
Ahmedabad
NIWA
BY B|SAFAL

A new landmark in the making

BY B|SAFAL



Artistic Impression



Artistic Impression

Perfectly positioned on Ahmedabad’s evolving skyline, NIWA by BSAFAL is a landmark collection of residences that redefines urban living. Positioned in one of the city’s most connected precincts, Shela- these thoughtfully curated homes offer expansive outlooks across verdant landscapes and the surrounding cityscape. Rising with an assured presence yet grounded in a sense of community, NIWA by BSAFAL captures the perfect balance of accessibility and privacy. Within moments of cultural, educational and lifestyle destinations, and still a world of its own, these residences are designed to embrace both the energy of the city and the tranquility of the home.

A MASTERCLASS IN ARCHITECTURAL DESIGN

The result of vision, expertise and meticulous attention to detail, NIWA's architecture is set to become an icon of contemporary Ahmedabad. Elegant yet enduring, the design draws inspiration from geometric clarity and a refined material palette, establishing a timeless architectural language. Capitalizing upon its expansive site, the towers are carefully positioned to maximize light, airflow and outlooks across the city. Facades are articulated with a rhythmic interplay of balconies and vertical lines, while enduring finishes ensure resilience for generations to come. NIWA redefines sophisticated urban design with architecture that unites form, function and lasting quality.



Artistic Impression



Artistic Impression

Composed of 7 structural towers rising above a landscaped podium, NIWA by BSAFAL's form is both distinctive and purposeful creating a community oriented living environment. At the ground level, landscaped spaces and thoughtful entry sequences provide a sense of arrival, seamlessly transitioning to the elevated residential experience above. Across the upper levels, a generous facade invites natural light deep into the homes while framing views across the city's skyline. Integrated balconies extend the living experience of the outdoors, cultivating private retreats as well as expansive amenities. The facade is defined by refined proportions and layered detailing, where warm tones and textural materials enhance both character and durability. Crafted with care and precision, NIWA by BSAFAL embodies a design vision that elevates everyday living into something truly exceptional.

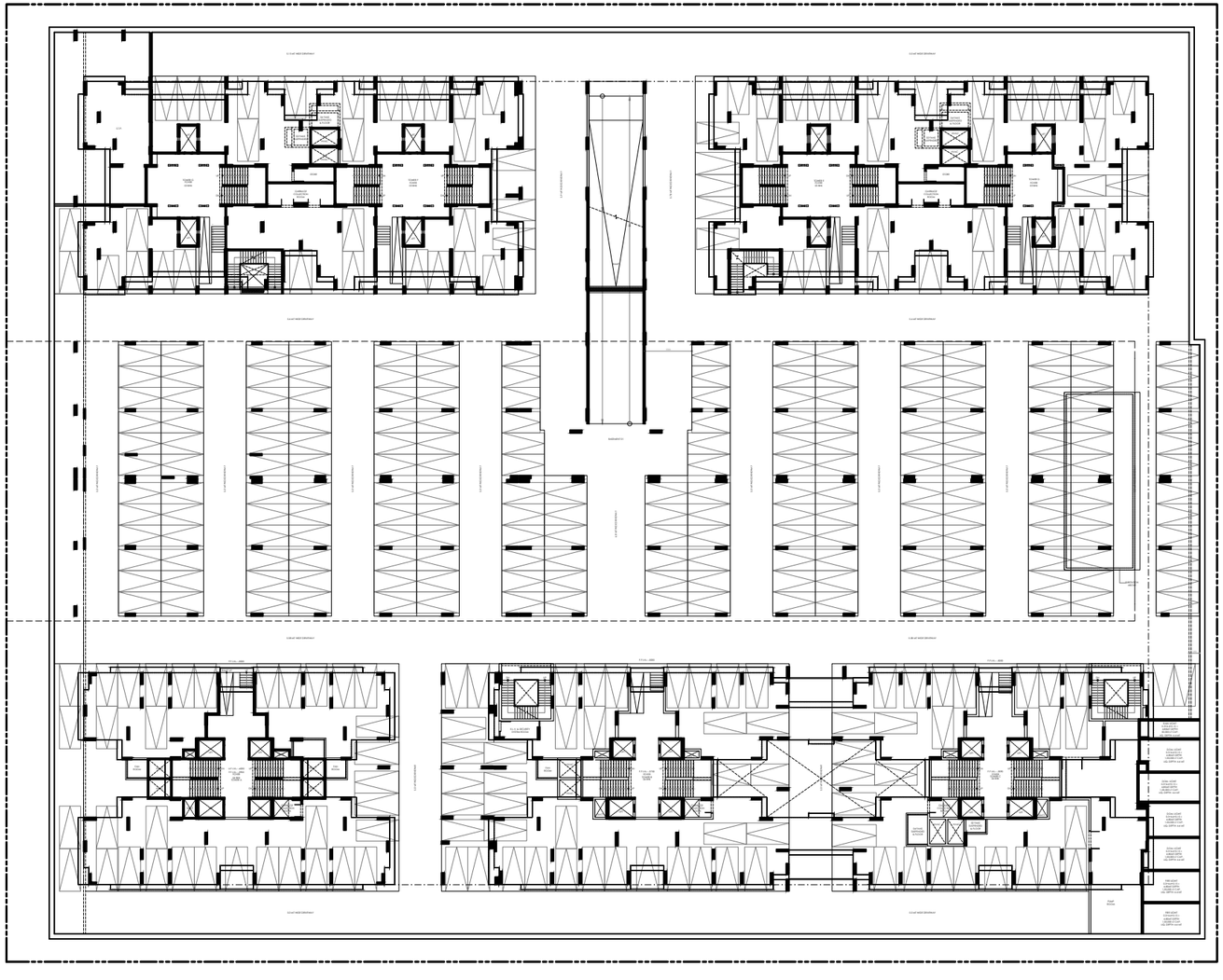
CONTEMPORARY LIVING

Designed to seamlessly evolve with modern lifestyles, NIWA offers spacious bedroom residences with intelligently planned layouts. Flexible configurations allow homes to adapt to changing needs, ensuring functionality is always matched with refinement. This adaptability creates residences that feel both timeless and tailored, elevating the everyday experience of living.

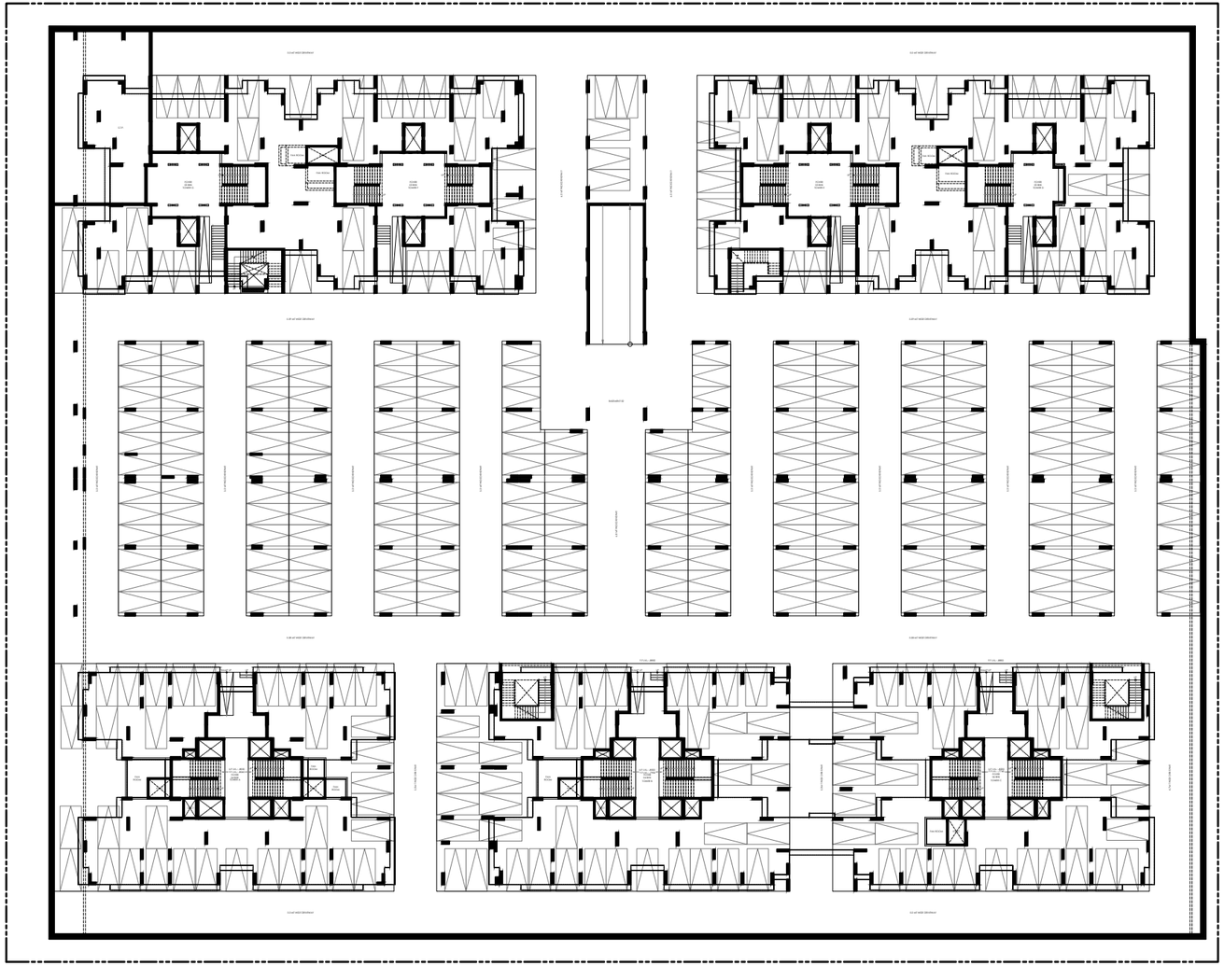
CONNECTION TO NATURE

Expansive balconies extend living into the open air, complemented by lush landscaping that softened the architectural form. At the heart of NIWA by BSAFAL, a central garden provides a tranquil communal sanctuary, cultivating connection, wellbeing's and a daily relationship with nature.

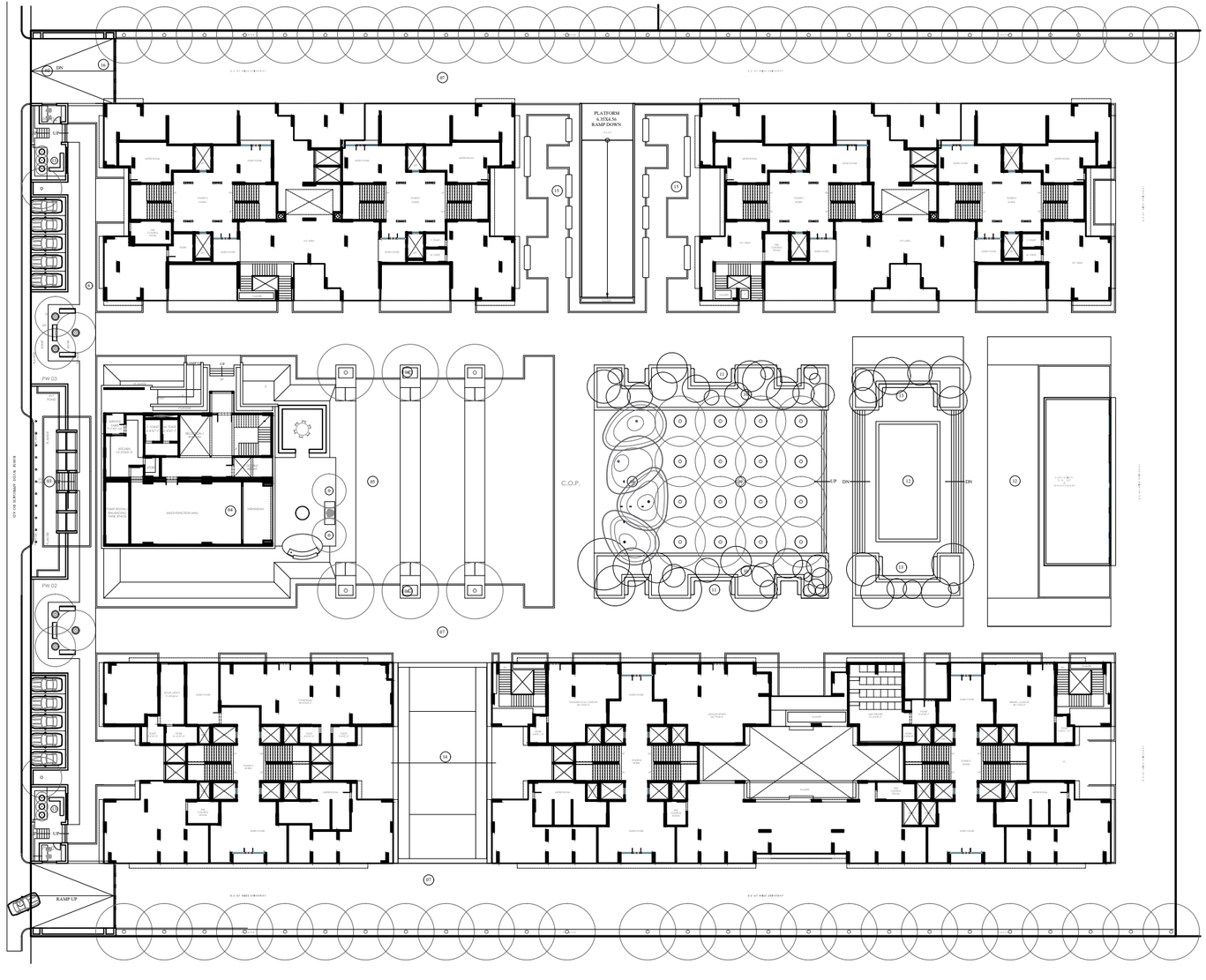
BASEMENT-1 PLAN



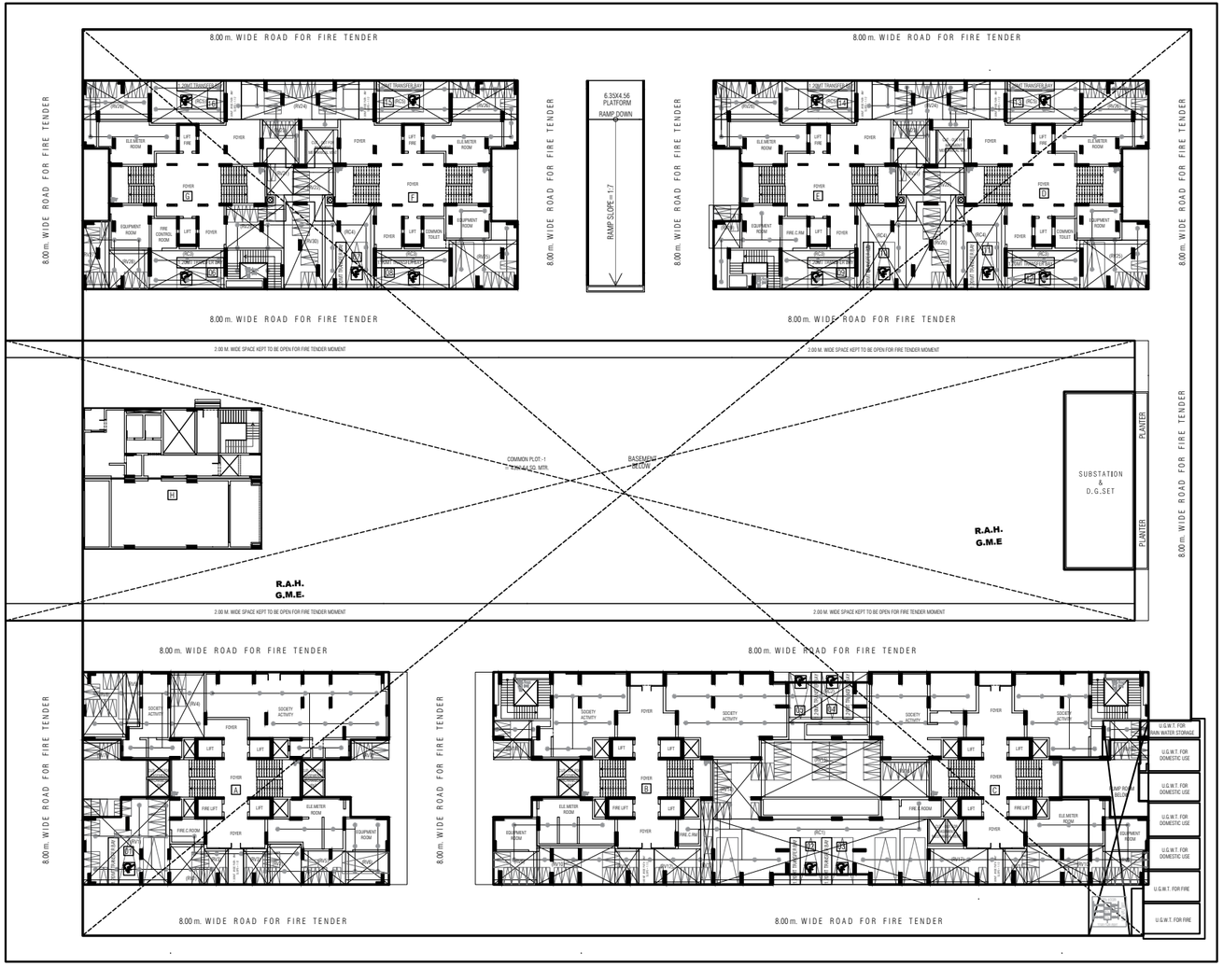
BASEMENT-2 PLAN



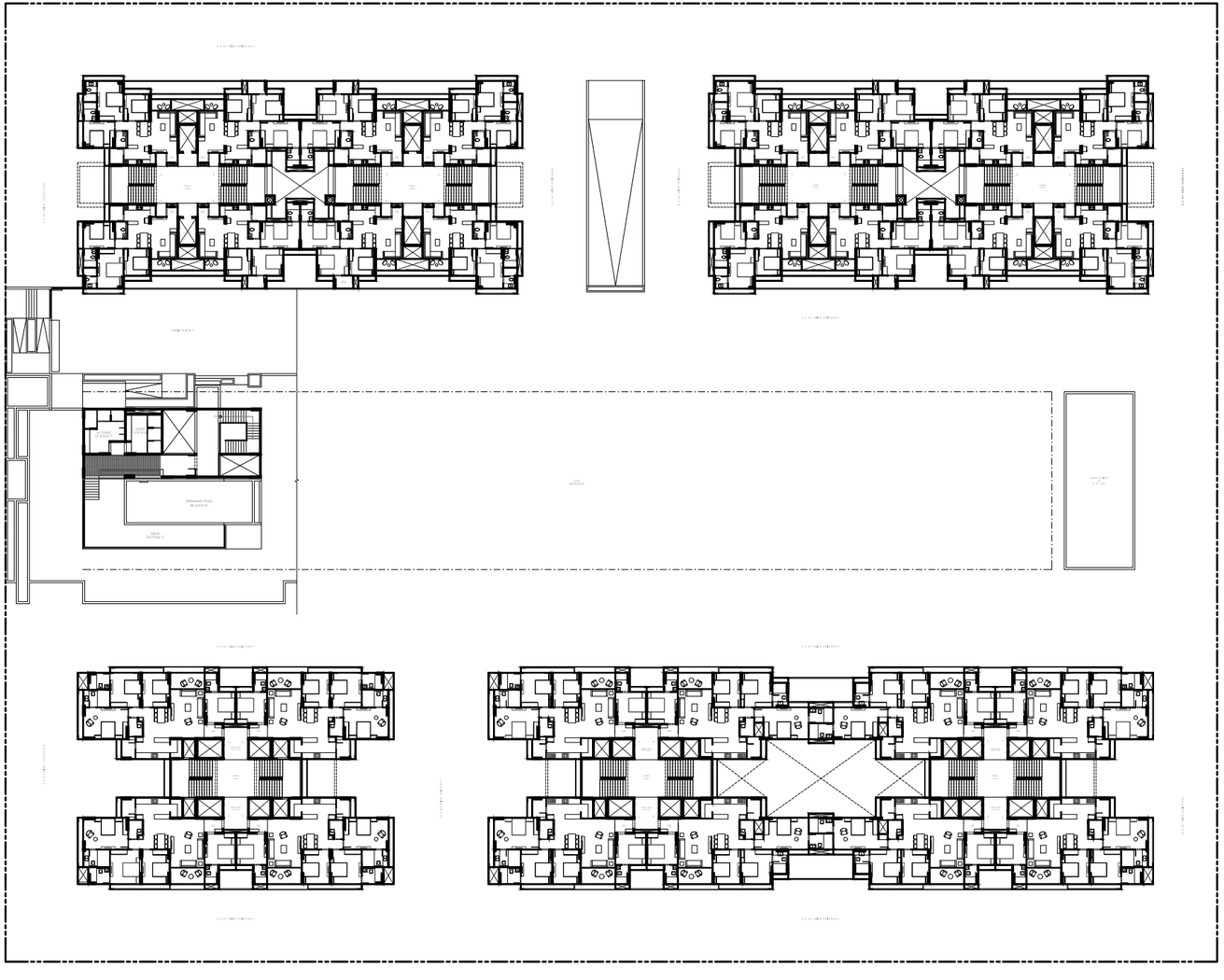
LAYOUT PLAN


PLATFORM
6.35X4.56
RAMP DOWN
C.O.P.
RAMP UP
RAMP DOWN
RAMP UP
PW 03
PW 02

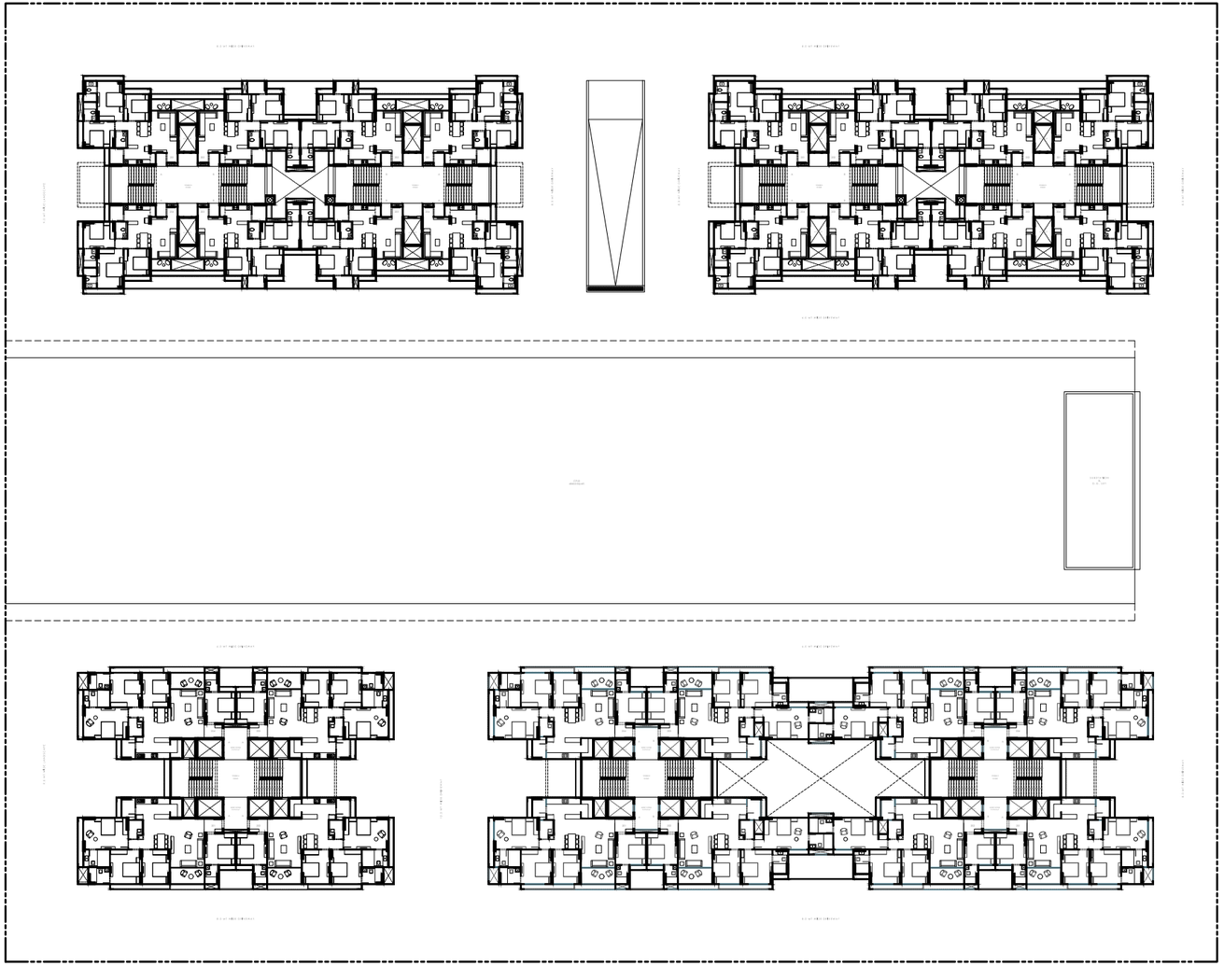
GROUND FLOOR WITH PARKING LAYOUT



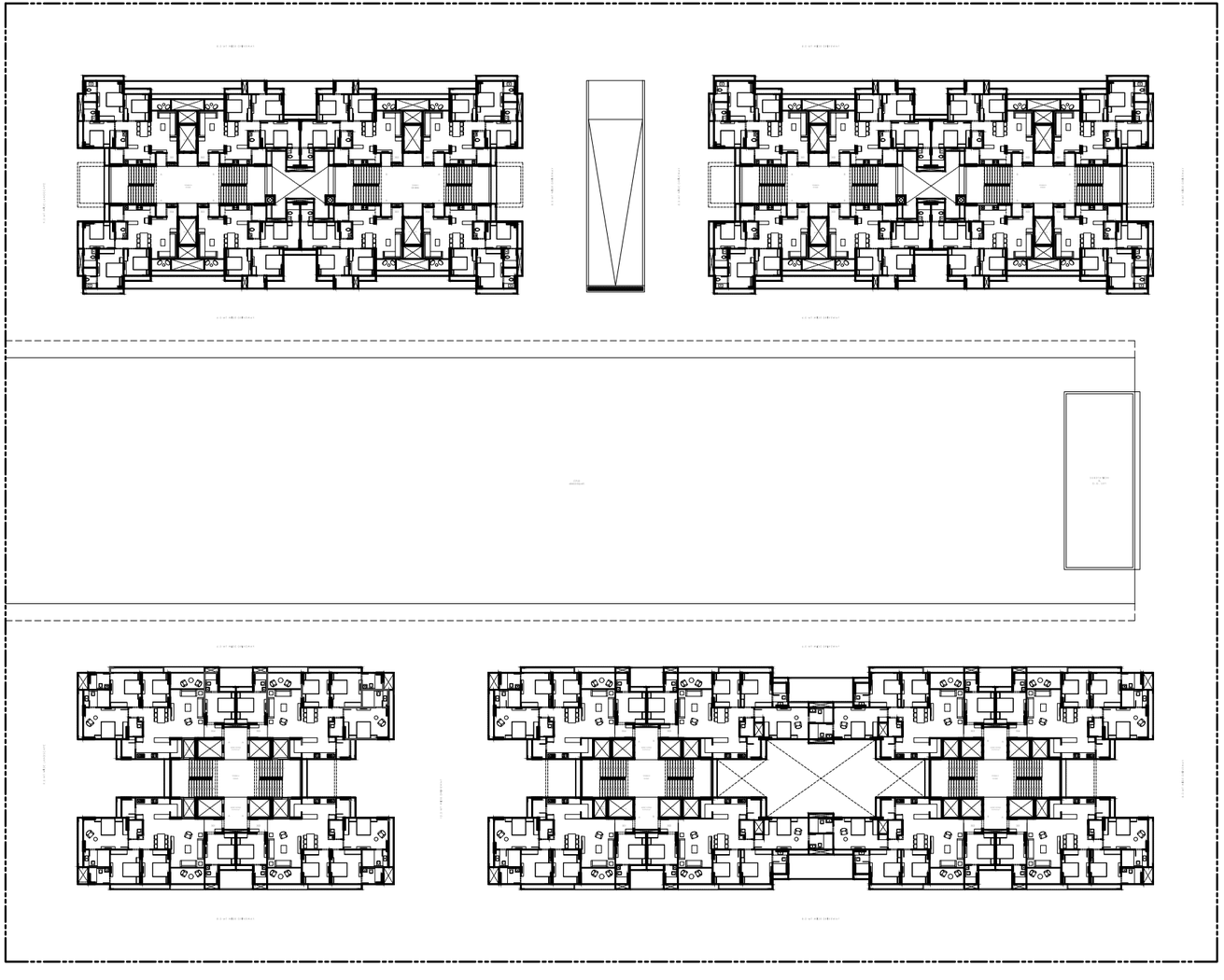
FIRST FLOOR PLAN



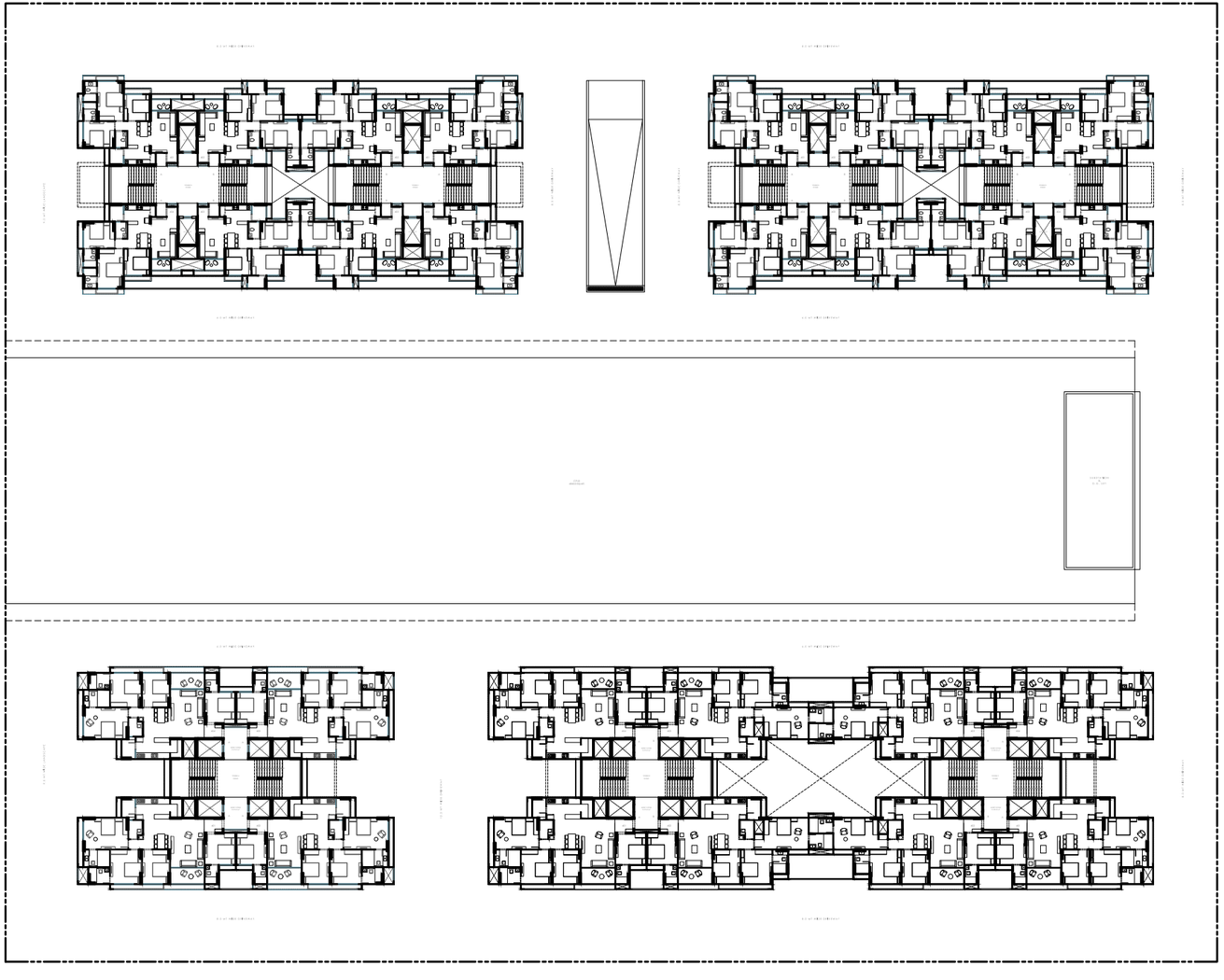
SECOND FLOOR PLAN



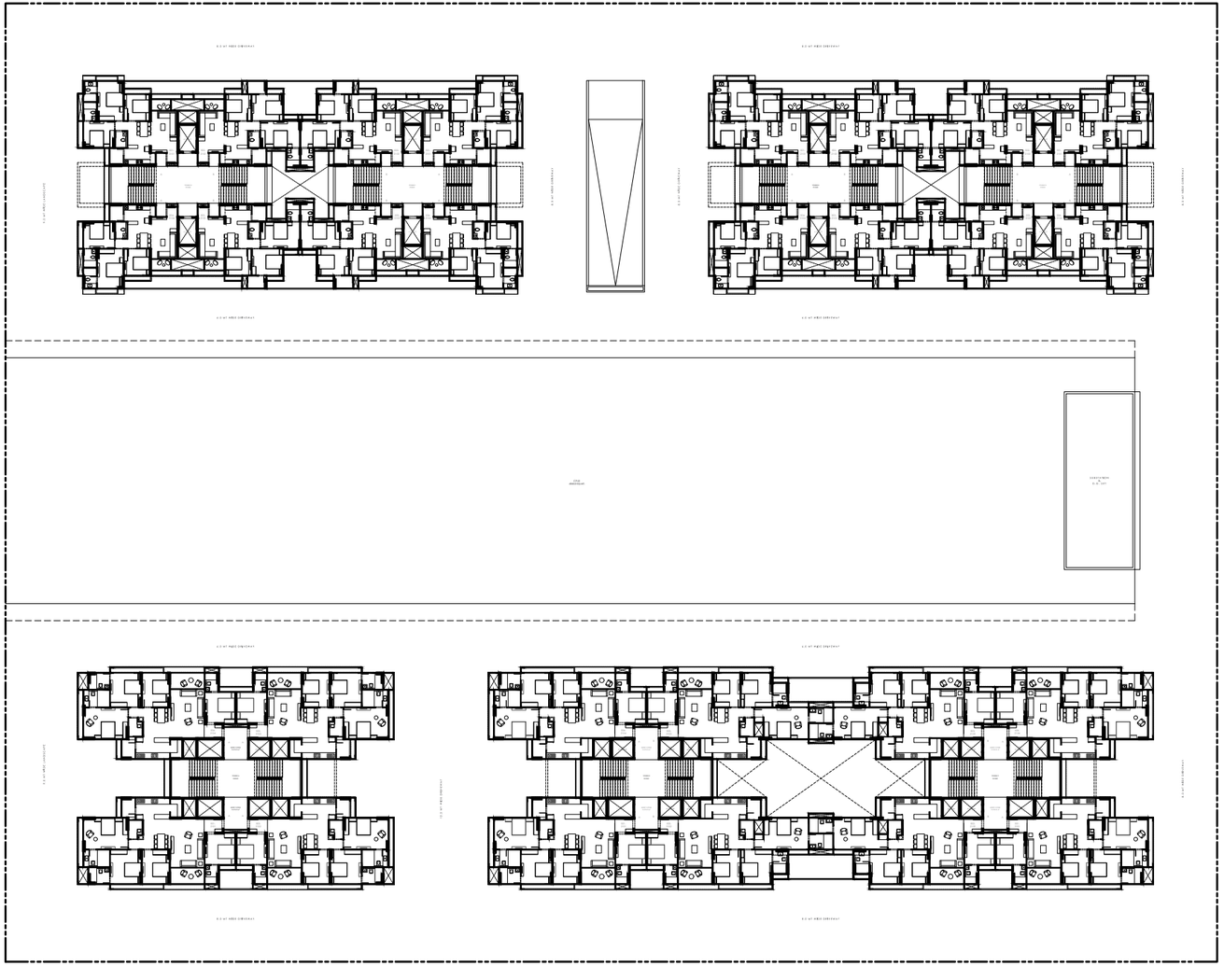
THIRD FLOOR PLAN



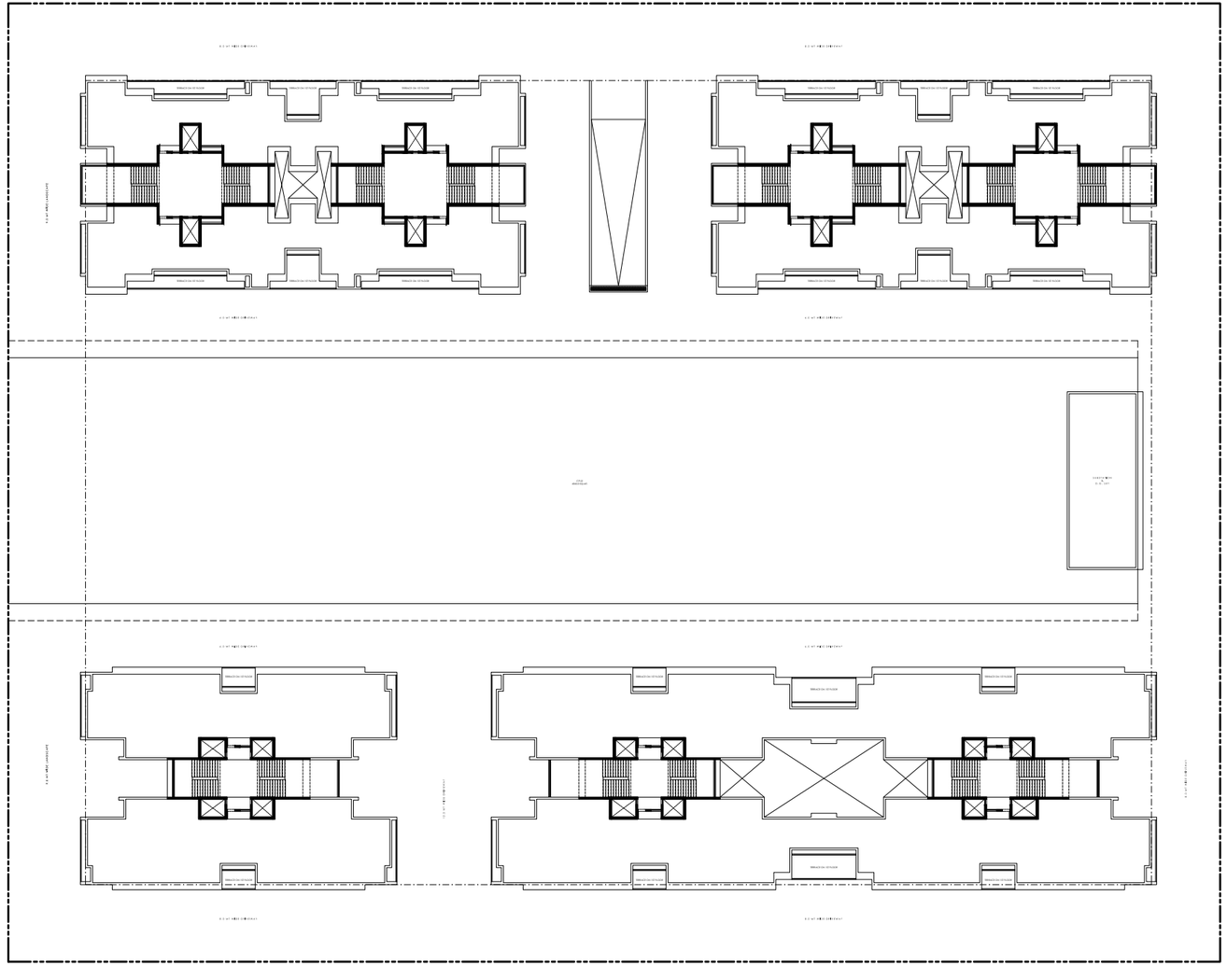
FOURTH FLOOR PLAN



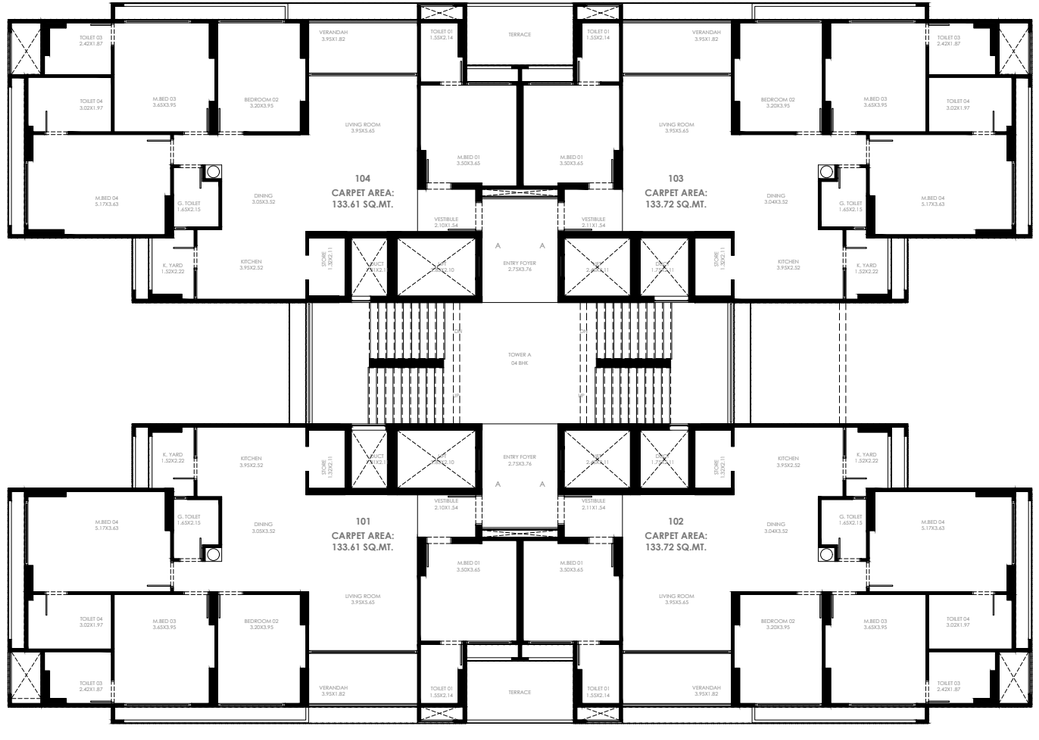
TYPICAL FLOOR PLAN- 5th to 21st



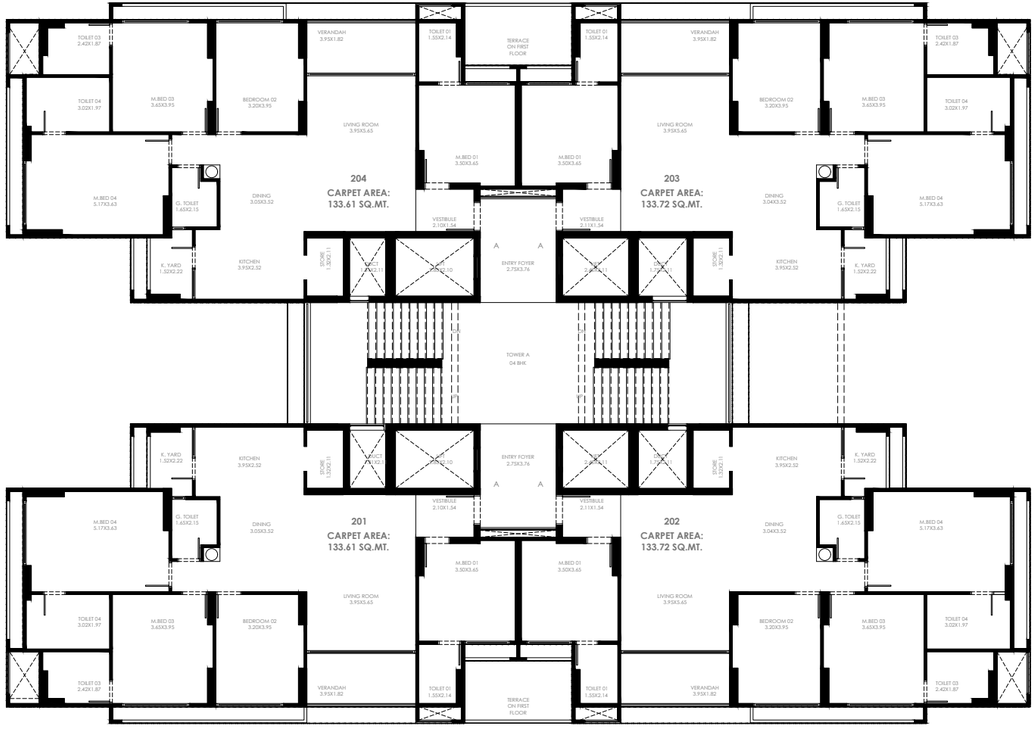
TERRACE PLAN



TOWER A

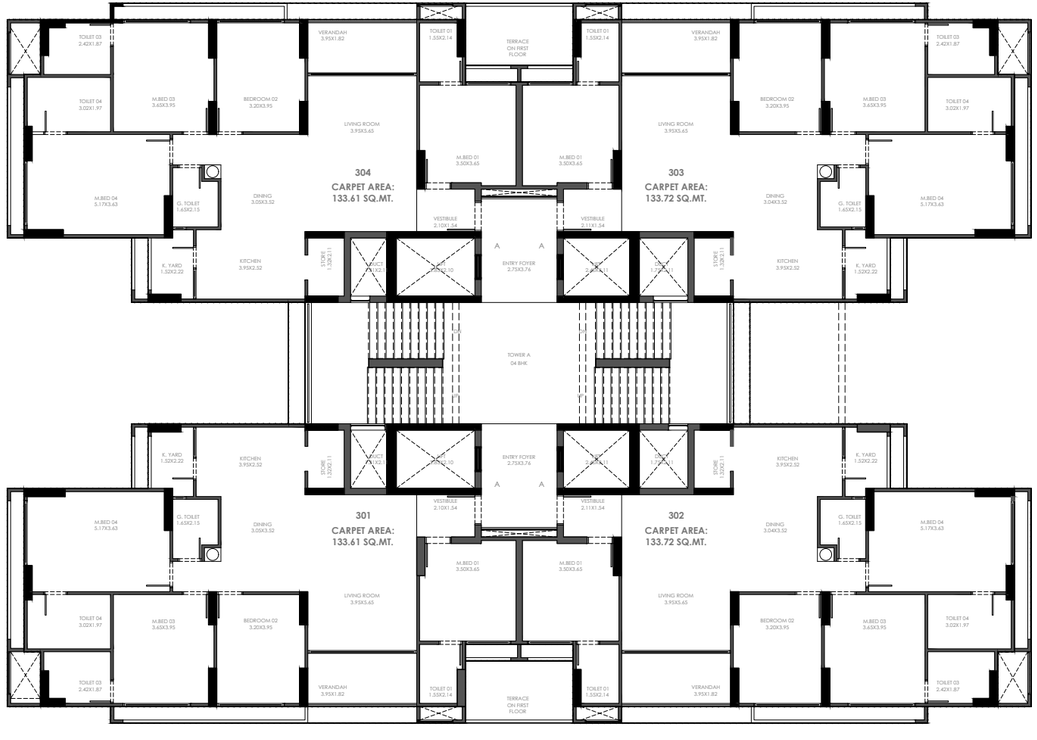


1st Floor Plan

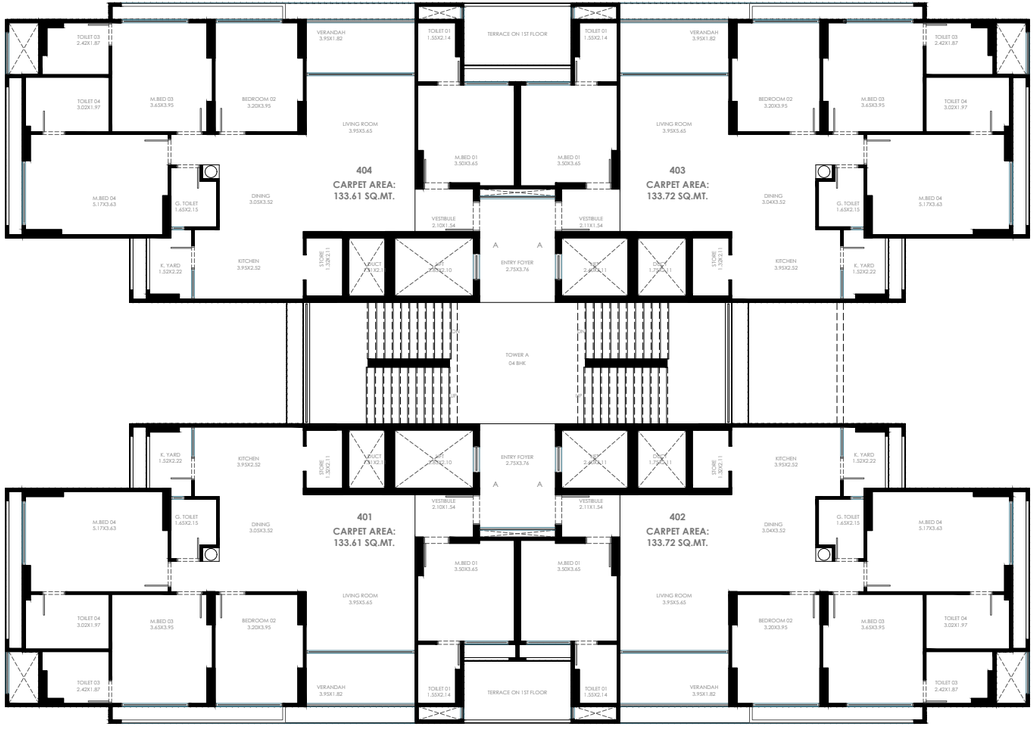


2nd Floor Plan

TOWER A

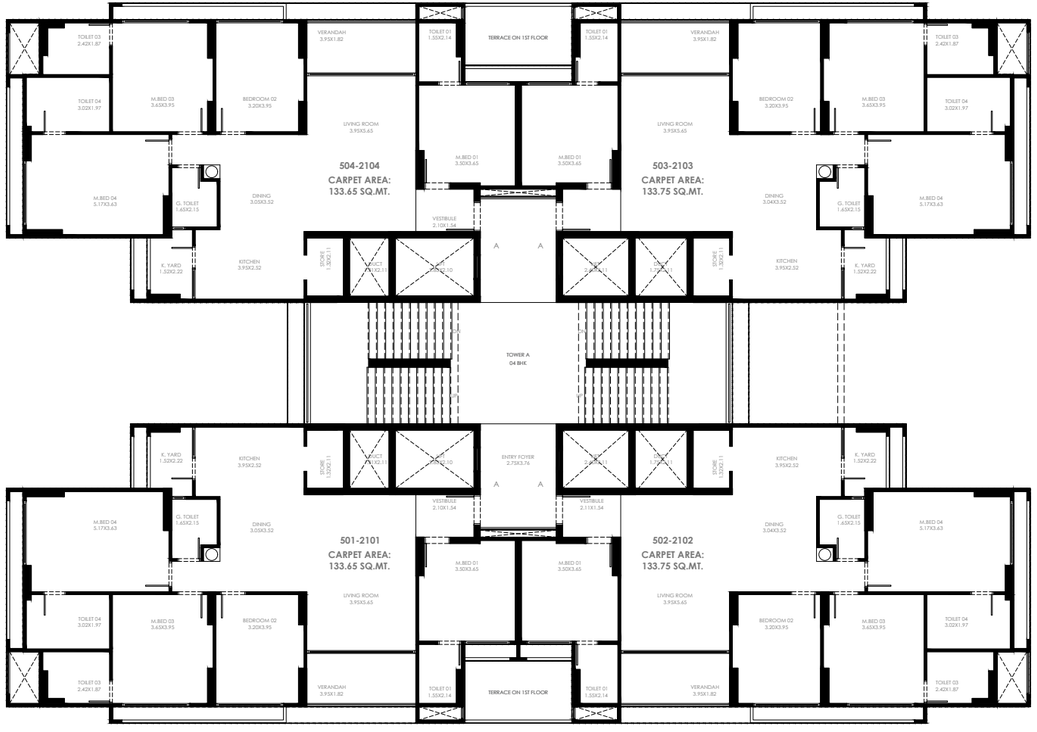


3rd Floor Plan



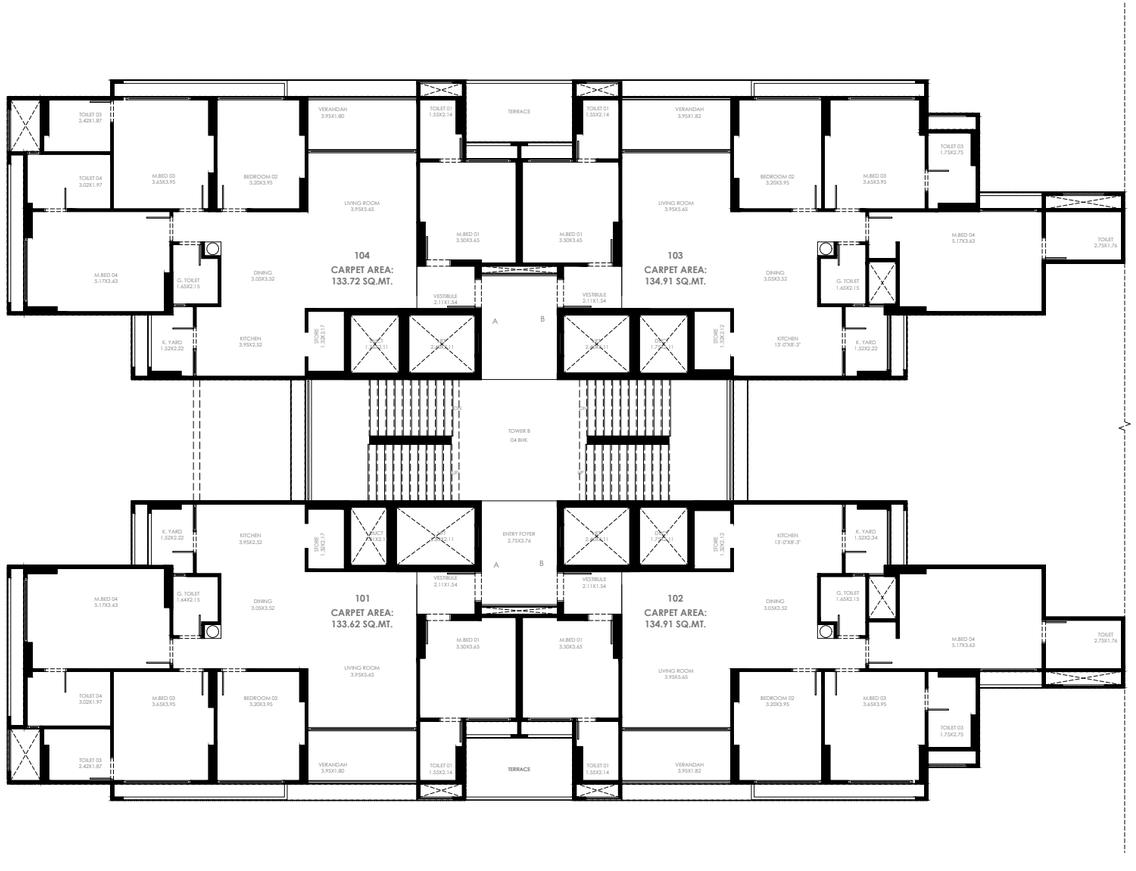
4th Floor Plan

TOWER A

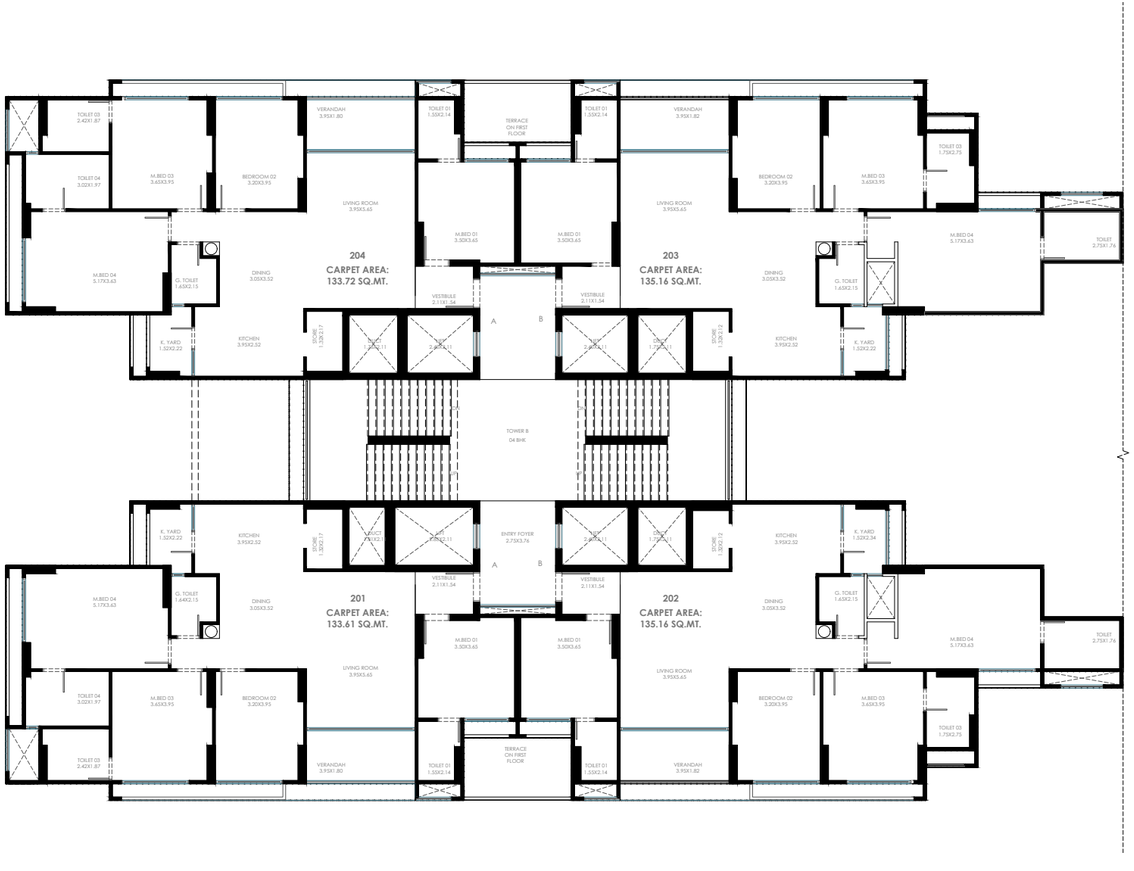


5th to 21st Floor Plan

TOWER B

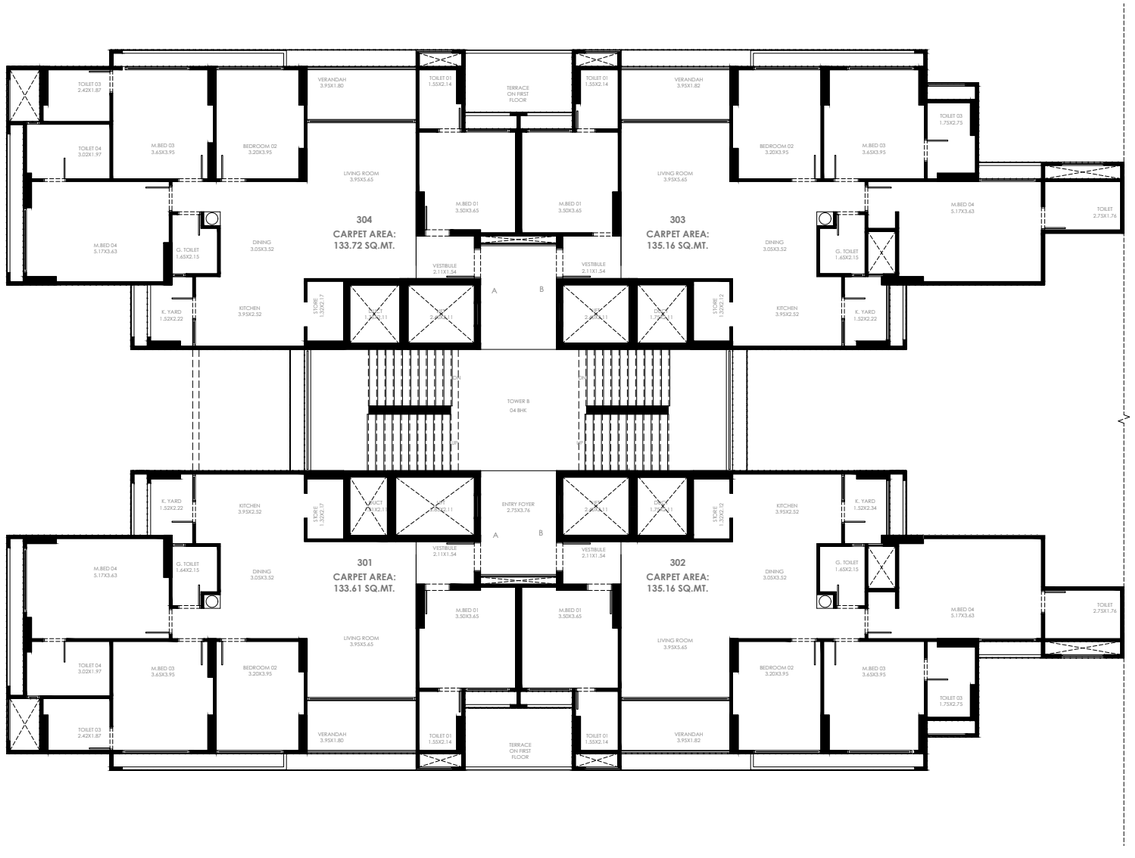


1st Floor Plan

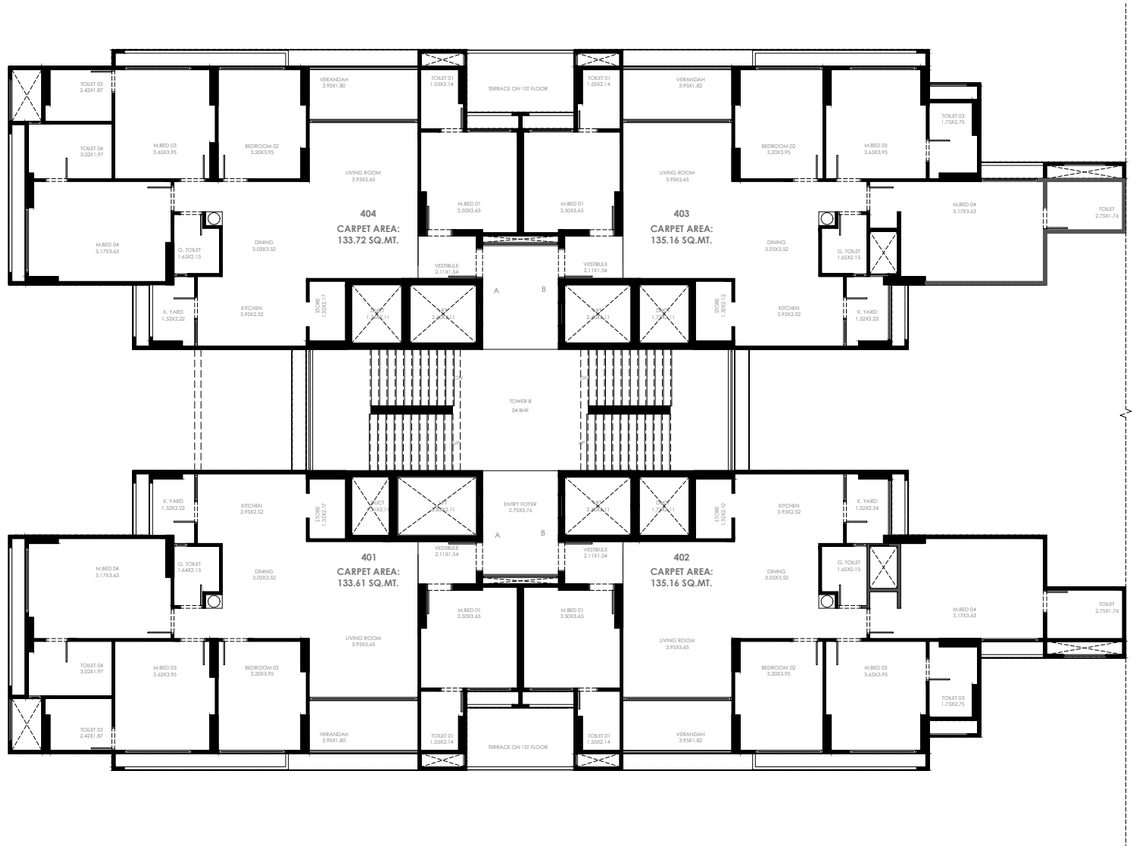


2nd Floor Plan

TOWER B

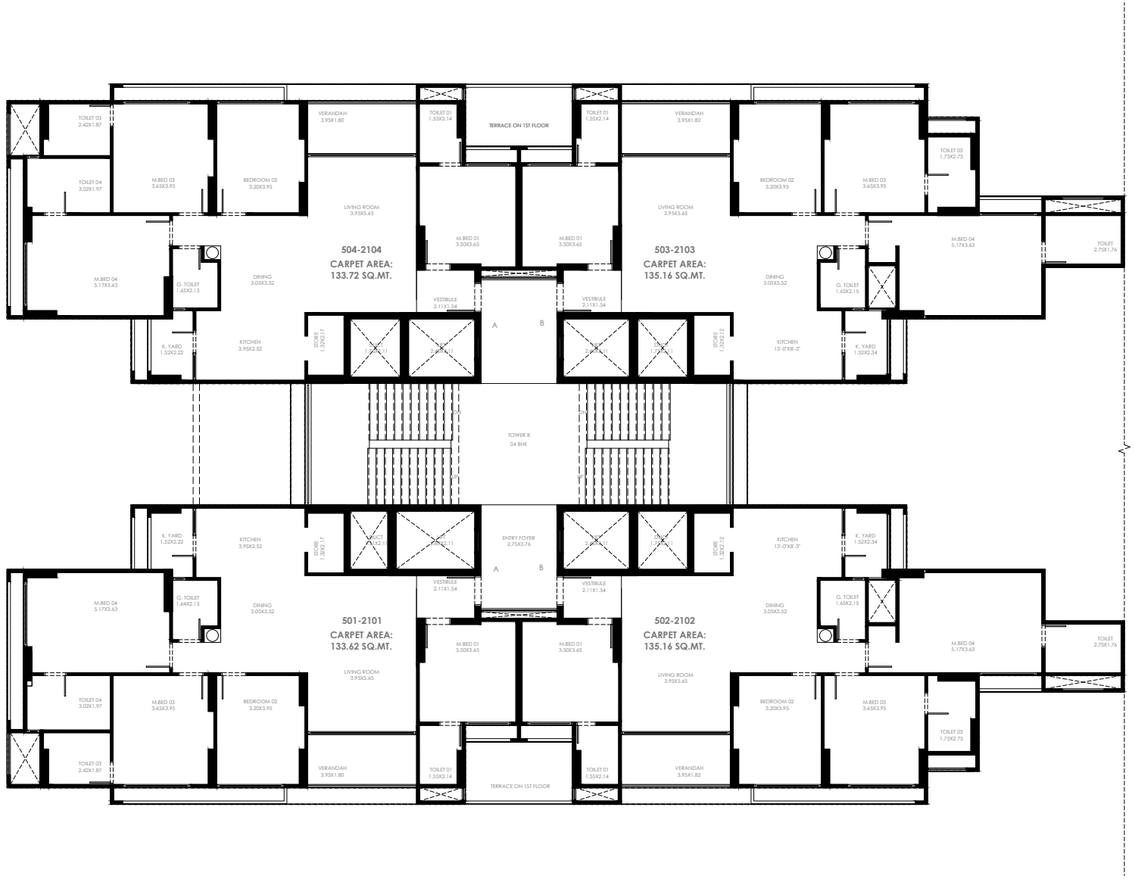


3rd Floor Plan



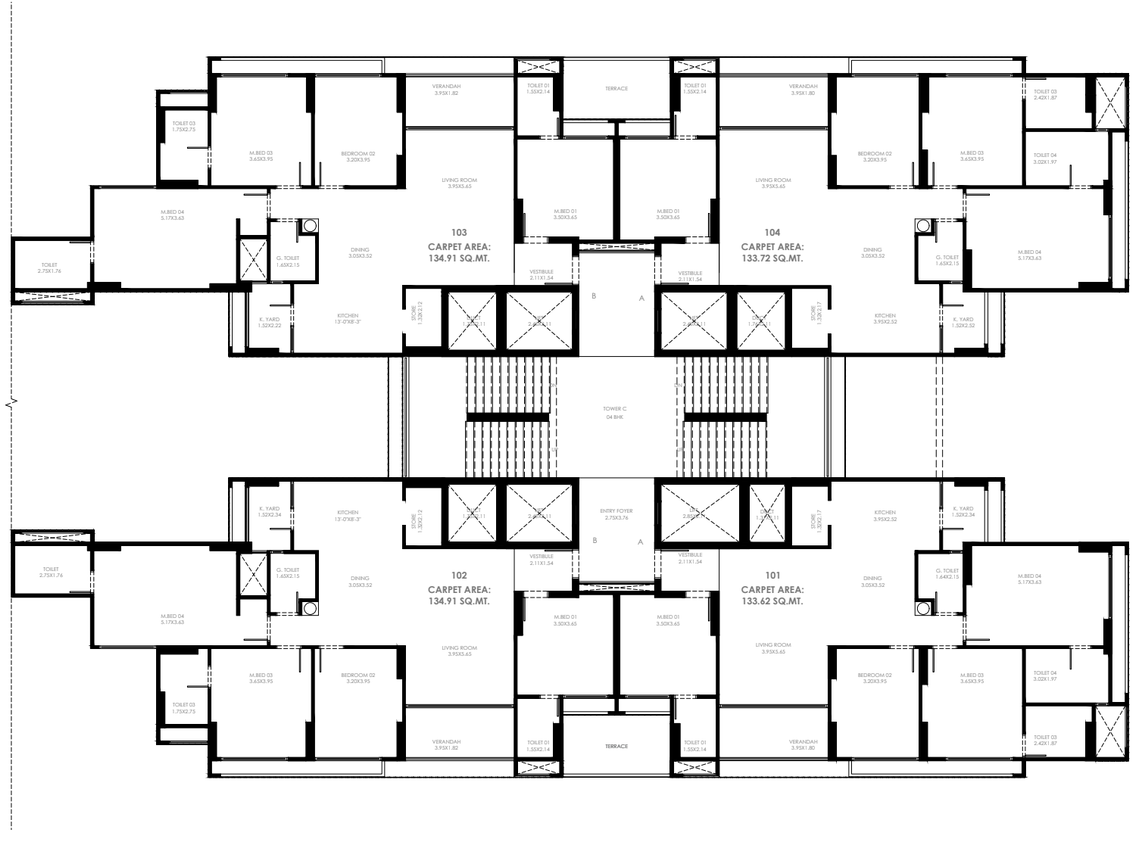
4th Floor Plan

TOWER B

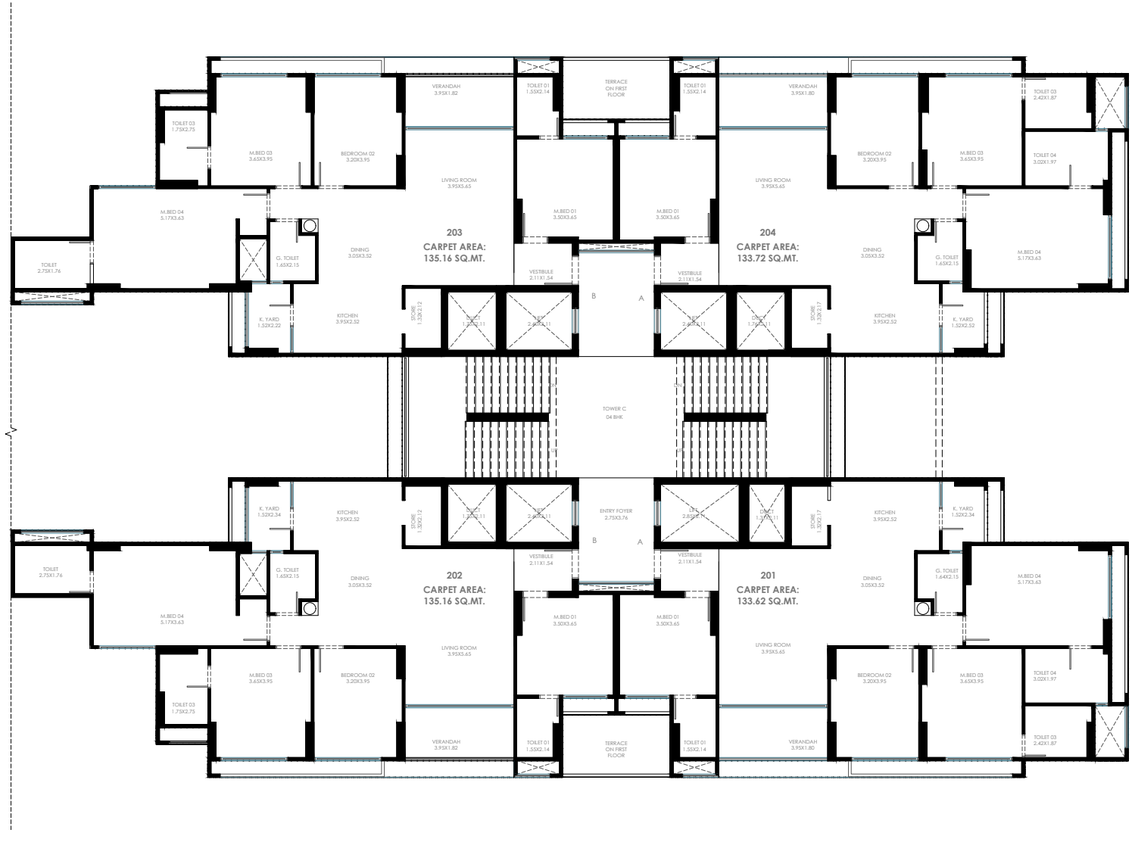


5th to 21st Floor Plan

TOWER C

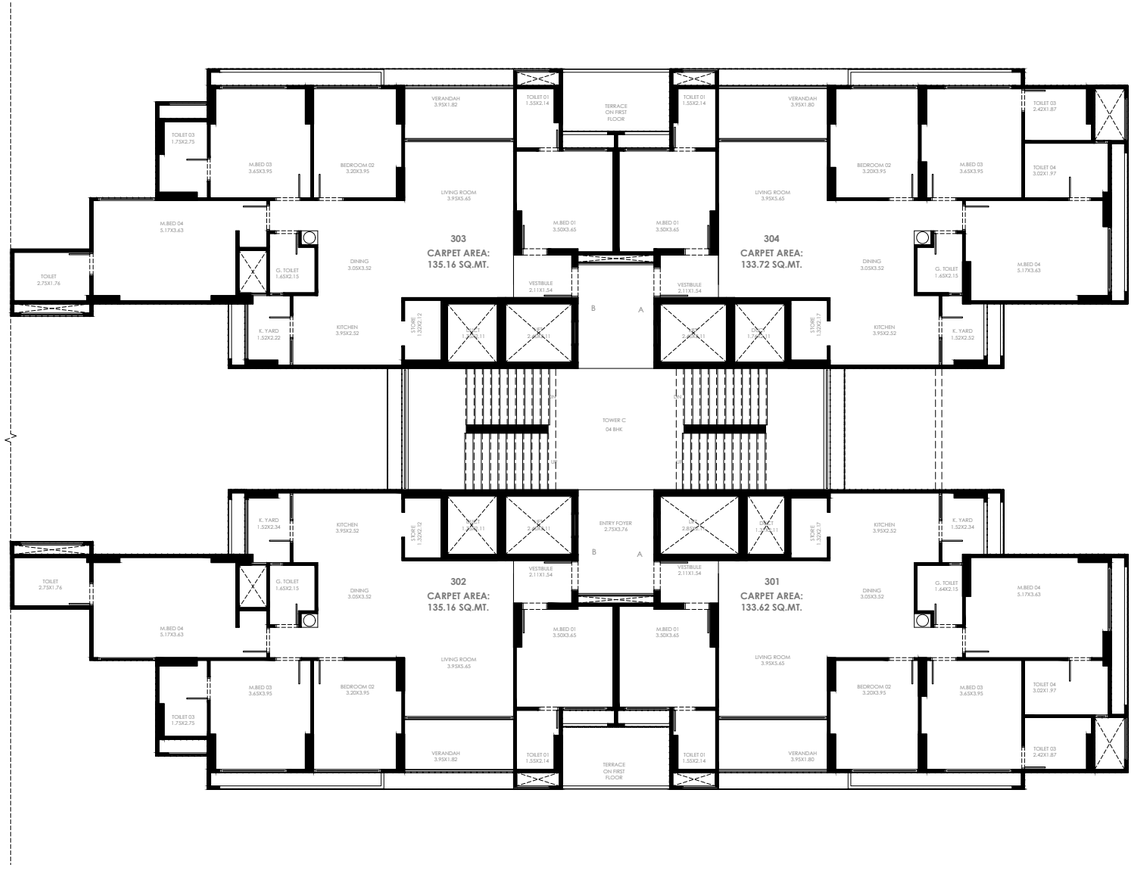


1st Floor Plan

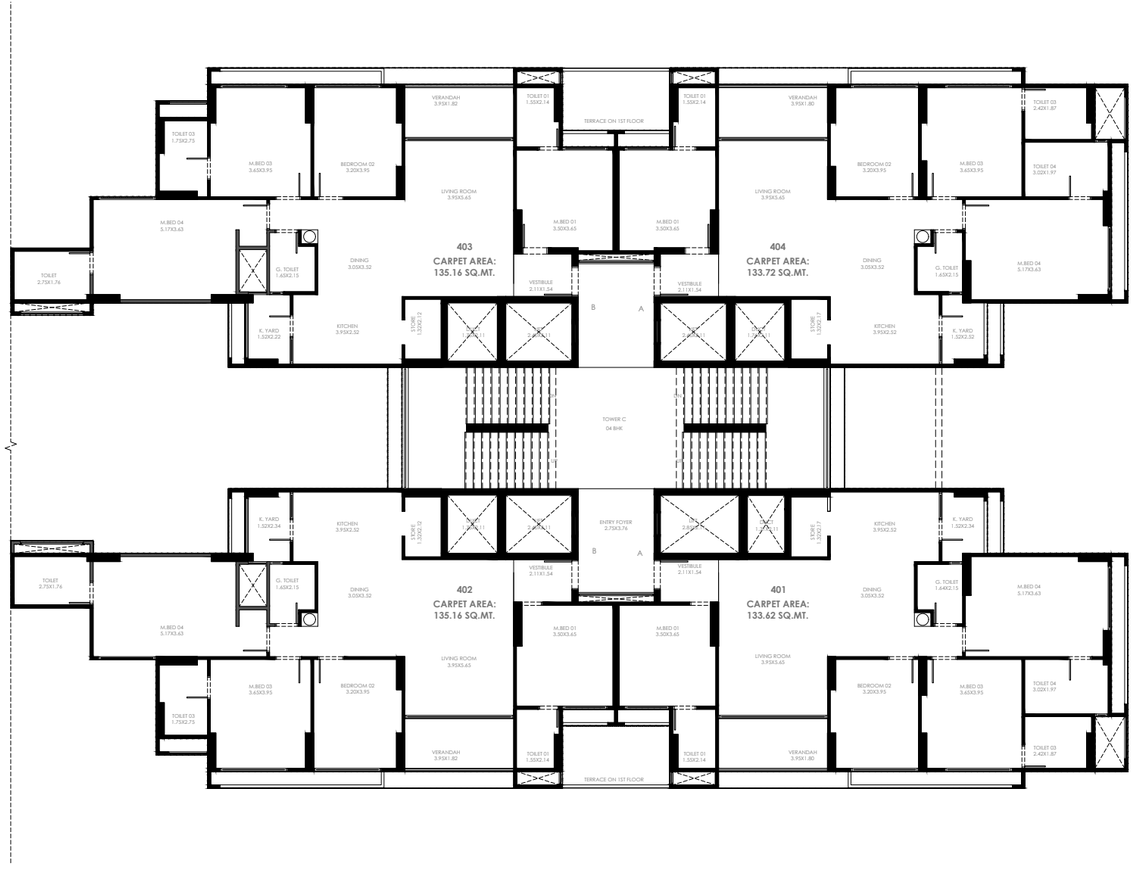


2nd Floor Plan

TOWER C

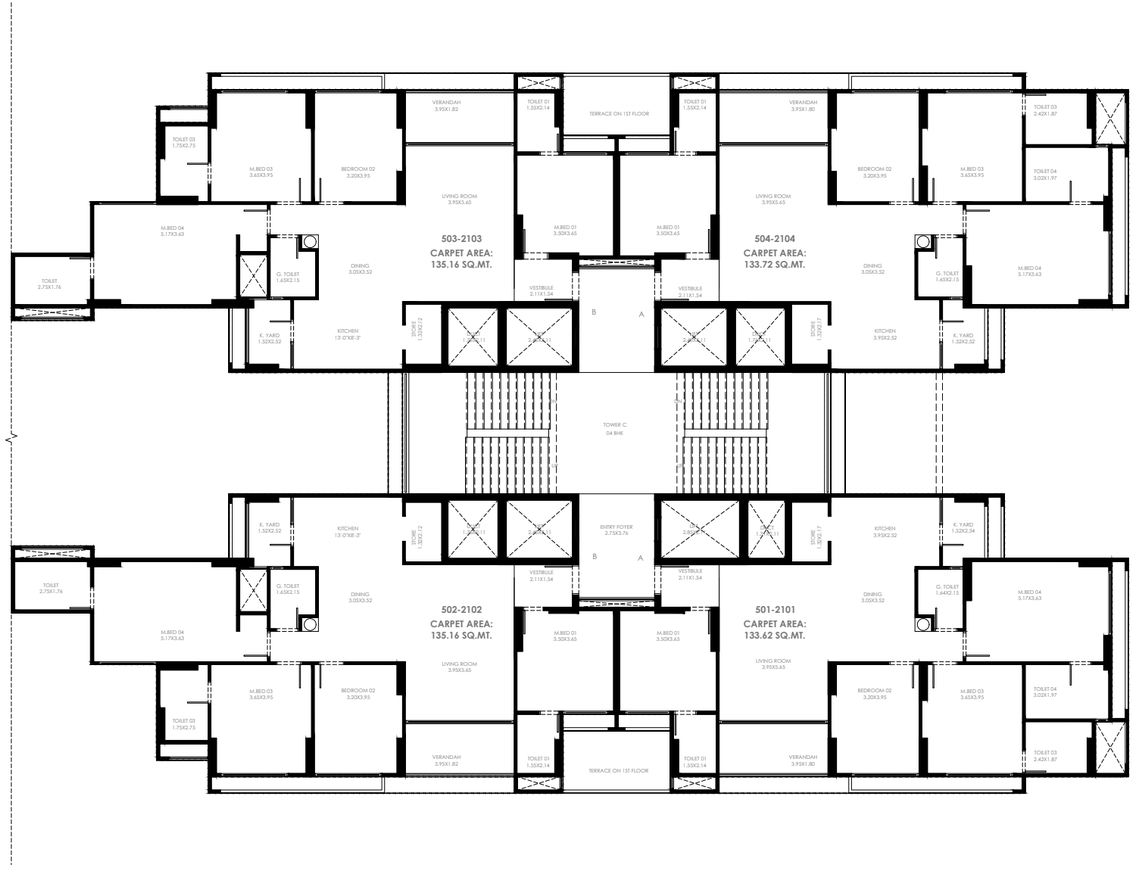


3rd Floor Plan



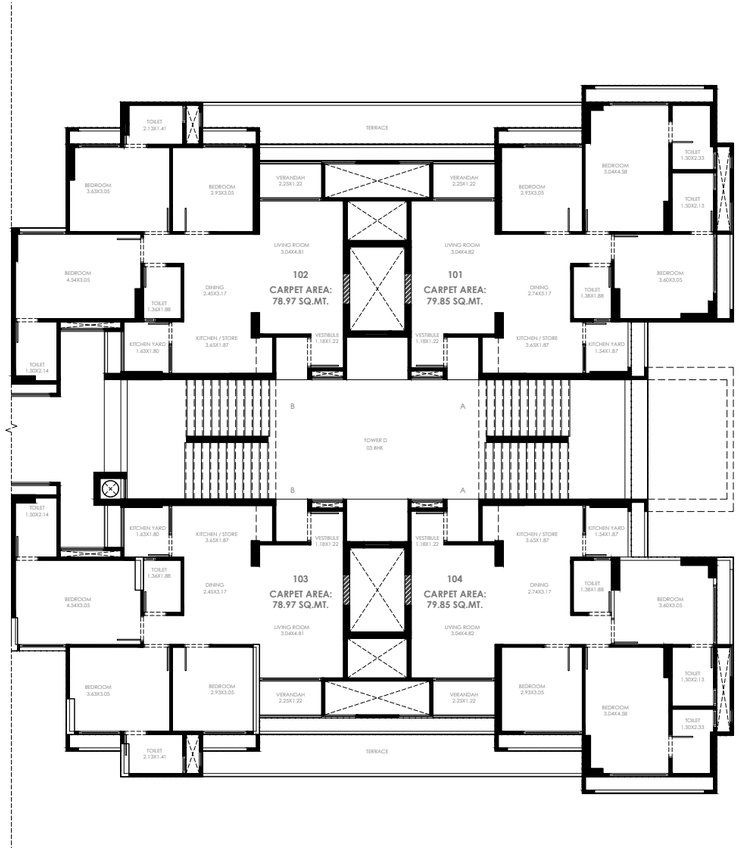
4th Floor Plan

TOWER C

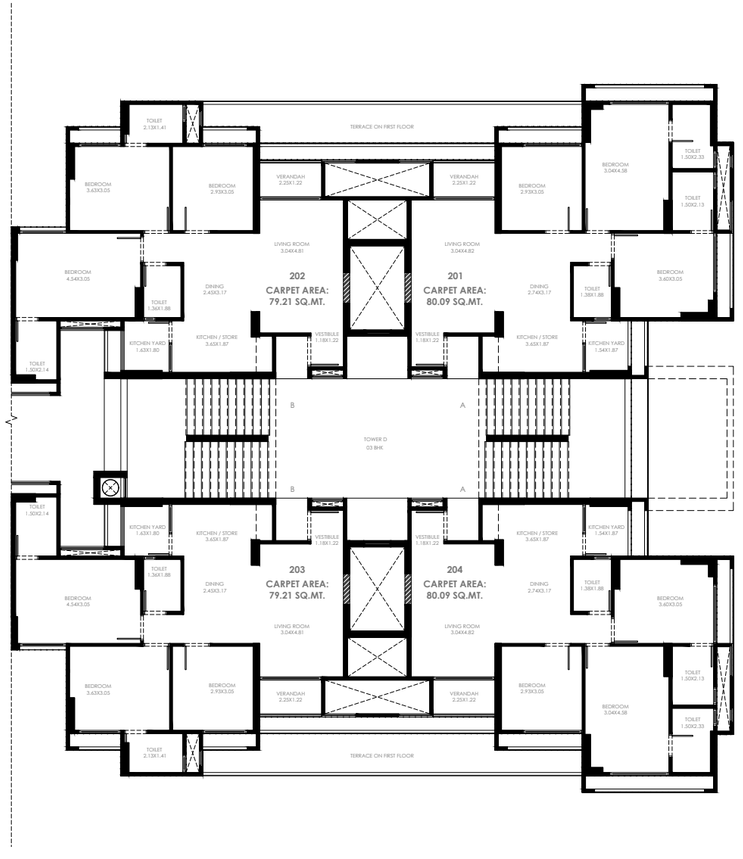


5th to 21st Floor Plan

TOWER D

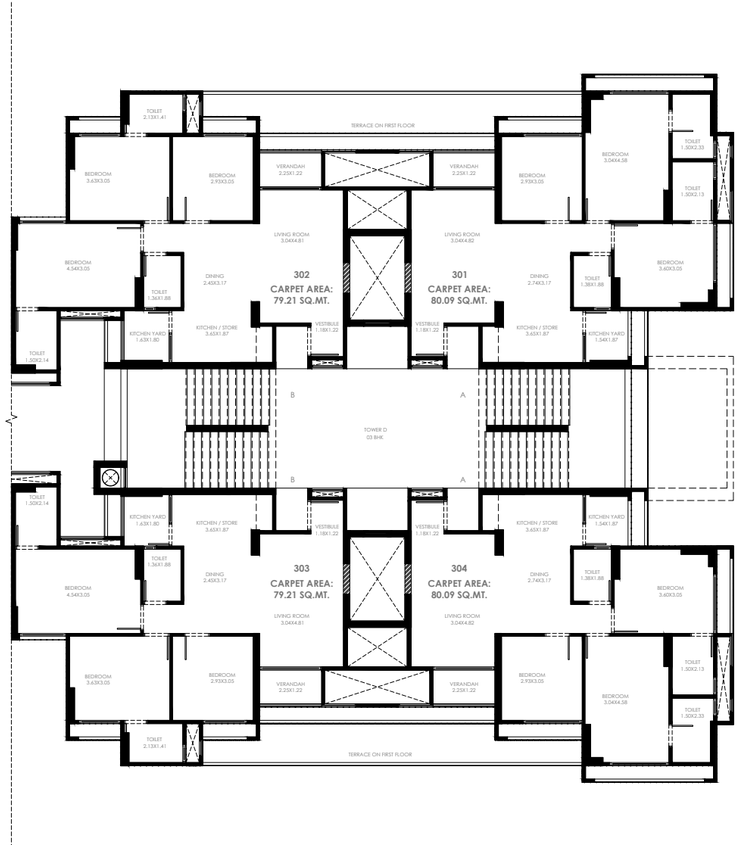


1st Floor Plan

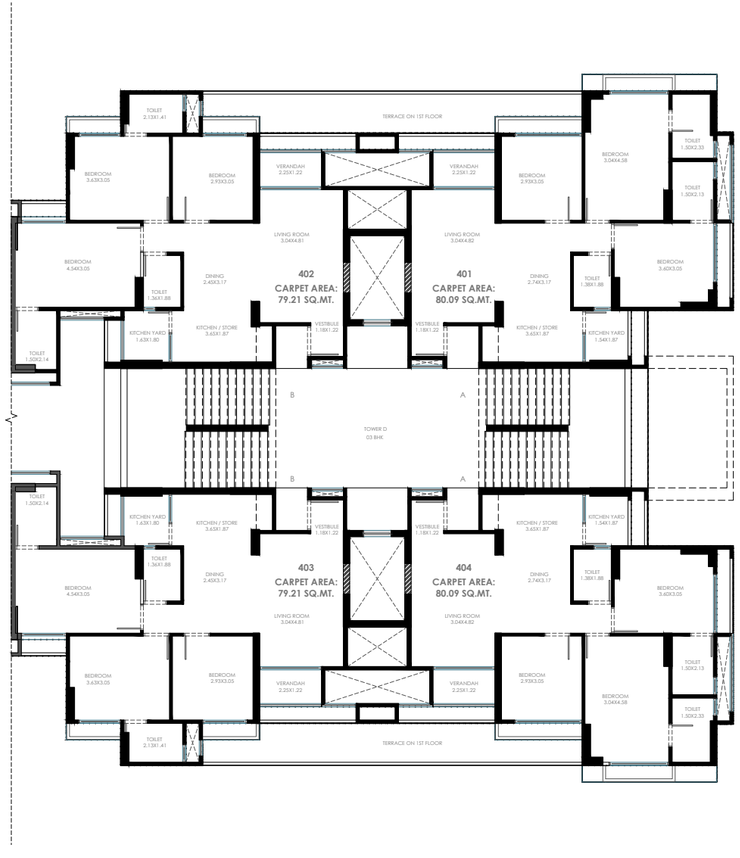


2nd Floor Plan

TOWER D

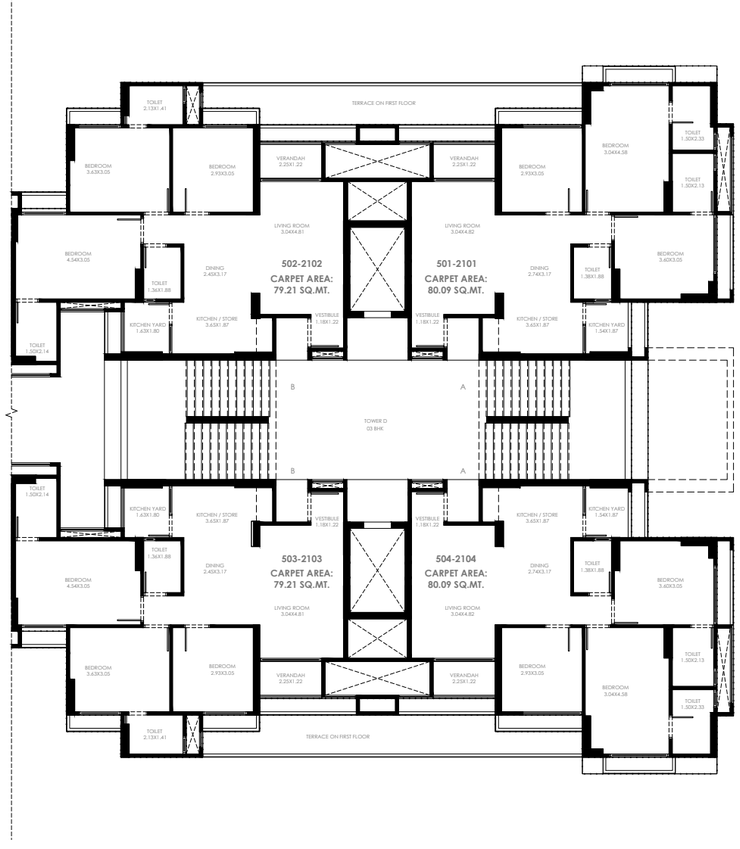


3rd Floor Plan



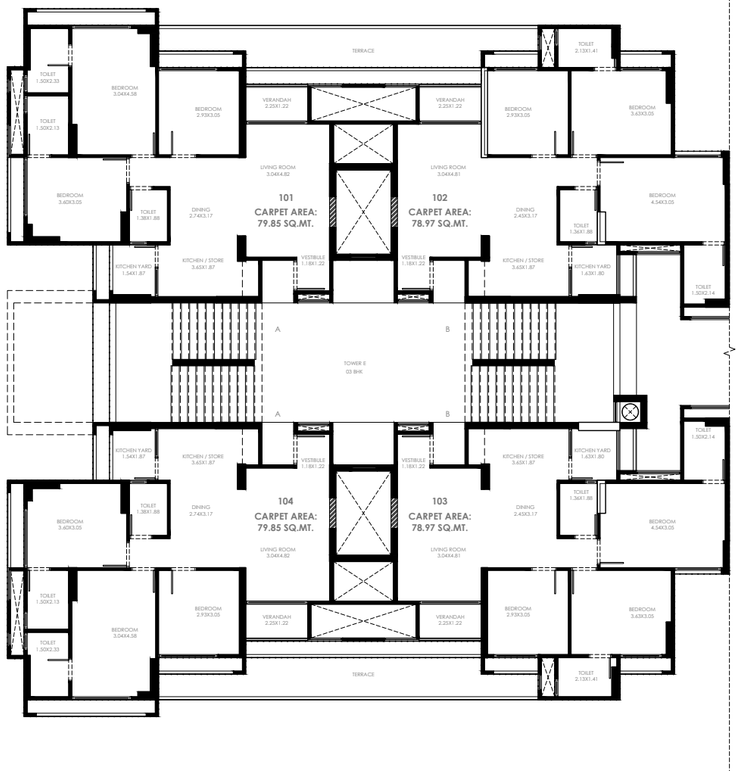
4th Floor Plan

TOWER D

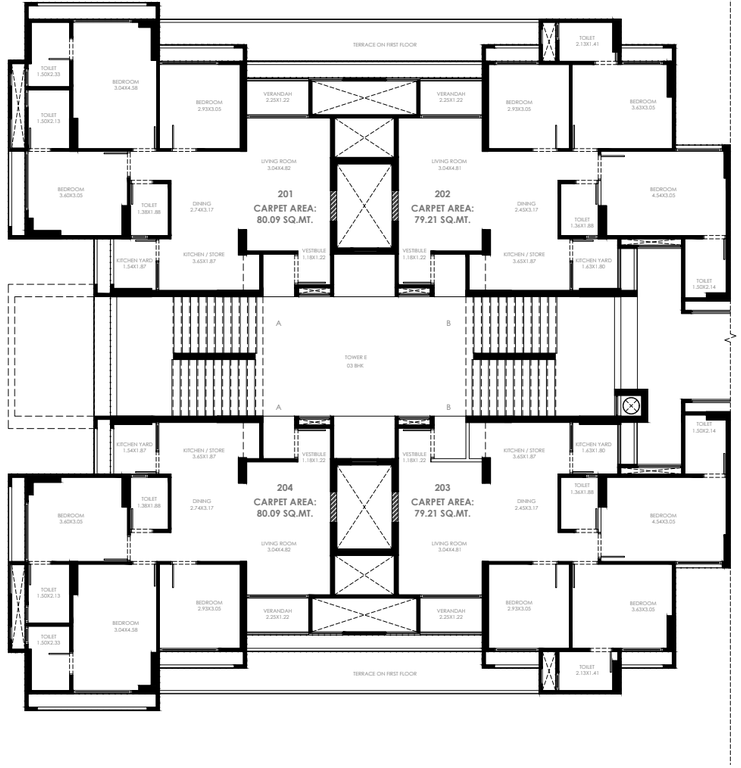


5th to 21st Floor Plan

TOWER E

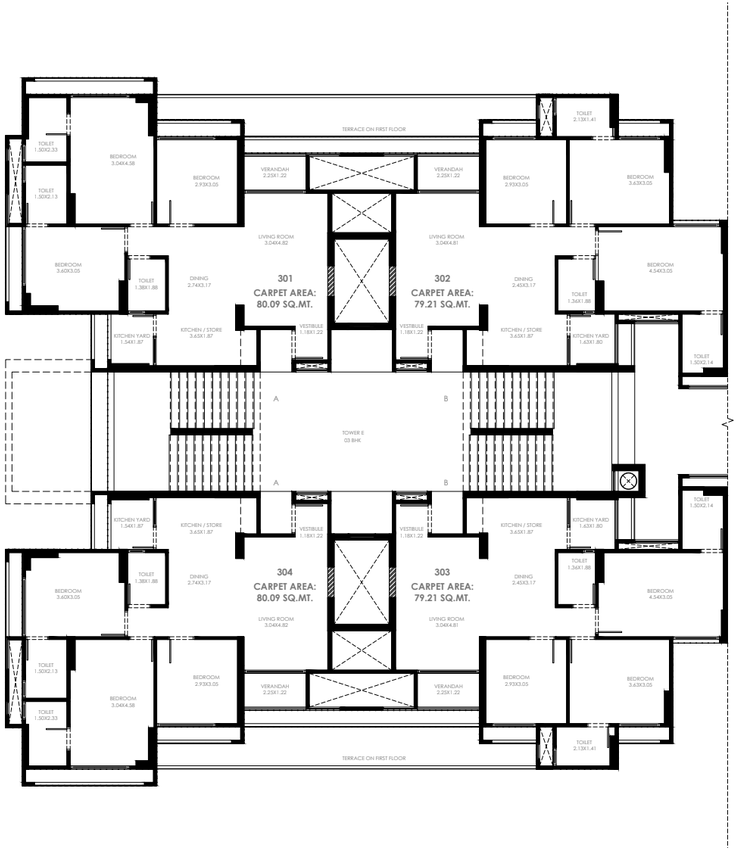


1st Floor Plan

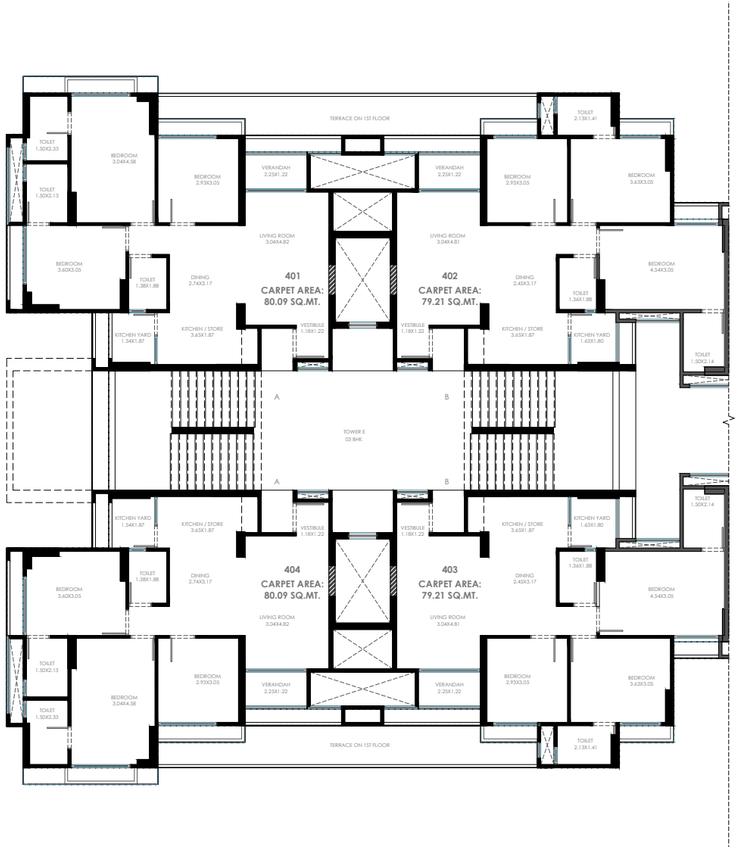


2nd Floor Plan

TOWER E

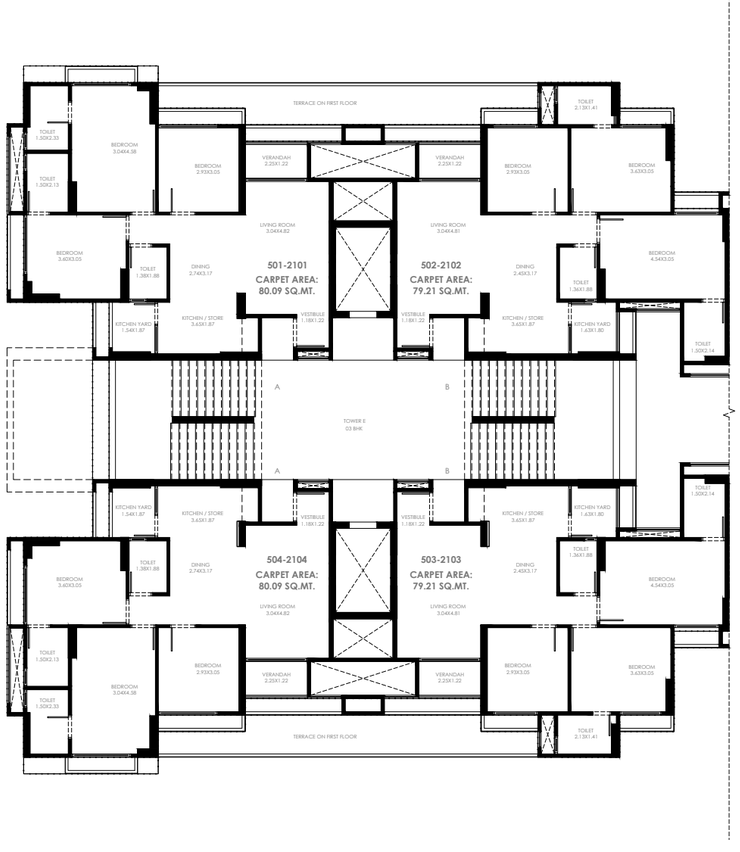


3rd Floor Plan



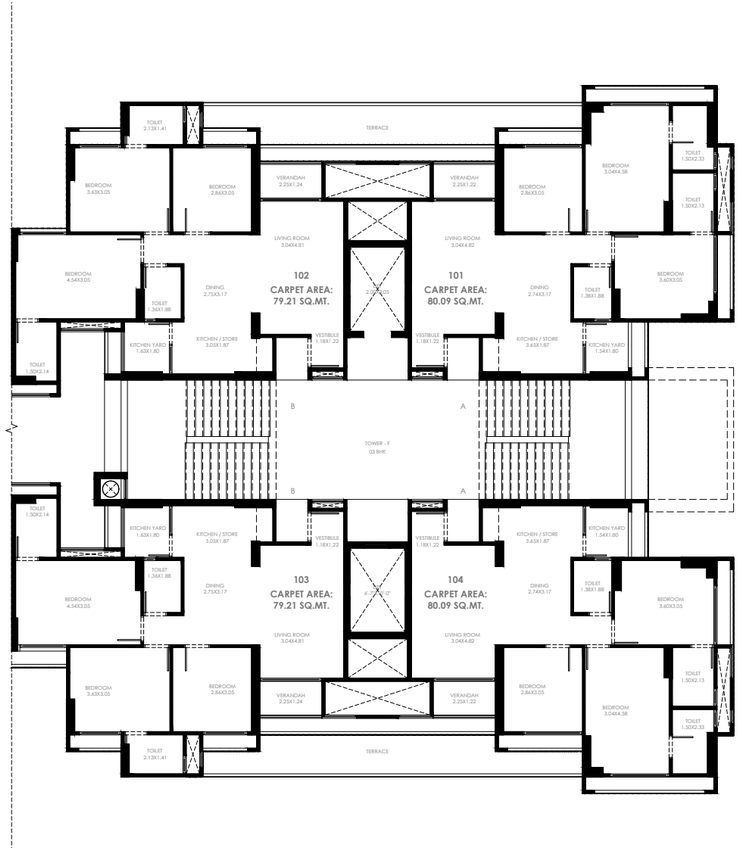
4th Floor Plan

TOWER E

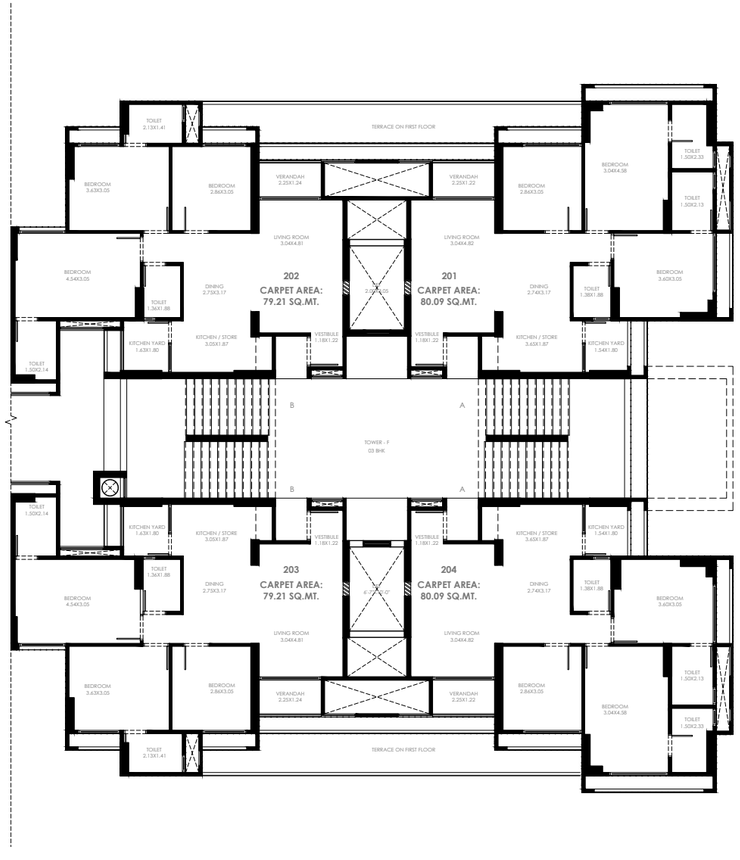


5th to 21st Floor Plan

TOWER F

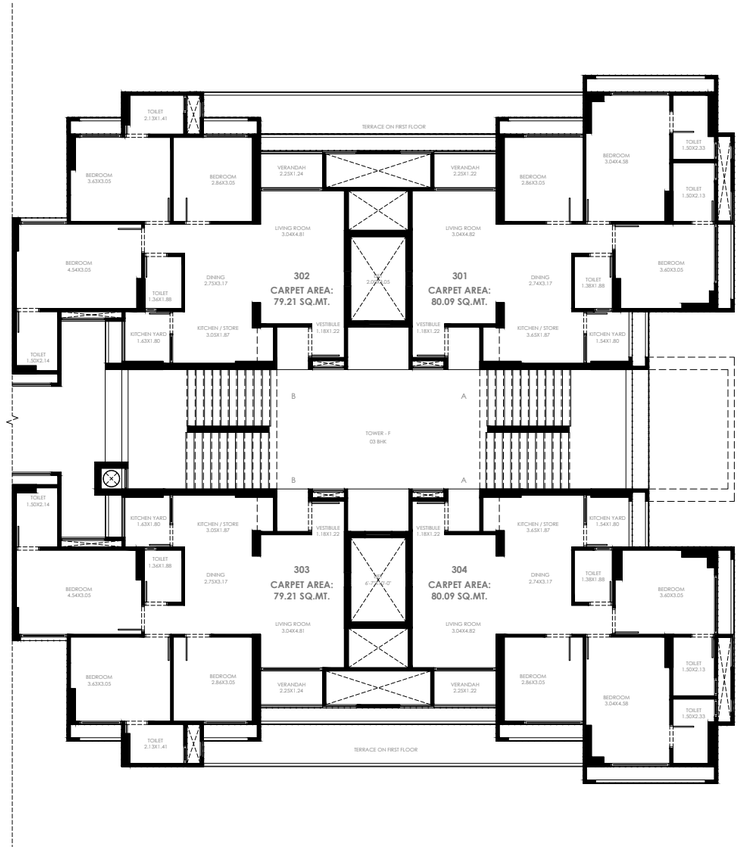


1st Floor Plan

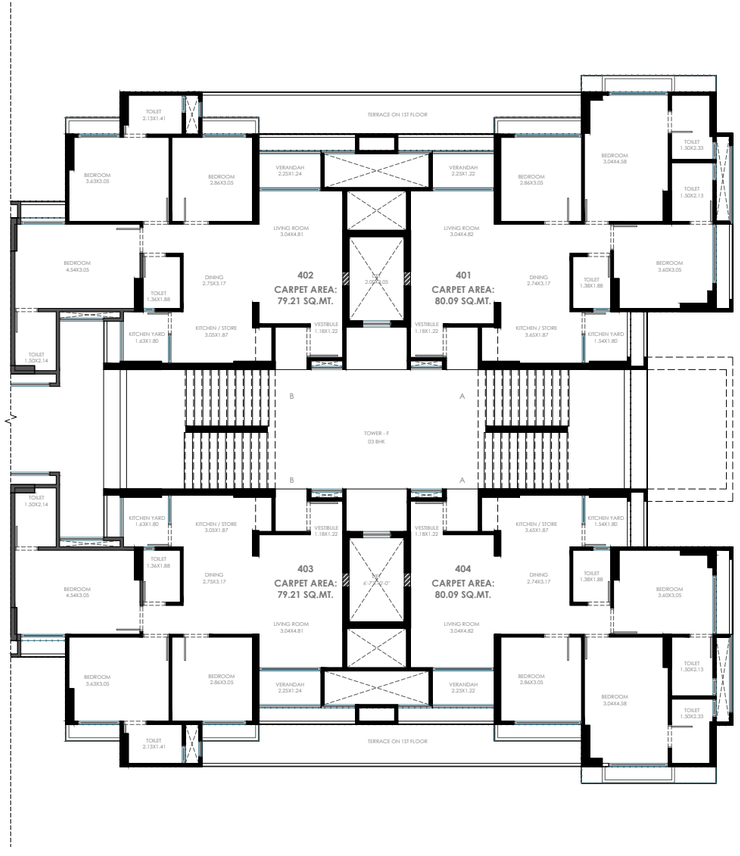


2nd Floor Plan

TOWER F

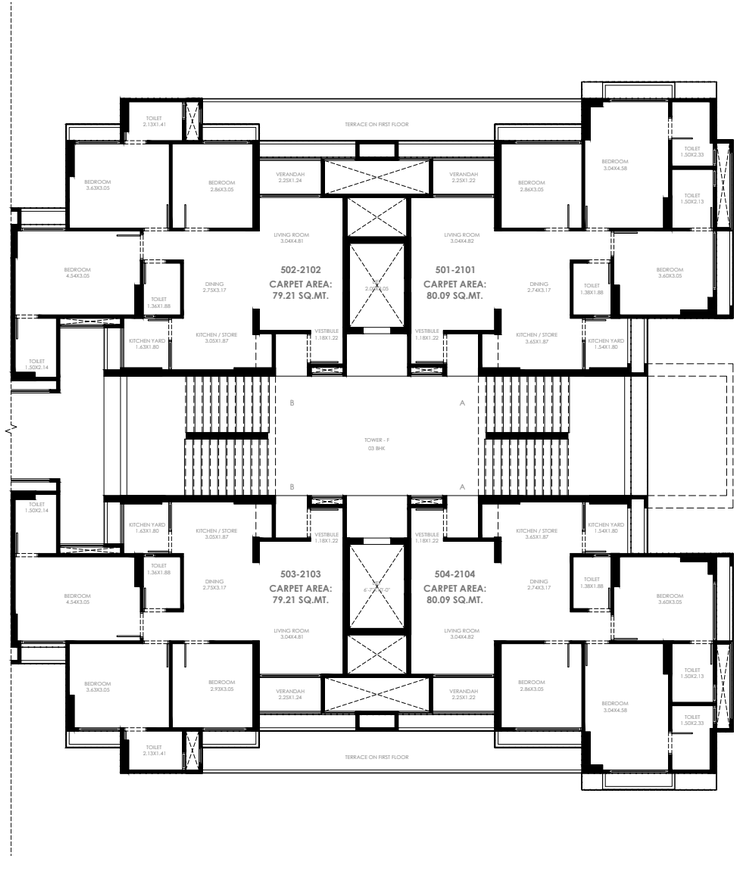


3rd Floor Plan



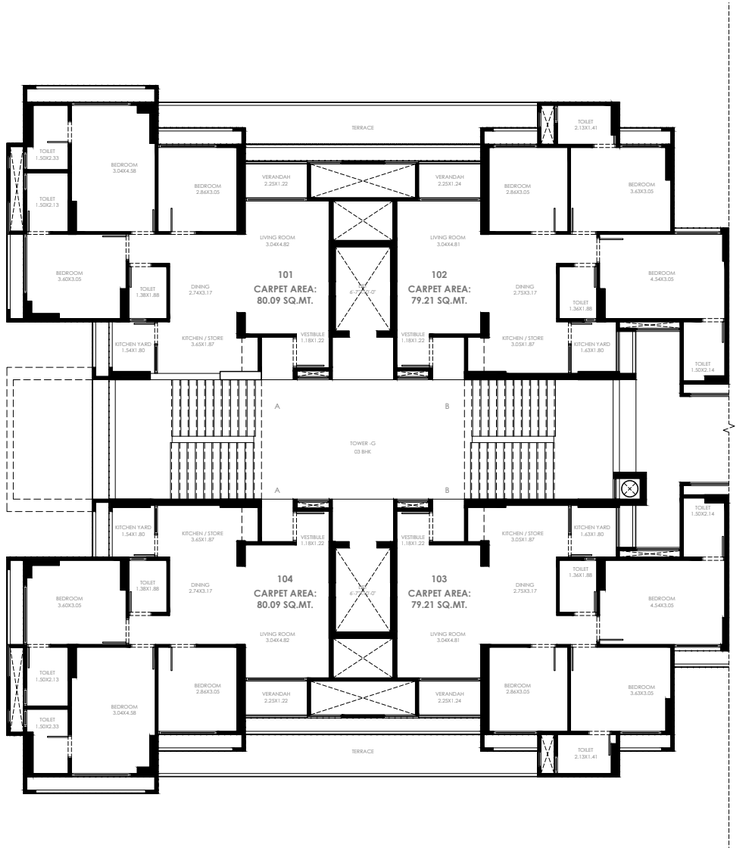
4th Floor Plan

TOWER F

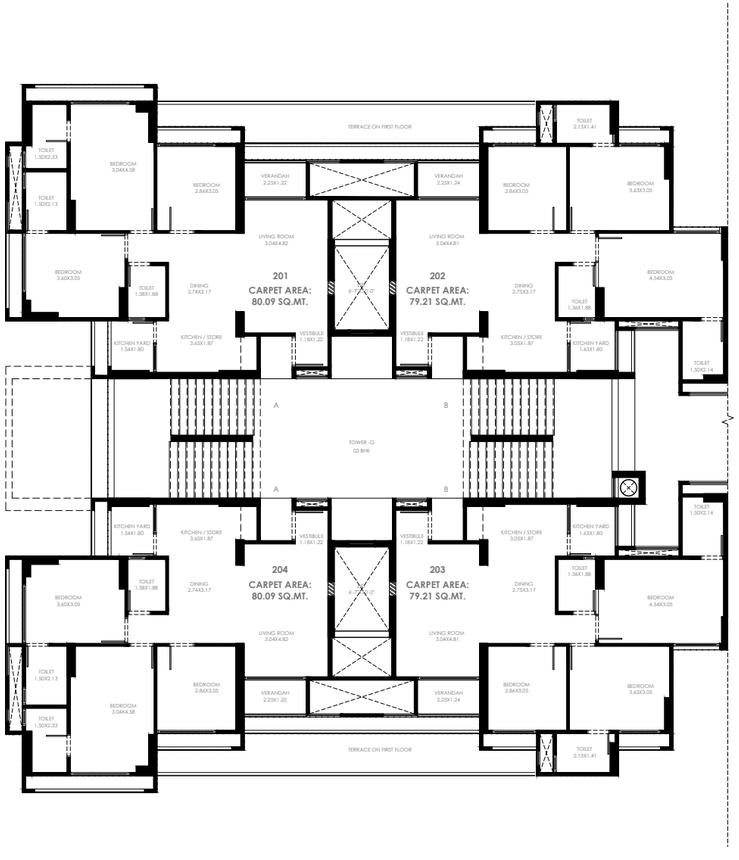


5th to 21st Floor Plan

TOWER G

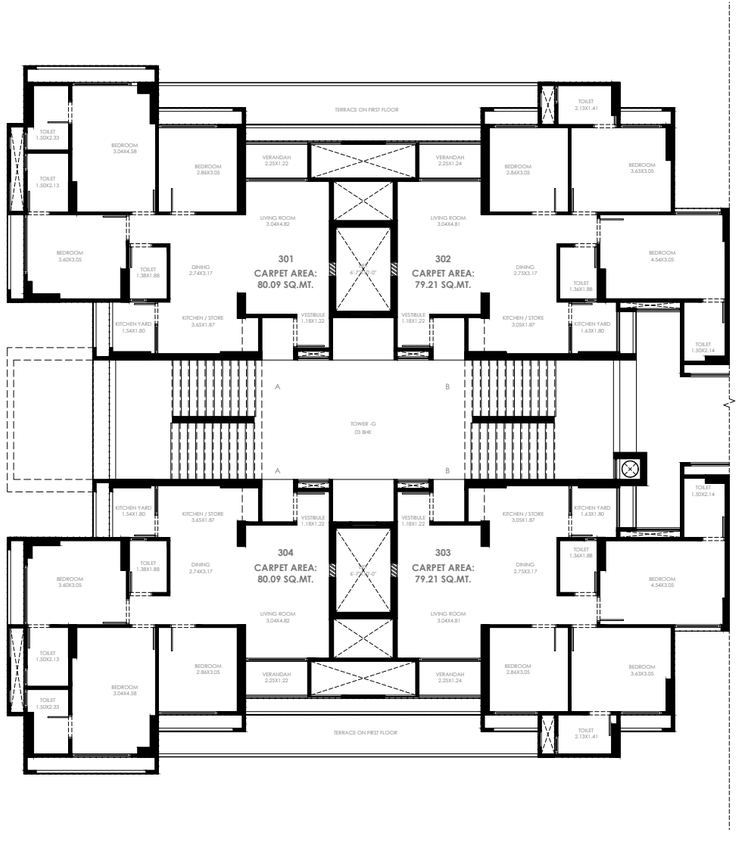


1st Floor Plan

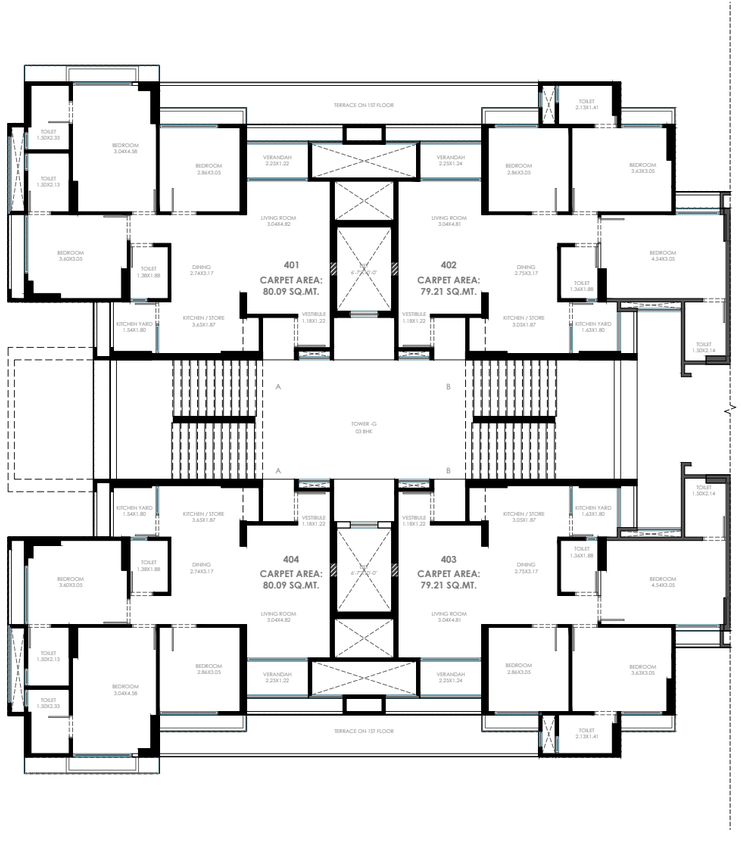


2nd Floor Plan

TOWER G

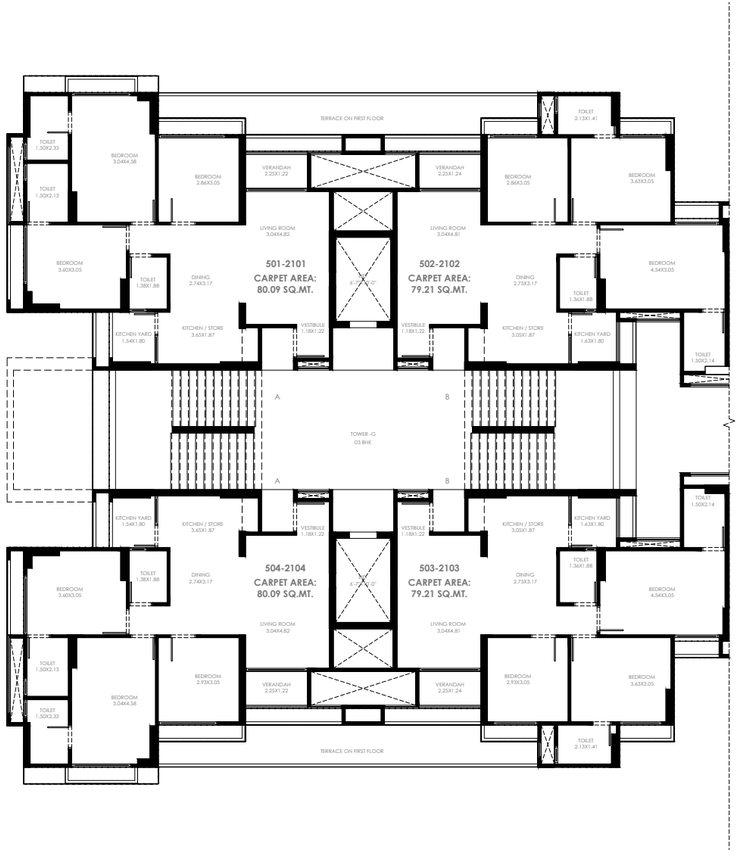


3rd Floor Plan



4th Floor Plan

TOWER G



5th to 21st Floor Plan



Artistic Impression

CONSULTANTS

Apurva Amin Architects | Prabhakar Bhagwat | Alfa Consultancy Services

SPECIFICATIONS

EXTERNAL AND INTERNAL FINISHES

- External sand faced plaster with paint finish
- All walls will be finished with Mala plaster

STRUCTURE

- Earthquake resistance RCC frame structure (with block/ brick masonry)

FLOORING

- Premium quality vitrified tiles in all rooms
- Rustic tiles in balcony
- Granite/ vitrified tiles/ ceramic tile with anti-skid treatment in staircase
- Granite/ natural stone/ composite stone in ground floor foyer and pavers

KITCHEN

- Granite countertop with SS sink
- Designer vitrified/ ceramic tiles in kitchen dado up to lintel level above granite counter

WATER

- Uninterrupted 24-hour water supply

DOOR/ WINDOW

- Decorative main door finished with veneer/laminate
- All doors are flush doors with wooden frame with premium quality hardware
- Premium quality aluminium windows
- Stills and jambs in natural stone in windows

ELECTRIFICATION

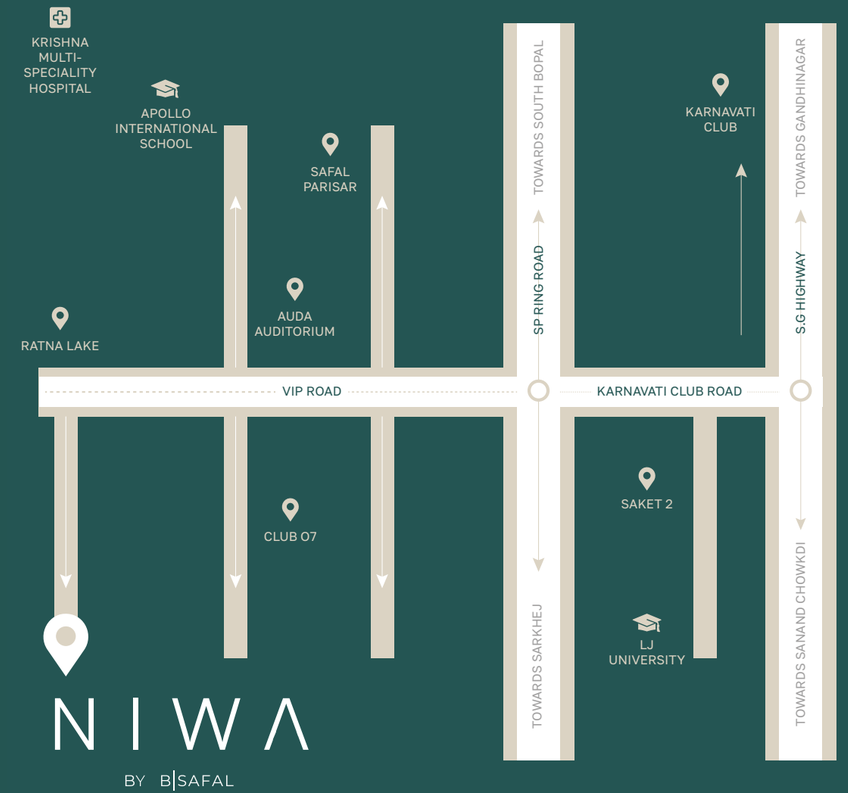
- 3 phase concealed copper wiring with adequate number of points in all rooms with modular switches
- All switches are of Legrand/Schneider electric or equivalent
- Power backup for common areas

LIFTS

- Private lift lobby for all towers
- 2 lifts in a 3BHK Tower
- 4 lifts in a 4BHK Tower
- Automatic lifts of standard quality

SECURITY SYSTEM

- Gated secure community with 24-hour security
- Intercom system in all units



TERMS

• All rights are reserved by the developers to make any changes in plans, elevations and other details which will be binding to all the members. In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.

• Encroachment, in any form, outside the defined units shall not be allowed.

• All dimensions shown in the plans are approximate, average unfinished and subject to variations.

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

Ahmedabad

NIWA

BY BSAFAL

SAFAL CONSTRUCTIONS (INDIA) PVT. LTD.

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For Sales Inquiry -: 079 61900900 I +91 99251 70306