

Rejuvenating Everyday Life



— Introducing —

 **MALABAR**
RETREAT
— REJUVENATING EVERYDAY LIFE —

4 BHK Apartments | 5 BHK Duplexes

Grandeur Living

— Project by —





ADANI CORPORATE HOUSE
SGVP HOSPITAL
VD JUNCTION
KD HOSPITAL
ZYDUS CORPORATE HOUSE

NIRMA UNIVERSITY

DR. BABASAHEB AMBEDKAR OPEN UNIVERSITY

NIRMA SCHOOL

"LALITA GOVIND UDHYAN" LAKE & GARDEN

MALABAR COUNTY-II

MALABAR COUNTY-III

MALABAR EXOTICA

MALABAR COUNTY

MILLION MINDS TECH CITY

S.G. HIGHWAY

WAY TO

MALABAR RETREAT
RENEWING EVERYDAY LIFE

CHHARODI LAKE

VD JUNCTION

Reconnecting life with convenience

Transforming from its previous identity as Vaishnodevi Circle, the all-new VD Junction emerges as an enticing point where the bustling S.G. Highway and the vital S.P. Ring Road seamlessly converge. The merging of these two roads profoundly enriches the lifestyle of Ahmedabad's residents.

VD Junction serves as more than a mere link between the twin cities of Ahmedabad and Gandhinagar. It represents a bustling epicentre that interconnects major cities in Gujarat, including Vadodara, Surat, and Rajkot. It also serves as the gateway to metropolitan cities like Mumbai and Delhi, all while conveniently boasting an international airport just a mere 30-minute drive away.

VD Junction is magnetizing investments organically, thanks to its prestigious surroundings. It is also a home to the headquarters of renowned corporate giants such as Adani, Zydus, and Reliance, making it an irresistible destination for business ventures.

Educational institutions, shopping centres, medical facilities, places of worship, and a myriad of other great destinations are infusing VD Junction with a delightful sense of convenience. Situated at the heart of the twin cities, Malabar Retreat stands as a distinct advantage owing to its exceptional connectivity.



Travel		Temples	
SG Highway	2 mins	Vaishnodevi Temple	5 mins
SP Ring Road	5 mins	Tirupati Balaji Temple	3 mins
Sabarmati Bullett Train Station	15 mins	Hanuman Temple	4 mins
Airport	30 mins	Jain Temple	10 mins
Gandhinagar	22 mins	Hathi Temple	4 mins
Kalupur Railway station	35 mins	Mahadev Temple	12 mins

Education		Health	
Nirma University	2 mins	SGVP Holistic Hospital	5 mins
Dr. Babasaheb Ambedkar	2 mins	KD Hospital	4 mins
Open University		Sola Civil	8 mins
Nirma School	2 mins	Lifeline Hospital	10 mins
SGVP Intl. School	5 mins	Zydus Hospital	10 mins
Hiramani School	4 mins	Apollo Hospital	20 mins
IGNOU	4 mins		
Global Indian Intl. School	8 mins		

Lifestyle		Restaurants	
Nirma Sports Complex	5 mins	1944	4 mins
Fun Blast	5 mins	Subway	4 mins
Savvy Swaraaj Sports Club	9 mins	Box Park	5 Mins
Belvedere Club	12 mins	Chocolate Room	7 mins
Croma	8 mins	Dominos	10 mins
Aloft	7 mins	Honest	10 mins
Palladium Mall	10 mins	The Mondo Kitchen	20 mins
Taj Skyline	15 mins	Hocco Eatery	20 mins
ITC Narmada	20 mins		
Rajpath Club	20 mins		
Karnavati Club	25 mins		

REJUVENATION

— Begins with an Exquisite Abode —

Malabar Retreat, an exclusive residential building nestled in the heart of Ahmedabad is more than just a residence, it is an ode to refined living, where a premium lifestyle unfolds. Join us on a journey where poetry meets opulence, and the art of living finds its true masterpiece.



Contemporary
22 Storeyed Tower



Spacious Balcony
in Each Apartment



75%
Open Spaces



Opted for IGBC
Certification
Green building



Exclusive
Residential Project



Max Vaastu
Compliance



Home
Automation





A SERENE DREAM
BEYOND WINDOWS

CLUB RETREAT

RESURRECTING
EVERYDAY
LIFE



THE HAVEN

of Extravagant Leisure

Within the realm of luxury, our amenities seamlessly weave together leisure and wellness. Experience the world of splendor with our invigorating facilities, where your well-being and relaxation take a center stage.



Swimming Pool



Indoor Games



Club Retreat

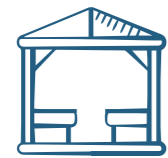


MALABAR
RETREAT
RESOURCING EVERY

LUXURY

That Transcends Your Imagination

Discover a retreat where you can truly connect with yourself, the wonders of the natural world, and a place where tranquility surrounds your soul.



Sitting Deck



view deck



Yoga Deck







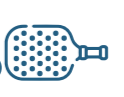









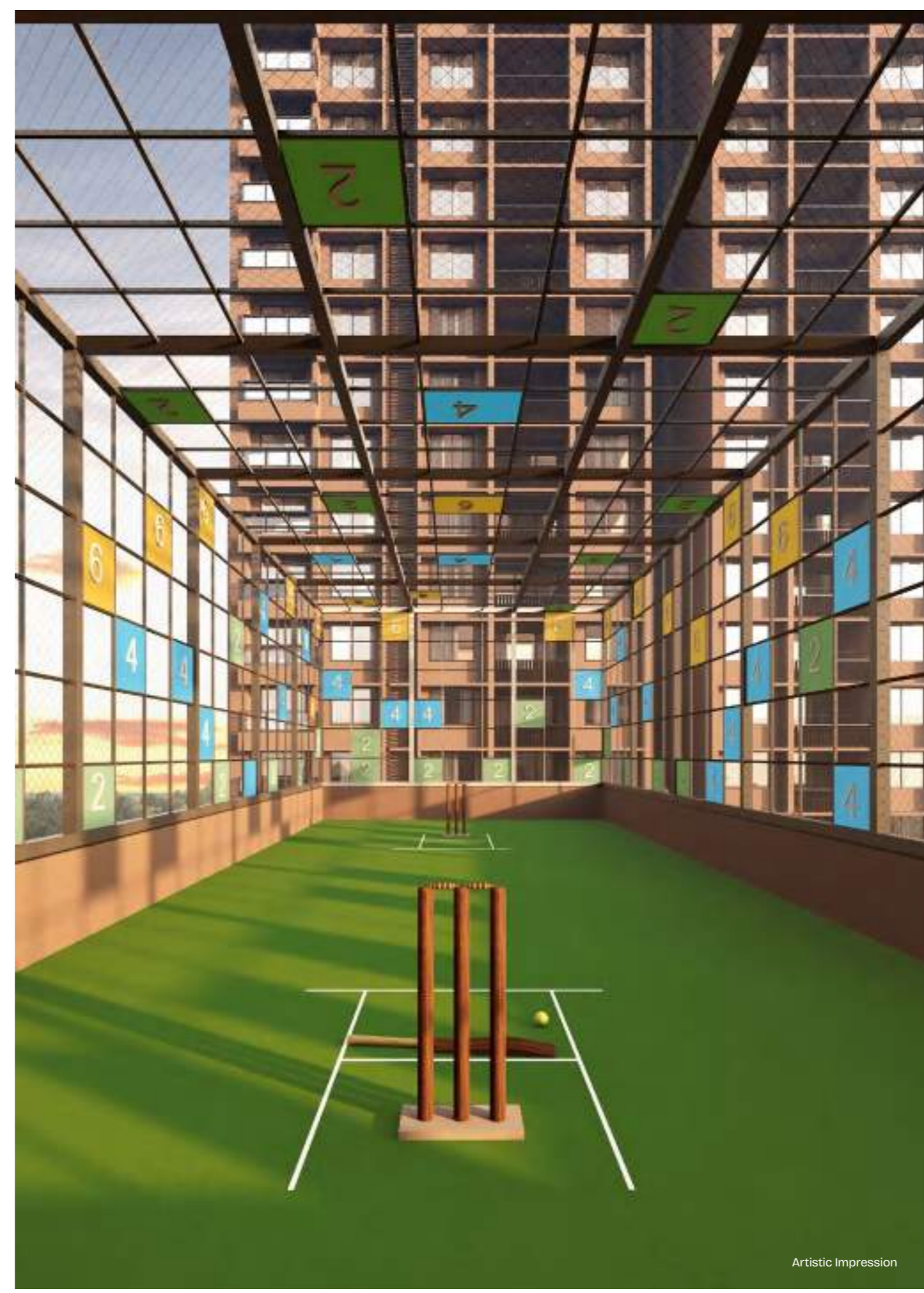
Modern Living with **ENRICHING** Experiences

Embrace a retreat-like lifestyle, indulge in a life elevated by an exquisite selection of features, meticulously crafted to nurture your well-being and inspire moments of serenity and joy.

-  Podium Garden
 -  Indoor Game zone
 -  Yoga Deck
 -  Banquet Hall
 -  Gymnasium
 -  Multi-purpose Court
 -  Pickleball Court
 -  Childrens' Play Area
 -  Jogging Track
- 



Artistic Impression



Artistic Impression



Artistic Impression





Breathtaking Views to
MESMERIZE
— Your Soul —

Indulge in the Allure of FINE LIVING

Step into our grand double-heighted lobby and expansive foyer, where the soaring ceilings create a sense of opulence. With four elevators, including one stretcher lift, your convenience is of paramount in this stunning space.



3 Members Lifts



Double Height
Lobby Grandness



1 Service Lift





LIVE IN The Aura of Elegance

The expansive size and spaciousness of the room create an ambience of grandeur, adding a timeless elegance and charm to it. As you stand on the balcony, your view extends to captivating vistas, making each moment a visual masterpiece.



Exclusive
Dining Space



Separate
Servant Room



EXPERIENCE

the Magic of Automated Living

Embrace elevated comfort and safety at Malabar Retreat with our smart home technology, allowing you to control lighting, fans, and security from anywhere. Experience a seamless living experience that prioritizes energy efficiency, safety, leisure and peace of mind.

Ease of controlling your home from anywhere with a smartphone

Home Automation System to Control Home Functionality

Lights, Fans, and Air Conditioner Modules in All Rooms

Universal Remote Control for Home

Smart Entry Lock for Main Door



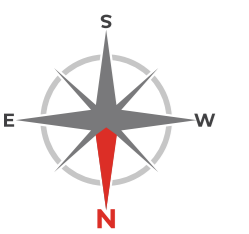
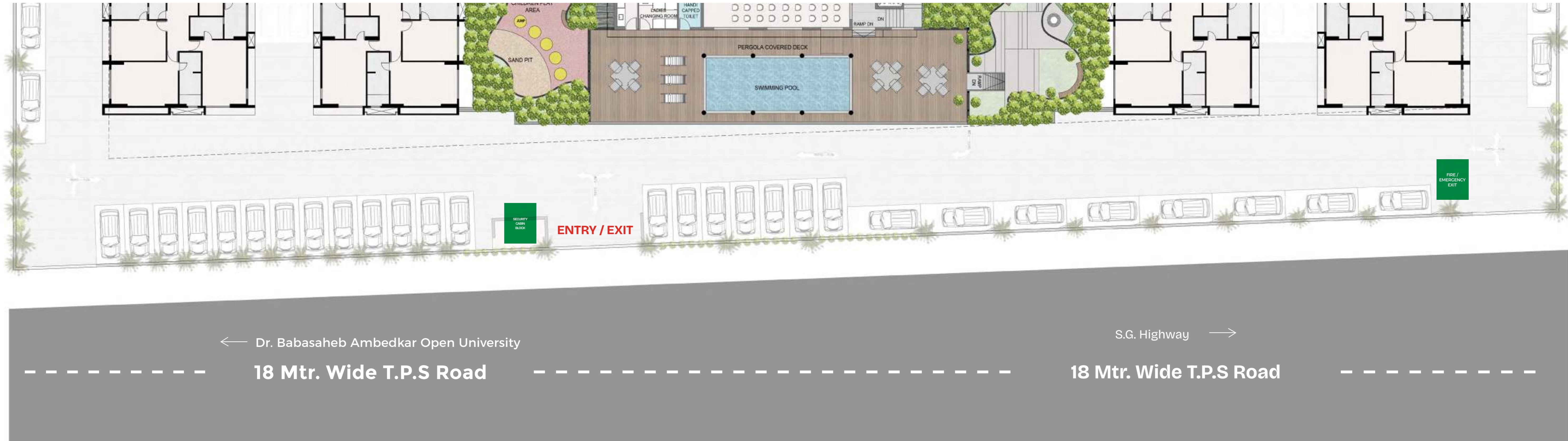


Wake Up To
A WORLD OF DREAMS

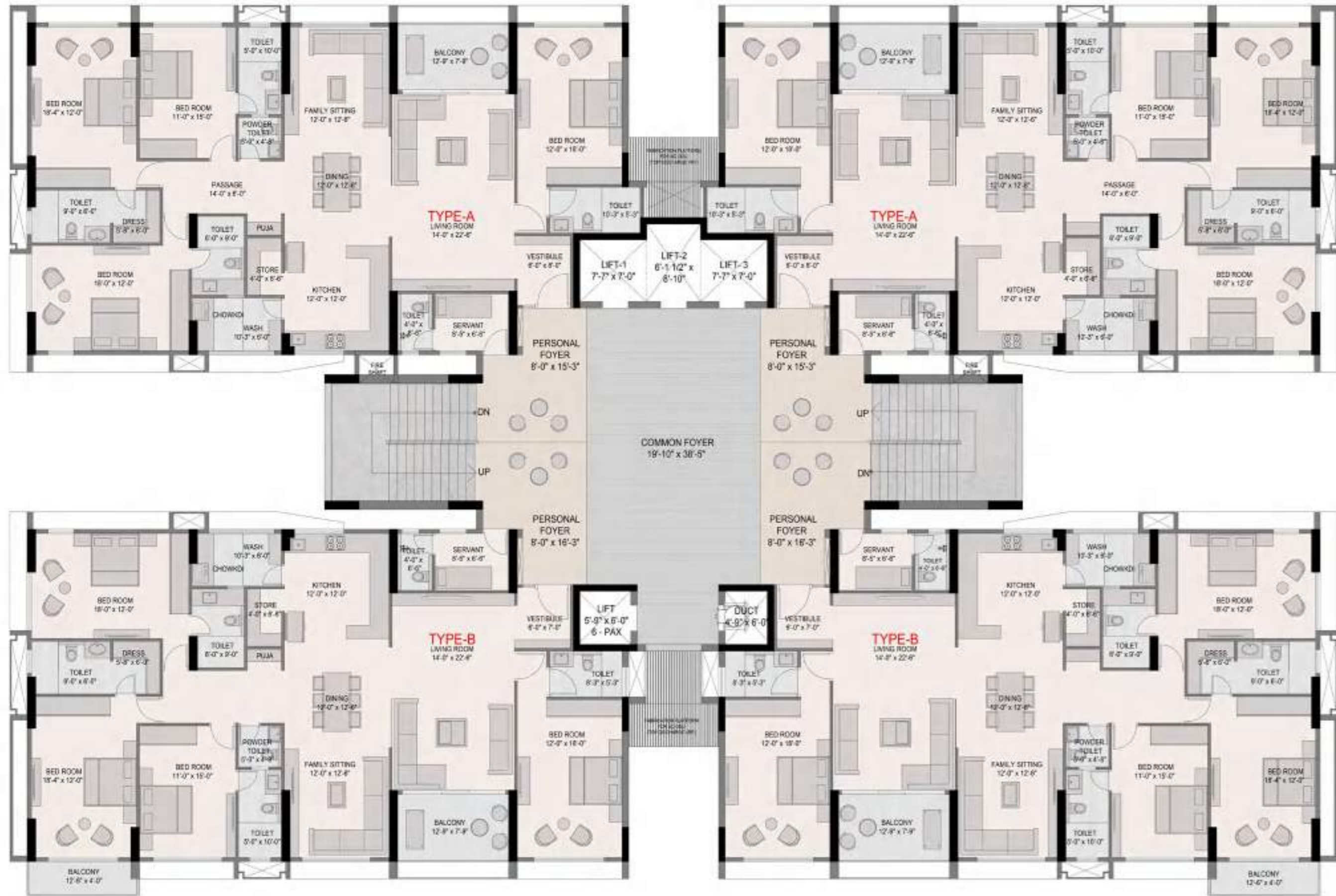
REWIND
REPLENISH
REJUVENATE

Beautiful Balcony view - Living Room





Site Layout Plan



A Grand Space that
WELCOMES ALL

A place where diverse pathways converge,
 creating a seamless fusion of design and hospitality, it establishes
 the perfect ambiance for the affluent experience that awaits your arrival.



Typical Cluster Layout Plan

Opted for
IGBC CERTIFICATION
Green Building

Thoughtfully Designed Architecture for Abundant Daylight

Harnessing the Power of Rain through Harvesting Systems

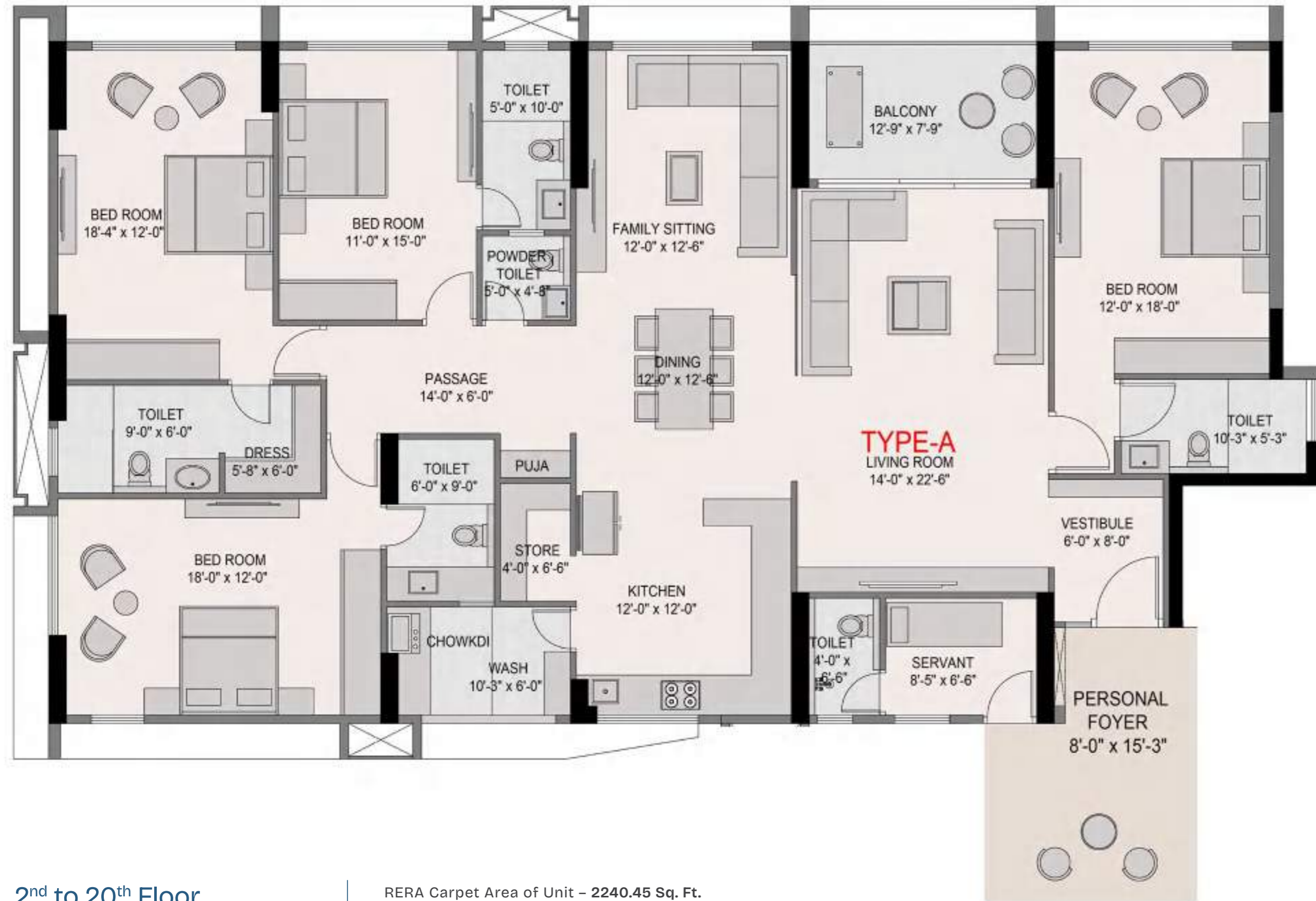
Water-Conserving Fixtures for Sustainable Usage

Sewage Treatment Plant for Eco-Smart Operations

Repurposing Water Treatment Systems for Landscaping and Flushing

Promoting Energy Efficiency with Solar Energy Adoption





2nd to 20th Floor
Typical Unit Plan
4 BHK Type - A

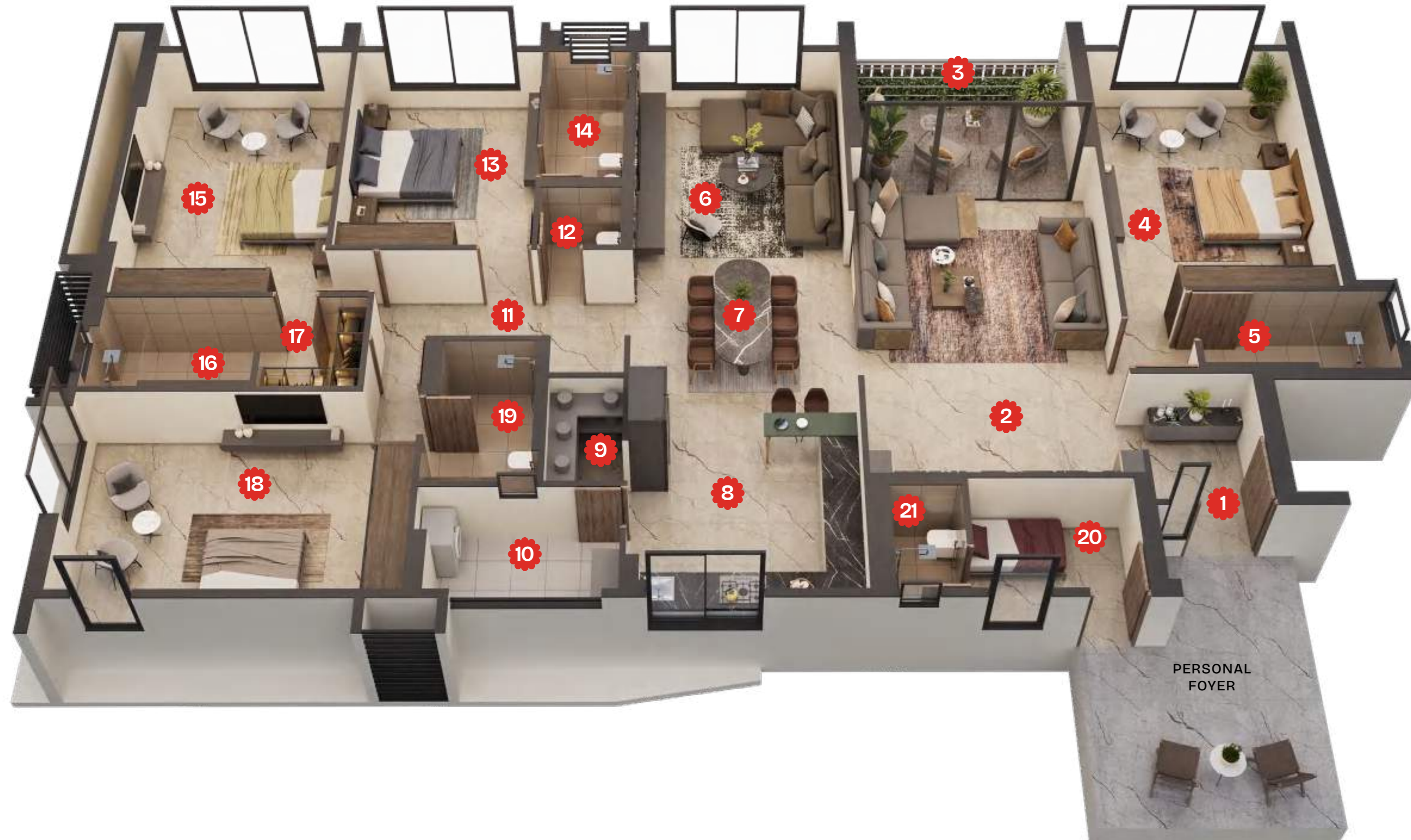
RERA Carpet Area of Unit – 2240.45 Sq. Ft.
BALCONY – 95.33 Sq. Ft.
WASH AREA – 61.65 Sq. Ft.
Total Carpet Area - 2397.43 Sq. Ft.



2nd to 20th Floor
Typical Unit Plan
Podium Garden Side - 4 BHK Type - B

RERA Carpet Area of Unit – 2228.40 Sq. Ft.
BALCONY – 141.82 Sq. Ft.
WASH AREA – 61.65 Sq. Ft.
Total Carpet Area - 2431.87 Sq. Ft.





UNIT PLAN

1. VESTIBULE	6'-0" X 8'-0"	12. POWDER TOILET	5'-0" X 4'-8"
2. LIVING ROOM	14'-0" X 22'-6"	13. BEDROOM "2"	11'-0" X 15'-0"
3. BALCONY	12'-9" X 7'-9"	14. ATTACHED TOILET	5'-0" X 10'-0"
4. BEDROOM "1"	12'-0" X 18'-0"	15. BEDROOM "3"	18'-4" X 12'-0"
5. ATTACHED TOILET	10'-3" X 5'-3"	16. ATTACHED TOILET	9'-0" X 6'-0"
6. FAMILY SITTING	12'-0" X 12'-6"	17. DRESSER	5'-8" X 6'-0"
7. DINING	12'-0" X 12'-6"	18. BEDROOM "4"	18'-0" X 12'-0"
8. KITCHEN	12'-0" X 12'-0"	19. ATTACHED TOILET	6'-0" X 9'-0"
9. STORE ROOM	4'-0" X 6'-6"	20. SERVANT ROOM	8'-5" X 6'-6"
10. WASH AREA	10'-3" X 6'-0"	21. TOILET	4'-0" X 6'-6"
11. PASSAGE	14'-0" X 6'-0"		

TYPICAL CLUSTER PLAN

RERA Carpet Area of Unit – 2240.45 Sq. Ft.

BALCONY – 95.33 Sq. Ft.

WASH AREA – 61.65 Sq. Ft.

Total Carpet Area - 2397.43 Sq. Ft.



Revel in the convenience of ensuite bathrooms in every bedroom, ensuring privacy and comfort for all occupants. Additionally, a powder room awaits your guests to provide them with the utmost comfort during their stay.



A Scenic
MARVEL FOR YOU

An enchanting escape enveloped in the lush embrace of nature. Ensure your moments are graced by the beauty of both privacy and picturesque panoramas with 180 feet expansive space between the towers to provide utmost tranquillity.



Balcony View

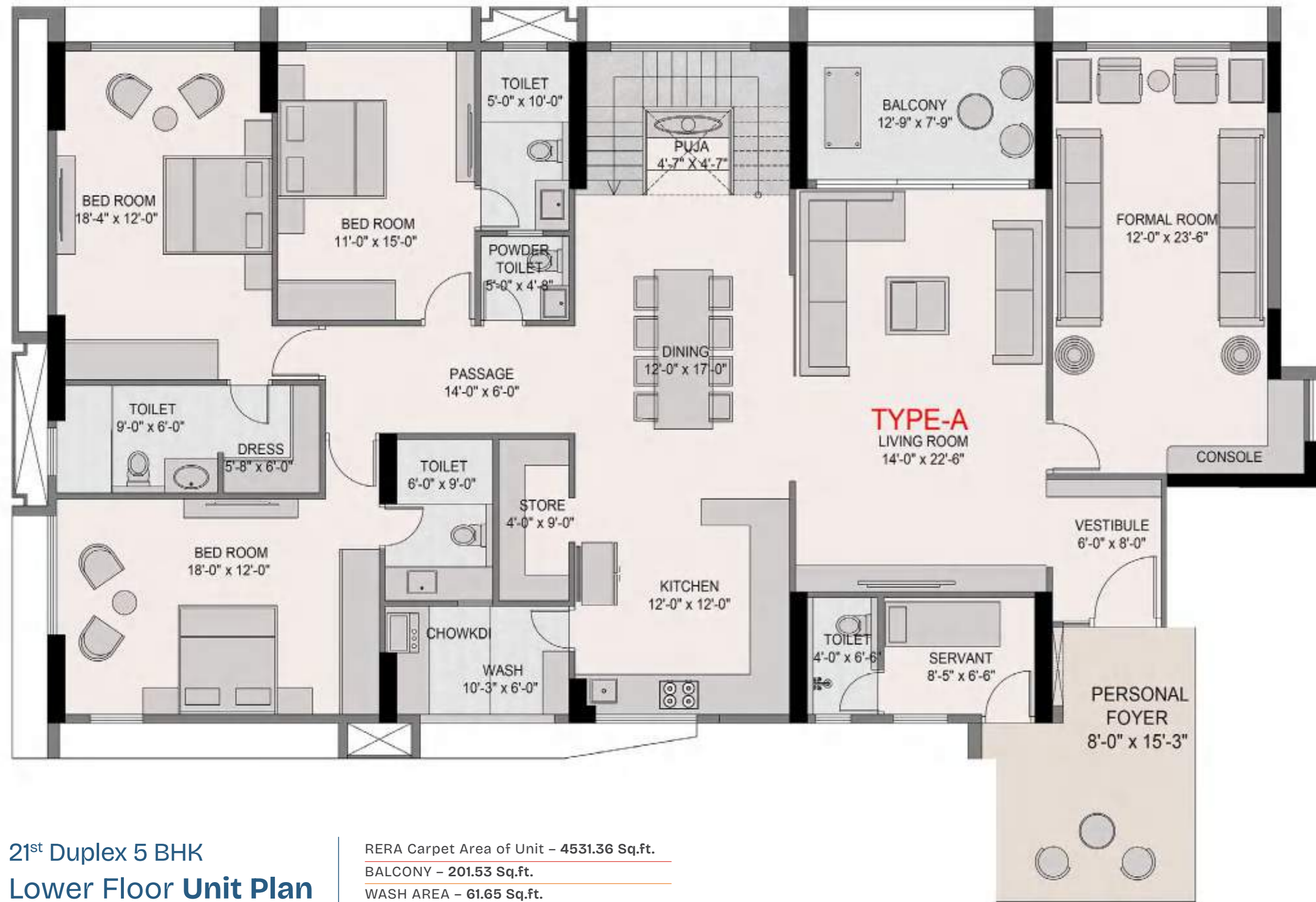


Podium Garden



Play Court





21st Duplex 5 BHK
Lower Floor Unit Plan

Type A

RERA Carpet Area of Unit - 4531.36 Sq.ft.
BALCONY - 201.53 Sq.ft.
WASH AREA - 61.65 Sq.ft.
Total Carpet Area - 4794.54 Sq.ft



22nd Duplex 5 BHK
Upper floor Unit Plan

Type A

Rera Carpet Area of Unit - 4507.36 Sq.ft
BALCONY - 294.50 Sq.ft
WASH AREA - 61.65 Sq.ft.
Total Carpet Area - 4863.51 Sq.ft.





21st Duplex 5 BHK
Lower Floor Unit Plan

Podium Garden Side

Rera carpet area of unit - 4507.36 Sq.Ft.

Wash - 61.65 Sq.Ft

Two Balconies Area - 294.5 Sq.Ft

Total Carpet area - 4863.51 Sq.Ft.



22nd Duplex 5 BHK
Upper floor Unit Plan

Podium Garden Side

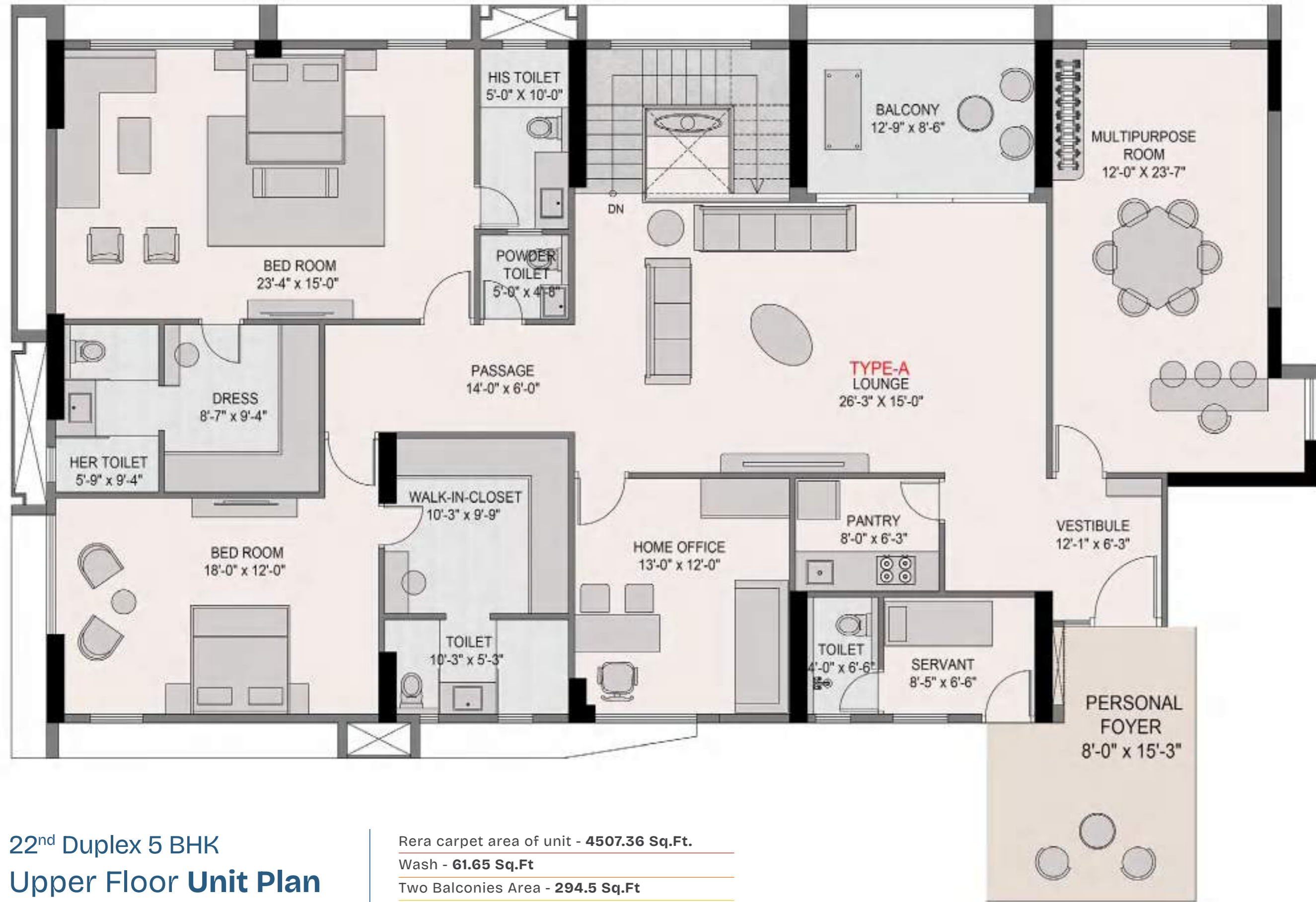
Rera carpet area of unit - 4507.36 Sq.Ft.

Wash - 61.65 Sq.Ft

Two Balconies Area - 294.5 Sq.Ft

Total Carpet area - 4863.51 Sq.Ft.





22nd Duplex 5 BHK
Upper Floor **Unit Plan**
Option 2, Type - A

Rera carpet area of unit - **4507.36 Sq.Ft.**
Wash - **61.65 Sq.Ft**
Two Balconies Area - **294.5 Sq.Ft**
Total Carpet area - **4863.51 Sq.Ft.**



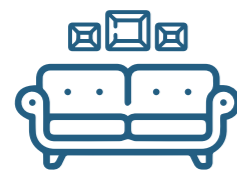
22nd Duplex 5 BHK
Upper floor **Unit Plan**
Option 2, Type - B Podium Garden Side

Rera carpet area of unit - **4507.36 Sq.Ft.**
Wash - **61.65 Sq.Ft**
Two Balconies Area - **294.5 Sq.Ft**
Total Carpet area - **4863.51 Sq.Ft.**



A TIMELESS Tale of Magnificence

In our luxurious **duplex**, the living room and dining room extend gracefully, creating a harmonious space where elegance meets comfort. Whether it's cozy family gatherings or extravagant dinner parties, this design ensures your living and dining experiences elevate to a next level of opulence.

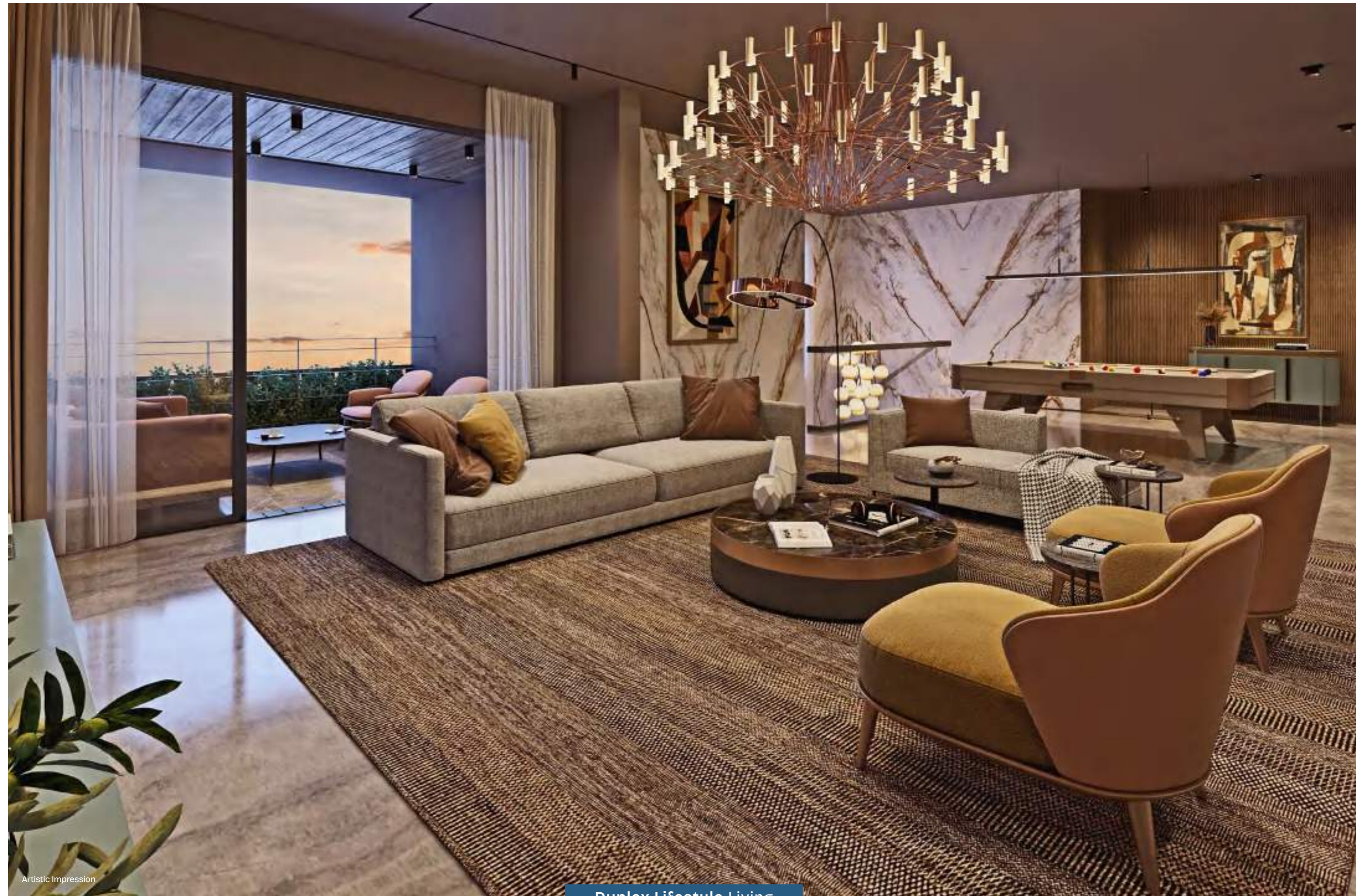


Duplex Apartment
Living Space



Duplex
Apartment





Artistic Impression

Duplex Lifestyle Living



Duplex Home Theatre Experience



REJOICE

The Unmatched Joy
of Your Favorite Corner

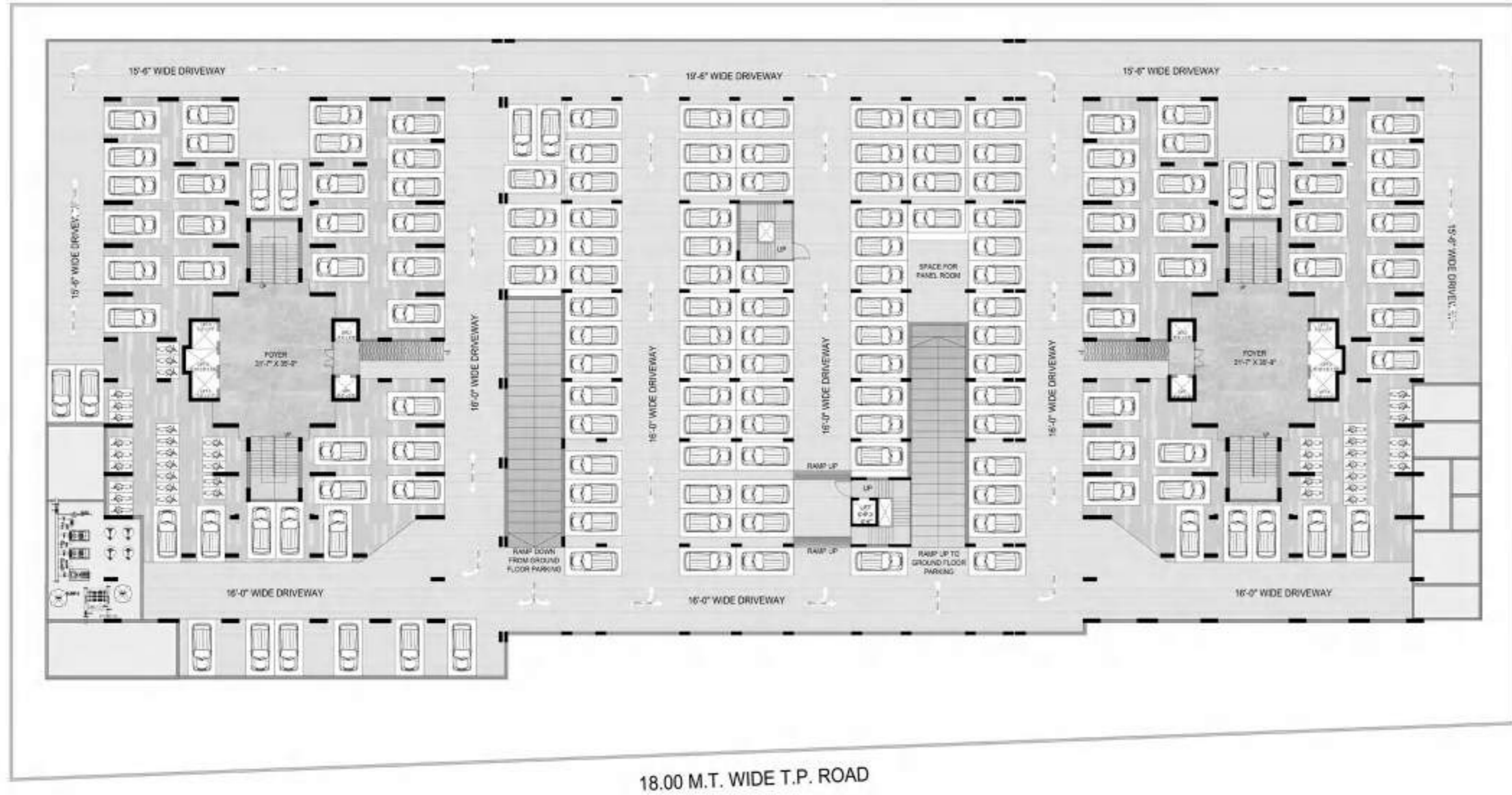
Adore the magical colours of the sky with unobstructed views, as you spend your relishable moments of joy. Make your mornings and evenings more beautiful and ecstatic while you sip your coffee in the loveliest spot of your home.



The balcony designed for the tranquility your soul needs



A World of
MAGNIFICENCE
— Awaits You —



18.00 M.T. WIDE T.P. ROAD



18.00 M.T. WIDE T.P. ROAD

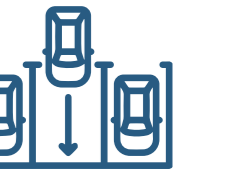
Basement
Parking Plan

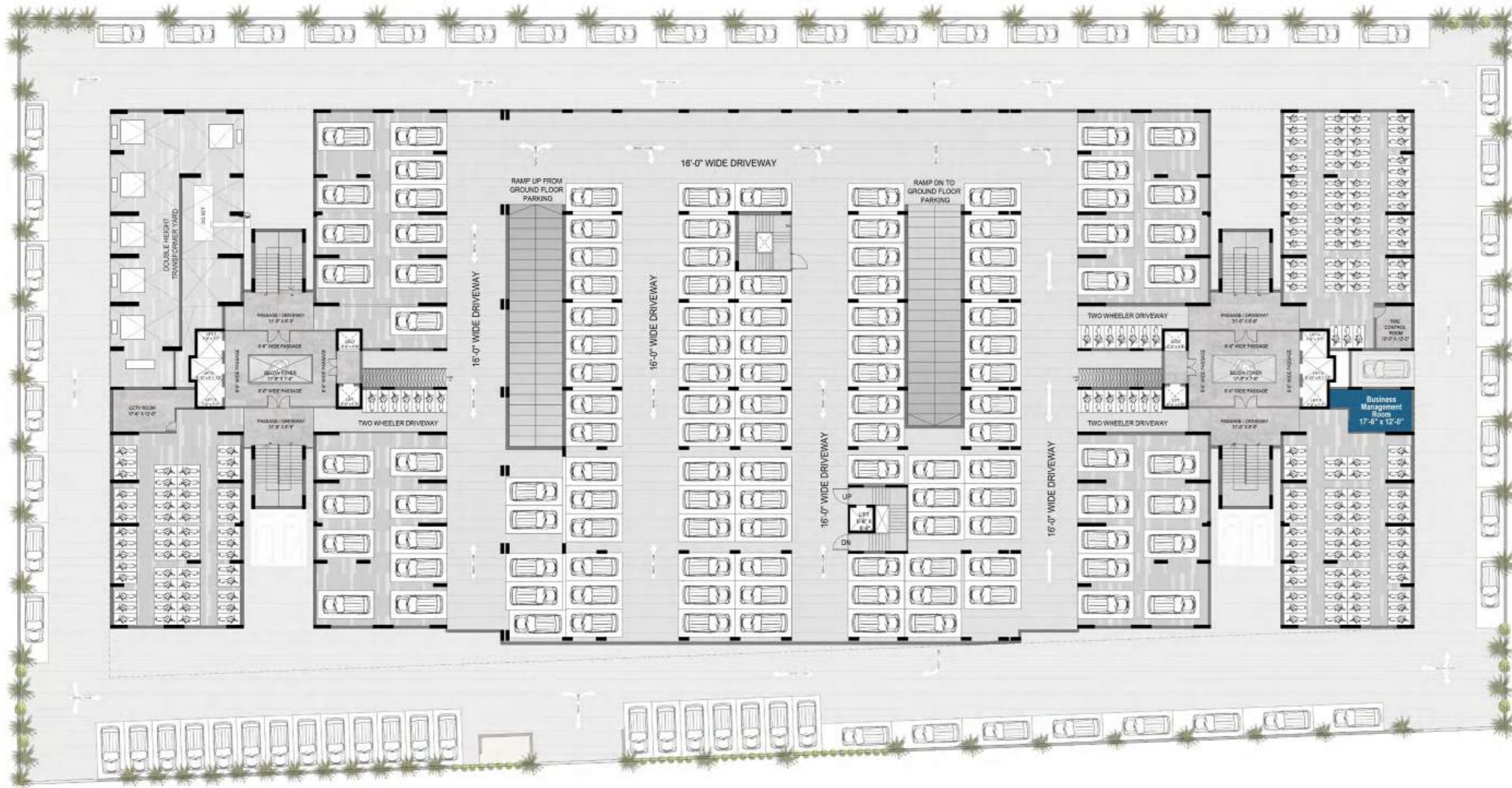
Anti-Termite Treatment
at Basement parking



Ground Floor
Parking Plan

3 Allotted Car Parking
For Every 4 BHK Apartment





Electrical Car Charging Provisions
for 4-Wheeler 2-Wheeler

First Floor
Parking Plan

Society Management
Office





Artistic Impression

Project Features

- Contemporary 22 - Storey Tower
- Spacious Balcony in Each Apartment
- 75% Open Spaces
- Max Vaastu compliance
- Allotted 3 Car Parking
- Stunning Landscape with Retreat Area at 2nd Podium Level
- Jogging Track
- Nicely Designed & developed Children Play area
- Grand Lift Lobby
- Box Cricket
- Multipurpose Court for Volleyball / Basketball
- Court for Pickle Ball
- Banquet Hall
- Professional Grade Gymnasium with Steam Room
- Indoor Game Area
- Senior Citizen area
- High Speed Elevator
- Electrical Car charging provision for 4-wheeler & 2-wheeler
- The Project is opting for the IGBC Green Building Certification
- Master Dish for TV Connection
- Piped gas line

Environmental Features

- Planned for Max Day Light
- Rainwater harvesting
- Water efficient fixtures
- Sewage treatment plant
- Treated water for landscaping and flushing.
- Solar Energy Adoption

Project Specification

- 3 Level Parking-Basement + Ground + 1st Podium
- Excellent Quality Fire Fighting system
- Power Backup for Lifts, water supply system & Staircase lights & Common essential areas.
- 24 Hour Water supply by
 - Efficient Composite Pressurised Water Supply System
 - Tube well
 - Underground water tank
- Narmada Water Provision
- Paint in All Common Area
- Anti-Termite Treatment at Basement Level
- Security
 - CCTV Cameras in common area
 - 24-hour manned security

Building Specification

- Earthquake Resistant Structure
- Textured Paint on Exterior Wall
- Water Repellent Coating on Exterior Wall
- Stone/Tile Flooring in Staircase
- Vitrified Tile Flooring in Corridors & Passage
- Waterproofing Treatment on Terrace
- UPVC pipe for water supply & SWR Drainage System
- Paint in All Common Area & M.S. Fabrication
- Spacious Lift Foyer
- Three High Speed Lifts for Each Tower including One stretcher lift.
- One Service lift

Unit Features

- Domestic Help Room & Bathroom in each Unit
- Smart Entry Lock for Main Door
- Provision for VRV Air Conditioning
- Home Automation for Light-Fan-Air conditioner-TV & system

Unit Specification

Walls and Plaster

- AAC Block Masonry wall
- Plaster on Masonry Wall

Flooring

- No flooring.
- Vitrified Tile Dado Up to Lintel Level in Kitchen & Toilets
- Stone Sill in Windows
- Granite Platform in kitchen
- Kota stone Floor in Wash Area
- Tile Dado in Wash Area
- S.S. Kitchen Sink
- Stone Shelves in Storage Area

Home Automation

- Home automation with flexibility of conventional operation- Ease of controlling your home from anywhere with smart phone.
- Light Fan Module in all Bedroom & Living areas- for Light-Fan-Air conditioner Automation.
- Universal Remote Module in every bedroom and living area, putting control of all your devices right in the palm of your hand.
- Smart Entry lock for Main Door

Electrical & Allied

- 3- Phase Electrical Supply
- Concealed Wiring-with "ISI" Fire Retardant Grade Copper Wires
- Ample Electrical Points
- Distribution Board with MCB & ELCB
- Dedicated Conduit for Telephone/ Dish TV Wiring / Internet
- Airconditioning Piping for Centralized VRV system.

Plumbing

- CPVC & UPVC Pipes for Water Supply
- High Quality Bath Fittings with 7 Year Warranty
- Well-known Brand Sanitary Ware
- Waterproofing in Bathroom floor
- Provision for Water Purifier

Joinery

- Veneered Finish Main Door and Frame with Smart Safety Lock
- Only Door frames for Internal Doors
- Standard Make C.P. finished Hardware Fittings
- UPVC window

Paints

- Putty on All Walls
- Paint to All Grills/Railing

Note:

1) We Do Not Allow

- o Any change in exterior elevation in any case
- o Any grill or screening are not allowed outside unit
- o Any open wiring/cablings outside building for any service or any purpose

2) The air-conditioned outdoor unit must be put in the designated place as per the plan.

- The local authority, i.e., Ahmedabad Municipal Corporation does not approve specifications. Accordingly, we have prepared the above-mentioned specifications for the conceptual understanding of the buyer. All illustrations and pictures shown here are the artist's impressions only, and they are just for the idea of the buyer. While every care is taken in providing this information, the information depicted herein, viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities, etc., is subject to variations, additions, deletions, substitutions, and modifications without notifications as may be required by the relevant authorities or the developer's architect and cannot form part of an offer or contract. The developer cannot be held liable for variations. The developer is wholly exempt from any liability on account of any claim in this regard.



MALABAR
RETREAT
REJUVENATING EVERYDAY LIFE

Site Address : Malabar Retreat,
Beside Nirma University, Off S.G. Road,
Ahmedabad - 382481

**4 BHK Apartments &
5 BHK Duplex.**

Grandeur Living

Architect & Landscape Consultant
TRANQUIL -THE DESIGN WAVE
Ahmedabad

Structural Designer
SETU INFRASTRUCTURE
Ahmedabad

Mep Consultant
SHASHIN SHAH
Ahmedabad

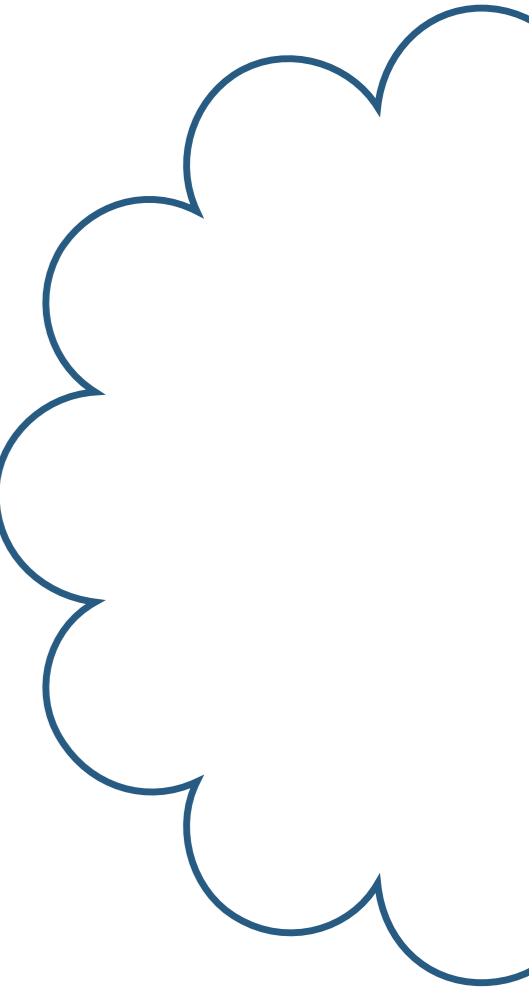
Vaastu Consultant
ASTRO VAASTU RESEARCH CENTRE - DR. RAVI RAO

Legal Advisor
VIREN SHAH

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**YOUR SMILES[®]
ARE OUR REAL ESTATE**



Project Developed By



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