BLUVIAN

Pratham

Spreading the essence of joy...

Let's Be Free...for Real Today!

As we grapple with the daily negativities of life, battling traffic, fighting pollution, securing health, overcoming obstacles, the stress never lets up, ever! We live in a free country but are we really free?

An ideal home is the one that can help us be free from external pressures - everyday!

BLUVIAN Pratham

Freedom is your birthright. And here you have it!

With Bluvian Pratham, we help you reduce the load and become truly free. Here is an exceptional 3 bhk residential project that features 117 swanky apartments, 22 wonderful showrooms, a green-rich atmosphere, and terrific amenities that are sure to dissolve your stress away.

Located at Science City Extension road near Bhadaj area, here you can experience freedom in totality with a home that blesses you with an ideal lifestyle!

Location Ambience Activities Abode



Grandeur in the making. Satisfaction is its Legacy!

Bluvian Pratham is a grand edifice of sorts that stands tall and upright with a beautiful elevation, allowing you to bask in holistic satisfaction!

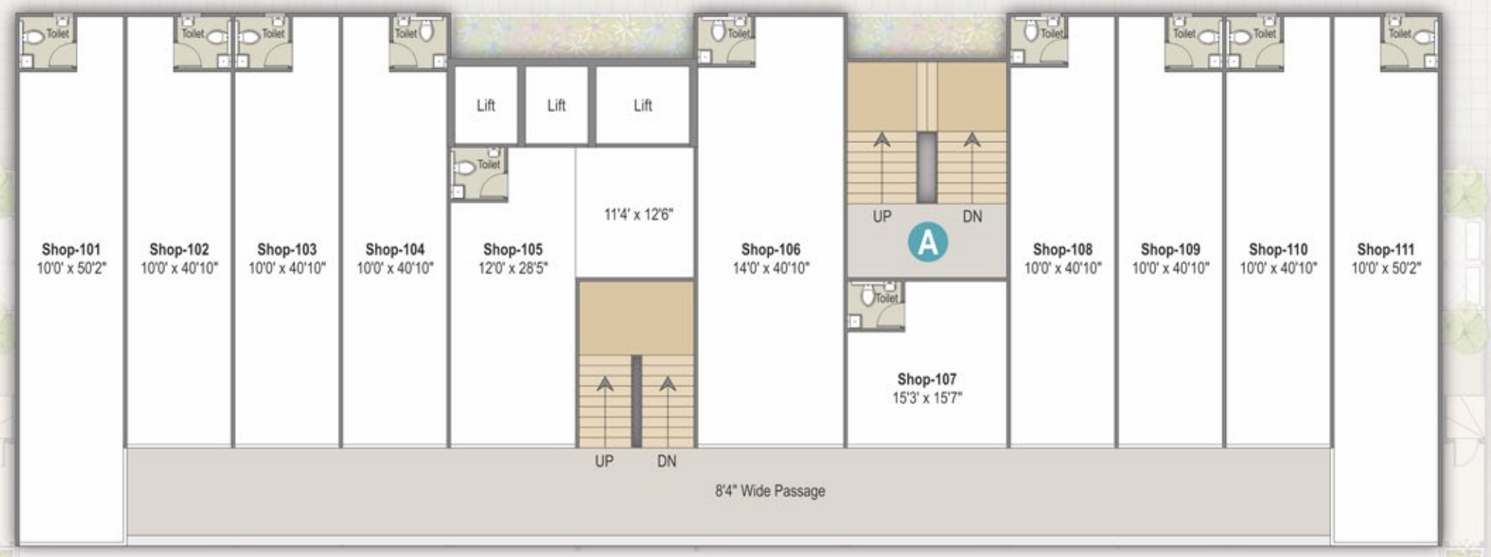


GROUND FLOOR PLAN



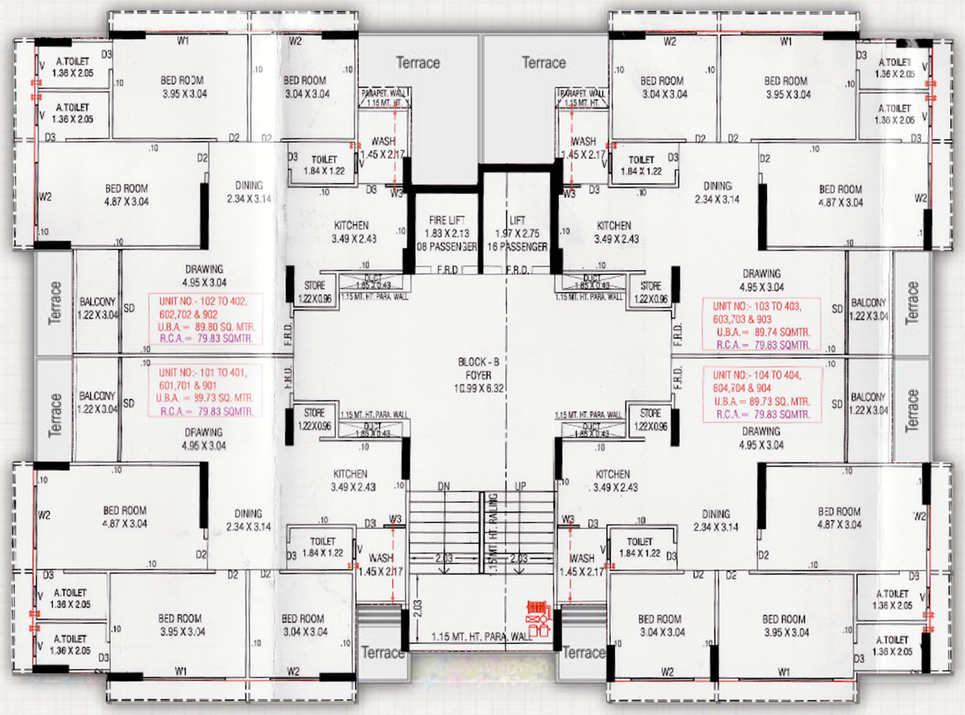
FIRST FLOOR PLAN

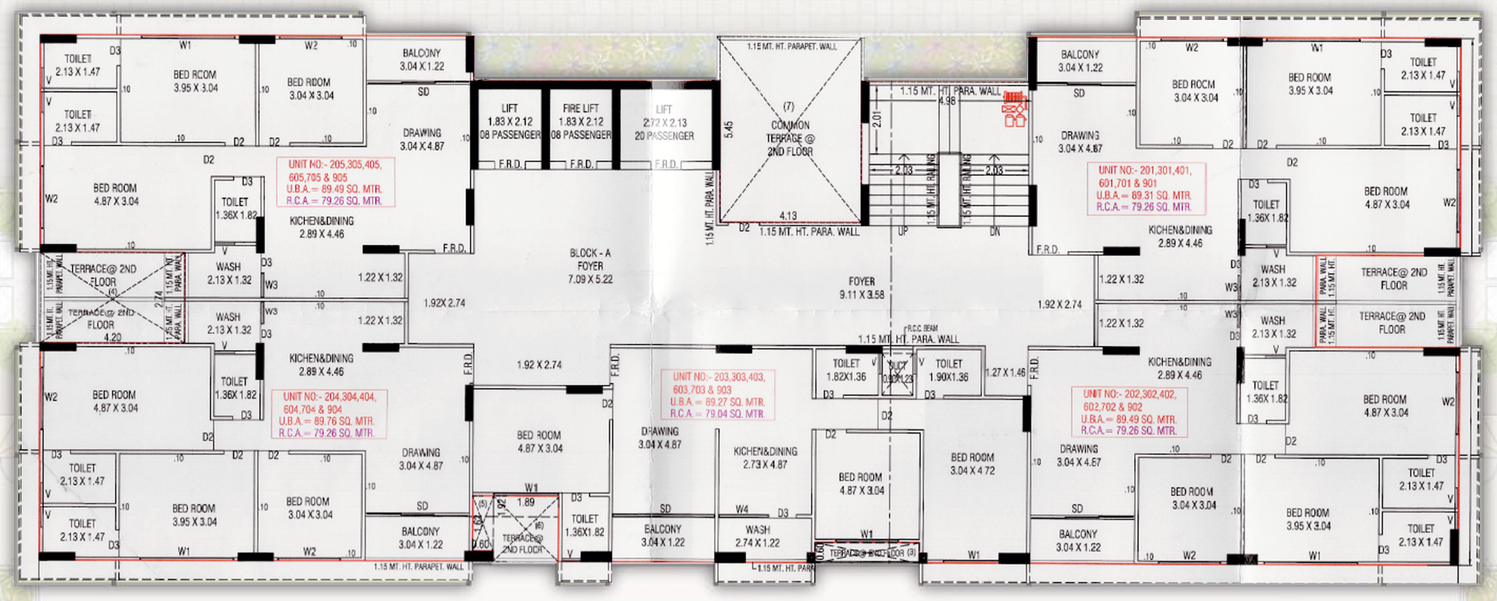




60'0" Wide Road

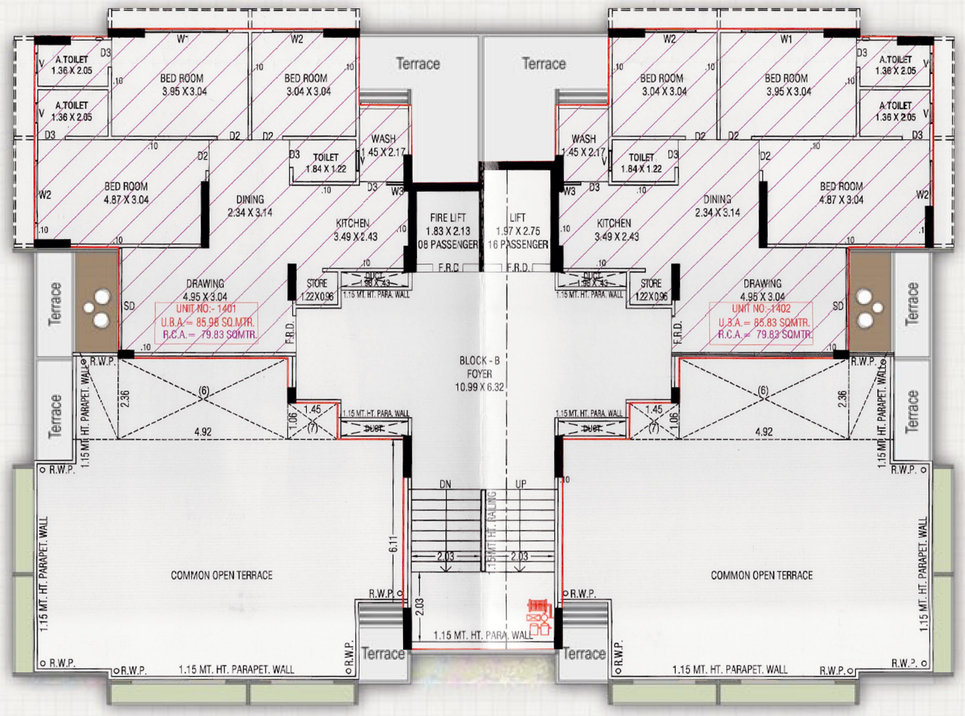
TYPICAL FLOOR PLAN





60'0" Wide Road

14th (Penthouse) FLOOR PLAN





60'0" Wide Road

TERRACE PLAN



1st BASEMENT PLAN



60'0" Wide Road

2nd BASEMENT PLAN



60'0" Wide Road

Regal from the Top. Riveting in Style!

Let the residents of Bluvian Pratham realize and experience what it means to live on the top, and embrace nature and luxury under one canopy!

Greenery in Spades. Outstanding in Leisure!

Let Bluvian Pratham bring about a sense of calmness and leisure amid the hustle and bustle elsewhere, leading solace in every measure.

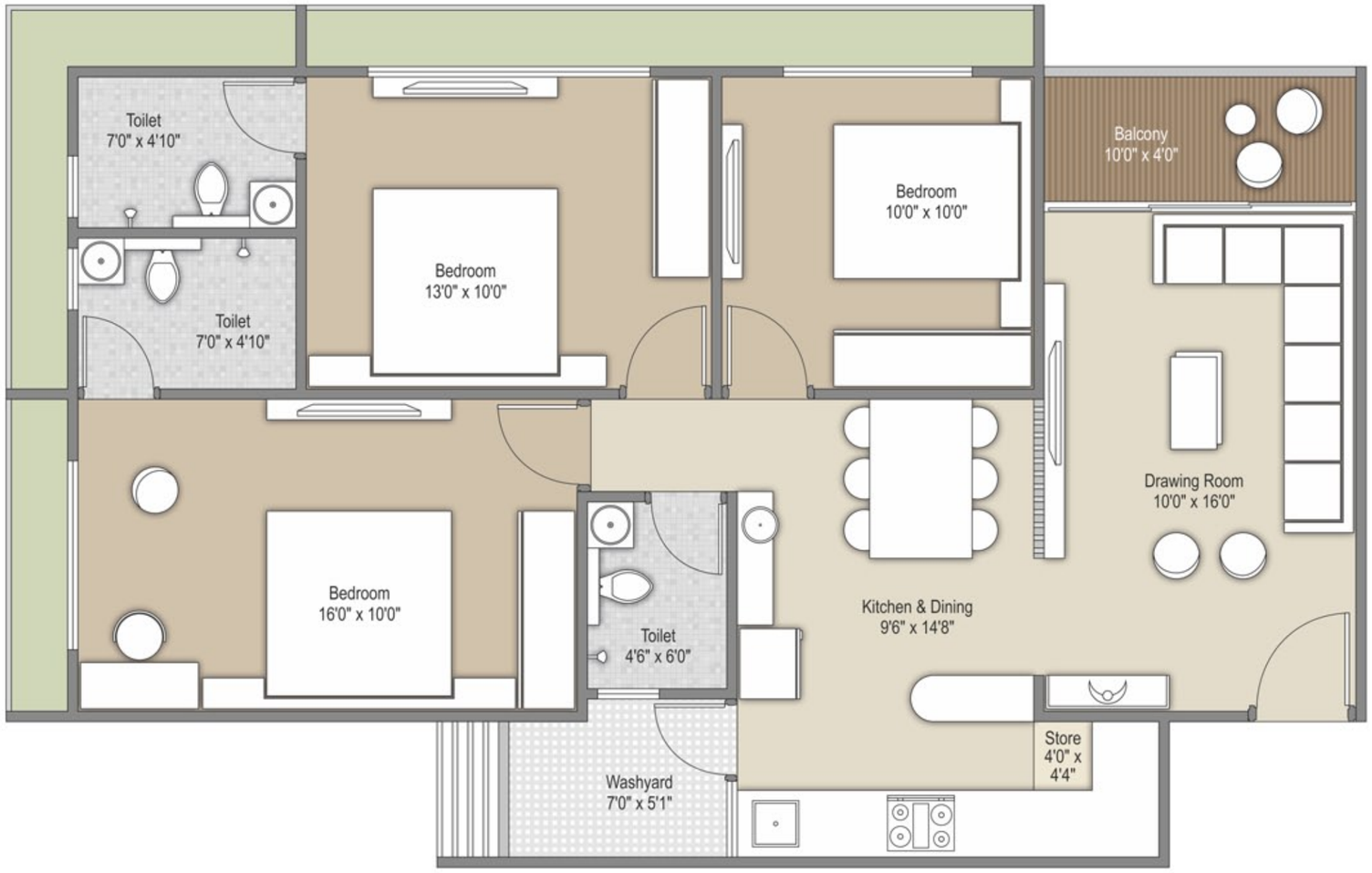
Restore your Energy. Revel in Play!

Bluvian Pratham has something for every age –
kids and adults alike can enjoy games and the gym
galore, or spend good times with friends!

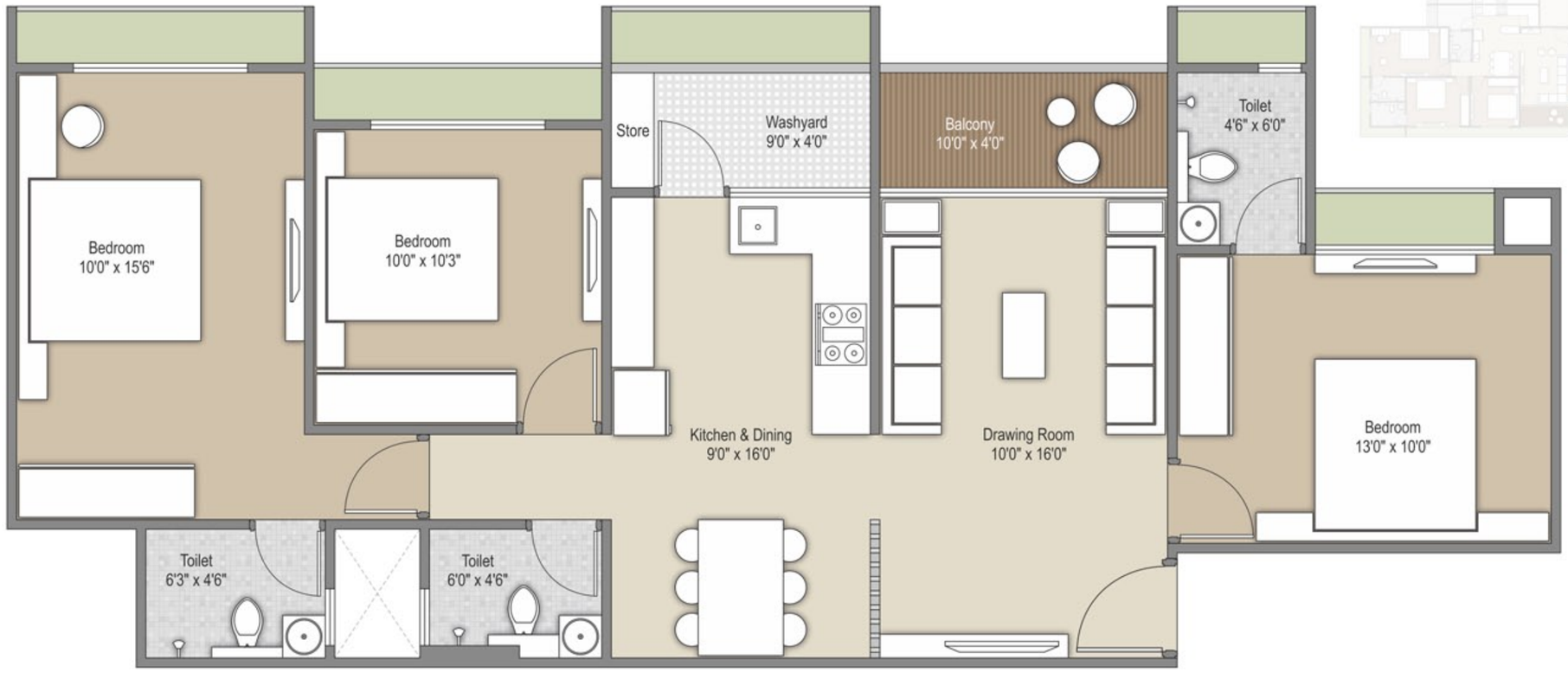


UNIT PLAN | TYPE - I









UNIT PLAN | TYPE II

UNIT PLAN | TYPE III





Planned in its Implementation. Perfect in its Idea!

As spaces become premium, Bluvian Pratham has enabled a smart interior plan that balances aesthetics with practical space for maximum freedom and contentment!





Shining in the Dark. Serene in its Standing!

Bluvian Pratham is like a noticeable structure that blends its immense stature with sheer style and elegance, in day and night, to the delight of its residents!



SPECIFICATIONS

UNIT SPECIFICATIONS

FLOORING

- Living, Dining & Bedroom - Vitrified tiles
- Balcony - Anti-skid Ceramic tiles

KITCHEN

- Vitrified tiles flooring
- Granite Platform with SS Sink
- Ceramic tiles dado above platform
- Kota Stone in wash area with ceramic tiles dado

TOILETS

- Anti-skid ceramic tiles for flooring
- Glazed tiles dado up to Lintel level
- Counter basin/wall hung basin
- Premium quality plumbing fitting & sanitary-ware

ELECTRIFICATION

- Concealed copper wiring of ISI brand
- Adequate power outlets with modular switches in all area
- Protective ELCB for each Apartment

WALL FINISH & COLOR WORKS

- Internal walls - Putty finish over mala plaster
- External walls - 100% acrylic paint over sand faced plaster/texture
- Fabrication railings in enamel paint

DOORS

- Decorative door for main entrance & other flush doors with wooden frame

WINDOWS

- Sliding aluminium section with standard gauge

SALIENT FEATURES

- Earthquake resistant R.C.C. frame structure
- Well-designed spacious entrance foyer
- High speed automatic elevators of reputed brand
- CCTV security system
- Well-equipped fire hydrant system
- Well-manicured campus with green environs
- Internal roads of RCC/ Stone Paved
- Power back-up for common utilities
- Well planned parking at ground and basement level
- 24 x 7 water supply by pneumatic pressure system
- Servant & Driver rest rooms

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LOCATION PLAN
(Not to Scale)



THE PROJECT IS IN CLOSE PROXIMITY TO

EDUCATIONS		HOSPITALS		ENTERTAINMENT	
SAL Educations Institutes	1.0 km.	CIMS Hospital	5.0 km.	Science City Park	700 Mt.
Anand Niketan Campus	4.5 km.	HCG Cancer Centre	5.5 km.	Club Babylon	1.6 km.
Calorx Olive Int. School	6.0 Km.	Sola Civil Hospital	6.3 km.	Connplex Smart Theatre	3.0 km
Delhi Public School	7.5 Km.	Zydus Hospital	6.3 km.	Rajhans Cinema	6.0 Km.

Developers
BLUVIAN INFRASPACE
pratham@bluvian.com
www.bluvian.com

Site Address
BLUVIAN PRATHAM
Nr. Dharti Saket Rediance,
Super City Road, Science City Circle,
Bhadaj, Ahmedabad-380060.
+91 94269 99391 | +91 93777 80182

Architect
HM ARCHITECTS

Structure Consultants
SETU INFRASTRUCTURE

Designed by: Openmind 97270 33377



PROJECT BY

BLUVIAN INFRASPACE