



ULTRA
LAVISH
BEAUTY

A PROJECT BY



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10.11 design > 902113065

A LUXURIOUS AND
TALLEST 21-STOREY
GATEWAY NESTLED IN
GANDHINAGAR, WITH
THE CONCEPTUALISING
OF COMPLEMENTING
THE NATURE BEAUTY IN
THE SURROUNDING
COMMUNITY. THE
CANOPY OF
MASTERPIECE IS
CRAFTED WITH THE
GLASS FACADE TO
ELEVATE YOUR CLASS
AND SENSE OF LIVING.
FROM LOCATION TO
AMENITIES, TO THE
QUALITY FINISHES AND
INNOVATIVE DESIGN
FEATURES, WE
INCLUDED 3 SIDES
OPEN VIEW AND THE
SPACIOUS BALCONY
THAT BASK YOU IN THE
VIBRANCY AND
UNPARALLELED
CALMNESS OF NATURE
SOOTHING GLORY. NOT
ONLY THIS, THE NEST
RESIDENTS PUTS YOU
WITHIN THE REACH OF
EDUCATION CENTRES,
HOSPITALS,
ENTERTAINMENT ZONE,
RESTAURANTS AND
EVERYTHING IN ORDER
TO LEAD AN ACTIVE,
SOCIAL AND FULFILLING
LIFESTYLE.

THE NEST

4 BHK
ULTRA LAVISH
BEAUTY

AT KOBBA, GANDHINAGAR



21

STOREY TOWER FOR
ULTRA LAVISH LIFESTYLE

39

EXCLUSIVE UNITS FOR
HAPPY FAMILIES

02

SPACIOUS BALCONY FOR
GLORIOUS VISTA

02

CLASSIC PENTHOUSE FOR
PARADISE LIVING

30⁺

BEST IN CLASS
AMENITIES

THE MESMERISING PAIR OF
SURREAL SKIES AND
SPECTACULAR 4 BHK ULTRA
LAVISH BEAUTY OF ARTISTRY,
GIVE YOUR LIFESTYLE A CLASS
OF SIGNATURE LIVING
EXPERIENCE.

THE FUSION OF AN ARTISTRY CREATION



RECONNECT
YOURSELF IN THE
BEAUTIFUL VISTA OF
THE EVENING SKY
WITH AN INDULGING
EXPERIENCE THAT
LEAVES YOU
INSPIRED.

A
CAPTIVATING
RENDEZVOUS
FOR
SOOTHING
EVENING





AN EXOTIC
ABODE WITH MORE THAN
70% OPEN SPACE

BE ENCHANTED AT EVERY CORNER OF YOUR STAY WITH THE CALMING COLOUR
AND ETHEREAL BEAUTY OF NATURE HUES.



SPACE
THAT
SERENADE
YOUR DAY

AMIDST THE BACKDROP
OF PANORAMIC VISTA,
EMBRACED BY THE GRACE
OF NATURE HUES OFFER
UNHINDERED SCENERIES
AND CREATE A HAVEN OF
COMFORT FOR YOU.



THE GLEE OF
DELIGHTFUL PALETTE WITH
SWIMMING POOL

- ENTRANCE PLAZA
- DROP OFF ZONE
- SECURITY SYSTEM
- FIRE SAFETY
- CCTV SURVEILLANCE

- CENTRAL LAWN •
- SENIOR CITIZEN AREA •
- LANDSCAPE GARDEN •
- SWING DECK •
- AMPHITHEATRE •

- INDOOR GAMES
- TODDLER'S PLAY AREA
- BOARD GAMES
- GAMING ZONE
- MOTHER'S SIT OUT
- MULTIPURPOSE COURT
- STAGE WITH THEME WALL



- CHILDREN PLAY AREA
- JOGGING TRACK
- HALF BASKETBALL COURTS
- STEAM / SAUNA
- YOGA SPACE
- CLUB HOUSE
- MINI THEATRE
- EVENT PLAZA





AN AURA OF 4BHK
REFINED ELEGANCE





THE NEST

THE TRAIL OF LUXURIOUS VENUE

WALK INTO THE VIBRANT REALM OF UNPARALLELED LUXURY WHERE A BEAUTIFUL WATER FOUNTAIN WELCOMES YOU WITH THE COOLING ESSENCE OF GREEN MEADOW AND THE INTRICATE DETAIL AND DECOR OF THE FOYER THAT CREATE AN AMBIANCE OF SHEER ELEGANCE.



THE SPARK OF THE
GLIMMERY GLASS
FACADE CREATE AN
OPULENT SETTING FOR
AN EXQUISITE
MARVELLOUS
LIFESTYLE

AN
UNHINDERED
BLAZE OF
GLASSY
ABODE





8.00 MT WIDE DRIVE WAY



8.00 MT WIDE DRIVE WAY

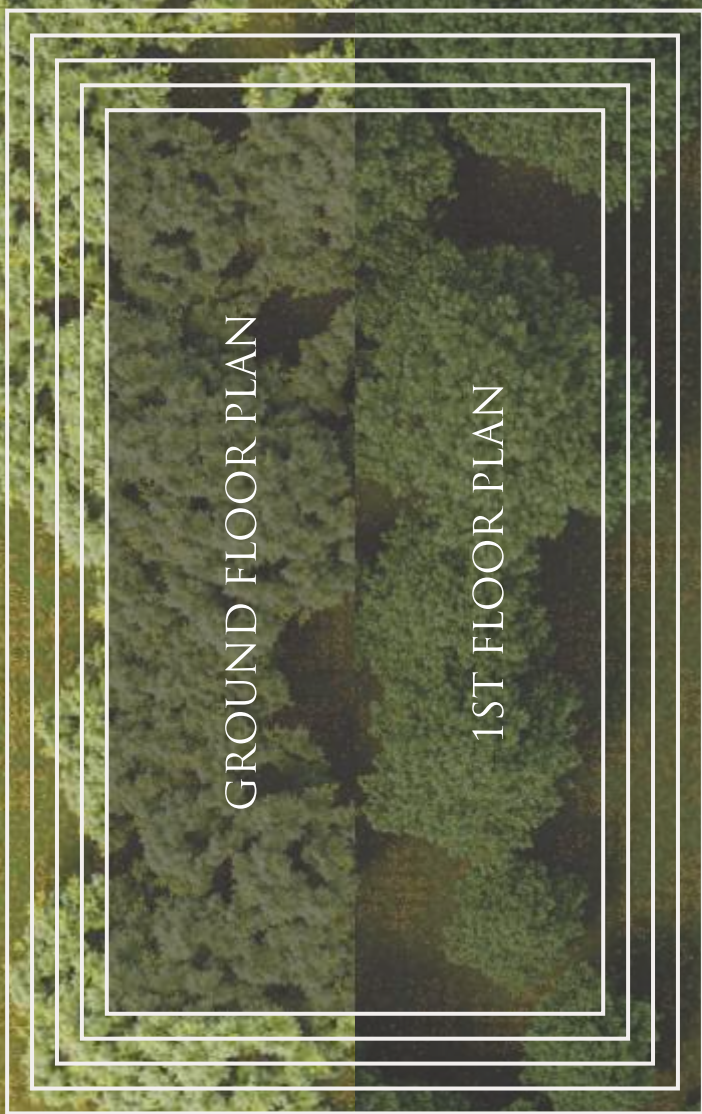
8.00 MT WIDE DRIVE WAY

DROP-OFF ZONE TO THE LOBBY ENTRANCE

EXIT

ENTRY

80.00 MT. WIDE ROAD



GROUND FLOOR PLAN

1ST FLOOR PLAN



POOL

INFORMAL SIT-OUT OPEN DECK

TERRACE @ 1ST FLOOR

17'8" X 11'4"

FOYER 13'8" X 21'9"

PRIVATE FOYER

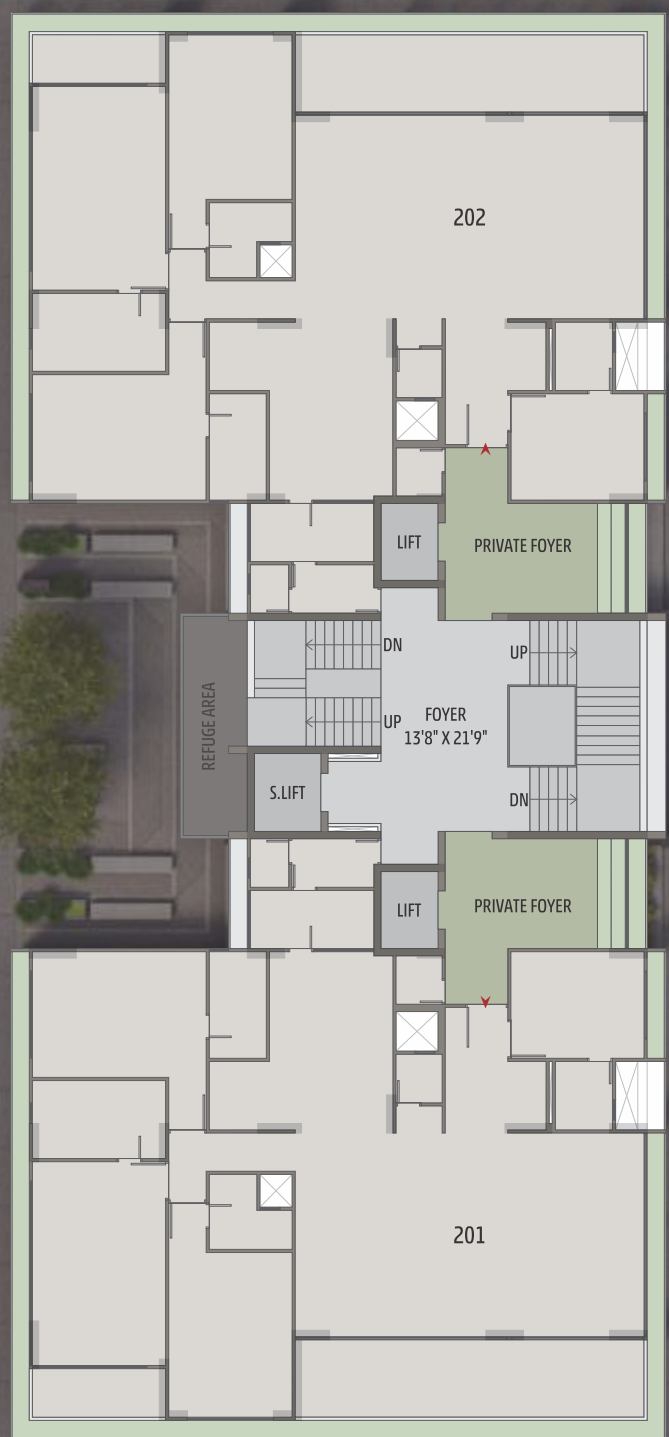
101





2ND TO 19TH
FLOOR PLAN

20TH FLOOR PENT HOUSE
(LOWER LEVEL)



4 BHK UNIT PLAN



4 BHK PENTHOUSE
(LOWER LEVEL)



4 BHK PENTHOUSE
(UPPER LEVEL)





INDULGE IN THE GOLDEN
RAYS OF THE SUN FROM
THE SPACIOUS BALCONY
OF YOUR ABODE THAT
GIVES YOU A MAGICAL
CONFLUENCE OF TIMELESS
LUXURY

THE
SPRAWLING
VIEW THAT
BLESSED
YOUR DAY

THIS PLEASURABLE
JOURNEY HAS THE
PERFECT BLEND OF
PROMINENT LOCATION
CONNECTIVITY AND THE
SENSE OF RICHNESS AT
EVERY CORNER.

THE PLEASURABLE BLEND OF SOLACE & RICHNESS





SPECIFICATIONS

STRUCTURE

- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.

FLOORING

- GOOD QUALITY VITRIFIED TILES IN ENTIRE APARTMENT.
- WATER PROOFING TREATMENT IN TERRACE.
- DRIVEWAY WITH GRANITE FLOORING IN 3 FINISHES

KITCHEN

- GRANITE TOP PLATFORM WITH S.S. SINK.
- DESIGNER GLAZED TILES DADO UP TO LINTEL LEVEL.
- PROVISION OF I- LAND KITCHEN.

WALL FINISH

- INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.
- EXTERNAL DOUBLE COAT SAND FACE PLASTER OR TEXTURE WITH ACRYLIC PAINT.

DOORS & WINDOWS

- DECORATIVE MAIN DOOR.
- ALL OTHER DOORS ARE FLUSH DOOR WITH GOOD QUALITY FITTINGS.
- ALUMINUM SLIDING WINDOW WITH STONE SILL.

TOILET & PLUMBING

- DESIGNER GLAZED TILES UP TO LINTEL LEVEL.
- TOP CLASS SANITARY & C.P FITTINGS LIKE KOHLER, TOTO, GROHE, VITRA ITALIAN
- PET PIPING IN BATHROOM

ELECTRIFICATION

- CONCEALED COPPER WIRING WITH MODULAR SWITCHES & SUFFICIENT NUMBER OF POINTS WITH MCB DISTRIBUTION PANEL. AC & GEYSER POINTS.



METRO STATION.....	00.5 KM
S G HIGHWAY.....	08.5 KM
AIRPORT.....	10.5 KM
RAILWAY STATION.....	14.0 KM
GIFT CITY.....	04.5 KM
24X7 HOSPITAL.....	05.3 KM

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ARCHITECTS



STRUCTURE
ENGINEER



LANDSCAPE
DESIGNER



MEP



LIGHTING
DESIGN

