

WHERE *Luxury* IS PRESERVED

*The*  
**North Park**  
Luxurious Villa Community

## *The* North Park

Luxurious Villa Community

The North Park at Shantigram is an exclusive enclave of uber-luxurious villas designed to be the epitome of aesthetically designed living spaces. Spread around 56+ acres, this villa community has three different configurations - 6 BHK, 5 BHK and 4 BHK villas and designed in two architectural styles - the Classical style and the Modern style. Our 4 & 5 BHK available in Modern style, attended by lawns and trees on surrounding vicinity/common areas. Each villa is crafted to appeal to the connoisseur of architecture in you.

Every direction at The North Park will compete for your attention. In the North lies the picturesque Narmada Canal - a gently flowing streak of blue that oozes calm. In the South lies the 9-hole Golf Course of The Belvedere Golf & Country Club. And, surrounded by green expanses in the East and West, this villa community is cocooned in picturesque serenity and will let you live THE GOOD LIFE.

THE HOME OF  
*exquisite villas*

Discover a range  
of beautifully  
crafted villas.



THE HUB OF YOUR *well-being.*

Take a dip into  
rejuvenating  
moments



MAKE EVERY CELEBRATION  
*memorable*

Celebrate your  
special days à la  
grande with your  
loved ones.



HOSTING THE BEST  
MOMENTS OF *your life*

Come together for  
social occasions  
at the majestic  
party lawn.

YOUR CHILD'S *happy place.*

Let your child  
experience joy at  
the kids' play area.



# PROJECT *Highlights*

## A QUICK GLANCE OF THE PROJECT



1 bedroom on the ground floor & 3 upstairs<sup>#</sup>



Formal living & dining room



1 bedroom on the ground floor & 4 upstairs<sup>^</sup>



Entrance porch & grand entrance lobby



Family Lounge



Private elevator<sup>^</sup>



Spacious decks & terraces



Pooja Room



Jacuzzi<sup>^</sup>



Separate servants' room



Separate basement area that can be used as Multi-purpose room  
Home theatre/  
Indoor games/Gym etc.



Separate access to common green landscape on rear side<sup>^</sup>

| RERA Carpet + Wash + Balcony + Terrace (Area) |                  |                             |             |              |              |
|---|------------------|-----------------------------|-------------|--------------|--------------|
| Configuration <sup>~</sup>                    | AREA AS PER RERA | PLOT AREA                   | CARPET AREA | BALCONY AREA | TERRACE AREA |
| 4 BHK MODERNVILLA - TYPE A                    | Sq. Mt.          | 363 (Apporx.)               | 313.53      | 12.06        | 187.19       |
|   | Sq. Yds.         | 434 (Apporx.)               | 374.98      | 14.42        | 223.88       |
| 4 BHK VILLA - MODERN STYLE 1                  | Sq. Mt.          | 496.88 to 530.69 (Apporx.)  | 378.25      | 81.87        | 182.27       |
|   | Sq. Yds.         | 594.27 to 634.70 (Apporx.)  | 452.38      | 97.91        | 218          |
| 5 BHK VILLA - MODERN STYLE 1                  | Sq. Mt.          | 669.47 to 851.72 (Apporx.)  | 565.17      | 105.68       | 261.57       |
|   | Sq. Yds.         | 800.69 to 1018.66 (Apporx.) | 675.94      | 126.39       | 312.84       |

<sup>~</sup>Areas mentioned are of available inventories for sale only

<sup>#</sup>Only for 4BHK Modern Villas | <sup>^</sup>Only for 4BHK Modern style -1 Villas | <sup>^</sup>Only for 5BHK Villas



MODERN STYLE  
TYPE - A

*A 2hk villa*



MODERN STYLE,  
4 BHK, TYPE - A  
FLOOR PLAN  
*ground floor*



MODERN STYLE,  
4 BHK, TYPE - A  
FLOOR PLAN

*First Floor*



MODERN STYLE,  
4 BHK, TYPE - A  
FLOOR PLAN

*basement,*



MODERN STYLE - 1

*A 2HK villa*



MODERN STYLE - 1,  
4 BHK, FLOOR PLAN

*ground floor*



MODERN STYLE - 1,  
4 BHK, FLOOR PLAN

*first floor*



MODERN STYLE - 1,  
4 BHK, FLOOR PLAN

*basement*





MODERN STYLE

5 BHK villa



MODERN STYLE,  
5 BHK, FLOOR PLAN

*ground floor*



MODERN STYLE,  
5 BHK, FLOOR PLAN

*first floor*




MODERN STYLE,  
5 BHK, FLOOR PLAN

*basement*



PROPOSED  
*specification*

| AREAS                   | WALLS   |
|-------------------------|---|
| Living Room             | Internal Walls Plastered and Putty Finished           |
| Dining Room             | Internal Walls Plastered and Putty Finished           |
| Master Bedroom          | Internal Walls Plastered and Putty Finished           |
| Other Bedrooms          | Internal Walls Plastered and Putty Finished           |
| Kitchen                 | Internal Walls Plastered and Putty Finished           |
| Balcony/Terraces        | Internal Walls Plastered and Putty Finished           |
| Store room/Utility Area | Internal Walls Plastered and Putty Finished           |
| Electrical              | 3 Phase Concealed wiring along with MCB, MCCB & ELCB  |
| Amenities               | Internal roads, Open parks, Gardens & Kids' Play area |
| Security                | Perimeter Security                                    |



At Adani Realty, we believe that life is to be lived beyond the four walls of your home. Because life should be grand and never limited by the mundane. A life where you stop living small and start living big. Welcome to The Good Life at Shantigram - approx. 600 acre integrated township in Ahmedabad. A life which is full of exciting possibilities. Where you can enjoy tranquility by a serene lake or be mesmerised by a musical fountain. Develop the sportsman within, at cricket and football fields of sizes that befit international standards or indulge in retail therapy at the Shoppers' Plaza. You can even revel in the finer side of life at The Belvedere Golf & Country Club.

With Adani International School offering IB-PYP curriculum, build a strong foundation for your child. We are committed to providing state-of-the-art education infrastructure and truly an experiential learning atmosphere to make sure your child is ready for future. The huge open spaces will ensure their overall development outside the classrooms as well. No matter what your choice of comfort, there will always be something for you at Shantigram. It is our commitment to give you the best possible lifestyle you can imagine. Because at Adani Realty, we want you to experience The Good Life.

THE HARMONY OF THE  
*good life*

# TOWNSHIP AMENITIES



OVER 30,000  
TREES PLANTED



INTRA-TOWNSHIP  
CYCLING



A 7 ACRE LAKE WITH  
ONE OF INDIA'S LARGEST  
MUSICAL AQUA SHOWS



WASTE MANAGEMENT  
& WATER TREATMENT  
FACILITY



PRE-SCHOOL / ADANI  
INTERNATIONAL SCHOOL  
AND COLLEGE FACILITY



PROMENADE  
ALONGSIDE  
THE GOLF COURSE



THE BELVEDERE CLUB  
WITH GOLF COURSE

**adani**  
Realty

PROJECT DEVELOPED BY ADANI ESTATE MANAGEMENT PVT. LTD.

[www.adanirealty.com](http://www.adanirealty.com) | 1800 108 0009 |

Site Address: Shantigram, Nr. Vaishnodevi Circle, S. G. Highway, Ahmedabad - 382 421, Gujarat, India.

PROJECT LISTED ON [WWW.GUJRERA.GUJARAT.GOV.IN](http://WWW.GUJRERA.GUJARAT.GOV.IN)

RERA No.: PHASE 8<sup>^</sup> - PR/CJ/GANDHINAGAR/GANDHINAGAR/AUDA/RAA06343/181119  
RERA No.: PHASE 4 & 7<sup>^</sup> - PR/CJ/AHMEDABAD/AHMEDABAD CITY /AUDA/RAA01901/070318  
RERA No.: PHASE 6<sup>^</sup> - PR/CJ/AHMEDABAD/AHMADABAD CITY/AUDA/RAA00303/290917



LORD SHIVA &  
JAIN TEMPLES IN  
THE TOWNSHIP



PRE-INSTALLED FTTH  
(FIBRE TO THE HOME)  
NETWORK



MULTIPLE BANQUETS/  
COMMUNITY HALLS



UPCOMING  
SWAMINARAYAN TEMPLE<sup>^</sup>



INDOOR & OUTDOOR  
GAMING FACILITIES



MULTI-STORIED  
SHOPPERS' PLAZA



DEDICATED  
PEDESTRIAN PATH

The above mentioned amenities are part of the Shantigram Township and not part of the North Park project.

<sup>^</sup> Upcoming beside Umiya Mata Temple

<sup>^</sup> Only for available inventory

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