



DEVELOPERS



CORPORATE OFFICE

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SITE ADDRESS

 **LAND**, Patel Avenue,
Opp Grand Bhagwati,
SG Highway, Ahmedabad

Specific Notice

- Developers reserves the rights make necessary changes in the above specifications without any prior notice.
- Stamp duty, Legal Charges, GST, Auda/Torrent, Other Government charges lived from time to time shall be borne by the purchaer.
- Registration & Maintenance charges will be bourne by the members.
- All the dimensions given are approximate & unfinished.
- This brochure is just for an easy presentation of the project and should not be as a legal document.
- Subject to Ahmedabad jurisdiction only.

RERA REGISTRATION NO | PR*GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02578/070518



Heart of the City like punchline needed....



Unmatched Luxury in the heart of the city

True harmony transpires when you derive happiness from all that surrounds you

Our endeavour is to surround you with the life that offers complete harmony. Every feature, every experience, every green space, every area of your home is thoughtfully designed so you can live a life full of comfort and pleasure.

Moreover, with us you have the assurance of quality and timely delivery. A peace of mind that you inherit when you reserve your home at I-Land and something that stays with you for life. That's what we mean when we say "Building Lifestyle"





Bang on S G Highway

Discover carefully crafted spaces that nurture tranquillity

Lose yourself in a landscaped garden where you can meander through flower gardens, adventure trails and a line-up of trees that punctuate the property. I-Land maximizes green spaces to elevate the quality of living. It's truly a green world nestled amidst Ahmedabad's most revered address. We have been carefully crafted to bring symmetry in your everyday living. Every room in every apartment is designed to make optimum use of light, air and space.

Your options for luxurious living seem boundless – there's something for everyone. When a rush of adrenalin beckons, try jogging or hit the gym. Perhaps even engage your neighbours in a walk or a peaceful sit-out. Or just relax by the pool after a brisk session at the gym. At I-Land, the options are many; choose how you wish to make the most of life.

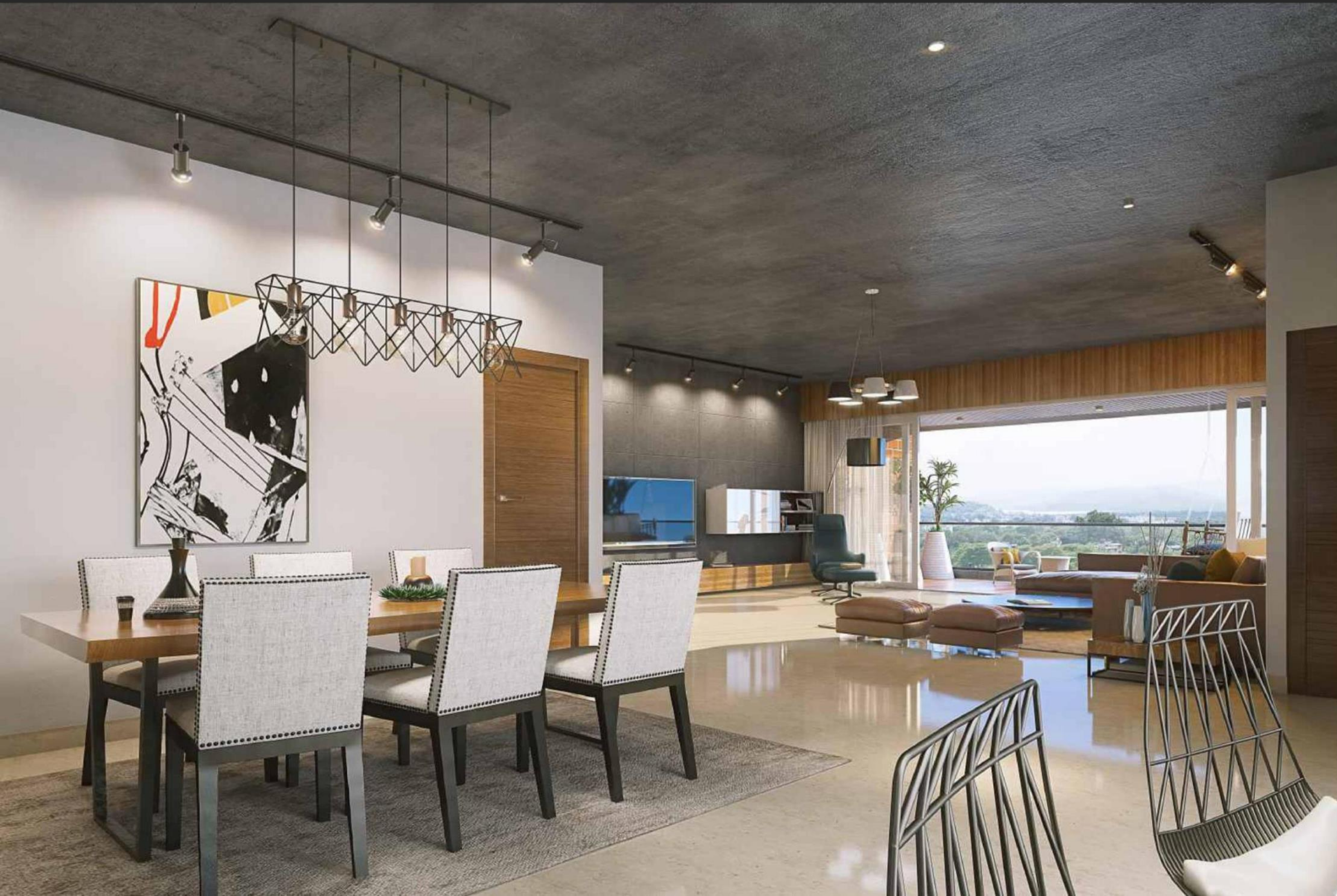


Featuring international standards geared to serve your needs, the complex is a reflection of quality living and contemporary lifestyle, benefitting from the synergistic strengths of good architecture, appropriate designs, impressive aesthetics and safety features.

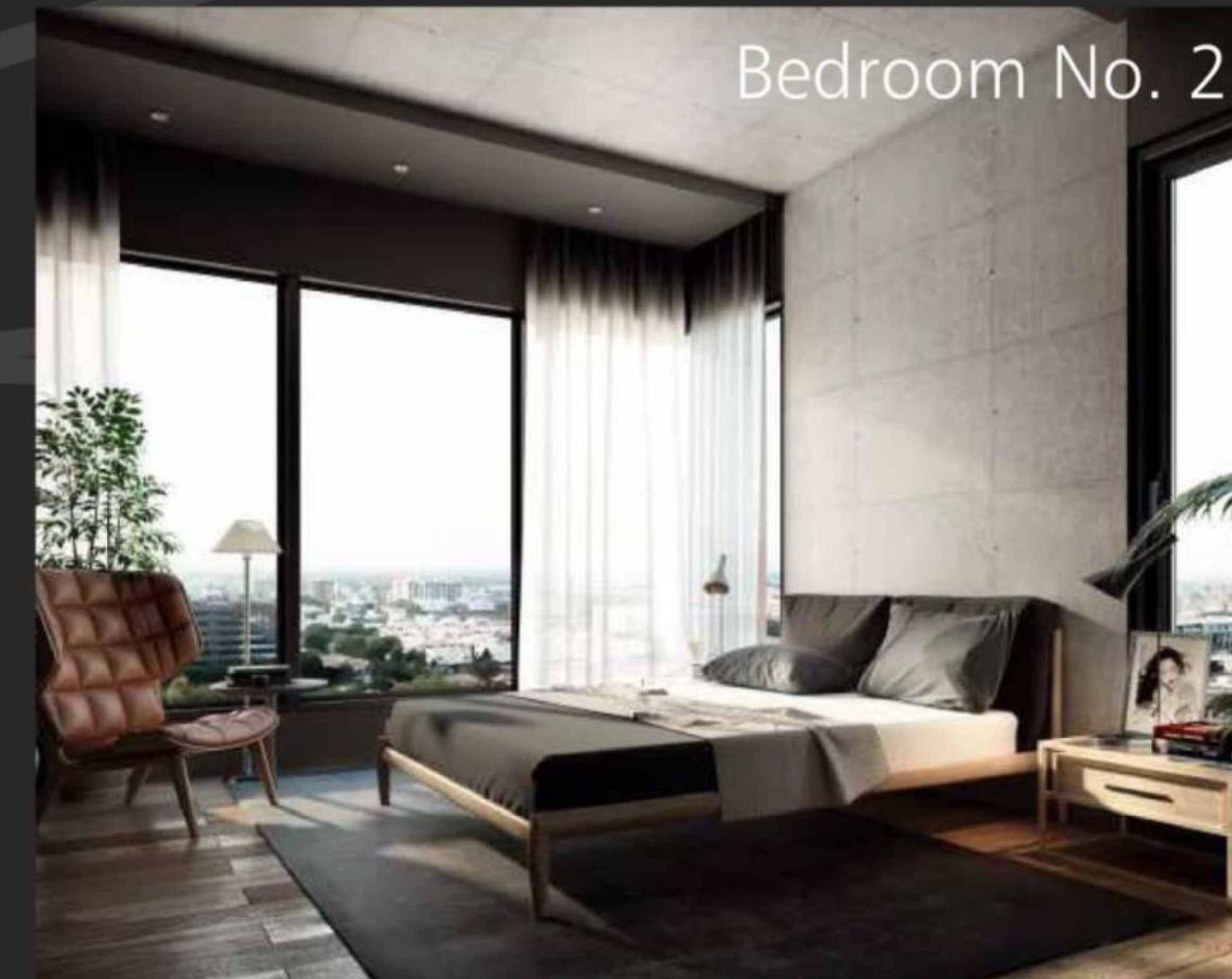








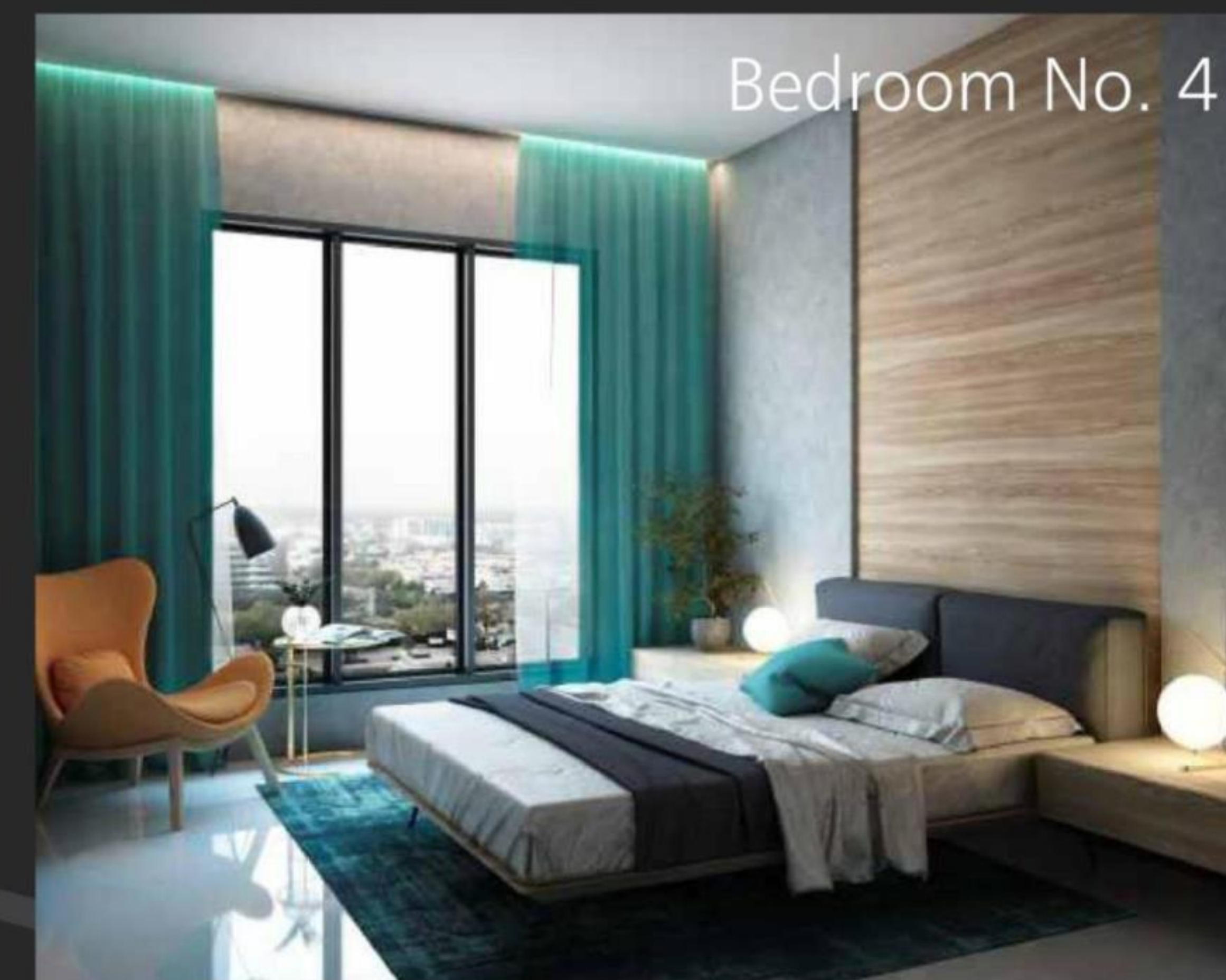
Bedroom No. 1



Bedroom No. 2

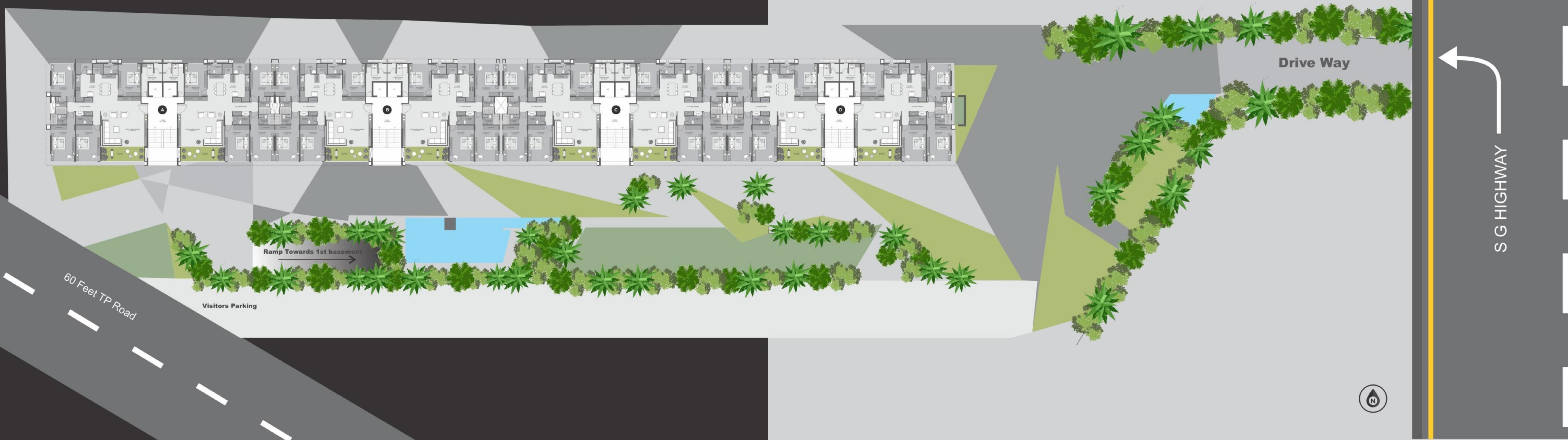


Bedroom No. 3



Bedroom No. 4

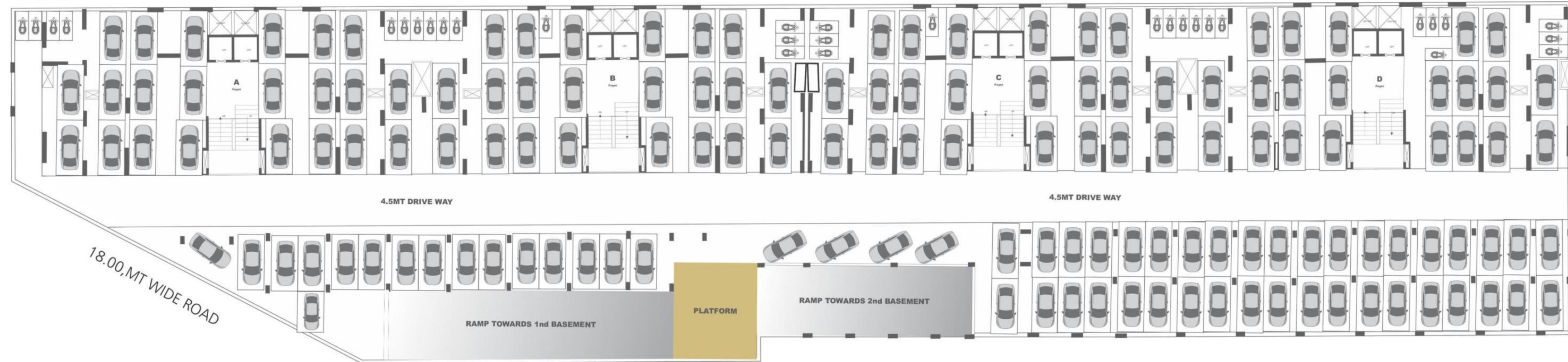
Layout plan



Unit Floor plan

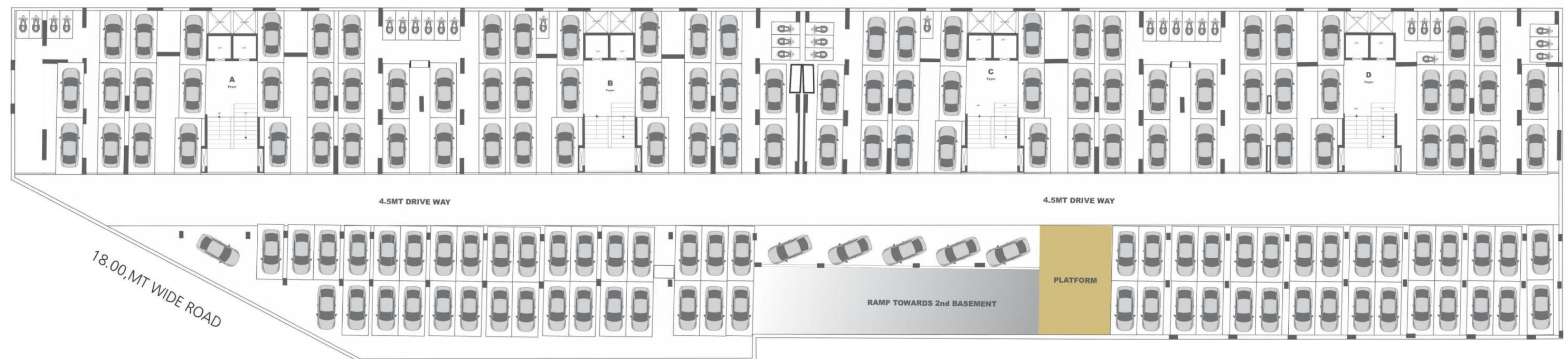


1ST BASEMENT



Parking Layout

2ND BASEMENT



Specification

COMPOUND WALL & ENTRANCE GATE

- Designed compound wall as per architectural design based on the building theme.
- Attractive entrance gate as well as covered security cabin.

LANDSCAPING/GARDEN

- Lush green landscape, water body and beautiful boulevard.
- Place for social gathering & party.
- Special landscape features such as sculptures, plants, waterscapes and gazebo.
- Dedicated senior citizen area,
- Dedicated children play area.
- Well designed porch for each apartment.

IRRIGATION SYSTEM

- Irrigation system for entire landscaped areas,
- Provision for appropriately sized water tanks & pumps.
- Rain water harvesting.

PARKING & INTERNAL ROADS

- Multi level Basement + ground level parking,
- 3 Car parking For each Apartments.
- Landscape edges on side of the infernal roads.

SECURITY SYSTEM

- 24 x 7 security within the campus.
- Intercom facilities
- CCTV cameras in parking areas & common facilities such as club house, entrance
- foyer and elevator lobby.
- Video door phone system for each apartment.
- Bollard system at the entrance area for excess control.

INTERNAL WALL FINISHES

- GYPSAM plaster with wall putty

LIGHTING DESIGN

- Dynamic lighting design by professional lighting consultant for facade, landscape.
- street light, common area, lift porch, stairs etc.

HEALTH CLUB / GYM

- Gymnasium with latest and finest quality equipments.
- Dedicated place for yoga/meditation amenities such as steam/sauna/bath.

ELEVATORS

- Two high speed elevators for each tower.
- Schindler or Kone or Otis Lift and other equivalent.

STRUCTURE

- Structural design for seismic conditions as per regulations and codes.
- Earthquake Proof Design

FIRE FIGHTING

- Fire fighting system as per regulation of urban local body.
- Dedicated fire stair case for fire escape.

PLUMBING

- Concealed toilet fittings & sanitary ware of Jaguar, Kohler or equivalent.

ELECTIFICATION / LOW VOLTAGE SYSTEM

- Distribution board with "MCB" & "ELCB" to ensure maximum safety.
- Society intercom facilities.
- FRLS cables of RR cables, polycabe or equivalent brand.
- Modular switches of reputed brand.
- Appropriate earthing & lighting protection.

SWIMMING POOL

- Pool side wooden deck with pool side lounge chairs.

DOORS

- Decorative main door with teakwood from & shutterWooden flush doors in each apartment
- Water proof flush door for bathrooms/toilets.

WINDOWS

- Aluminum section window frames with reflective glass.

POWER

- DG Power back up for elevators, water pumps & lighting in common areas.

WATER SUPPLY

- Over head and under-ground water tank.
- Concealed lines with PVC/CPC/UPVC/PPRC pipes.

FLOOR HEIGHTS

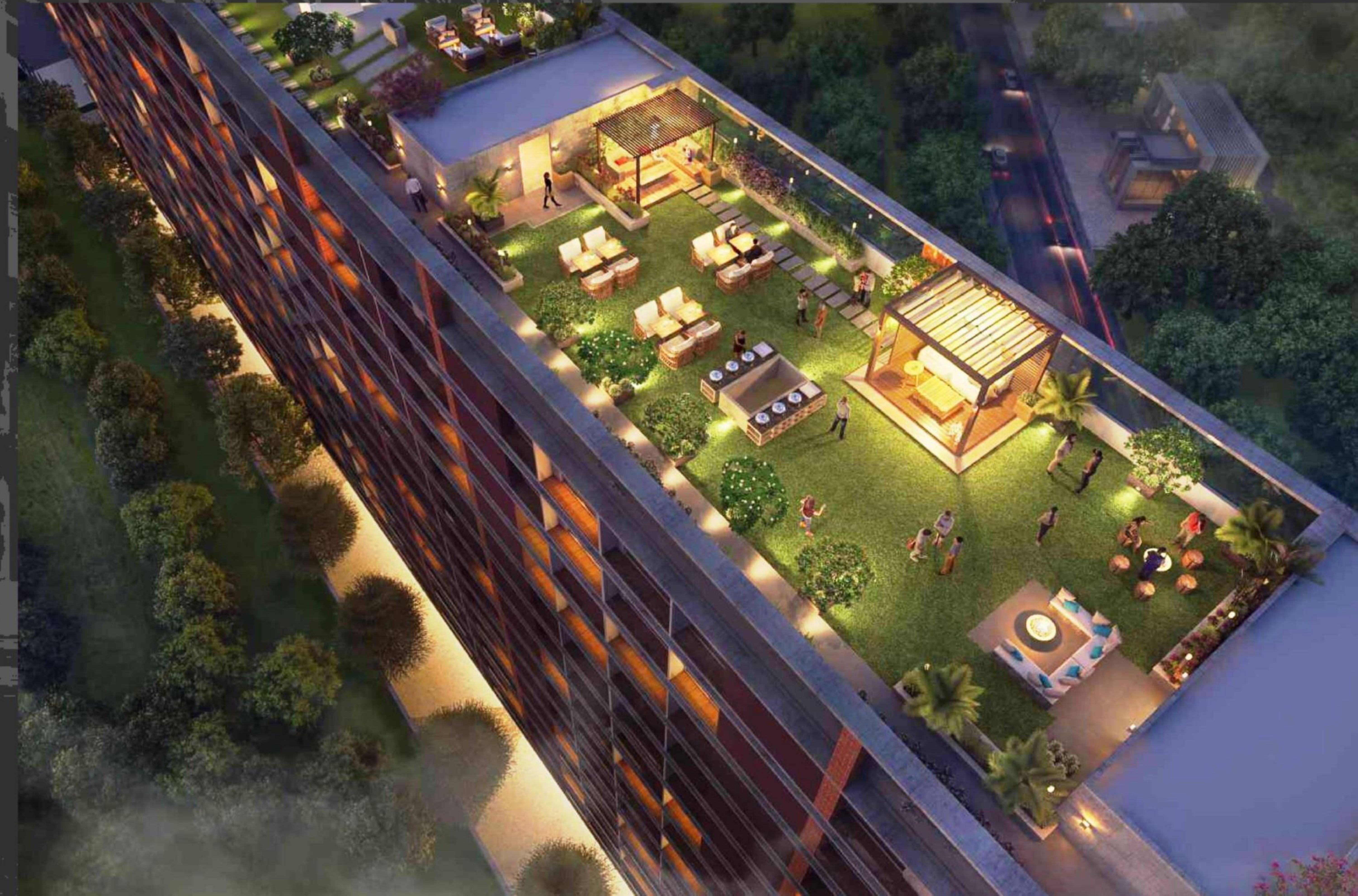
- Each apartment Drawing room, Dining, Kitchen has 09'-10"ft and bed room 10'-00" ft for better air circulation within the flat.

KITCHEN & STORAGE

- Kitchen platform with quartz equivalent granite stone with S.S. Sink.
- Dado tiles or artificial stone up to lintel level.

FLOORING

- Living, Dining & Kitchen –Italian Marble
- M.Bedroom-Wooden laminate floor.
- All Room –Vitrified tiles.
- Tiles up to lintel level in bathrooms.



Amenities

iland is a majestic structure that spreads its eloquent arms right on the SG Highway. Offering 4 BHK luxurious apartments that speak of architectural magnificence, this opulent complex presents an environment that is soothing enough to wash away your daily stress. The majestic residential is intricately crafted and designed so as to ensure ample cross ventilation and natural light. Lots of open areas and optimum utilization of space has been the prime focus of the makers while crafting the layout of this elegant property. With a nice bunch of amenities, we welcome you to a space of comfort.



COMMON AREA
POWER BACKUP



SWIMMING POOL



CHILDREN PLAY
AREA



LANDSCAPED
GARDEN



GAZEBO



PARTY LAWN



CONCIERGE



GYMNASIUM



CCTV CAMERA



ELDER'S SITTING



INDOOR GAME



WAITING LOUNGE

Key Plan



ARCHTECT



LANDSCAPE ARCHITECTURE



STRUCTURE ENGINEER



PLUMBING CONSULTANT



ELECTRIC CONSULTANT

