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There is no recipe  
for serenity,  
**but there is an  
address for it**



KNOW YOUR  
**NEIGHBOURS**



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# OLD TREES

**“Blessed is the house upon whose walls the shade of an old tree softly falls...”**

There are more than 35 species and 375 numbers of trees in the neighborhood. Some of them are more than 70 years old.



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# THE CANOPY

Walk along the soft embrace of old trees, under the cooling shade of their generous canopies. These tree-lined streets are perfect for your evening walks with your pets or to fit in some me-time.



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# PEACEFUL SURROUNDS

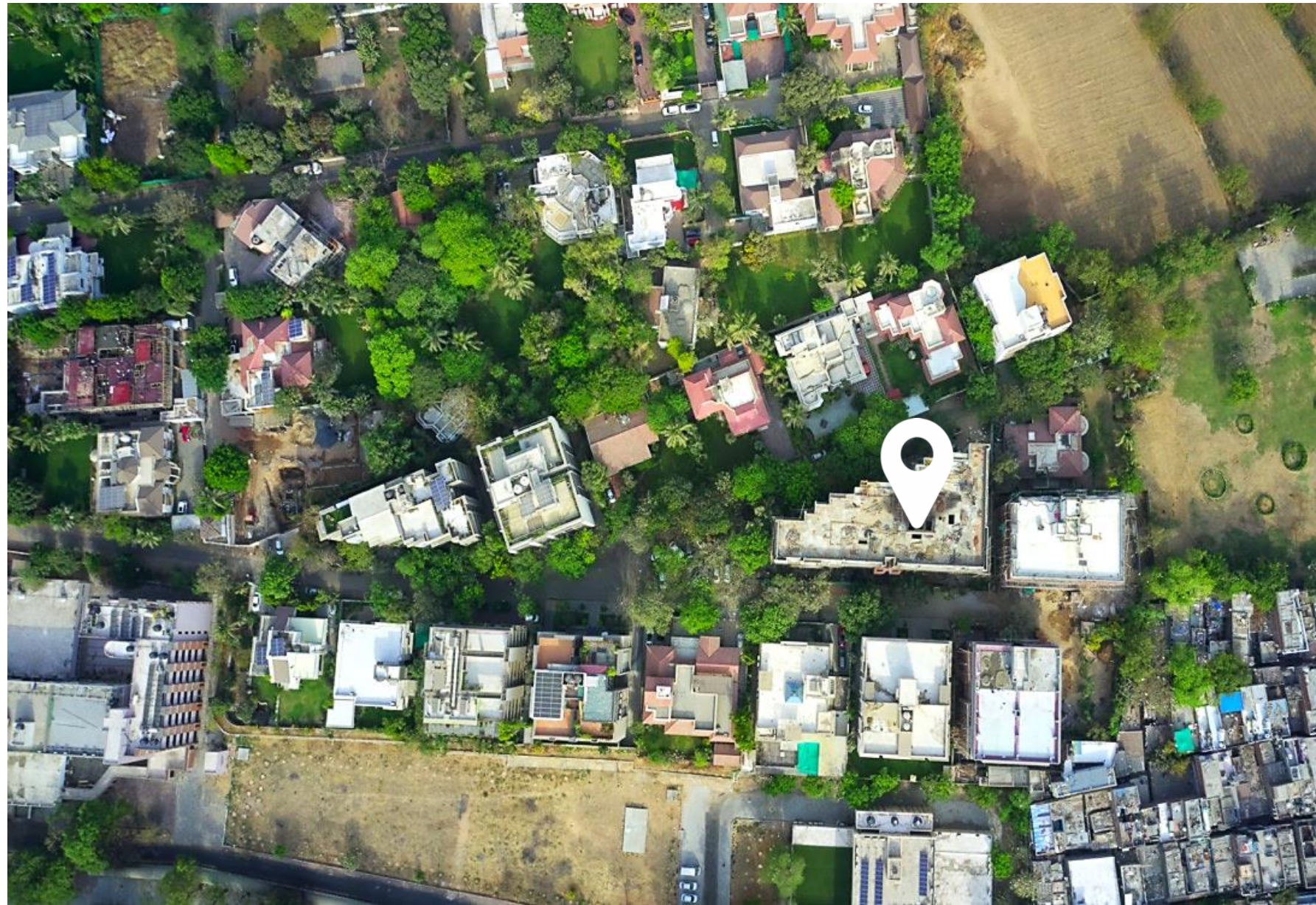
**A one-of-a-kind, peaceful locale in the very heart of Ahmedabad.**

Give your auditory senses a treat like never before! Merely five minutes away from the city's hustle & bustle, find a cocoon of peace and tranquility, surrounded by the sounds of birds & squirrels and of the gentle breeze caressing leaves as it passes through your verandah.

Located in Unique Park, Opposite ISRO surrounded by Lush Greens right in the centre of the city!



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# OPEN SKY

Experience the joy of sitting under the open sky and savouring the early morning sunlight.

Watch the moon rise and the stars shine and experience nature's brilliant canvas from the comforts of your home. This is the perfect place to put up a telescope if you are a space aficionado.



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# FRESH AIR

**A breath of fresh air is a blessing.**

The neighbourhood is surrounded by old trees and lush greenery. The atmosphere here is filled with fresh breeze to energize and refresh the spirit. Sit, relax and appreciate the beauty of nature.



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## Pillar-less Living Room

800 Square Feet pillar-less, open living space creates a warm and welcoming oasis. The Flat Slab gives you flexibility of changing the living spaces as per your design and convenience.



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# Elegant & Impressive Modern Kitchen

Crafted carefully with clean lines to provide an airy openness. Spacious and light-filled dining area is the heart of the home.







## Sumptuous & Luxurious Bedroom

305 sq. ft. Master bedroom is a perfect balance between elegance and luxurious comfort. Full glass windows and lush green views create a relaxing ambience.





9.00 M.T. WIDE T.P. ROAD

GARDEN

CHILDREN PLAY AREA

DECK

GYMNASIUM

PANTRY

PASSAGE

PASSAGE

PASSAGE

ELE.METER

STORE

PASSAGE

MULTIPURPOSE HALL

FOYER

RECEPTION

WAITING

TV LOUNGE

OFFICE

ACTIVITY ROOM

METER ROOM

UP

UP

UP

LIFT

LIFT

LIFT

RAMP

UP

SECURITY CABIN

EXIT RAMP DN

ENTRY RAMP DN

ENTRANCE

4.00 M.T. WIDE ROAD

9.00 M.T. WIDE T.P. ROAD



# 5 BHK



Carpet Area	3898 Sqft.
Outdoor Spaces	366 Sqft.
Indicative Sellable Area	7700 Sqft.

Note : All dimensions are approximate, average and unfinished.



# 4 BHK



Carpet Area	3501 Sqft.
Outdoor Spaces	372 Sqft.
Indicative Sellable Area	7000 Sqft.

Note : All dimensions are approximate, average and unfinished.



# SPECIFICATIONS

## Core & Shell

RCC framed structure with masonry partition. Clear height of 10' in drawing living & dining areas / clear height of 10'3" in all bedroom areas.

## Masonry & Wall Finishing

High-quality brick masonry using specially procured high-strength bricks finished with mala plaster inside & outside as per elevation.

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## Drawing, Living, Dining Passages, Puja Vestibule Study

Beige coloured imported Italian marble (Bianco Marfil) laid with paper joints and finished with 8 coats polish.



## Powder Room

Sattutario (Sattvario) marble floor & dado.





## Kitchen

Beige coloured imported Italian marble (Bianco Marfil) laid with paper joints and finished with 8 coats polish. Granite counter top & designer tiles on dado up to 8'.



## Store Room

Restile tiles with Kota shelves.



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## Wash Area

Granite floor with Granite counter.



## Balcony

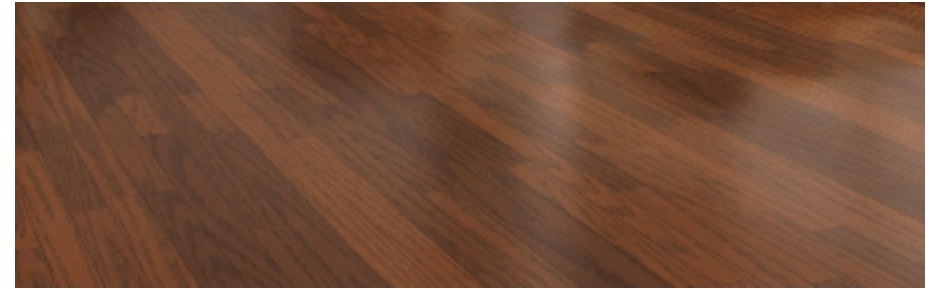
Granite in leather / flamed finish.





# All Bedrooms

Wooden flooring laid on vitrified tiles.



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# Bathrooms (All Bedrooms)

Highly finished Italian floors & dado in a combination of Ebony travertine, Silver Travertine, Royal Blue, Versace Gray, Plain Beige & Brescia Aurora marbles imported from the best mines of Italy.







## Water Closets

Duravit Duroplast with slim removable seat cover.



## Wash Basins

Porcelain wash basins of Duravit or equivalent make shall be provided in all bathrooms. Cera / Jaquar wash basin in the servant's bathroom. All basins shall be provided with a 32mm CP waste coupling & CP bottle trap of standard make.



## Bathtubs

One bathtub of Duravit or equivalent make shall be provided in the master bathroom.





# CP FITTINGS



Kitchen Faucet



Bedroom Pillar Cock



Select for other Bedrooms



Shower



Hand Shower with Bathtub



Body Jet



Spout for Bathtub



Spout



Select for Bathtub

Master Bedroom



Select Models



Thermostart

**hansgrohe**



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# HVAC

Centrally Air Conditioned (VRV) homes with cooling & heating features from Mitsubishi Heavy A/c systems can be controlled through Home automation unit.



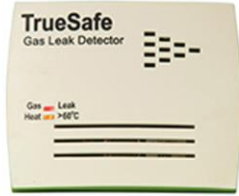
# ALUMINIUM WINDOWS

Slim series aluminium windows with DGU glass & imported hardware (6mm + 10mm + 6mm).  
Track provision for mosquito net will be provided.





# AUTOMATION



Gas Leak Detector



Smart Door Lock



Launchport Wall Station



Motion Sensor



Matrix - Epabx System Provision



ELAN - Home Automation



Rako - Light Automation Provision

Expandable system to create fully automated homes without any civil charges.



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# ELECTRICAL

Concealed copper wiring with modular switches of Norisys. ELCB of Schneider or equivalent.



# KITCHEN

Modular kitchen from Häcker or equivalent brand including hob and chimney. Kitchen can be customised in coordination with kitchen vendor.

**Häcker**  
kitchen.germanMade.



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# ELEVATOR

Three elevators from Schindler  
2 standard (10 persons) + 1 Stretcher Elevator



# GARBAGE CHUTE

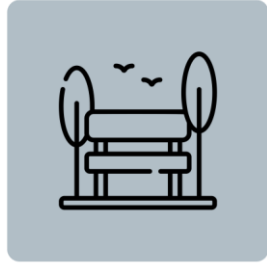
Automated waste collection system  
including wet & dry bins.



# COMMON AMENITIES & SALIENT FEATURES



Well Designed &  
Air Conditioned Reception &  
Waiting Area



Landscaped Areas &  
Sitouts



Multi-level  
Security Systems



Garbage Chute  
with Wet & Dry Bins



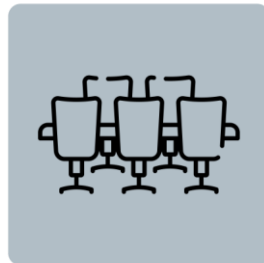
CCTV for Common Areas



Solar Power for  
Common Amenities



Lounge Area



Conference Room



Activity / Play Room



Banquet Hall





# COMMON AMENITIES & SALIENT FEATURES



Lawn



Children's Play Area



Spa with Steam Room



Salon



Gym with  
State-of-the-art Equipments



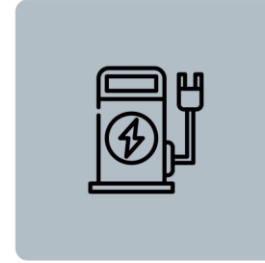
Well Designed Terrace  
with Hardscaping



Common Pantry  
at Ground Level



Deck Area with  
Barbecue Station

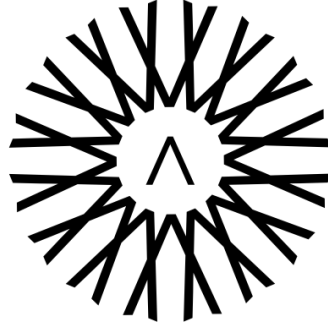


Electric Charging Station



Valet Parking





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10 LIMITED EDITION APARTMENTS



GRAYBRICKS

Unique Park, Satellite, Ahmedabad  
[www.akalpya.co.in](http://www.akalpya.co.in)

AloK

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