



**ambrosia**



# SHANTIGRAM

GUJARAT'S ONE OF THE MOST  
INTEGRATED TOWNSHIPS *favourite*

Shantigram, approx. 600 acres township is a paradise for 4000+ families experiencing community living at its finest with multiple projects and township amenities and the trust of a nationally recognized developer brand like Adani Realty. Shantigram is one of the greenest townships with over 30,000 trees. Being an integrated township, it fulfills all your day-to-day needs from education to shopping to entertainment. But above all, Shantigram offers peace, exclusivity, and a lifestyle that remains unparalleled.







LUXURY EDITION BY SHANTIGRAM

# UBERSCAPES

*Life like no other*

Witness the new face of elitism in 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 residences consisting of #Uberments & #Ubervillas crafted and curated at Shantigram.

Ambrosia is part of this 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.





**ambrosia**

ULTRA-LUXURIOUS | 4 BHK #UBERMENTS







**ambrosia**  
CRAFTED FOR THE *Elites*

In the language of flowers, Ambrosia carries the symbolic meaning of love and immortality. These 4BHK #Uberments are crafted to meet the same qualities of spaces that raise emotions of love and care among the resident families and structures that are virtually immortal.

Shantigram's latest offering under Uberscapes is an experience fit for the supreme.





# ONE OF THE BEST

INTEGRATED *Townships* OF INDIA

- A Jain Temple
- B Water Lily
- C La Marina
- D Shoppers' Plaza
- E The Meadows
- F Adani Institute of Infrastructure & Management
- G Adani Corporate House
- H Adani Real Estate Office
- I Inspire Business Park
- J Elysium
- K Aangan
- L Musical Aqua Show
- M The Belvedere Golf & Country Club
- N The North Park
- O Aster
- P Amogha
- Q Greenview
- R The Storeys
- S Swaminarayan Temple
- T Adani International School
- U Ambrosia
- V Paarijat
- W Ikaria





# THE GENESIS

OF AN *Upscale* LIFE

Ambrosia is an upscale elite residential project within Shantigram. It offers Deluxe and Classic 4 BHK #Uberments - in all its 3 towers, each designed to maximize space and views. Conceived as a luxury residential project, Ambrosia aims to seamlessly integrate the open green spaces with many modern amenities within the complex.







# THE COMPOSURE

OF A *Tranquil* LIFE

Ambrosia is the luxury abode where your family find peace and purpose. The path towards good health and prosperity is through relaxation done well and recreation done right. At Ambrosia, you get to live your life exactly the way you prefer and envision it.



# THE ORIGIN

OF AN *Opulent* LIFE

Everyone deserves a little opulence in their life. At Ambrosia, you will get an exclusive invitation to a finer lifestyle. The project has been designed to elevate peace, prominence and luxury. Every square foot has been well-thought-out to elevate fine living. From lavish rooms to spectacular views from 2 spacious balconies\*, everything at Ambrosia boasts of opulence.

\*2 balconies only available in Deluxe units







# INCEPTION

OF A *Culturally* RICH LIVING

Imagine walking on the lush green grass of the uniquely designed gardens, or enjoying open barbecue with the neighbours. A dedicated play area for kids and yet another one for the tiny tots. Imagine having all the modern conveniences you've come to expect from a futuristic lifestyle.



# EMERGENCE

OF THE MOST *Extra-ordinary* MERITS

Be it inside the home or outside at the central courtyard equipped with a central club, luxury is served to you on a golden platter at Ambrosia.







# RESURGENCE

OF A GREEN, *Blissful* LIFE

Experience positivity in the pristine green landscapes of Ambrosia. Feel like you are on a permanent vacation in the lush green shade of 30,000 trees within the Shantigram township. Ambrosia offers the most pristine and green lifestyle in the heart of the city.



# THE LUXURIES

OF HEAVEN *Plucked* FOR YOU

Everything you see at Ambrosia is exclusively picked to suit your sense of aesthetics. From the flooring to the ceiling, from the swimming pool to the central club room, every detail is crafted with utmost care and perfection.







# THE PERFECT UTOPIA

AWAITS YOUR *Arrival* EACH DAY

Ambrosia is thoughtfully designed for you and your loved ones to relax and rejuvenate and find inner peace every single day.



# INTERSECTION

BETWEEN *Culture & Class*

Come together as one big Ambrosia family as you celebrate different festivals and diverse cultures with your neighbours at the amphitheatre, terrace party area and the celebrations lawn.







# PLAYGROUND

FOR FUTURE *Champions* IN MAKING

Every sports star started out small. Ambrosia has the perfect space to nurture the champions of tomorrow.

- Indoor Games
- Multipurpose Court
- Box Cricket



# DEDICATED

SPACE FOR YOUR *pets*

Play a game of frisbee, fetch the ball or just run along with them in the grass – give your furry kids the space they deserve.







# CHILDHOOD BLOOMS

WITH A WIDE ARRAY OF KIDS' *Amenities*

Your kids deserve a childhood that helps them grow and learn new things while having tons of fun.

- Kids' Pool
- Games Room
- Kids' Play Area
- Tot Lot
- Indoor Kids' Play Area
- Skating Rink





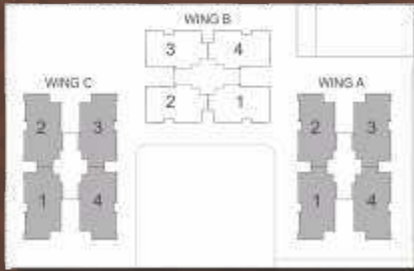
# KEY AMENITIES

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1. Entry/Exit                 | 16. Bamboo Garden                |
| 2. Gate with Security Cabin   | 17. Senior Citizen Sit-Out       |
| 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 TYPICAL FLOOR PLAN

Deluxe



4 BHK UNIT PLAN | WING-A & C

Deluxe

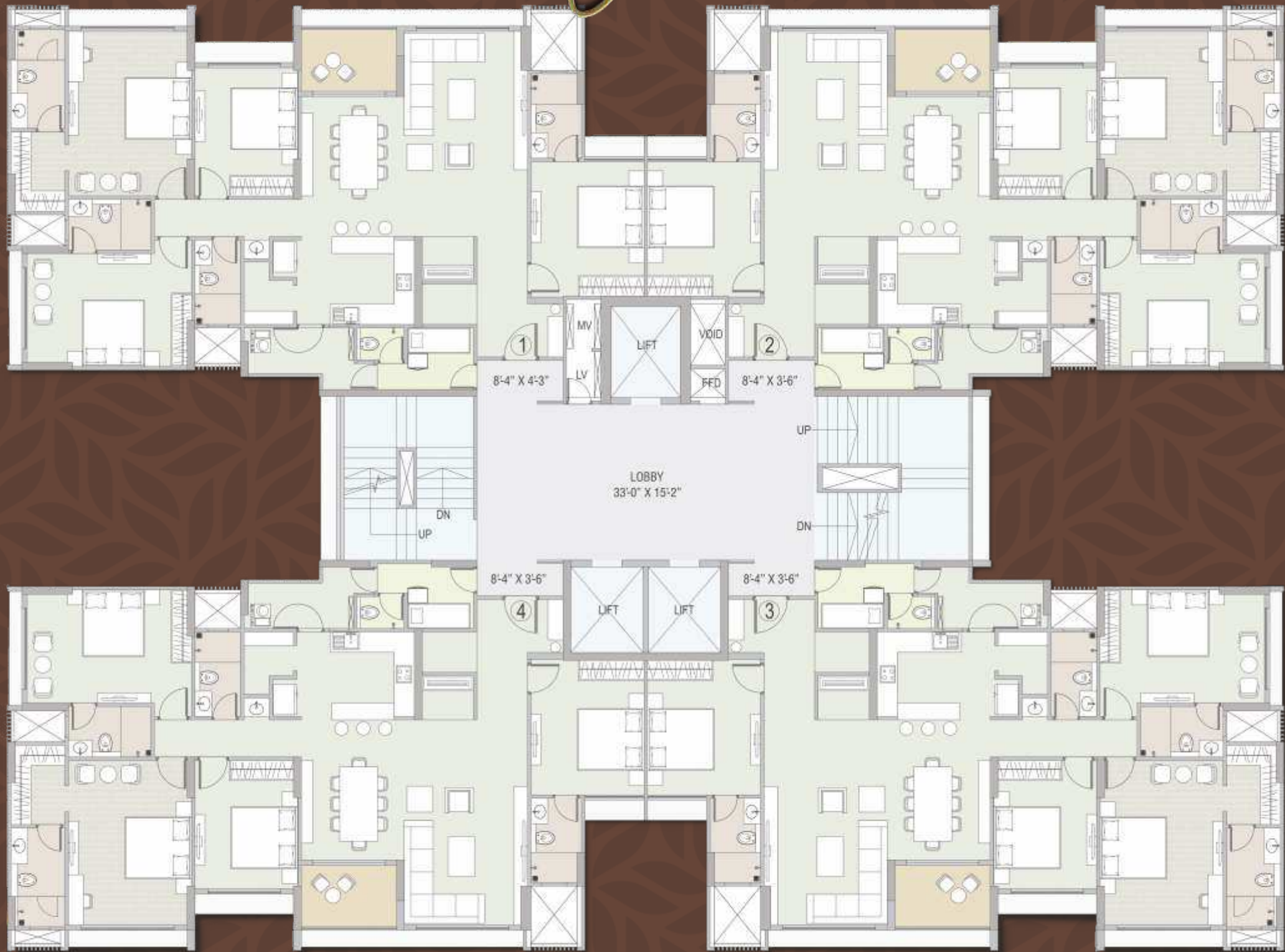


Block	Typology 1	Saleable Area (Sq.Ft.)	Saleable Area (Sq.Mt.)	RERA Carpet + EA (Exclusive Area) Sq.Ft.	RERA Carpet + EA (Exclusive Area) Sq.Mt.
A	4 BHK Deluxe	3707 3710	344.39 344.67	2062.80 2065.81	191.64 191.92



4 BHK TYPICAL FLOOR PLAN

Classic



4 BHK UNIT PLAN | WING-B

Classic



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



## 4 BHK UNIT PLAN | WING-A & C

*Deluxe*



## 4 BHK UNIT PLAN | WING-B

*Classic*





# Project Specifications



## LIVING / DINING ROOM

**FLOOR**  
800MM x 1600MM  
POLISHED VITRIFIED TILES

**WALLS**  
INTERNAL WALLS PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
UNFINISHED

**DOORS**  
MAIN ENTRANCE DOOR: WOODEN/WPC  
FLUSH DOOR WITH VENEER ON BOTH SIDES

**WINDOWS/GLAZING**  
ALUMINIUM WINDOWS



## BALCONY

**FLOOR**  
MATT FINISH VITRIFIED TILES

**WALLS**  
PUTTY/GYPSUM PLASTER  
AND PAINT FINISHED

**CEILING**  
PUTTY/GYPSUM  
PLASTER AND PAINT

**DOORS**  
EXTERNAL DOOR: ALUMINIUM DOOR

**OTHERS**  
GLASS RAILING



## AMENITIES

CLUB FACILITY WITH MULTIPURPOSE HALL, MINI THEATRE, GYM, INDOOR GAMES, TERRACE GARDEN, SWIMMING POOL WITH DECK, KID'S POOL, READING LOUNGE, KIDS PLAY AREA, OUTDOOR FACILITY WITH CONGREGATION LAWN, AMPHITHEATRE, PET PARK, 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.



## MASTER BEDROOM

**FLOOR**  
LAMINATED WOODEN  
FLOORING

**WALLS**  
INTERNAL WALLS PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
UNFINISHED

**DOORS**  
WOODEN/WPC FLUSH DOOR WITH  
LAMINATES ON BOTH SIDES

**WINDOWS/GLAZING**  
ALUMINIUM WINDOWS



## MASTER BATHROOM

**FLOOR**  
MATT FINISH VITRIFIED TILES

**WALLS**  
VITRIFIED TILES AND PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
GRID CEILING WITH  
GYPSUM TILES

**DOORS**  
WOODEN/WPC FLUSH DOOR WITH  
LAMINATES ON BOTH SIDES

**WINDOWS/GLAZING**  
ALUMINIUM WINDOWS

**OTHERS**  
STANDARD MAKE PLUMBING AND SANITARY  
FITTINGS, DADO UPTO LINTEL HEIGHT



## OTHER BEDROOM

**FLOOR**  
800MM x 1600MM  
POLISHED VITRIFIED TILES

**WALLS**  
INTERNAL WALLS PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
UNFINISHED

**DOORS**  
WOODEN/WPC FLUSH DOOR WITH  
LAMINATES ON BOTH SIDES

**WINDOWS/GLAZING**  
ALUMINIUM WINDOWS



## OTHER BATHROOM (S)

**FLOOR**  
MATT FINISH VITRIFIED TILES

**WALLS**  
VITRIFIED TILES AND PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
GRID CEILING WITH  
GYPSUM TILES

**DOORS**  
WOODEN/WPC FLUSH DOOR WITH  
LAMINATES ON BOTH SIDES

**WINDOWS/GLAZING**  
ALUMINIUM WINDOWS

**OTHERS**  
STANDARD MAKE PLUMBING AND SANITARY  
FITTINGS, DADO UPTO LINTEL HEIGHT



## SECURITY

PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, AUDIO AND VIDEO COMMUNICATION FACILITY, CCTV IN BASEMENT LOBBY AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE.



## KITCHEN

**FLOOR**  
800MM x 1600MM  
POLISHED VITRIFIED TILES

**WALLS**  
INTERNAL WALLS PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
UNFINISHED

**DOORS**  
EXTERNAL DOOR: ALUMINIUM DOOR

**WINDOWS/GLAZING**  
ALUMINIUM WINDOWS

**OTHERS**  
CERAMIC TILES DADO UPTO 600MM ABOVE  
GRANITE COUNTER TOP WITH STAINLESS STEEL  
SINK SINGLE BOWL



## UTILITY AREA

**FLOOR**  
MATT FINISH VITRIFIED TILES

**WALLS**  
CERAMIC TILES/VITRIFIED TILES  
AND PUTTY/GYPSUM PLASTER  
WITH PAINT FINISH

**CEILING**  
PUTTY/GYPSUM  
PLASTER AND PAINT  
FINISHED

**OTHERS**  
PARAPET WITH MS HANDRAIL



## STORE

**FLOOR**  
800MM x 1600MM  
POLISHED VITRIFIED TILES

**WALLS**  
INTERNAL WALLS PUTTY  
FINISHED/GYPSUM PLASTER

**CEILING**  
UNFINISHED

**OTHERS**  
SOLAR POWER BACKUP FOR COMMON AREAS  
OF TOWER AS PER APPROVED LAYOUT AND FTTH



## OTHERS

SOLAR POWER BACKUP FOR COMMON AREAS  
OF TOWER AS PER APPROVED LAYOUT AND FTTH





# adani

## ADANI REALTY

PART OF A *Global* CONGLOMERATE

Adani Realty is the real estate arm of India's one of the leading infrastructure and development entities - Adani Group. With our commitment to 'Nation Building' and constructing the 'Address of Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the most refined design aesthetics with cutting-edge real estate development technology.



**12+**  
Years Young



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



**18.8**  
Mn. Sq. Ft.  
Under Development



**40+**  
Awards Won



**7000+**  
Happy Families

Residential | Commercial | Retail | Social Club

#AddressOfGoodness





Call : 1800 108 0009

Shantigram, Near Vaishnodevi Circle, S.G. Highway, Ahmedabad, Gujarat - 382421

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PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD. | [WWW.ADANIREALTY.COM](http://WWW.ADANIREALTY.COM) |

Project listed on [www.gujrerar1.gujarat.gov.in](http://www.gujrerar1.gujarat.gov.in) | RERA NO.: PR/GJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA10833/201022

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