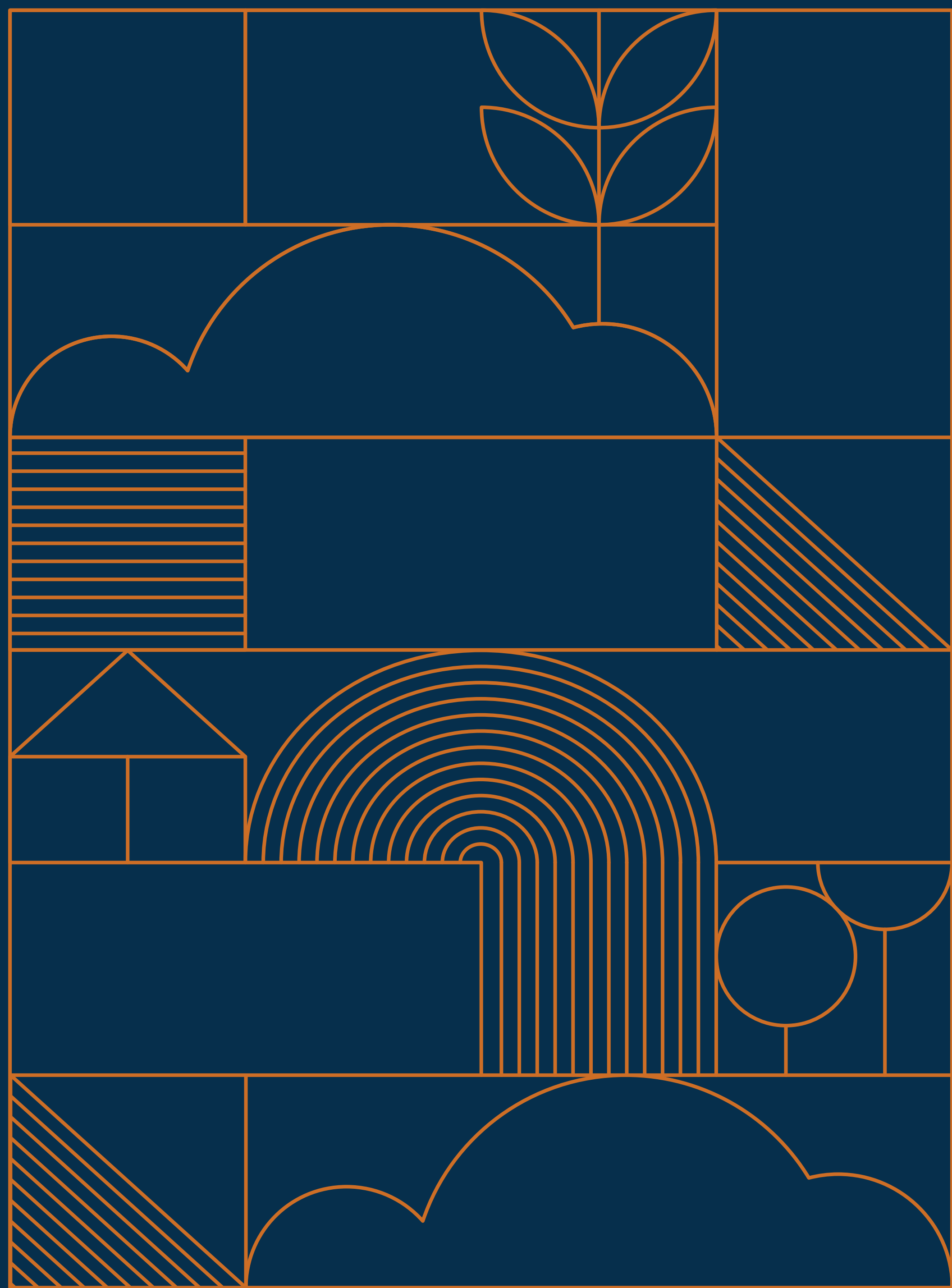




BELROSA



YOUR
KINGDOM
IN THE
SKY

A name that evokes trust

ABOUT ADANI REALTY

Building beautiful lives

Adani Realty is the real estate arm of the prestigious Adani Group, a name that spells trust and responsibility.

Having developed close to 31 Mn. Sq. Ft. and with 108 Mn. Sq. Ft. under development, our portfolio spans residential, commercial, and social club projects. With every project we seek to seamlessly blend design aesthetics with cutting-edge construction technology, creating real estate masterpieces in cities like Ahmedabad, Gurugram, Mumbai, and Pune.

In a decade, Adani Realty has witnessed phenomenal growth in residential and commercial sectors. Our award-winning commercial and retail spaces exemplify craftsmanship and superior design. This excellence also extends to our exclusive social clubs – The Belvedere Golf and Country Club, Ahmedabad, and Belvedere Club, Gurugram.

Our commitment to global real estate standards is unwavering. Adani Realty continues to deliver projects of unparalleled quality and craftsmanship, contributing significantly to India's thriving real estate sector and being a key stakeholder in its modernisation and development.

14+

Years Young

31+

Mn. Sq. Ft. Area Developed

108+

Mn. Sq. Ft. Area Under Development

50+

Awards Won

10000+

Happy Families



Ahmedabad



Gurugram



Mumbai



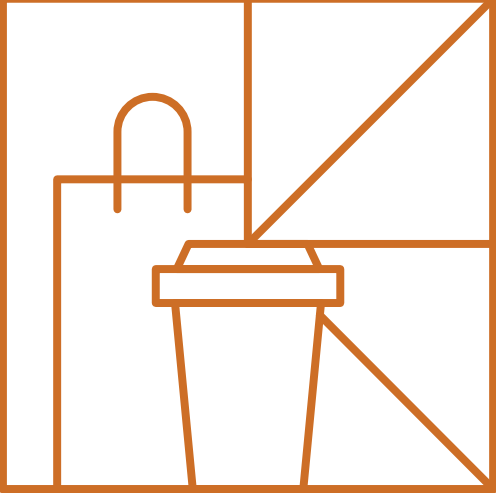
Pune

Live the good life at Shantigram



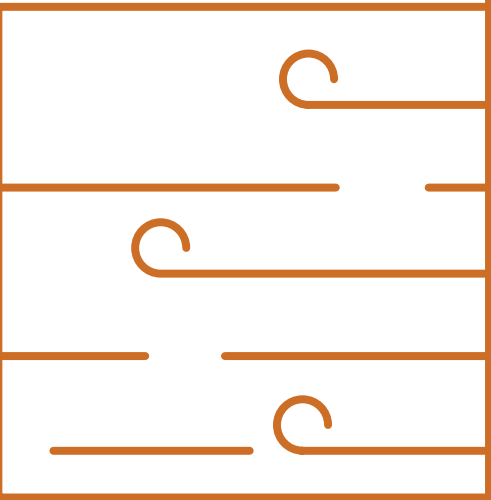
Unmatched Connectivity

Centrally located between the twin cities
of Ahmedabad and Gandhinagar.



Convenience

- Banks, Schools, Healthcare, Shopping and Entertainment all within reach.
- E-Bus services for city commute
- E-Chartered Bikes



Superior Living

- Better Air Quality
- Walk-to-work Lifestyle



Nature

- 50,000+ trees
- Over 50 species of birds
- 7-acre lake featuring one of India's largest musical aqua shows



Eco-conscious Commitment

- Rain Water Harvesting
- Cycling Tracks
- Pedestrian-friendly Zones
- E-Vehicle Charging Stations



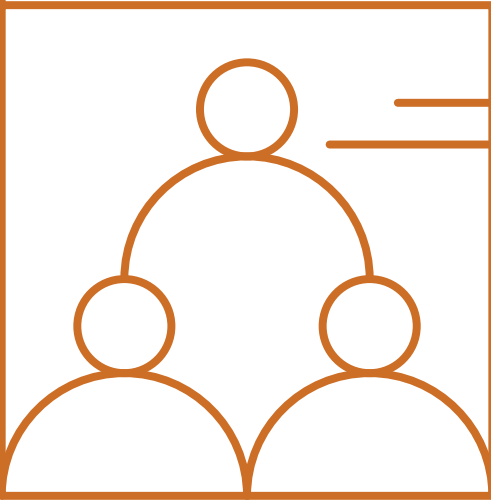
Safety

- AI-powered Cameras
- 24x7 Surveillance
- 24x7 Quick Response Team
- 25 KMPH Speed Limit



Brand Assurance

- Better Rental Yields
- Quality Construction & On-time Delivery



Community

- Multiple Temples
- Cricket and Football Grounds
- Golf Course and Promenade
- One of India's Largest Private Clubs

Certified Gold-rated IGBC Township

CAREFUL DESIGN TO FULFILL EVERY DESIRE

Planned zones across Shantigram ensure a convenient and comfortable life.

Commercial & Business Zone

Adani Headquarters

Adani Corporate House and centre of all Adani businesses.

Inspire Business Park

Home to multiple mega corporate houses including Adani.

Adani Realty Experience Centre

Digital Experience Centre of Adani Realty.

Inspire Corporate Capital

A business park for corporates.

Medico House

A healthcare hub offering advanced medical infrastructure.

Adani University

An institute of excellence offering specially designed programs.

Residential Zone

Adani Sportsline

International standard Cricket and Football grounds featuring a robust training academy.

Waterlily Lake

7-acre lake with active marine life.

Lake Promenade

Experience the Musical Aqua Show—a dazzling spectacle of water, light, and music.

Shoppers' Plaza

A hub for every shopping need.

P&G Spaces

Serene escapes where nature, leisure, and community come together.

Center Point

A vibrant hub to shop, play, and relish every moment.

The Belvedere Golf & Country Club

A premium 100-acre club with an array of amenities and a 9-hole golf course.

Golf Promenade

Ahmedabad's first 15 m-wide, 1.5 km-long golf course walkway with seating.

Narmada Canal Park

A space with walking paths, sit outs and kids' play areas alongside the Narmada Canal.

Shiva Temple

Jain Derasar

Swaminarayan Temple

Urbanscape Zone

A world that revolves around your life.

Home to Belrosa, Shantigram is one of the biggest integrated townships in Gujarat and also one of the greenest with over 50,000 trees.

Spread across 600 acres, this bustling township has already welcomed 4,800 families, offering them the ultimate experience of community living at its finest. Be it education, shopping or entertainment, everything your life needs is within reach.

- 01

ADANI CORPORATE HOUSE
- 02

ATRECO HOUSE
- 03

INSPIRE BUSINESS PARK
- 04

INSPIRE CORPORATE CAPITAL
- 05

MEDICO HOUSE
- 06

ARAVALLI
- 07

ADANI UNIVERSITY
- 08

GREENVIEW
- 09

THE MEADOWS
- 10

ELYSIUM
- 11

AANGAN
- 12

EMBRACE
- 13

ASTER & ASTER NEO
- 14

AMOGHA
- 15

CENTER POINT
- 16

SHOPPERS PLAZA

17

SHIVA TEMPLE

18

IKARIA

19

PAARIJAT

20

AMBROSIA

21

LA MARINA

22

WATER LILY

23

MUSICAL AQUA SHOW

24

THE BELVEDERE GOLF & COUNTRY CLUB

25

ADANI INTERNATIONAL SCHOOL

26

SWAMINARAYAN TEMPLE

27

THE NORTH PARK

28

THE WEST PARK

29

JAIN DERASAR

30

THE STOREYS

31

SKYLINE

32

ELYSIUM NOVUS

33

THE STOREYS - GOLF COAST

34

GREENFIELD

35

BELROSA

Expansive views of the golf course
that will take your breath away.





Tower Front View with a Sky Terrace, Shantigram

YOUR

KINGDOM

IN THE SKY

OVERVIEW OF THE PROJECT

Soar above the
rest of the world.

Step into a luxurious lifestyle with a priceless treasure. Where you have ample space to thrive, the privacy to escape, the silence to find peace and the beauty of nature knocking gently at your window. This, coupled with an empire of privileges, gives you a heightened experience that's beyond anything you've ever experienced. It's a taste of royal living, in the heart of Shantigram - it's your kingdom in the sky.

*Privileges
for the
privileged.*



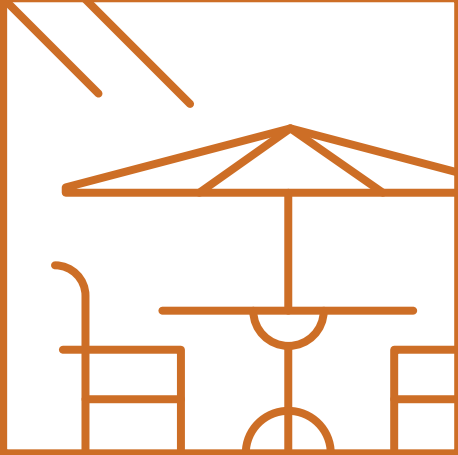
Signature
Residences



Scenic vistas of the golf
course and its surroundings



Iconic Location



Ground Floor and
Terrace Amenities



Artistic Impression



Here, you
don't just live,
you reign
in the skies.

Scenic beauty, world-class amenities, and opulent architecture converge at this address to create one of the most spectacular living experiences.

A symbol of luxury living, Belrosa stands majestically at the heart of Shantigram. Soaring to 125 meters, this 32-storey tower is the tallest in the township and offers uninterrupted vistas.

Designed with Vastu compliance, the 4 and 5 BHK apartments and 5 and 6 BHK duplexes here offer stunning views of the golf course and lush landscapes. Each residence features a private foyer, seamless layouts, and an abundance of natural light, creating the perfect setting for a serene and sophisticated lifestyle.

At the terrace lies the crowning jewel—The Sky Lounge, an exclusive recreational space featuring an infinity pool, a sky café, and a range of international-standard amenities, offering a luxurious escape high above the world.

Luxurious living,
towering with pride.

1.83 Acres

LAND AREA

1 Tower

4 BLOCKS

125 m

TOWER HEIGHT (410 FT.)

3-level
Basement

4 CAR PARKS FOR 4 BHK & 5 CAR PARKS FOR 5 BHK & DUPLEXES

32

FLOORS

100

APARTMENTS

8

DUPLEXES

Amenities

Promenade

Indoor Game Zone, Poker Room, Billiards Room, Kids' Play Area, Karaoke Room, Home Theatre, Lounge & Café, Library, Conference Rooms, Banquet Hall

Terrace and Sky Lounge

Infinity Pool, Kids' Pool, Temperature-controlled Pool, Sky Café, Gym, Spa, Sauna, Steam Room

4 BHK APARTMENT RERA CARPET + EXCLUSIVE AREA

273.34 Sq. Mt.
2942.23 Sq. Ft.

5 BHK APARTMENT RERA CARPET + EXCLUSIVE AREA

340.45 Sq. Mt.
3664.60 Sq. Ft.

5 BHK DUPLEX RERA CARPET + EXCLUSIVE AREA

340.90 Sq. Mt.
3669.45 Sq. Ft.

5 BHK DUPLEX RERA CARPET + EXCLUSIVE AREA

473.13 Sq. Mt.
5092.77 Sq. Ft.

6 BHK DUPLEX RERA CARPET + EXCLUSIVE AREA

642.09 Sq. Mt.
6911.46 Sq. Ft.



Every path
leads to your
kingdom.

Key Landmarks

SG Highway and SP Ring Road
connectivity ensure
smooth commute

Delhi-Mumbai Corridor
proximity enhances accessibility
and investment potential

Upcoming Metro rail project
connects Shantigram
to key hubs

Sardar Vallabhbhai Patel
International Airport
20 Kms*

Hospitals and Corporate Houses

Adani Corporate House
Shantigram

Inspire Business Park
Shantigram

KD Hospital
4.7 Kms*

Zydus Corporate House
5 Kms*

Educational Institutions

Adani University
Shantigram

Adani International School
Shantigram

Nirma University
5 Kms*

SGVP
13 Kms*

Temples

Trimandir Adalaj
10 Kms*

Jain Derasar
Shantigram

Swaminarayan Temple
Shantigram

Shiva Temple
Shantigram

ARCHITECT NOTE

Bespoke homes crafted for luxury and lifestyle.

Belrosa makes its presence felt at the most prime strip of Shantigram, a unique 125 metres long frontage that offers stunning views of the township and the golf course from every apartment. Moreover, as the tallest tower in Shantigram, these views are free from any obstruction, letting you truly bask in the beauty of nature.

Tranquil landscapes and generous terracing weave through the development of this high-rise, creating cocoons for social interactions and community gatherings. Teamed with an exclusive double-height entrance lobby, water pavilions, pathways, sculptures, canopy-covered seating spaces and vehicle-free zones, Belrosa creates an ambience of calm, no matter where you are.

Amenities have been thoughtfully included and extend from the ground floor to the top of this 32-storey tower, elevating luxury living to new heights.



Artistic Impression

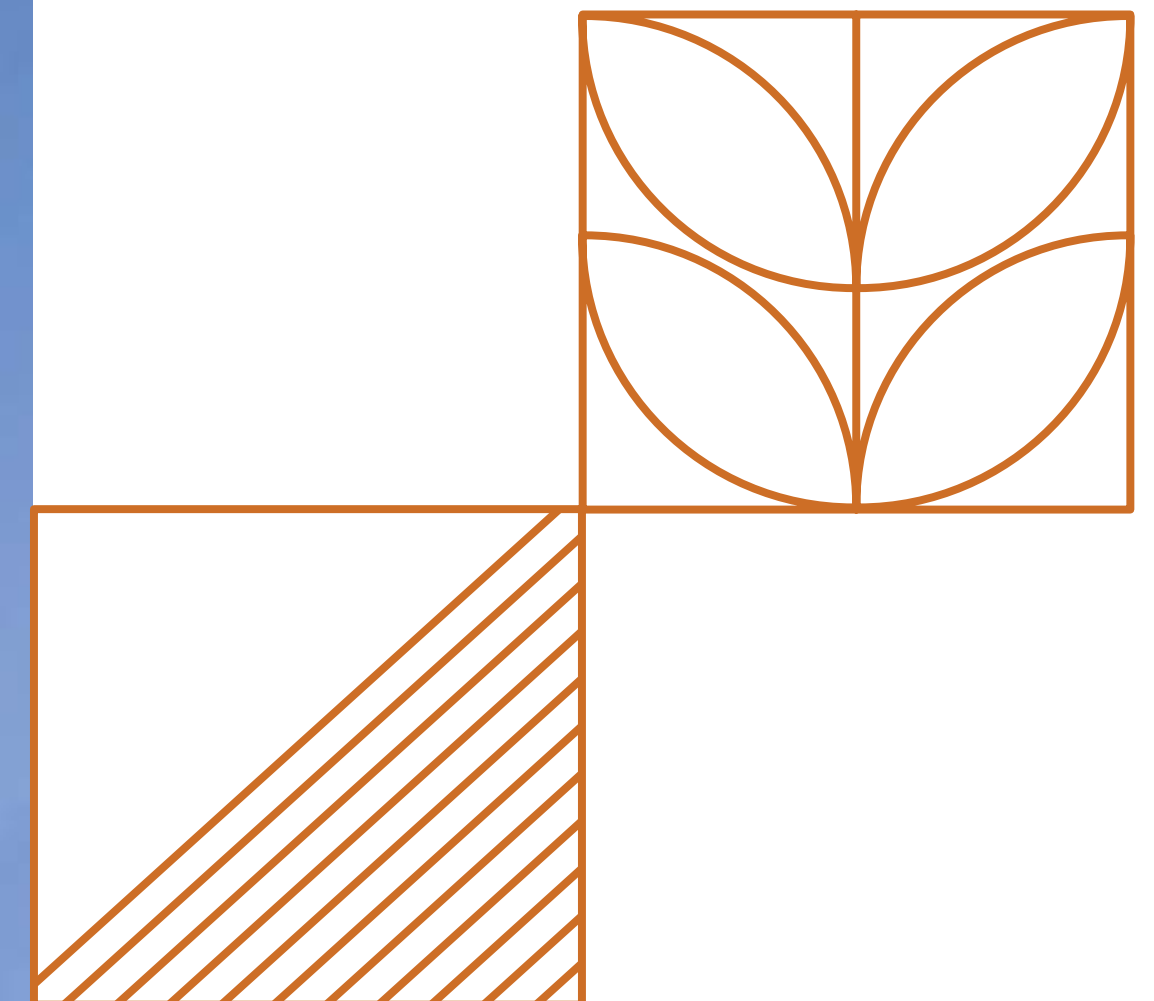
FAÇADE

A majestic invitation to the exceptional life that awaits.

Modern architecture brings alive the true essence of Belrosa in a distinct design that also optimizes natural light and ventilation while offering unobstructed views.

The vertical façade design of Belrosa highlights its majestic height with sleek profiles and bold lines, offering a timeless and sophisticated visual appeal. Crafted with advanced materials, the building ensures durability, and adheres to luxury standards. Complementing this are the cantilevered viewing decks that deliver breathtaking panoramic views, pegging Belrosa as a landmark in Ahmedabad's skyline.

The highlight of the building is the crown, that graces the structure with finesse and elegance, featuring a sky lounge with international-standard amenities such as an infinity pool, spa, sky café, and more.



Raise your glass, to your beautiful glass façade



MASTER PLAN

Solitude woven into social harmony.

Pegged as a once-in-a-lifetime development, Belrosa interprets luxury in a new language. Crafted with architectural originality and cosmopolitan personality, every space has been deeply envisioned.

Tranquil landscapes envelope this 32-storey high rise, offering residents lush views from the highest building in Shantigram.

The spacious homes are accurately designed with Vastu compliance and also deliver on privacy and craftsmanship. Amenities are abundant and scale from the ground floor right up to the terrace. There are also plenty of vehicle-free zones to enable children & elderly people to move around safely.

- 01 ENTRANCE GATE
- 02 GUARD HOUSE
- 03 FEATURE WALL
- 04 DROP-OFF
- 05 PARTY LAWN
- 06 LAWN
- 07 CHILDREN'S PLAY AREA
- 08 PICKLEBALL COURTS
- 09 SIT-OUTS
- 10 PET PARK
- 11 SERVICES
- 12 SERVICE ENTRY/EXIT
- A ARRIVAL LOBBY
- B FOYER
- C POKER ROOM
- D KARAOKE ROOM
- E HOME THEATRE
- F CONFERENCE ROOM
- G FACILITY MANAGER OFFICE
- H SERVICE LIFT LOBBY
- I TOILET
- J SOCIETY OFFICE
- K LOUNGE/CAFÉ AREA
- L BILLIARDS ROOM
- M KIDS' PLAY AREA
- N INDOOR GAME ZONE
- O BANQUET HALL
- P PANTRY
- Q SERVICES



Regal greetings to match a life of elegance.

Passing through the gates of Belrosa is an experience in itself, where the grand entrance avenue paves the way with a 26-ft. wide driveway. The development is designed with a single entry and exit point, leading into a lush landscape adorned with greenery, charming pathways, serene water pavilions, and elegant sculptures.



Enter with panaché

PICK-UP AND DROP-OFF

Making life feel effortless, at every point.

The development features two dedicated drop-off points for all residents. Additionally, a separate route ensures direct access to the basement for smooth movement of vehicles.

The imperial passage

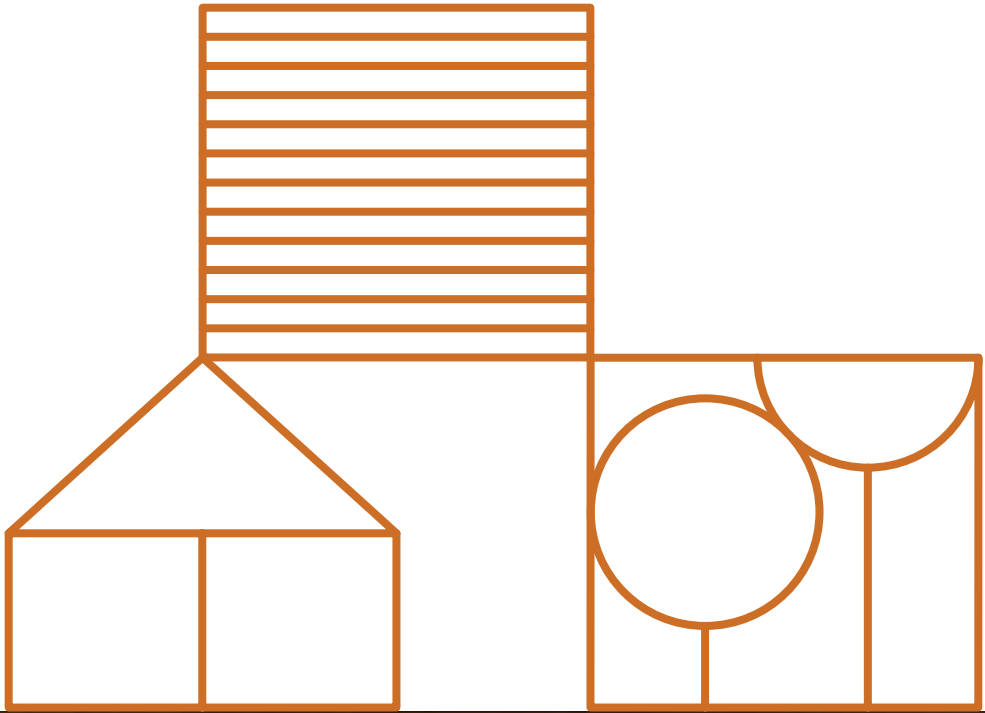


Artistic Impression

ENTRANCE PLAZA

Priority attention wrapped in elegance.

Opulent high-ceilinged reception areas on the ground floor, dedicated to residents, warmly invite you to savour The Good Life at Belrosa.



Entrances that always make you feel special



Artistic Impression

1ST FLOOR TERRACE

Exclusive access for a few.

First floor residents enjoy the special privilege of a private terrace that can be transformed into a personal garden or a stylish outdoor lounge.



Artistic Impression

The overlook

Exploring the art of immersive moments in nature.

The landscape of Belrosa is a canvas upon which materiality and aesthetics coincide. The integration of luxury amenities, premium materials, and sophisticated outdoor spaces within a lush environment foster relaxation, wellness, and social connection, redefining urban high-rise living.

Across the development, reflective pools with exclusive materials deliver a calming ambience, creating the sense of a retreat. Luxurious aesthetics transcend every space and can be seen in select premium tiles and natural stones that adorn the flooring in common areas and around seating zones.

Resting above the building like a crown, the terrace, with its lush greenery, shading elements, seating clusters and multi-tiered planting, creates the feeling of being enveloped in nature.



LANDSCAPE

Grandeur envelopes every corner.

Creating aesthetic spaces that are functional is what drives the stunning landscape design at Belrosa. Green spaces, courtyards, and pedestrian pathways interconnect various zones, creating a seamless design. Open-air plazas and landscaped gardens provide ample space for leisure, foster a sense of community and make way for an aspirational lifestyle.

KIDS' PLAY AREA

Big adventures for little royals.

Vibrant play zones where kids can run free, explore, and nurture their physical and mental health.



Artistic Impression



Artistic Impression

PICKLEBALL COURTS

A court of endless possibilities.

A perfect spot for you to enjoy friendly competition and foster community connections.



Artistic Impression

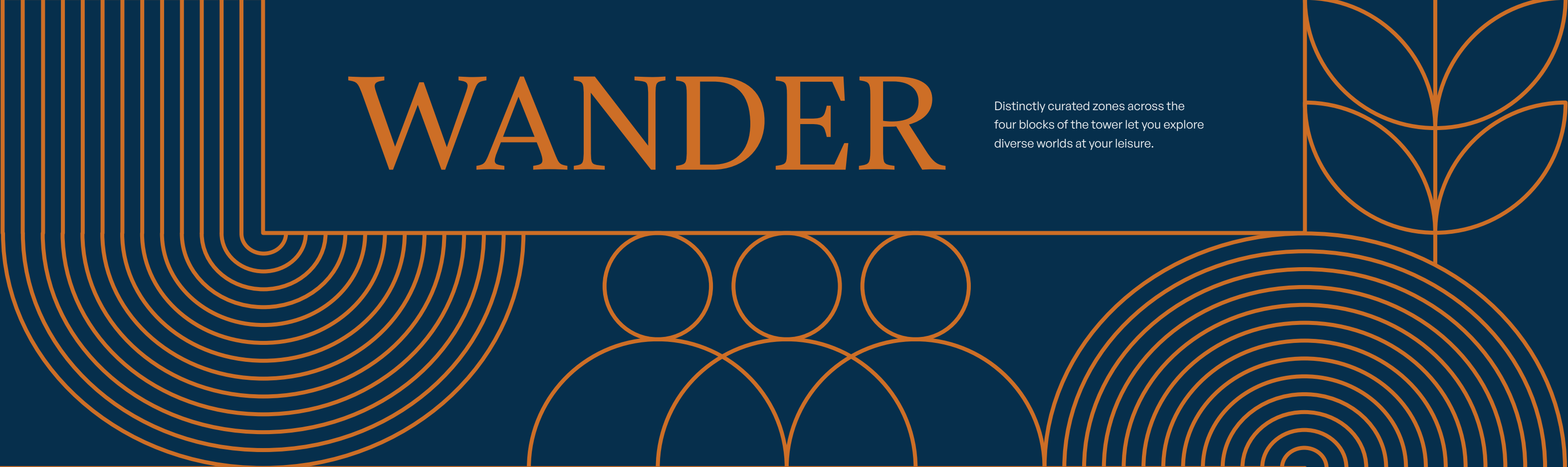
PET PARK

Where pets live like royalty.

Tailored for tails and tiny paws, this green escape lets your pets thrive in the comfort of your elevated world.



WANDER



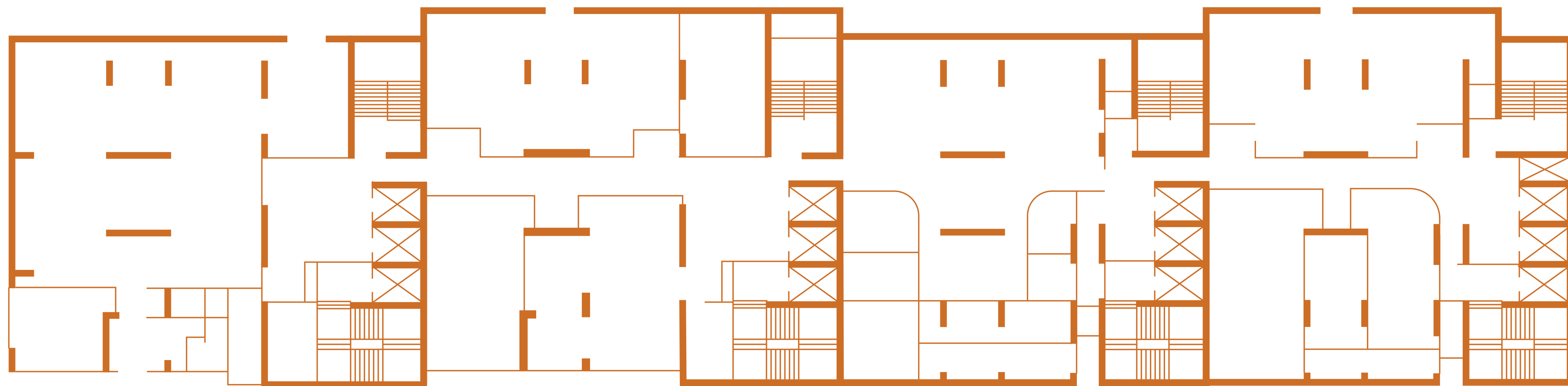
Distinctly curated zones across the four blocks of the tower let you explore diverse worlds at your leisure.

THROUGH A REALM



OF EXTRAVAGANCE





BLOCK D

BLOCK C

BLOCK B

BLOCK A

Banquet
Space

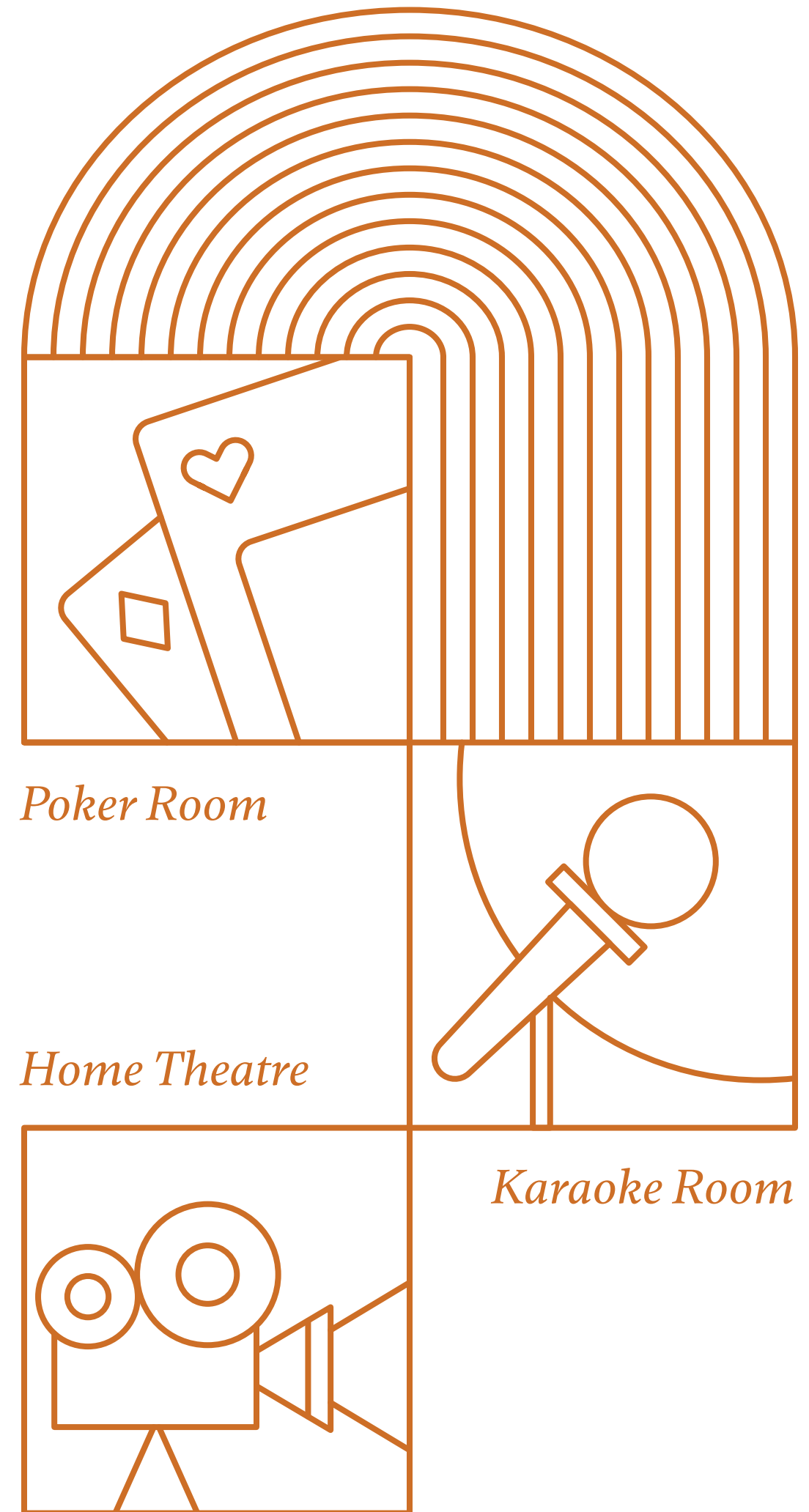
Indoor
Recreational Zone

Informal
Lounge

Arrival
Lounge

BLOCK A | ARRIVAL LOUNGE

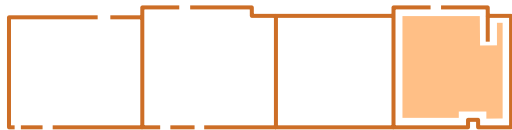
Good times
get better
when shared.





Home Theatre

Sink into comfortable seats while you embark on a cinematic journey.



Poker Room

Delightful conversations, fine company and a game of cards come together here.

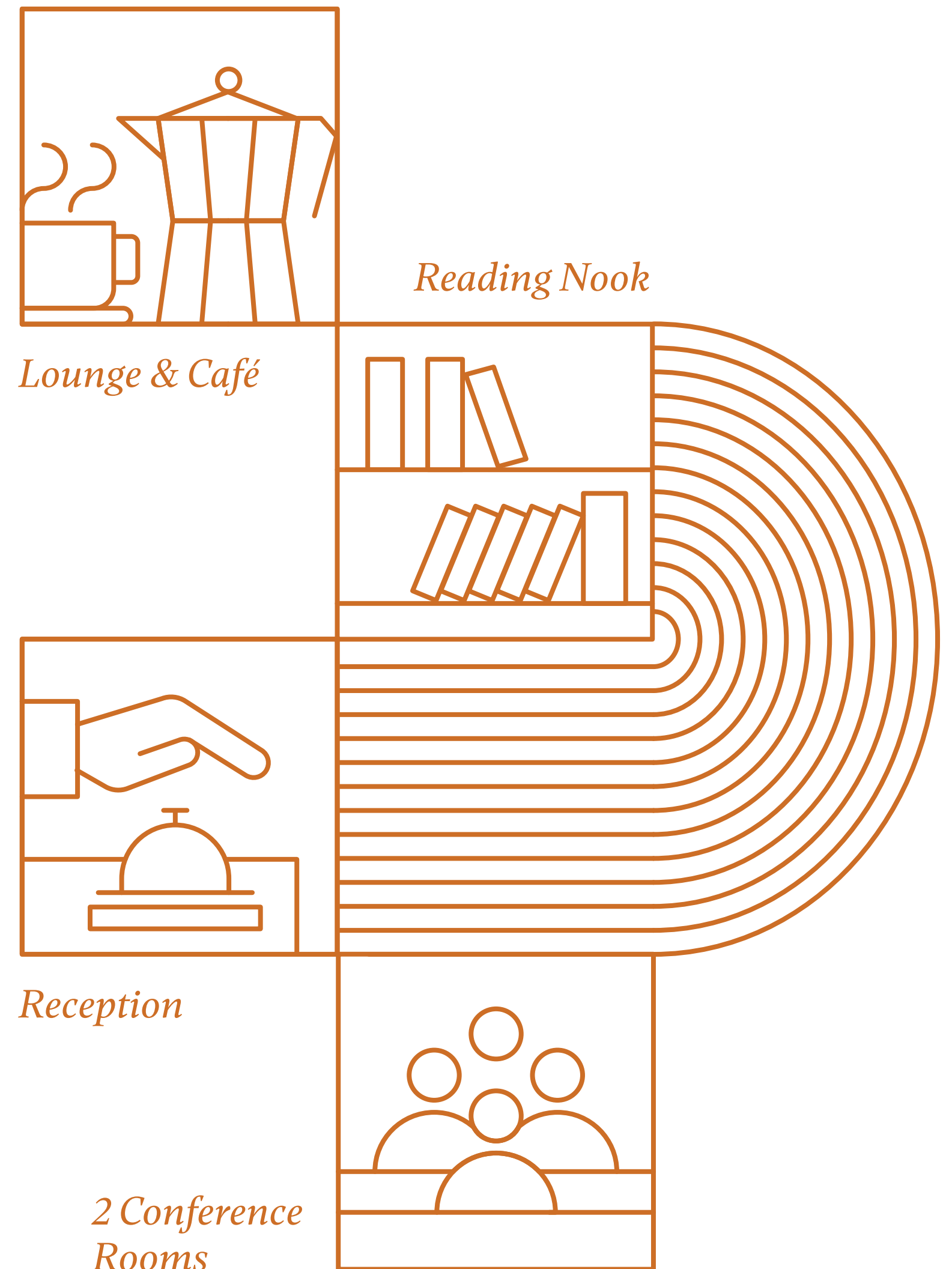


Karaoke Room

Let the rhythm take over as you create memorable moments with loved ones.

BLOCK B | INFORMAL LOUNGE

Informal
spaces
for moments
of calm and
connection.



Lounge & Café

Take a breather with a rich brew at the café,
or unwind in the comfort of the lounge.

Conference Rooms

From idea-sharing to professional
meetings, two spacious conference
rooms provide an elegant space for
meaningful collaboration.



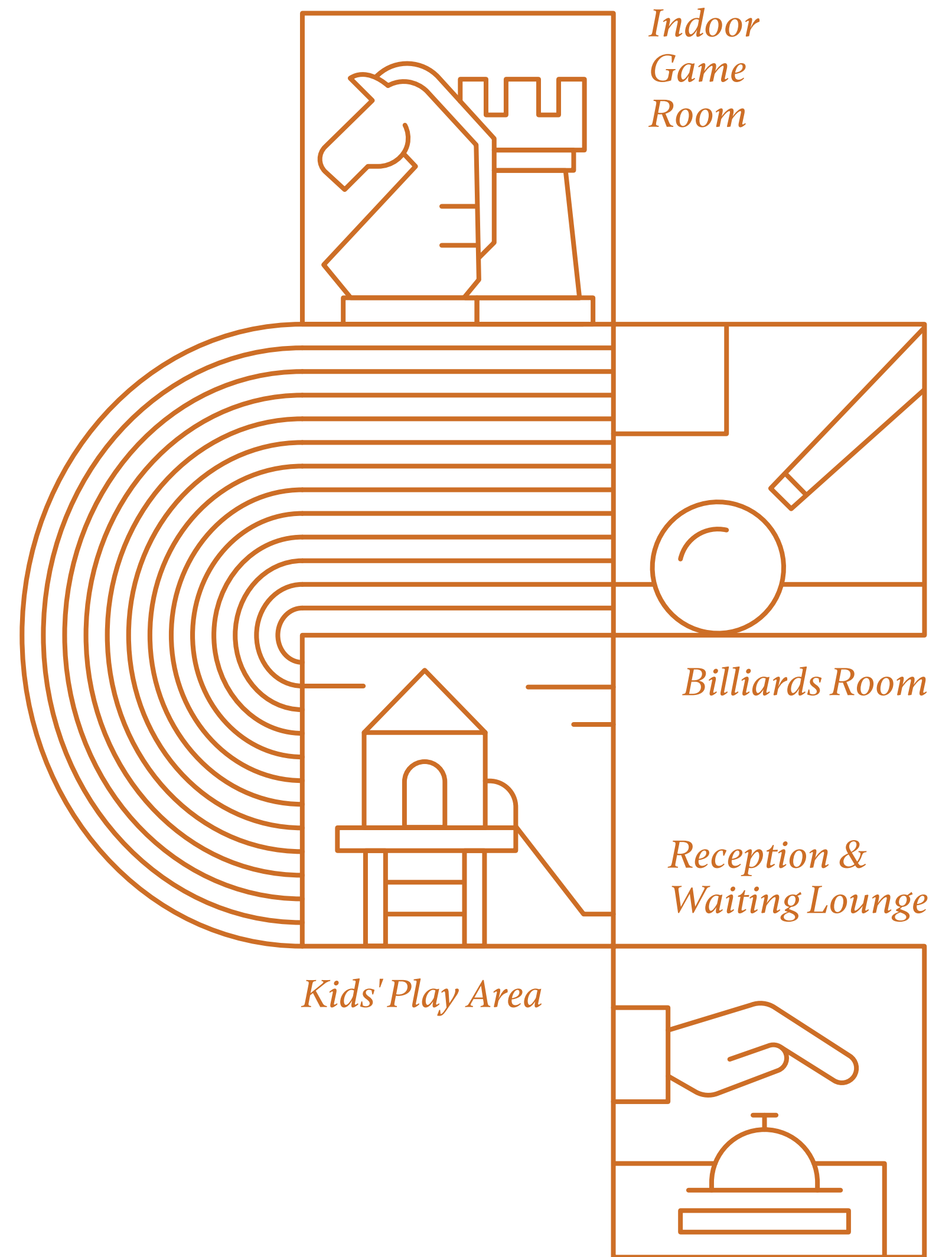
Reading Nook

Expand your horizons and ignite your
imagination as you lose yourself in
the pages of captivating stories.



BLOCK C | INDOOR RECREATIONAL ZONE

Playtime for every generation.





Indoor Game Room

Where imagination meets play — a vibrant escape crafted for endless fun and joyful memories.



Kids' Play Area

Spaces where children can be children.

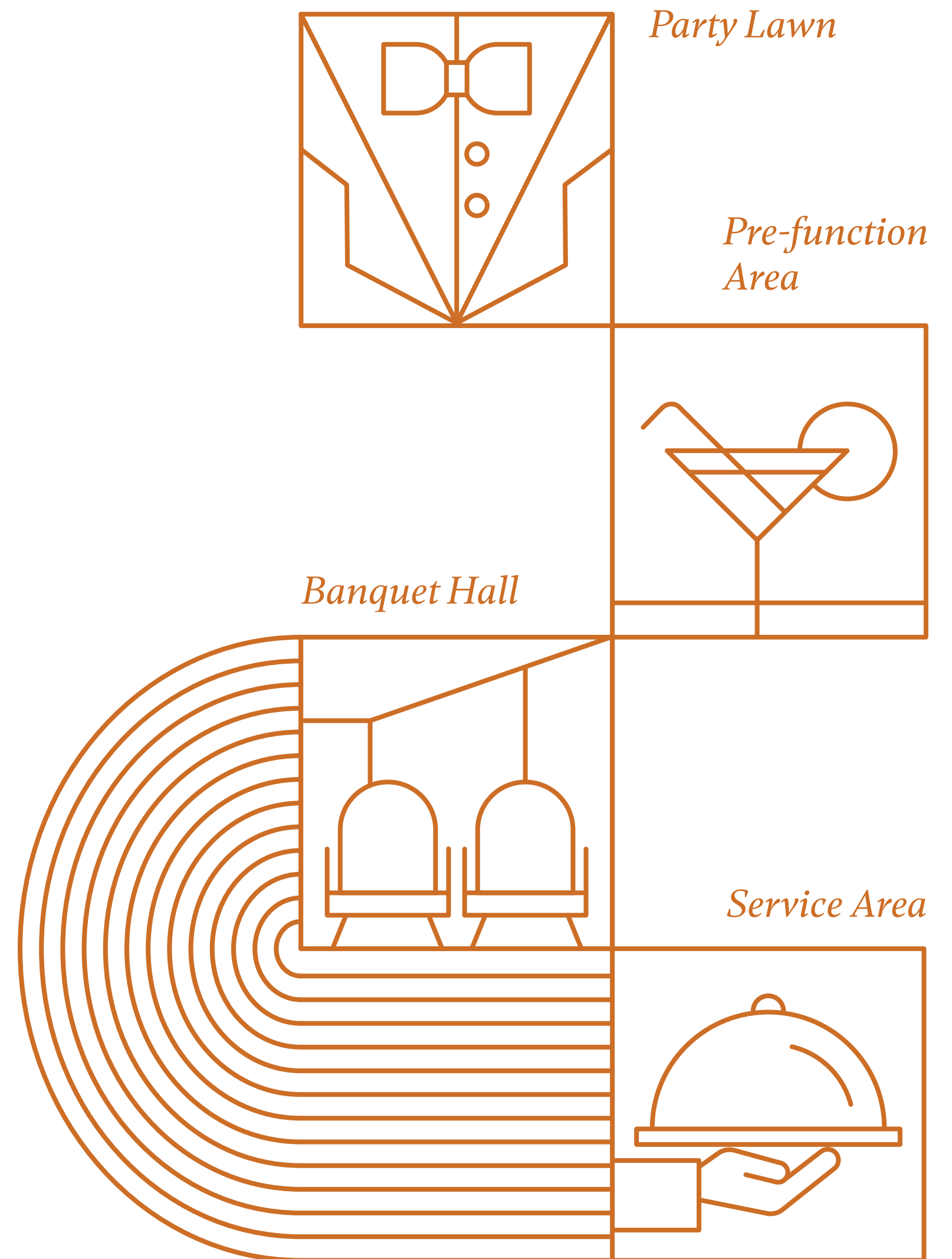


Billiards Room

A refined space where you can relax, socialize, or enjoy a friendly game in style.

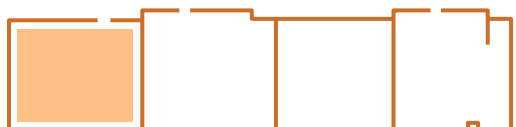
BLOCK D | BANQUET SPACE

Grand
celebrations
for every
occasion.



Banquet Hall

Grand celebrations call for an opulent setting which spills out onto the lawn.



APARTMENTS

Palatial living paired with nature's abundant treasures.

Exclusivity and privacy take on a new meaning at the homes at Belrosa. Each apartment enjoys views of the golf course and boasts a private entrance foyer with only one apartment per floor.

Every detail of the design is Vastu compliant, ensuring your home is filled with positivity and balance. Each unit is thoughtfully planned with a northeast-facing main entrance, a southwest master bedroom, a southeast display and core kitchen, and a northeast puja room. There is also a servant room with direct access from the service lift and a utility room included in every apartment.

The homes are bright and airy, with a thoughtfully designed north façade that floods the interiors with natural light while shielding them from the direct south sun.

DOMINATE
THE FLOOR,
RULE LIKE
YOU WERE
MEANT TO.

Treat yourself to an exclusive welcome with the private foyer that places your privacy on a pedestal. Fitted with two lifts dedicated for residents and guests and one lift for services, this thoughtful arrangement delicately balances privacy and convenience.

Inspiring views that spark conversations.

Clever and meticulous design makes it possible for you to enjoy the glorious view of the golf course from this room.



PRIVATE PATIO

Find serenity in the company of gorgeous vistas.

Designed for relaxed rendezvous, the breezy patio attached to the living room, presents a magnificent view of the golf course, exclusively for the first-floor residents.



Artistic Impression

Sweet dreams are made of this.

Sleep soundly in this regal room, complete with an en-suite bath, roomy walk-in wardrobe, and a peaceful balcony retreat.



BALCONY

Float amid the clouds.

Settle down with a cup of coffee as you enjoy the stunning views of the golf course from this cantilevered balcony that creates the sense of a floating world.

Views you'll never take your eyes off of



Artistic Impression



LIVING SPACE AND KITCHEN

Functionality with a generous sprinkle of elegance.

From everyday cooking to hosting guests, the expansive kitchen spaces are crafted for both convenience and functionality. With a modular design, these spaces offer the flexibility to adapt to your needs.

Moreover, the 5 BHK & 6 BHK homes come with an additional display kitchen, ideal for entertaining guests and enhancing your hosting experience.

Ample room for creating moments.

Host friends and family or just spend time
with yourself, use this multi-purpose space
any way you please.



DUPLEXES

Where
extravagance
has no limit.

Belrosa's most
exclusive living
spaces, the

5 BHK & 6 BHK duplexes,

offer expansive
homes with
breathtaking

PANORAMIC
VIEWS. With only 8 UNITS

available,
you'll be
among the

PRIVILEGED

FEW to experience
this

EXTRAORDINARY
LIFESTYLE.

5092.77 SQ. FT.
473.13 SQ. MT. RERA CARPET + EXCLUSIVE AREA

5 BHK DUPLEXES

Ascend to the heights of luxury.

Luxurious, sprawling living spaces come together with elevated views to make you feel on top of the world.

2 Master Bedrooms +
1 Additional Bedroom

LOWER LEVEL

2 Master Bedrooms

UPPER LEVEL

6911.46 SQ. FT.
642.09 SQ. MT. RERA CARPET + EXCLUSIVE AREA

6 BHK DUPLEXES

The ultimate expression of refined living.

The largest accommodation at Belrosa, these homes make an unforgettable statement, while giving you ample space, gorgeous views and the privacy you demand.

2 Master Bedrooms +
1 Additional Bedroom

LOWER LEVEL

2 Master Bedrooms +
1 Additional Bedroom

UPPER LEVEL

DUPLEX BALCONY

Gaze dreamily into the horizon.

Watch the clouds kiss this cantilevered balcony, while you enjoy your favourite brew, with a generous helping of Shantigram's stunning views.

Quiet moments with your thoughts



Artistic Impression

Where every vehicle gets the royal treatment.

Leave your ultra-luxury vehicles in an equally luxurious space. This sophisticated, well-lit three-level basement offers hassle-free parking with dedicated spaces for residents, guests, and service staff. Enjoy the convenience of 4 car park slots for 4 BHK owners, and 5 car park slots for those with 5 BHK and 6 BHK duplexes.



THE CROWN

Revel in the symbol of power and distinction.

Elevated at 125 meters, The Crown offers pure indulgence as a premier sky lounge above the towers.

Experience unparalleled luxury with a world of amenities that meet global standards, including an infinity pool, gym, spa, sky café, and a peaceful lawn with beautiful views.



TERRACE

When luxury and functionality share space at the top.

Designed to be a haven for rest and relaxation, the terrace offers residents an escape right where they live.

Here, multi-tiered planting, shaded seating areas and lush greenery, create the sense of a green oasis while also improving air quality and reducing heat absorption.

At this social hotspot, you can also enjoy the stunning views of Shantigram.

- 01 FOYER
- 02 SUNKEN SEATING
- 03 LAWN
- 04 INDOOR SWIMMING POOL
- 05 RECEPTION
- 06 SAUNA
- 07 STEAM
- 08 SPA
- 09 TOILET
- 10 OUTDOOR GYM
- 11 POOL DECK
- 12 POOL LOUNGE
- 13 SWIMMING POOL
- 14 KIDS' POOL
- 15 HEALTH BAR
- 16 GYM & FITNESS CENTER
- 17 SKY CLUB CAFÉ
- 18 SEATING AREA
- 19 PERFORMANCE AREA
- 20 EVENT LAWN
- 21 BANQUET HALL
- 22 DECK AREA
- 23 SERVICE LIFT LOBBY
- 24 WALKWAY



Infinity Pool

Glide into this pool to escape into the horizon
and the city's spectacular views.





Temperature-controlled Swimming Pool

Swim all year round in waters
that tune to the season.

Steam, Sauna and Spa

Everything you need to rejuvenate
and energize your body is right here.



Gymnasium

Challenge your fitness and strength in a space,
set against the backdrop of captivating views.



Banquet Hall

Host friends and family for unforgettable celebrations
in this space that promises spectacular views.





Artistic Impression

Sky Café

Enjoy delectable flavours served with stunning views of the golf course, Narmada canal and Shantigram.



Event Lawn

Live performances come alive at this space equipped with a stage, set against the backdrop of expansive views.

*The masters of draping
superior performance
in exceptional design.*

HM ARCHITECTS | ARCHITECT

The cutting-edge design of Belrosa is the brainchild of HM Architects, an established Design Consultancy firm with roots in Ahmedabad.

With over 2 decades of experience in designing large, complex, landmark projects across India, the company excels in offering design services for feasibility studies, master planning, architecture & interior design, and procurement & project coordination. In the recent years, their expertise has also earned them projects outside India.

The team strength of over 100 highly experience professionals reflects in the quality of their projects, each of which is led by an architect with deep sector-specific experience, supported by engineers, technicians and procurement experts. Their network also comprises of 3D visualizers, BIM experts and graphic designers.

HMA also collaborates with established firms for structural, electrical, plumbing, HVAC, IT, fire safety, landscape and other building services to deliver each project in a comprehensive manner.

*Experiential spaces
crafted with intention,
pave the way.*

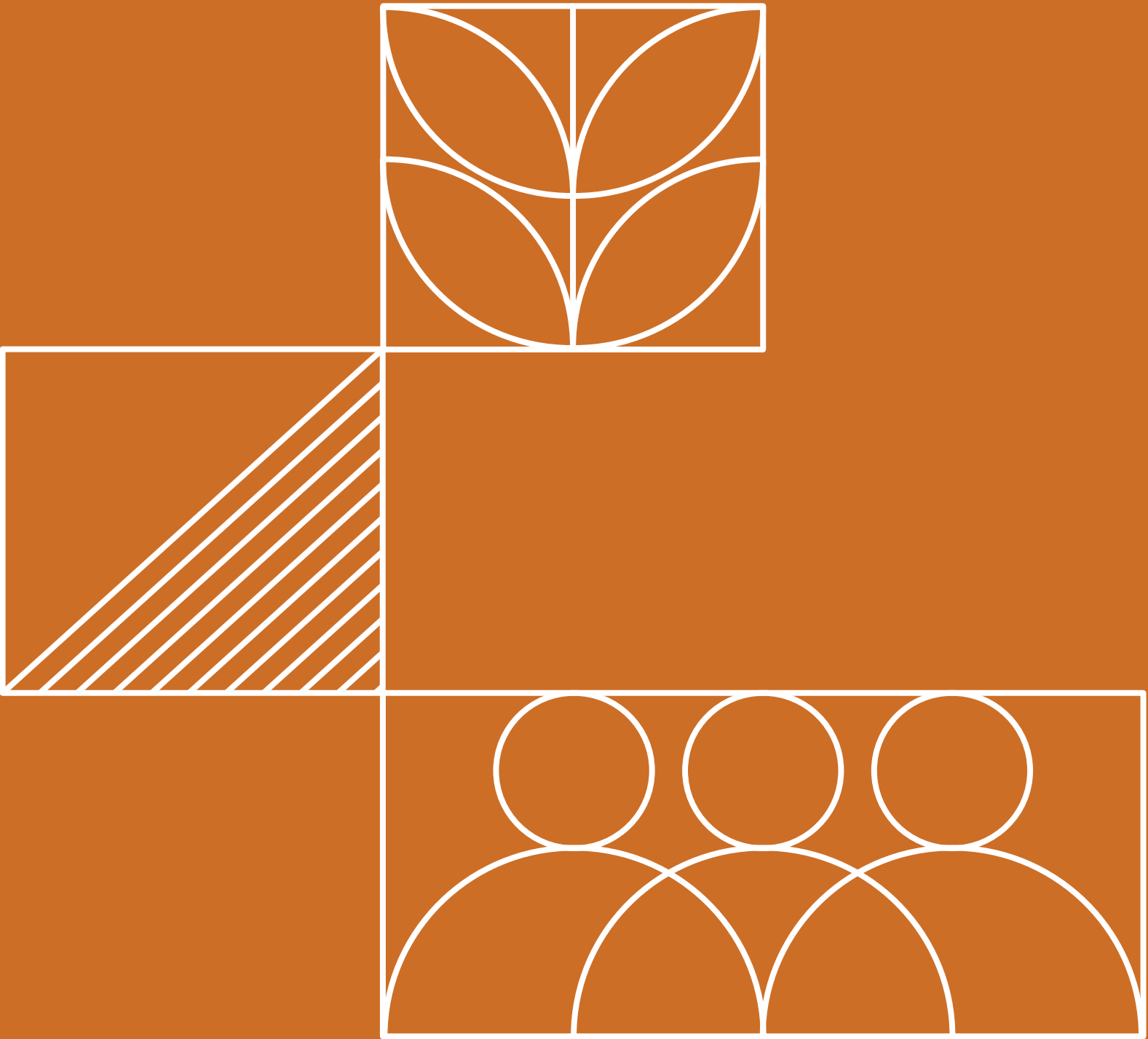
DESIGN ACCORD | LANDSCAPE DESIGNER

The thoughtful landscape approach to Belrosa can be credited to the future thinking of Design Accord, a boutique design firm with expertise in Architecture, Master Planning, Urban Spaces Design, Landscape Design, and Interior Design.

Born from a deep understanding of the local context, character, and lifestyle of the site and its users, their unique, immersive outdoor spaces not only meet functional needs but also celebrate the beauty of the natural environment. Their work focuses on creating environments that foster interaction, promote well-being, and engage users with nature, while also maintaining the highest standards of design quality.

The team comprised of energetic, young landscape architects brings diverse experience to every project, both within India and internationally. With every project, they are committed to balancing the practical and aesthetic aspects of landscape design, ensuring that each design is contextually appropriate and enhances the overall experience of the space.

THE TEAM







PROJECT DEVELOPED BY: ADANI ESTATE MANAGEMENT PVT. LTD.

www.adanirealty.com | 1800 108 0009

Site Address: Shantigram, Near Vaishnodevi Circle, SG Highway, Ahmedabad 382 421, Gujarat, India

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