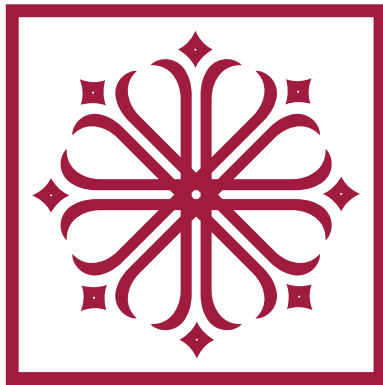




ARVIND
ICONIA

VASTRAPUR, AHMEDABAD

3 & 4 BHK LUXURY APARTMENT

DEVELOPERS
ARVIND SMARTSPACES LIMITED

VASTRAPUR

WHERE THE CITY ALREADY LIVES



Strategic Connectivity

- S G Highway
- Sardar Patel Ring Road
- Prahladnagar Road
- Vastrapur-Ghatlodia Road
- Upcoming Metro Connectivity



Institutional Influence

- IIM Ahmedabad
- CEPT University
- LD College of Engineering
- Nirma University
- Sterling Hospitals
- KD Hospital



Lifestyle Ecosystem

- Alphe One Mall
- Palladium Ahmedabad
- Retail & hi-street
- Cafes & Fine dining
- Gyms & Wellness
- Entertainment & Multiplexes



Public Infrastructure & Liveability

- Vastrapur Lakefront
- Parks & Open Spaces
- Cultural & Community Spaces



Scarcity of Premium Land Parcel

- Limited Large Land Parcels
- High Replacement Cost
- Low Future Availability

WALKABILITY & LIVEABILITY

- Tree-lined streets
- Wide footpaths
- Safe and active neighbourhood
- Proximity to daily conveniences
- Blend of residential, retail and public spaces



FAMILY CENTRIC LIVING

Multi-generational families seek homes that offer room to grow, connect and celebrate every chapter of life.



LIFESTYLE UPGRADE

Homebuyers today desire more than ownership - they value wellbeing, privacy and the freedom of space to live fully.



DESIGN CONSCIOUS BUYERS

Discerning buyers value architecture, natural light, curated amenities and interiors that reflect their taste and aspirations.



SCARCITY CREATES VALUE

Large land parcels in prime Locations like Vastrapur are extremely limited. Premium residences here ensure enduring value and address prestige.



FUTURE READY INVESTMENT

Premium homes in established micro-markets offer resilience, rental strength and long-term Capital appreciation



WELLNESS & COMMUNITY LIVING

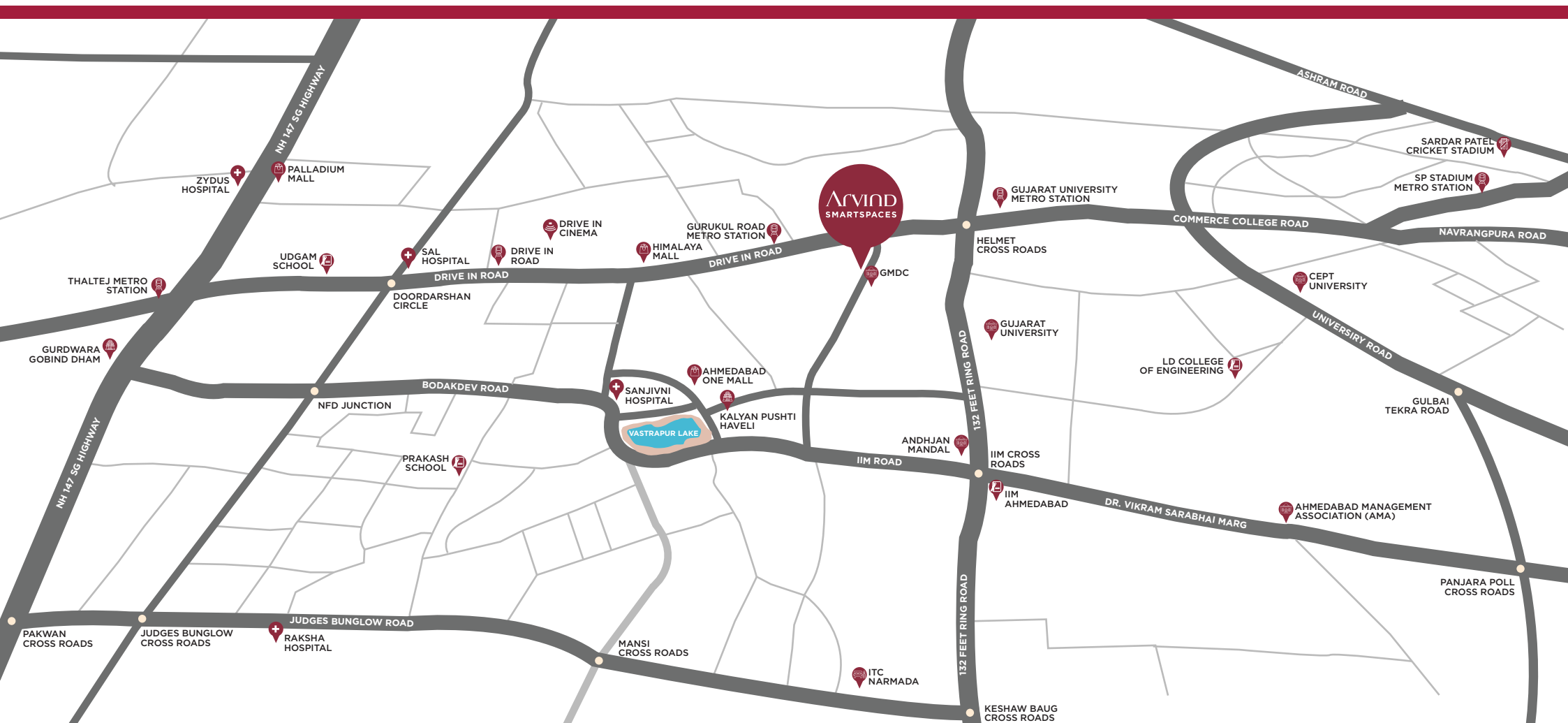
Well-designed spaces, green landscapes and shared amenities nurture wellbeing and create meaningful connections within a like-minded community.

Scenic Lakefront
Community Gathering Spaces
Morning & Evening
Walk Culture
Green Buffer for Tranquillity

LOCATION MAP

EVERYTHING WITHIN EASY REACH

Vastrapur is one of Ahmedabad's most mature, connected and culturally relevant micro-markets, It offers the rare combination of centrality, lifestyle, institutions and future-ready infrastructure.



*Map not to scale



A NEW LANGUAGE OF LUXURY

In the heart of Vastrapur, where the city moves with constant energy, arrives a rare expression of calm. A 70-metre high-rise inspired by the quiet sophistication of Japanese philosophy, this is a residence designed around simplicity, balance, and intentional living. From architecture and wellness to landscape and detailing, every element comes together to create a more refined way of life, one that values depth over display, and experience over excess.



1ST BASEMENT PLAN WITH PARKING
SCALE :- 1.00 CM. = 2.00 MTR.

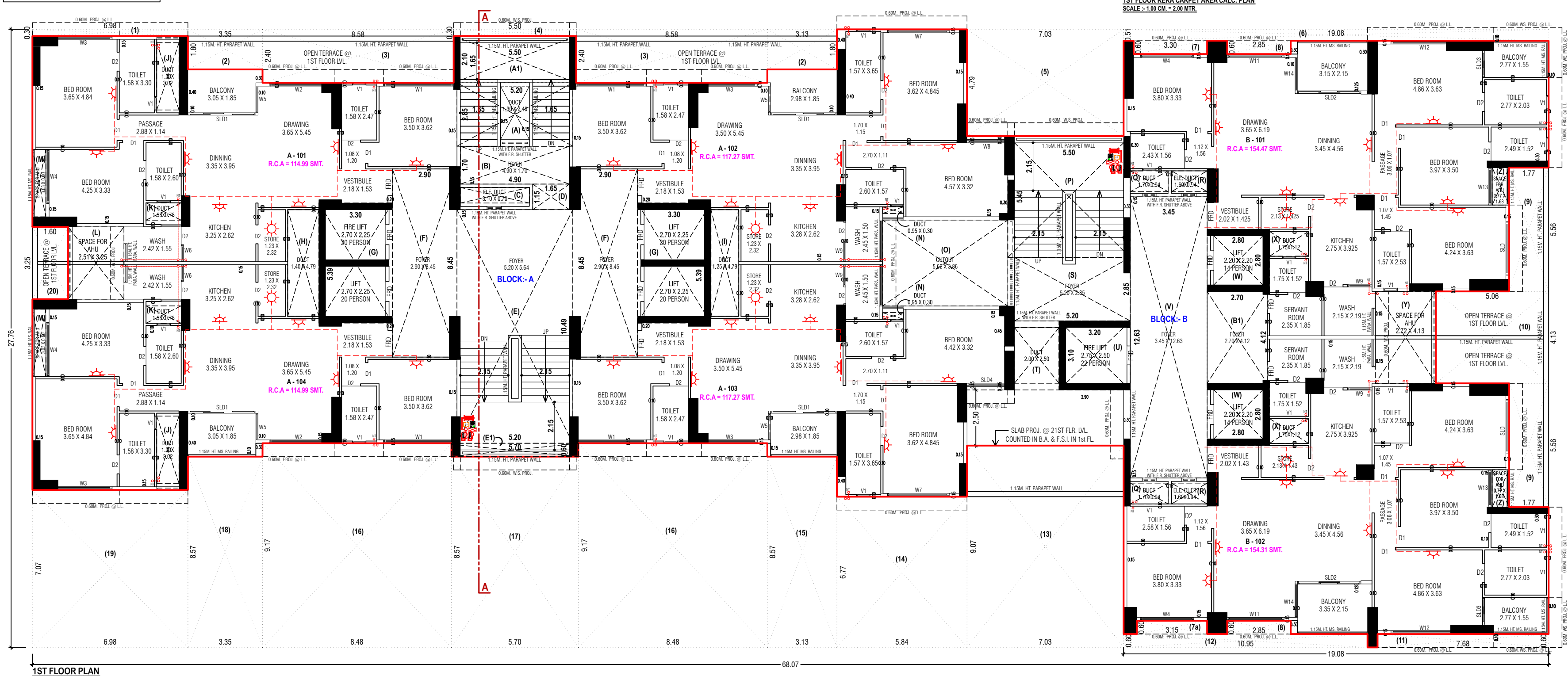
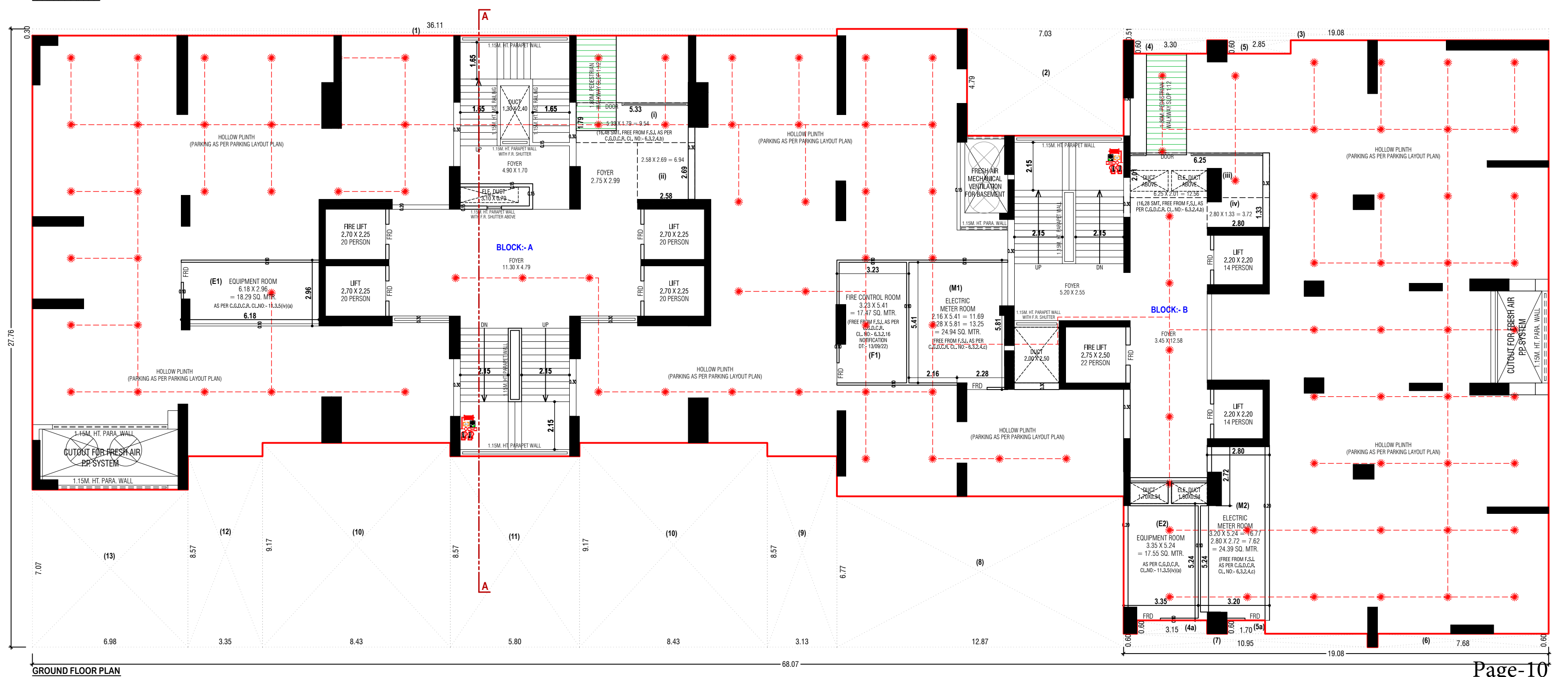
NOTE :- THE FIRE PROTECTION SYSTEM.
1. ALL BASEMENTS PARKING AND HPP SHALL BE FULLY SPRINKLERED.
ALL LOWER BASEMENTS SHOULD HAVE POSITIVE PRESSURE VENTILATION.
ELECTRIC CABLE SHAFT SHOULD FIRE RESISTANT DOORS.

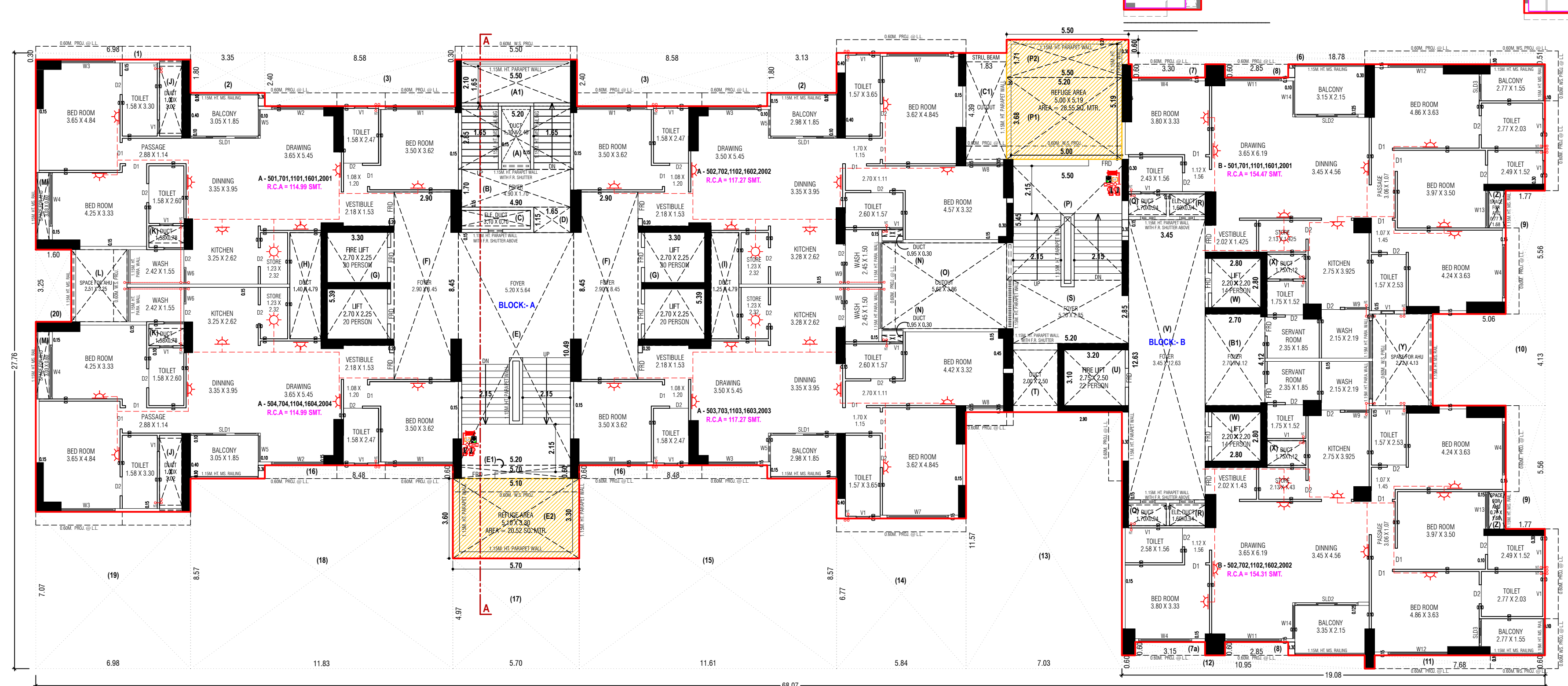
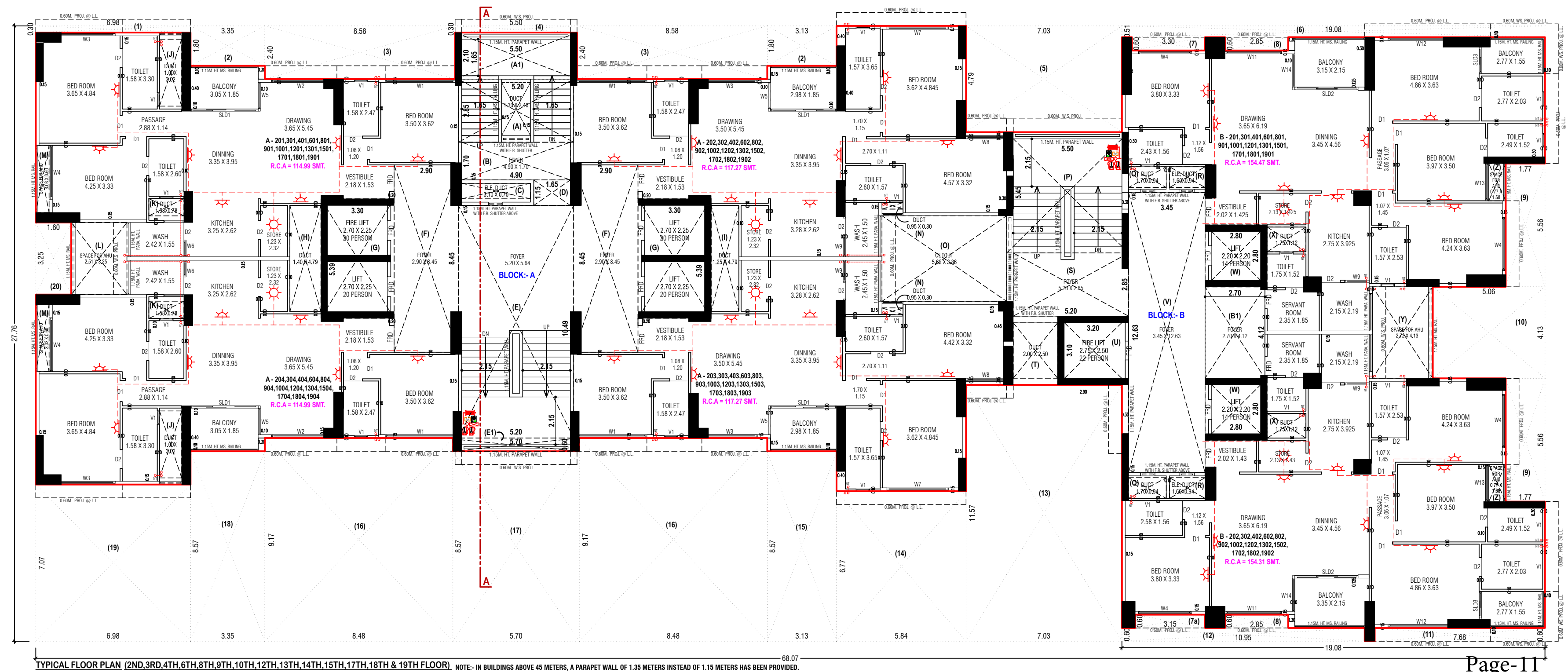


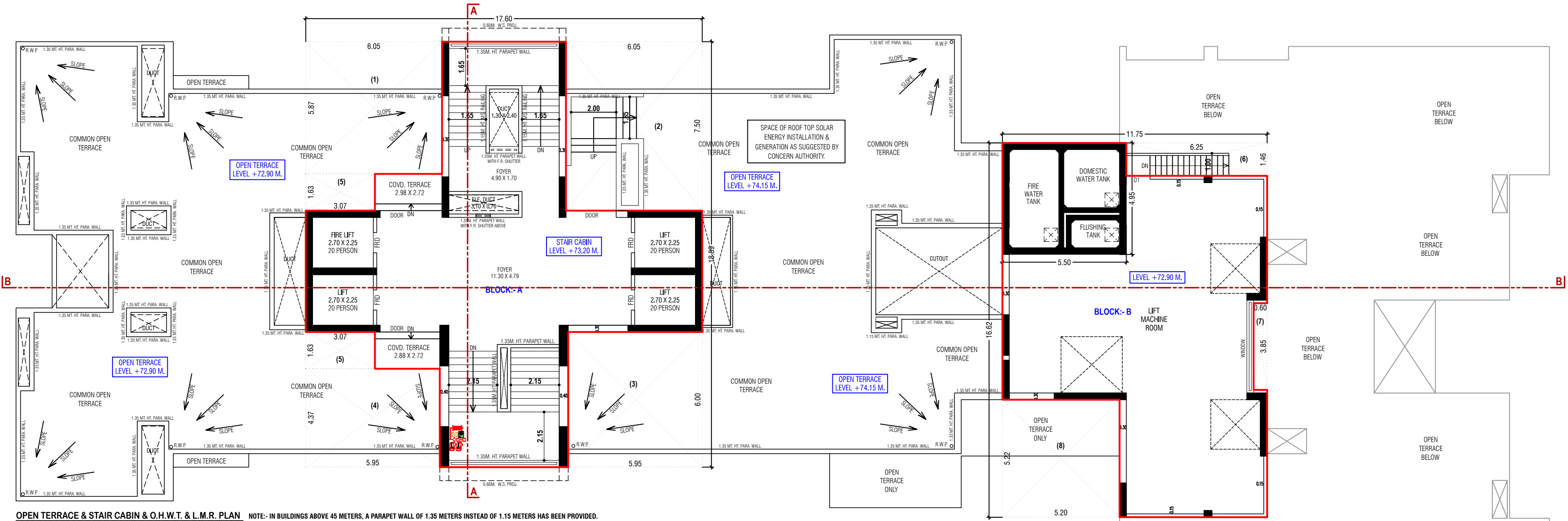
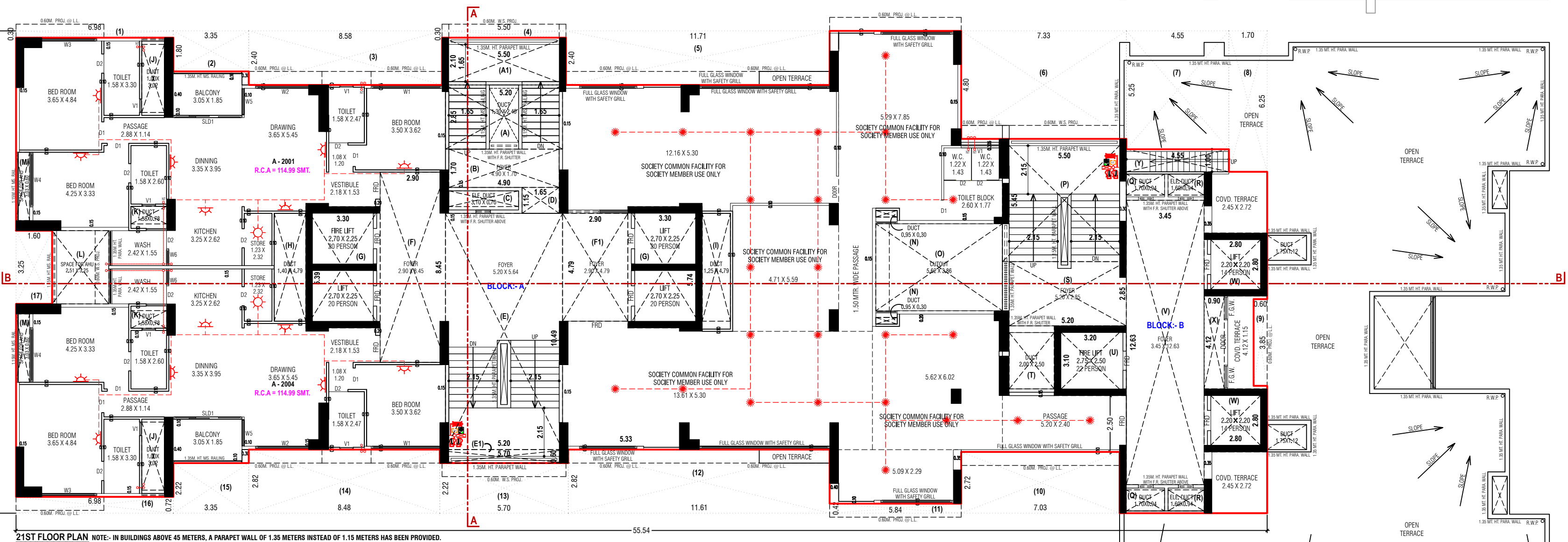
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AMENITIES

OUTDOOR AMENITIES



CHILDREN
PLAY AREA



AMPHITHEATER



SITOUT WITH
ARTIFICAL LAWN



BARBAQUE PLATFORM
WITH OPEN SEATING



SITTING
SPACE



SPILL-OVER LAWN
WITH ZEN GARDEN



JOGGIN TRACK



YOGA DECK



DECK



LUDO GAME

INDOOR AMENITIES



CONFERENCE
ROOM



INDOOR KIDS'
PLAY AREA



BANQUET/ MUTLIPURPOSE
HALL WITH KITCHEN



LOUNG WITH
RECEPATION AREA



GYM



POOL TABLE



TABLE TENNIS



CAFE/LOUNGE

SPECIFICATIONS

STRUCTURE	RCC Frame structure All external and Internal Walls as RC walls
FLOORING - LIVING, DINING	Premium Quality Italian marble finish vitrified or equivalent tiles matt or glossy
MASTER BEDROOMS	Premium Quality vitrified tiles (wooden finish) or equivalent tiles matt or glossy
OTHER BEDROOMS	Premium Quality Italian marble finish vitrified or equivalent tiles matt or glossy
SERVANT ROOM	Vitrified tiles or equivalent matt or glossy finished
BALCONY FLOOR	Anti-skid or Matt finished vitrified tiles (wooden finish) or equivalent
KITCHEN FLOOR	Premium Quality Italian marble finish vitrified tiles matt or glossy / equivalent tiles
MASTER BEDROOM WASHROOM	Dado: Premium Quality vitrified tiles or equivalent matt or glossy finished Floor: Anti-skid vitrified or equivalent Matt finished
SERVANT WASHROOM	Dado: vitrified tiles or equivalent matt or glossy finished Floor: Anti-skid vitrified tiles or equivalent Matt finished
OTHER WASHROOM DADO	Dado: Premium Quality vitrified tiles matt or equivalent tiles glossy finished Floor: Anti-skid vitrified tiles or equivalent Matt finished
WASH YARD	Dado: vitrified tiles or equivalent Floor: Anti-skid vitrified tiles or equivalent Matt finished /leather finish granite
KITCHEN PLATFORM	Granite / Quartz Stone /Equivalent Stone
KITCHEN DADO	Premium Quality vitrified tiles or equivalent matt or glossy finished / Quartz stone Note: up to 2'-0" ft height from platform
BASIN COUNTER	Natural stone / Granite / Quartz stone /Equivalent stone
DOORS - MAIN DOOR	Shutter: Teak wood / Engineered doors / Equivalent. Door frames – Teak wood/Maranti / engineered door frame

INTERNAL ROOM DOORS	Shutter: Flush doors with laminate / equivalent door. Door frames - Maranti / engineered door frame / stone frames /equivalent
BATHROOM DOORS	Shutter: flush doors with laminate / Equivalent door Door Frame- Maranti / engineered door frame / stone frames /equivalent
DOOR HARDWARE	Door hardware from Ozone, Dorset, Kich or Godrej or equivalent Main door: digital lock
WINDOWS-ALUMINUM WINDOWS	Aluminum Powder Coated Windows, with mosquito mesh shutter
WALL FINISH - INTERNAL	Putty Finish
WALL FINISH - EXTERNAL	Texture Paint / premium emulsion paint as per elevation designs
MS WORK - COMMON STAIRCASE AND WASH YARD RAILING	Mild Steel railing / equivalent
BALCONY RAILING	Glass Railing with Top and Bottom Aluminum Powder coated rail / Equivalent finish
PLUMBING - CP FITTINGS & ACCESSORIES	Premium quality Jaquar / Kohler / Grohe / Equivalent
SANITARY WARE	Wall / Floor mounted Sanitary Ware from premium quality Jaquar / Kohler / Grohe / Equivalent
FALSE CEILING IN TOILET	Modular Ceiling
ELECTRICAL - SWITCHES	Legrand or Equivalent brand
ELECTRICAL SUPPLY	3Phase connection
COMMON AREA STAIR CASE	Vitrified tiles matt or glossy finished /GRANITE/ NATURAL STONE / Equivalent stone
COMMON AREA LIFT WALL CLADDING	Vitrified tiles matt or glossy finished /Granite /natural stone / Texture paint
GROUND FLOOR MAIN ENTRANCE LOBBY	Floor : Premium Quality vitrified tiles matt or glossy finished/ equivalent tile Wall /lift wall: texture paint /Premium Quality vitrified tiles matt or glossy finished/ equivalent tile

WE ARE ARVIND SMARTSPACES.

AND WE'RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule. Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers' needs, but raise their expectations for how much a home can enhance their lives. We believe in customer centric design – which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

Ahmedabad

Arvind Everland | Arvind Aqua City | Arvind Rhythm of Life | Arvind Uplands 2.0 | Arvind Fruits of Life | Arvind Highgrove
Arvind Forrester | Arvind Aavishkaar | Arvind Uplands | Arvind Citadel | Arvind Alcove | Arvind Parishkaar | Arvind Megaestate
Arvind Megatrade | Arvind Megapark

Bengaluru

Arvind Skycrest | Arvind The Park | Arvind Orchards | Arvind Forest Trails | Arvind Greatlands | Arvind The Edge | Arvind Bel Air
Arvind Oasis | Arvind Skylands | Arvind Sporcia | Arvind Expansia

Vadodara

Arvind Greenfields

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Arvind Elan

OUR HERITAGE THE LALBHAI GROUP:

SPANNING SEVEN INDUSTRIES AND OVER 128 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

THE LALBHAI GROUP

ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



U.S. POLO ASSN.
SINCE 1890

T O M M Y



HILFIGER

Calvin Klein



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Arvind

SMARTSPACES

Site Address: Arvind Imperia, T. P. S. No. 31 (University Campus) (2nd Varied), F. P. No. 101, Survey/Block No. 197, Vastrapur, Ahmedabad-380054

RERA Website: <https://gujrera.gujarat.gov.in> | **RERA No.:**XXXXXXXXXXXXXXXXXXXX

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