

2 and 3 BHK Apartments, Showrooms, Shops & Offices

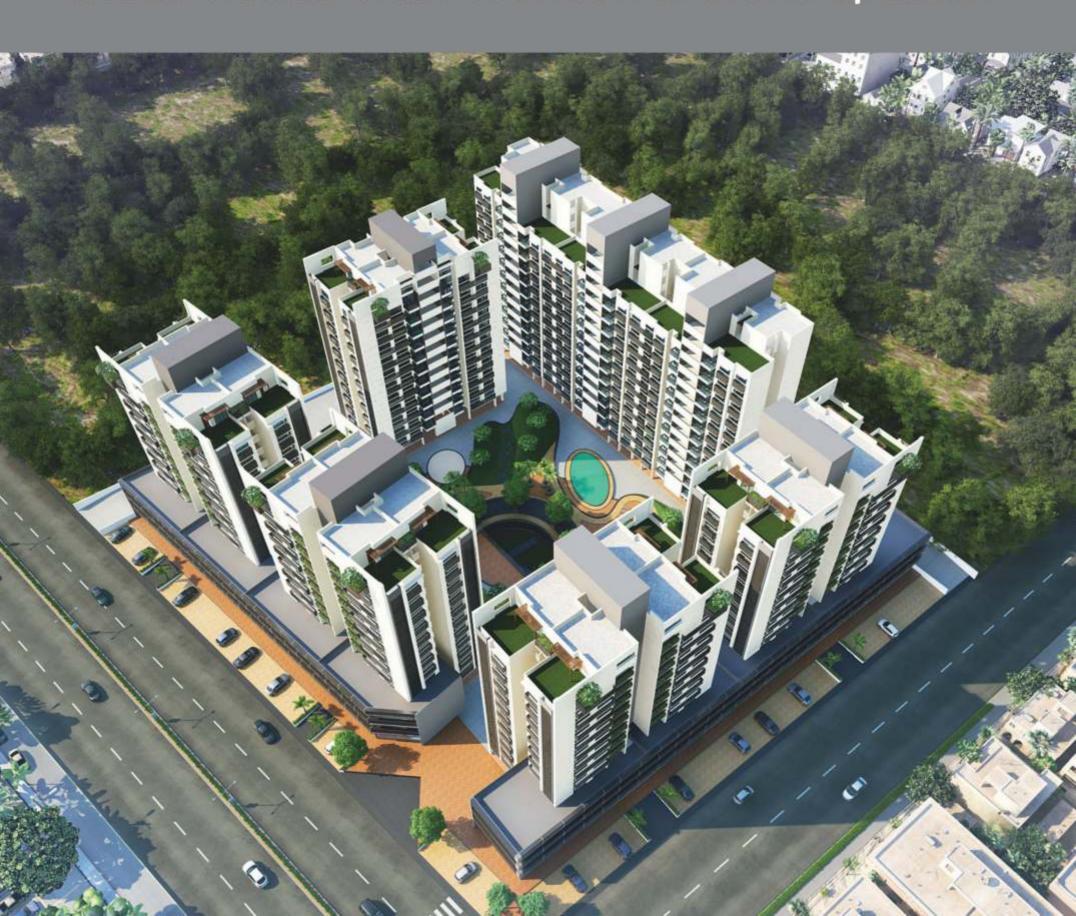
ABOUT US

Art Nirman Ltd. brings to you the scheme of your dreams – Vishnudhara Gardens. Here is where your requirements for a modern living are met with flair, and your yearnings for nature and openness are answered. Here is where the best of both the worlds meet beautifully.

Speaking of modern living, Vishnudhara Gardens offers 283 BHK Apartments with contemporary amenities like children's play area, club house, basement parking, community hall, jogging track and a mini theatre. Located off S.G Road at Gota, it also has 4-Star quality guest rooms' facility. Its penthouses make up for a truly desirable abode. Moreover, there are finely designed commercial spaces located on its periphery. Having your work space here in the fast developing area like Gota can only do wonders for you.

Coming to the enchanting natural world that nestles within, Vishnudhara Gardens is a place that brings you greenery and fresh air in abundance. Much to your respite, the complex has 70% of open area to make your world airy and vast. The lush green gardens, trees and flowers make your everyday soothing and refreshing.

Say Hello To Your Dream Homes. Shake Hands With Wonderful Work Spaces.





TYPICAL FLOOR PLAN



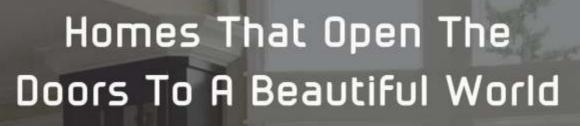


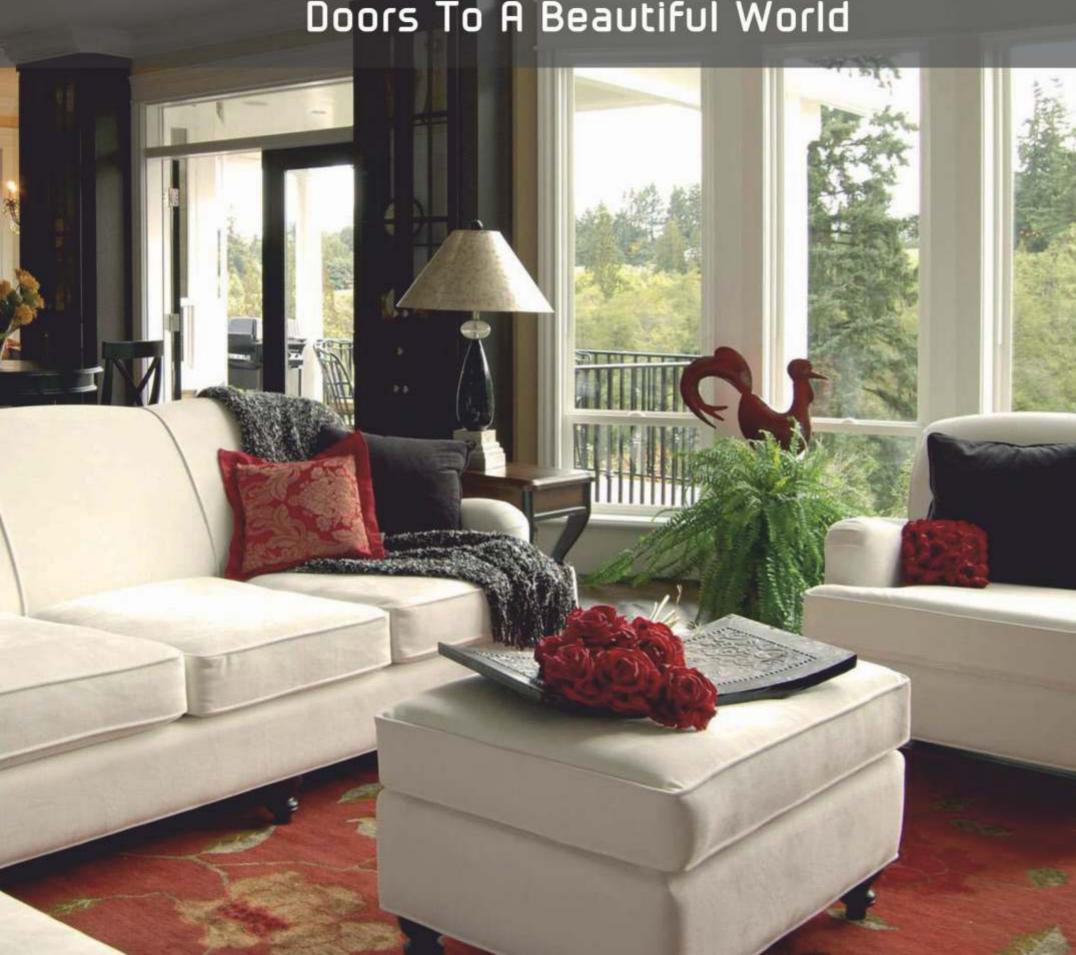




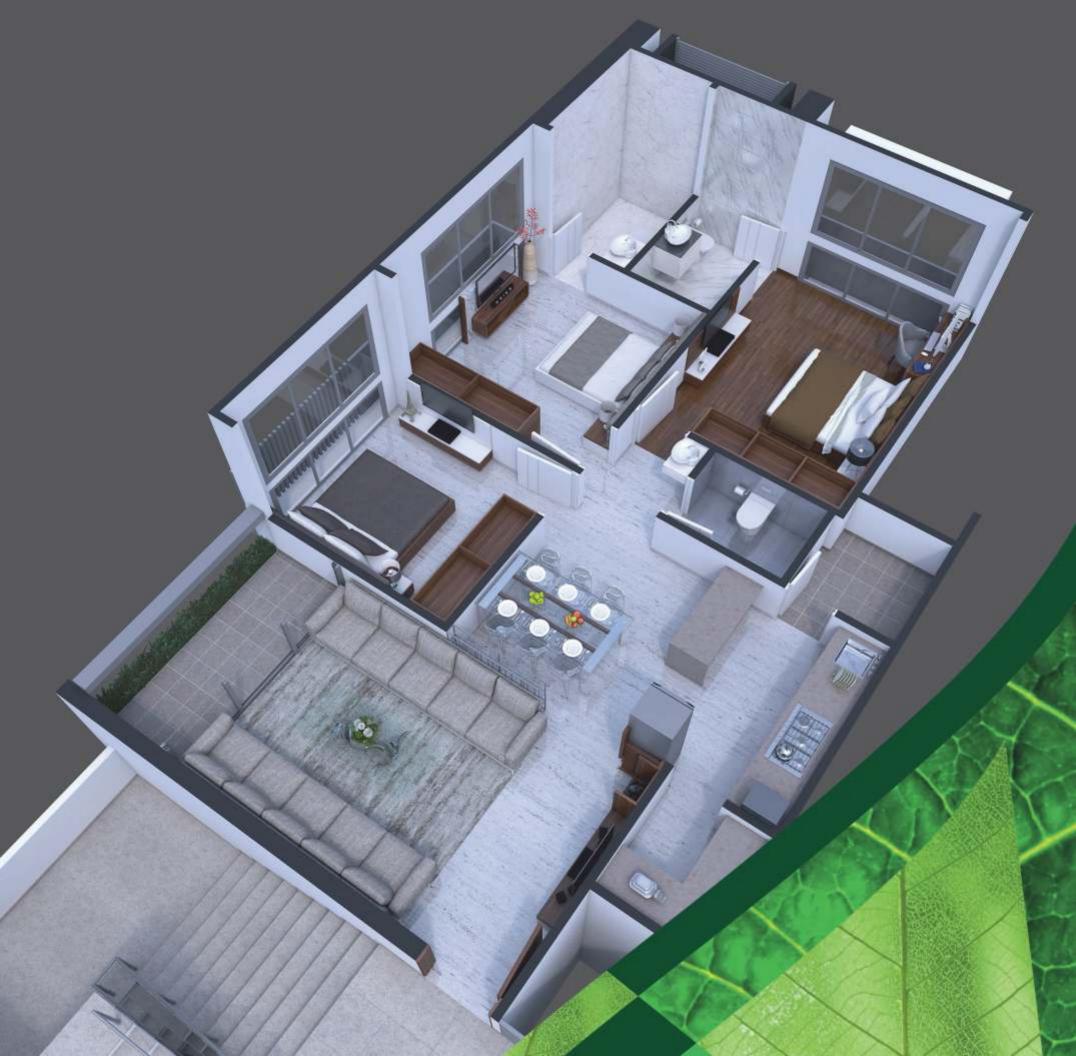


2 BHK TYPE B UNIT PLAN (E, F, G)













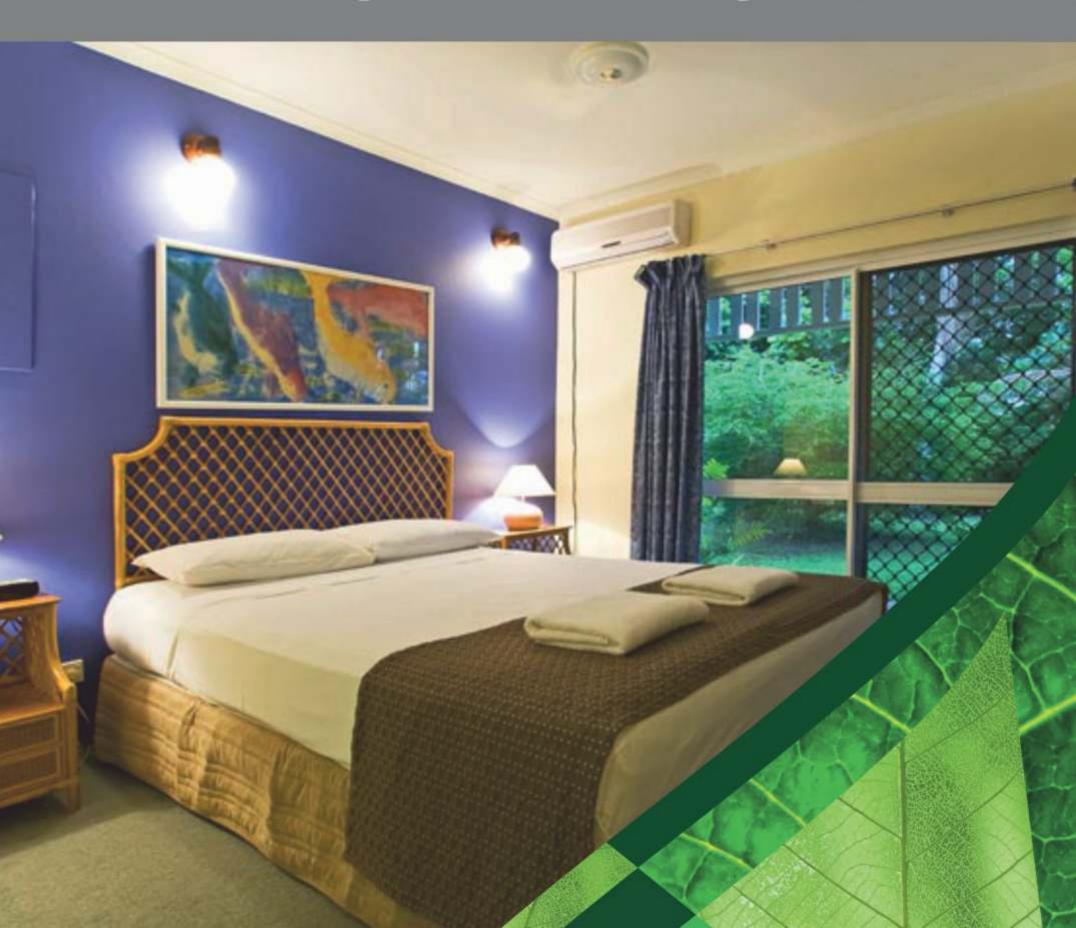






3 BHK TYPE A
PENT HOUSE PLAN

Thankfully, Not Everything That's Amazing Comes With A High Price.











3 BHK TYPE B UNIT PLAN







3 BHK TYPE B
PENT HOUSE PLAN



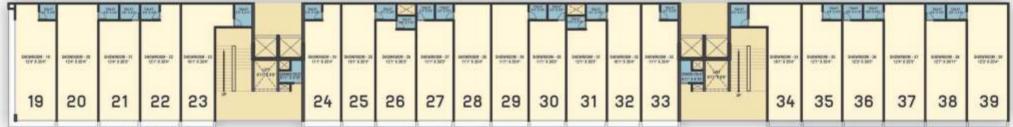




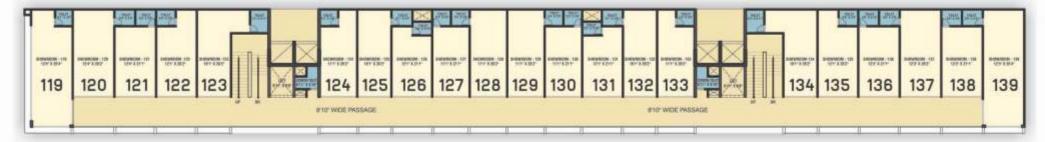
COMMERCIAL - 1 **GROUND FLOOR** SHOWTOOM-1 1618' x 28-4" 2HOWROSH-2 SHOWROSH-3 SHOWROSH-4 12T' x 470" 15T' x 45T' 11T' x 45T' TTT' x 451" SHOWNOON T SHOWNSON-B #18" x 48'0" 12" x 40'0" 18" x 45'1" 11" x 45'1" \$177.4577 \$577.4577 \$577.450 SHOWHOOM S SHEMMEON-18 18 \$HOMROOM-5 1572 x 2072 SHOWROOM-14 157 x 267 15 5 10 13 16 FIRST FLOOR 110 109 SHOWROOM-101 1910" x 394" SHEWROOM-111 121" x 30"11" SHOWRDOM-114 152" x 17" 101 105 111 115 116 117 118 102 103 104 106 107 108 8'10" WIDE PASSAGE 8'10" WIDE PASSAGE SECOND FLOOR 209 210 211" 4 299" \$HOWROOM 202 \$HOWROOM 703 \$HOWROOM 70 121" x 30"11" 10"1" x 36"0" 11"1" x 36"0" HOWROOM-296 SHEWTOOM-287 SHEWTOOM-288 177" x 3810" 107" x 3610" 127" x 3610" 15.1, x 30.11. 10.1, x 30.0. 310, x 30.01. 310, x 30.0. 310, x 30.01. 310, x 30.0. 215 216 217 201 202 203 204 205 206 207 208 214 218 211 212 213 8'10" WIDE PASSAGE 8'10" WIDE PASSAGE



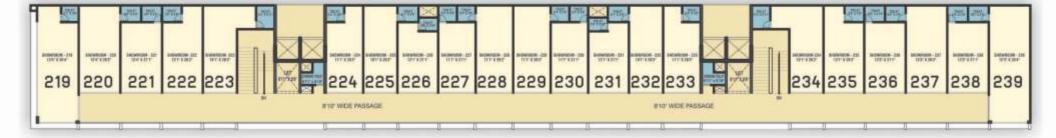




FIRST FLOOR



SECOND FLOOR





AMENITIES

- Children Play Area
- Jogging Track
- ▶ Pleasant Sitouts
- Water Body
- Lavish Landscaped Garden

- Car Wash Area
- Multi Purpose Court
- Gymnasium
- > 3 Star Quality Guest Room
 - Drop & Pick Up Point For School Bus

SALIENT FEATURES

- Decorative Entrance Gate
- 24 X 7 Gated Security
- Decorative Foyer Of Each Block
- Cctv Surveillance For Safety
- Ample Parking Space In Basement & Ground Floor For Parking
- ▶ Well Equipped Fire Safety In Every Block



SPECIFICATION

STRUCTURE: Earthquake Resistant R.C.C Frame Structure

ELECTRIFICATION: Ample Electrical Points With Modular Switches,
ISI Approved Concealed Wiring With DB And ELCB.

WALLS: Exterior Double Coat Tipani Plaster With Apex Color/ Equivalent And Interior Walls Finished In Single Coat Mala Plaster With White Putty.

TOILET: Tiles Dado Up to Lintel Level, Standard Vessels & CP Fittings, Provision For Geyser, CPVC/UPVC Line For All Water Supplies.

KITCHEN: Granite Platform (sandwich Kitchen), Ceramic Dado Up To Lintel Level, S.S Sink, Wash Area Paved In Kota Stone And Marble Shelves In Store Room.

Doors: Decorative Main Door And All Internal Flush Doors With Stone Frame.

Windows: Aluminum Anodizes Coated Window With Standard And Stone Frame.

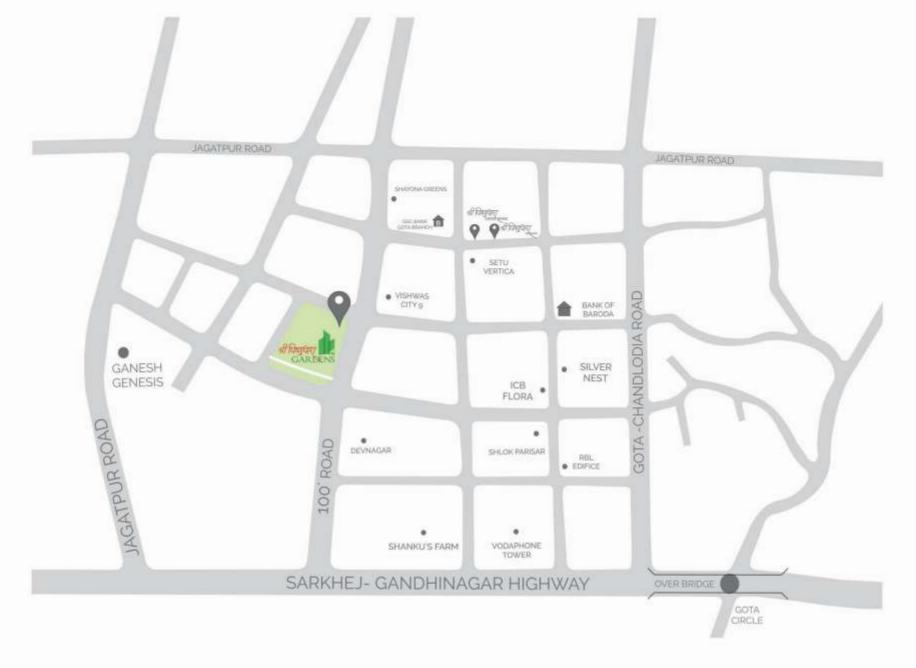
Railing: Designer M.S. Railing

Flooring: Vitrified Tiles In Entire Area And Terrace Finished With China Mosaic

GENERAL NOTES:

- The Contents Of This Brochure Are Purely Conceptual And Have No Legal Binding On Us.
- The Dimensions Shown In Brochure Are Approximate.
- The Developers Reserve The Rights To Change Or Revise Or Make Any Modification, Addition, Omission, And Alteration In The Scheme As A Whole Or Any Details Therein, At Their Sole Discretion.
- Maintenance Charge, AMC Charge, Utility Charge, Duty, G E B. And Legal Expenses Shall Be Charged Extra To Prospective Acquirers.
- Irregular Payment Will Cause Cancellation Of Booking.
- All Matters Are Subject To Ahmedabad Jurisdiction.
- Additional Charge For Extra Parking.
- Calculation As Per Code Of Conduct Published By Federation Of Real Estate Developer Association Of Gujarat-2002.





SITE ADDRESS:

Shree Vishnudhara Gardens

B/h: - Eulogia Hotel, Off S.G Highway, Gota-jagatpur, Ahmedabad. 382470

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