



WHERE LUXURY LIVING IS AN ART

I



THE PORTRAIT,  
A DREAMY ABODE  
PAINTED BY  
THE VISIONARIES  
AT



**BORN TO BUILD!**





An alumnus of esteemed institutes like IIMB, CEPT and Nirma, Parth Patel epitomizes the creative and dynamic spirit of the Kavisha Group. His contribution adds modernity while meticulously preserving the company's core values. He has skillfully introduced a contemporary approach, harmonizing innovation with tradition, thus enriching the Kavisha Group's legacy.

**Parth Patel**  
Visionary  
(MD, Kavisha Group)



M/s. Prabhakar B. Bhagwat is a renowned landscape design firm with a legacy spanning over seven decades. Widely regarded as the most influential in the country, it has redefined design typologies and set the standard for landscape design nationwide. The firm's work has been featured in numerous national and international publications, and it has received several prestigious international awards.

**Aniket Bhagwat**  
Landscape Architect  
(International award winning architects, designing landmarks across the globe)



UA Design stands at the intersection of creativity and functionality in the realm of architecture. The Portrait stands as a one-of-its-kind project that celebrates extravagance, open spaces, club lifestyle, and most importantly, the life that we all wish to live on our terms. It is an architectural marvel destined to elevate the benchmarks of nature friendly living.

**Umang Goswami**  
Architect  
Founder - UA Design

# THE PORTRAIT

WHERE LUXURY LIVING IS AN ART

3, 4 & 5 BHK + FAMILY ROOM

In the heart of Ahmedabad lies The Portrait, a masterpiece celebrating Kavisha Group's vision and the brilliance of Van Gogh.

Rising 14-storeys high, it's a blend of art and life. Inside, discover a haven with amenities such as a Fitness Centre, Banquet Hall, and a Tranquil Lounge Pool. Seamlessly connected to schools and hospitals, The Portrait offers unmatched convenience.

Every aspect, meticulously crafted, tells a story of your journey, aspirations, and identity.

Let's unravel the artistry of this Portrait, piece by piece.



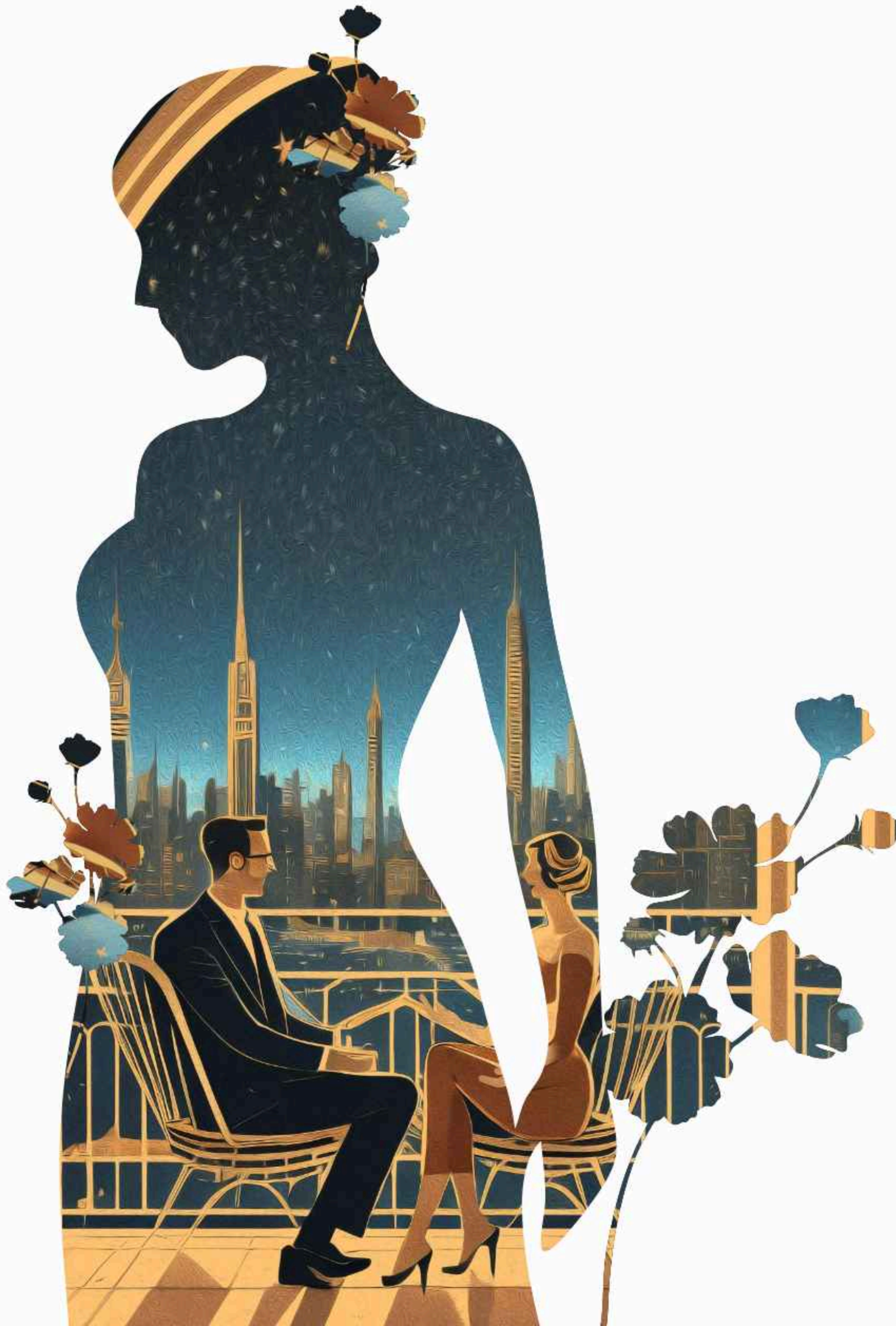
A LIFESTYLE THAT STANDS  
ABOVE THE REST?

REDEFINING LUXURY LIVING WITH  
**AHMEDABAD'S LARGEST PODIUM**

THE  
PORTRAIT  
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3, 4 & 5 BHK + FAMILY ROOM



Artistic Impression



## 60 Ft. Balcony\*

Creating Panoramic views

A balcony that unfolds into your own private  
café, where solitude finds its warmth.

3, 4, & 5 BHK + FAMILY ROOM

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Artistic Impression

Artistic Impression

\*T&C Apply

LAVISH 27 & 60 FT. BALCONIES\*



Artistic Impression

## GRAND CLUBHOUSE

A place that becomes the canvas for the art of understated depth.



# *9 Towers*

With Celestial Heights

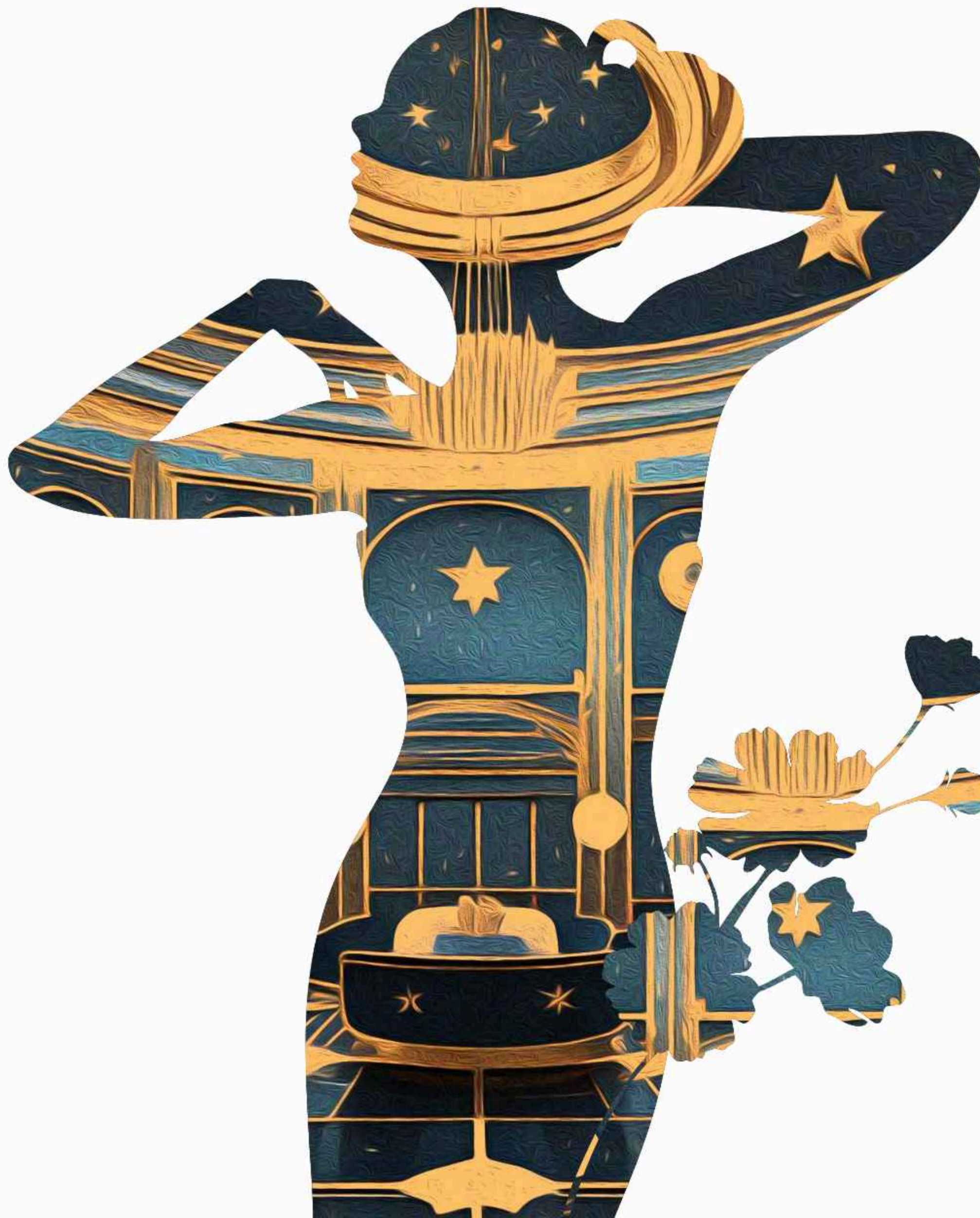
Position your gaze as  
the paramount view in sight.



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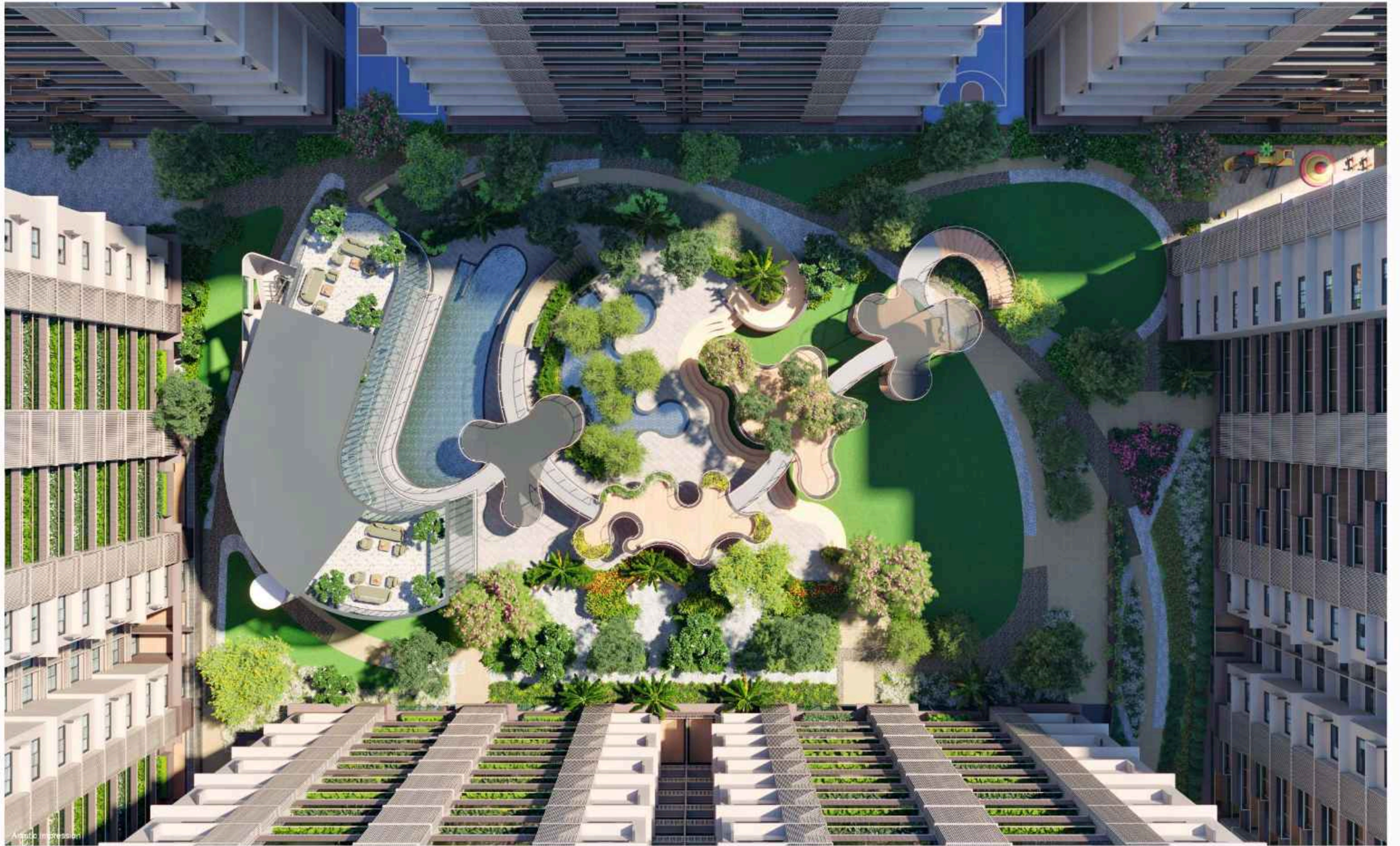
Artistic Impression



## *13<sup>th</sup> & 14<sup>th</sup> floors*

### Of Skyscrapers

Daydreaming takes flight into  
boundless skies of thought.





## The Ultimate Comfort & Luxury

The Portrait offers a unique living experience with expansive balconies that provide breathtaking views and ample space for relaxation or entertainment. Residences feature not one but two kitchens, allowing for convenient meal preparation and culinary creativity. With larger-than-life home options, The Portrait ensures that every resident enjoys spacious, luxurious living spaces that cater to their every need and desire.



### 3 BHK

18 Ft. Balcony  
22 Ft. Hall

### 4 BHK

2 Kitchens  
34 Ft. Hall  
27 Ft. Balcony

### 4 BHK PENTHOUSE

23 Ft. Balcony Terrace  
30 Ft. Hall

### 5 BHK PENTHOUSE

60 Ft. Balcony [cumulative]  
45 Ft. Hall







Artistic Impression



Artistic Impression

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Artistic Impression

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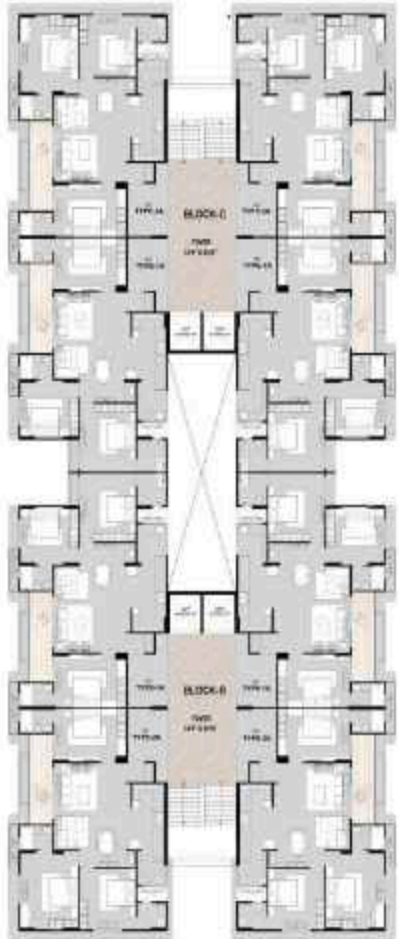
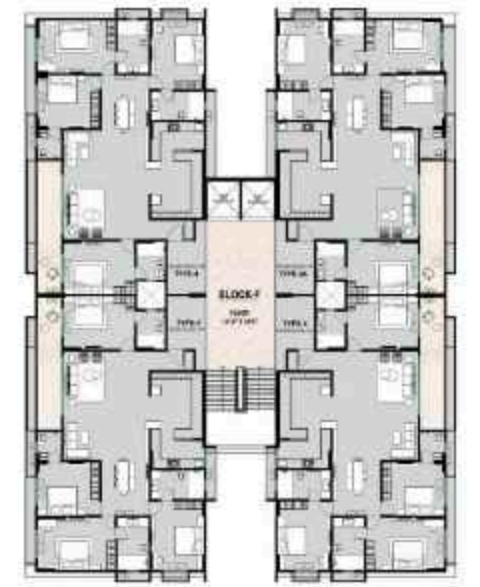
Artistic Impression

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PORTRAIT  
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3, 4 & 5 BHK + FAMILY ROOM

# *Floor Plans*



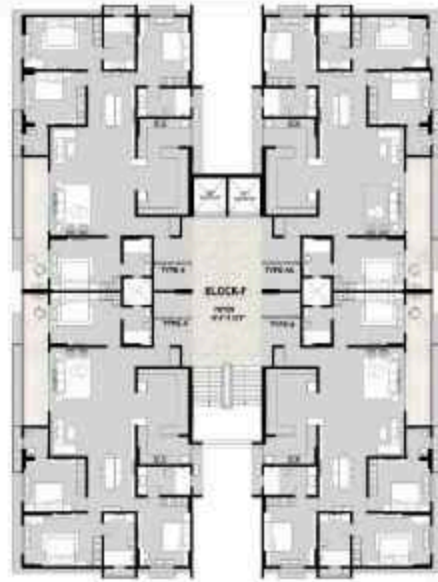


2<sup>ND</sup> FLOOR PLAN



3<sup>RD</sup> FLOOR PLAN

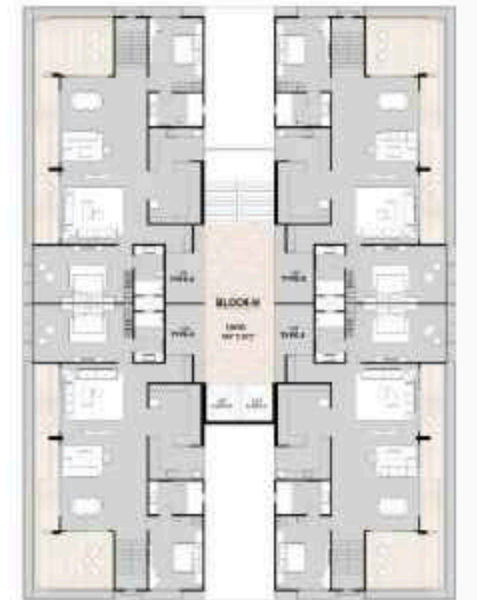
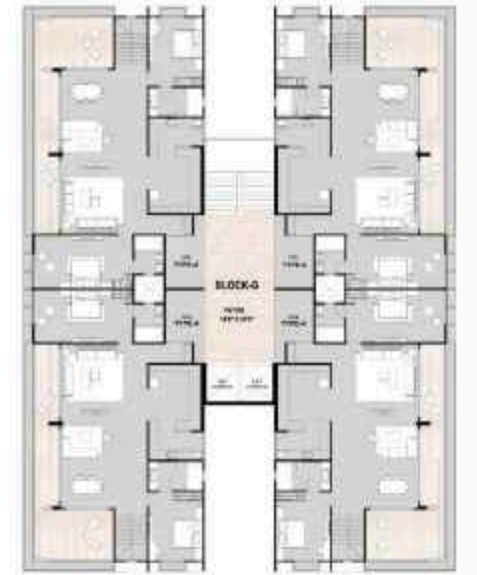
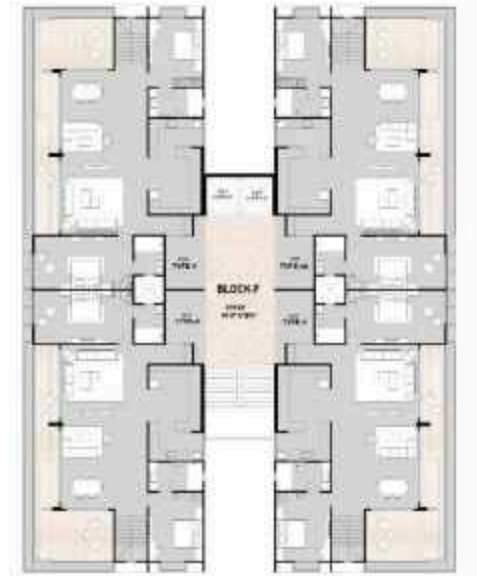


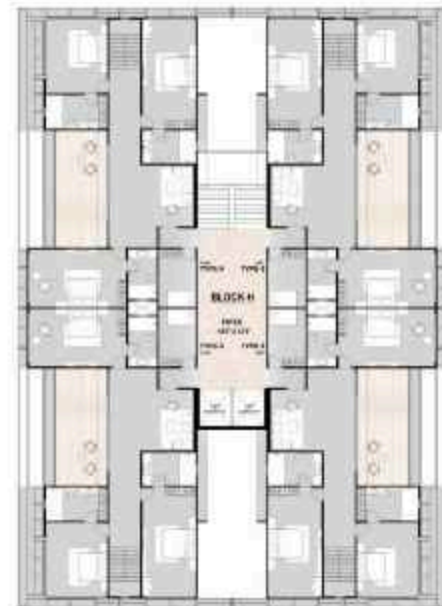
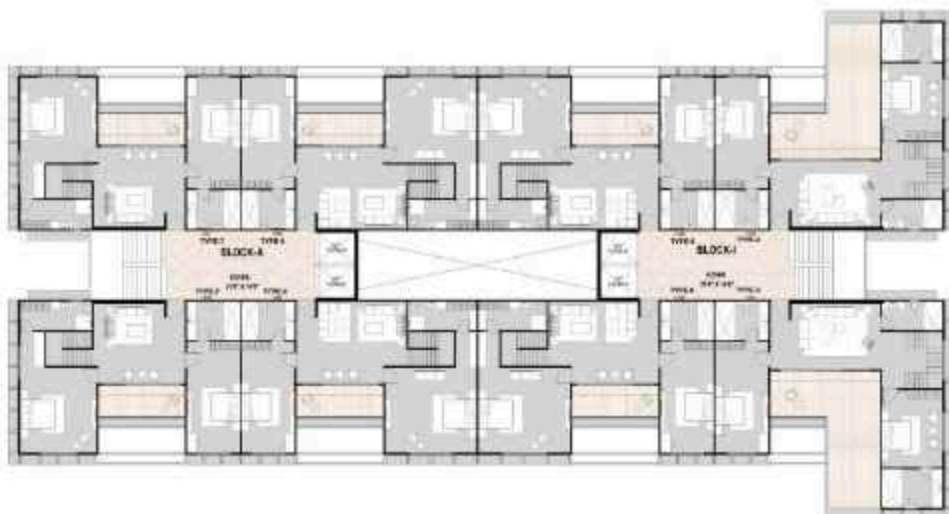
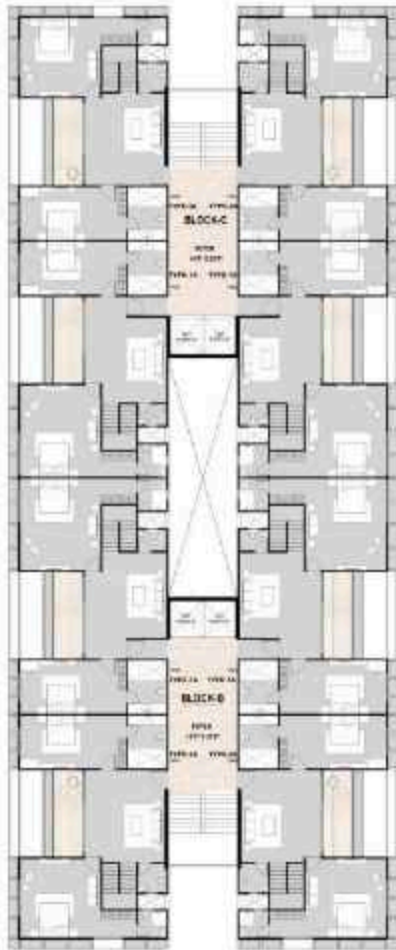
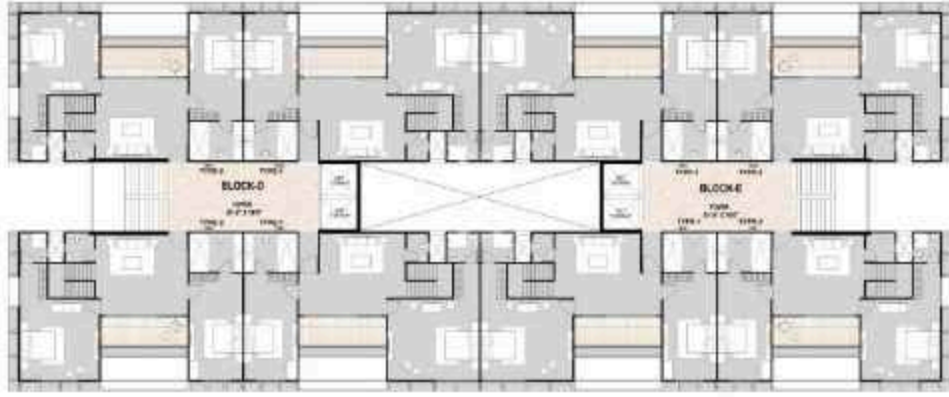


4<sup>TH</sup> FLOOR PLAN



13<sup>TH</sup> FLOOR PLAN





14<sup>TH</sup> FLOOR PLAN



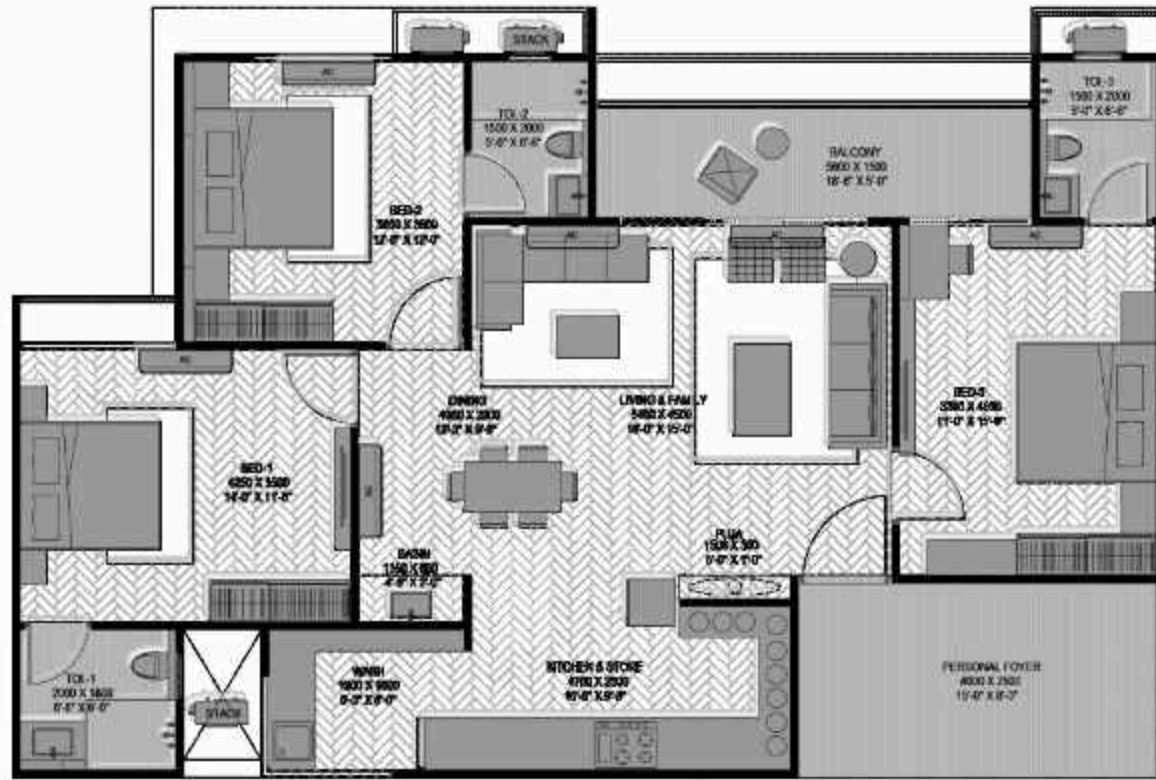


LOWER PENTHOUSE



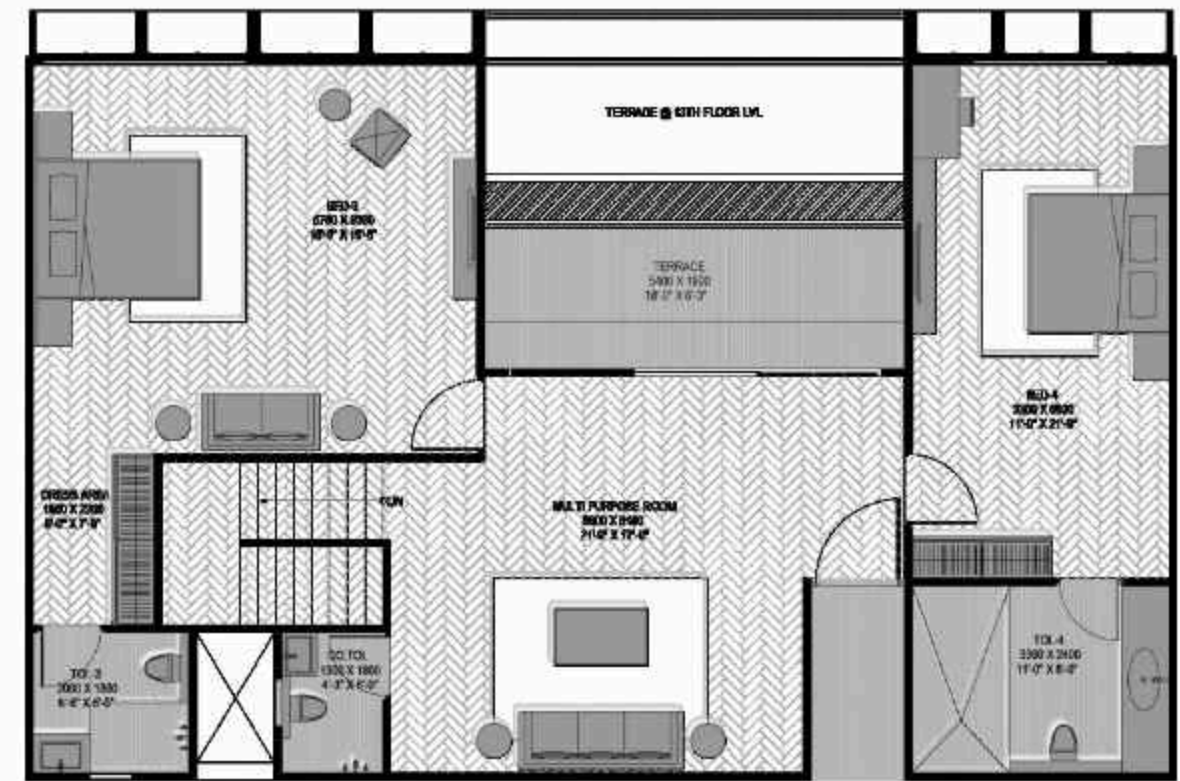
UPPER PENTHOUSE





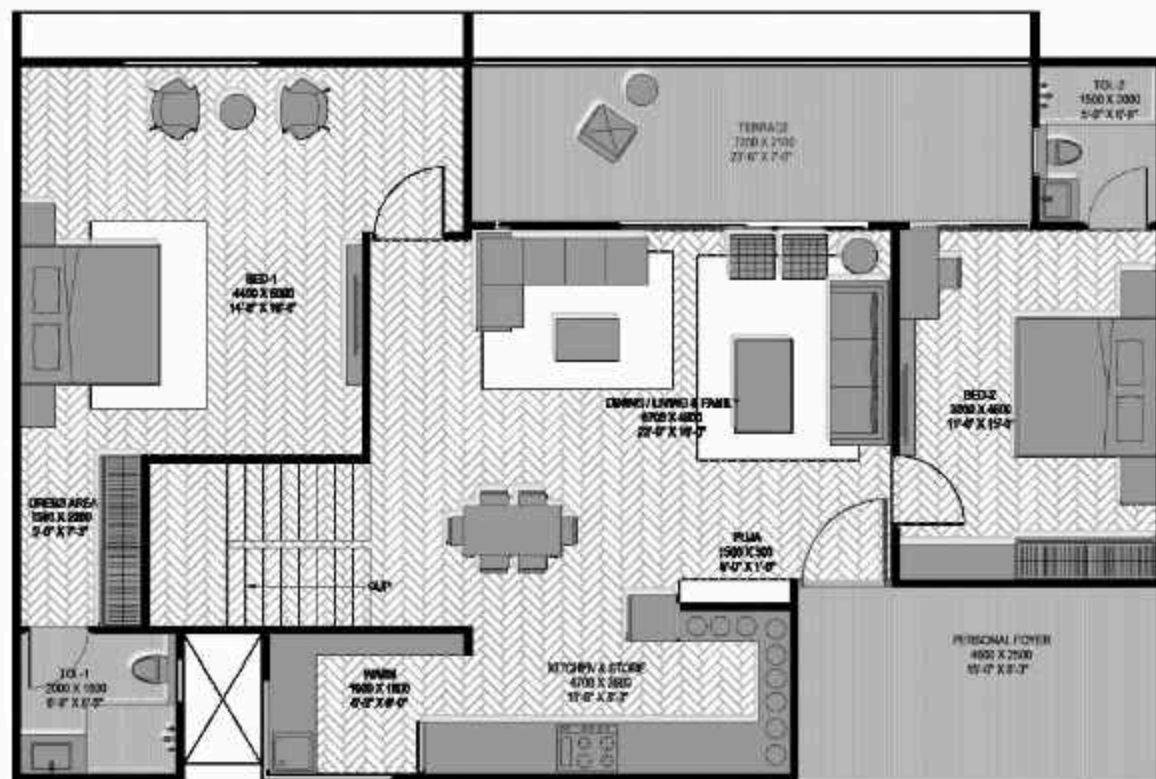
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-1



14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

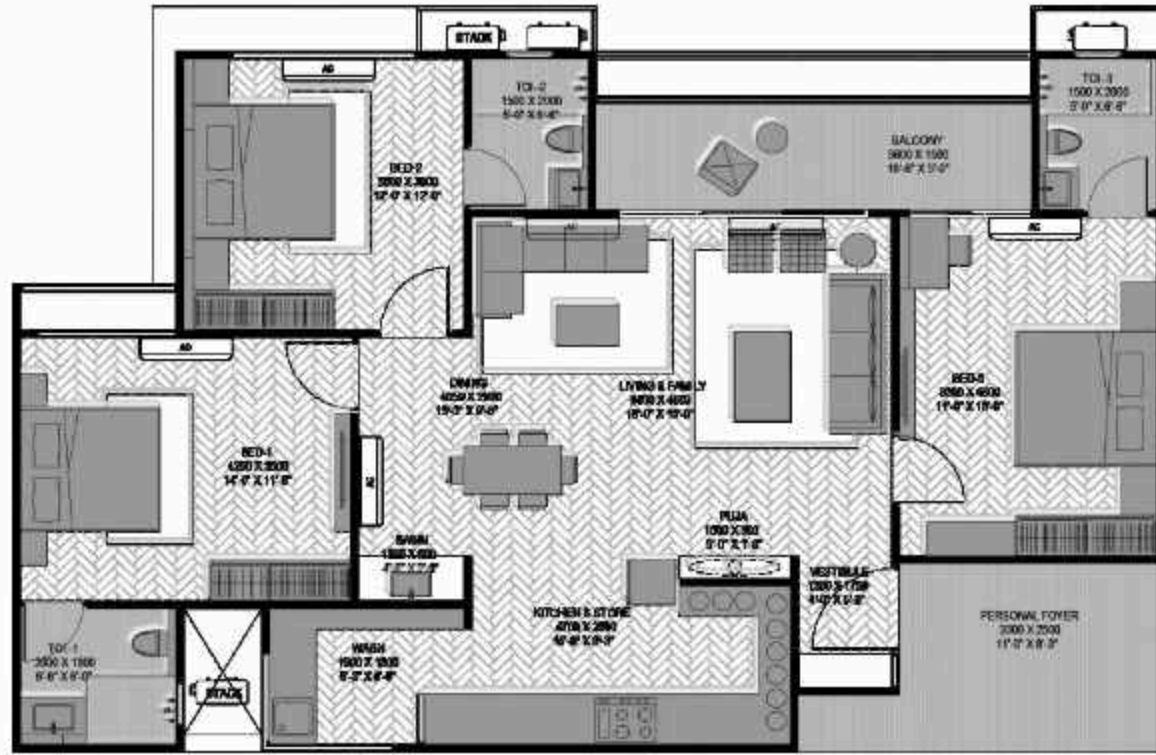
TYPE-1



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-1





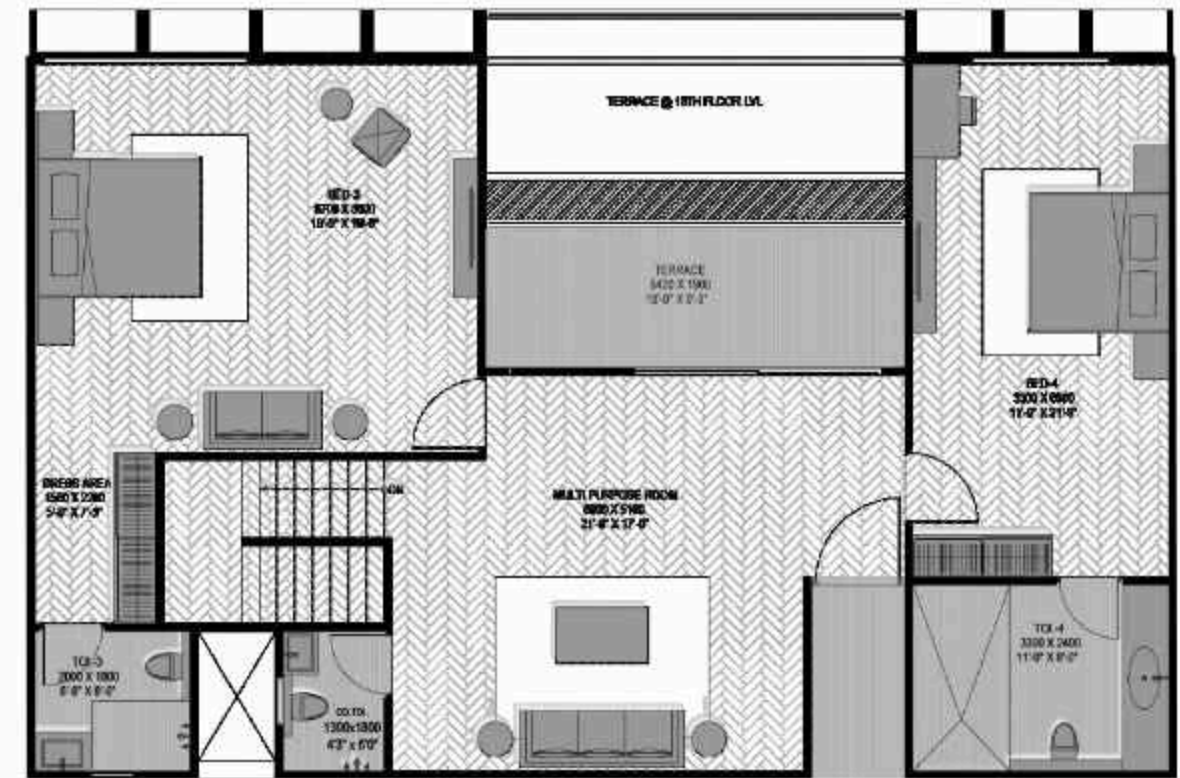
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-1A



13<sup>TH</sup> FLOOR [LOWER PENTHOUSE]

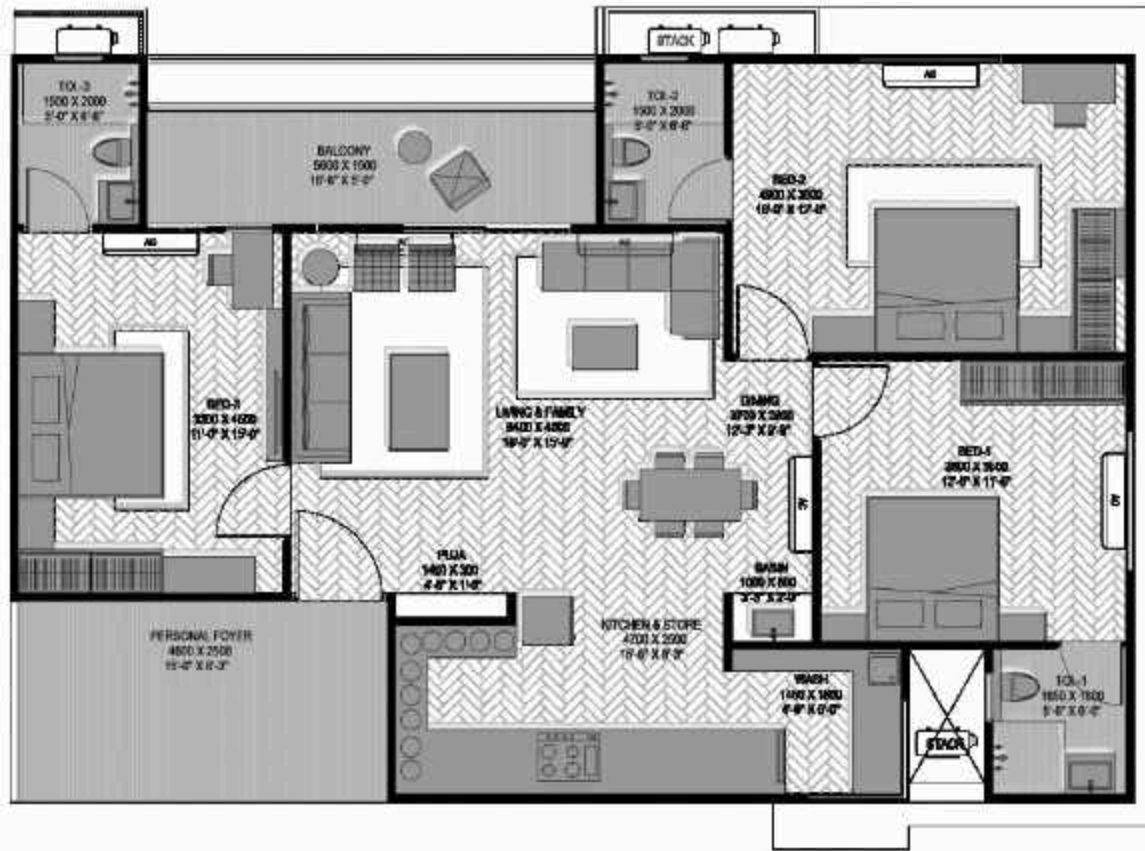
TYPE-1A



14<sup>TH</sup> FLOOR [UPPER PENTHOUSE]

TYPE-1A





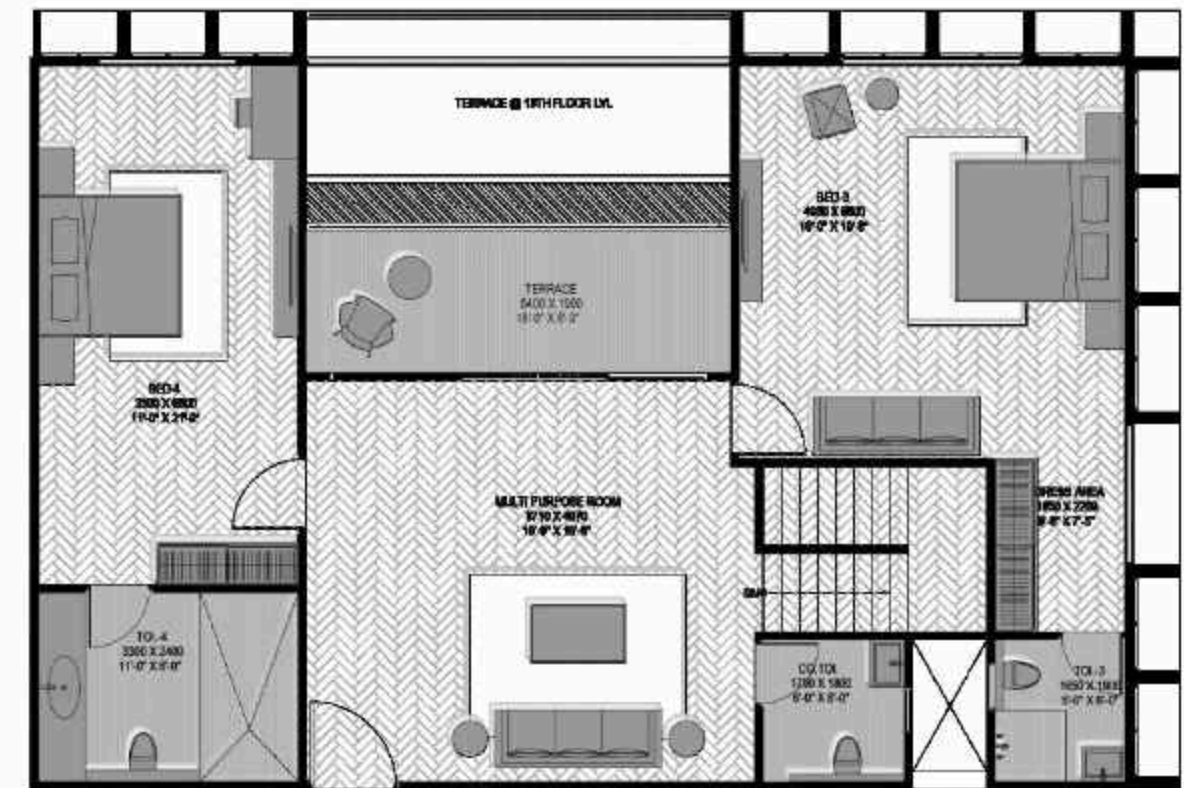
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-2



13<sup>TH</sup> FLOOR [LOWER PENTHOUSE]

TYPE-2



14<sup>TH</sup> FLOOR [UPPER PENTHOUSE]

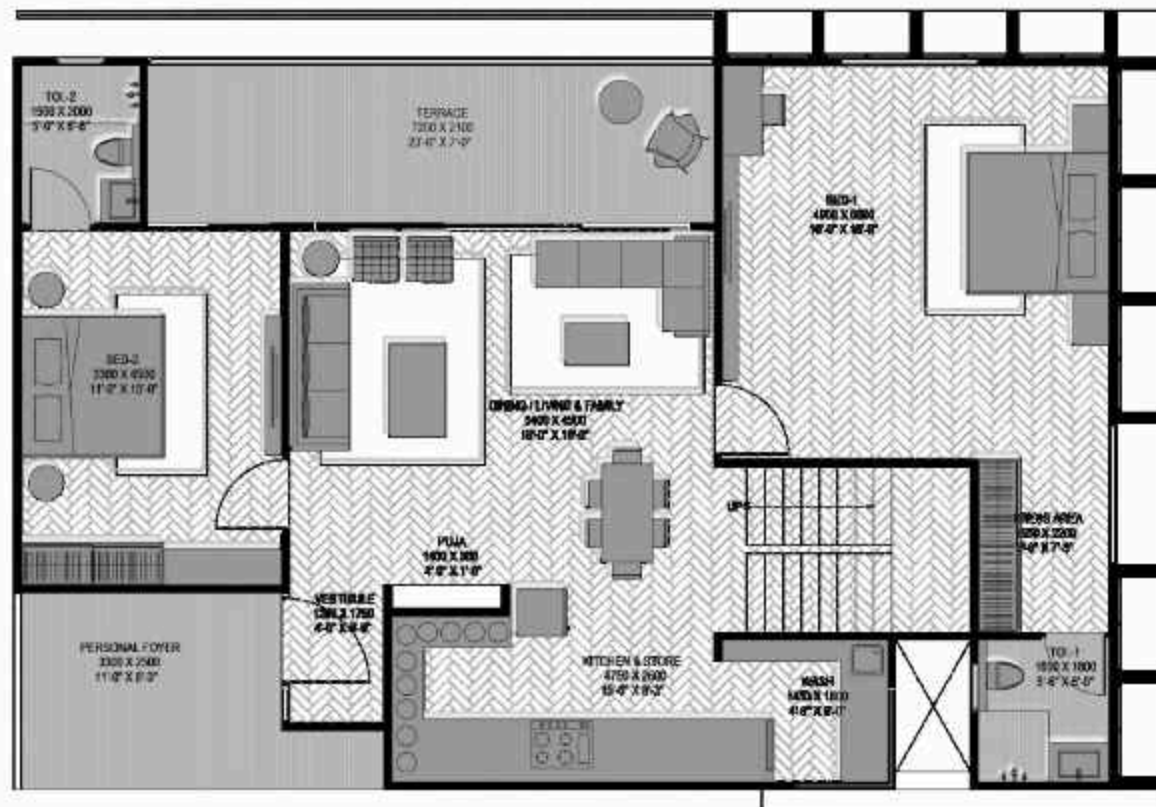
TYPE-2





1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-2A



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-2A



14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

TYPE-2A





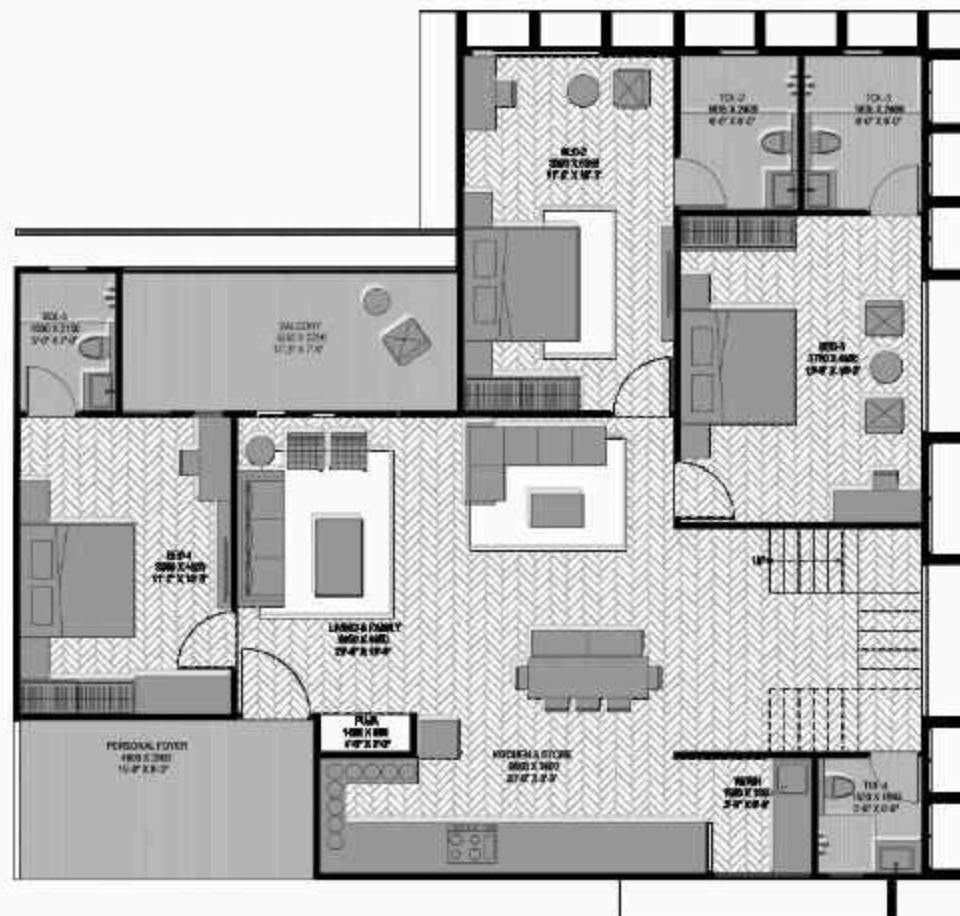
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-3



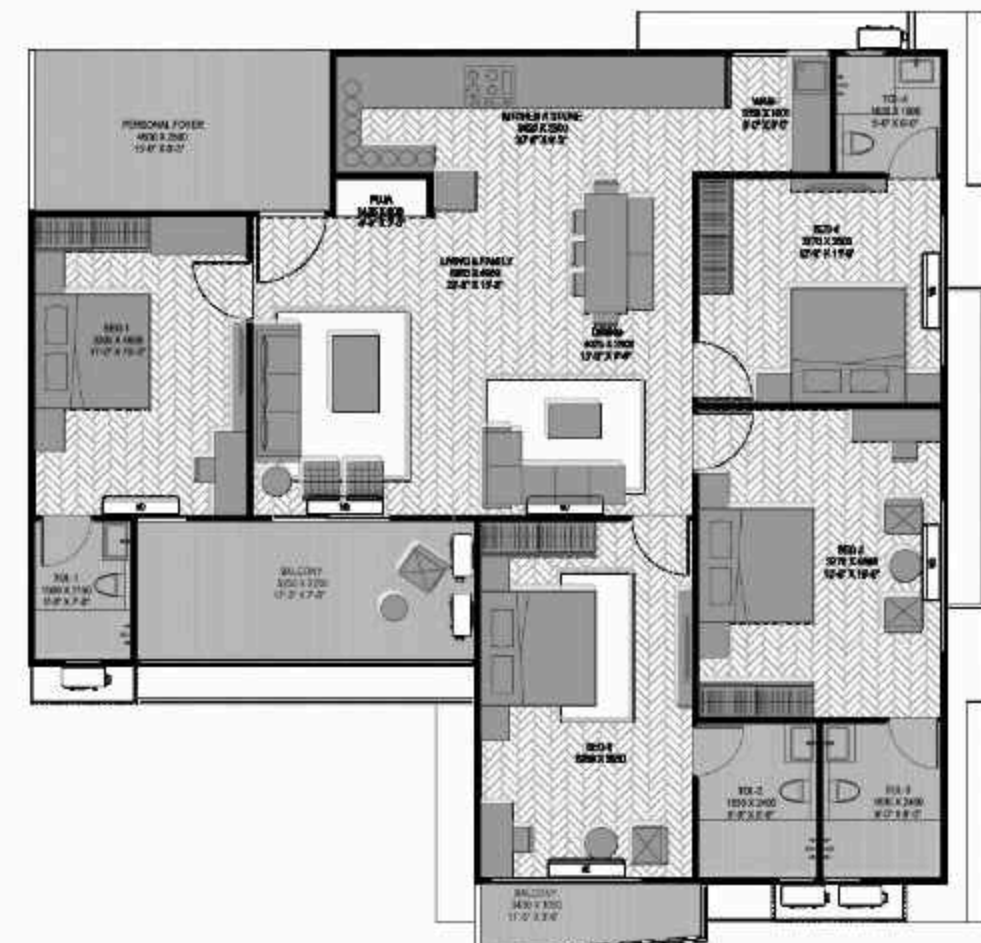
14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

TYPE-3



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-3



1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-3A





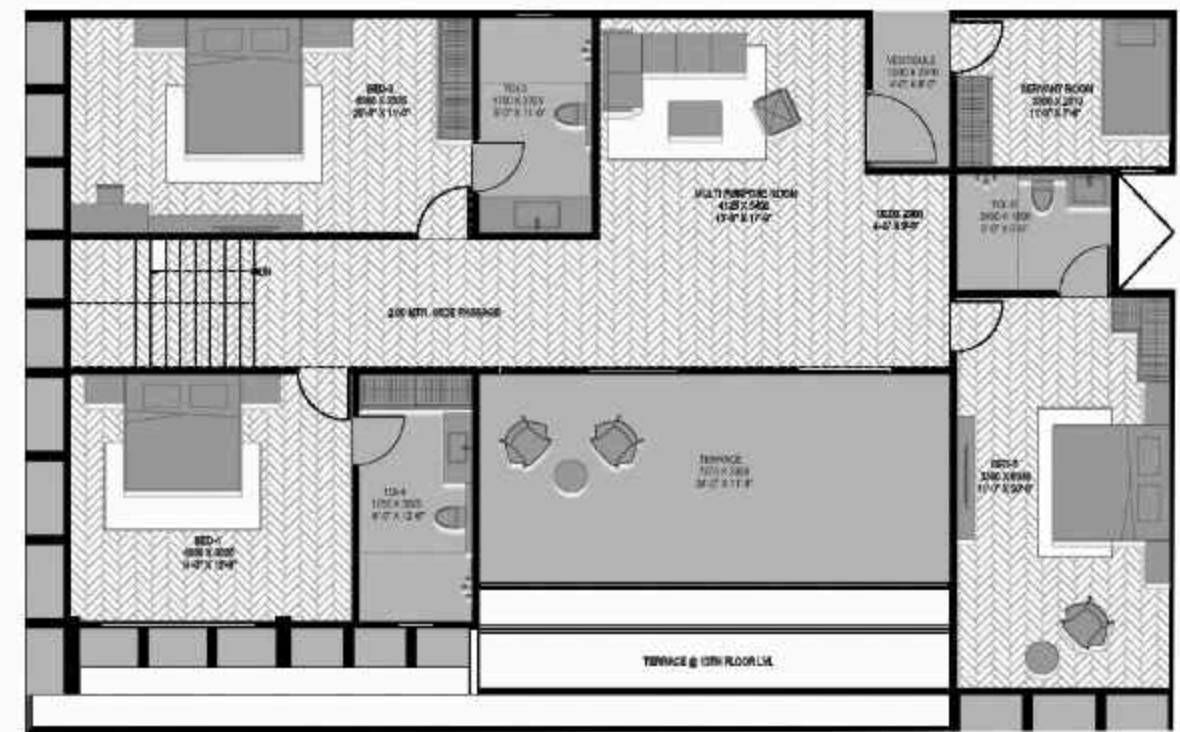
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-4



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-4



14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

TYPE-4





1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-4A



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-4A



14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

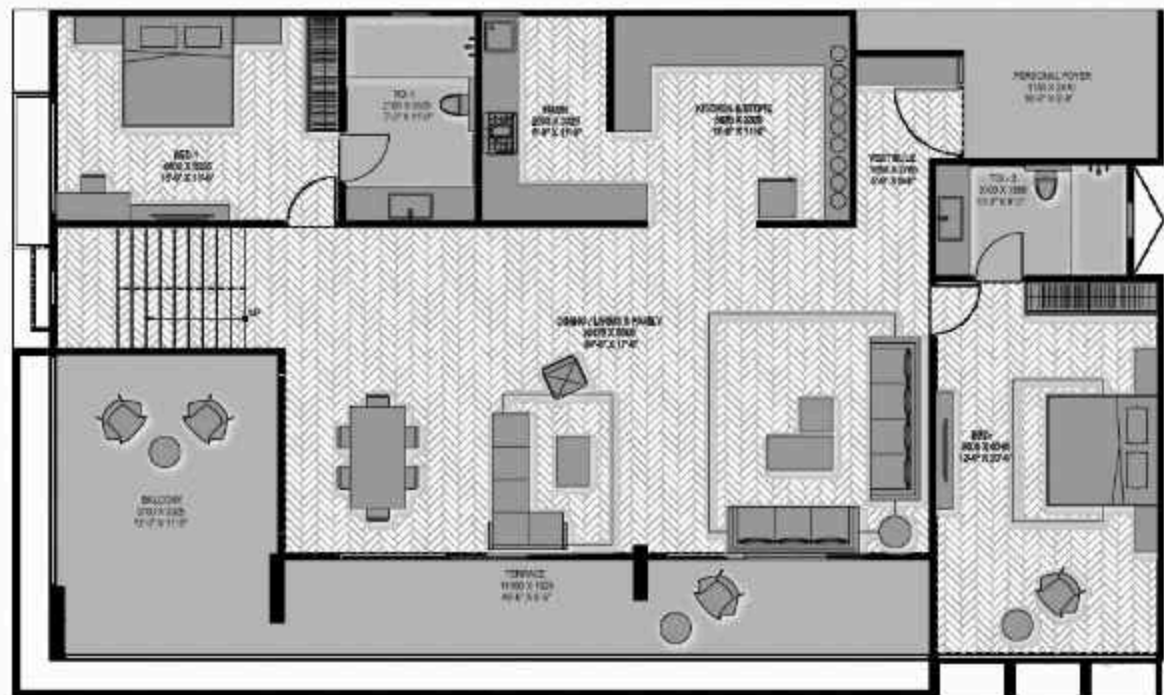
TYPE-4A





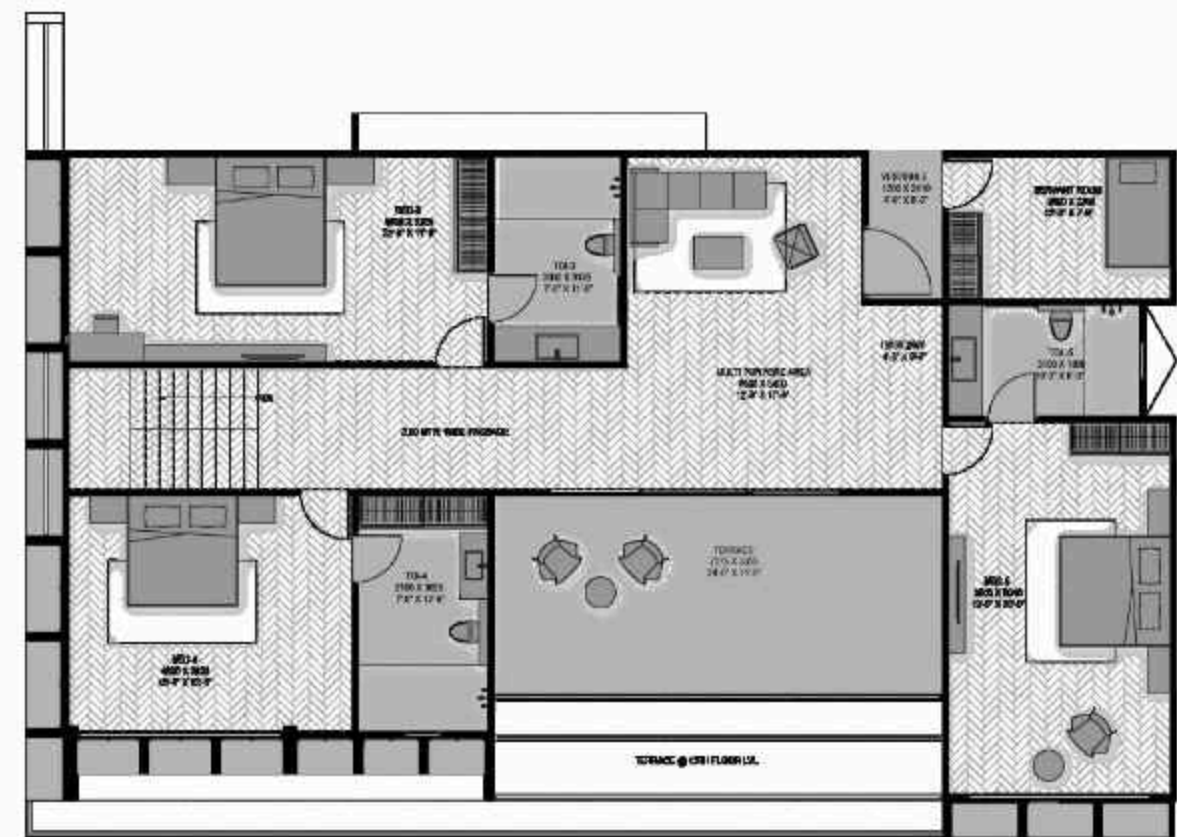
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-5



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-5



14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

TYPE-5

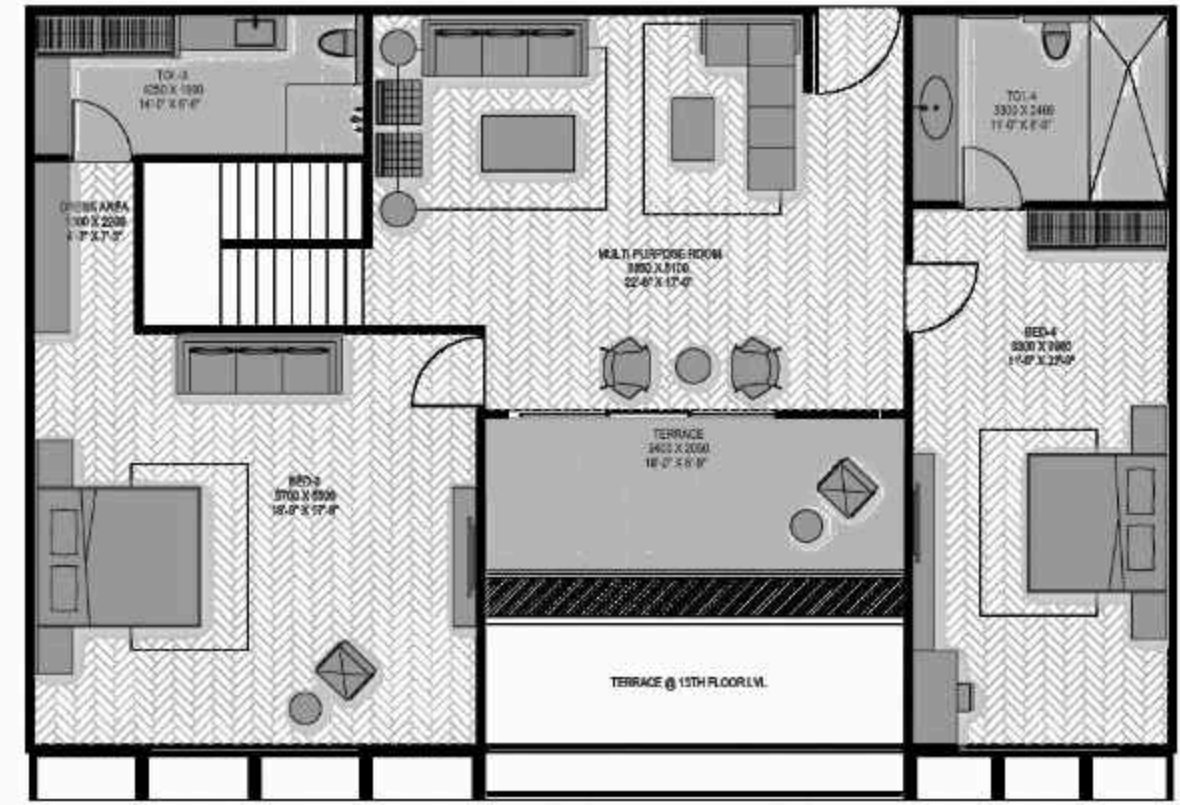






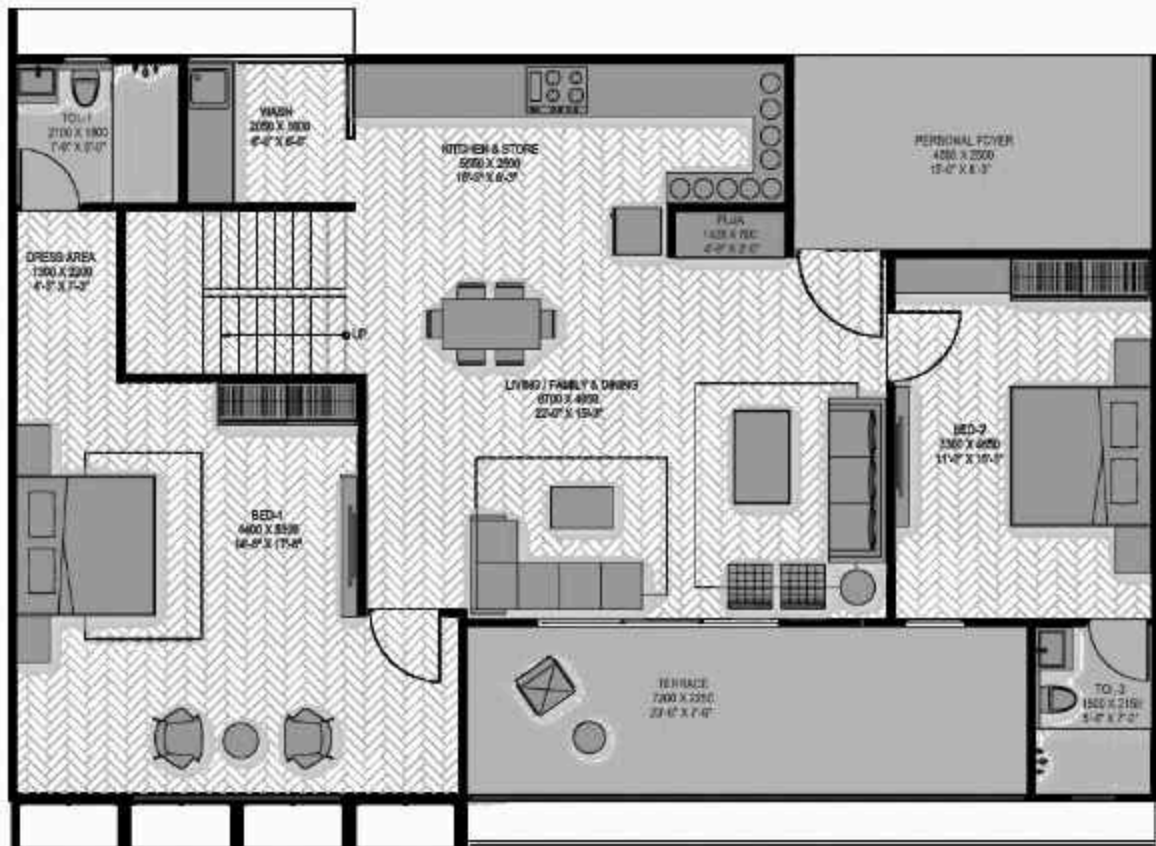
1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-6



14<sup>TH</sup> FLOOR [UPPER PENTHOUSE]

TYPE-6



13<sup>TH</sup> FLOOR [LOWER PENTHOUSE]

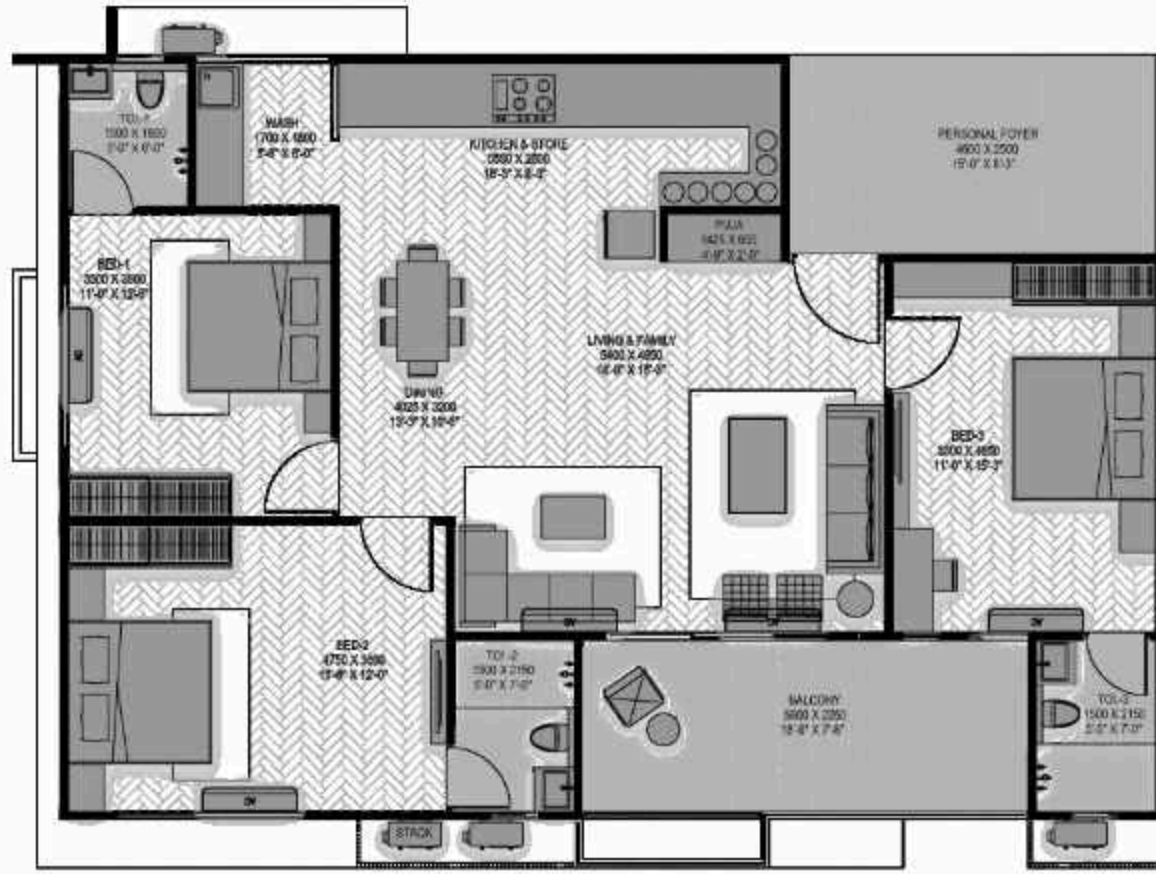
TYPE-6



1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

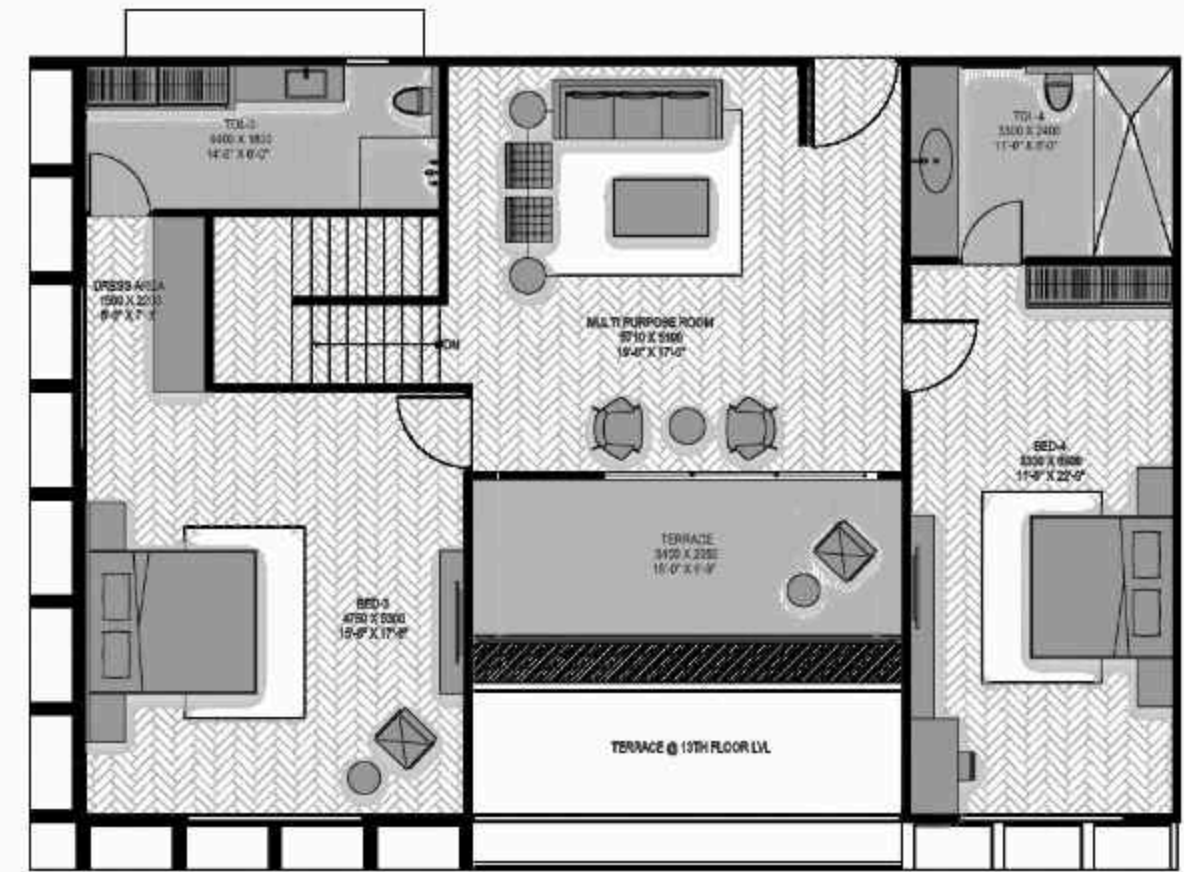
TYPE-6A





1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-7



14<sup>TH</sup> FLOOR (UPPER PENTHOUSE)

TYPE-7



13<sup>TH</sup> FLOOR (LOWER PENTHOUSE)

TYPE-7



1<sup>ST</sup> TO 12<sup>TH</sup> FLOOR

TYPE-7A



# Amenities



VIRTUAL GAMING ZONE



MINI THEATRE



BUSINESS CENTRE  
/ MEETING ROOM



BOARD GAMES



SNOOKER, POOL  
& FOOSBALL LOUNGE



TABLE TENNIS LOUNGE



LIBRARY



STUDIO  
(ZUMBA / DANCE / MUSIC)



YOGA ZONE



SWING AREA



TODDLER AREA



CLUB HOUSE



CAFÉ



GYMNASIUM



BANQUET HALL



TERRACE GARDEN LOUNGE



LANDSCAPE AREA

# Specifications



## WALL FINISH

- Internal smooth finish mala plaster with putty
- External: double coat sand faced plaster or texture finish



## FLOORING

- Vitrified tiles flooring in all rooms



## KITCHEN

- Standing polished natural granite kitchen
- Platform with sink & glazed tiles dado above the platform up to lintel level



## DOORS

- Decorative main door having lock of a reputed company
- Internal doors of laminated flush doors or coloured flush door



## WINDOWS

- Aluminum anodized section sliding windows with glass & stone jambs



## TOILET

- Ceramic tiles flooring in all toilets, glazed tiles dado up to lintel level



## PLUMBING

- Concealed plumbing of good quality UPVC & CPVC pipes, C.P. fittings & sanitary ware of reputed brands



## ELECTRIFICATION

- Three phase meter + MCB & ELCB tripper with concealed wiring with adequate points with quality fittings



## PAINT

- Exterior painting of acrylic paint. Internal walls double coat putty finish



## LIFTS

- Fine quality fully automatic lifts



## WE OUTLINED A LOCATION THAT BECAME THE HEART OF TOGETHERNESS

In the bustling heart of Ahmedabad, The Portrait pulsates with the essence of Gujarat. Nestled in this vibrant locale, it offers unmatched convenience, blending seamlessly with lively school routes, lush parks, and enchanting family spots. Here, your family's joy blossoms into its fullest form, in a personalised sanctuary painted just for you.

### CONNECTIVITY:

Where every locale sparks a world of opportunities.

- VIP Road - 2 mins
- Bopal-Ghuma Road - 2 mins
- Sardar Patel Ring Road - 8 mins
- South Bopal - 8 mins
- Shilaj - 15 mins
- Sanand - 20 mins

### MALLS & ENTERTAINMENT:

Where joyful moments await around every corner.

- Reliance Mall - 2 mins
- Gala Magnus - 5 mins
- Kavisha Celebration City Center - 7 mins
- Aarohi Shopping Complex - 8 mins
- SBTC - 8 mins
- Suncity Shopping Mall - 10 mins

### HEALTH CARE:

Where peace of mind meets medical accessibility.

- Krishna Shalby Hospital - 5 mins
- Sannidhya Multi-Speciality Hospital - 5 mins
- Adwait Multi-Specialty Hospital - 10 mins

### RECREATION:

Where nearby recreation fuels the soul's journey.

- Club O7 - 2 mins
- Shela Auditorium - 5 mins
- AUDA Sports Complex - 7 mins

### EDUCATIONAL INSTITUTES:

Where learning journeys commence next door.

- Apollo Int'l School - 3 mins
- Shela Primary School - 4 mins
- Shanti Asiatic School - 5 mins
- Global Mission Int'l School - 10 mins
- Anant National University - 10 mins
- Sanskardham Sports Academy - 10 mins

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