Well designed under counter with sufficient storage space</p> <p>Mirror</p> <p>Ledge under mirror</p> <p>Soap tray in wet area</p> <p>Single glass partition for wet areas</p> <p>All internal light fixtures</p> <p>Painted and finished in order to made it ready to use.</p>
Windows	UPVC windows
A.C.	Identified space for ODU unit of air conditioner
Door	<p>T W Main door frame and shutter</p> <p>T W frame and Flush door for all int doors</p>
CP Settings	<p>Kohler or equivalent in master bed room</p> <p>Jaguar or equivalent in all other areas</p>
Sanitary ware	<p>Kohler or equivalent in master bed room</p> <p>Jaguar or equivalent in all other areas</p>
Exterior finish	Rustic texture painted with latex paint in combination with Italian marble
Video door phone	With Intercom to security cabin and other villas.
Electrical	<p>ISI / branded wires and cables. Inside wiring with provision to install inverter.</p> <p>Branded Modular switches</p> <p>DB with earth leak circuit breaker</p> <p>Power back up for club house &amp; common areas</p>



**WestRidge**  
By Pacifica of Sterling city



# LOCATION

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Westridge,  
Opp Shivashish School, Inside Sterling City,  
Bopal, Ahemdabad - 380058

**SITE ADDRESS**

WESTRIDGE,  
OPP SHIVASHISH SCHOOL, INSIDE STERLING CITY,  
BOPAL, AHMEDABAD - 380058  
+91 90990 20766

**CORPORATE HEADQUARTERS**

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