



www.ananddevelopers.com

Site Address:

Anand Elegance, Near Samay Shine, Opp. Praharsh Bluebell Office, Off VIP Road (45mtr Karnavati Club Road), Shela, Ahmedabad-380058.

M. +91 73597 00222, +91 73597 00333

Rera No. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA05729/A1M/240321 **Web:** gujrera.gujarat.gov.in

ANAND
Elegance

A H O M E L I K E Y O U



ANAND
DEVELOPERS

SPACES FOR LIFE

Well planned and creatively designed Anand Elegance is the coming together of Anand Developers. This new venture marks our intent for creating elegant retail and residential spaces. Our vision is to create lifelong associations with our customers and through this venture we plan to do that.

We seize strategic location opportunities and through systematic and quality focused approach develop world class spaces that deliver significant long term value. We believe from formulating to implementing the credibility of an organization lies in its values. These values are stringently incorporated in our day to day work ethics. We wish to provide un-parallel pleasing experiences to customers throughout the journey of their association with us.

At Anand Developers we have also ensured a solid groundwork with eliminating any periphery hindrances in our project. We are well aware of the changing game of this industry and have identified the right team and expertise to ensure a smooth foray.

2 BHK PREMIUM LIVING OFF THE VIP ROAD, SHELA

A luxurious, well designed & affordable format of 2 BHK Apartments, Anand Elegance boasts of premium commercial as well as residential spaces.

The ground floor of the apartment building is designed as commercial space and the 13 story building comprises of 100 residential apartments. With ample parking space with an included basement car park, Anand Elegance is well located and within good distance of all the basic requirements and amenities. The Project is very strategically located off the VIP Road (45 mtr wide Karnavati Club Road) With the future possibility of Metro / BRTS corridor.

Privacy is taken care of between the apartments and overlapping of windows has been strictly avoided. Both the bedrooms are of relatively good size with good internal heights. Ample elevators, thoughtful HVAC planning and well designed amenities are provided by Anand Developers.

There is also a TV lounge, a garden, a gym, a gazebo, a yoga deck, indoor games and more activities on the first floor. Anand Elegance takes care of all the requirements and provides a lot of luxuries. Thus bringing to you,

A HOME LIKE YOU.

ANAND
elegance

A H O M E L I K E Y O U



Simplicity is the keynote of all true **eligi(ə)ns**





ελιγ(ε)νς

doesn't mean being noticed,
it means being remembered



Shopping

Choose from **18** well placed commercial spaces for your business. With **11'-9"** internal height and ample parking outside, your retail space is waiting for you.

Ground Floor LAYOUT PLAN





Amenities

- 

gym
- 

yoga deck
- 

indoor games
- 

children's play zone
- 

tv lounge/multi purpose hall
- 

garden
- 

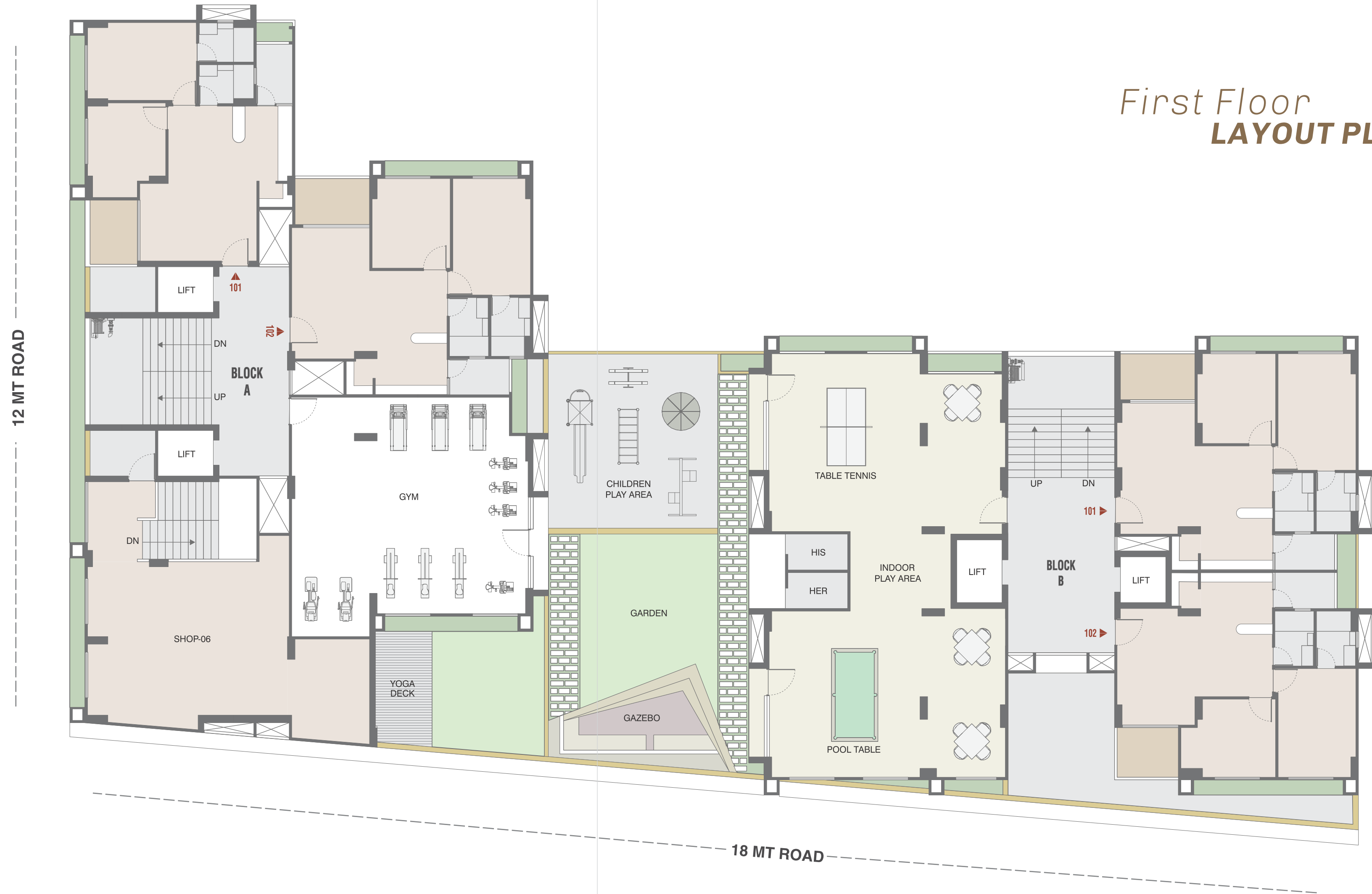
sitting area
- 

gazebo
- 

solar system



First Floor
LAYOUT PLAN





*BLOCK A & B
PLANS*

Typical Floor LAYOUT PLAN

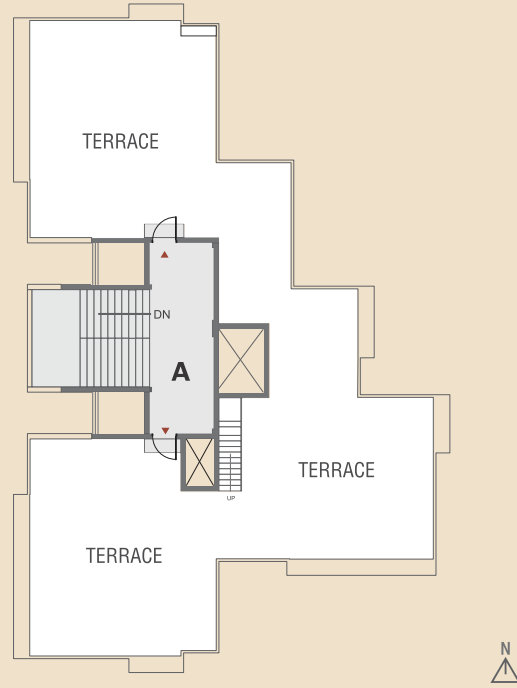
12 MT ROAD



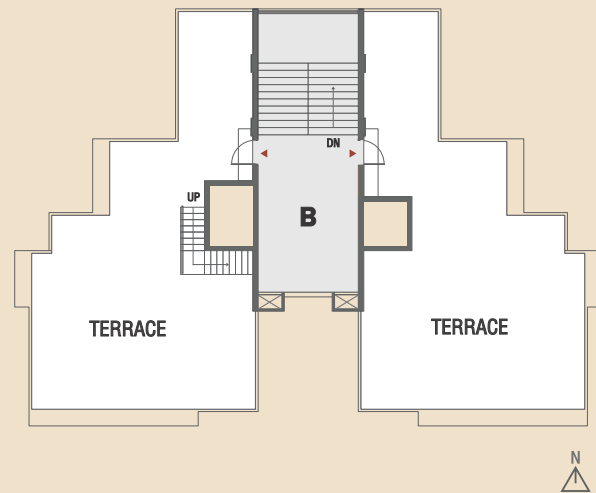
18 MT ROAD



TERRACE PLAN
BLOCK-A



TERRACE PLAN
BLOCK-B



12 MT ROAD



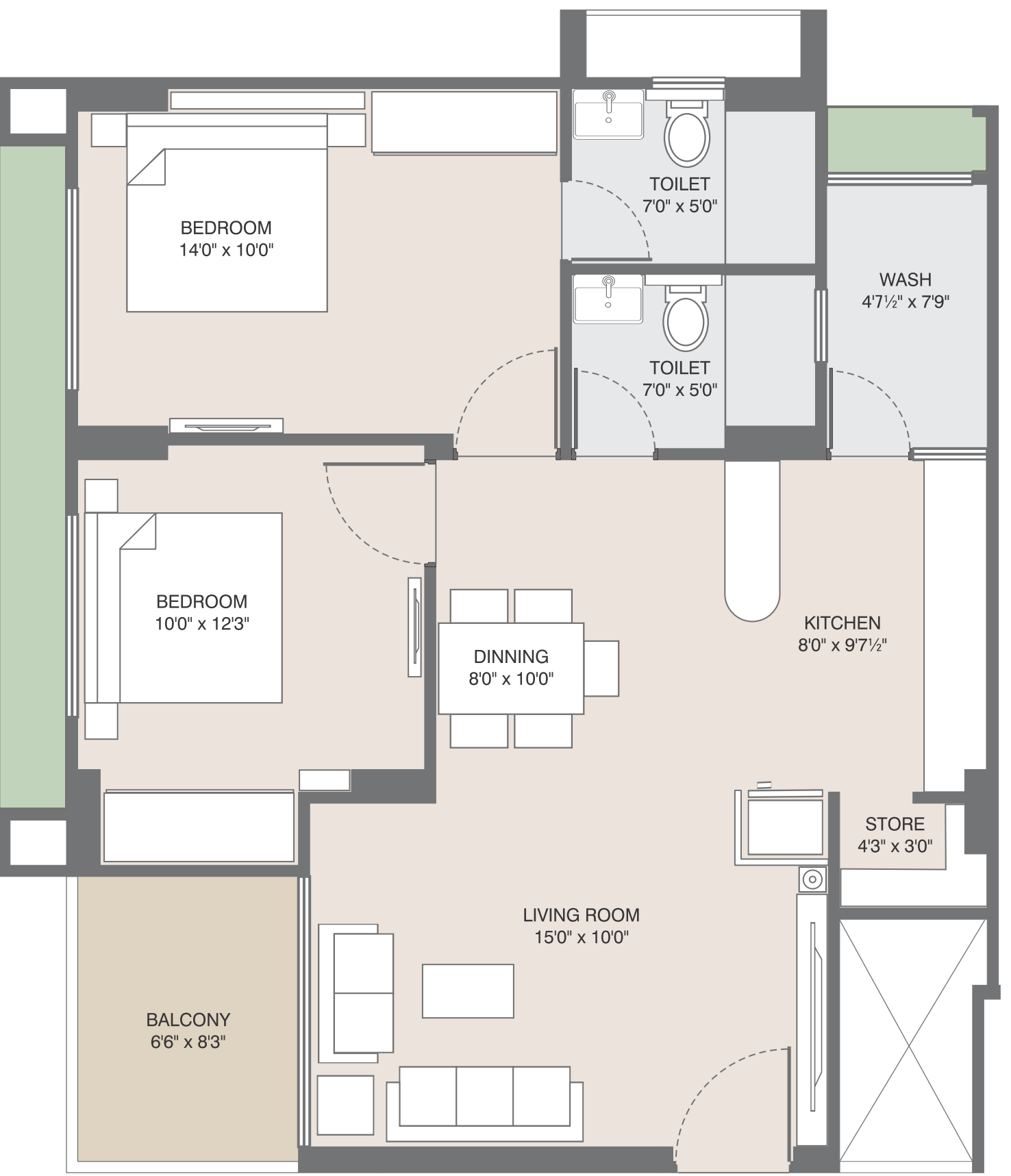
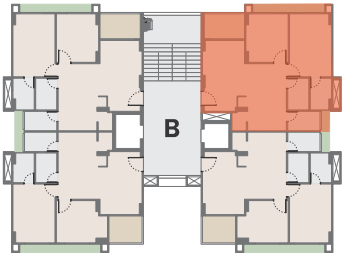
13th & Terrace LAYOUT PLAN



18 MT ROAD



Unit
PLAN

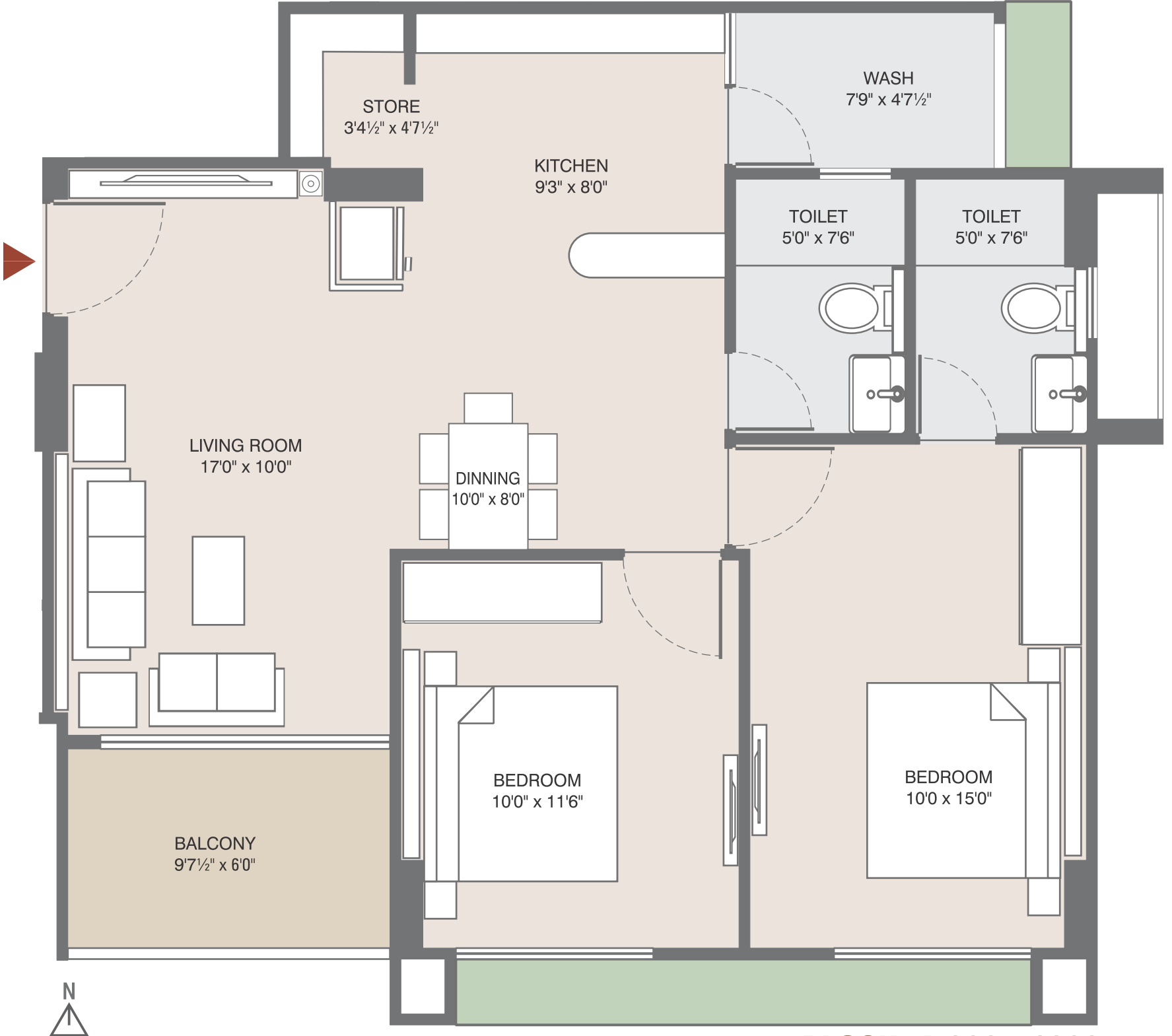
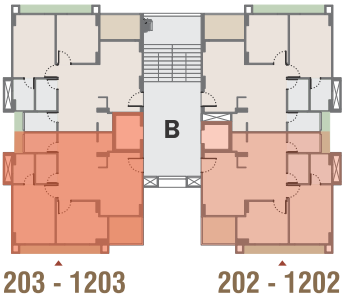


BLOCK -A 201 - 1201



BLOCK -B 201 - 1201

Unit
PLAN



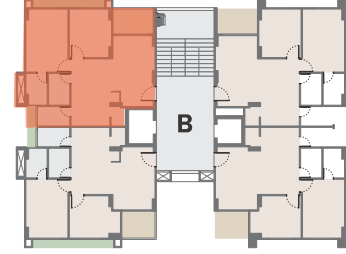
BLOCK -A 203 - 1203



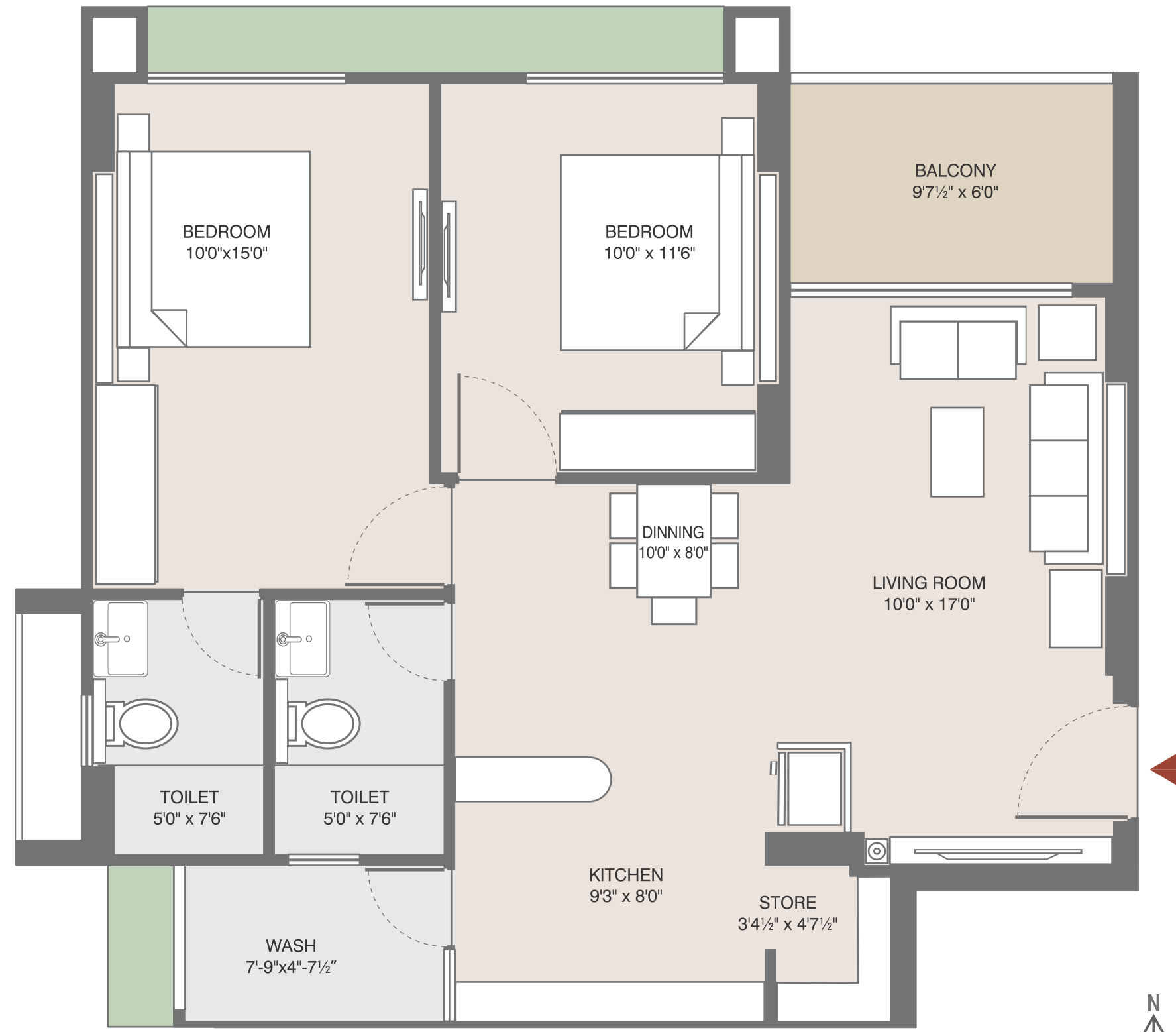
BLOCK -B 203 - 1203



Unit
PLAN



BLOCK -A 204 - 1204



BLOCK -B 204 - 1204



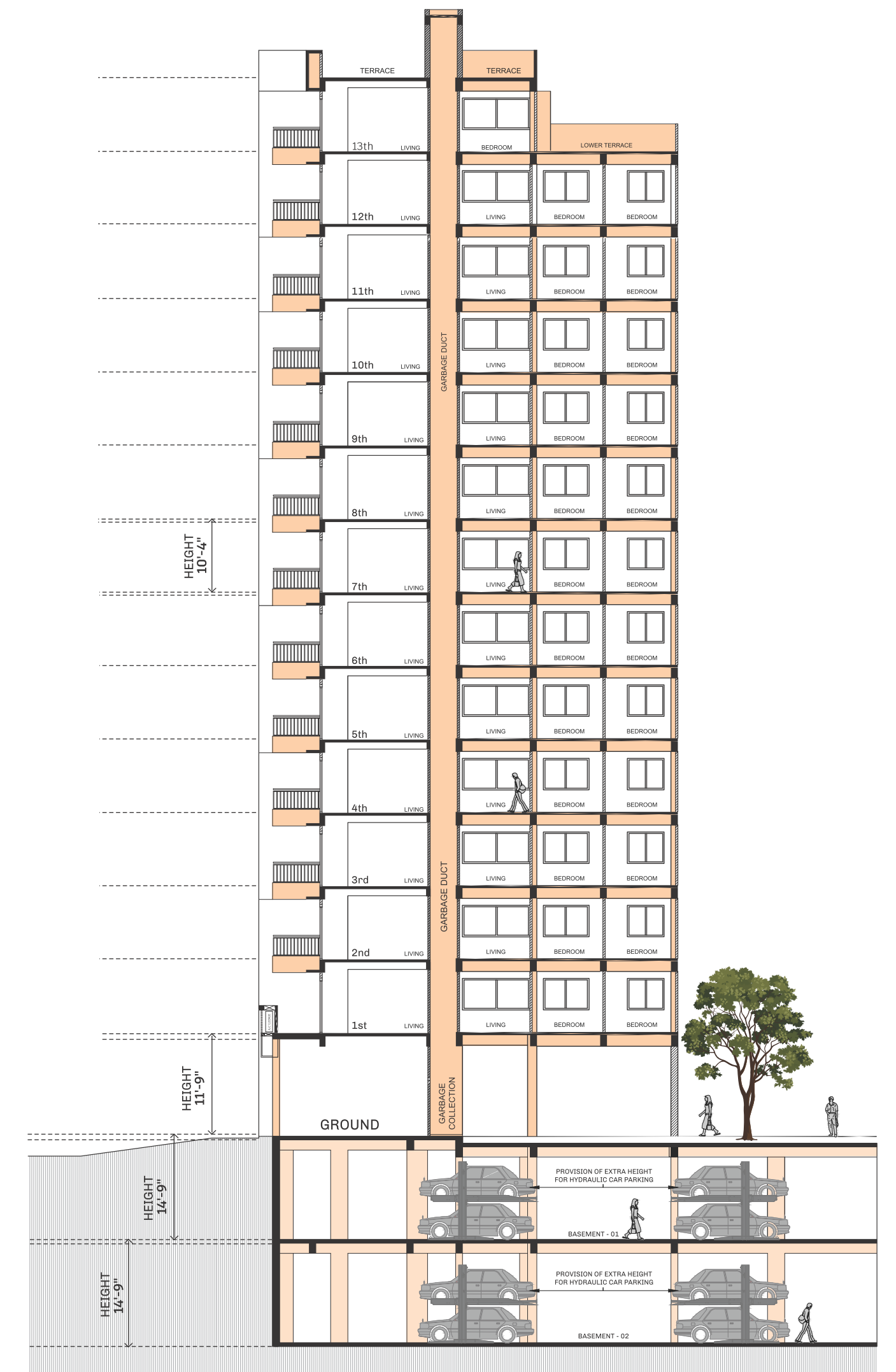
1 to 13 Floor Height
10'-4"

Ground Floor
11'-9"

Basement 1 & 2
14'-9"

extra height has been provided for automated parking system, which can be installed by members in the future as and when required

Please Note:
 Anand Elegance will not be providing the automated parking syst





Building & Construction **SPECIFICATIONS**

Flooring	<p>Living / Dining / Foyer All Bedrooms Toilets (Flooring) Living Balcony Kitchen/Store (Flooring) Kitchen (Dado)</p>	<p>Vitrified/Ceramic Tiles (800 X 800 Mm) Vitrified/Ceramic Tiles (800 X 800 Mm) Glazed/Ceramic Tiles Vitrified/Ceramic Tiles Vitrified/Ceramic Tiles (800 X 800 Mm) Glazed/Ceramic Tiles Dado Up To Lintel Level On Wall Above Kitchen Platform</p>
Doors	<p>Main Door Internal Doors</p>	<p>Decorative Main Door With Wooden Frame & S.S. Fittings Both Sides Painted Flush Doors With Stone Frame & S.S. Fittings</p>
Windows	<p>Windows</p>	<p>Aluminum Sliding/Openable Windows With Stone Frame</p>
Kitchen	<p>Kitchen Counter And Sink Provision</p>	<p>Polished Natural Granite Platform With S.S. Sink Will Be Provided</p>
Plumbing	<p>Plumbing System Cold Water Supply Hot Water Supply Soil Waste & Drainage CP Fittings Sanitary Fittings</p>	<p>Dual Plumbing System With Grey Water Treatment Plant Astral/Prince/Supreme Or Equivalent UPVC Pipes Astral/Prince/Supreme Or Equivalent CPVC Pipes Astral/Prince/Supreme Or Equivalent PVC Pipes Jaquar/Plumber Or Equivalent Hindware/Cera/Simpolo Or Equivalent</p>
Electrification	<p>Wires Switches TV Points Telephone/Internet MCB, ELCB & Distribution A.C. Points & Copper Piping</p>	<p>ISI Copper Wiring Anchor Roma/schneider Livia Or Equivalent Modular Switches Provided In Living & Master Bedroom Provision For Telephone/internet Points Anchor/schneider Or Equivalent Provided in all flats</p>
Power	<p>Three Phase</p>	<p>Provided In All 2BHK Units</p>
Power Backup	<p>DG Backup</p>	<p>Provided For Specific Common Areas & Entities</p>
Adani Gas Line	<p>PNG Gas Line</p>	<p>Provided In Kitchen & Wash</p>
Water Meter	<p>Meter Provision In All Inlet Points Without Flushing</p>	<p>Subscription Model</p>
Other	<p>CCTV Camera</p>	<p>Provided For Specific Common Areas</p>

Near BY



SCHOOLS

- 2.8km/6min Shanti Asiatic School
- 4km/6min Tulip International school
- 5.3km/15min Eklavya School
- 5.7km/13min Shiv Ashish School
- 8.2km/14min DPS School



HOSPITALS

- 3.9km/8min Krishna Shalby Hospital
- 3.9km/8min Laxmi Hospital
- 5.6km/12min Shalby Hospital



GROCERY MARKETS

- 1.3km/3min Hind Mart
- 1.8km/5min Star Bazaar
- 2.6km/6min D2D Market (Apple Woods)
- 3.9km/8min D Mart (Ambli)



TEMPLES

- 1.2km/3min Jain Temple (Sky City)
- 3.5km/9min Jain Temple (Basant Bahar)
- 2.7km/6min Bhimnath Mahadev
- 2.3km/6min Jain SthanakvasiUpashray (south Bopal)
- 3.7km/9min Jain SthanakvasiUpashray (Bopal)
- 4.3km/8min Baps Swaminarayan temple
- 3.6km/9min Umiya Mata Temple



ENTERTAINMENT

- 1.5km/4min Auda Garden
- 0.55km/6min Club 07
- 3.9km/8min City Gold Cinema
- 4.2km/8min YMCA Club
- 5.2km/9min Karnavati Club
- 5.7km/12min Wide Angle Multiplex
- 8.9km/17min Gulmohar Greens Golf Club

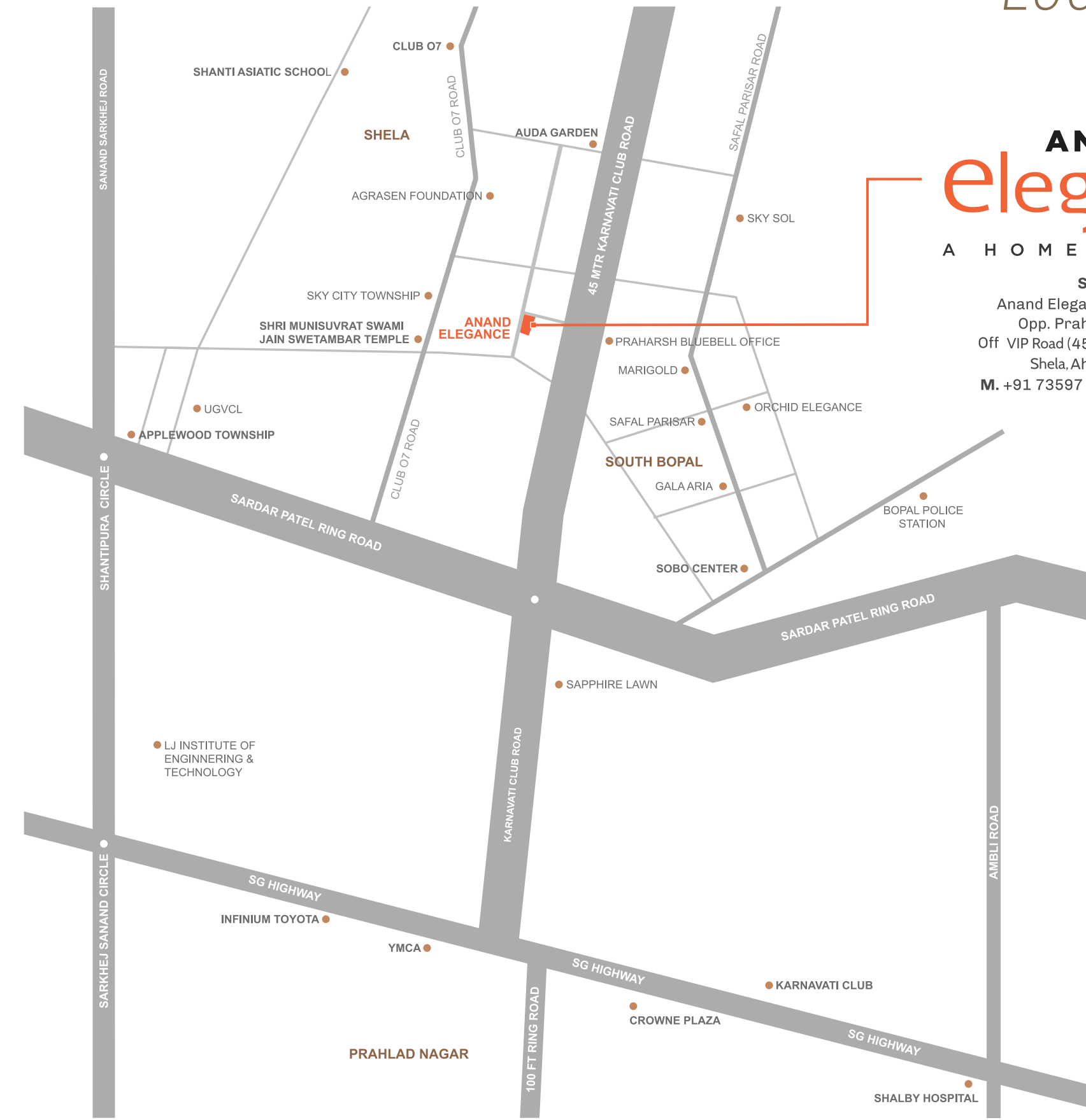
Location MAP

ANAND Elegance

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The Team

DEVELOPERS



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ARCHITECT



STRUCTURAL ENGINEER



ELECTRIC CONSULTANT



PLUMBING & FIRE CONSULTANT



BRAND CONSULTANT



Disclaimer

• Good Environment is the main feature of the society. • This brochure is just for an easy presentation of the project and should not be treated as a legal document. • The entire dimension given is approximate & unfinished.
• Subject to Ahmedabad jurisdiction. • The details, facts, Plan, Specifications & figures mentioned are indicative for information purpose only and are subject to modification/compliance required as per RERA Act.

elig(ə)ns

the quality of being graceful and stylish in appearance or manner