



OMBRE, B/S. CONCEPT MOTORS PVT LTD,
NR. SHANTIPURA, LINK-IN ROAD SARKHEJ - SANAND HIGHWAY,
AHMEDABAD-382210 | 98794 11154

ARCHITECT



STRUCTURE



MEP



3D & Design - HALLIMIA



UNVEIL A NEW DIMENSION OF LUXURY LIVING WITH
OUR ULTRA-LUXURIOUS 4 & 3 BHK RESIDENTIAL SPACE.
HERE EVERY SQUARE FOOT IS PRECISELY CURATED,
OFFERING EXPANSIVE LAYOUTS THAT MERGE
ELEGANCE WITH FUNCTIONALITY. FROM SERENE
PRIVATE **TWIN BALCONIES** TO INDULGENT SPACES FOR
RELAXATION AND ENTERTAINMENT, THESE SPACES
OFFER AN AMBIENCE THAT STEALS YOUR HEART.

ombré

4 | 3 BHK HUES *of* JOY

A PANORAMIC PARADISE WITH
'TWIN BALCONIES'

EASY ACCESS TO EVERYTHING THAT MATTERS

LOCATED AT THE CROSSROADS OF CONVENIENCE AND CHARM, LINK IN ROAD PRESENTS AN EXCEPTIONAL SETTING THAT COMBINES URBAN VIBRANCY WITH A TRANQUIL ATMOSPHERE. THIS PRIME LOCATION OFFERS SEAMLESS ACCESS TO MAJOR HIGHWAYS AND PUBLIC TRANSPORT, PLACING THE BEST OF THE CITY AT YOUR FINGERTIPS. LIVING ON LINK IN ROAD IS AN INVITATION TO A LIFE INFUSED WITH CONVENIENCE AND CAMARADERIE. PICTURE STEPPING OUTSIDE YOUR DOOR TO FIND A WORLD OF ESSENTIALS AT YOUR FINGERTIPS, WHERE VIBRANT CAFÉS BUZZ WITH ENERGY, LUSH PARKS BECKON FOR STROLLS, AND CHARMING BOUTIQUES AWAIT YOUR DISCOVERY. THIS IS MORE THAN JUST A LOCATION; IT'S A THRIVING COMMUNITY THAT CELEBRATES CONNECTION, OFFERING A SENSE OF BELONGING IN EVERY INTERACTION.

SANAND
CHOKDI

S G HIGHWAY

GOYAL

LJ UNIVERSITY RD

LJ
UNIVERSITY

PALASH
HOMES

ANAND
NIKETAN
SCHOOL

CLIANTHA RD

LAKSHAYA
INTERNATIONAL
SCHOOL

LINK-IN ROAD

HR RATNA
SWATI
PREMIER

SHANTIPURA
CIRCLE

SPRING ROAD

<<BOPAL

<<SANATHAL

SANAND>>



CURATED
THE STORY OF
DAZZLING
CORNERS

TWIN
BALCONIES

112 UNITS
3 BHK

50 UNITS
4 BHK

40+
AMENITIES



AN
INNOVATION
THAT REFLECTS
YOUR IDENTITY

FROM THE GROUND UP, EVERY ASPECT OF THIS PROJECT HAS BEEN INTRICATELY CRAFTED TO FOSTER A HARMONIOUS AND INVITING ATMOSPHERE. THE SELECTION OF PREMIUM MATERIALS NOT ONLY ELEVATES THE AESTHETIC APPEAL BUT ALSO ENSURES LASTING DURABILITY, ALLOWING ELEGANCE TO RESONATE IN EVERY CORNER.





SURROUNDED BY LUSH LANDSCAPING, IT FEATURES COMFORTABLE SEATING ARRANGEMENTS THAT INVITE RESIDENTS TO UNWIND AND ENJOY THE FRESH AIR. THOUGHTFULLY PLACED SHADE STRUCTURES PROVIDE RELIEF FROM THE SUN, CREATING AN IDEAL SPOT FOR GATHERINGS OR QUIET CONTEMPLATION.

DETAIL ENRICHED WITH
IMMENSE ARTWORK

THE SOOTHING HUG OF FRESHNESS

THE LANDSCAPE GARDEN AREA UNFOLDS AS A MESMERIZING RETREAT WITH MEANDERING PATHWAYS THAT INVITE EXPLORATION, GUIDING YOU TO CHARMING SEATING NOOKS PERFECT FOR QUIET CONTEMPLATION OR SPIRITED GATHERINGS. EVEN THE MAJESTIC TREES OFFER REFRESHING SHADE, WHILE THOUGHTFULLY CHOSEN NATIVE PLANTS THRIVE EFFORTLESSLY, CREATING A CALMING ATMOSPHERE.



AMENITIES THAT TURN MOMENTS INTO MEMORIES

LIFESTYLE AMENITIES

- ENTRANCE GATE
- SECURITY CABIN
- WATER BODY & LILY POND
- ENTRANCE FOYER
- WAITING LOUNGE
- SOCIETY OFFICE
- ESTATE MANAGER
- METER ROOM
- FUNCTIONAL EVENT ROOM
- STAGE

- KITCHEN
- STORAGE
- BANQUET HALL
- MINI THEATER
- GYMNASIUM
- INDOOR GAME
- LIBRARY
- TODDLERS PLAY AREA
- SWIMMING POOL
- KIDS POOL

- DECK
- MASSAGE ROOM
- PUMP ROOM
- SEATING AREA
- SWING SEATING
- LOOSE SEAT WITH UMBRELLA
- LOOSE SWING AREA
- CHILDREN PLAY AREA
- PARTY LAWN
- COMMUNITY SEMI OPEN SEATING

- OUTDOOR SEATING
- BUBBLIER FOUNTAIN WITH SCULPTURE
- MULTIPURPOSE COURT
- AMPHITHEATER SEATING
- BOX CRICKET
- DG & TRANSFORMER
- PARKING
- WALKING TRACK
- FIRE SAFETY
- 24 HRS WATER



WHERE EVERY DAY
IS A NEW

ADVENTURE

THE BADMINTON AREA IS AN INVITING SPACE DESIGNED FOR BOTH ENTHUSIASTS AND CASUAL PLAYERS ALIKE, FEATURING WELL-MAINTAINED COURTS SURROUNDED BY LUSH GREENERY THAT ENCOURAGES FRIENDLY COMPETITION AND ACTIVE LEISURE.





DIVE

INTO LUXURY,
SWIM IN STYLE

THE SWIMMING POOL AREA IS A STUNNING CENTERPIECE THAT EXUDES LUXURY AND RELAXATION. WITH CRYSTAL-CLEAR WATERS GLISTENING UNDER THE SUN, IT INVITES RESIDENTS TO UNWIND AND REFRESH.



F I T N E S S

THE GYM AREA IS A STATE-OF-THE-ART FITNESS HAVEN
DESIGNED TO INSPIRE WELLNESS AND VITALITY. EQUIPPED
WITH CUTTING-EDGE EXERCISE MACHINES AND FREE WEIGHTS,
IT CATERS TO ALL FITNESS LEVELS, ENCOURAGING RESIDENTS
TO PURSUE THEIR HEALTH GOALS. WITH DEDICATED ZONES FOR
CARDIO, STRENGTH TRAINING, AND STRETCHING.

REDEFINED FOR
MODERN LIVING







THE BLOOM OF NEW & COLORFUL JOURNEY



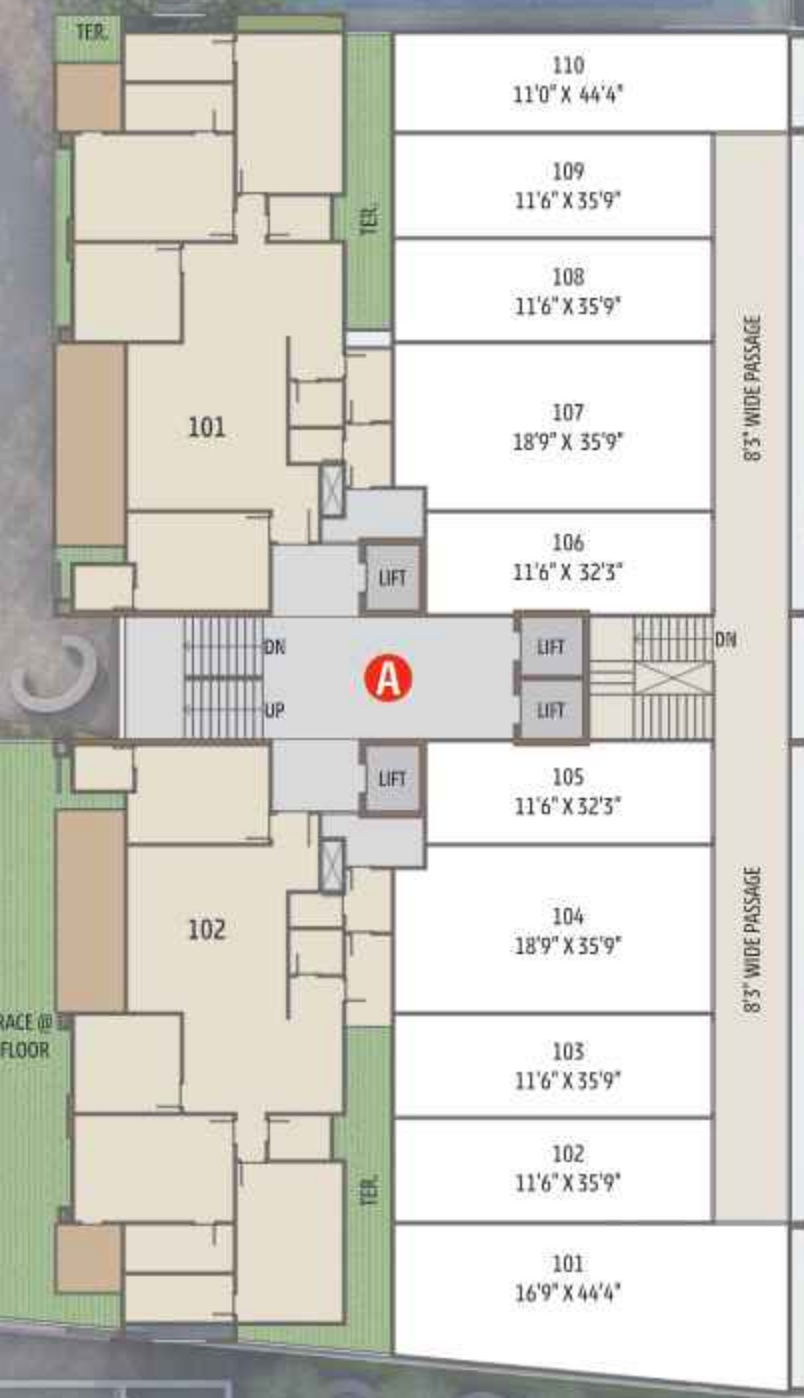
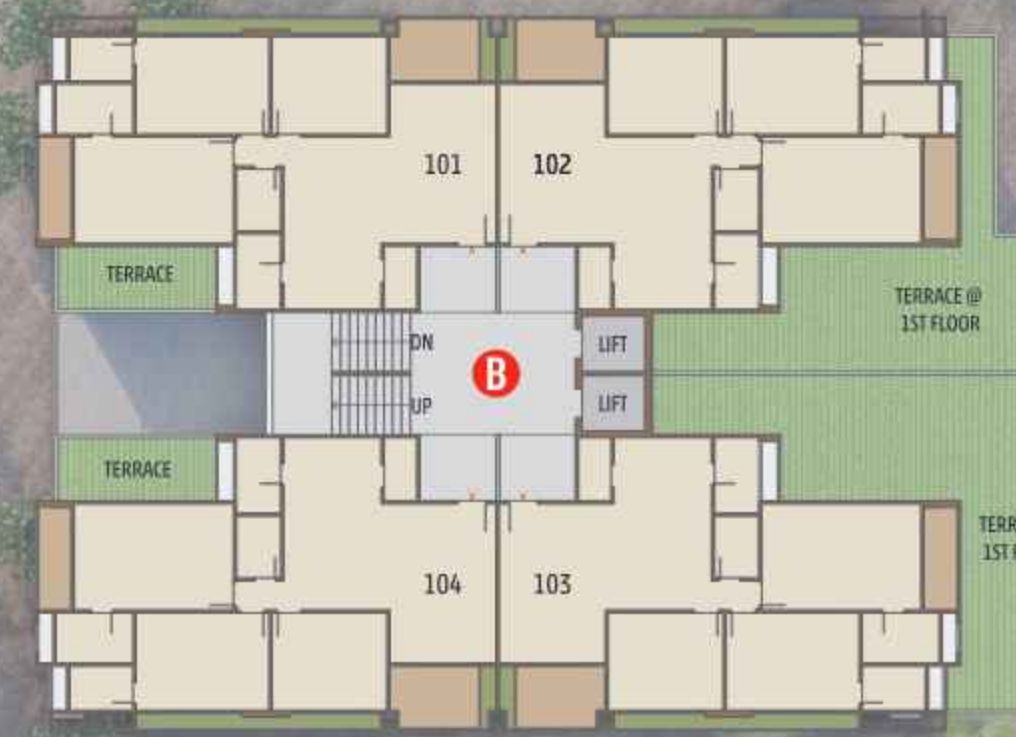
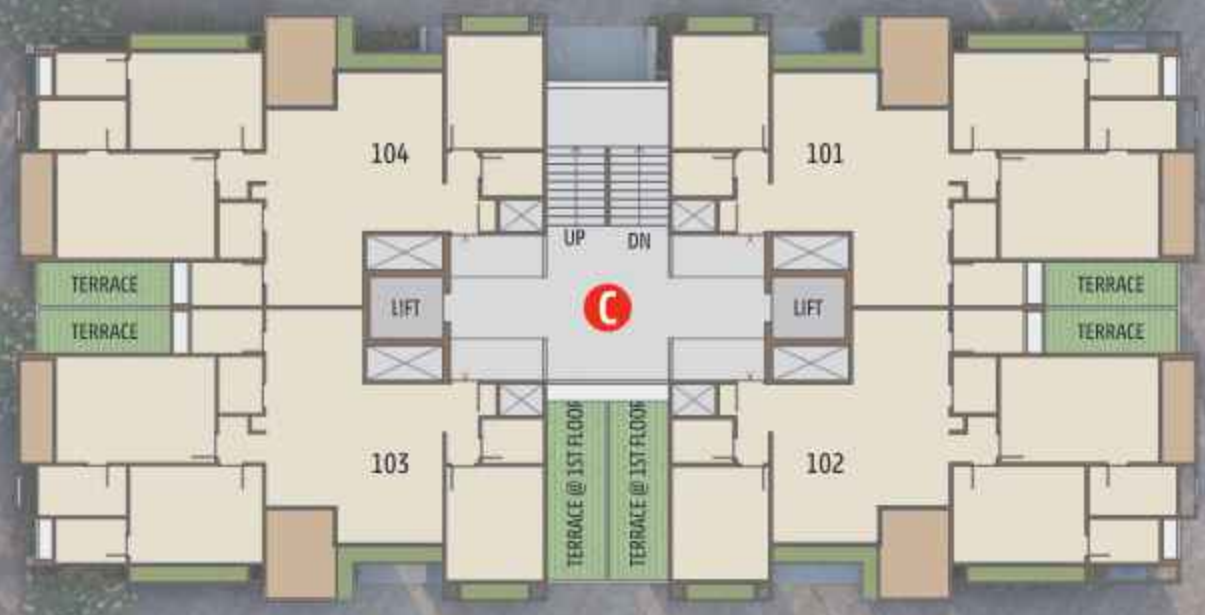
THE GARDEN AREA IS A BEAUTIFULLY
LANDSCAPED RETREAT THAT HARMONIZES
NATURE WITH LEISURE, FEATURING VIBRANT
FLOWERS, LUSH GREENERY, AND WINDING
PATHS THAT INVITE EXPLORATION.

CORNERS THAT
MAKE EVERY MOMENT
EXTRAORDINARY



OUR INTERCONNECTED SPACE CREATES A VIBRANT COMMUNITY
HUB FOR FAMILIES TO RELAX, CONNECT, AND CREATE LASTING
MEMORIES IN A PICTURESQUE OUTDOOR SETTING.





FIRST FLOOR



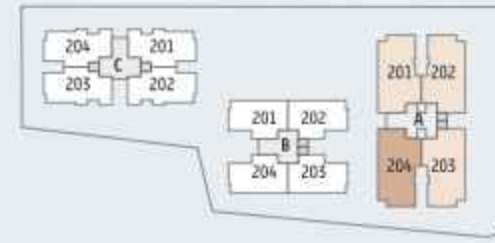
TYPICAL FLOOR

OUR OPEN-CONCEPT LAYOUT FLOWS SEAMLESSLY, BLENDING THE KITCHEN, DINING, AND LIVING AREAS INTO A WARM AND INVITING SPACE THAT FOSTERS CONNECTION. LARGE WINDOWS ACT AS GATEWAYS TO THE OUTDOORS, ALLOWING SUNLIGHT TO FILL THE ROOMS AND ILLUMINATE EVERY CORNER, HIGHLIGHTING THE THOUGHTFUL DETAILS THAT MAKE THE HOME TRULY UNIQUE.

DESIGNED THE STYLE THAT
INSPIRES, IMPRESS & OPTIMIZES



4 BHK



TYPE A



SCAN FOR
VIRTUAL TOUR

200 SQ FT BALCONY

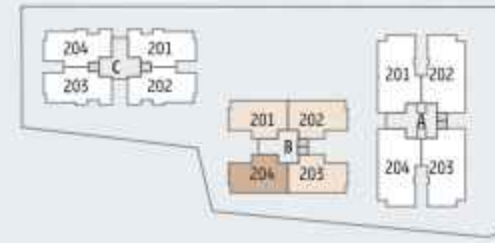
A BIG BALCONY ELEVATES YOUR LIVING EXPERIENCE, OFFERING AMPLE SPACE TO RELAX OR ENTERTAIN. IT'S WHERE FRESH AIR AND PANORAMIC VIEWS MEET UNMATCHED COMFORT



3 BHK



TYPE B



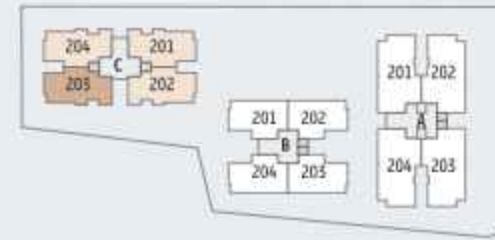
SCAN FOR
VIRTUAL TOUR



3 BHK



TYPE C



SCAN FOR
VIRTUAL TOUR



SPECIFICATION

WALL FINISH

- INTERNAL : SMOOTH FINISH MALA PLASTER WITH PUTTY
- EXTERNAL : DOUBLE COAT SAND FACED PLASTER OR TEXTURE FINISH.

FLOORING

- VITRIFIED TILES.

KITCHEN

- STANDING POLISHED NATURAL GRANITE KITCHEN PLATFORM WITH SINK & GLAZED TILES DADO ABOVE THE PLATFORM UP TO LINTEL LEVEL.

DOORS

- DECORATIVE MAIN DOOR HAVING LOCK OF REPUTED COMPANY.
- INTERNAL DOORS OF LAMINATED FLUSH DOORS OR COLORED FLUSH DOOR.

WINDOWS

- ALUMINUM ANODIZED SECTION SLIDING WINDOWS WITH GLASS & STONE JAMBS.

TOILET

- CERAMIC TILES FLOORING IN ALL TOILETS, GLAZED TILES DADO UP TO LINTEL LEVEL.

PLUMBING

- CONCEALED PLUMBING OF GOOD QUALITY UPVC & CPVC PIPES, C.P. FITTINGS & SANITARY WARE OF REPUTED BRANDS.

ELECTRIFICATION

- SINGLE PHASE METER + MCB & ELCB TRIPPER WITH CONCEALED WIRING WITH ADEQUATE POINTS WITH QUALITY FITTINGS.

PAINT

- EXTERIOR PAINTING OF ACRYLIC PAINT.
- INTERNAL WALLS DOUBLE COAT PUTTY FINISH.

LIFTS

- FINE QUALITY FULLY AUTOMATIC LIFTS.



SCAN FOR LOCATION

RULES & REGULATIONS : • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEI charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be changed in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

DISCLAIMER : • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximate. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of REA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. "Subject To Ahmedabad Jurisdiction" • T&C Applicable"