ANAND
DEVELOPERS

SPACES FOR LIFE

www.ananddevelopers.com

Site Address:
Anand Elegance, Near Samay Shine, Opp. Praharsh Bluebell Office, Off 45mtr Karnavati Club Road, Ahmedabad-380058.
M. +91 73597 00222, +91 73597 00333

Rera No. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05729/160719 **Web:** gujrera.gujarat.gov.in

ANAND elegance

A HOME LIKE YOU

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Well planned and creatively designed Anand Elegance is the coming together of Anand Developers. This new venture marks our intent for creating elegant retail and residential spaces. Our vision is to create lifelong associations with our customers and through this venture we plan to do that.

We seize strategic location opportunities and through systematic and quality focused approach develop world class spaces that deliver significant long term value. We believe from formulating to implementing the credibility of an organization lies in its values. These values are stringently incorporated in our day to day work ethics. We wish to provide un-parallel pleasing experiences to customers throughout the journey of their association with us.

At Anand Developers we have also ensured a solid groundwork with eliminating any periphery hindrances in our project. We are well aware of the changing game of this industry and have identified the right team and expertise to ensure a smooth foray.

2 BHK PREMIUM LIVING
OFF THE 45 MTR KARNAVATI CLUB ROAD

A luxurious, well designed & affordable format of 2 BHK Apartments, Anand Elegance boasts of premium commercial as well as residential spaces.

The ground floor of the apartment building is designed as commercial space and the 12 story building comprises of 93 residential apartments. With ample parking space with an included basement car park, Anand Elegance is well located and within good distance of all the basic requirements and amenities. The Project is very strategically located off the 45 mtrs wide Karnavati Club Road; With the future possibility of Metro / BRTS corridor.

Privacy is taken care of between the apartments and overlapping of windows has been strictly avoided. Both the bedrooms are of relatively good size with good internal heights. Ample elevators, thoughtful HVAC planning and well designed amenities are provided by Anand Developers.

There is also a TV lounge, a garden, a gym, a gazebo, a yoga deck, indoor games and more activities on the first floor. Anand Elegance takes care of all the requirements and provides a lot of luxuries. Thus bringing to you,

A HOME LIKE YOU.

ANAND elegance

A HOME LIKE YOU



Simplicity is the keynote of all true ɛlɪg(ə)ns





ɛlɪg(ə)ns doesn't mean being noticed,
it means being remembered





Shopping

Choose from 19 well placed commercial spaces for your business.
With 14'-9" internal height and ample parking outside, your retail space is waiting for you.

Ground Floor
LAYOUT PLAN





Amenities

- gym
- yoga deck
- indoor games
- children's play zone
- tv lounge/multi purpose hall
- garden
- sitting area
- gazebo
- solar system




PILAT
BAR
RIDE
04
03
02
01



First Floor
LAYOUT PLAN

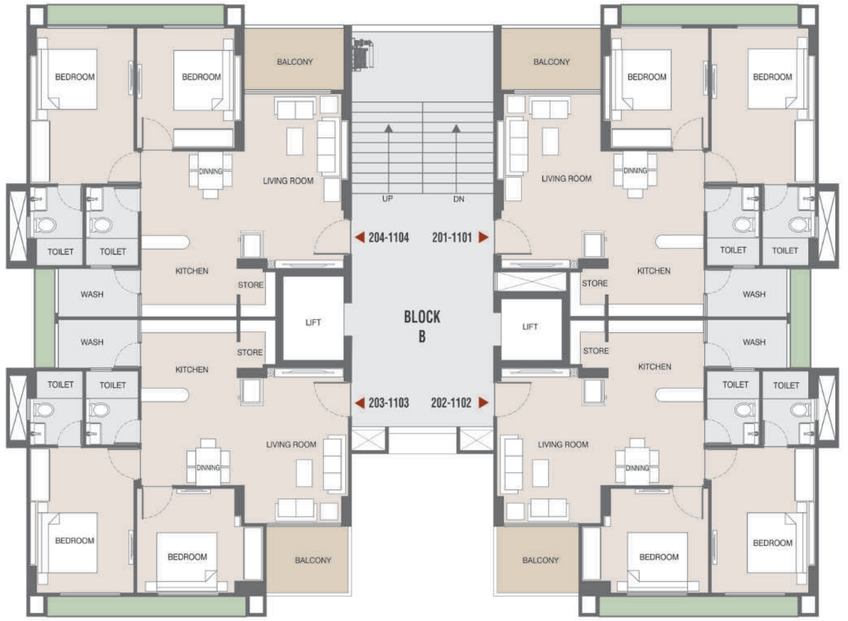




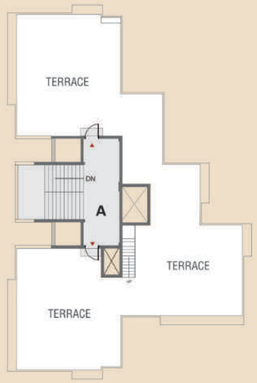
BLOCK **A** & **B**
PLANS

Typical Floor
LAYOUT PLAN

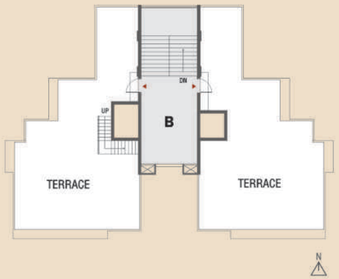




TERRACE PLAN
BLOCK-A



TERRACE PLAN
BLOCK-B





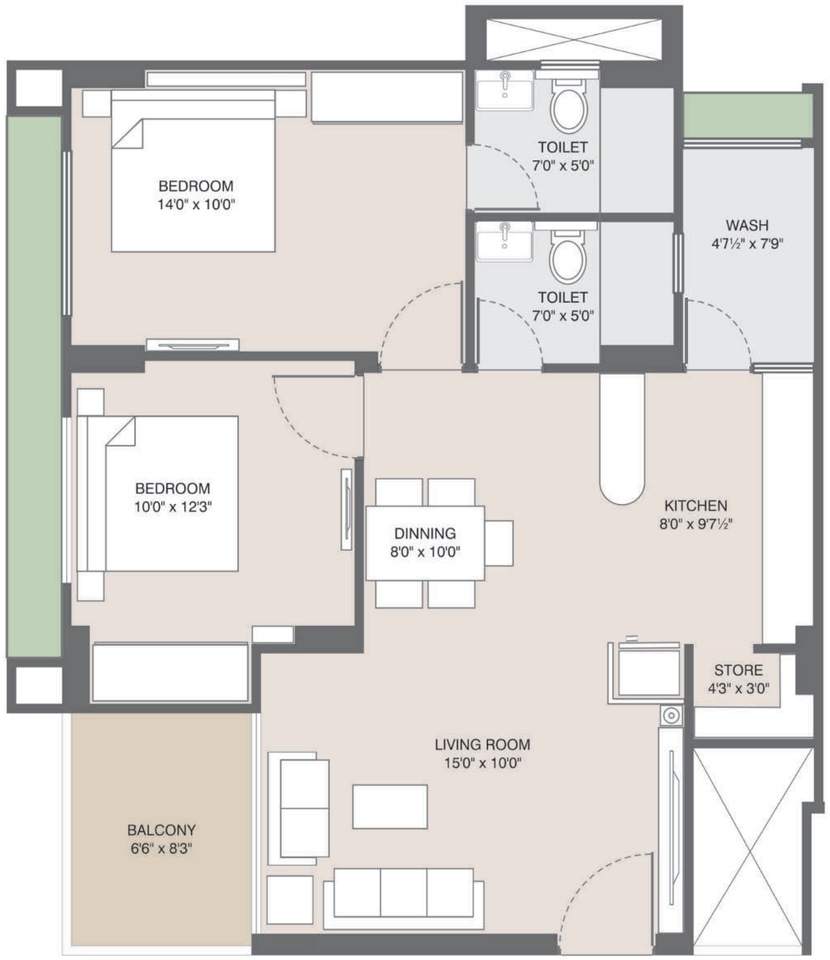
13th & Terrace
LAYOUT PLAN



18 MT ROAD

N





BLOCK -A 201 - 1201



Unit
PLAN



BLOCK -B 201 - 1201

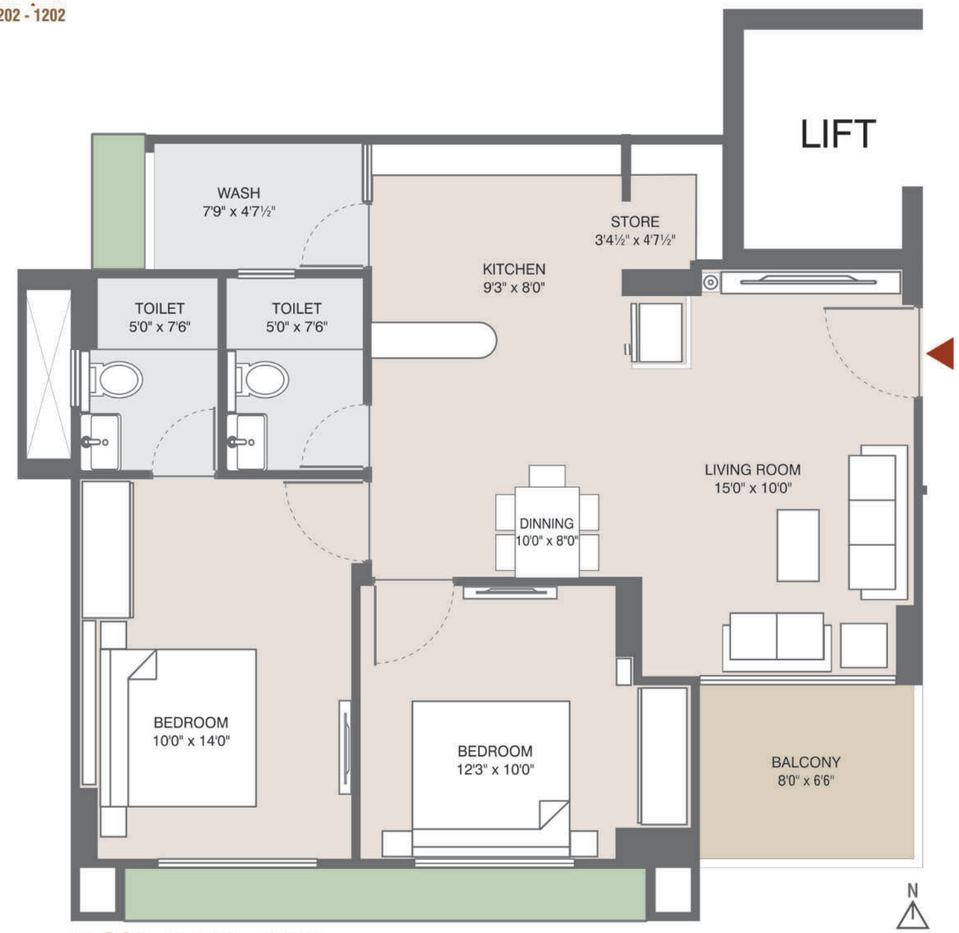




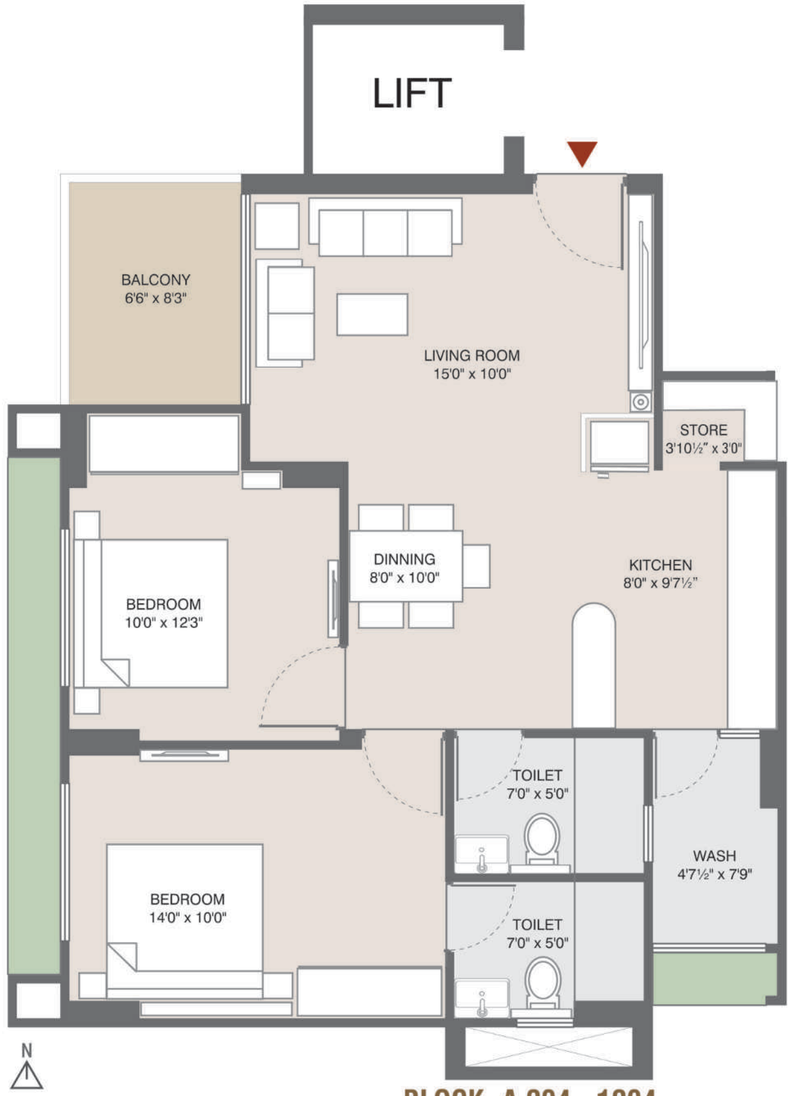
BLOCK -A 203 - 1203



Unit PLAN



BLOCK -B 203 - 1203



BLOCK -A 204 - 1204





Unit PLAN



BLOCK -B 204 - 1204

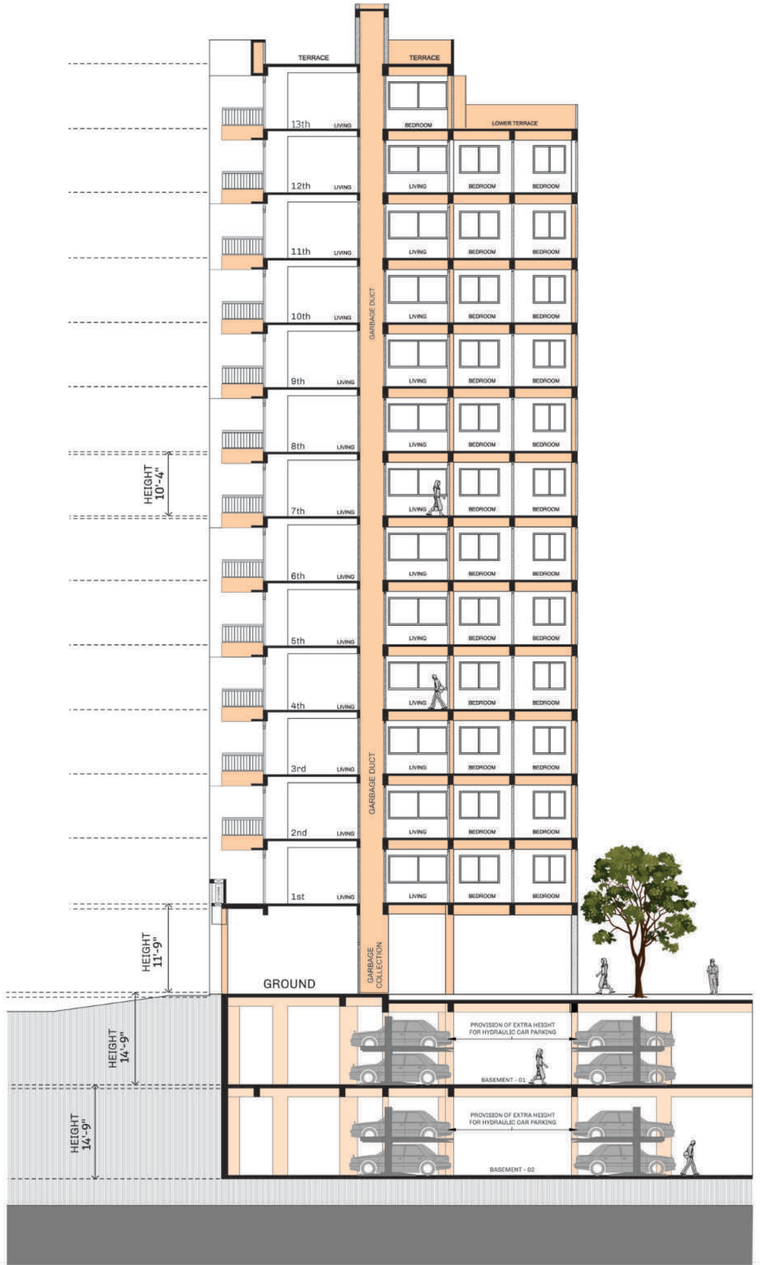


1 to 13 Floor Height
10'-4"

Ground Floor
11'-9"

Basement 1 & 2
14'-9"

extra height has been provided for automated parking system, which can be installed by members in the future as and when required



Please Note:
Anand Elegance will not be providing the automated parking syst



Building & Construction
SPECIFICATIONS

Flooring	Living / Dining / Foyer	Vitrified/Ceramic Tiles (800 X 800 Mm)
	All Bedrooms	Vitrified/Ceramic Tiles (800 X 800 Mm)
	Toilets (Flooring)	Glazed/Ceramic Tiles
	Living Balcony	Vitrified/Ceramic Tiles
	Kitchen/Store (Flooring)	Vitrified/Ceramic Tiles (800 X 800 Mm)
	Kitchen (Dado)	Glazed/Ceramic Tiles Dado Up To Lintel Level On Wall Above Kitchen Platform
Doors	Main Door	Decorative Main Door With Wooden Frame & S.S. Fittings
	Internal Doors	Both Sides Painted Flush Doors With Stone Frame & S.S. Fittings
Windows	Windows	Aluminum Sliding/Openable Windows With Stone Frame
Kitchen	Kitchen Counter And Sink Provision	Polished Natural Granite Platform With S.S. Sink Will Be Provided
Plumbing	Plumbing System	Dual Plumbing System With Grey Water Treatment Plant
	Cold Water Supply	Astral/Prince/Supreme Or Equivalent UPVC Pipes
	Hot Water Supply	Astral/Prince/Supreme Or Equivalent CPVC Pipes
	Soil Waste & Drainage	Astral/Prince/Supreme Or Equivalent PVC Pipes
	CP Fittings	Jaquar/Plumber Or Equivalent
	Sanitary Fittings	Hindware/Cera/Simpolo Or Equivalent
Electrification	Wires	ISI Copper Wiring
	Switches	Anchor Roma/schneider Livia Or Equivalent Modular Switches
	TV Points	Provided In Living & Master Bedroom
	Telephone/Internet	Provision For Telephone/internet Points
	MCB, ELCB & Distribution	Anchor/schneider Or Equivalent
Power	Three Phase	Provided In All 2BHK Units
Power Backup	DG Backup	Provided For Specific Common Areas & Entities
Adani Gas Line	PNG Gas Line	Provided In Kitchen & Wash
Water Meter	Meter Provision In All Inlet Points Without Flushing	Subscription Model
Other	CCTV Camera	Provided For Specific Common Areas

Near BY

SCHOOLS	2.8km/6min	Shanti Asiatic School
	4km/6min	Tulip International school
	5.3km/15min	Eklavya School
	5.7km/13min	Shiv Ashish School
	8.2km/14min	DPS School
HOSPITALS	3.9km/8min	Krishna Shalby Hospital
	3.9km/8min	Laxmi Hospital
	5.6km/12min	Shalby Hospital
GROCERY MARKETS	1.3km/3min	Hind Mart
	1.8km/5min	Star Bazaar
	2.6km/6min	D2D Market (Apple Woods)
	3.9km/8min	D Mart (Ambli)
TEMPLES	1.2km/3min	Jain Temple (Sky City)
	3.5km/9min	Jain Temple (Basant Bahar)
	2.7km/6min	Bhimnath Mahadev
	2.3km/6min	Jain SthanakvasiUpashray (south Bopal)
	3.7km/9min	Jain SthanakvasiUpashray (Bopal)
	4.3km/8min	Baps Swaminarayan temple
	3.6km/9min	Umiya Mata Temple
ENTERTAINMENT	1.5km/4min	Auda Garden
	0.55km/6min	Club O7
	3.9km/8min	City Gold Cinema
	4.2km/8min	YMCA Club
	5.2km/9min	Karnavati Club
	5.7km/12min	Wide Angle Multiplex
	8.9km/17min	Gulmohar Greens Golf Club

Location MAP



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The Team

DEVELOPERS

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ARCHITECT	STRUCTURAL ENGINEER	ELECTRIC CONSULTANT	PLUMBING & FIRE CONSULTANT	BRAND CONSULTANT
prachinesis associates pka	SILICON Engineering Consultants Pvt. Ltd.	transenergy mep consultants	REC	ido·graph

Disclaimer

•Good Environment is the main feature of the society. •This brochure is just for an easy presentation of the project and should not be treated as a legal document. •The entire dimension given is approximate & unfinished.
•Subject to Ahmedabad jurisdiction. •The details, facts, Plan, Specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.

ɛlɪg(ə)ns

the quality of being graceful and stylish in appearance or manner