

श्री विष्णुधारा



GARDENS

2 and 3 BHK Apartments,
Showrooms, Shops & Offices

THIS PROJECT IS FUNDED BY

TATA CAPITAL
HOUSING FINANCE LIMITED

Home loans are brought to you by
Tata Capital Housing Finance Limited and are in strict accordance
with the guidelines of RBI.

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 2&3 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.





18 MTR. WIDE ROAD

TYPICAL FLOOR PLAN

This Is Where
Life Gets Upgraded...





2 BHK CLUSTER PLAN
(E, F, G)



2 BHK TYPE A UNIT PLAN

Everything Falls In Place When
You Make The Right Choice.





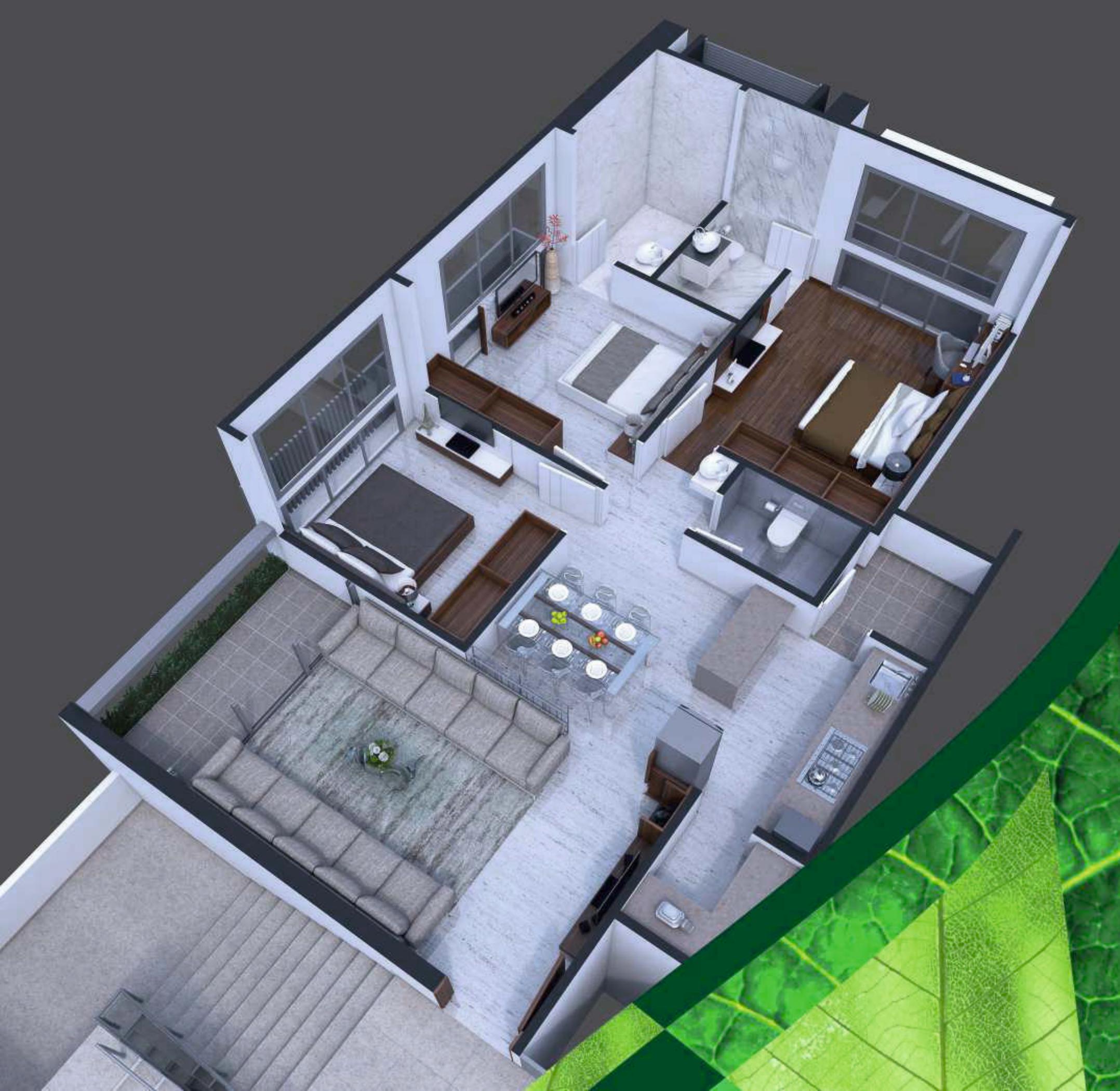
2 BHK TYPE B UNIT PLAN
(E, F, G)

Homes That Open The Doors To A Beautiful World



2 BHK PENTHOUSE UNIT PLAN
(E, F, G)





3 BHK TYPE A
CLUSTER PLAN
(A, B, C, D)



3 BHK TYPE A UNIT PLAN

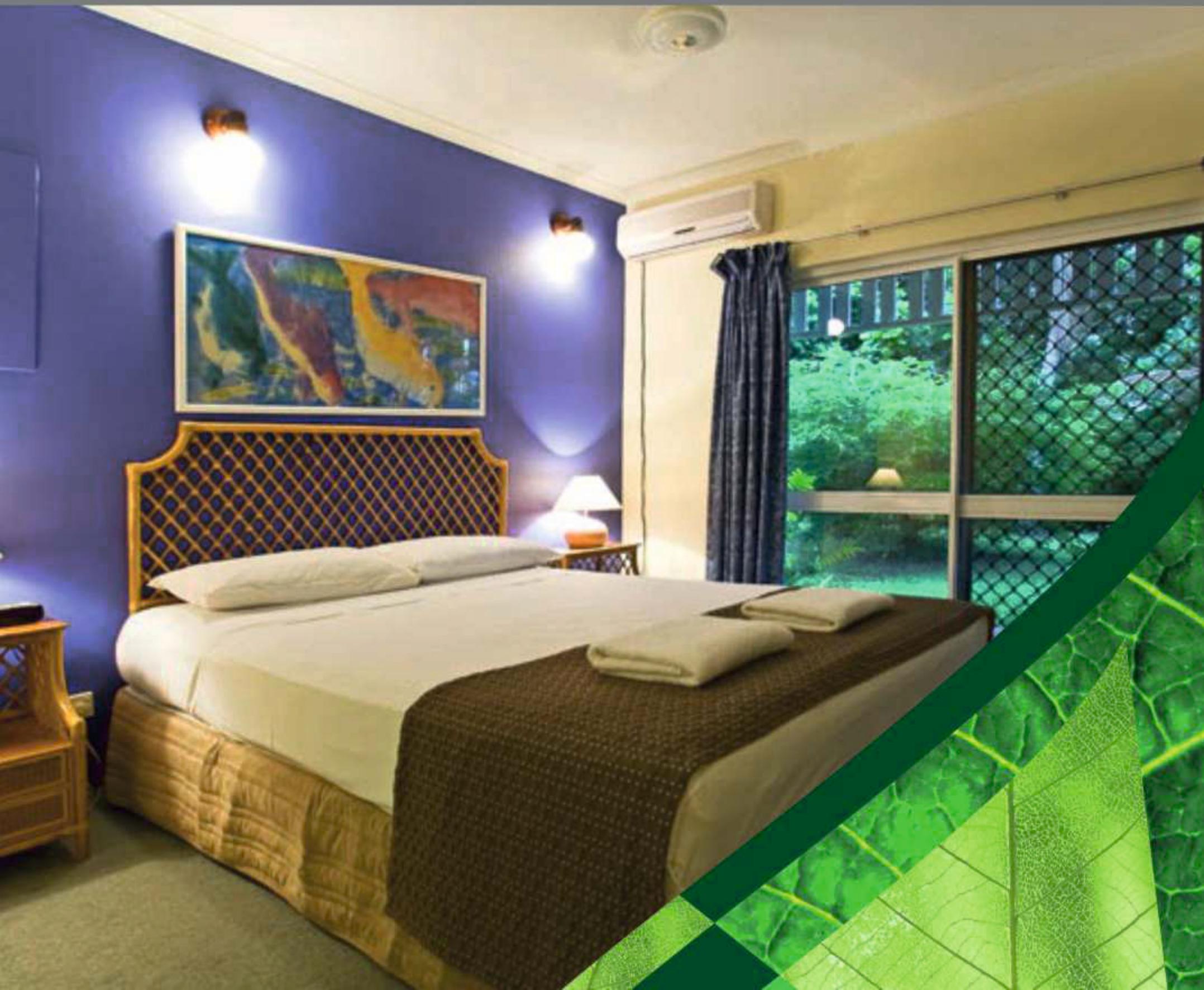


3 BHK TYPE A
CLUSTER PLAN
(11th FLOOR)
(A, B, C, D)



3 BHK TYPE A
PENT HOUSE PLAN

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



3 BHK TYPE A
CLUSTER PLAN
(12th FLOOR)
(A, B, C, D)



3 BHK TYPE A
PENT HOUSE PLAN



3 BHK TYPE B
(BLOCK H)
CLUSTER PLAN



3 BHK TYPE B
UNIT PLAN



3 BHK TYPE B
(BLOCK H)
CLUSTER PLAN
(11th FLOOR)



3 BHK TYPE B
PENT HOUSE PLAN



3 BHK TYPE B
(BLOCK H)
CLUSTER PLAN
(12th FLOOR)



3 BHK TYPE B
PENT HOUSE PLAN



MAGNAVOX

KFC

WIB

WIB

WIB

WIB

KFC

WIB

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WIB

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WIB

COMMERCIAL - 1

GROUND FLOOR



FIRST FLOOR



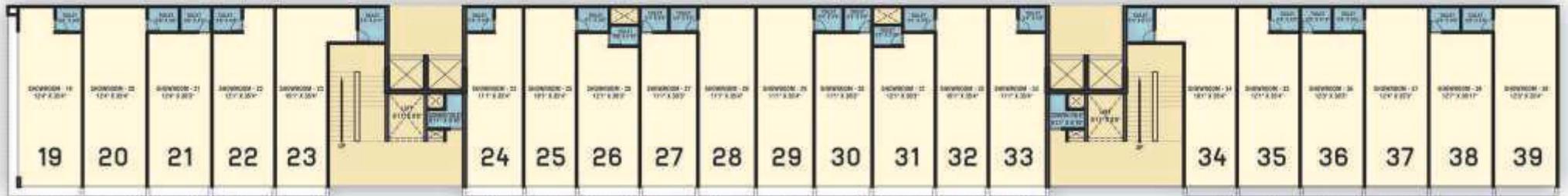
SECOND FLOOR



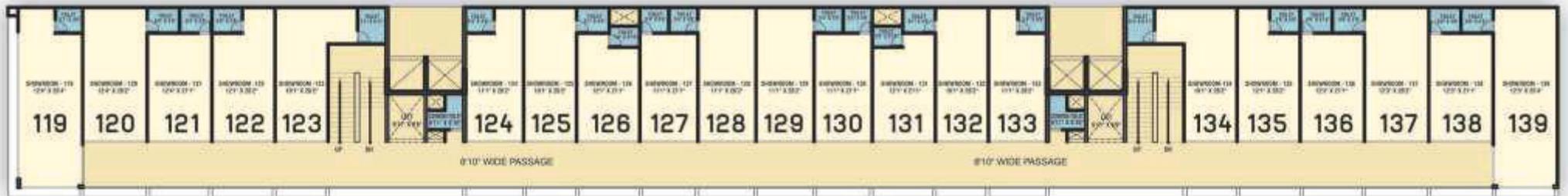


COMMERCIAL - 2

GROUND FLOOR



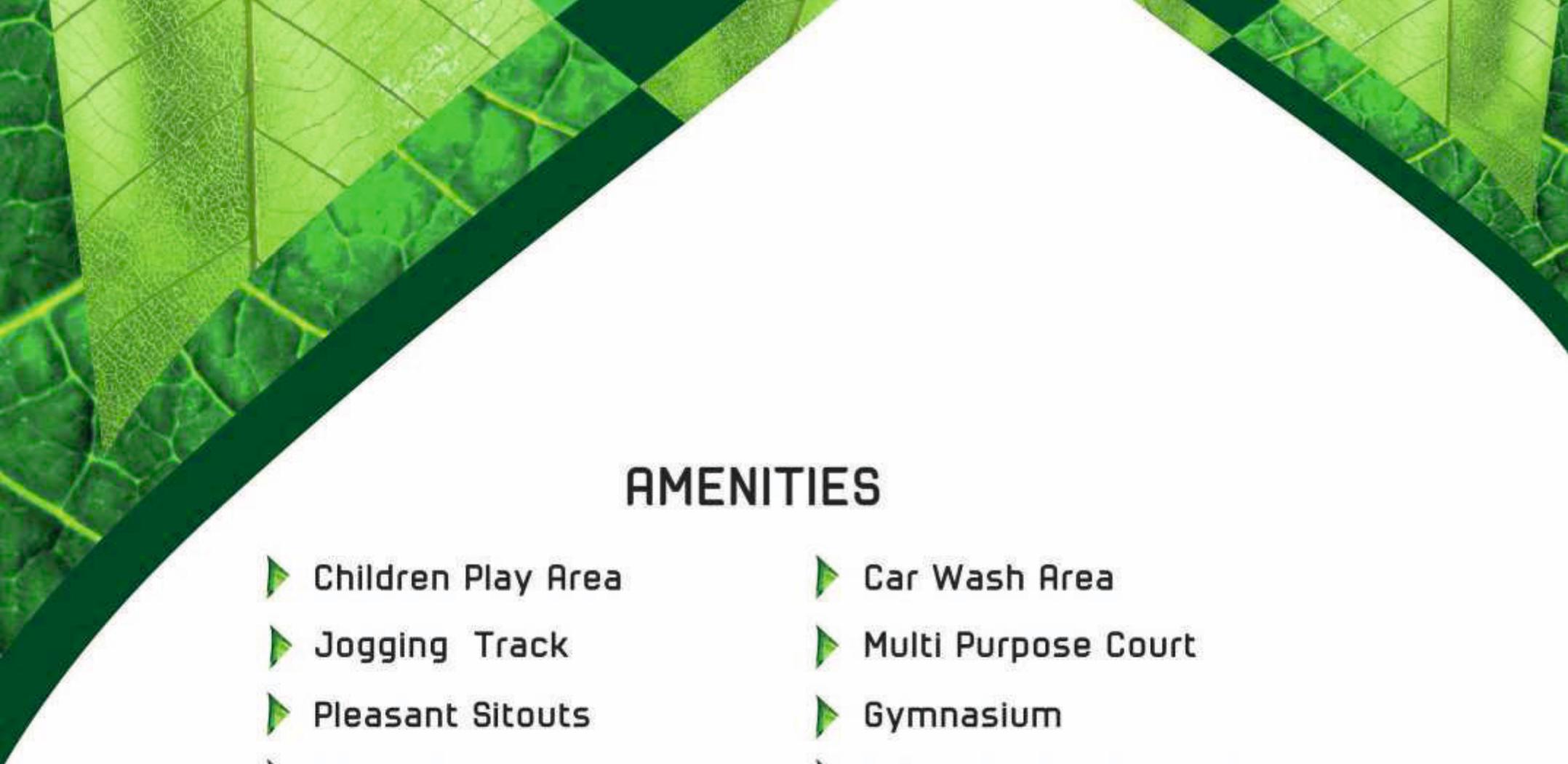
FIRST FLOOR



SECOND FLOOR







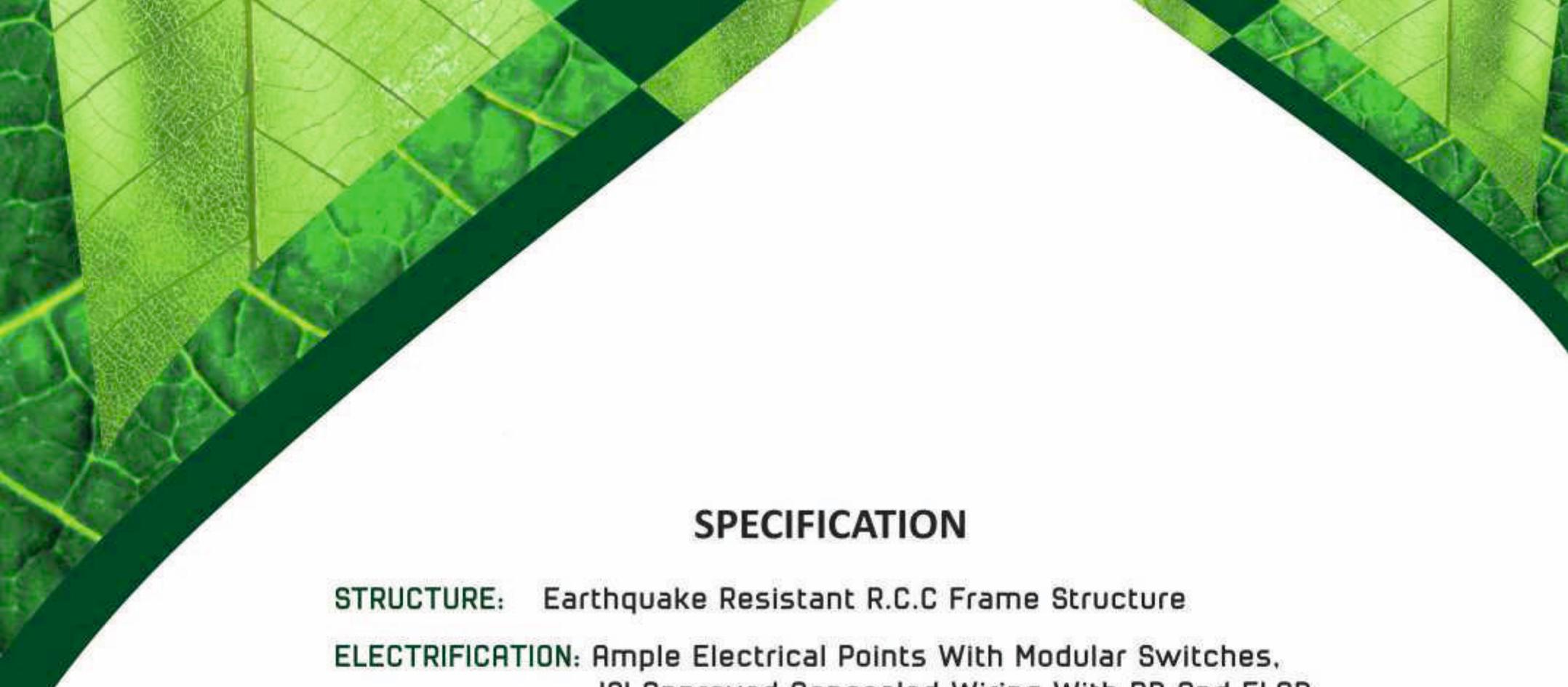
AMENITIES

- ▶ 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.

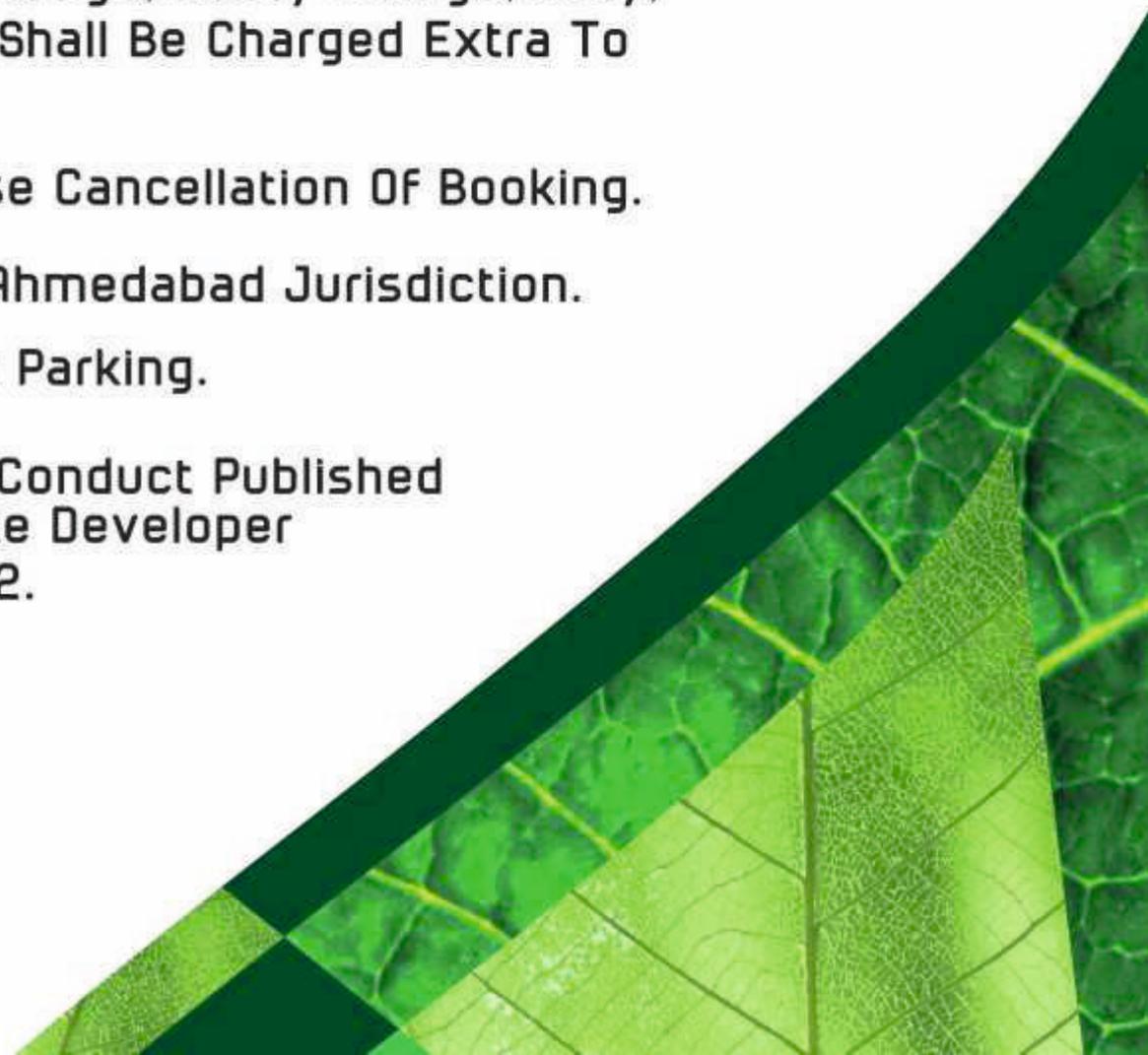
Doors: Decorative Main Door And All Internal Flush Doors
With Stone Frame.

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

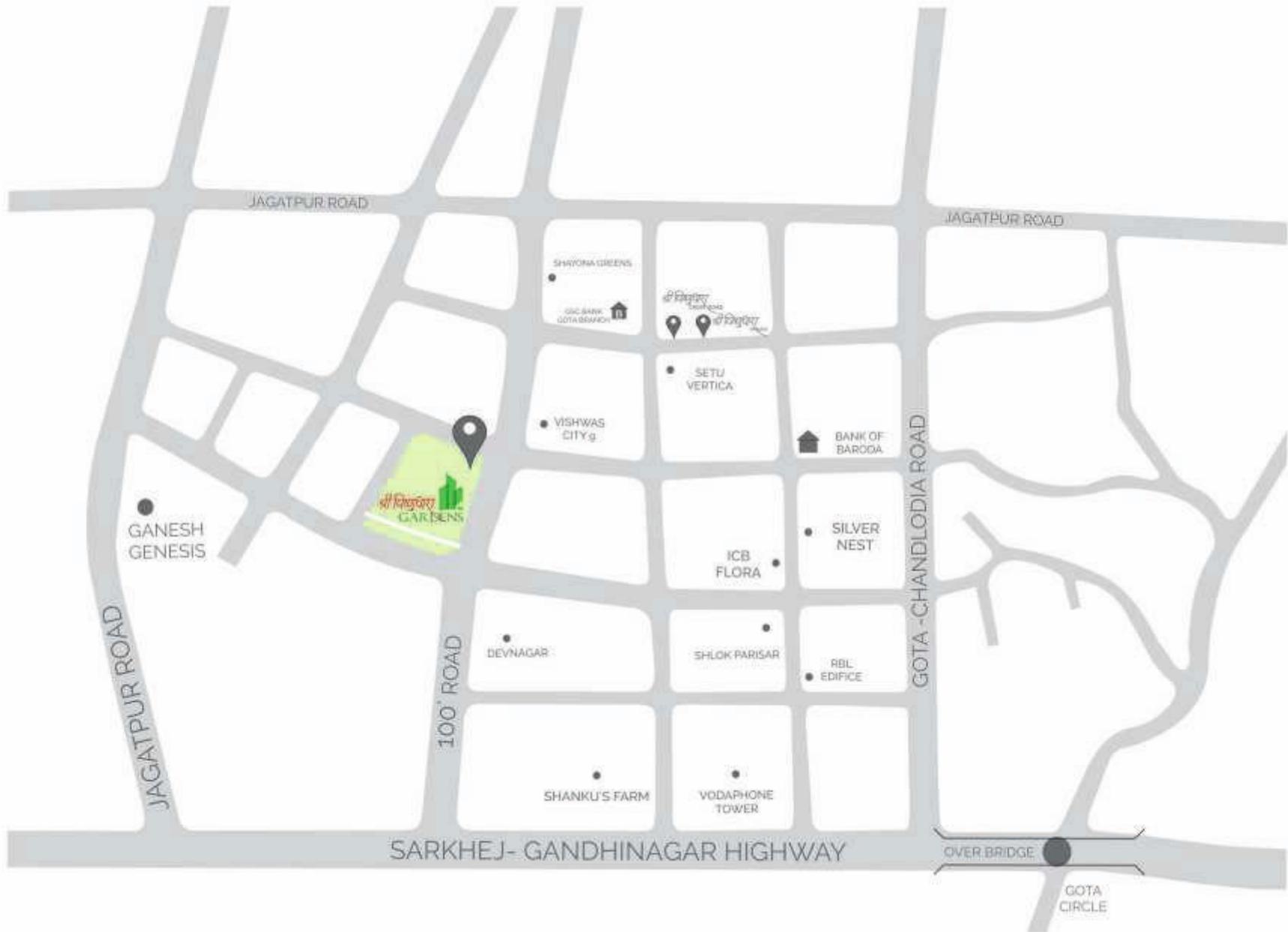
Railing: Designer M.S. Railing

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.**
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SITE ADDRESS:

Shree Vishnudhara Gardens

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

CORPORATE OFFICE:

**SF-14, JBR Arcade, Science city Road,
Sola, Ahmedabad, 380060**

DETAILS:

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A PROJECT BY



ART Nirman Ltd.