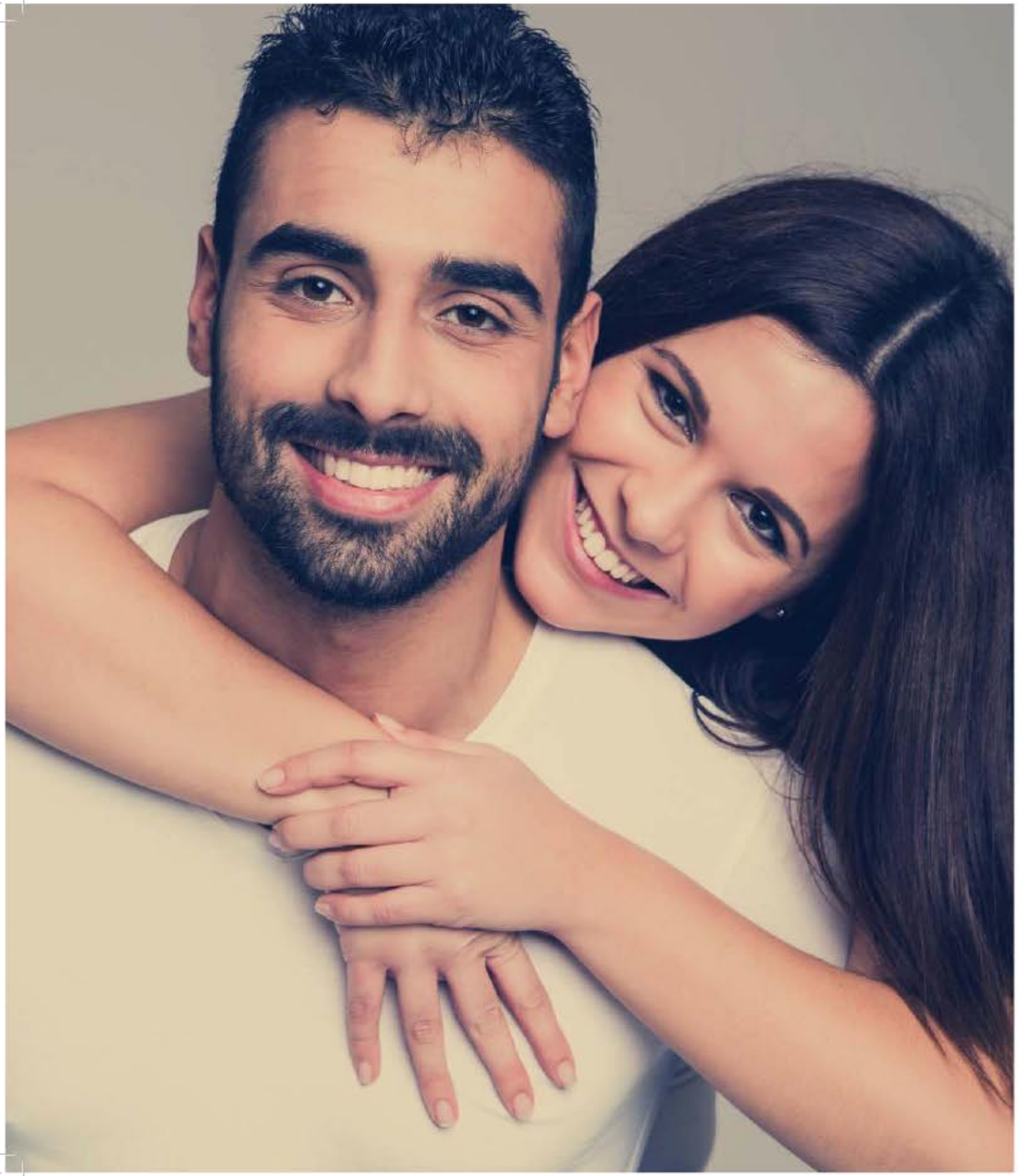
WestRidge

By Pacifica at Sterling city

LIMITED EDITION HOMES



LIMITED EDITION HOMES; UNLIMITED LUXURY



TRUST/ QUALITY/ ETHICS

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.

ABOUT THE DEVELOPER

Pacifica Companies is a USD 3 billion global real estate conglomerate with a shining history of creating distinctive life spaces across the globe.





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 thats 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

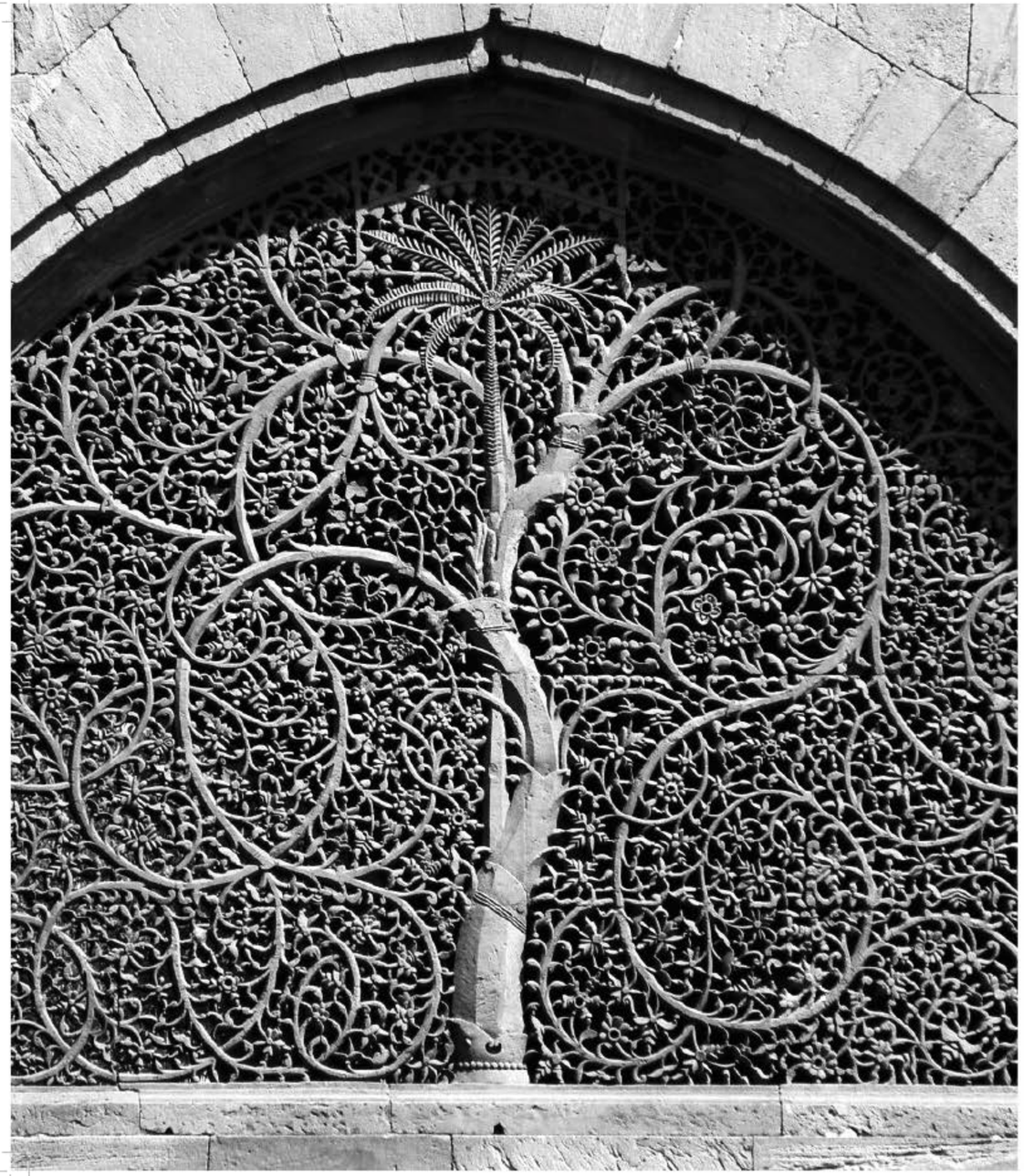
TOWNSHIPS
VADODARA
CHENNAI
HYDERABAD

IT PARKS
CHENNAI

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

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 CITY (BOPAL)

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
WestRidge
1





THE BALANCE OF LUXURY & LEISURE

Featuring just 23 exquisite villas under the prohject, 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.



AMENITIES

Get a peek into the luxurious amenities of the project, and know how Westridge makes its mark as a unique residential haven at Sterling City.





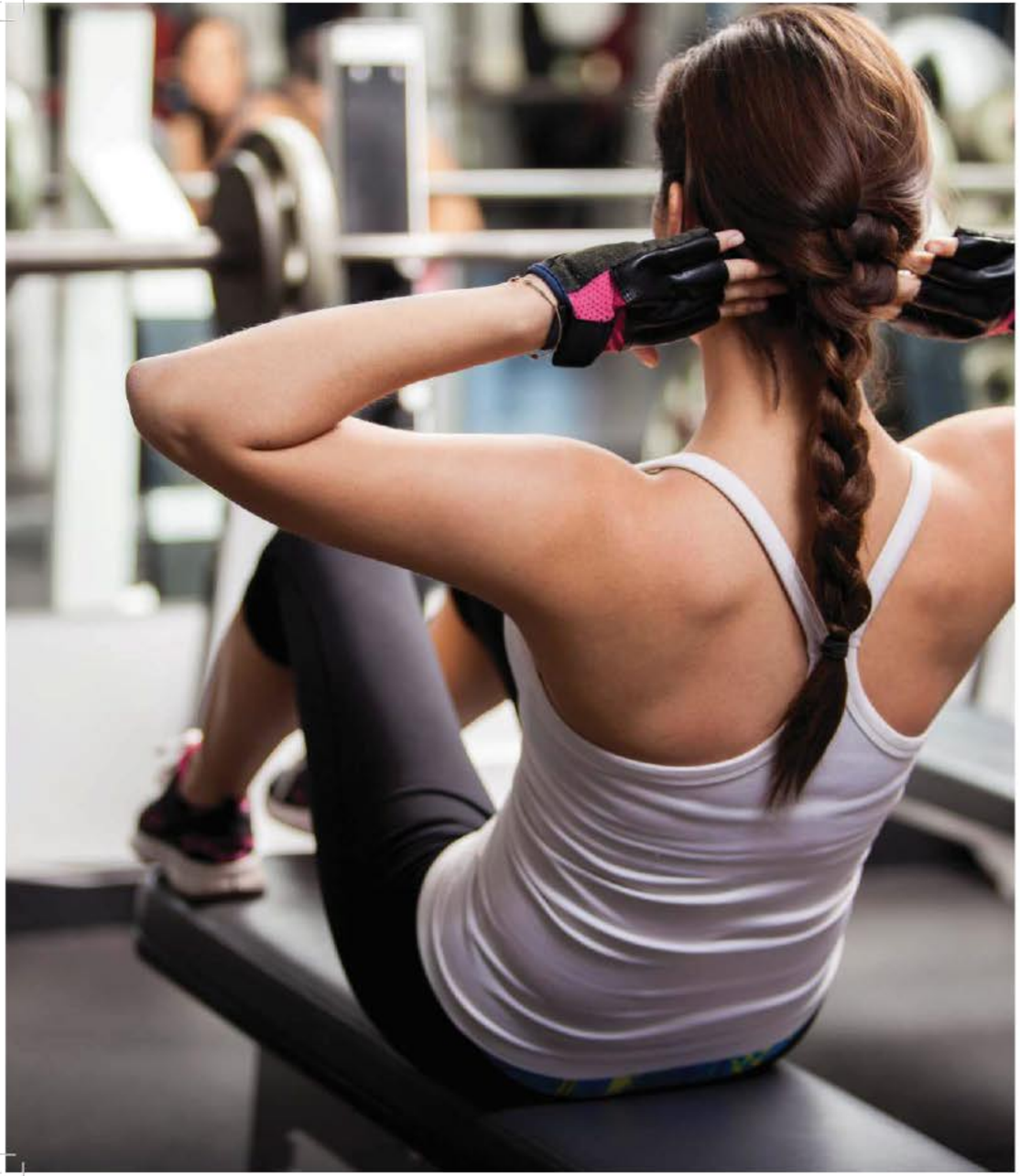
THE DYNAMIC LIFESTYLE AVENUE

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 aquiped gym

Swimming Pool

CCTV in all common areas

Manned and gated community

Gated security

Well designed entrance gate

AMENITIES AT A GLANCE

FLOOR PLANS

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.


04
05
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08
09
10
11
SWIMMING POOL 4880 X 12980
BANQUET HALL
LAWN
LAWN
LAWN
7.5MT WIDE ROAD
7.5MT WIDE ROAD
03
02
01
18
17
16
15
14
12
19
20
21
22
23
24
7.5MT WIDE ROAD
ENTRY
9.00MT WIDE ROAD

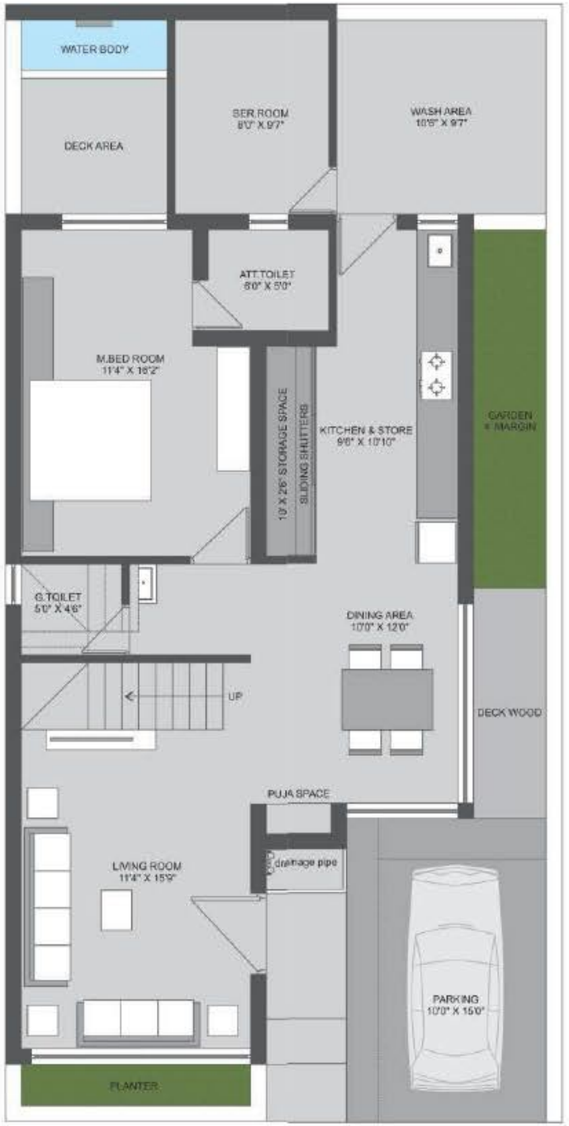
MASTER PLAN

	RERA Carpet Area	Balcony Area	Total Carpet Area	Pre-RERA Super Built up Area
Land	1522-2583 Sq. Ft.	-	1522-2583 Sq. Ft.	2052-3483 Sq. Ft.
Construction	2157 Sq. Ft.	217 Sq. Ft.	2374 Sq. Ft.	3960-4050 Sq. Ft.



UNIT ONE (A)

Ground Floor Plan





UNIT ONE (A)

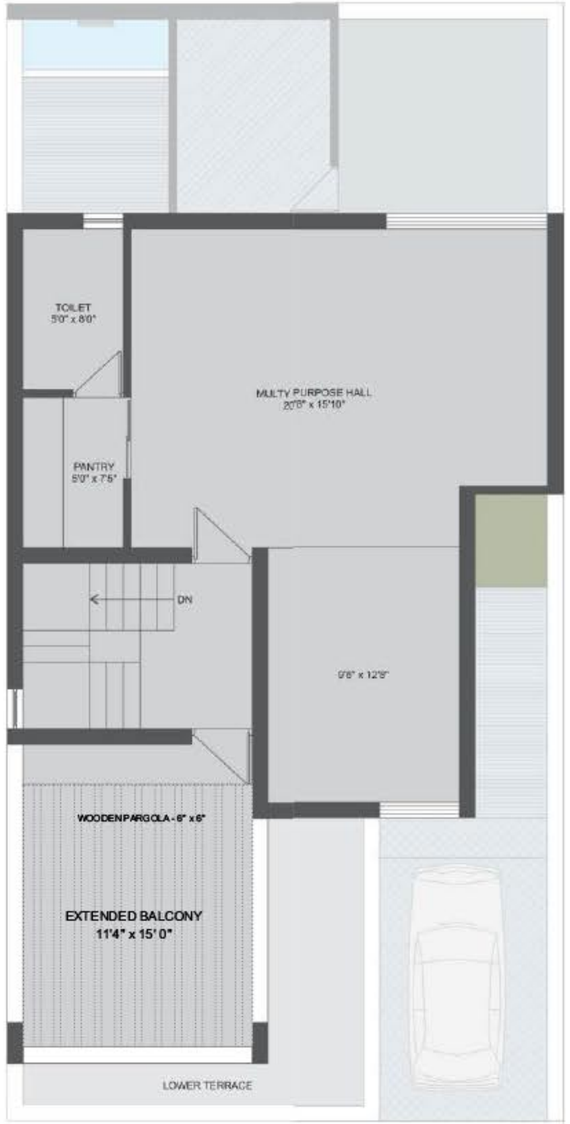
First Floor Plan





UNIT ONE (A)

Second Floor Plan

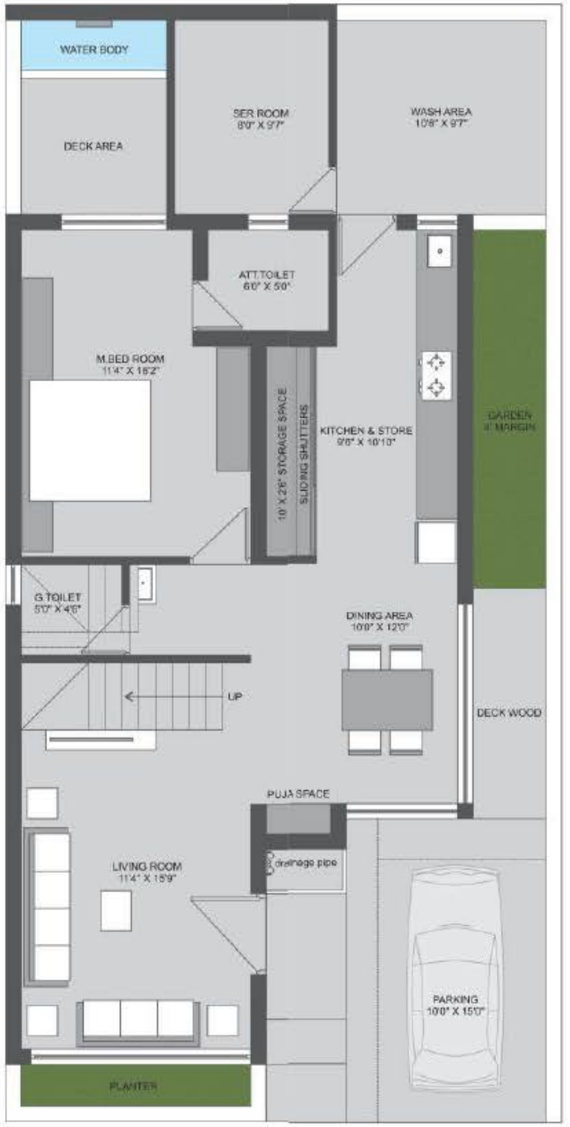


	RERA Carpet Area	Balcony Area	Total Carpet Area	Pre-RERA Super Built up Area
Land	1367-3346 Sq. Ft.	-	1367-3346 Sq. Ft.	1845-4518 Sq. Ft.
Construction	1736 Sq. Ft.	231 Sq. Ft.	1967 Sq. Ft.	2988-3015 Sq. Ft.



UNIT ONE **(B)**

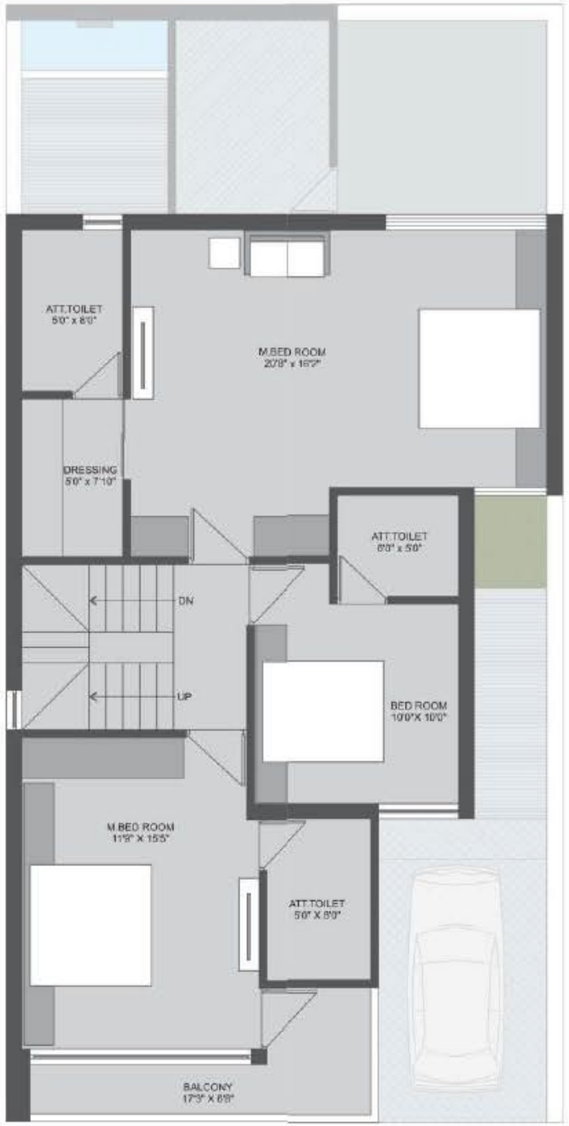
Ground Floor Plan





UNIT ONE **(B)**

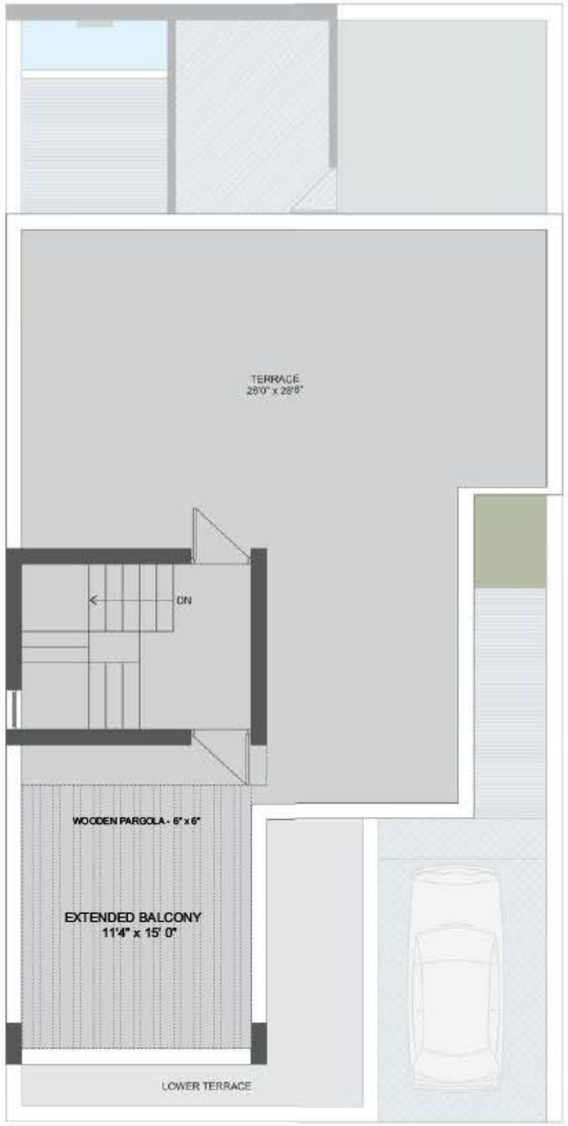
First Floor Plan





UNIT ONE **(B)**

Second Floor Plan

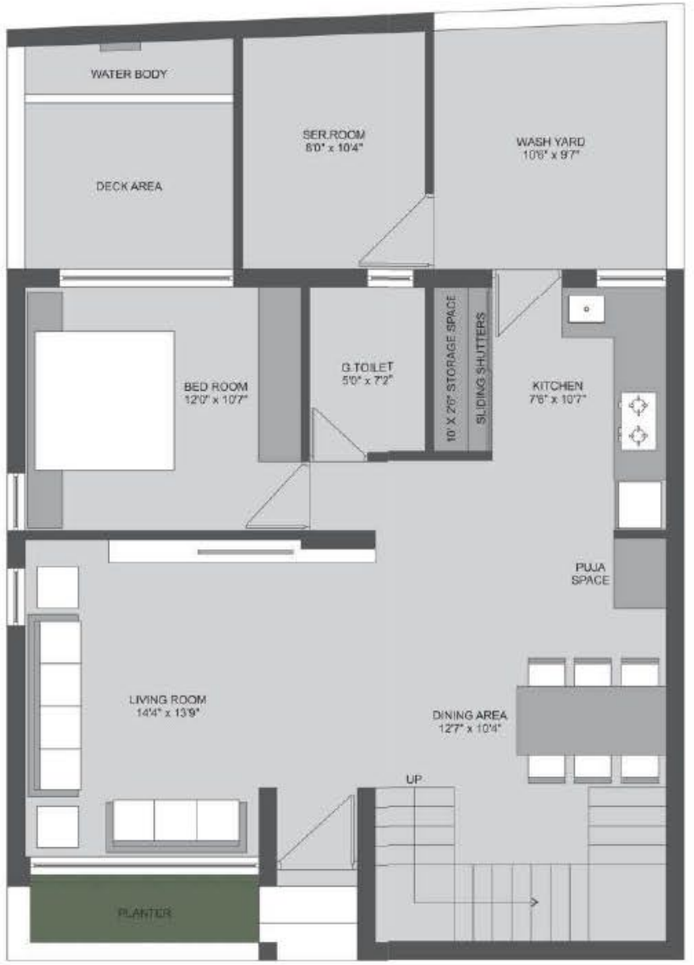


	RERA Carpet Area	Balcony Area	Total Carpet Area	Pre-RERA Super Built up Area
Land	1152 Sq. Ft.	-	1152 Sq. Ft.	1555-1859 Sq. Ft.
Construction	1643 Sq. Ft.	52 Sq. Ft.	1695 Sq. Ft.	3105 Sq. Ft.



UNIT TWO

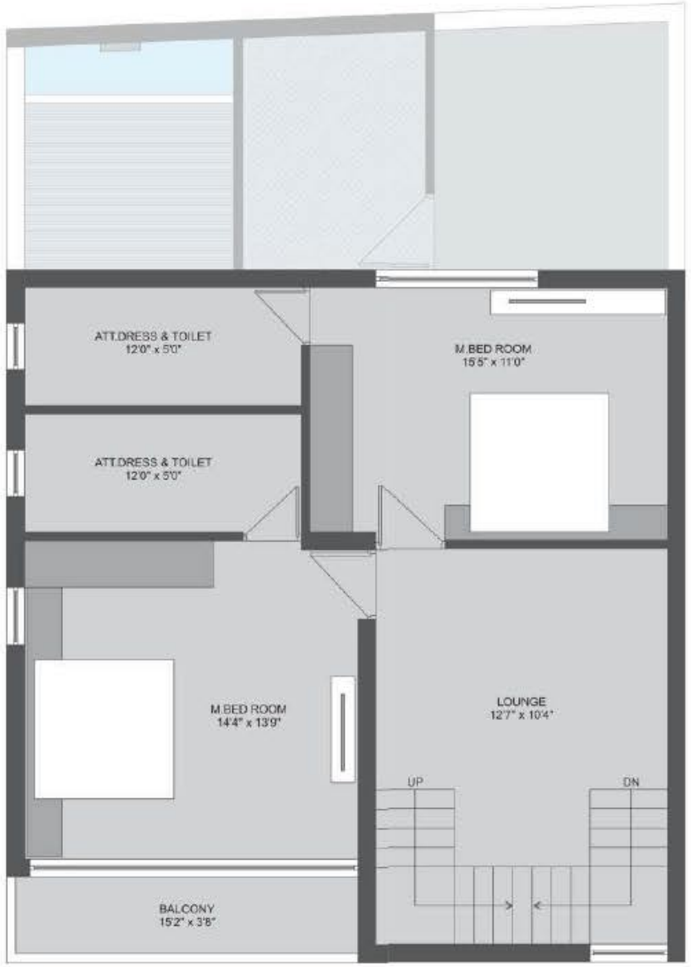
Ground Floor Plan





UNIT TWO

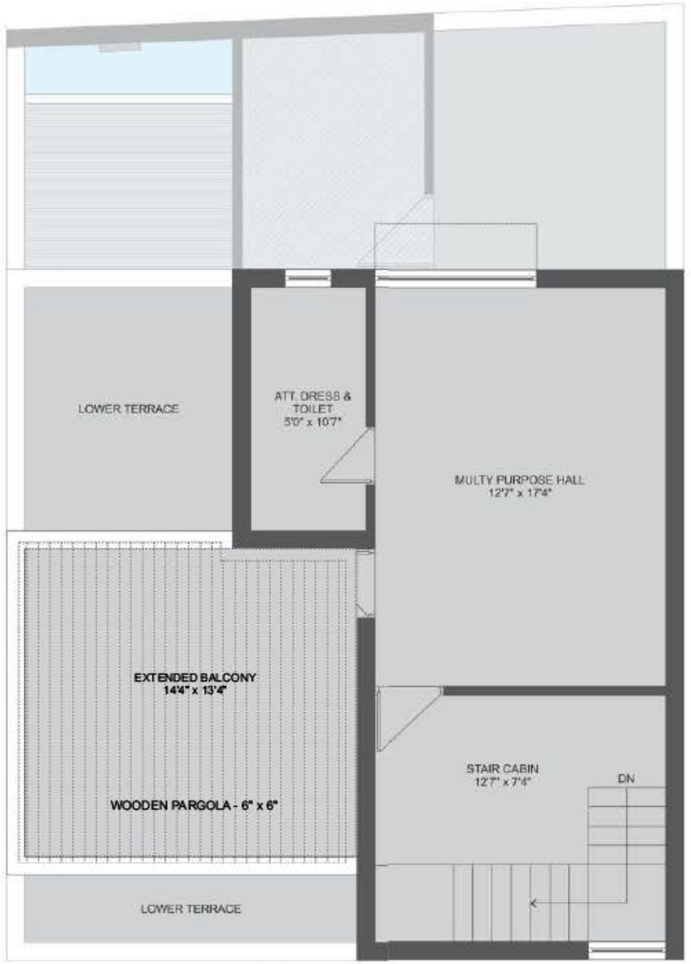
First Floor Plan





UNIT TWO

Second Floor Plan

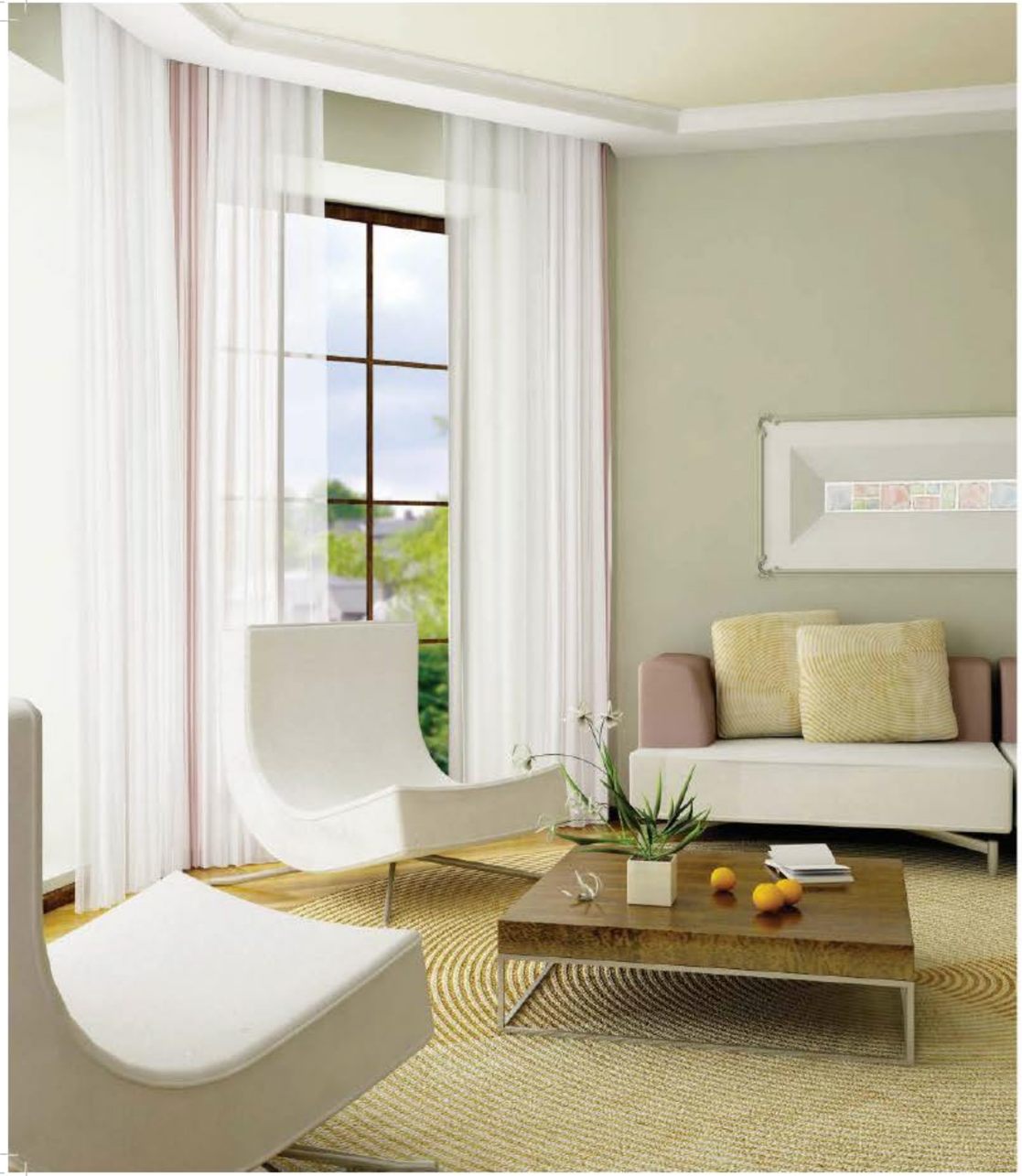




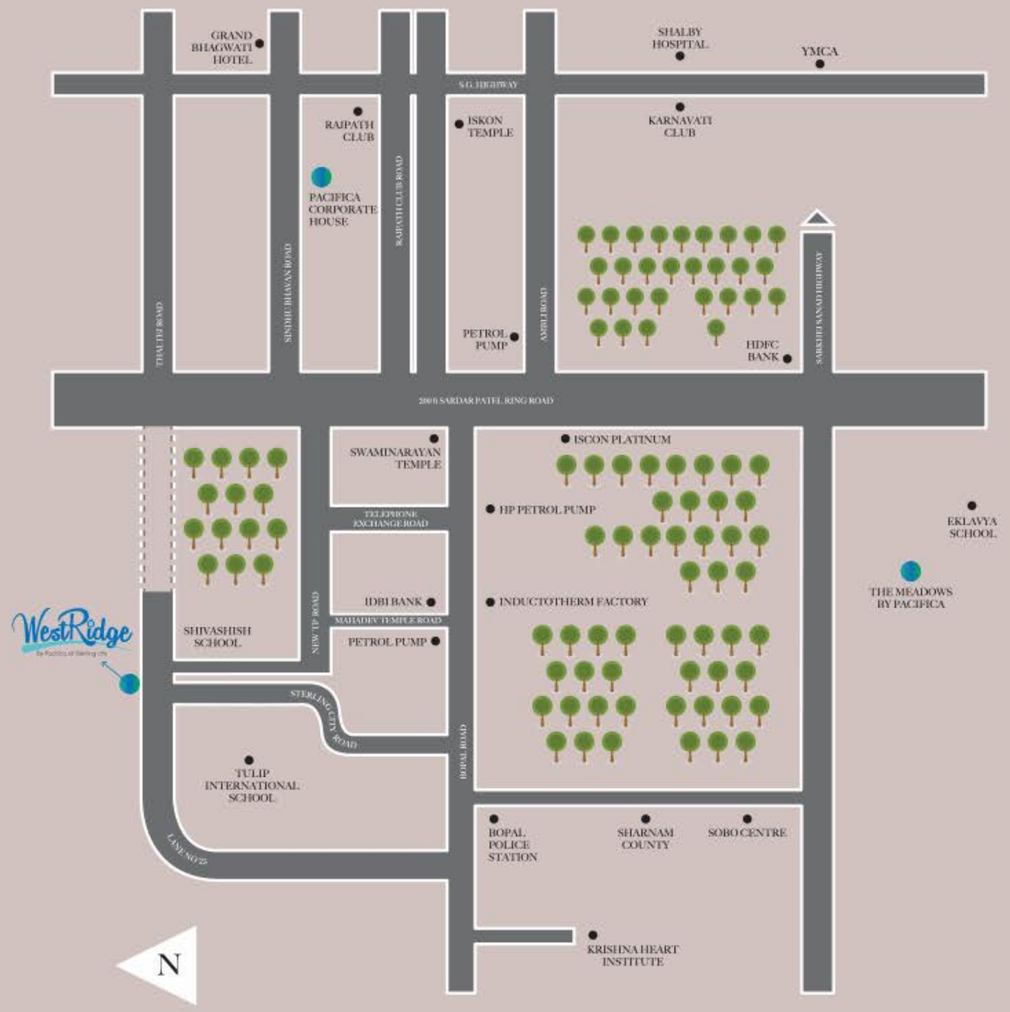
THE REFRESHING SHOWERS!

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 :-	Branded vitrified tiles up to lintel level Antiskid floor tiles Premium branded sanitary ware and CP fittings Fitted with central solar heater with electrical backup Granite counter Well designed under counter with sufficient storage space Mirror Ledge under mirror Soap tray in wet area Single glass partition for wet areas All internal light fixtures Painted and finished in order to made it ready to use.
Windows	UPVC windows
A.C.	Identified space for ODU unit of air conditioner
Door	T W Main door frame and shutter T W frame and Flush door for all int doors
CP Settings	Kohler or equivalent in master bed room Jaguar or equivalent in all other areas
Sanitary ware	Kohler or equivalent in master bed room Jaguar or equivalent in all other areas
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	ISI / branded wires and cables. Inside wiring with provision to install inverter. Branded Modular switches DB with earth leak circuit breaker Power back up for club house & common areas



LOCATION

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

SITE ADDRESS

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

CORPORATE HEADQUARTERS

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