



— Introducing —

 MALABAR
RETREAT
— REJUVENATING EVERYDAY LIFE —

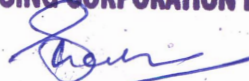
4 BHK Apartments | 5 BHK Duplexes

Grandeur Living

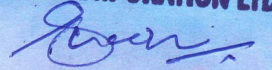
— Project by —

GANESH
HOUSING 
CORPORATION LIMITED

GANESH HOUSING CORPORATION LTD.


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Artistic Impression

WAY TO OGNAJ

Mahadev Temple

Gujarat Institute of Development Research

Hathi Temple

Belaji Temple

IGNOU

Hiramani School

SGVP International School

KD Hospital

Adani Shantigram

VD JUNCTION

WAY TO GANDHINAGAR →

GOTA OVER BRIDGE

S. G. HIGHWAY

VAISHNADEVI OVER BRIDGE

Gota

Kesar Club

Ganesh Glory

Ganesh Genesis

Chharodi Lake

Tirupati Aakruti Greens

Ambedkar Uni.

MALABAR RETREAT

Nirma University

Zydus Corporate House

Nirma School

Nirma University Sports Complex

Vaishanodevi Temple

WAY TO CHANDLODIYA

Archway

Krishna Heights

Swarnim Square

Savvy Swaraj Sports Club

Savvy Swaraj

Godrej Gardencity

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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.



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Travel

SG Highway	2 mins
SP Ring Road	5 mins
Sabarmati Bullett Train Station	15 mins
Airport	30 mins
Gandhinagar	22 mins
Kalupur Railway station	35 mins

Temples

Vaishnodevi Temple	5 mins
Tirupati Balaji Temple	3 mins
Hanuman Temple	4 mins
Jain Temple	10 mins
Hathi Temple	4 mins
Mahadev Temple	12 mins

Education

Nirma University	2 mins
Ambedkar University	2 mins
Nirma School	2 mins
SGVP Intl. School	5 mins
Hiramani School	4 mins
IGNOU	4 mins
Global Indian Intl. School	8 mins

Health

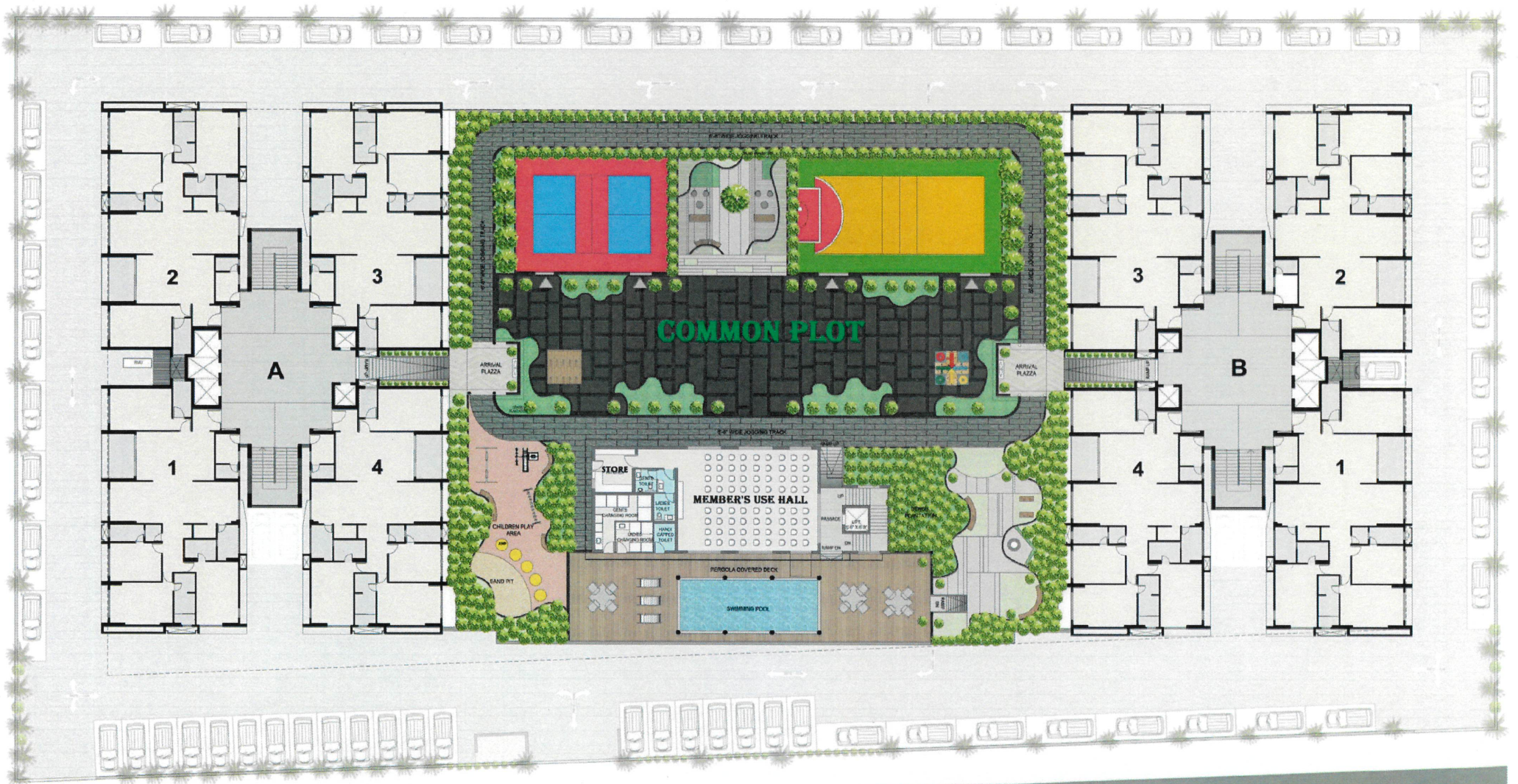
SGVP Holistic Hospital	5 mins
KD Hospital	4 mins
Sola Civil	8 mins
Lifeline Hospital	10 mins
Zydus Hospital	10 mins
Apollo Hospital	20 mins

Lifestyle

Nirma Sports Complex	5 mins
Fun Blast	5 mins
Savvy Swaraaj Sports Club	9 mins
Belvedere Club	12 mins
Croma	8 mins
Aloft	7 mins
Palladium Mall	10 mins
Taj Skyline	15 mins
ITC Narmada	20 mins
Rajpath Club	20 mins
Karnavati Club	25 mins

Restaurants

1944	4 mins
Subway	4 mins
Box Park	5 Mins
Chocolate Room	7 mins
Dominos	10 mins
Honest	10 mins
The Mondo Kitchen	20 mins
Hocco Eatery	20 mins



S.G. Highway

18 Mtr. Wide T.P.S Road

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Site Layout Plan

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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 Storied Tower

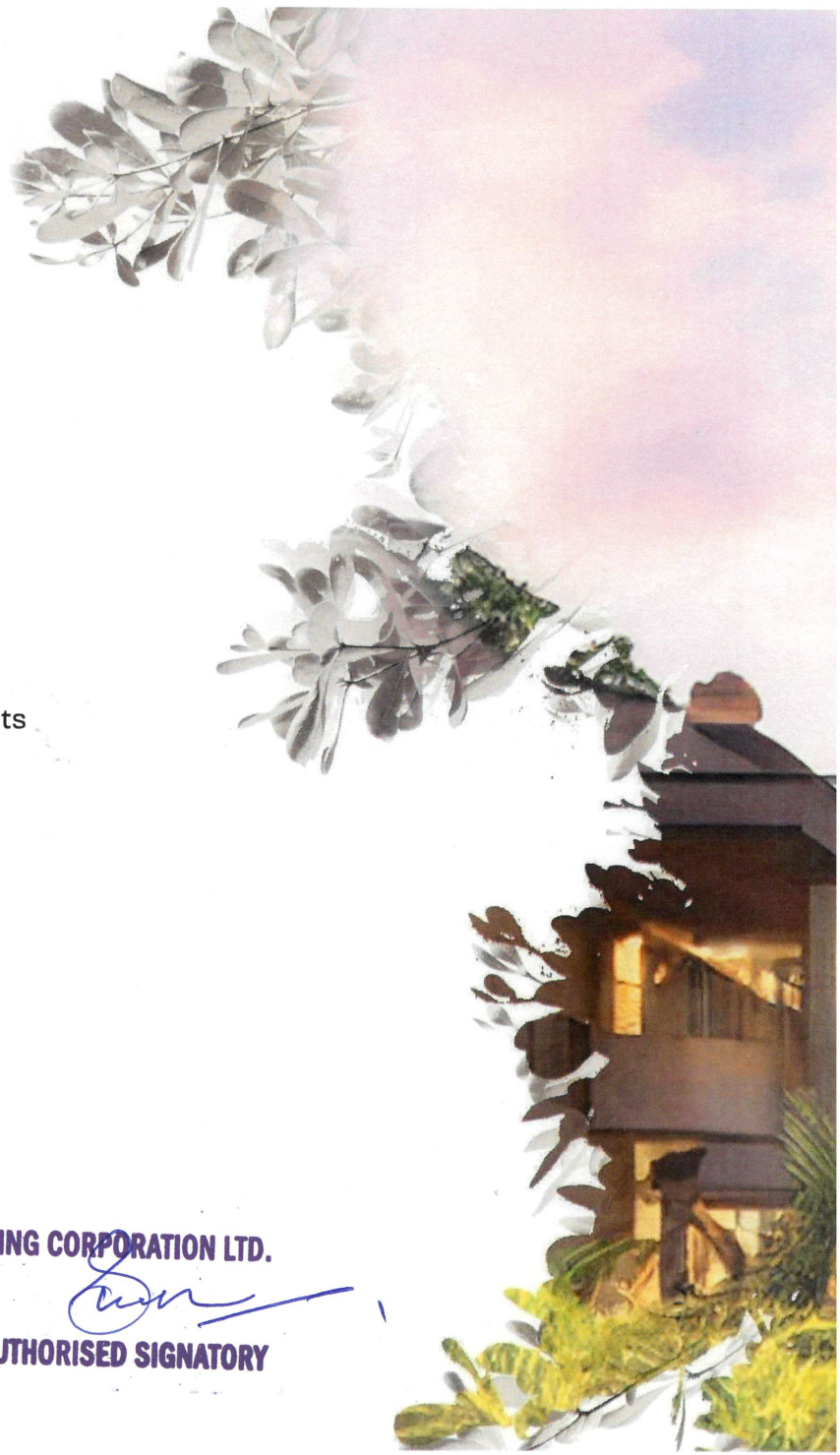


Spacious Balcony
in Each Apartment



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Ganesh

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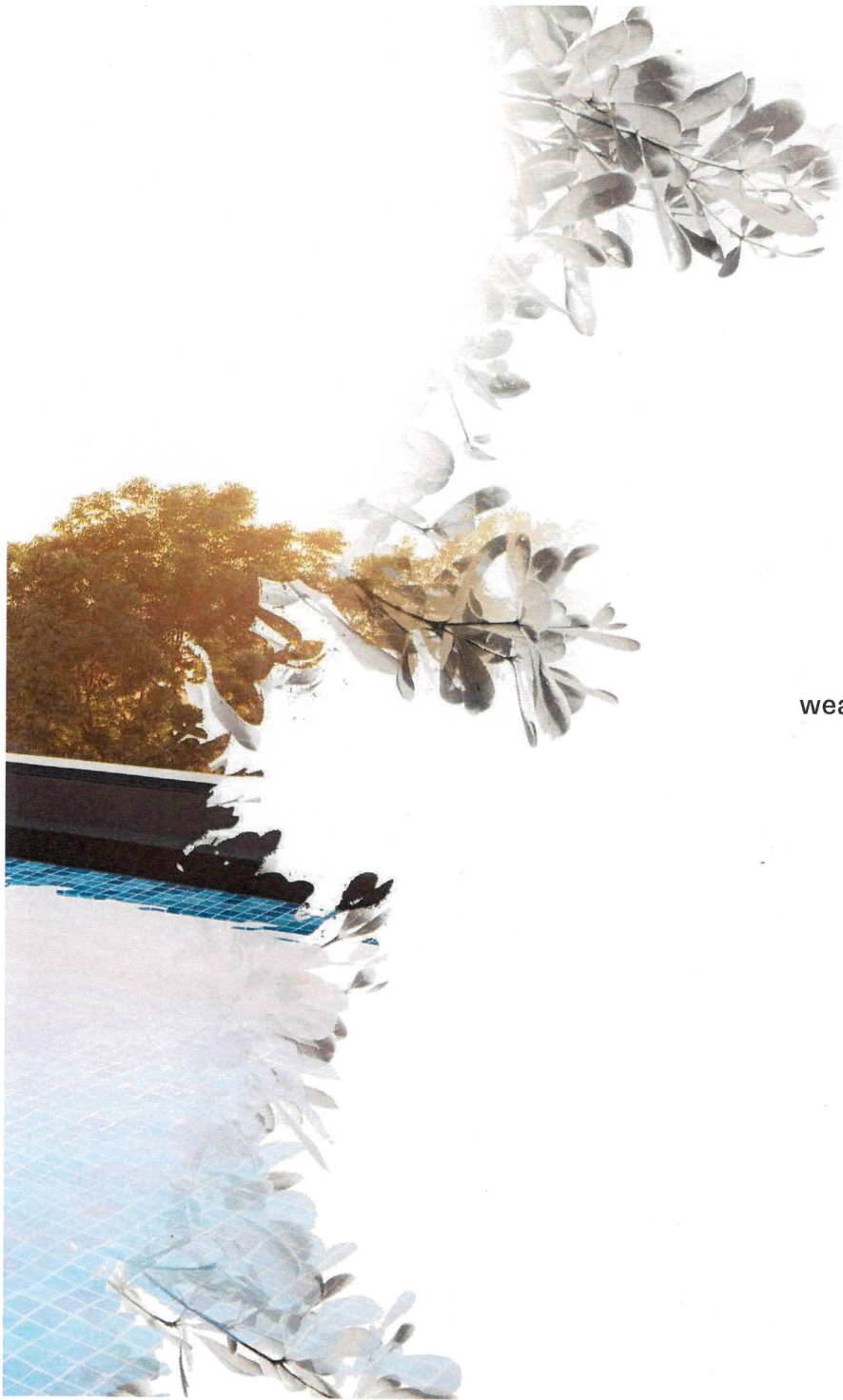




Artistic impression

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THE HAVEN

of Extravagant Leisure

Within the realm of health and 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



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Artistic Impression

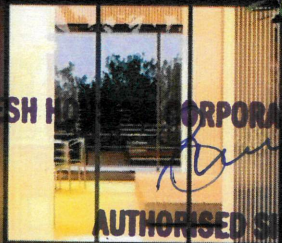
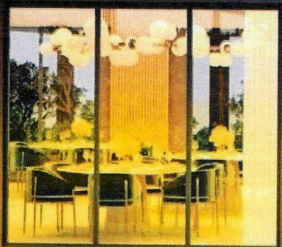
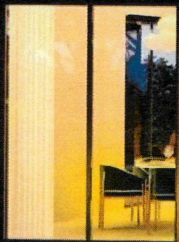
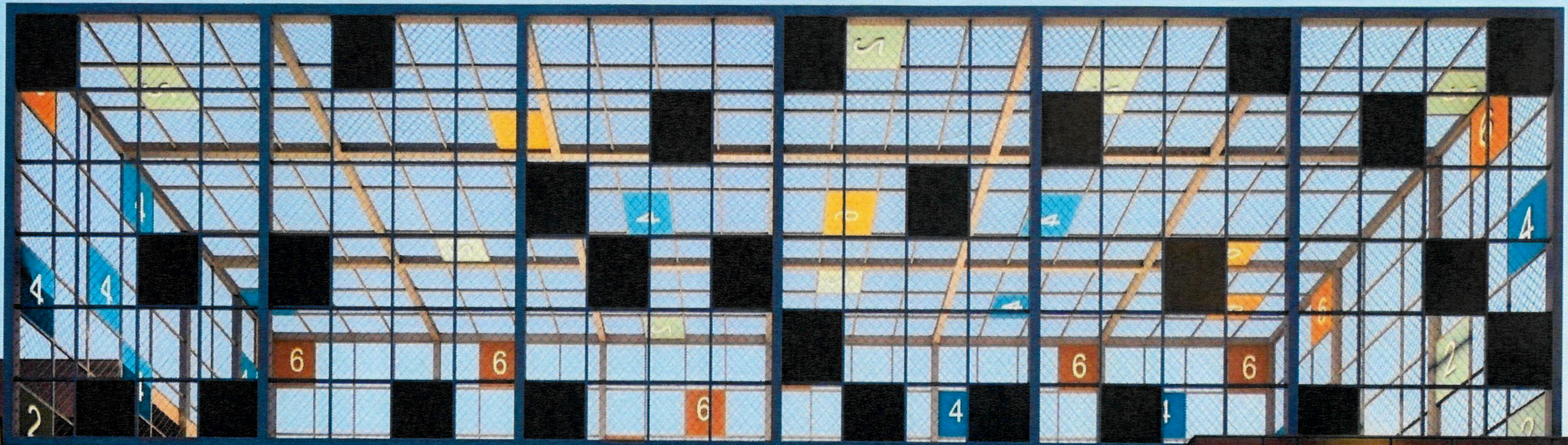
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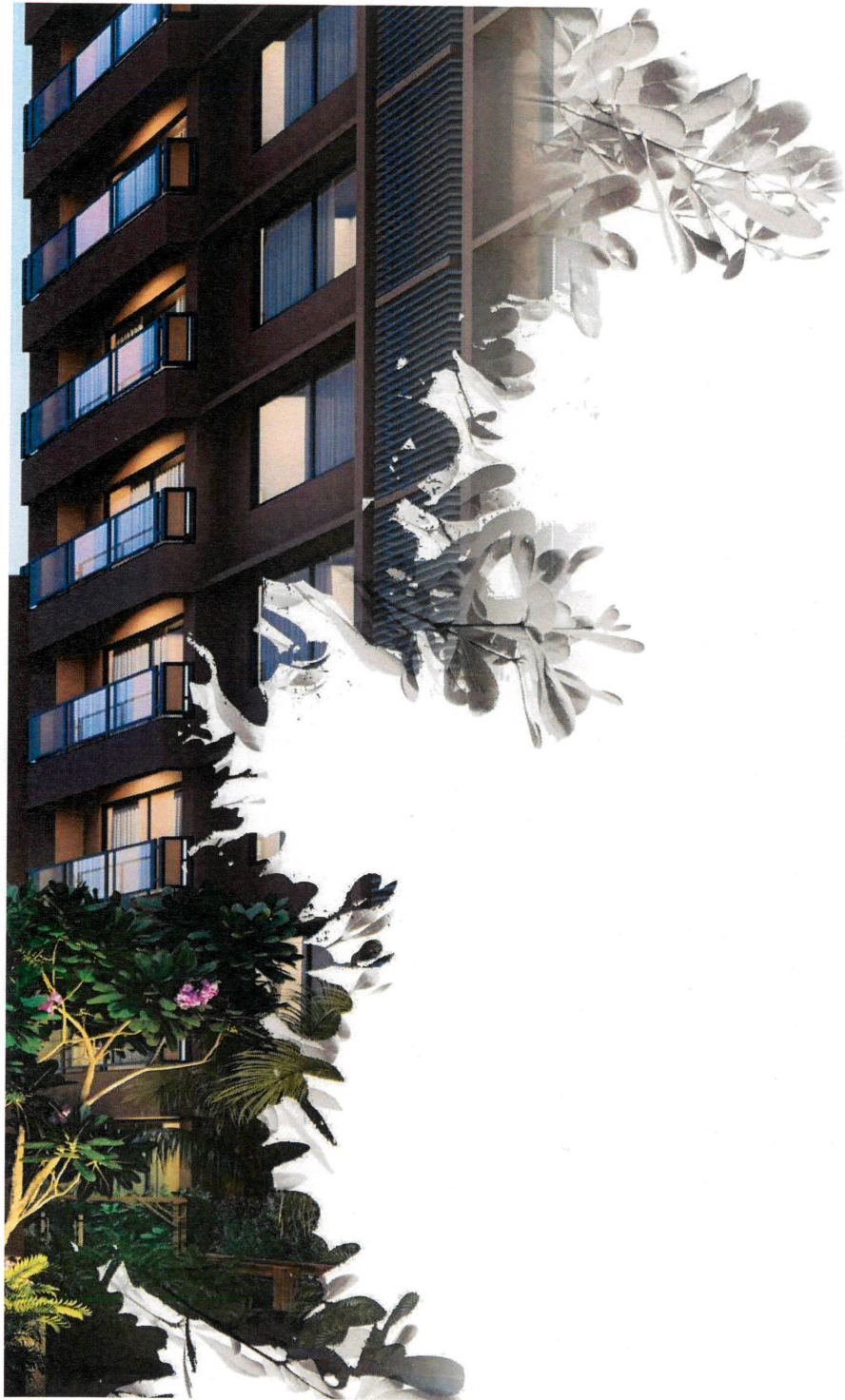
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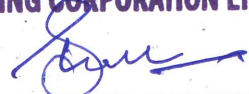


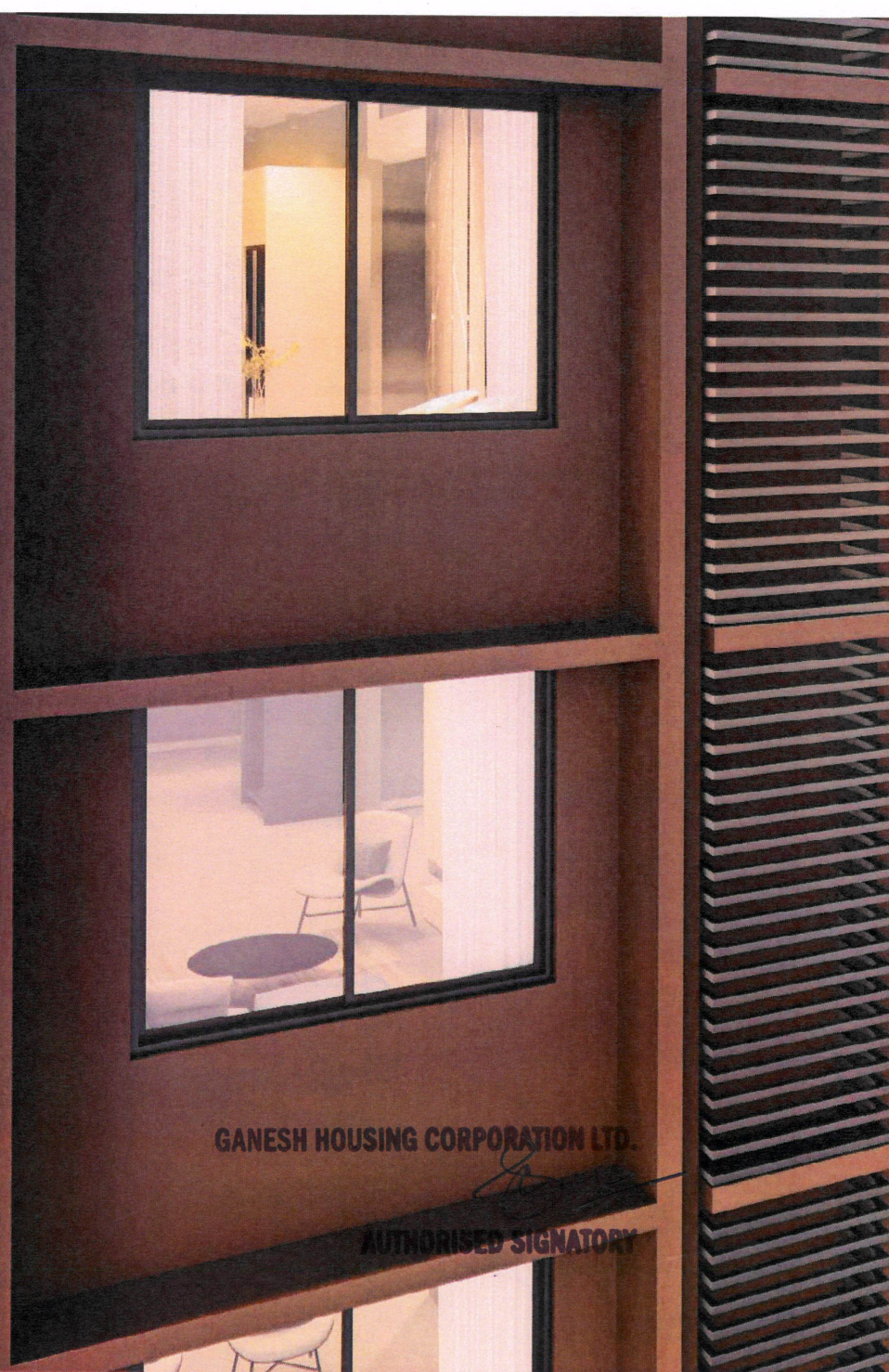
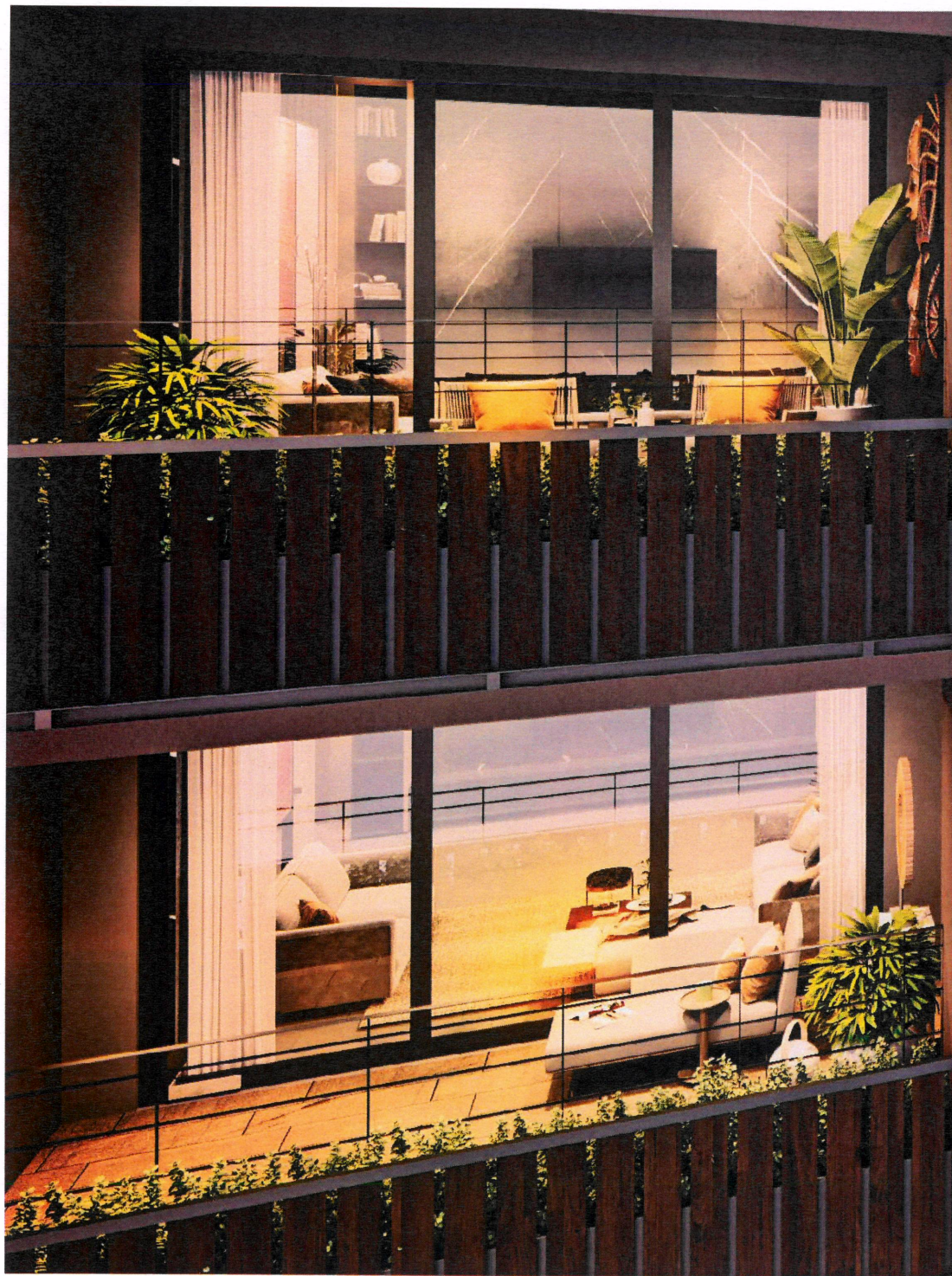
An Elevated
Modern Living with
ENRICHING
Experiences

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.



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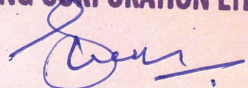

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Breathtaking views to
MESMERIZE
— Your Soul —



Artistic Impression

Indulge in the Allure of FINE LIVING

Step into our grand double-height 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



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Artistic Impression



Artistic Impression

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LIVE IN

The Aura Of Elegance

The expansive size and spaciousness of the room create an ambiance of grandeur, while the Ultra Modern Lavish Tiles adds timeless style. As you stand on the balcony, your view extends to captivating vistas, making each moment a visual masterpiece.



Exclusive
Dining Space



Separate
Servant Room



Ultra Modern
Lavish Tiles



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REWIND
REPLENISH
REJUVENATE

Beautiful Balcony view - Living Room

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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 Green



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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



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The balcony designed for the tranquility your soul needs

Artistic Impression



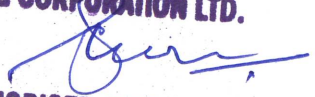
REJOICE

the unmatched joy
of your favorite corner

Adore the magical colors of the sky with an 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.

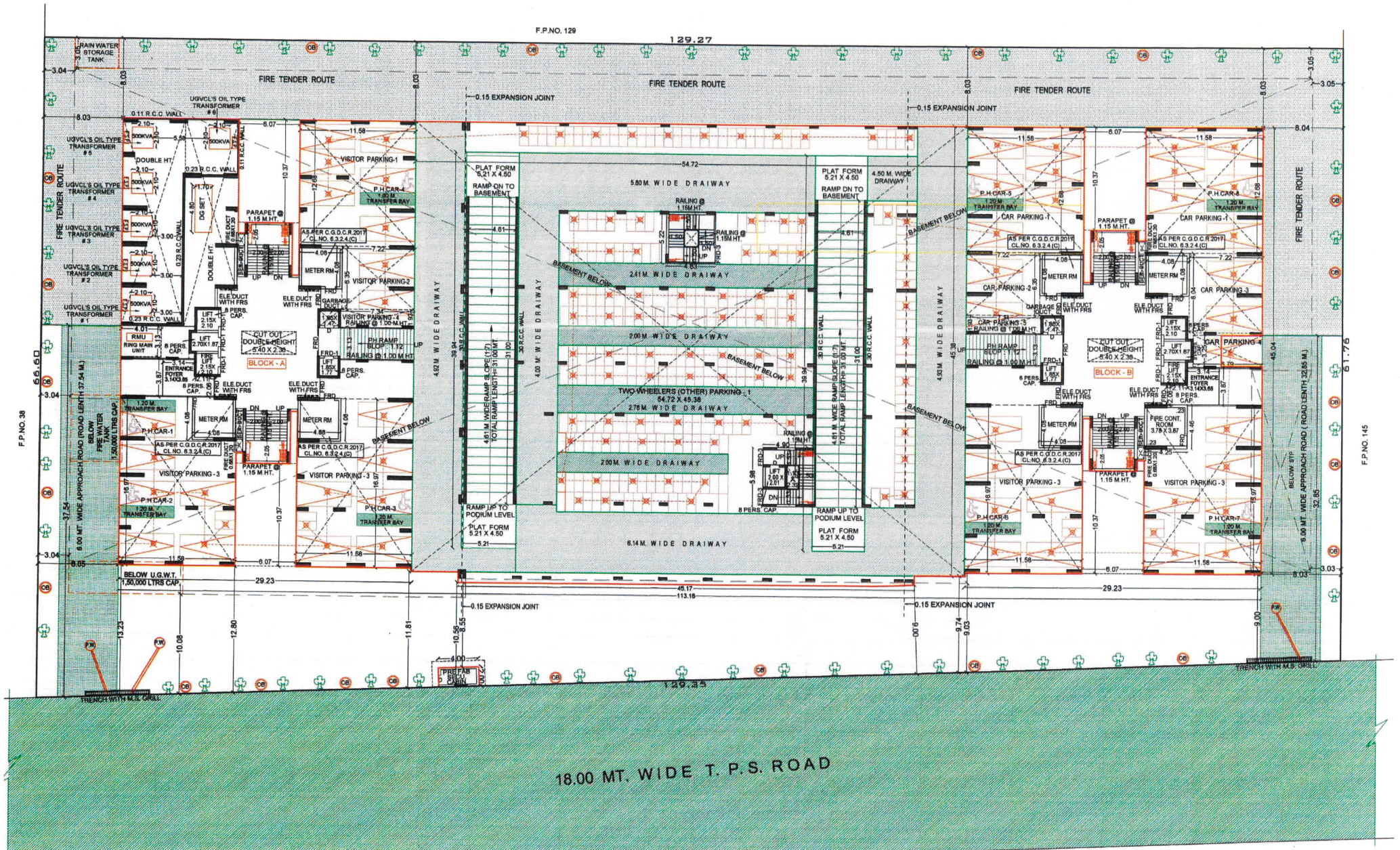


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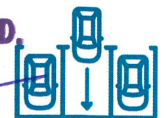
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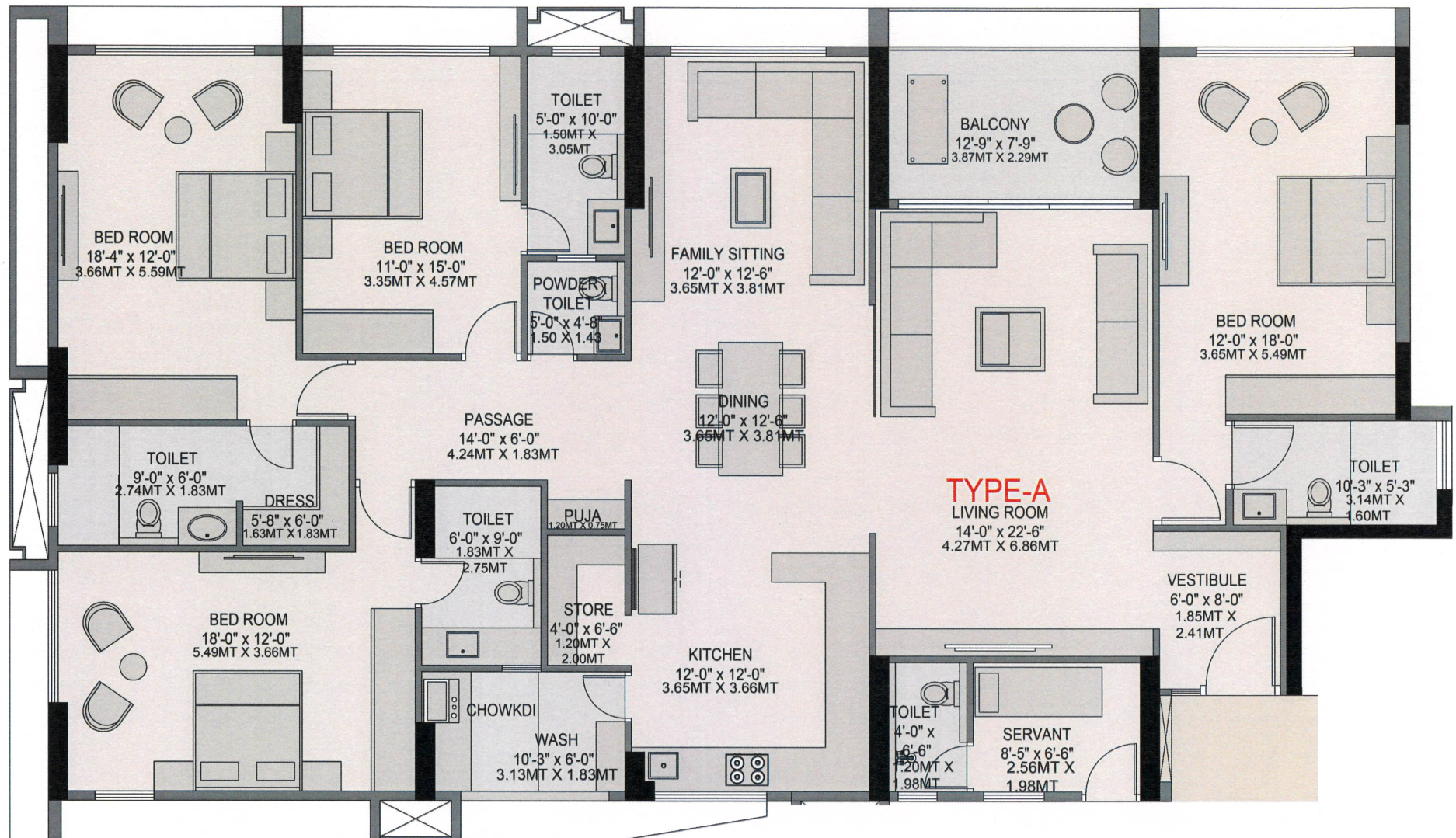


Ground Floor Parking Plan

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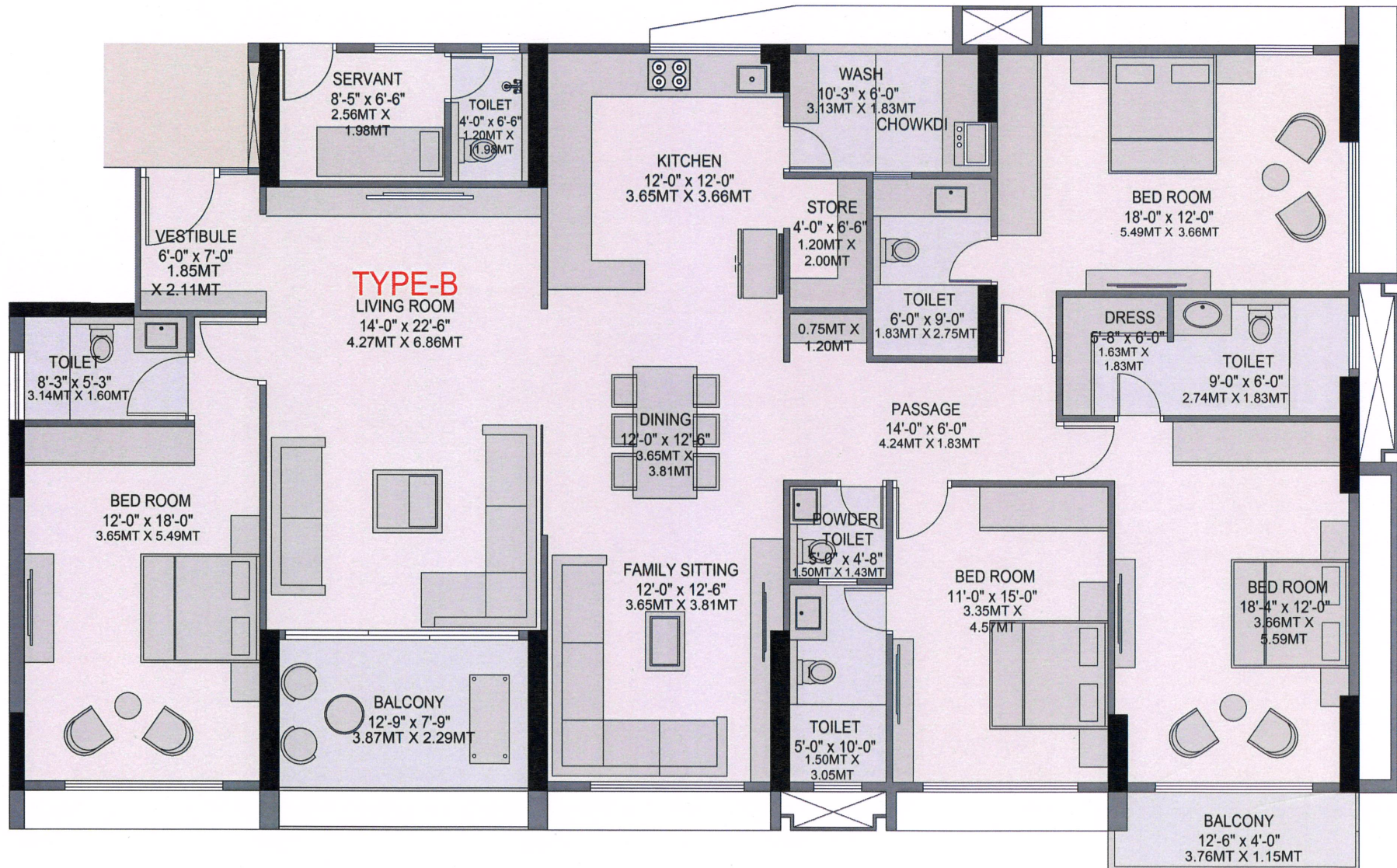


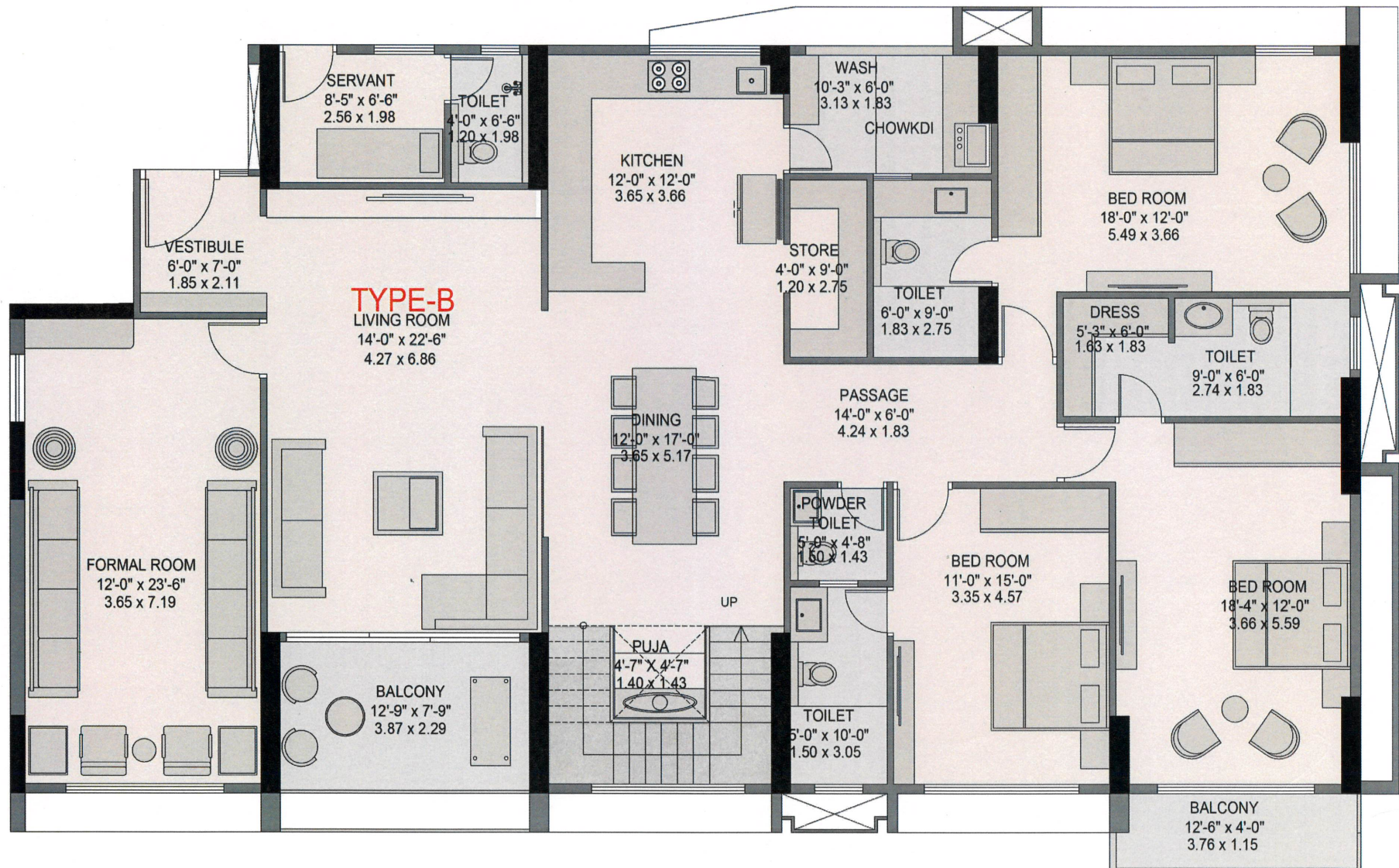


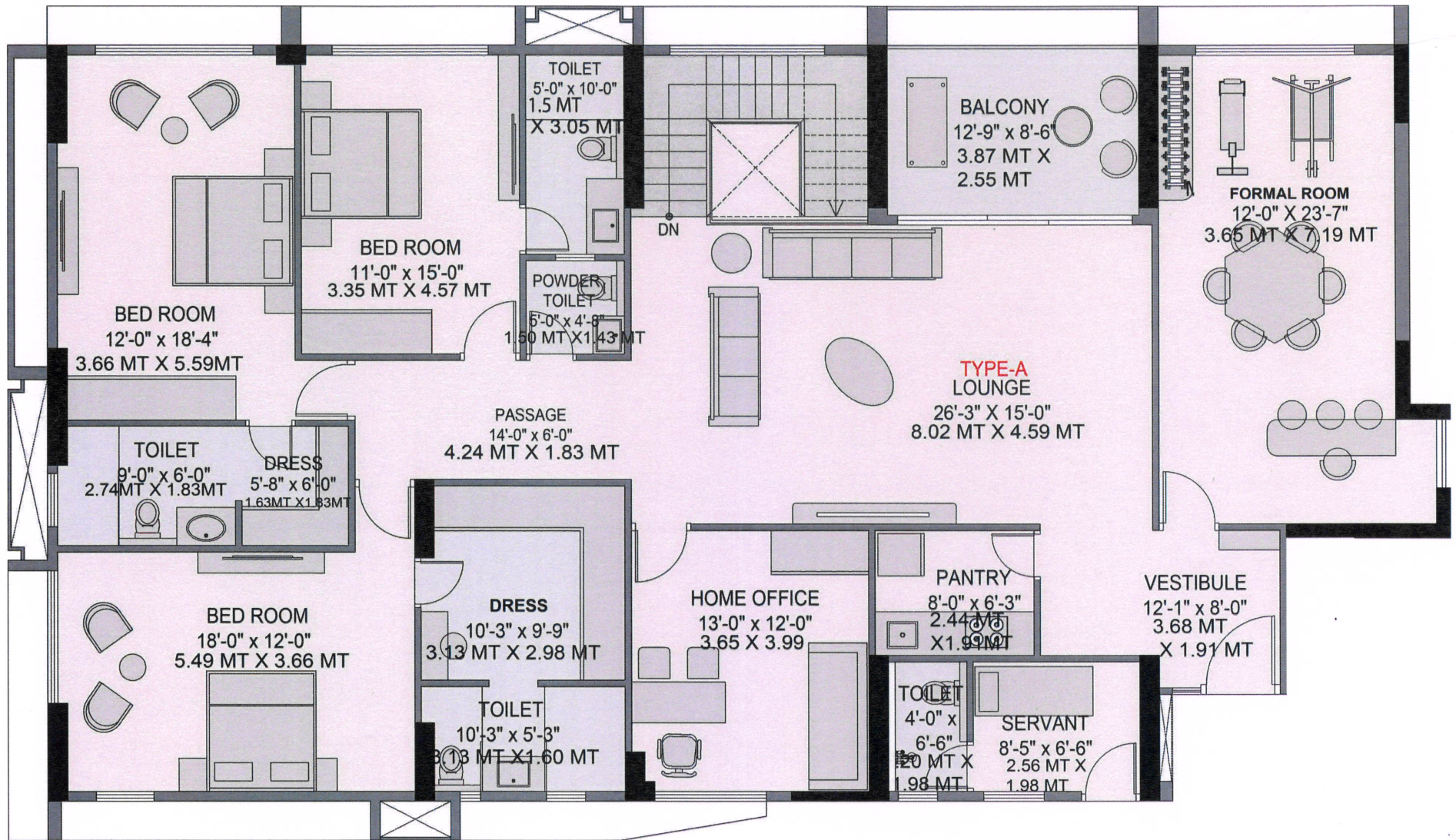
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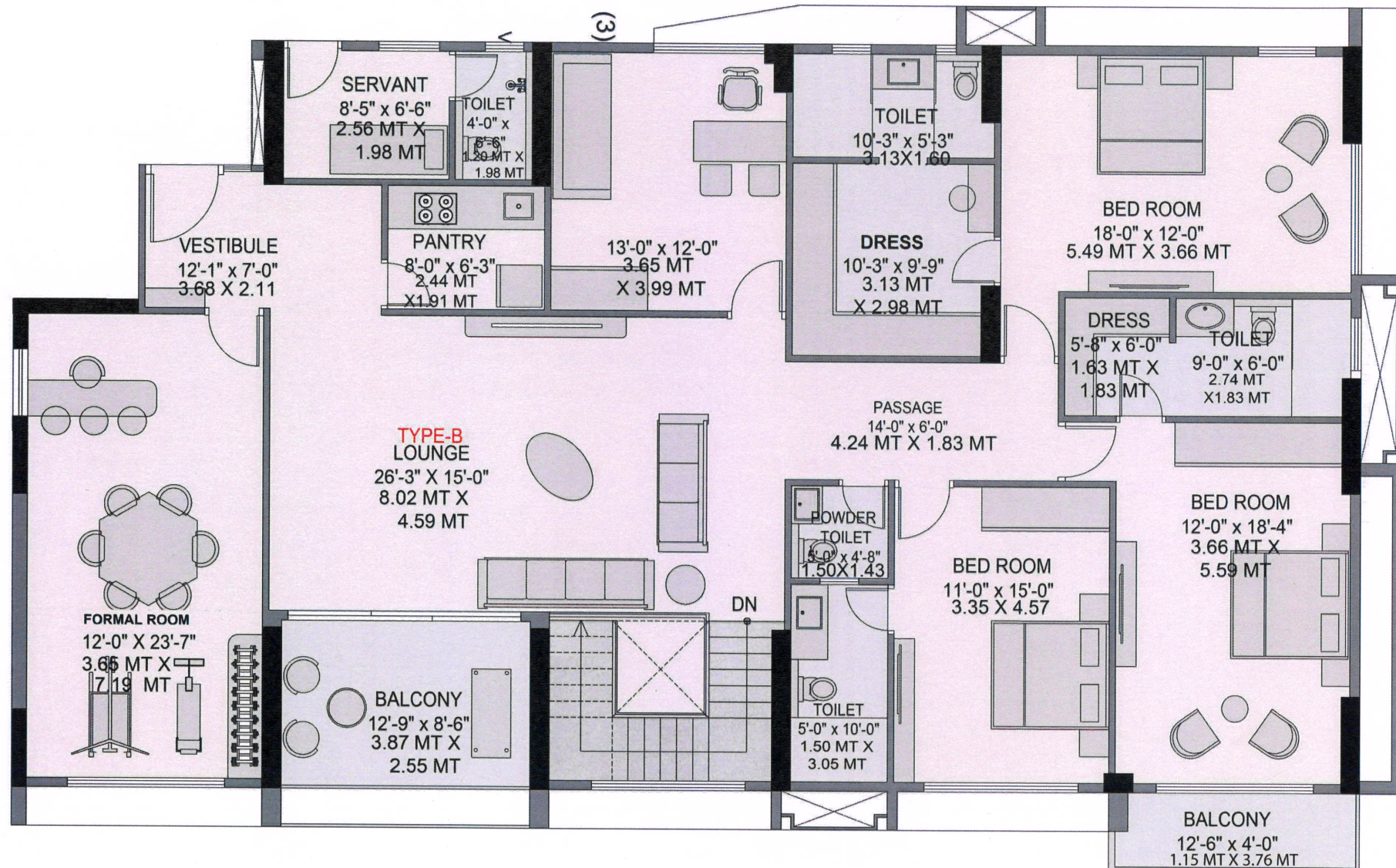






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Project Features

- Contemporary 22 Storied Tower
- Spacious Balcony in Each Apartment
- Max Vaastu compliance
- Stunning Landscape with Retreat Area at 2nd Podium Level
- Jogging Track
- Grand Lift Lobby
- High Speed Elevator
- Electrical Car charging provision for 4-wheeler & 2-wheeler
- 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.
- Use of Solar Energy

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 all Bedroom & Living Area -to make all your remote in 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 walls
- Standard Make C.P. finished Hardware Fittings
- UPVC window

Paints

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

Notes:

1) We Do Not Allow

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

2) Airconditioned Outdoor Unit must be put at designated Place as per planned.

- 3) The local Authority i.e., Ahmedabad Municipal Corporation does not approve specifications. Accordingly, we have prepared the above-mentioned specifications for conceptual understanding of buyer. All illustrations and pictures shown here are artist's impression only & they are just for idea of buyer. Whilst every care is taken in providing this information but the information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are 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.

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Artistic Impression

REJUVENATING EVERYDAY LIFE

Nr. Nirma University, S. G. Road,
Ahmedabad-382470.

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

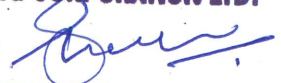
Legal Advisor

VIREN SHAH

Notes: - Stamp Duty, Registration Charges, Maintenance, Applicable Taxes & Other Govt. Charges if any shall be borne by purchaser - Furnishing and textures shown in brochure for advertisement and it shall not be considered as a part of any legal documents. Images are only for presentation purposes and will not be provided - This brochure is only for advertisement and it shall not be considered as a part of any legal documents.

GUJRERA.GUJARAT.GOV.IN
REG. NO.:

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Project Developed By

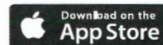


100Ft. Hebatpur-Thaltej Road, Nr. Sola Bridge,
Off. S.G. Highway, Thaltej, Ahmedabad - 380054. Gujarat, INDIA.

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marketing@ganeshhousing.com

ganeshhousing.com



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A handwritten signature in blue ink, likely belonging to an authorized signatory of Ganesh Housing Corporation Ltd.

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