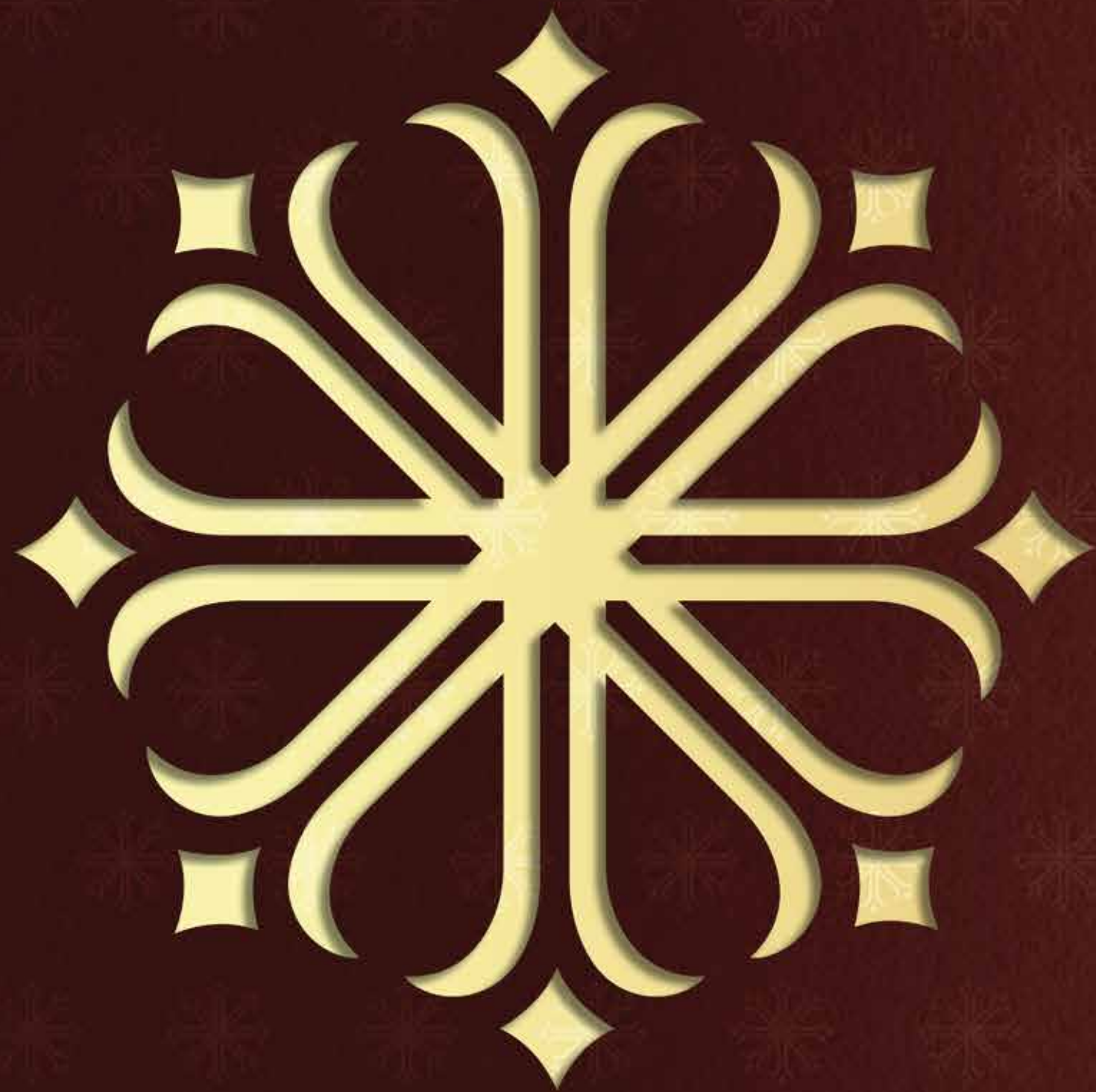


RAA17172



<https://gujrera.gujarat.gov.in>



THE ICON OF LEGACY



THE MOST ENDURING ADDRESSES.

Are not the loudest.
They are the most considered.

In a city now full of luxury, we set out to build something quieter. Deeper. More considered.

A residence designed not to compete with cities skyline, but to outlast it.
A signature that, in time, becomes a name. A name that, with time, becomes an icon.
This is what we mean by legacy.

A quieter way of building.

We did not borrow from Japan. We borrowed from a way of thinking.
The belief that what is removed matters as much as what is added.
That space is a material. That intention is a craft.
That calm, once built into a place, never leaves it.



P R E S E N T I N G



THE ICON OF LEGACY



A SINGLE PHILOSOPHY EXPRESSED
ACROSS EVERY DETAIL.

This is the rarest kind of high-rise. The kind that knows when to stop.

PROJECT HIGHLIGHTS



1.15-Acre Single-Tower
Estate in Central Vastrapur



122 Meticulously Crafted
3 & 4 Bedroom Residences



70 m Tower with
10.8-ft. Floor-to-Floor Height



Japanese Philosophy
Led Architecture & Detailing



Rooftop Club
Indoor-Outdoor Amenities



Japanese Theme
Wellness Zone

Artist's Impression



AT THE EPICENTRE OF AHMEDABAD'S BEST.

Vastrapur isn't simply a neighbourhood.
It's Ahmedabad's most coveted way of life.

Morning walks around the lake.
Afternoons at the city's favourite cafés.
Evenings over conversations that linger.
A neighbourhood where culture, conversation and community have always
flourished.

Some places are central by location.
Vastrapur is central to the city's lifestyle.



Image For Representation Purpose Only.



FIVE MINUTES FROM EVERYTHING THAT MATTERS.

• Vastrapur Lake	5 minutes
• Nexus Ahmedabad One Mall	5 minutes
• IIM Ahmedabad	5 minutes
• Sanjivani Super Speciality	5 minutes
• Ahmedabad Management Association	6 minutes
• Gurukul Road Metro	Walking Distance
• SAL Hospital	8 minutes
• Gujarat University	8 minutes
• Karnavati / Rajpath Clubs	15 minutes
• SVPI Airport	20 minutes



AN ECOSYSTEM WORTHY OF THE ADDRESS.

EDUCATION

- IIM Ahmedabad
- CEPT University
- Gujarat University
- Nirma University
- Ahmedabad University
- NID Ahmedabad
- Ahmedabad International School
- Ahmedabad Management Association

HEALTHCARE

- Sterling Hospital
- SAL Hospital
- Sanjivani Super Speciality
- Medilink Hospital
- Zydus Hospital
- Marengo CIMS

LIFESTYLE

- Vastrapur Lake
- Himalaya Mall
- ITC Narmada Hotel
- Karnavati & Rajpath Clubs
- Hyatt Vastrapur
- Nexus Ahmedabad One Mall



A PHILOSOPHY THAT SHAPES EVERY DETAIL

Inspired by the Japanese pursuit of harmony, this development is designed around simplicity, balance, and mindful living. Rather than adding more, every element is carefully refined to create spaces that feel calm, purposeful, and effortlessly elegant.



ARCHITECTURE

Designed
with clarity, balance,
& restraint.



WELLNESS

Spaces that nurture
restoration,
well-being & inner calm.



LANDSCAPE

Nature thoughtfully
curated to encourage
pause & reflection.



DETAILING

Every material, texture,
& finish
chosen with intention.





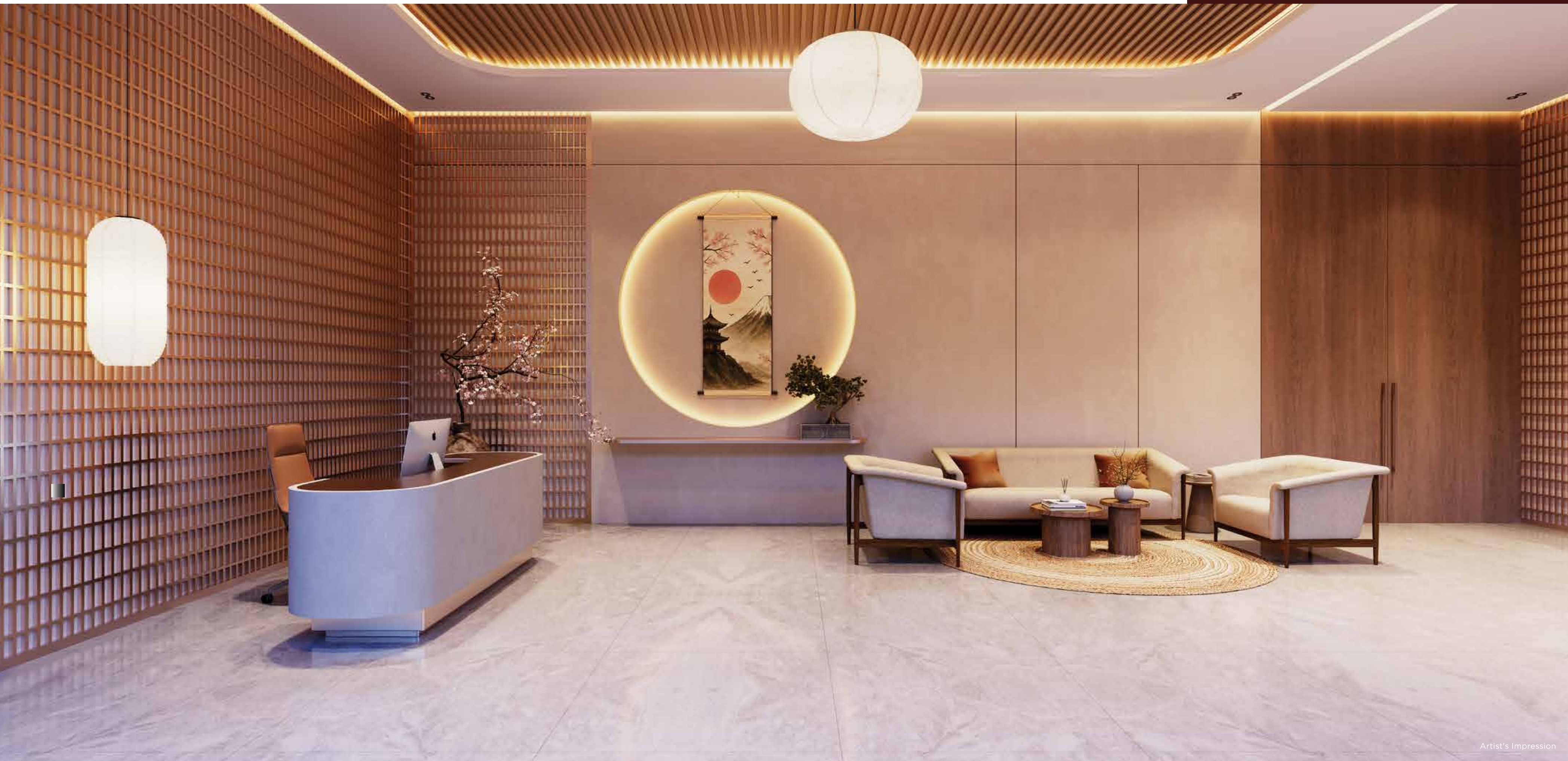
ICONIC
ARRIVALS
COMMANDING
PRESENCE.



THE ARRIVAL TO AN ICON.

Welcomed by tranquil bamboo groves, gentle water features, and thoughtfully curated landscapes, every arrival feels like a departure from the ordinary and an introduction to a lasting legacy.





Artist's Impression



THE LOBBY.

Wood. Stone. Light moving slowly across both.

A grand entrance designed with the minimalism of a Japanese ryokan
and the formality of a private residence built to give
every arrival the dignity it deserves.



ICONIC
EXPERIENCES.
THOUGHTFULLY
CURATED.

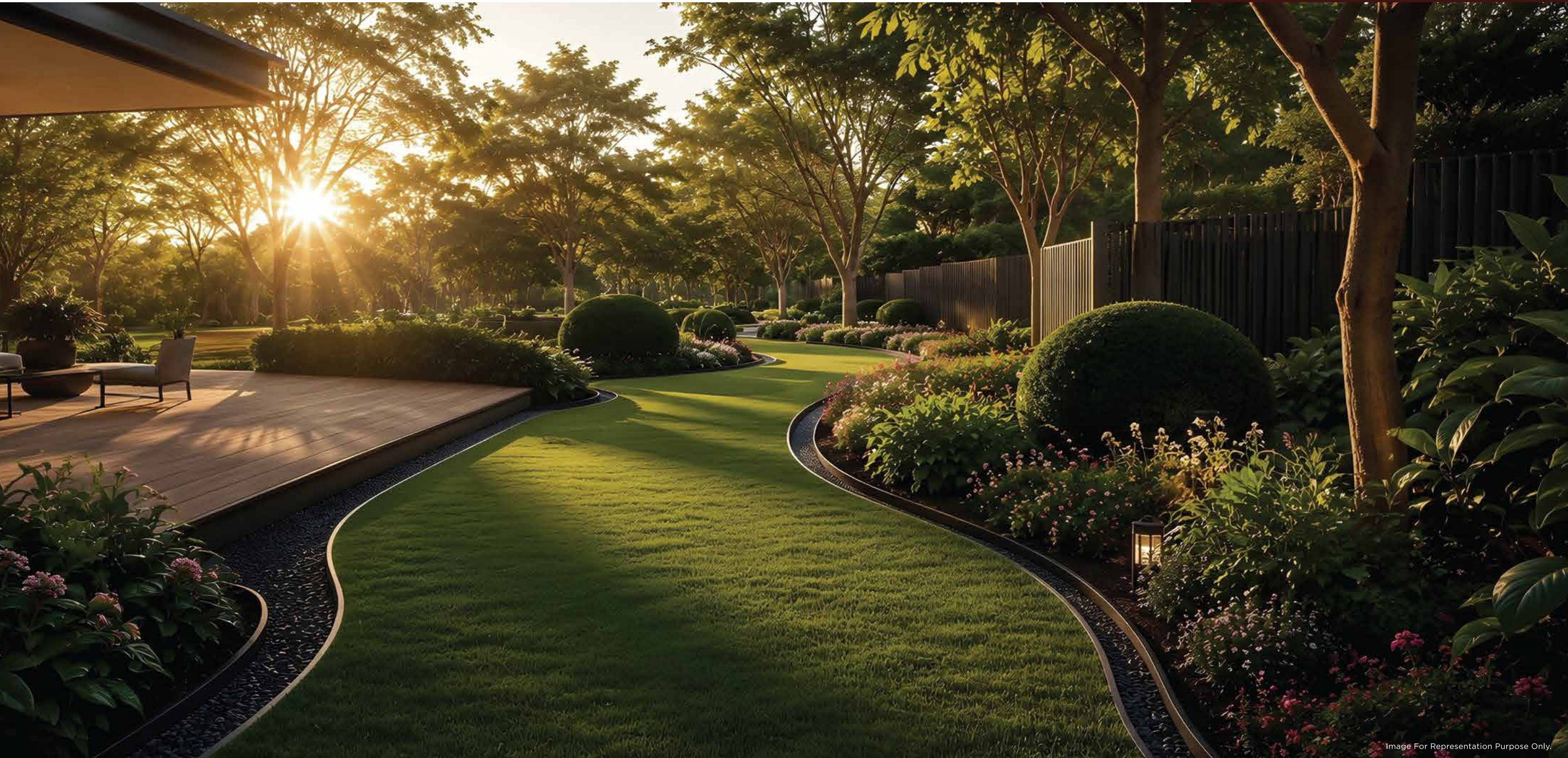


Image For Representation Purpose Only.



ICONIC LEISURE. EVERYDAY PERFECTED.

A 10,000 Sq. Ft. retreat where leisure, wellbeing,
and Japanese-inspired rituals come together in perfect harmony.



Image For Representation Purpose Only.



THE BANQUET & LAWN.

A banquet hall for 100 people opens onto a private event lawn.

Built for the kind of gatherings
a family remembers for decades.



ICONIC
GREENSCAPES
WHERE NATURE
LEADS.



Artist's Impression



THE SERENE GARDEN.

A garden created with unwavering attention to detail.

Raked gravel. Carefully placed stone.
The slow choreography of seasons.

A place where silence is thoughtfully designed,
and every stroll feels wonderfully unhurried.



THE AZURE SWIMMING POOL.

A 25-metre swimming pool with deck,
sun-loungers and a separate kids' pool, set within a landscape
that makes every swim feel like an escape.



- Gazebos
- Outdoor Kids' Play Area
- Open Amphitheatre
- Indoor Games



ICONIC
SKYSCAPES.
DESIGNED
FOR PAUSE.



THE WABI-SABI YOGA STUDIO.

Wabi-sabi is the Japanese acceptance of imperfection,
the wisdom that beauty lives in what is incomplete,
weathered, real.

The yoga studio is built around this idea.
A room without distraction. Just light. Air. Mat. Breath.





THE FITNESS STUDIO.

A full equipment gymnasium overlooking open sky.
Cardio. Strength. Power-lifting deck.

Intensity, in the Japanese sense, is built quietly.



Artist's Impression



Artist's Impression



THE SKY CAFÉ.

Sip your favourite brew,
while Ahmedabad unfolds beneath you.



OUTDOOR AMENITIES



CHILDREN'S
PLAY AREA



SPILL-OVER LAWN
WITH ZEN GARDEN



AMPHITHEATRE



JOGGING TRACK



SITOUT WITH
ARTIFICIAL LAWN



YOGA DECK



SWIMMING POOL
WITH WATERFALL



DECK



SITTING
SPACE



BARBEQUE PLATFORM
WITH OPEN SEATING



INDOOR AMENITIES



CONFERENCE
ROOM



CAFE / LOUNGE



INDOOR KIDS'
PLAY AREA



POOL TABLE



BANQUET / MULTIPURPOSE
HALL WITH KITCHEN



TABLE TENNIS



LOUNGE WITH
RECREATION AREA



GYM



BOARD GAMES ROOM



ICONIC
RESIDENCES.
DESIGNED FOR
DISTINCTION.



ICONIC
VIEWS THAT
BELONG TO
THE SELECT FEW.



Artist's Impression



THE 3 BED RESIDENCES.

A profoundly considered three-bedroom residence
with the proportions of a private home
and the discipline of a Japanese composition.

Master bedroom with walk-in wardrobe.
Storage-rich kitchen with utility.
Deep balcony.

For the family that has chosen depth over scale.



THE 4 BED RESIDENCES.

A four-bedroom residence built for the family
that gathers, hosts, retreats and grows under one roof.

**Master bedroom with walk-in wardrobe and private balcony.
Separate servant access.**

The kind of home that holds three generations comfortably.



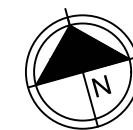


TYPICAL FLOOR LAYOUT.

3 & 4 BHK.



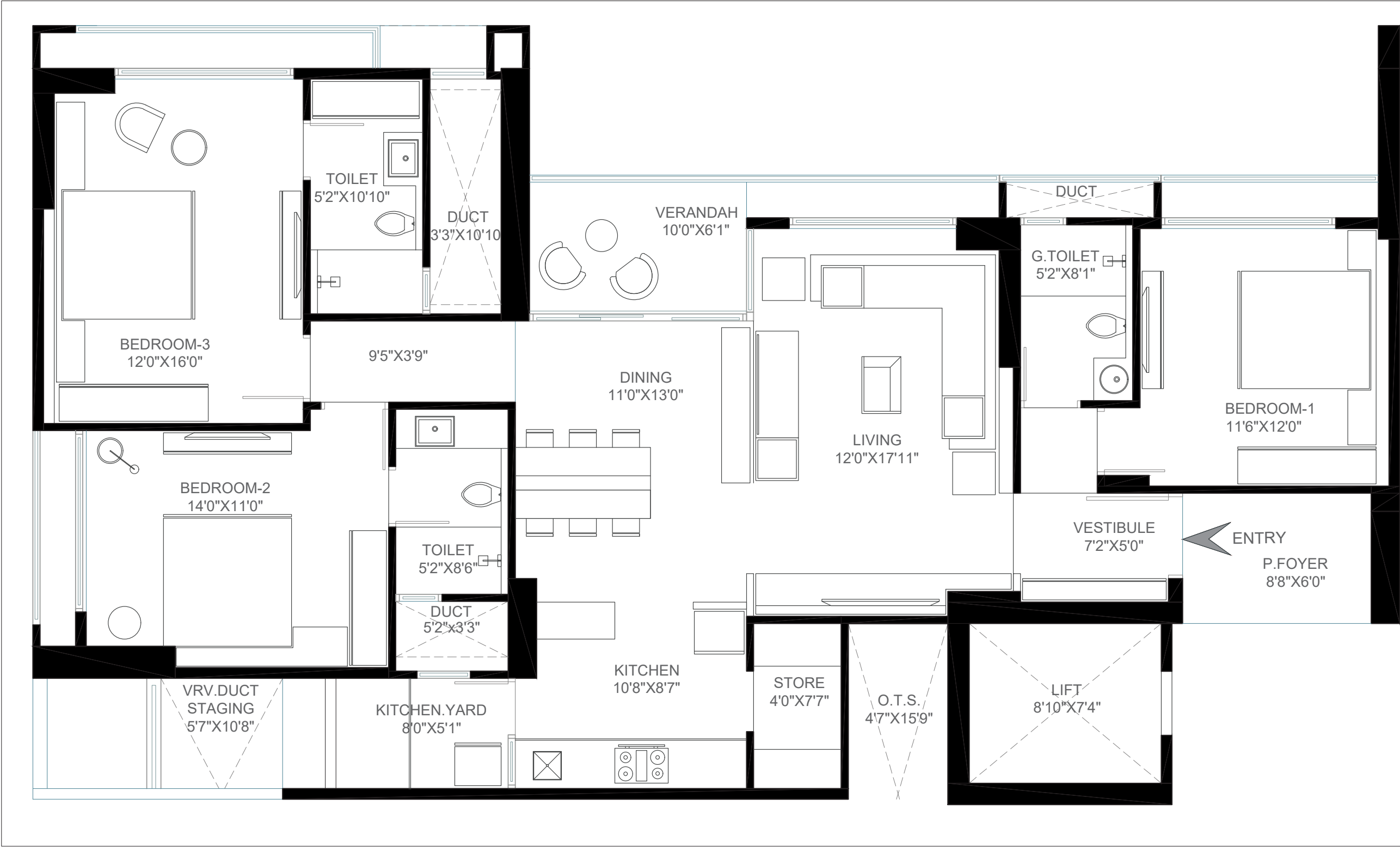
TYPICAL FLOOR LAYOUT
(2nd,3rd,4th,6th,8th,9th,10th,12th,13th,14th,15th,17th,18th,19th & 20th)





3 BHK TYPICAL UNIT

3 BHK



ARVIND SMARTSPACE LIMITED

TOWER A UNIT - 201 TO 2101 & 204 TO 2104

TYPICAL UNIT LAYOUT

3 BHK TYPE - 1

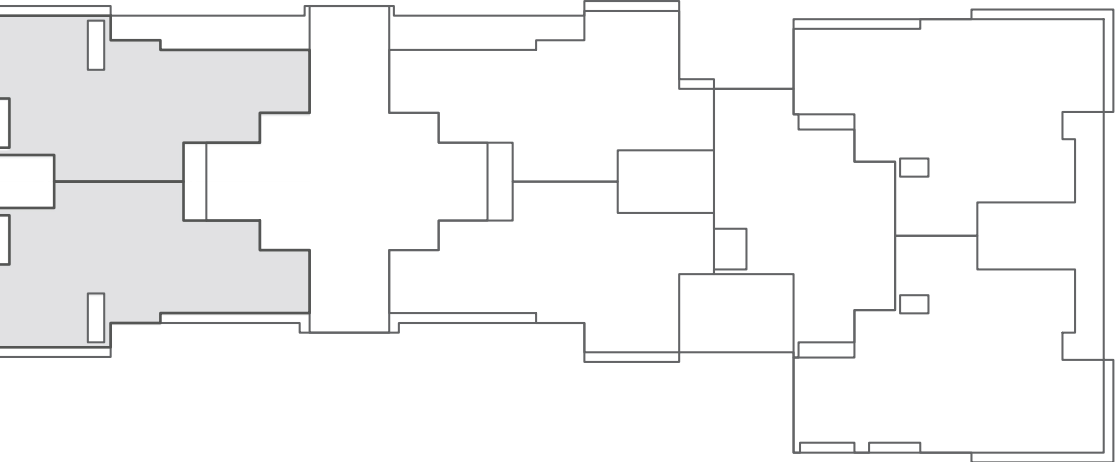
RERA CARPET AREA - 114.99 Sq.mt (1237.75 Sq.ft)

BALCONY AREA - 5.64 Sq.mt (60.71 Sq.ft)

UTILITY AREA - 3.75 Sq.mt (40.37 Sq.ft)

TOTAL AREA - 124.38 Sq.mt (1338.83 Sq.ft)

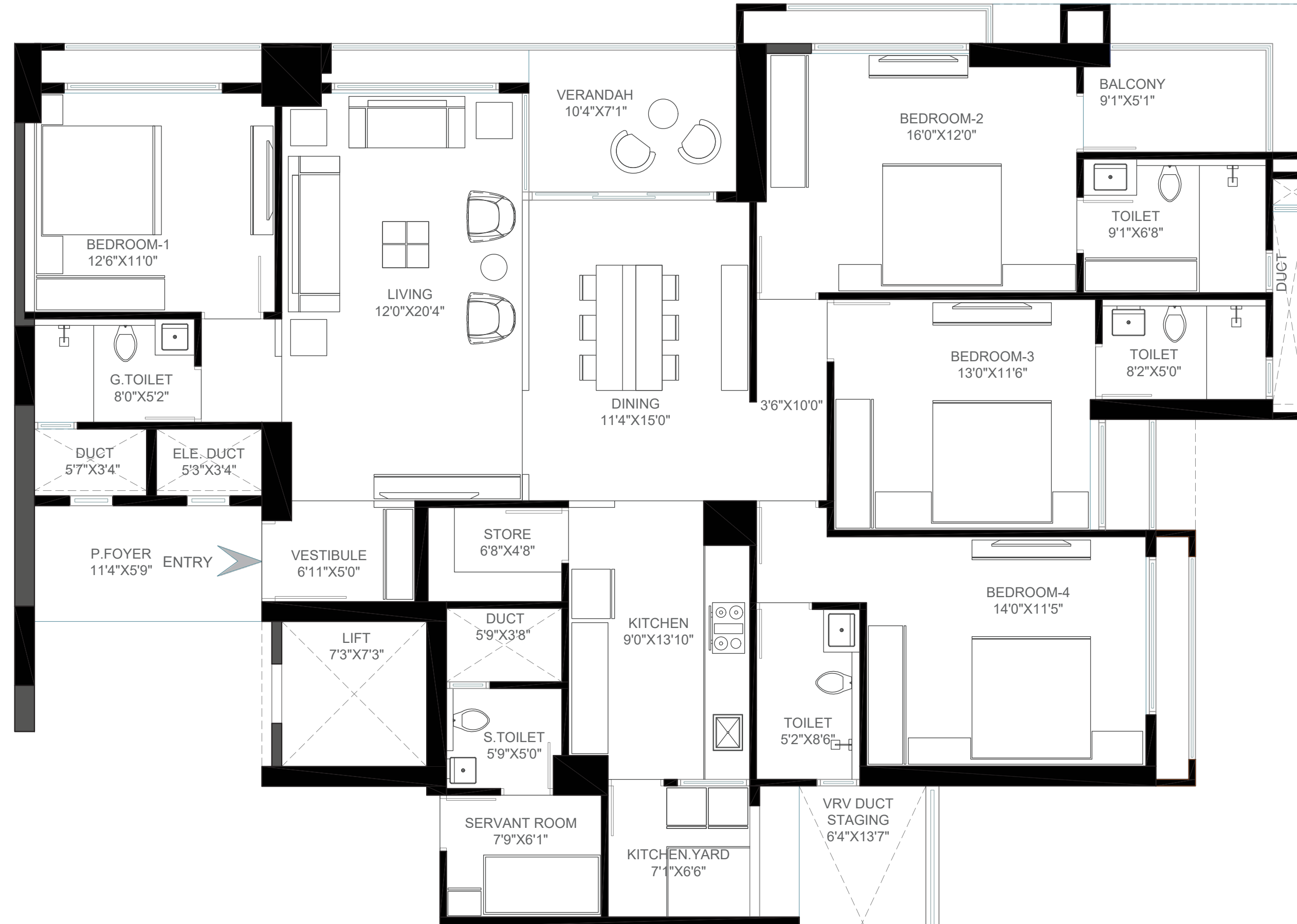
KEY PLAN





4 BHK TYPICAL UNIT

4 BHK



ARVIND SMARTSPACE LIMITED

TOWER B UNIT - 201 TO 2001

TYPICAL UNIT LAYOUT

4 BHK TYPE - 1

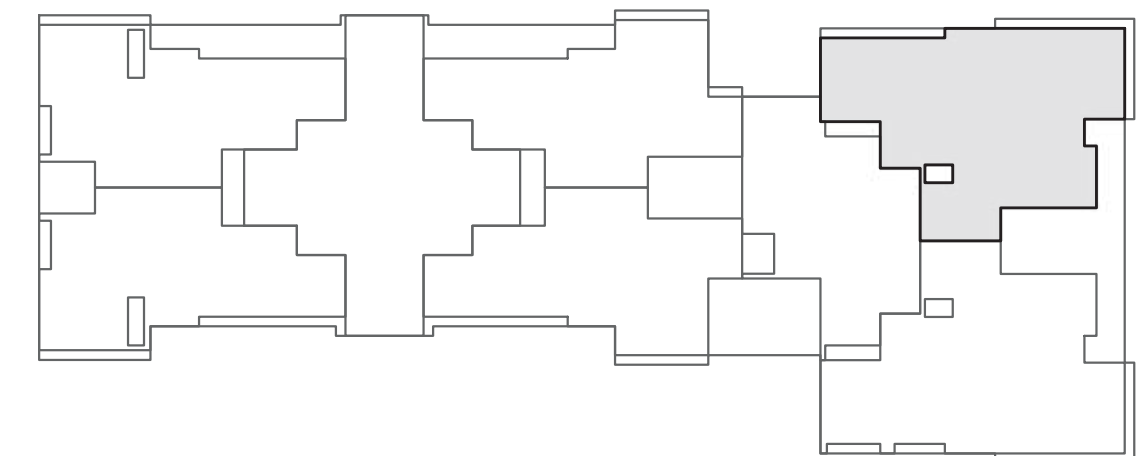
RERA CARPET AREA - 154.47 Sq.mt (1662.72 Sq.ft)

BALCONY AREA - 11.06 Sq.mt (119.05 Sq.ft)

UTILITY AREA - 4.71 Sq.mt (50.70 Sq.ft)

TOTAL AREA - 170.24 Sq.mt (1832.47 Sq.ft)

KEY PLAN





ICONIC
STANDARDS.
THOUGHT
THROUGH
EVERYDETAIL.



SPECIFICATIONS

Premium, Detailed & Meticulously Finished

STRUCTURE

RCC Frame structure All external and Internal Walls as lightweight blocks / RCC walls.

FLOORING

Living & Dining:

Premium Quality vitrified tiles matt or glossy finished / equivalent tiles.

Master Bedrooms:

Premium Quality vitrified tiles matt or glossy finished / equivalent tiles.

Other Bedrooms:

Premium Quality finish vitrified tiles matt or glossy finished / equivalent tiles.

Balcony Floor:

Anti-skid or Matt finished vitrified tiles / equivalent tiles.

Kitchen Floor:

Premium Quality vitrified tiles matt or glossy finished / equivalent tiles.

MASTER BEDROOM WASHROOM

- Dado: Premium Quality vitrified tiles matt or glossy finished / equivalent tiles.
- Floor: Anti-skid or Matt finished vitrified tiles / equivalent tiles.

Other washroom Dado

- Dado: Premium Quality vitrified tiles matt or glossy finished / equivalent tiles.
- Floor: Anti-skid or Matt finished vitrified tiles / equivalent tiles.

Wash yard:

- Dado: Vitrified tiles / equivalent tiles.
- Floor: Anti-skid or Matt finished vitrified tiles / leather finish granite / equivalent tiles.

Kitchen Platform:

Granite / Quartz Stone / Equivalent Stone.

Kitchen Dado:

Premium Quality vitrified tiles matt or glossy finished / Quartz stone.

Note: up to 2'-0" ft height from platform.

Basin Counter:

Natural stone / Granite / Quartz stone / Equivalent stone.

DOOR

Main Door:

Shutter: Flush doors with Veneer / Engineered doors / Equivalent.

Door frames: Teak wood / Maranti / engineered door frame.

Internal Room Doors:

Shutter: Flush doors with laminate / equivalent door.

Door frames: Maranti / engineered door frame / stone frames / equivalent.

Bathroom Doors:

Shutter: Flush doors with laminate / Equivalent door.

Door Frame: Maranti / engineered door frame / stone frames / equivalent.

Door Hardware:

Door hardware from Ozone, Dorset, Kich or Godrej or equivalent.

WINDOWS

Aluminum Windows:

- Aluminum Powder Coated Windows.
- Optional at cost: mosquito mesh shutter.

WALL FINISH

Internal:

Putty finish / Gypsum plaster.

External:

Texture Paint / premium emulsion paint as per elevation designs.

MS WORK

Common Staircase and Wash Yard Railing:

Mild Steel railing / equivalent.

Balcony Railing:

Glass Railing with Top and Bottom Aluminum Powder coated rail / Equivalent finish.

PLUMBING

CP Fittings & Accessories:

Jaquar / Hindware / Kohler / Equivalent.

Sanitary Ware:

Wall / Floor mounted Sanitary Ware from / Kohler / Jaquar / Cera / Somany / Equivalent.

False ceiling in Toilet:

Grid Ceiling with Aluminum frame.

ELECTRICAL

Switches:

Anchor / ABB / Siemens / Havells / Legrand / Equivalent brand.

Electrical Supply :

3Phase connection.

COMMON AREA STAIR CASE

Vitrified tiles matt or glossy finished / GRANITE / NATURAL STONE / Equivalent stone.

COMMON AREA LIFT WALL CLADDING

Vitrified tiles matt or glossy finished / Granite / natural stone / Texture paint / Equivalent stone.

GROUND FLOOR MAIN ENTRANCE LOBBY

- Floor : Premium Quality vitrified tiles matt or glossy finished / equivalent tile.
- Wall / lift wall: texture paint / Premium Quality vitrified tiles matt or glossy finished / equivalent tile.



ARCHITECT:

AAA – APURVA AMIN ARCHITECTS



STRUCTURAL CONSULTANT:

DUCON CONSULTANT



MEP CONSULTANT:

JHAVERI ASSOCIATES



IGBC CONSULTANT:

LEAD CONSULTANCY AND ENGINEERING SERVICES
(INDIA) PRIVATE LIMITED.



WE ARE ARVIND SMARTSPACES.
AND WE’RE HERE TO RAISE THE STANDARD OF DESIGN IN REAL ESTATE.

At Arvind SmartSpaces, we combine the innate design sense that is in our DNA, with the power and credibility of an industrial house. This allows us to institutionalise our high design standards, and deliver them consistently, with scale and on schedule.

Since our entry into the real estate industry in 2009, we have developed projects that not only meet our customers’ needs, but raise their expectations for how much a home can enhance their lives. We believe in customer-centric design – which raises both the level of aesthetics and living standards. Our aim is to create a positive impact on lives of customers & their family by bringing this standard of design thinking to all customers, not just a select few.

Ahmedabad.

Arvind Everland | Arvind Uplands | Arvind SmartPark | Arvind Aqua City | Arvind Forreste | Arvind Highgrove | Arvind Rhythm of Life
Arvind Fruits of Life | Arvind Uplands 2.0 | Arvind Uplands 3.0 | Arvind Aavishkaar | Arvind Alcove | Arvind Citadel | Arvind Parishkaar
Arvind Megaestate | Arvind Megatrade | Arvind Megapark

Bengaluru.

Arvind Skycrest | Arvind Forest Trails | Arvind Orchards | Arvind Greatlands | Arvind BelAir | Arvind Oasis | Arvind The Edge
Arvind Sporcia | Arvind Expansia | Arvind Skylands | Arvind The Park

Pune.

Arvind Elan

Vadodara:

Arvind Greenfields



#DESIGNEDTOINSPIRE

OUR SIGNATURE PROPERTIES.

AHMEDABAD

BENGALURU



ARVIND EVERLAND
Premium Plots



ARVIND AQUACITY
LakeSide Villas & Plots



ARVIND UPLANDS
Ultra-Luxury Golf Villas



ARVIND RHYTHM OF LIFE
Premium Plots



ARVIND UPLANDS 2.0
Premium Golf Villas & Plots



ARVIND FRUITS OF LIFE
Premium Weekend Villa Plots



ARVIND FORRESTE
Luxury Villas Nestled In A Forest



ARVIND HIGHGROVE
Premium Golf Villas & Plots



ARVIND AAVISHKAAR
Premium Homes With Modern Amenities



ARVIND SKYCREST
Premium 2, 2.5, 3 & 4 BHK Apartments



ARVIND THE PARK
Luxury Villa Plots



ARVIND ORCHARDS
Premium Villa Plots



ARVIND FOREST TRAILS
Luxury Row Villas



ARVIND GREATLANDS
Luxury Villa Plots



ARVIND THE EDGE
Modern Retail, Commercial & Office Spaces

PUNE



ARVIND ELAN
Stylish Apartments



ARVIND GREENFIELDS
Premium Plots

VADODARA

OUR HERITAGE

THE LALBHAI GROUP: SPANNING SEVEN INDUSTRIES AND OVER 129 YEARS

The Lalbhai Group was founded in 1897 as a textile mill in pre-independent India. Since then, we have grown into a USD 2 billion conglomerate that has made its way to fashion capitals across the world through iconic brands like Calvin Klein, Tommy Hilfiger, Arrow and more. Now, we're taking our expertise and sense of design into the world of real estate. As varied as our ventures are, a common thread runs through all our work: a deep understanding of aesthetics and the discerning customer.

THE LALBHAI GROUP ENRICHING LIFESTYLE THROUGH ICONIC BRANDS



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References to architectural concepts, lifestyle statements, wellness concepts, design philosophies, sustainability and other qualitative narratives, descriptions, expressions contained in this brochure are intended solely to describe the inspiration, conceptual vision and design intent of the Project, and shall not be construed as representations, warranties, guarantees or commitments regarding the Project, its amenities, quality, performance, certifications, ambience or future living experience.

References to nearby educational institutions, hospitals, metro stations, roads, commercial establishments, public infrastructure, recreational facilities, neighbourhood parks and other surrounding developments are based on information available as on the date of publication of this brochure. Such infrastructure and facilities are developed and maintained by third parties or governmental authorities, and the Promoter shall not be responsible for any subsequent changes, delays, modifications or discontinuance thereof.

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Subject to jurisdiction at Ahmedabad.

