





HOW-TO
ARRIVE
AT A
LUXURY
STATE
OF MIND.



ARAVALLI

BY Ratnaakar

83 bungalows. Peak of luxury.

Look around your dream home and dwell in a state of indulgence, of your mind.



Wake up every morning to tall ceilings filled with each day better than yesterday. To a state of great comfort, that can't be bought. Open your eyes everyday, to real luxury. To a feeling you have respectfully earned, and one that is exclusive to you and your loved ones. Set out each day, to follow your every whim and achieve what's next on your dream list.



Let's paint a picture
of life, at Aravalli...

With Mrs. Singhanian here, who spends her morning in her private lawn, drinking her chamomile tea, surrounded by infinite hues of green.

A sip of calm before she prepares breakfast with her daughter. A mess of flour, eggs, and laughter, spread all across the kitchen counter.






Mrs. Mewar's teenage son loves science, just like his mother. He likes to have his friends over to work on science experiments and school projects. The private lounge is perfect for that. It gives them the space to make a mess, without disrupting the rest of the house. It is also their dog, Bruno's favourite lazying spot, to watch the family come together.



The location does make it a great place to stay, no matter what you do, or how big your family is. A space to call your own, within a township, yet self sustaining and close to everything you would ever need.



**Indulge in
self-healing,
on your very
own yoga deck.**



Look at Mrs. D'Souza, practicing yoga by the water body after a hard day at work. She looks forward to coming home to these few moments of peace everyday, much like her friends. The three of them never miss an evening of meditation.

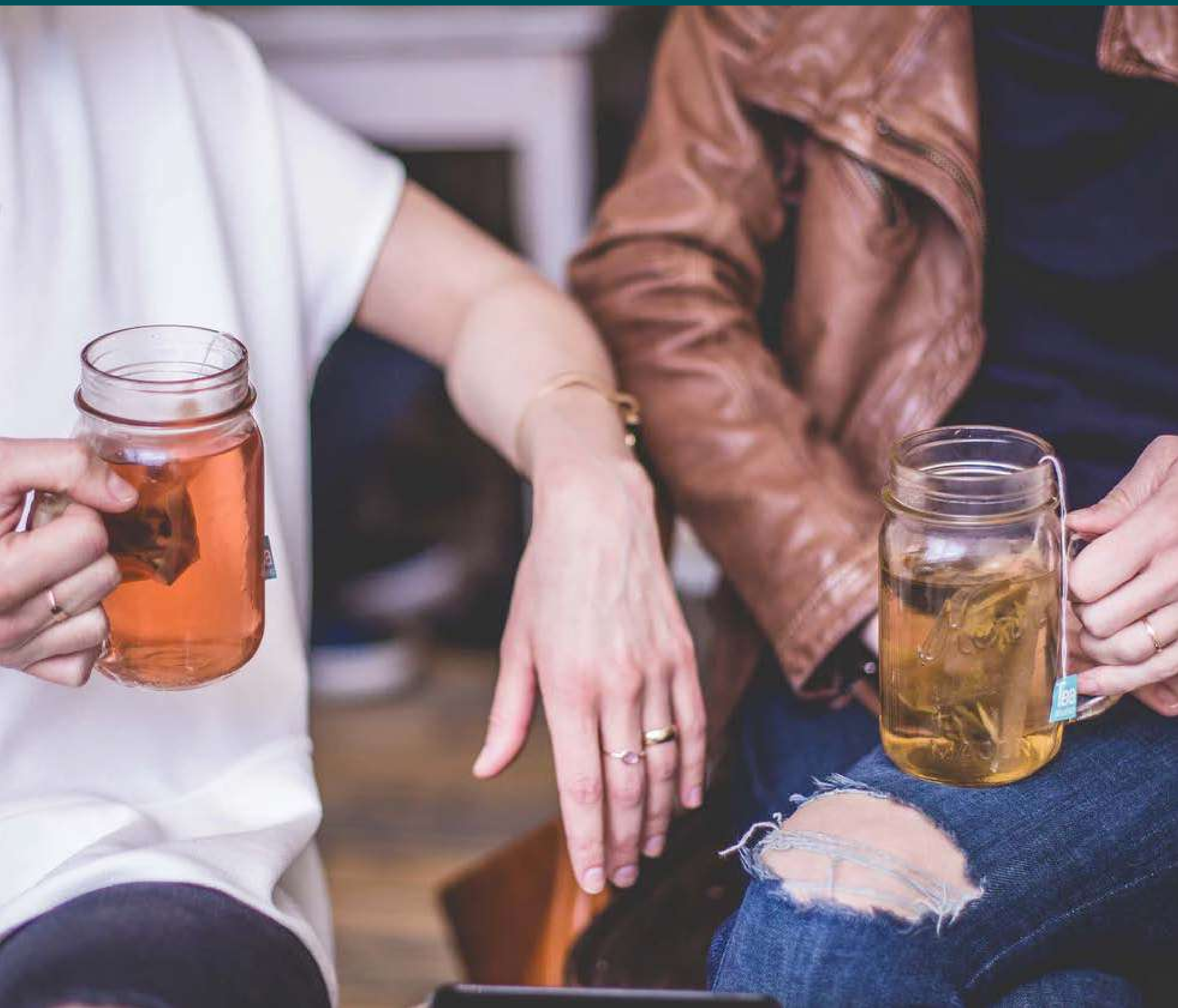


And her parents use the private deck discovering the art of Qidong, without worrying about embarrassing their children, or themselves. The intuitive design of the bungalow ensures everyone has their own space, and there's also room for everyone to be together in.



Let's look at Mr. Mehra's family. He and his wife work from home, and they need their quiet corners. It would have been a challenge considering their teenage daughter is training to be a dancer, and Mr. Mehra's mother cannot get enough daytime TV serials.

But here, they are on different floors, in different corners, enjoying their quiet, and their noise. However, come dinner time, they always eat together in the large dining area, which has enough room for three generations.

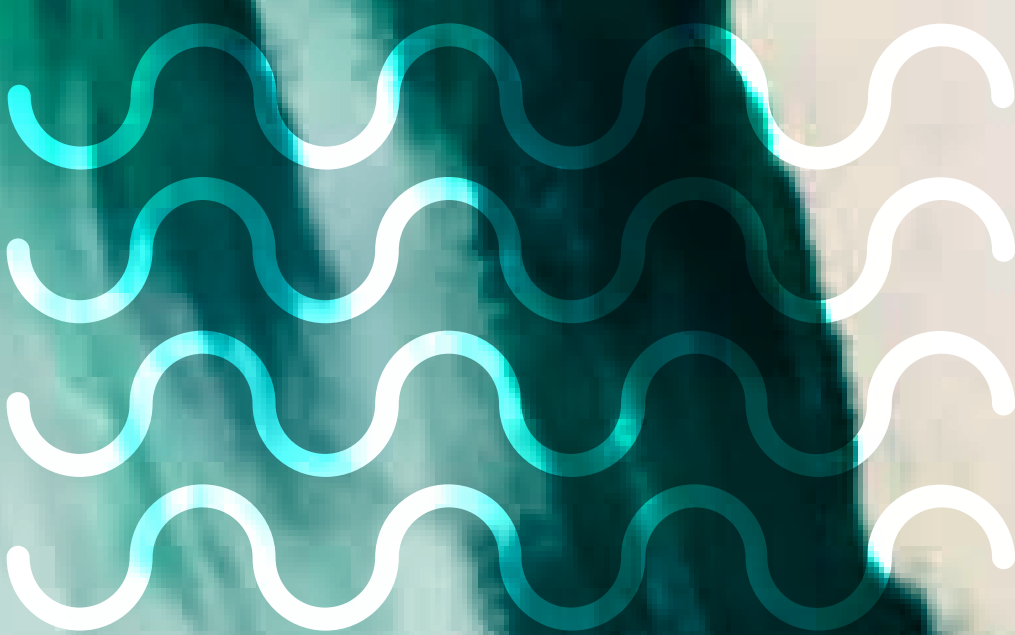
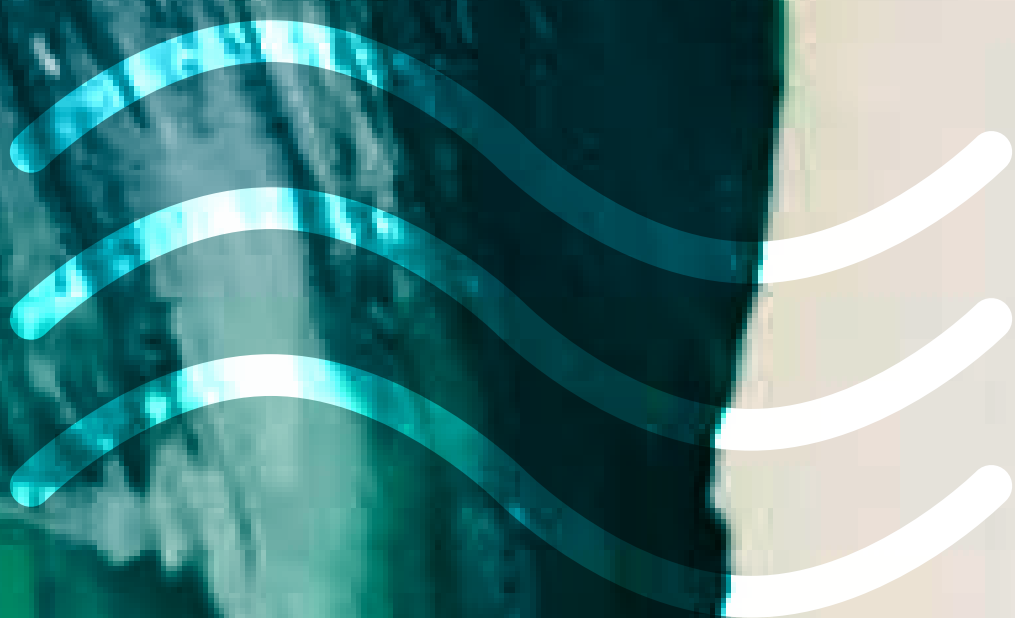


Aravalli is not just about families and multiple generations living under the same roof.

It's about living the way
you want to without compromising
on your lifestyle preferences.

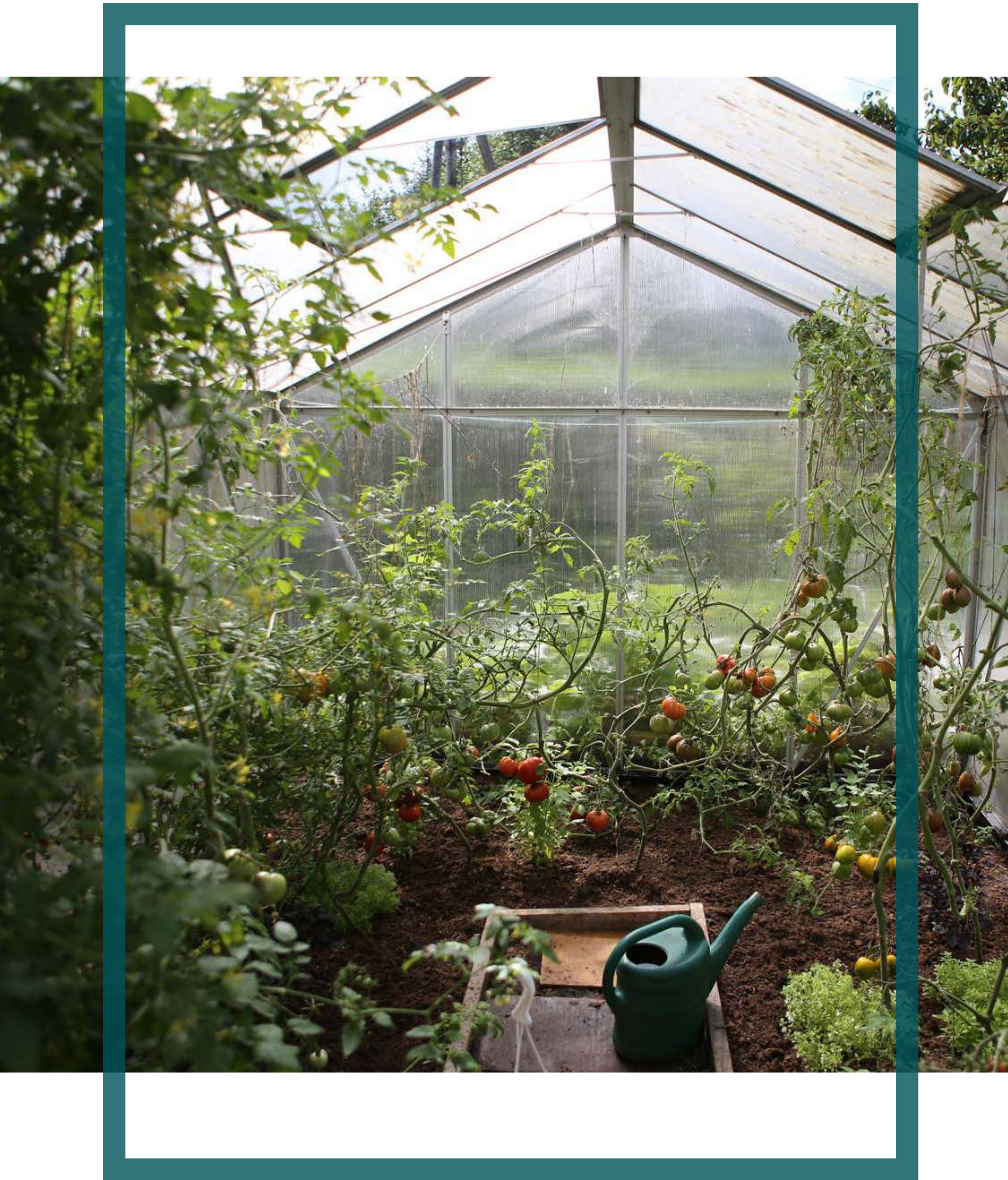


Cook with fresh
produce, right
outside your window.
Private manicured gardens,
for every house.



Mr. and Mrs. Trivedi spend each day discovering their true passion in life. They have achieved a lot in their corporate careers, and now they want to spend some time pursuing their other interests. Thanks to column-free spaces, Mr. Trivedi could knock down a wall, to create the space needed to finally build his own bike like he always wanted to. And Mrs. Trivedi, created a little studio for herself, to indulge in pottery. If pursuing what the heart wishes isn't luxury, then what is?

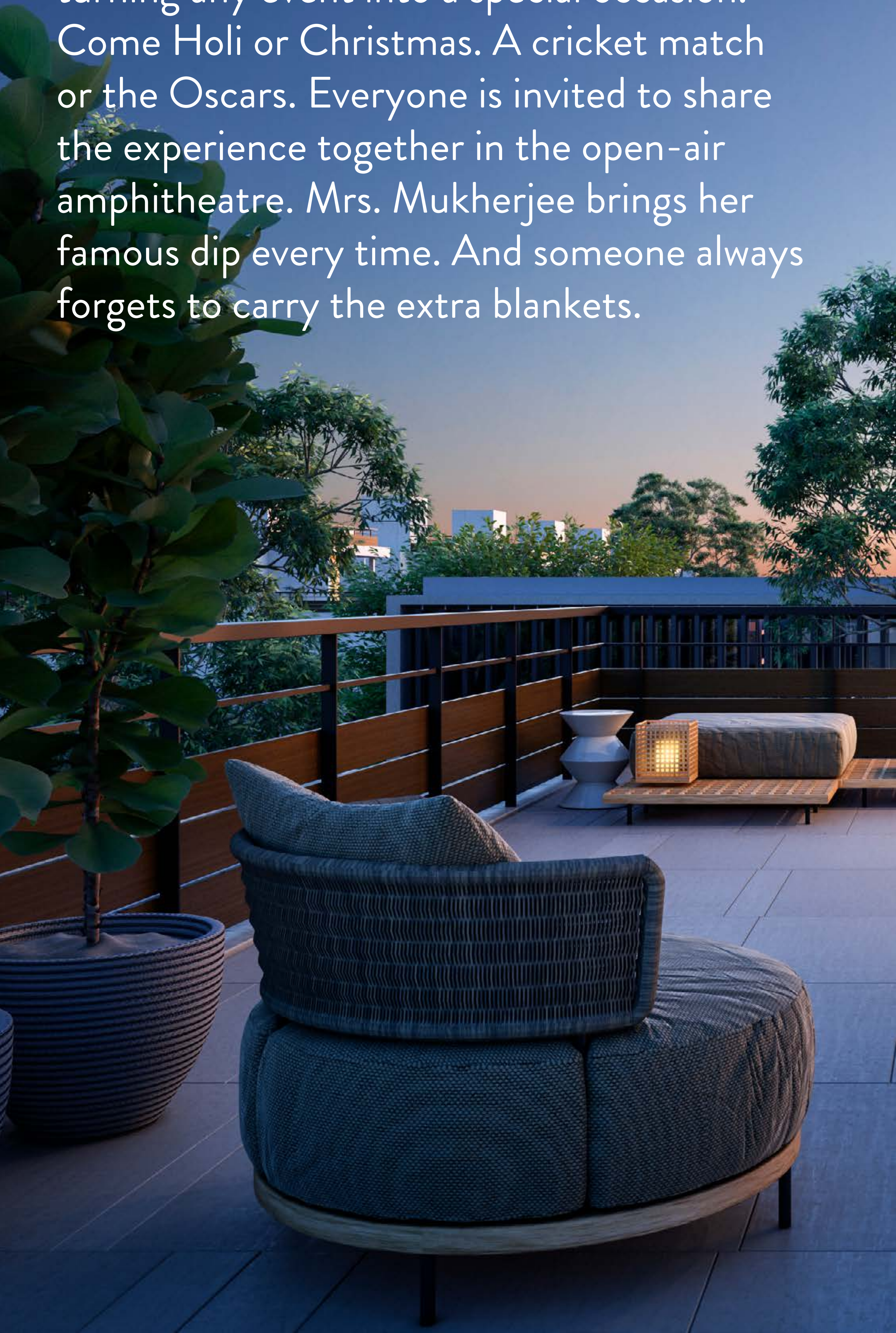




Mr. Mistry recently moved in, to his son's bungalow. And realised he has a gifted green thumb. He spends his retirement taking care of a flourishing terrace garden, and enjoys home-grown veggies for dinner every week.

Spend a night
with the stars
under the stars.

As Mr. Rawal says, the real luxury at Aravalli, is that there's space for solitude, and for communal living. He loves turning any event into a special occasion. Come Holi or Christmas. A cricket match or the Oscars. Everyone is invited to share the experience together in the open-air amphitheatre. Mrs. Mukherjee brings her famous dip every time. And someone always forgets to carry the extra blankets.



Mr. Chaudhary moved in with his parents, and grandparents. And he didn't have to worry about them having to take the stairs, because every bungalow has a private elevator. A little thoughtful indulgence, so your loved ones aren't limited to the ground floor of your new home. His 6 year old son in particular loves that his grandfather reads him a bed-time story every night.





Mr. Tripathi is the resident movie expert. Any language, any genre, and he has it. He invites everyone to his soundproofed luxury home theatre basement, with a slice of the sky for a view, and there's a new theme every week. The only time anyone ever complains, is when he repeats his favourite Amitabh Bachchan movie twice a month. Actually, that's a lie. No one complains.



BLUEPRINTS



SITE LAYOUT

MASTERPLAN



LAYOUT OF BUNGALOWS



83 BUNGALOWS

- VILASA
- EKA
- AAROHA



CENTRAL LANDSCAPE



CLUBHOUSE





A modern, multi-story building facade with a minimalist design. It features several balconies with dark metal railings. A prominent yellow rectangular panel is visible on the second floor. The building is set against a clear sky.

UNIT PLANS





EKA
4 BHK Bungalows

EKA

Ground Floor



S.NO	SPACE	AREA	S.NO	SPACE	AREA
1	ENTRANCE	12'11" X 6'11"	7	POWDER TOILET	7'10" X 6'0"
2	VESTIBULE	12'0" X 7'7"	8	POOJA ROOM	5'0" X 6'0"
3	DRAWING ROOM	12'0" X 14'0"	9	BEDROOM -1	13'0" X 14'1"
4	VERANDAH	14'9" X 9'0"	9A	DRESS/TOILET	5'11" X 10'0"
5	LIVING ROOM	14'0" X 18'10"	10	KITCHEN	12'0" X 14'1"
6	DINING	14'0" X 12'2"	10A	STORE ROOM	6'7" X 6'0"

EKA

First Floor



S.NO	SPACE	AREA	S.NO	SPACE	AREA
11	LOUNGE	16'9" X 16'2"	14	BEDROOM - 3	19'8" X 14'1"
11A	LINEN STORE	8'3" X 6'0"	14A	DRESS	12'0" X 6'0"
12	BEDROOM - 2	19'8" X 14'0"	14B	TOILET	12'0" X 7'9"
12A	DRESS	12'0" X 8'10"			
12B	TOILET	12'0" X 10'4"			
13	VERANDAH	26'9" X 8'3"			

EKA

Second Floor



S.NO	SPACE	AREA
15	LOUNGE	17'9" X 14'8"
16	BEDROOM -4	17'9" X 14'1"
16A	DRESS	12'0" X 7'9"
16B	TOILET	12'0" X 6'0"
17	VERANDAH	17'9" X 7'7"

EKA

Basement



S.NO	SPACE	AREA
18	ACTIVITY ROOM/ HOME THEATRE	26'9" X 8'3"
19	PANTRY	6'4" X 7'2"



AAROHA

4 BHK Bungalows

AAROHA

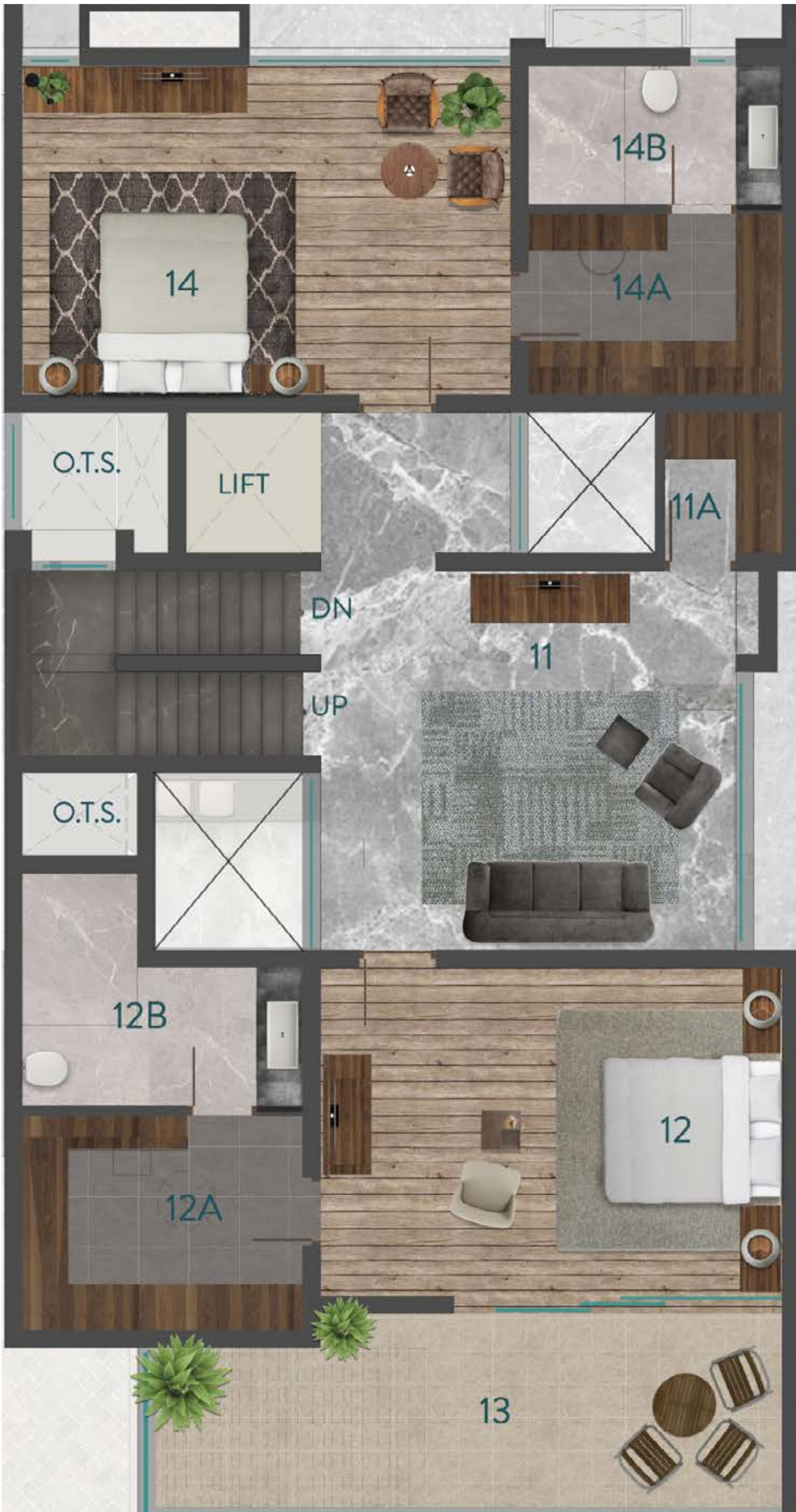
Ground Floor



S.NO	SPACE	AREA	S.NO	SPACE	AREA
1	ENTRANCE	12'10" X 6'1"	7	POWDER TOILET	5'0" X 6'0"
2	VESTIBULE	12'0" X 7'7"	8	POOJA ROOM	4'11" X 5'8"
3	DRAWING ROOM	12'0" X 14'0"	9	BEDROOM -1	15'10" X 14'1"
4	VERANDAH	26'6" X 9'0"	9A	TOILET	6'1" X 8'1"
5	LIVING ROOM	14'0" X 18'10"	10	KITCHEN	10'10" X 14'1"
6	DINING	14'0" X 12'2"	10A	STORE ROOM	4'11" X 8'0"

AAROHA

First Floor



S.NO	SPACE	AREA	S.NO	SPACE	AREA
11	LOUNGE	17'9" X 16'2"	14	BEDROOM -3	20'10" X 14'1"
11A	LINEN STORE	5'0" X 6'0"	14A	DRESS	10'10" X 7'9"
12	BEDROOM -2	19'8" X 14'0"	14B	TOILET	10'10" X 6'0"
12A	DRESS	12'0" X 9'2"			
12B	TOILET	12'0" X 9'11"			
13	VERANDAH	14'0" X 8'3"			

AAROHA

Second Floor



S.NO	SPACE	AREA
15	LOUNGE	17'9" X 14'8"
16	BEDROOM -4	20'10" X 14'1"
16A	DRESS	10'10" X 7'9"
16B	TOILET	10'10" X 6'0"
17	VERANDAH	17'9" X 7'7"

AAROHA

Basement



S.NO	SPACE	AREA
18	ACTIVITY ROOM/ HOME THEATRE	26'4" X 14'1"
19	PANTRY	7'11" X 10'4"
19A	STORE	7'11" X 3'11"



VILASA

5 BHK Bungalows

VILASA

Ground Floor



S.NO	SPACE	AREA	S.NO	SPACE	AREA
1	ENTRANCE	12'11" X 15'6"	8	POOJA ROOM	8'0" X 7'10"
2	VESTIBULE	8'10" X 7'10"	9	BEDROOM -1	13'1" X 13'9"
3	DRAWING ROOM	14'9" X 14'0"	9A	DRESS/TOILET	13'1" X 5'5"
4	VERANDAH	29'10" X 7'10"	10	BEDROOM -2	13'9" X 19'11"
5	LIVING ROOM	14'4" X 22'8"	10A	TOILET/DRESS	7'2" X 15'11"
6	DINING	15'1" X 13'9"	11	KITCHEN	14'6" X 13'9"
7	POWDER TOILET	7'6" X 6'1"	11A	STORE ROOM	8'0" X 6'1"

VILASA

First Floor



S.NO	SPACE	AREA	S.NO	SPACE	AREA
12	LOUNGE	16'7" X 13'9"	15A	DRESS	14'4" X 12'4"
13	BEDROOM - 3	21'0" X 14'9"	15B	TOILET	14'4" X 6'11"
13A	DRESS	13'9" X 8'1"	15C	VERANDAH	20'0 X 4'5"
13B	TOILET	9'11" X 5'11"	16	PANTRY	6'8" X 6'1"
14	TERRACE	29'10" X 15'0"	16A	STORE	6'8" X 6'1"
15	BEDROOM -4	20'6" X 14'9"			

VILASA

Second Floor



S.NO	SPACE	AREA
17	LOUNGE	14'9" X 13'9"
17A	LINEN STORE	10'5" X 6'1"
18	BEDROOM -5	20'6" X 14'9"
18A	DRESS/TOILET	14'4 X 12'4"
18B	DRESS/TOILET	14'4" X 6'11"

VILASA

Basement



S.NO	SPACE	AREA
19	ACTIVITY ROOM/ HOME THEATRE	28'0" X 16'9"
20	PANTRY	9'1" X 7'10"

PROJECT SPECIFICATIONS

These spacious bungalows come with all the luxuries that you can expect from a Ratnaakar home. The design effort has been user centric, ensuring the best in quality and specifications.

Flooring

- Marble / vitrified tiles flooring in the drawing, living and dining areas.
- Vitrified tile flooring in bedrooms, kitchen and store areas.
- Natural granite / tile flooring in all balconies.

Kitchen, Store & Wash Areas

- Ceramic tile dado above platform height.
- Kota stone or similar shelves in the store room.

Doors & Windows

- All internal doors shall be flush doors. The main door shall be a decorative door.
- Windows shall be high grade aluminium / UPVC openable / sliding windows.

Toilets/Bathrooms

- Vitrified tile dado and flooring shall be provided in all toilets.
- Premium sanitary ware and plumbing fixtures.

Walls

- All interior walls will be plastered.
- All exterior walls will be painted with a 100% acrylic based paint.

Please Note: ALL IMAGES ARE FOR REPRESENTATIVE PURPOSES ONLY

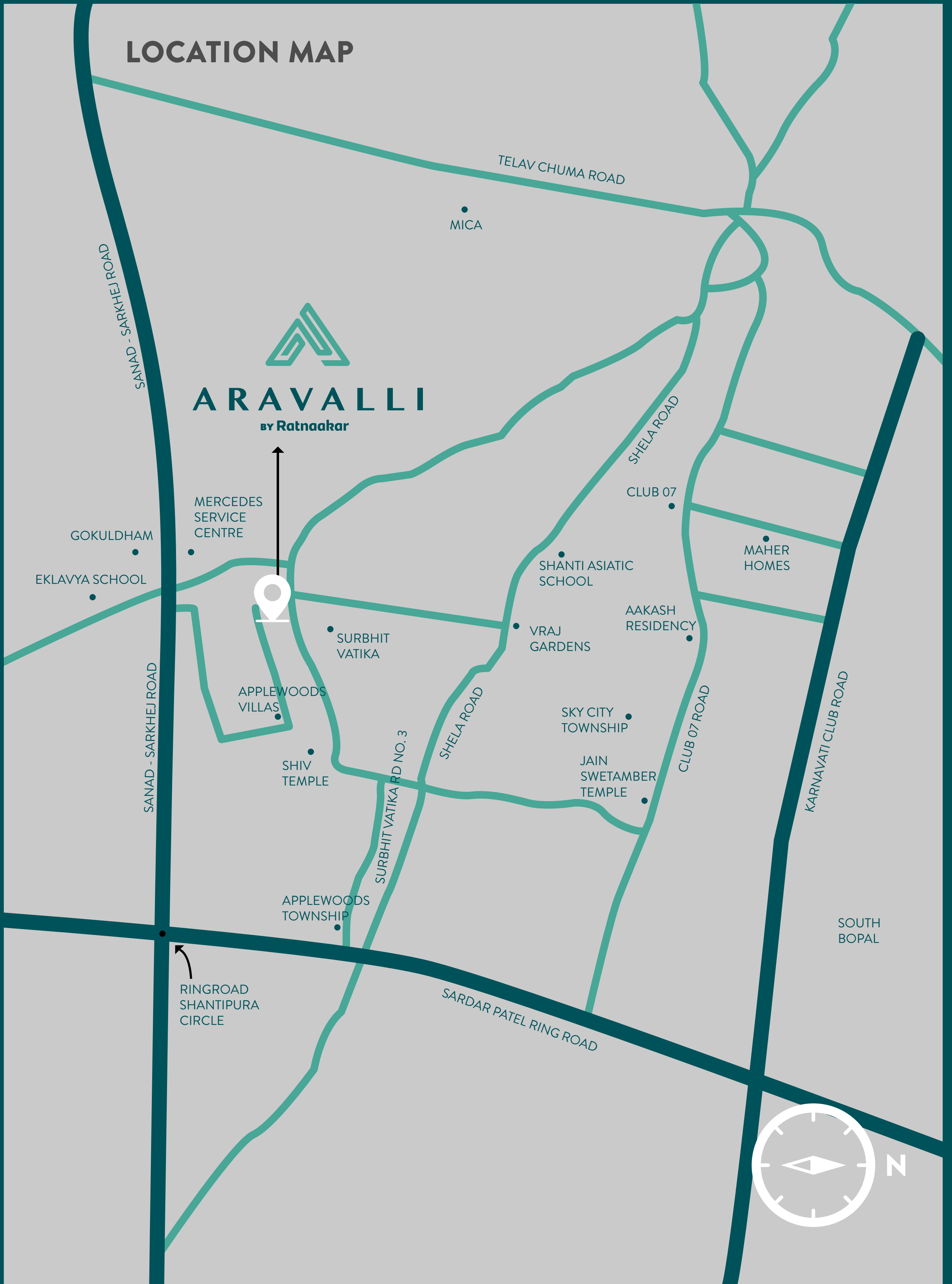




LOCATION

Nestled in Shela, Aravalli, by Ratnaakar is an exclusive gated community for the privileged few. Located within Applewoods Township and amongst a bustling residential neighbourhood, Aravalli will be in close proximity to exceptional schools, hospitals, restaurants, banks, and will provide many opportunities for entertainment. This puts you right in the midst of all the action. Shela has its own strategic advantage of being easily accessible from the main arteries of the city. It's proximity to thriving commercial and residential areas like Bopal and S.G. Highway, and industrial hubs like Vatwa and Sanand, through the S.P. Ring Road makes Aravalli a perfect location that promises the best of both worlds.

LOCATION MAP





Twenty five years, 3.7 million sq.ft. of dreams-come-true. High rises to first homes. Luxury bungalows to offices. And the many, many relationships we have built over dreams, floor plans, and trust. It has been a journey of many first steps, to where we are today. On the skyline of Ahmedabad.

Right from the beginning of a project, till the handover of the key, we assure quality workmanship, and the highest regard for professionalism. In fact, we strive to be a part of the many happily-ever-afters and value the quality of our relationships with customers, above everything else.

With every project, we hope to continue to build spaces worthy of newer memories and bigger dreams.



Notes/Disclaimer

This is not a detailed scheme brochure. Please refer to the approved plan for RERA carpet area and other scheme/project specifications.

This material is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant to be a conceptual presentation only.

The dimensions shown in this brochure are approximate and may change slightly without causing any material adverse effect to the purchaser.

All architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.

The colour and general appearance of the windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphic images are taken from available object libraries for the purpose of presentation and the prospective purchasers of the property are advised to refer to the construction specifications mentioned in the detailed brochure.

Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per law, should be deemed to be forming part of the project by the purchaser.



ARAVALLI

by Ratnaakar

Ratnaakar Infratech Private Limited

801-802 Regency Plaza

Near Anandnagar Crossroads

Satellite, Ahmedabad 380 015

www.ratnaakar.com

Aravalli, by Ratnaakar

Architect: Apurva Amin

A part of Applewoods Township



Site address

Near Surbhit Vatika

Behind Applewoods Villas

Shela, Ahmedabad

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