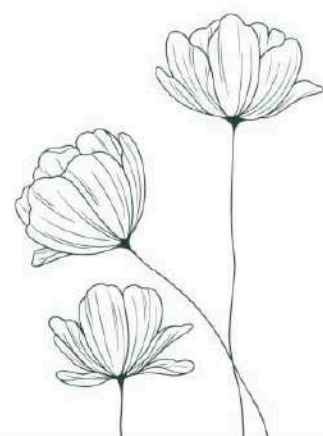




*A perfect blend of
luxury and nature*



Welcome to **Anurita!**



Anurita at a glance

Anurita is an esteemed project created with innate precision to ensure the residency amidst the wilderness and yet experience all luxuries of life. It is present at a location that is not far away from the city and is yet the perfect choice for a quiet and wholesome existence.

Anurita is strategically located at Thaltej-Shilaj Road making it accessible within as well as from around the city. It is a cluster of gated community of 17 widely spread, iconically designed and well-crafted bungalows that provide far above the basics. These bungalows boast of amalgamation of luxury with beauty.

Each bungalow has its own dedicated space that provides the peace and privacy you deserve! Along with this, you also get to enjoy uninterrupted lifestyle benefits that provide you with an enhanced and responsible living.

Amidst Mother nature's lap, Anurita is a beautiful creation is a sacred space filled with amazing sunlight and cool breeze. Serenity is spread around with no high rises around. The project is created to be environmentally friendly and hence has the provisions for water harvesting too.

With 17 luxurious bungalows spread over acres, each bungalow is an epitome of a living piece of art. Just like your own little heaven. Each of the huge 17 bungalows are structured to provide 4/5 Master Bedrooms with 2 Aristocratic Living Rooms, and are lavishly designed to ensure everyone has a space of their own. The bungalows are built to cater to a family as well as those visiting the family. Each of the bungalows are created for strength, safety and security with best quality materials. It has everything that a family-oriented home seeker would want to have, keeping in mind all the minute detailing perfectly blends luxury and nature





અનુશીલા

A small, stylized tree logo with a white trunk and branches, and a dense canopy of small white leaves, positioned to the right of the main title.

*Dwell in an astonishing blend of
Nature with Luxury!*



01 A Heaven Nearby

Anurita is located at Thaltej-Shilaj, which is nearby yet away from the city's hustle-bustle. It is so accessible that you can escape the noise and blend with the natural peace and serenity.



02 Peace and Privacy

With Anurita, each bungalow is exclusively placed. With lots of space around and wide-spread structures, your peace and privacy both are promised.

17

03 Gated Community

Anurita is an exclusive gated community which ensures members of all 17 bungalows are individual but a part of community that enjoys luxury and tranquillity



04 Safe and Secure

Anurita is built with complete safety & security through 24x7 hi-tech security system so you can enjoy no-worry living here.



05 Well-Planned & Design

Standing true to its meaning, Anurita is glamorous and yet is planned to suit the smallest requirement of yours and your family.



06 Environment Friendly

Anurita is environmentally supportive enhancing the quality of life & comfort and has provisions for water harvesting.



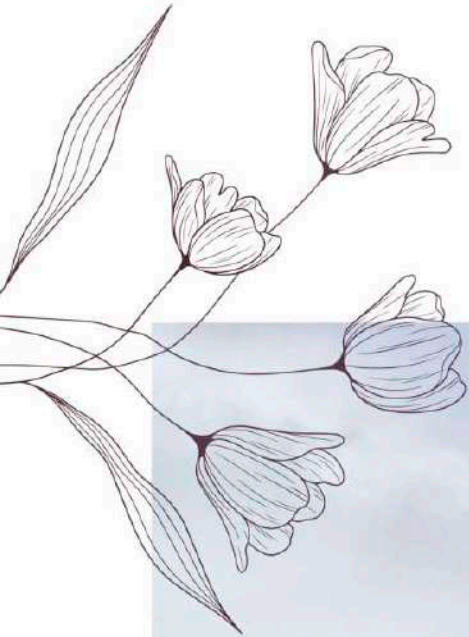
07 Vastu Compliant

Anurita is auspiciously designed keeping Vastu in mind.



08 Added Luxuries

Anurita is complemented with its lavish amenities like garden landscapes, fully equipped gym, children's area, swimming pool, multipurpose hall and much much more.



New story of
Happiness

*Crafted with smart, intelligent and present day
technology in the real estate, giving you the
lifestyle which takes care of your well-being.*



Artist's Impression



The tranquil
Retreat

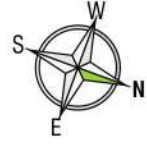
Beautifully carved with chosen designs & unbelievable luxurious spaces, Anurita is where nature and luxury reside together.



Artist's Impression



Artist's Impression



અભુશીલા

60.00 FT. (18.00 MT.) WIDE ROAD



GATE-1

25.00 FT. (7.50 MT.) WIDE ROAD

25.00 FT. (7.50 MT.) WIDE ROAD

CLUB HOUSE

GATE-2

120.00 FT. (36.00 MT.) WIDE ROAD



Prestigiousness of **Anurita**

Anurita Bungalows are conceived and formulated in such a way that you get the best utilization of space with no compromise on luxury and ease of living.

Bungalow at a glance

2 Large Aristocratic Living Rooms

4 & 5 Luxurious Master Bedrooms with
Master Bathrooms

Large Garden at Entrance

A Grand Entrance

Decent Size Vestibule

Puja Room

Large Kitchen with Store Room

8 Person High-end Lift

VRV System Provision for Air Conditioning

Powder Room

Kitchen Garden

Servant Room with toilet

12 ft. Clear Height in a Bungalow

11 ft. Clear Height in Passage & Kitchen

Minimum 4 Car Park for Each Bungalow



A one-of-its kind. like you

We care! Each of our spacious bungalow promises to take care of all your and even the elderly of your family. It is equipped with a 8-person high-end lift that allows swift movement from the Ground to upper floors.

Your safety is the priority: When it comes to safety, we have you all covered. Anurita has a 24x7 Hi-tech security system in places and cameras are installed at required places throughout.

Exclusively inclusive: Anurita is a gated community. It means you enjoy your privacy within your bungalows and all the amenities of a community too!

Stay always connected: Bungalows here are amidst nature but allow you to stay connected through broadband internet connectivity provisions in all the bedrooms and the living rooms.

Intelligently built: Anurita is a project that is created with a smart and state of the art technology and design. It has a serene and peaceful environment which is perfect for today's living.

A place of space: Our bungalows are built with ample space giving you your private space as well as open spaces for leisure. They are your exclusive spaces.

Treat to your eyes: Anurita is located at a beautiful picturesque location that are a treat to your eyes every day when you live there. One always adores nature and what best to wake up to breath-taking views, every morning!

Shhhh! No rush: Anurita promises you to be away from the city while still being around it. The perfect location keeps you away from the hustle-bustle of the city corners and allows you to relax in the lap of nature with luxury.

Watering your heart's garden: Anurita has inbuilt gardens for each bungalow. Apart from it, there are common spaces with garden landscaping which creates an opportunity for you to stay close to nature. Your kids will love them more than you!



Live in
Comfort

When you are at Anurita, you are breathing the air that is pure and living in completely stress free environment.



Artist's Impression



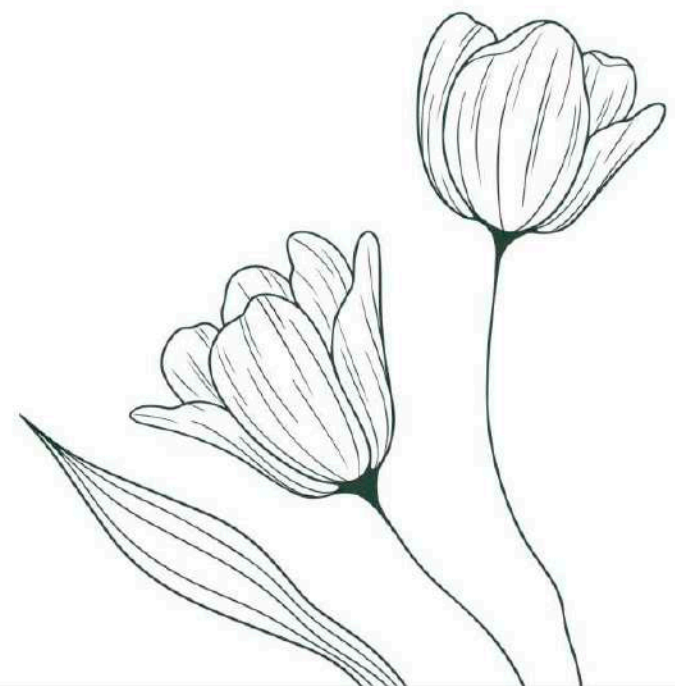
Artist's Impression



Artist's Impression

Experience the beauty of lush garden
and warmth of home that you'll never
get anywhere else, only at Anurita.

A view that makes
Feel privilege

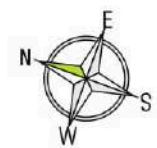
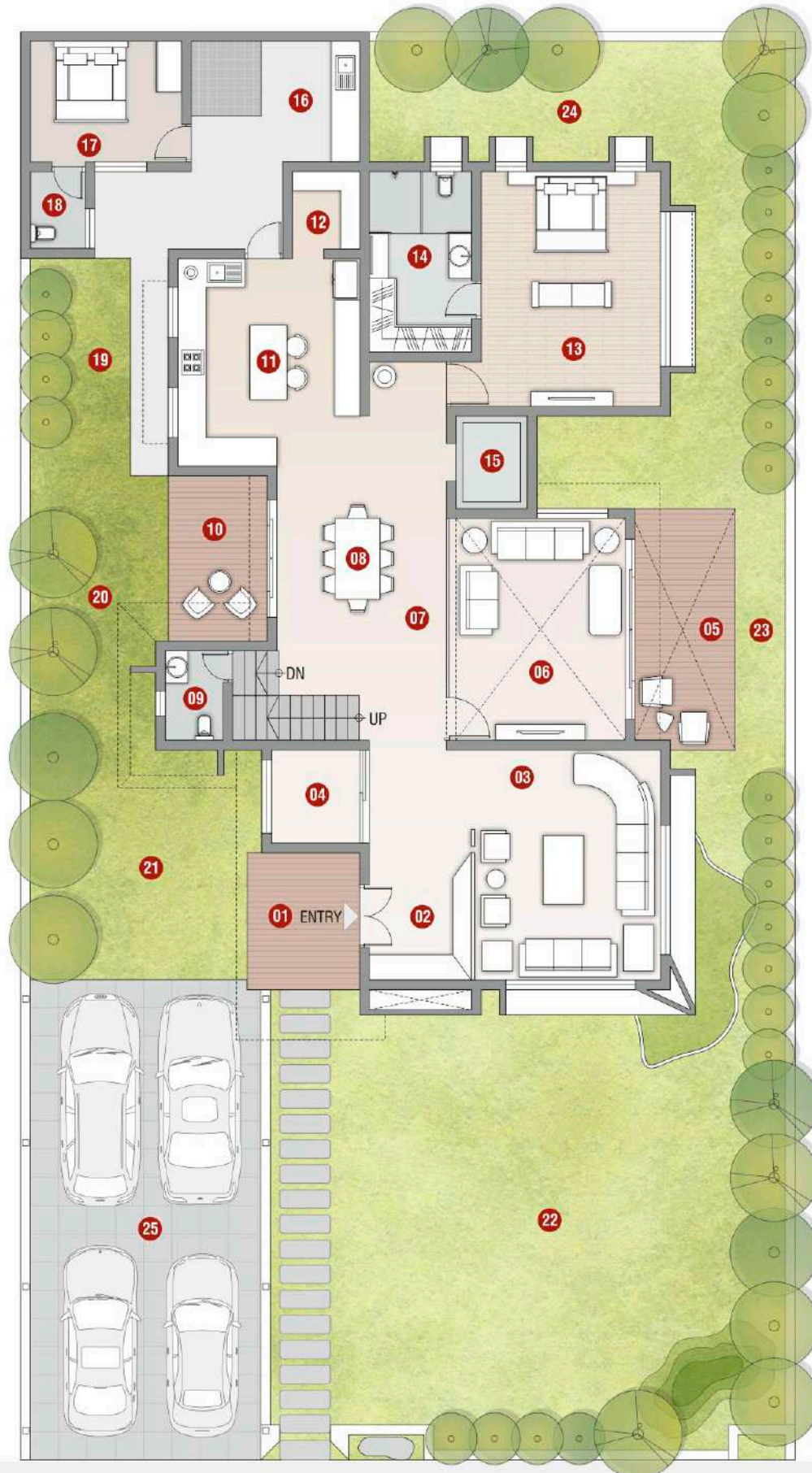




GROUND Floor Plan

Type - 1

- | | |
|-------------------|-----------------|
| 01 VERANDAH | 7' 0" X 10' 9" |
| 02 ENTRANCE FOYER | 8' 0" X 11' 9" |
| 03 DRAWING ROOM | 14' 6" X 18' 0" |
| 04 PUJA | 5' 6" X 7' 0" |
| 05 OPEN DECK | 8' 0" X 18' 9" |
| 06 LIVING ROOM | 14' 0" X 17' 3" |
| 07 PASSAGE | 6' 0" X 48' 3" |
| 08 DINING | 13' 3" X 18' 3" |
| 09 POWDER ROOM | 4' 6" X 7' 0" |
| 10 OPEN DECK | 7' 9" X 13' 0" |
| 11 KITCHEN | 14' 3" X 16' 3" |
| 12 STORE | 5' 3" X 6' 0" |
| 13 BEDROOM-1 | 14' 0" X 18' 6" |
| 14 DRESS / TOILET | 8' 0" X 14' 3" |
| 15 LIFT | 5' 6" X 7' 0" |
| 16 DRY KITCHEN | 12' 9" X 9' 9" |
| 17 SERVANT ROOM | 12' 0" X 9' 6" |
| 18 SERVANT TOILET | 4' 0" X 6' 0" |
| 19 KITCHEN GARDEN | 10' 6" X 17' 0" |
| 20 GARDEN | 10' 6" X 38' 0" |
| 21 GARDEN | 18' 0" X 18' 0" |
| 22 GARDEN | 40' 3" X 34' 0" |
| 23 GARDEN | 9' 0" X 66' 9" |
| 24 GARDEN | 32' 6" X 9' 6" |
| 25 PARKING | 18' 0" X 36' 9" |



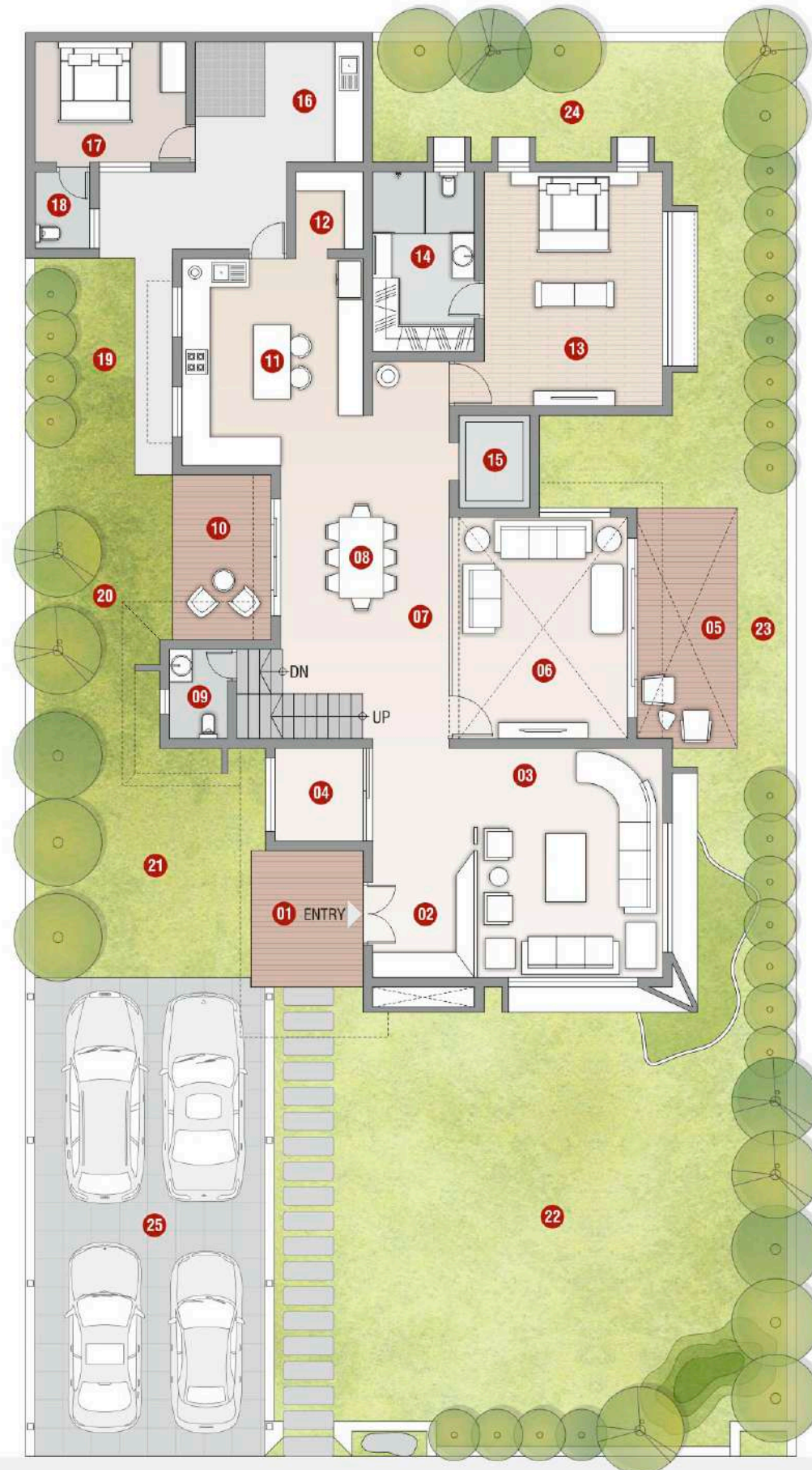
Artist's Impression

Type-1

GROUND
Floor Plan

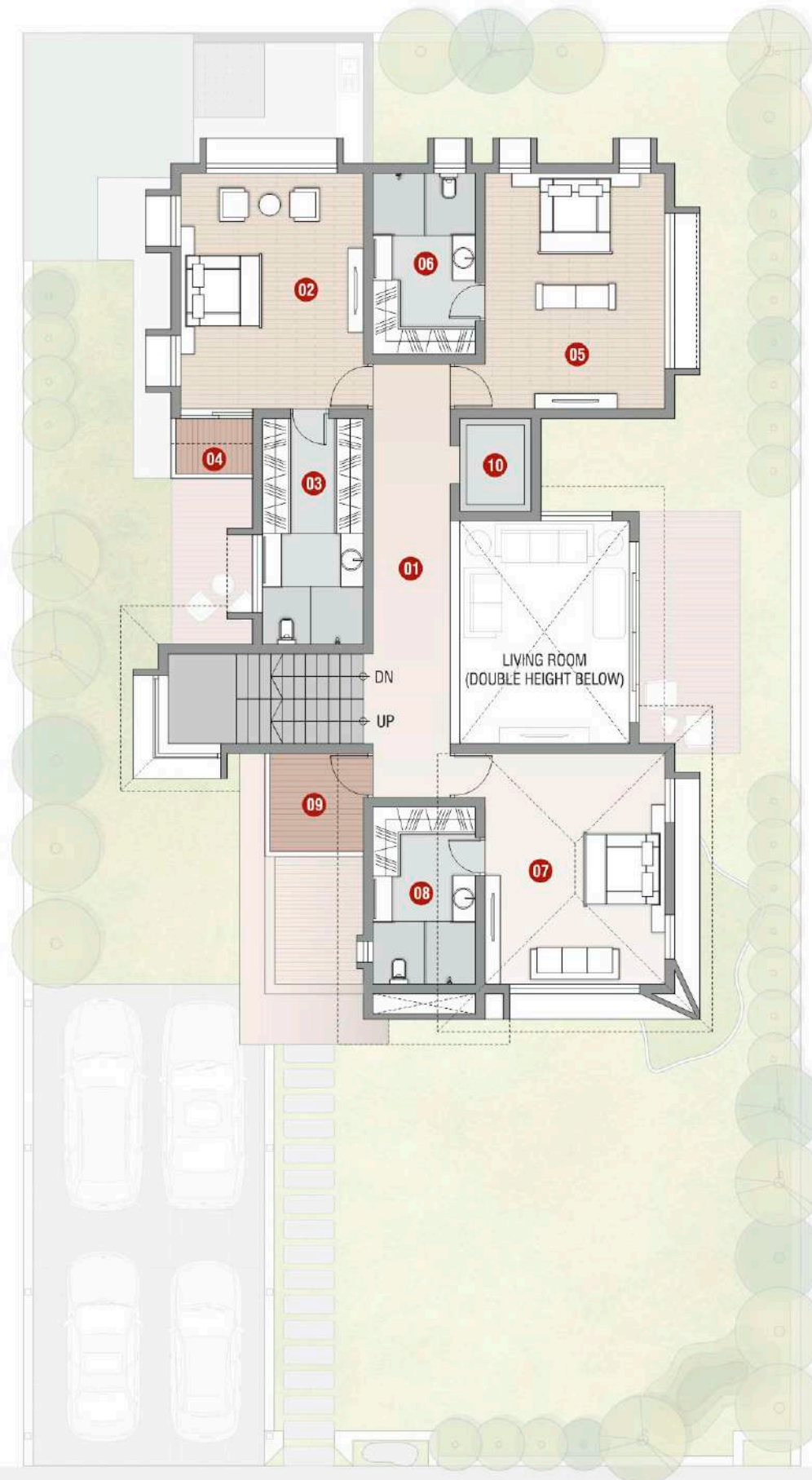
Type - 1

- | | |
|-------------------|-----------------|
| 01 VERANDAH | 7' 0" X 10' 9" |
| 02 ENTRANCE FOYER | 8' 0" X 11' 9" |
| 03 DRAWING ROOM | 14' 6" X 18' 0" |
| 04 PUJA | 5' 6" X 7' 0" |
| 05 OPEN DECK | 8' 0" X 18' 9" |
| 06 LIVING ROOM | 14' 0" X 17' 3" |
| 07 PASSAGE | 6' 0" X 48' 3" |
| 08 DINING | 13' 3" X 18' 3" |
| 09 POWDER ROOM | 4' 6" X 7' 0" |
| 10 OPEN DECK | 7' 9" X 13' 0" |
| 11 KITCHEN | 14' 3" X 16' 3" |
| 12 STORE | 5' 3" X 6' 0" |
| 13 BEDROOM-1 | 14' 0" X 18' 6" |
| 14 DRESS / TOILET | 8' 0" X 14' 3" |
| 15 LIFT | 5' 6" X 7' 0" |
| 16 DRY KITCHEN | 12' 9" X 9' 9" |
| 17 SERVANT ROOM | 12' 0" X 9' 6" |
| 18 SERVANT TOILET | 4' 0" X 6' 0" |
| 19 KITCHEN GARDEN | 10' 6" X 17' 0" |
| 20 GARDEN | 10' 6" X 38' 0" |
| 21 GARDEN | 18' 0" X 18' 0" |
| 22 GARDEN | 40' 3" X 34' 0" |
| 23 GARDEN | 9' 0" X 66' 9" |
| 24 GARDEN | 32' 6" X 9' 6" |
| 25 PARKING | 18' 0" X 36' 9" |



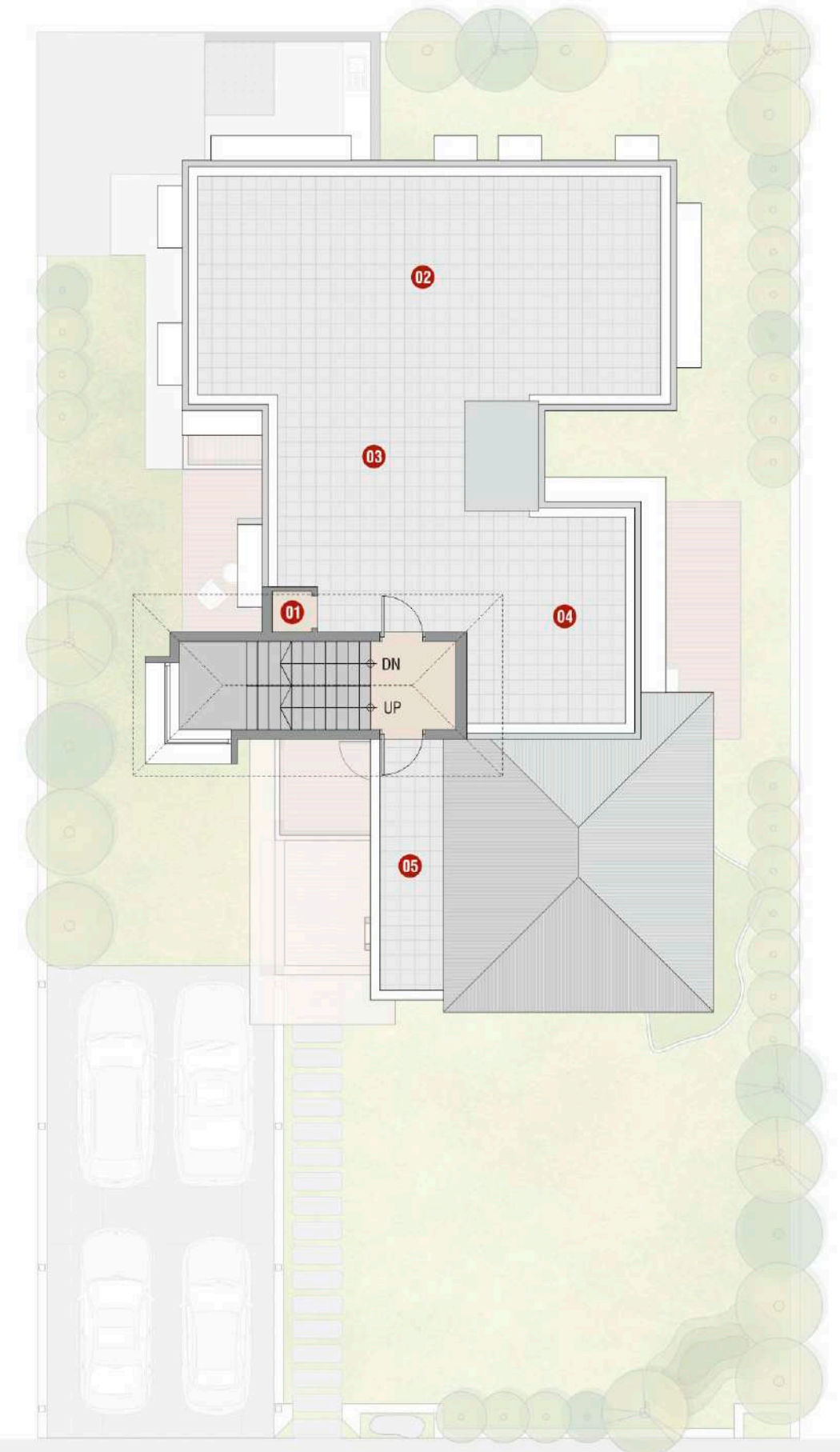
FIRST
Floor Plan

- | | |
|-------------------------|-----------------|
| 01 PASSAGE | 6' 0" X 33' 9" |
| 02 BEDROOM-2 | 14' 3" X 18' 6" |
| 03 DRESS / TOILET | 8' 0" X 17' 6" |
| 04 OPEN TERRACE/BALCONY | 6' 3" X 4' 9" |
| 05 BEDROOM-3 | 14' 0" X 18' 6" |
| 06 DRESS / TOILET | 8' 0" X 14' 3" |
| 07 BEDROOM-4 | 14' 0" X 18' 0" |
| 08 DRESS / TOILET | 8' 0" X 13' 9" |
| 09 OPEN TERRACE/BALCONY | 7' 6" X 8' 0" |
| 10 LIFT | 5' 6" X 7' 0" |

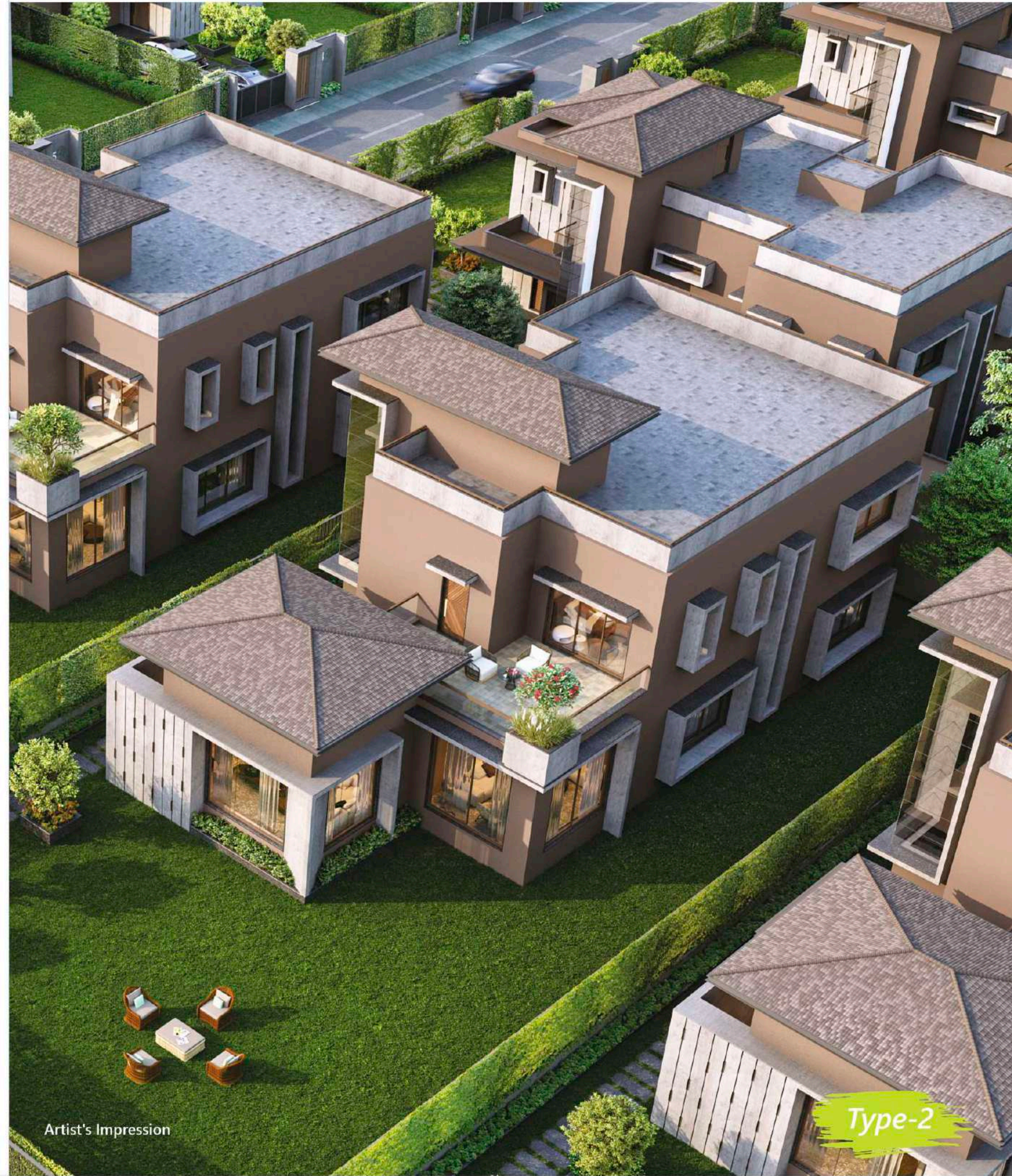
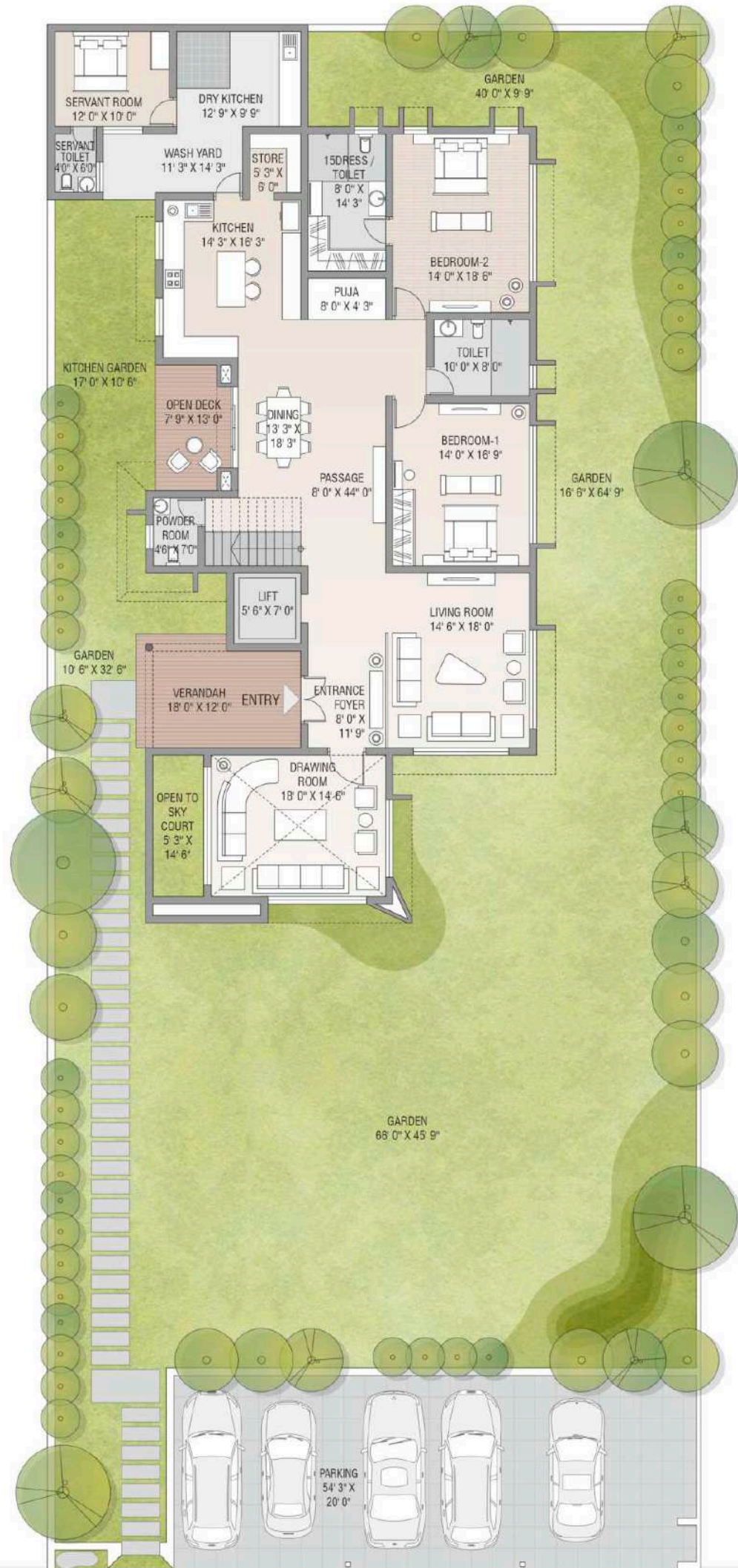


TERRACE
Floor Plan

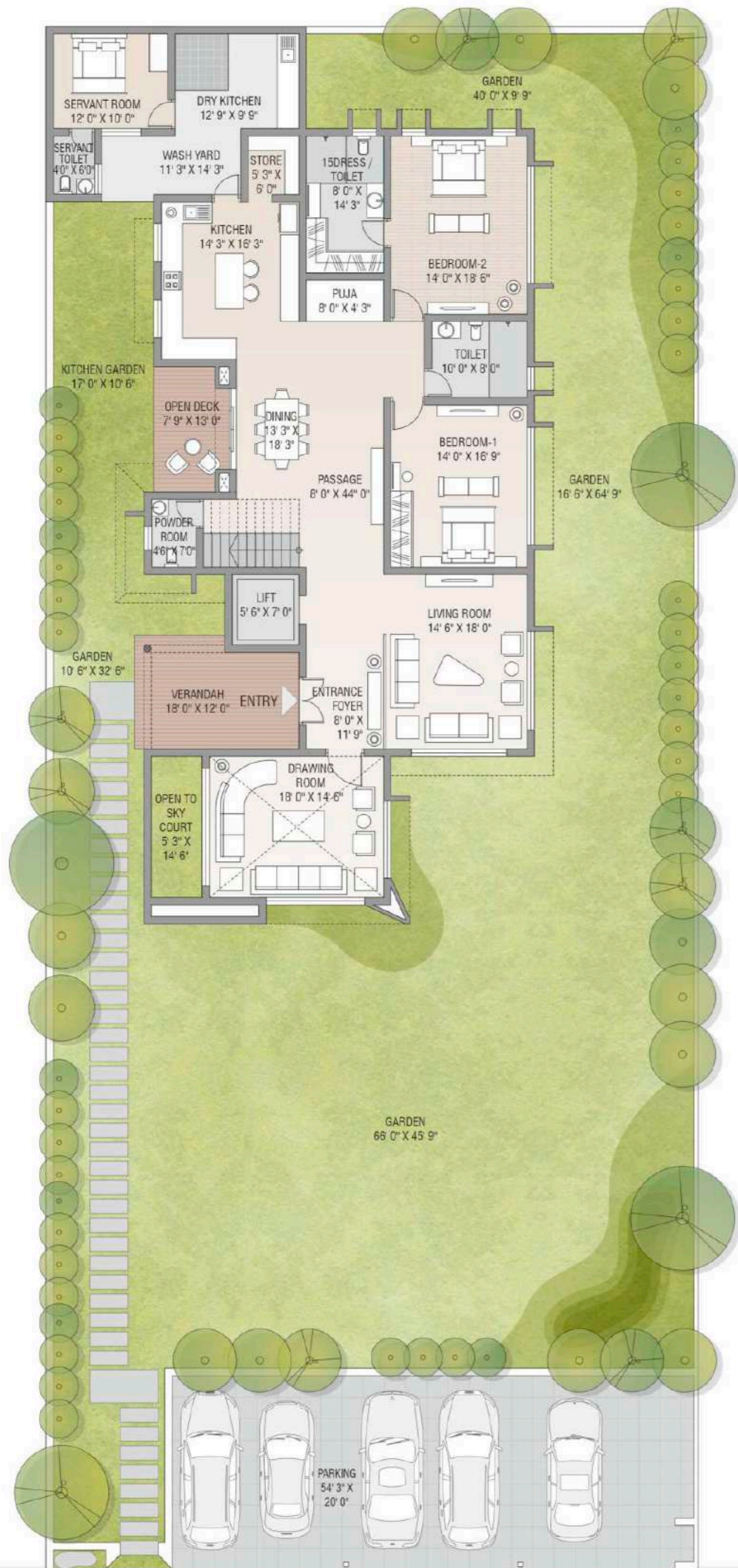
- | | |
|-----------------|-----------------|
| 01 STORE | 3' 0" X 3' 0" |
| 02 TERRACE AREA | 37' 9" X 18' 5" |
| 03 TERRACE AREA | 14' 7" X 18' 4" |
| 04 TERRACE AREA | 13' 3" X 14' 5" |
| 05 TERRACE AREA | 5' 0" X 18' 0" |



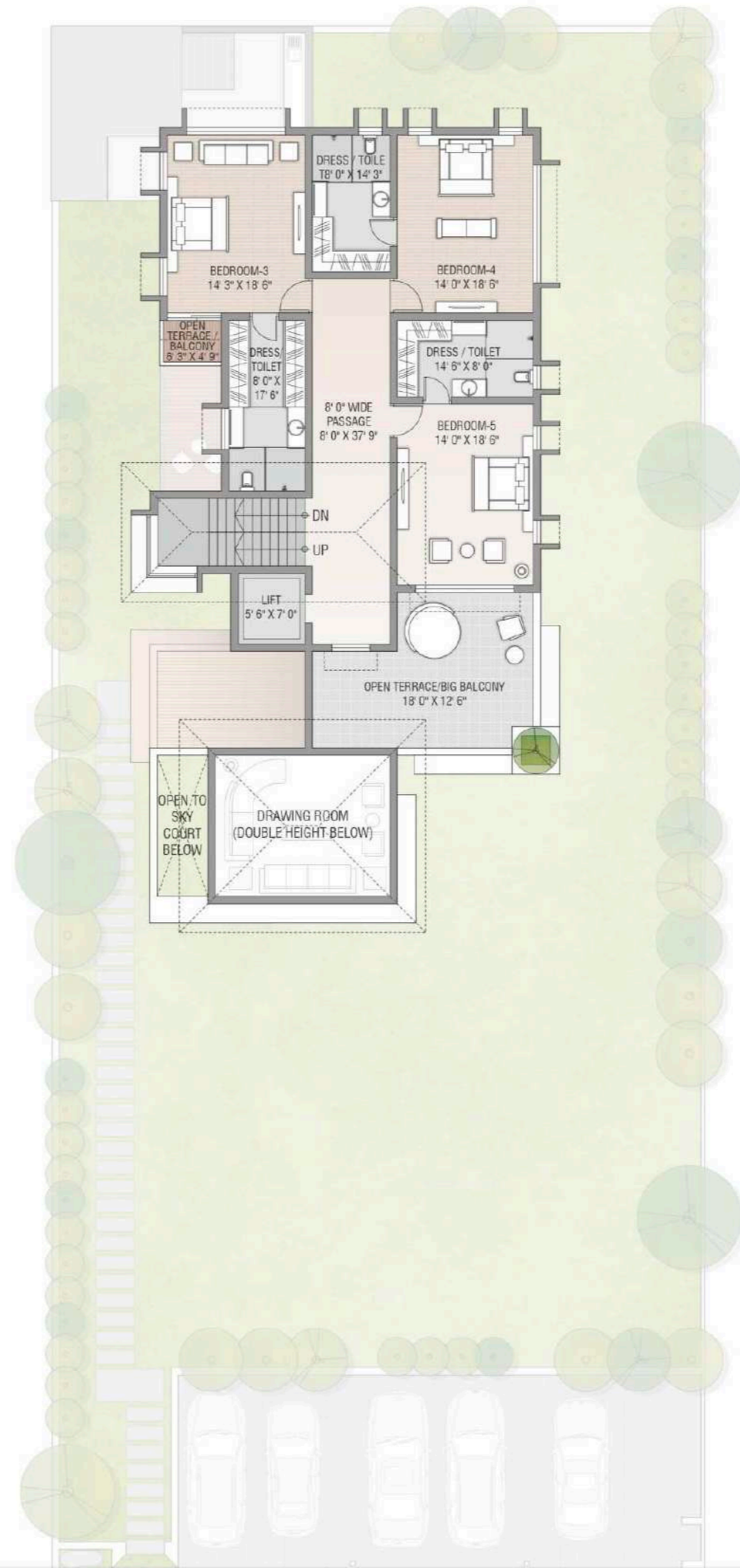
GROUND
Floor Plan
Type - 2



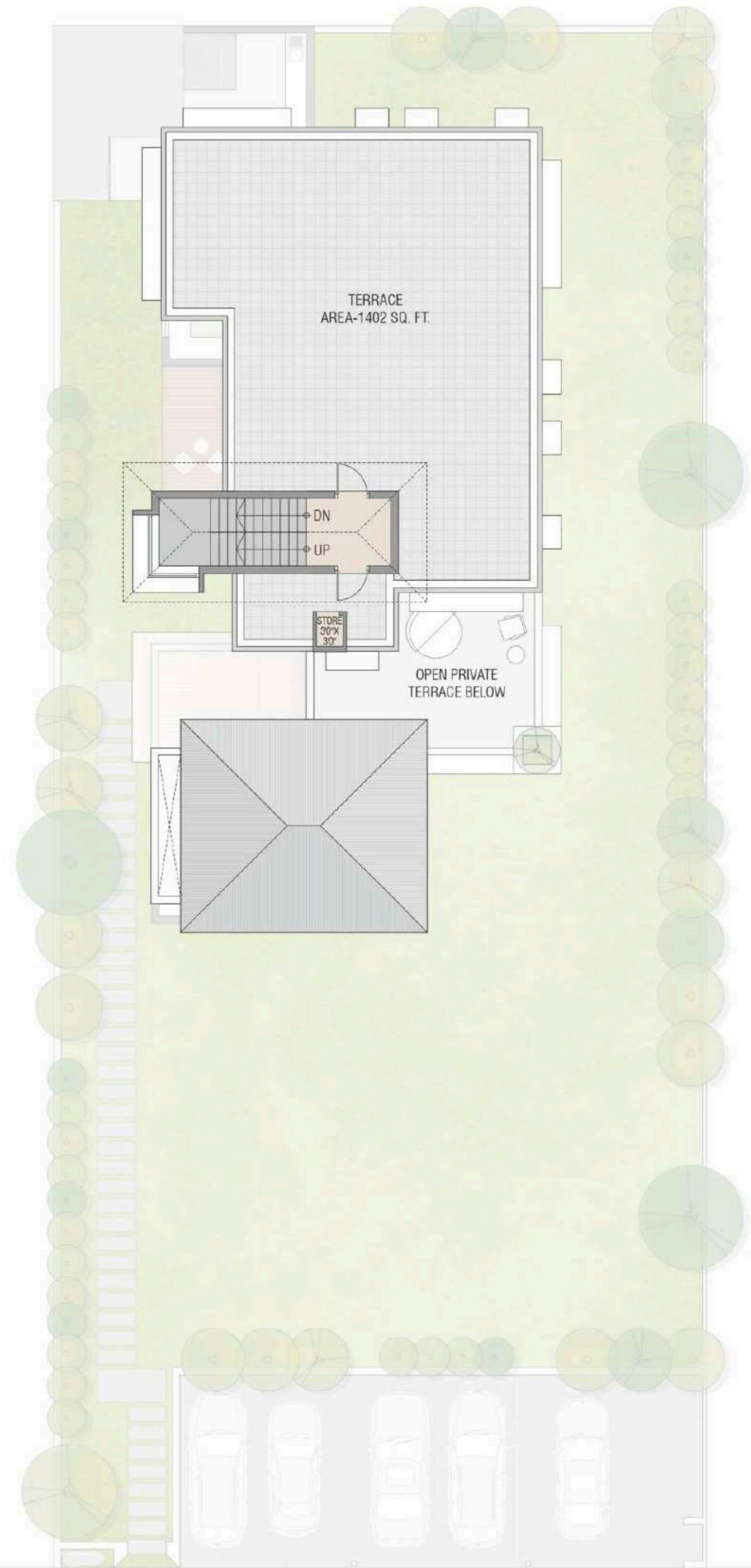
GROUND
Floor Plan
Type - 2



FIRST
Floor Plan



TERRACE
Floor Plan





A club house that celebrates indulgence

If you long to get away from the hustle and bustle of Ahmedabad, and dream of living close to nature, then you will love these bungalows designed to get you closer to nature. The natural living design of these bungalows at Anurita will let you get away from it all and yet spoil you with all the luxury. Living close to nature is good for the mind, body and soul. Living close to nature improves mental health and emotional well-being. With the ingenious designs of Anurita, you can live close to nature with all the creature comforts of a modern lifestyle.

Perhaps you're interested in alternative living or maybe you're dreaming of building a holiday home or retirement home somewhere in the wilderness? Either way these bungalows are built to inspire and we hope they will inspire you too.

We are so sure that our bungalows at Anurita are just love at first sight. Not only for you but for the entire family. The bungalows have something for everyone. It is as if - a gift for all ages. Grandparents can enjoy their time in the luxurious facilities along with being with nature, take care of their health and enjoy being social. Children love Anurita for the simplest of reasons. There is huge space, amazing plays and a clubhouse to learn, grow and nurture well.

When you welcome your guests, they will fall in love with the place. You can even enjoy get-togethers or entertain them in the clubhouse. What more than happy family and delighted guests!



Artist's Impression

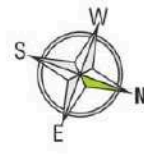
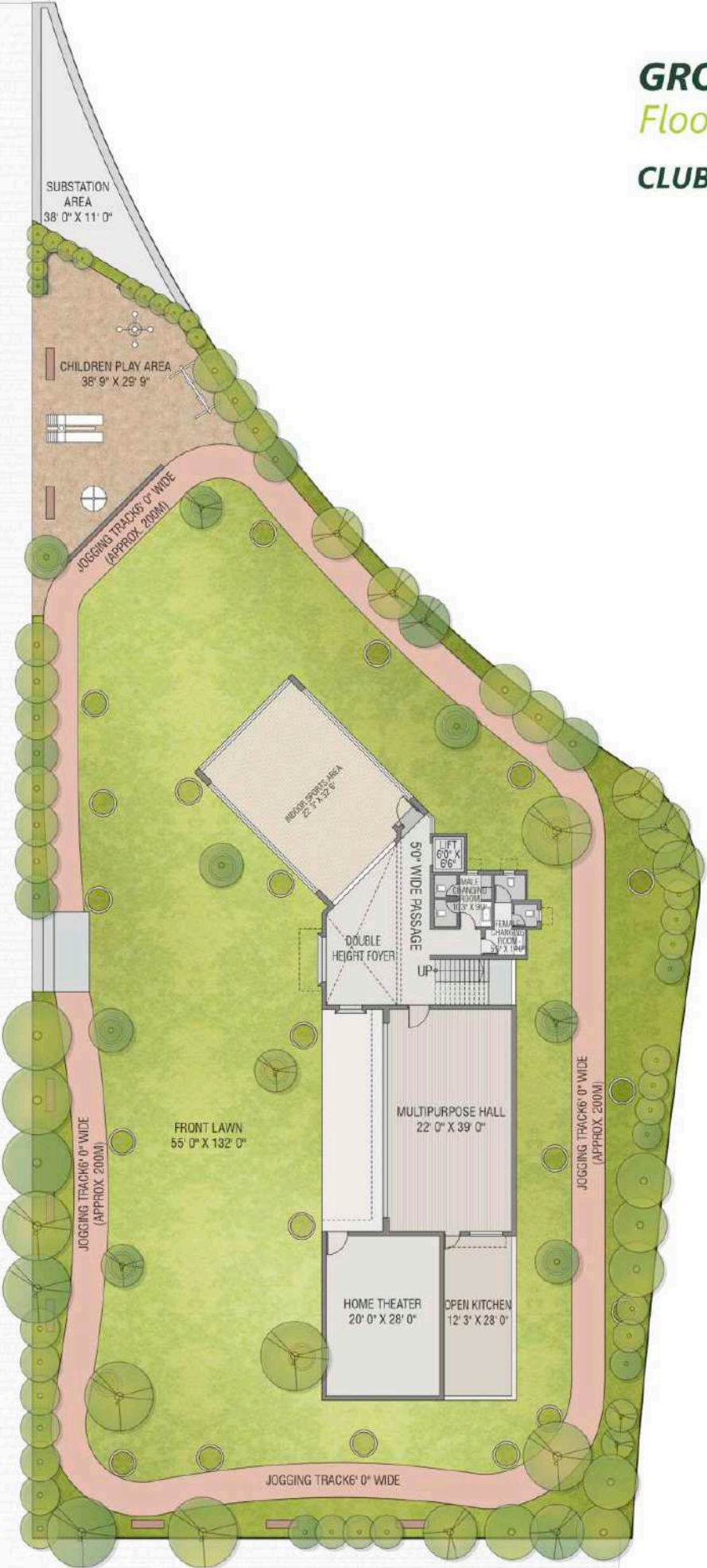
With Anurita, you get exclusive access to the clubhouse that allows you to socialise, and undertake activities to keep yourself entertained and fit! This is where you get all your dopamine released and feel the happiness hormone serotonin. It not only has all the modern facilities but provides co-working & networking space, guest house and an open kitchen for small party / get together

Ultra-modern
Clubhouse

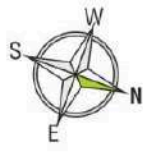
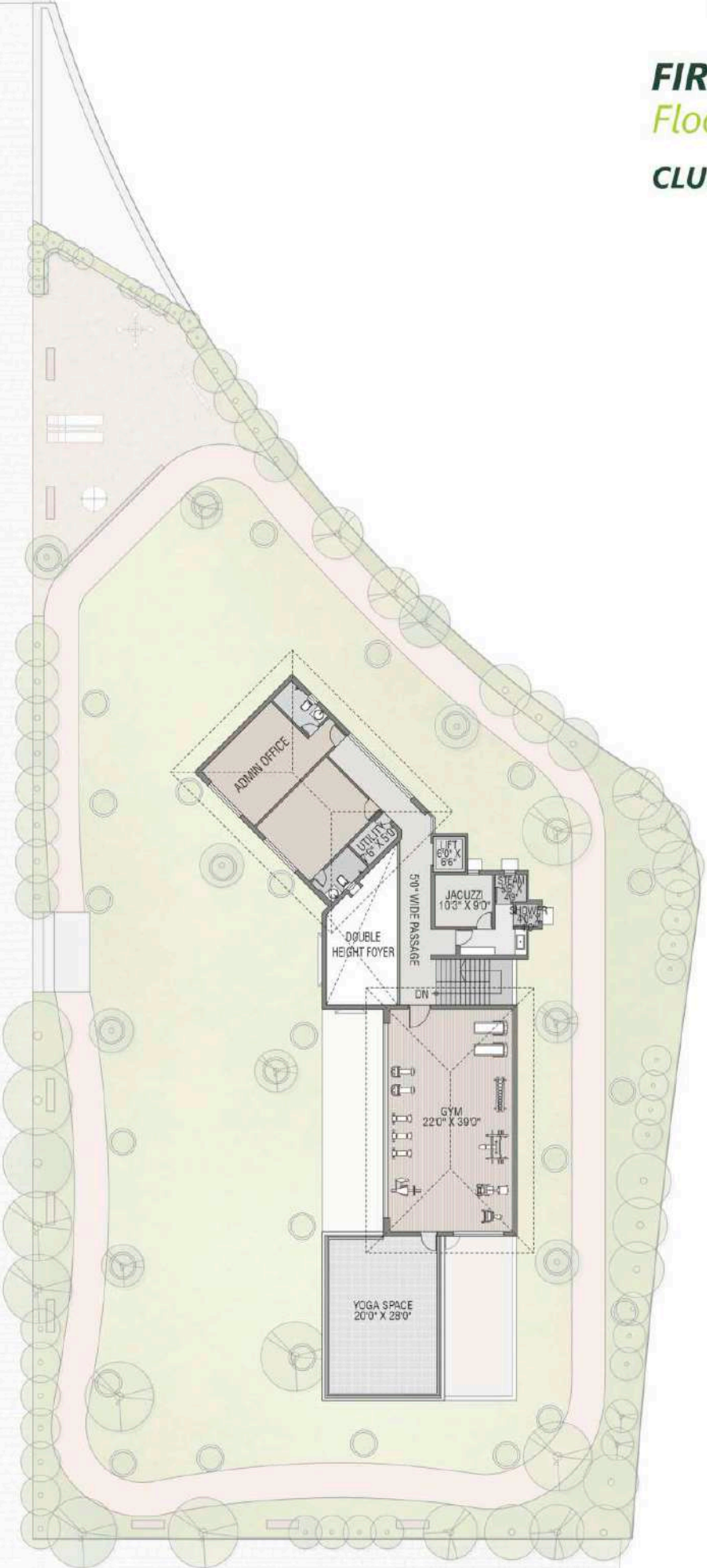




GROUND
Floor Plan
CLUB HOUSE




FIRST
Floor Plan
CLUB HOUSE





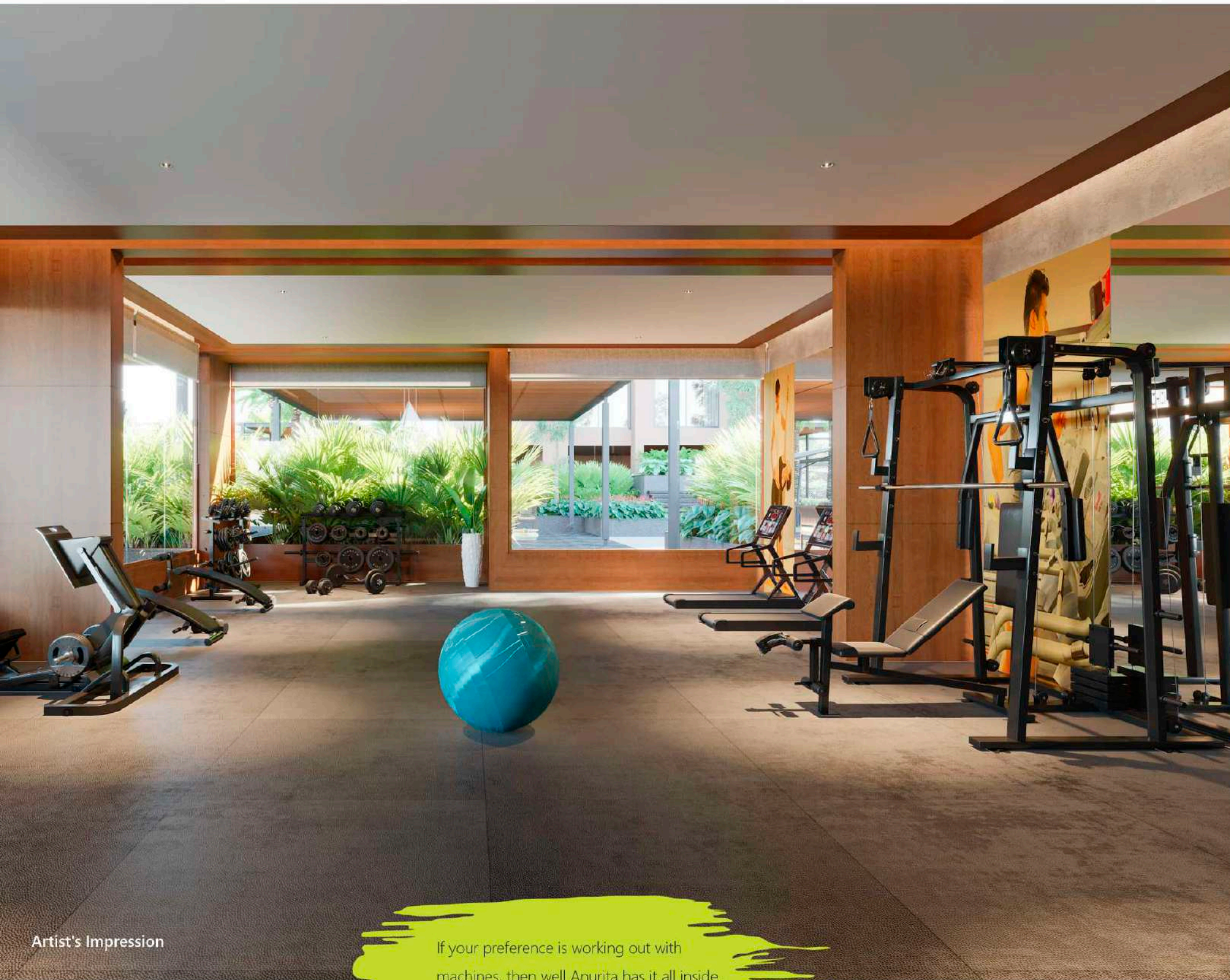
Children's *favourite*

Anurita is every child's favourite! Why?
It has an amazing children's play area which is
designed to ensure the little people use their
energies in a better way!





Build thy muscles

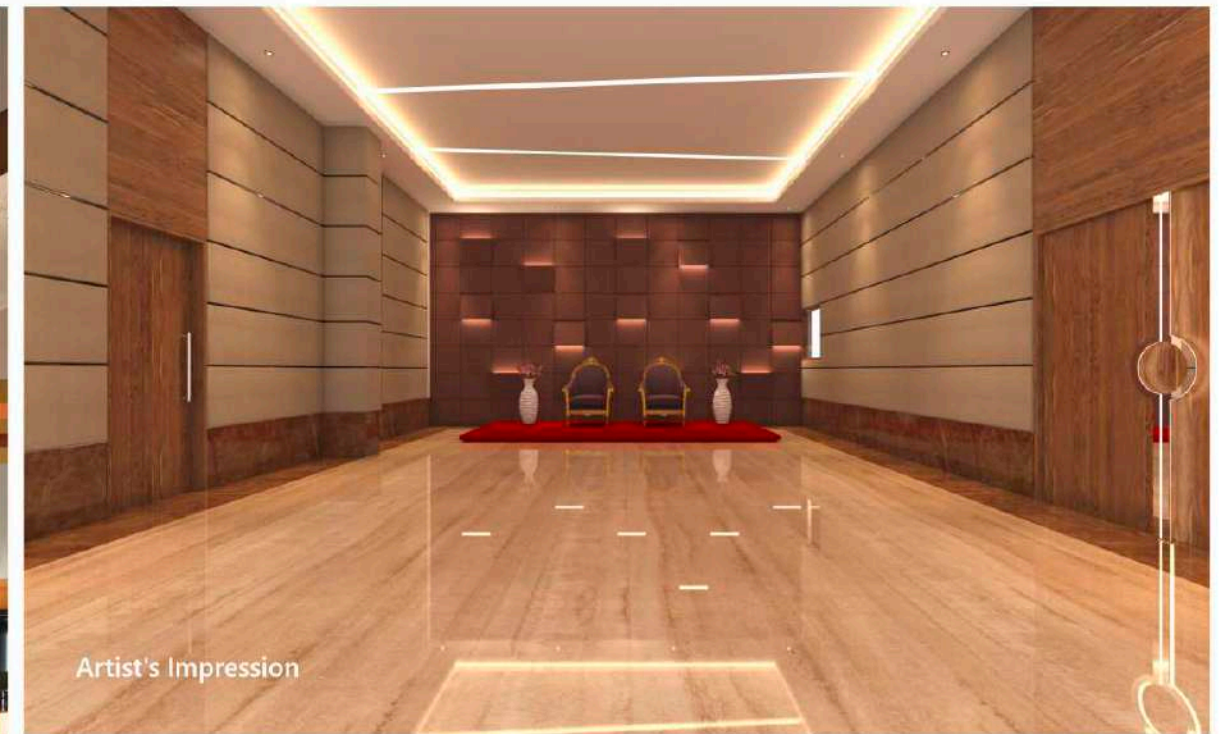


Artist's Impression

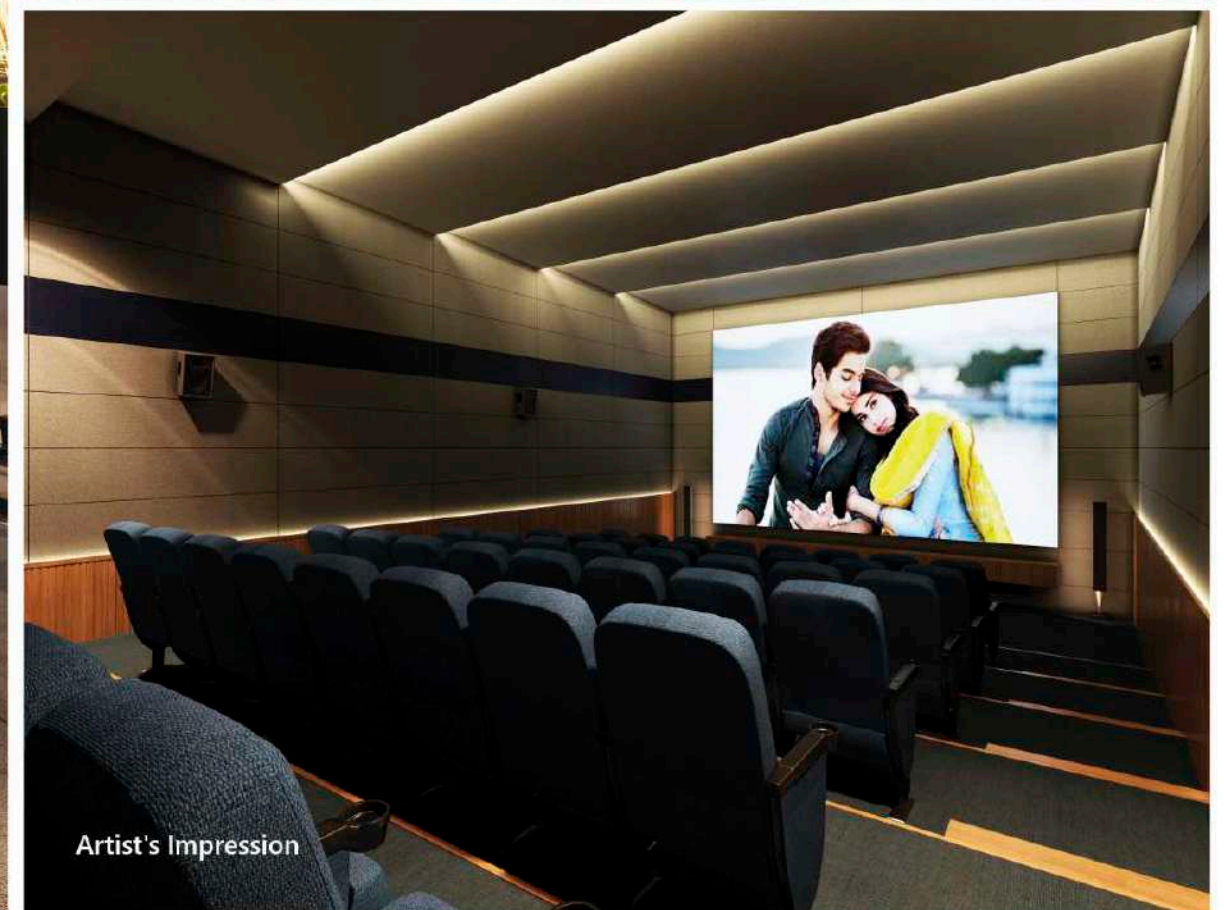
If your preference is working out with machines, then well Anurita has it all inside. Sweat it out in the well-equipped gym here. What's more? We have steam and sauna too!

Events rock

Anurita has a thoughtfully designed large multipurpose hall where you can have your small to large scale functions for all of your occasions. Well, isn't life a celebration!



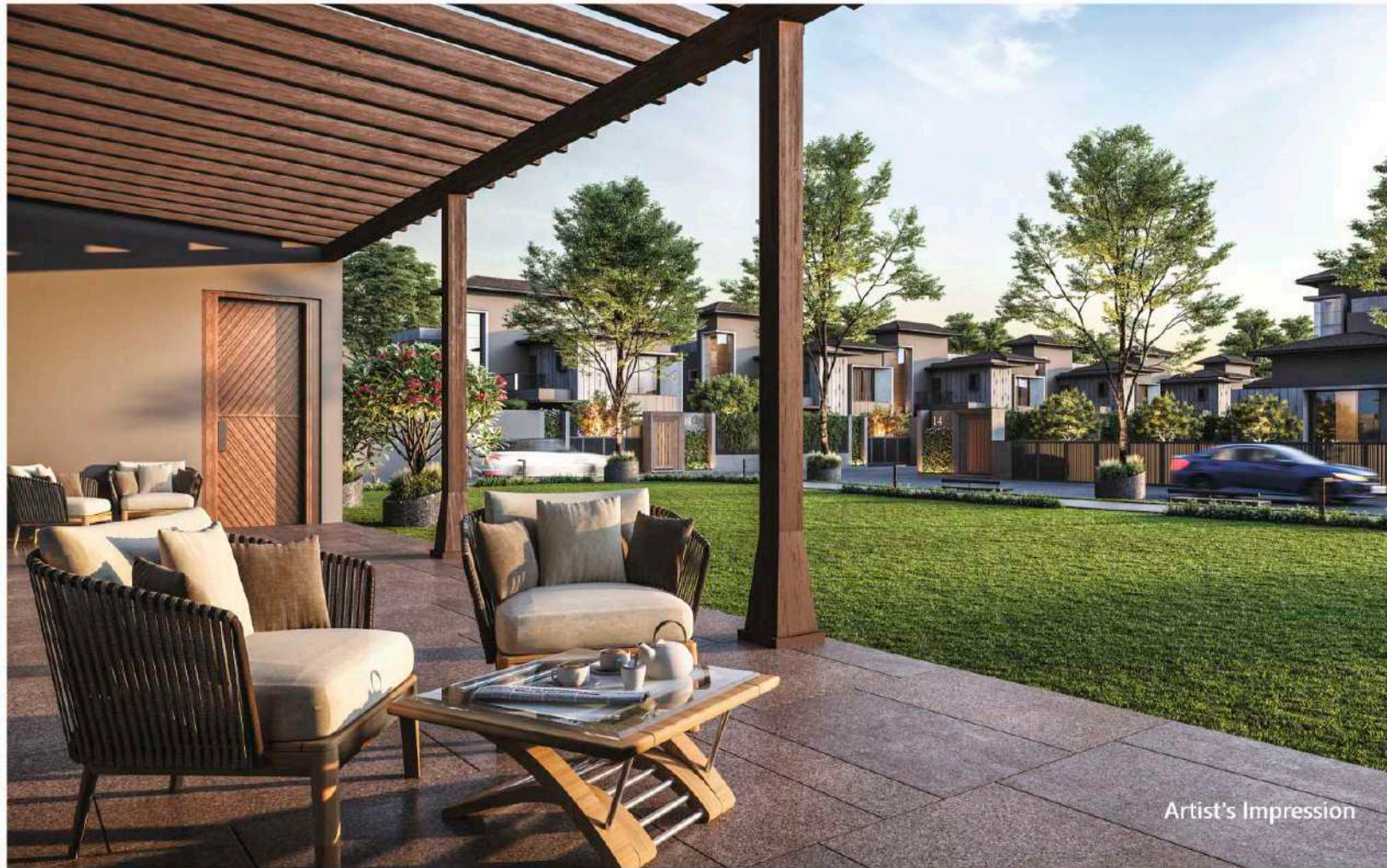
Artist's Impression



Artist's Impression

Gamers paradise

The clubhouse has a fully functional home theatre system and a play station for all the gamers in the community



Artist's Impression

Caring for the seniors

Built for all ages, Anurita is specially developed to create places where our experienced seniors of the family can get together and have some fun while sharing sweet moments of life.



Got your back!

Anurita is equipped with power backup through generators for common amenities.



Maintenance? Sorted!

Anurita has a dedicated maintenance staff sitting area. You know they make sure all your worries are taken care of!



Exclusive gated community

Being a gated community, Anurita is like a big fat happy family, nurtured, secured and taken care of!



Artist's Impression



AMENITIES

- Club house

Well-equipped gym with steam room

Home theatre with Play Station

Multipurpose hall with open kitchen

Yoga | Shower | Steam | Jacuzzi



- Walking / jogging track with waterproof speakers' system



- Swimming pool with large sitting area, changing rooms and showers



- Exquisite landscape garden with sit outs



- Place for old people gathering (verandah)



- Children's play area



- Maintenance staff office space



- Exclusive gated community



- All internal roads - RCC / Stone paved with sufficient lights and covered under shadows of tree bunches



- Power backup for common amenities



- Minimum four car park for each bungalow



- 24 X 7 Hi-tech security system in common areas and manned security at gates



- Security with intercom facility



- Internet broadband (100mbps) connectivity provision



SPECIFICATIONS



- STRUCTURE** • RCC composite structure

- FLOORING**
 - Italian marble flooring in the Living and Dining, drawing room and kitchen
 - Bed rooms - High-end 4X2 vitrified tiles in all bedrooms
 - 4X2 vitrified tiles in bathrooms
 - Full body vitrified tiles / granite / kota stone in parking area

- WALLS**
 - Interior walls with double coat mala plaster
 - Exterior walls single coat mala plaster plus / with texture finish

- DOORS**
 - Main door - veneer finish with night latch and automatic lock with finger prints
 - Bedroom door - Polished natural veneer wooden doors with SS matt finish handle locks
 - All internal plain flush doors with 40mm thickness

- WINDOWS** • Anodised aluminium domal section three tracks / sliding windows with mosquito net

- KITCHEN**
 - Concealed gas pipeline fitting
 - Kitchen - granite platform and vitrified tiles dedo up to lintel level
 - Stainless steel / Quartz sink of premium quality
 - Kota shelf in store room
 - Kota stone platform in wash area

- TOILETS**
 - Granite / marble counter
 - Bathrooms with glass cubicle except powder bathroom
 - Hansgrohe / Grohe / Kohler / Jaguar (Artize series) / Equivalent designer CP fittings in all bathrooms
 - Duravit / Kohler / Vitra / Artize Equivalent sanitary ware in all bathrooms
 - Hot & Cold-water supply line

- ELECTRIFICATION**
 - 3 phase concealed ISI copper wiring (Finolex / RR / Havells / Polycab / Equivalent)
 - MCB distribution panel (Legrand / Havells / Equivalent)
 - VRV system (Daikin / Toshiba / Equivalent)
 - Branded ISI electrical accessories of standard quality (Legrand / Norisys / Schneider / Equivalent)
 - Electric car charging point provision

- COLOUR**
 - Internal - Putty finish
 - Exterior - texture with Apex ultima paint / Equivalent

- TERRACE**
 - Full body 1X1 vitrified tiles in terrace area
 - 10000 ltr underground water tank and 2000 ltr overhead water tank

- LIFT** • Auto door, SS finish high-end bungalow lift

- SIGNAGES**
 - Bungalow numbers and name plate
 - Elegant signages in common areas





Constéra Realty Private Limited is in the business of developing residential & commercial real estate landmarks that elevate cityscapes by creating beautiful vistas. Our architects and engineers design real estate projects & infrastructure that blend perfectly into surroundings creating harmonized buildings and spaces that offer better & sustainable living.

We use one of the finest building materials with the highest quality standards which result in increased long term sustainable living for the future. Constéra's goal is to be customer-focused company with a commitment to consistently innovate and deliver the finest products & services that maximizes value to the customers by developing best of the best residential and commercial projects with utmost transparency.

We are a Unique & Luxe Property Developer



Environment Conscious

We are known for building eco-friendly properties for environmentally-aware generation.



Technologically Superior

Constéra Realty is backed up with the latest tools and technologies to deliver superior quality.



Aesthetically Inclined

Our experts focus on developing aesthetically pleasing real estate solutions.



Responsible

Schedule, build and deliver on-time every time.



Transparent

Keeping customers well-informed of all the developments related to our projects.



Committed

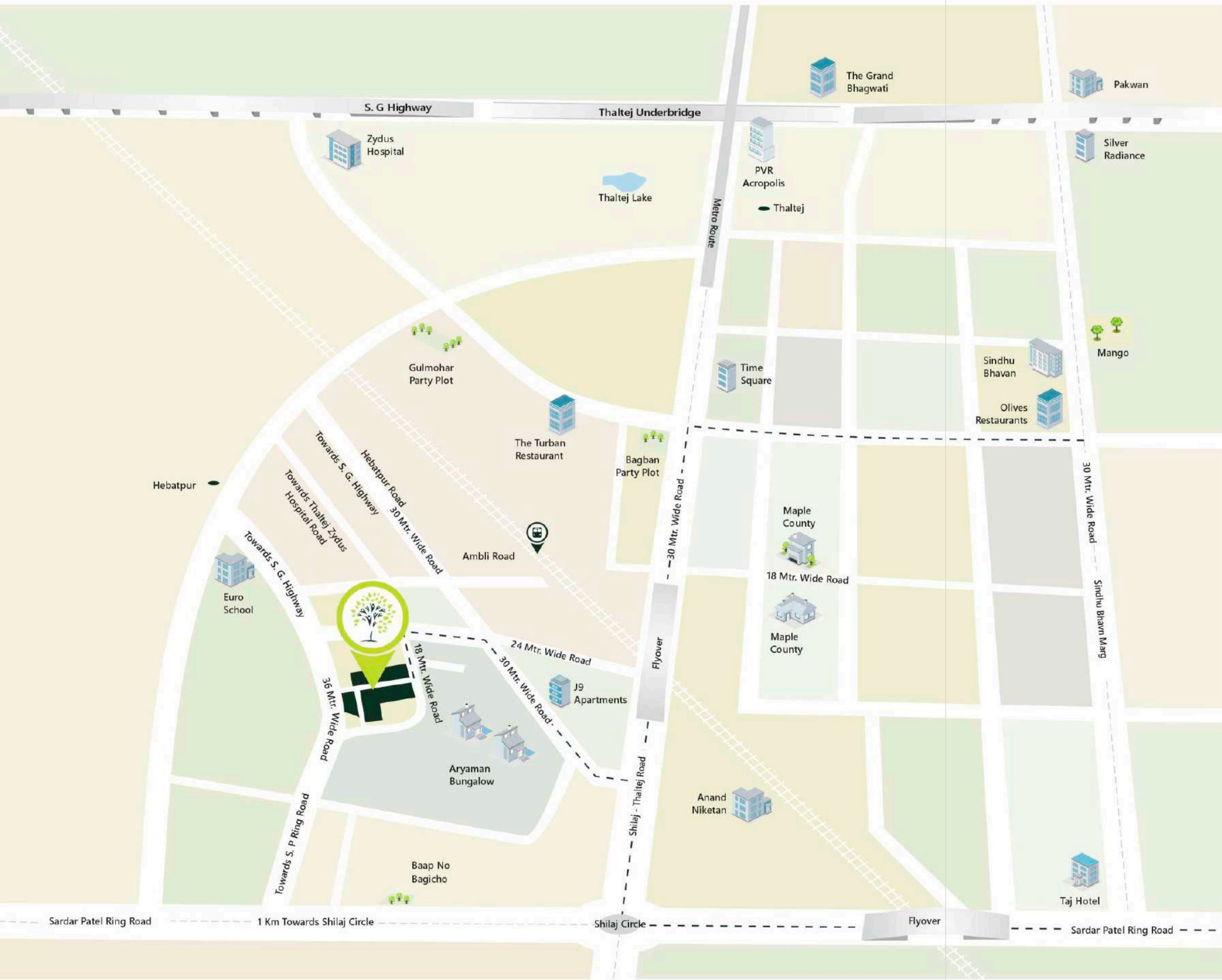
You can be assured that each touch point of your real estate experience is in the absolute best hands.



Experienced

We're experienced innovators who simplify your property buying experience and help you get the best value for the money you invest.





Site Address: Behind Aaryaman Bungalows,
D Block, Nr. Thaltej Railway Crossing, Thaltej,
Ahmedabad, Gujarat 380059

For Any Enquiries, Please Contact

Project By:



Architect :

Tranquil The Design Wave

Structural Designer :

NK Shah Consulting Engineers LLP

MEPF Consultant :

Apoorva Parikh

RERA Reg. No.



Scan for Location



Scan for Brochure



Scan for Walkthrough

Convenient

S. P Ring Road	- 1.0 kms	PVR Acropolis	- 4.1 kms	Science City	- 4.6 kms
Taj Hotel	- 1.7 kms	Metro Station	- 4.1 kms	Ahmedabad One	- 6.4 kms
Baghban Party Plot	- 3.0 kms	Zydus Hospital	- 4.3 kms	Iscon Mall & Jade Blue	- 6.5 kms
Sindhuhavan Marg	- 3.0 kms	S. G Highway	- 4.5 kms		

- All rights are reserved to developer for any change in the plan, specification and any other details which will be binding to the all members.
- To maintain the aesthetics of bungalow elevation, installation of AC outdoor units will be permitted at designated Location only and nowhere else which will be binding to all the members.
- Changes to structural elements are strictly prohibited at all the lifetime of building. Such activity form any member at any time will be brought fourth for legal action.
- All dimension are approximate and unfinished subject to change.
- This brochure is only for advertising and visual impression only. It shall not be considered as a part of legal documents.
- Furniture and fixtures shown in brochure are for visual impression purpose only.
- Subject to Ahmedabad jurisdiction only.
- All dimensions for unit plans are approximate and unfinished and for guidance purposes only.

