





ULTRA-LUXURIOUS | 4 BHK UBERMENTS

# About Shantigram

Shantigram is strategically located on the Sarkhej-Gandhinagar Highway as a connecting point for the twin cities of Gandhinagar and Ahmedabad. This location is one of the most promising and rapidly developing areas of Ahmedabad owing to its good connectivity to the twin cities, airport, and the ring road. Being an integrated township, it fulfils day-to-day needs from education to shopping to entertainment. Shantigram - the township is nestled in nature's lap and is surrounded by approximately 600 acres of lush green plantation and greens on all sides. But above all, Shantigram offers peace, security, and a superior lifestyle experience.





# UBERSCAPES

*Life like no other*

Witness the new face of the elitism of Ahmedabad. At Uberscapes, the meaning of luxury varies for all but the feeling remains the same. The Uberscapes collection is a bouquet of ultra-premium residencies consisting of #Ubervillas & #Uberments crafted and curated at Shantigram.

Ambrosia is part of this premium Uberscapes Collection at Shantigram. When you reserve your home at Ambrosia, you are enrolling in the league that is setting a new mark for luxe lifestyle.







# About Ambrosia

Presenting Ambrosia Deluxe and Classic 4 BHK Uberments at Shantigram - an epitome of sophistication and luxury. From immaculate planning to spectacular views, everything at Ambrosia is designed to exude ultimate class and sophistication. Wake up to the magnificence of the master bedroom similar to a suite room of size 20 ft x 15 ft. and the grandeur of a one-of-a-kind lifestyle beckoning you to a distinctive life of peace and privilege.

Shantigram's latest offering under Uberscapes is nothing less than an experience fit for the supreme.







# Amenities

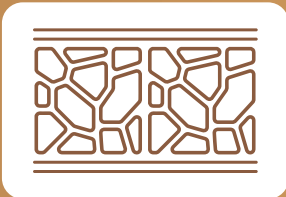
Ambrosia has been designed to elevate peace, prominence, and luxury. Every square feet at Ambrosia has been well-thought out to elevate fine living.



Landscaped Greens



Senior Citizens Sit Outs



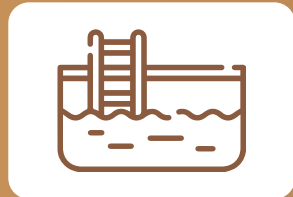
Reflexology Park



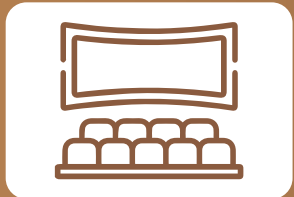
Open Fitness Area



Pet Park



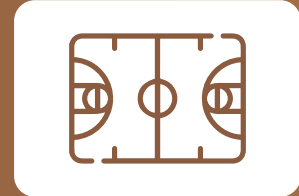
Swimming Pool & Kids Pool



Amphitheatre



Pedestrian Walkway



Multipurpose Play Court



Gymnasium



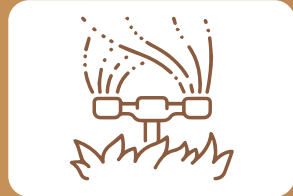
Games Room



Multipurpose Hall



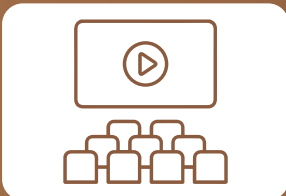
Box Cricket



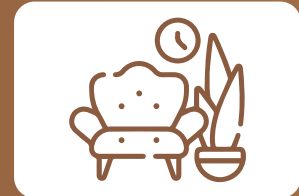
Congregation Lawn



Kids Play Area



Mini Theatre



Reading Lounge



Indoor Kids' Play Area



Tot Lot



Gazebos/Pergolas



Terrace Garden



Skating Rink





# Legend

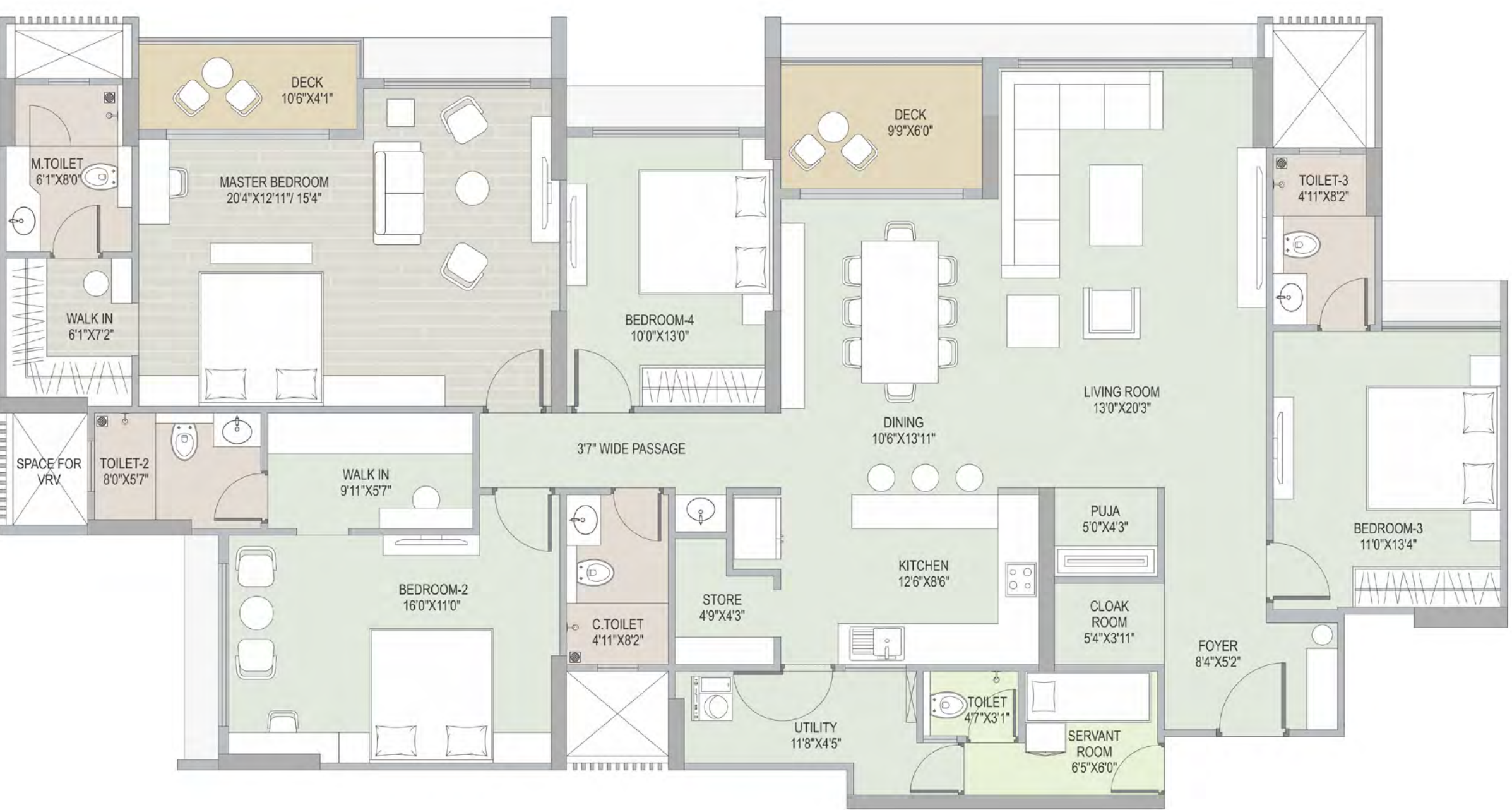
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|-------------------------------|----------------------------------|
| 1. Entry/Exit                 | 16. Bamboo Garden                |
| 2. Gate with Security Cabin   | 17. Seating Plaza                |
| 3. Drop-off with Feature Wall | 18. Kids' Play Area              |
| 4. Basement Entry/Exit        | 19. Tot Lot                      |
| 5. Entrance Lobby             | 20. Clubhouse                    |
| 6. Reading Lounge             | 21. Swimming Pool                |
| 7. Indoor Play Area           | 22. Kids' Pool with Feature Wall |
| 8. Water Cascade              | 23. Surprise Fountain            |
| 9. Congregation Lawn          | 24. Multipurpose Court           |
| 10. Amphitheatre              | 25. Skating Rink                 |
| 11. Open Fitness Area         | 26. Box Cricket                  |
| 12. Reflexology Park          | 27. Pet Park                     |
| 13. Gazebo                    | 28. Parking                      |
| 14. Aromatic Garden           | 29. Services                     |
| 15. Butterfly Garden          |                                  |



4 BHK<sup>Deluxe</sup> Typical Floor Plan



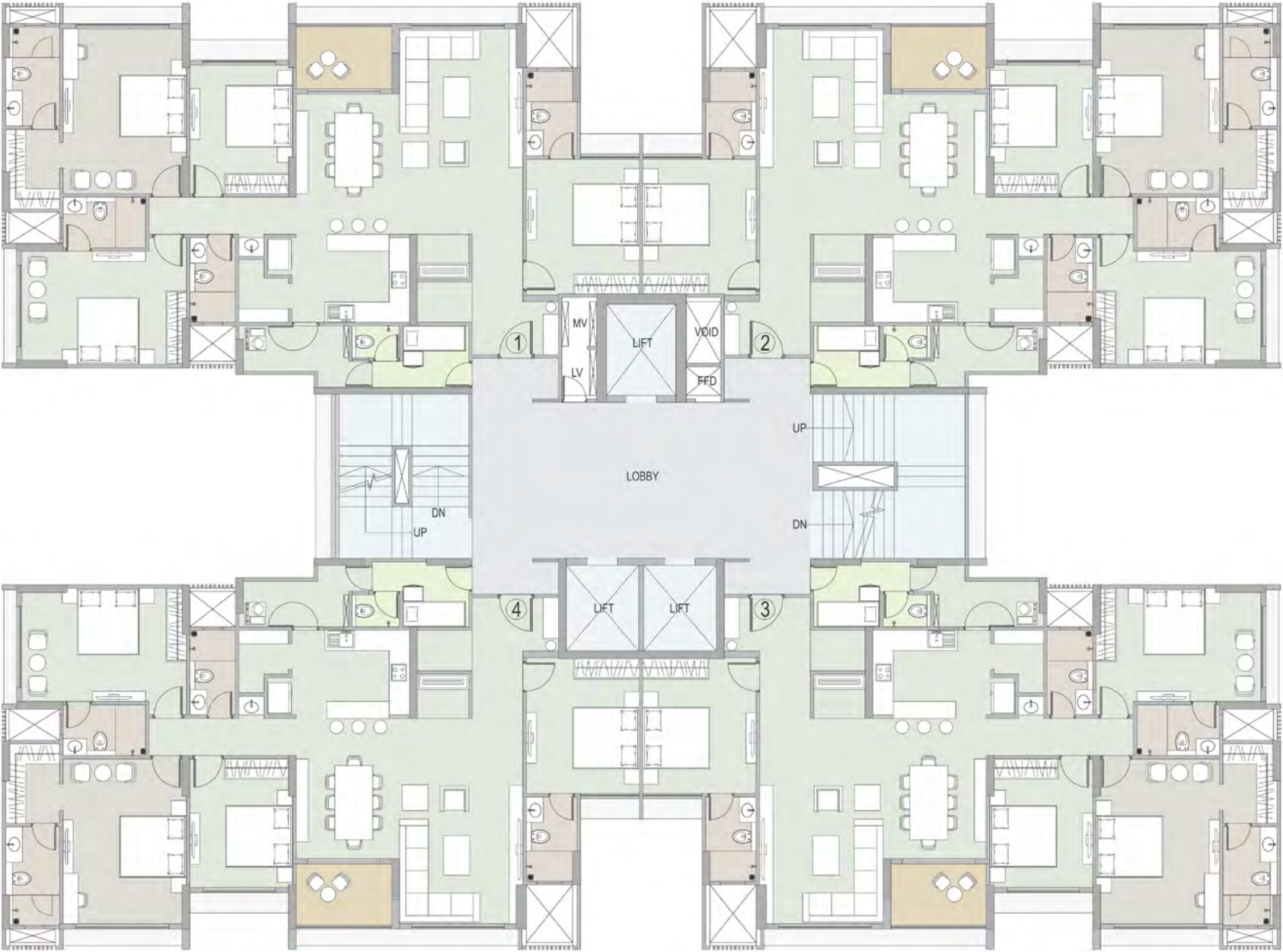
4 BHK<sup>Deluxe</sup> Unit Plan | Wing-A & C



Block	Typology 1	Saleable Area (Sq.ft.)	Saleable Area (Sq.mt.)	RERA Carpet + EA (Exclusive Area) Sq.Ft.	RERA Carpet + EA (Exclusive Area) Sq.Mt.
A	4 BHK Deluxe	3707 3710	344.39 344.67	2062.80 2065.81	191.64 191.92



4 BHKClassic Typical Floor Plan



4 BHKClassic Unit Plan | Wing-B



Block	Typology 1	Saleable Area (Sq.ft.)	Saleable Area (Sq.mt.)	RERA Carpet + EA (Exclusive Area) Sq.Ft.	RERA Carpet + EA (Exclusive Area) Sq.Mt.
B	4 BHK Classic	3208 3211	298.03 298.31	1784.87 1787.89	165.82 166.1



Project Specifications



AREAS	FLOOR	WALLS	CEILING	DOORS	WINDOWS/GLAZING	OTHERS
LIVING/DINING ROOM	800MM x 1600MM POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	UNFINISHED	MAIN ENTRANCE DOOR: WOODEN/ WPC FLUSH DOOR WITH VENEER ON BOTH SIDES	ALUMINIUM WINDOWS	
MASTER BEDROOM	LAMINATED WOODEN FLOORING	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	UNFINISHED	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	
OTHER BEDROOM	800MM x 1600MM POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	UNFINISHED	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	
KITCHEN	800MM x 1600MM POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	UNFINISHED	EXTERNAL DOOR: ALUMINIUM DOOR	ALUMINIUM WINDOWS	CERAMIC TILES DADO UPTO 600MM ABOVE GRANITE COUNTER TOP WITH STAINLESS STEEL SINK SINGLE BOWL
STORE	800MM x 1600MM POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	UNFINISHED			
BALCONY	MATT FINISH VITRIFIED TILES	PUTTY/GYPSUM PLASTER AND PAINT FINISHED	PUTTY/GYPSUM PLASTER AND PAINT FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR		GLASS RAILING
MASTER BATHROOM	MATT FINISH VITRIFIED TILES	VITRIFIED TILES AND PUTTY FINISHED/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	STANDARD MAKE PLUMBING AND SANITARY FITTINGS, DADO UPTO LINTEL HEIGHT
OTHER BATHROOM (S)	MATT FINISH VITRIFIED TILES	VITRIFIED TILES AND PUTTY FINISHED/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	STANDARD MAKE PLUMBING AND SANITARY FITTINGS, DADO UPTO LINTEL HEIGHT
UTILITY AREA	MATT FINISH VITRIFIED TILES	CERAMIC TILES/VITRIFIED TILES AND PUTTY/GYPSUM PLASTER WITH PAINT FINISH	PUTTY/GYPSUM PLASTER AND PAINT FINISHED			PARAPET WITH MS HANDRAIL
ELECTRICAL	MODULAR TYPE SWITCHES, 3 PHASE CONCEALED WIRING, AC POINT IN EACH BEDROOM AND LIVING ROOM, LIGHT AND FAN POINT IN EACH ROOM, DG BACKUP FOR COMMON AREAS AND ONE LIFT FOR EACH TOWER					
AMENITIES	CLUB FACILITY WITH MULTIPURPOSE HALL, MINI THEATRE, GYM, INDOOR GAMES, TERRACE GARDEN, SWIMMING POOL WITH DECK. KID'S POOL, READING LOUNGE AND KIDS PLAY AREA. OUTDOOR FACILITY WITH CONGREGATION LAWN, AMPHITHEATRE, PET PARK, KIDS PLAY AREA, TOT LOT, MULTIPURPOSE COURT, SKATING RINK, BOX CRICKET, SENIOR CITIZEN SIT-OUTS, AROMATIC GARDEN, BUTTERFLY GARDEN, BAMBOO GARDEN, PEDESTRIAN WALKWAY, REFLEXOLOGY PATHWAY, GAZEBOs, FITNESS AREA.					
SECURITY	PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, AUDIO AND VIDEO COMMUNICATION FACILITY, CCTV IN BASEMENT LOBBY AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE.					
OTHERS	SOLAR POWER BACKUP FOR COMMON AREAS OF TOWER AS PER APPROVED LAYOUT AND FTTH					



















# About Adani Realty

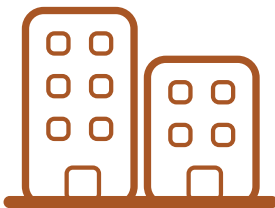
At **Adani Realty**, we believe in building spaces that live each moment with you and nurture your dreams. Your success, your memories, your happiness – your space is a part of it all. We thrive to build places that make you feel safe and provide an atmosphere for you to build your life moment by moment. We build an address that makes every day feel special and turns into your **#AddressOfGoodness**.

Adani Realty is the real-estate arm of Adani Group, one of India’s leading infrastructure and development conglomerates. With its commitment to ‘**Nation Building**’ and ‘**Growth with Goodness**’, Adani Realty has completed developing 15 Mn. sq. ft. and has 18+ Mn. Sq. ft. of real estate space under development which includes residential, commercial, retail and social club projects across Ahmedabad, Mumbai, Pune & Gurugram.

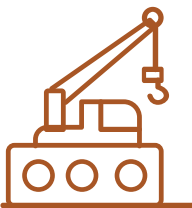
No matter what your choice of comfort is, there will always be something for you at Adani Realty. It is our commitment to give you the best possible lifestyle you can imagine. Because at Adani Realty, we don’t just build timeless structures, we build the **#AddressOfGoodness**.



**12+**  
Years Young



**15**  
Mn. Sq. Ft.  
Space Delivered



**18+**  
Mn Sq. Ft.  
Under  
Development



**40+**  
Awards Won



**7000+**  
Happy Families

**Residential | Commercial | Retail | Social Club**





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